



**Meetings of Sacramento
City Council
Redevelopment Agency
Housing Authority
Financing Authority**

Summary

Tuesday, November 18, 2008

City Hall-915 I Street, 1st Floor Council Chamber

Published by the Office of the City Clerk (916) 808-7200

CITY COUNCIL

Heather Fargo, Mayor
Raymond L. Tretheway III, District 1
Sandy Sheedy, District 2
Steve Cohn, Vice-Mayor, District 3
Robert King Fong, District 4
Lauren Hammond, District 5
Kevin McCarty, District 6
Robbie Waters, District 7
Bonnie Pannell, District 8

CHARTER OFFICERS

Eileen Teichert, City Attorney
Shirley Concolino, City Clerk
Ray Kerridge, City Manager
Russ Fehr, City Treasurer

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the legislative bodies you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

Speaker slips are located in racks inside the chamber and should be completed and submitted to the City Clerk.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order of Agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

The Agenda provides a general description and staff recommendations; however, the legislative bodies may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. "To Be Delivered" and "Supplemental" reports will be published as they are received. Hard copies are available at the Office of the City Clerk and all written material received is available at the meeting for public review.

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SUMMARY

Tuesday, November 18, 2008

City Hall – 915 I Street- First Floor Council Chamber

All items listed are heard and acted upon by the Sacramento City Council unless otherwise noted.

Open Session - 2:00 p.m.

Roll Call - A regular meeting of the Sacramento City Council was called to order by Mayor Fargo at 2:08 p.m. Tuesday, November 18, 2008 at the Sacramento City Hall Council Chamber. Councilmember Tretheway absent.

Consent Calendar (Items 1 - 14)

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request an item be removed for separate consideration.

Action: Moved, seconded, carried (Waters/Hammond; Absent - Tretheway) to adopt the Consent Calendar in one motion except as indicated.

1. **(City Council/Financing Authority/Housing Authority/Redevelopment Agency) Approval of Minutes for October 28, 2008**

Location: (Citywide)

Recommendation: Approve the afternoon and evening City Council, Financing Authority, Housing Authority, and Redevelopment Agency Minutes for October 28, 2008.

Contact: Shirley Concolino, City Clerk, (916) 808-7200, Office of the City Clerk.

Action: Approved recommendation.

2. **Confirmation of Board and Commission Appointments**

Location: (Citywide)

Recommendation: Confirmation of board/commission appointments to: 1) Del Paso Heights Redevelopment Advisory Committee – Robert Grigas (Category C); and 2) Community Racial Profiling Commission – Ashiya Odeye (Category D5).

Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-7200, Office of the City Clerk.

Action: Approved recommendation.

3. **(City Council/Redevelopment Agency/Housing Authority) Contract: Audit Services for Sacramento Housing and Redevelopment Agency**

Location: (Citywide)

Recommendation: Adopt a **City Resolution, Redevelopment Agency Resolution and Housing Authority Resolution** authorizing the Executive Director or her designee to: 1) execute annual contracts with Macias Gini & O'Connell LLP to provide audit services for the Sacramento Housing and Redevelopment Agency (Agency), Redevelopment Agency of the City of Sacramento, and Housing Authority of the City of Sacramento for the calendar years ending December 31, 2008, 2009, 2010, and 2011 with an option to renew for one (1) additional year; 2) amend the contract, as needed, for additional audit services such as management consulting and tax related matters or for audit services as required by Governmental Accounting Standards Board Statements or pronouncements, new HUD regulations, new SHRA funding sources or programs, and unanticipated problems that require additional work for the audit firm; and 3) execute any and all documents necessary to carry out provisions of the annual examination of the financial statements.

Contact: Don Cavier, Director of Finance, (916) 440-1399 x1220, Karen Lukes, Interim Finance Manager, (916) 440-1399 x1403, Sacramento Housing and Redevelopment Agency.

Action: Removed from Consent Calendar. Public comment given by Felix Huerta. Moved, seconded, carried (Fargo/Pannell; Absent – Tretheway) to adopt City Resolution No. 2008-741, Redevelopment Agency Resolution No. 2008-080 and Housing Authority Resolution No. 2008-017.

4. **(Pass for Publication) Rental Housing Inspection Program Fee Collection Process**

Location: (Citywide)

Recommendation: 1) Review an Ordinance amending Section 8.120.210 of the Sacramento City Code; adding Sections 8.120.220 through 8.120.270 of the Sacramento City Code relating to the collection of unpaid fees, costs or charges; and amending Section 8.120.050 of the Sacramento City Code relating to the establishment of fees; 2) pass for publication the Ordinance title as required by Sacramento City Charter 32c to be adopted on November 25, 2008.

Contact: Max Fernandez, Director Code Enforcement, (916) 808-7940, Randy Stratton, Chief of Housing & Dangerous Buildings, (916) 808-6497, Code Enforcement Department.

Action: Approved recommendation.

5. **Sacramento Regional County Sanitation District Audit Reconciliation**

Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to pay Sacramento Regional County Sanitation District an amount not to exceed \$111,684 for repayment of uncollected sewer impact fees as required by the Master Interagency Agreement.

Contact: Ryan Pham, Support Services Manager, (916) 808-2278, William Thomas, Director of Development Services, (916) 808-1918, Development Services Department.

Action: Adopted Resolution No. 2008-742.

6. Lease Agreement: La Bou Café at 900 9th Street

Location: 900 9th Street in the Central Library Galleria (District 1)

Recommendation: Adopt a **Resolution** 1) finding that it is in the best interests of the City, pursuant to Sacramento City Code section 3.68.110F, to lease the property located at 900 9th Street without bidding; 2) authorizing the City Manager or the City Manager's designee to execute a ten-year lease agreement with two five-year renewal options with A World of Good Tastes (Euro-Asian Foods, Inc.) for café space at 900 9th Street in the Central Library Galleria, and 3) authorizing the City Manager or the City Manager's designee to execute such additional documents and to take such additional actions as necessary to implement the lease agreement.

Contact: Rhonda R. Lake, Facilities & Real Property Superintendent, (916) 808-7902, Don Tucker, Director of Facilities, Sacramento Public Library Authority, (916) 264-2727, General Services Department and Sacramento Public Library.

Action: Adopted Resolution No. 2008-743. AG 2008-1048

7. Contract: Official City Newspaper for Advertising

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) awarding a one-year contract for official advertising services to The Daily Recorder, the lowest responsive and responsible bidder, in a total amount not to exceed \$35,000; and 2) authorizing the City Manager or the City Manager's designee to execute the contract.

Contact: Craig Lymus, Interim Procurement Services Manager, (916) 808-6202, General Services Department.

Action: Adopted Resolution No. 2008-744. AG 2008-1049

8. Agreement: Cotton Lane for the Valley Hi/North Laguna Library Project (B13000800)

Location: 7320 Cotton Lane (District 8)

Recommendation: Adopt a **Resolution** authorizing the City Manager or the City Manager's designee to execute an agreement between the City of Sacramento and STL Company, LLC for: 1) reimbursement in the amount of \$750,000 from STL Company, LLC to the City for roadway improvements necessary for construction of the project; 2) reimbursement from the City to STL Company, LLC in the amount of \$63,000 for the use of its approved engineering documents for the construction of Cotton Lane; and 3) amendment of the revenue and expenditure budgets for the project to reflect the reimbursement amount of \$750,000 (Fund 3702).

Contact: Kevin Love, Construction Manager, (916) 808-6818, Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

Action: Continued to November 25, 2008.

9. Contracts/Amendments - On-Call Master Contractor Services List for Public Facilities

Location: (Citywide)

Recommendation: Adopt a **Resolution** amending the On-Call Master Contractor Services List for Public Facilities and authorizing the City Manager or the City Manager's designee to execute one-year contracts with four one-year renewal periods for: 1) plumbing services with Riverside Plumbing in an amount not to exceed \$50,000 per fiscal year; 2) HVAC control services with Yamas Environmental in an amount not to exceed \$190,000 per fiscal year; 3) domestic pumping services with Custom Pump and Power in an amount not to exceed \$100,000 per fiscal year; 4) drywall and finishing services with: a) TNT Construction in an amount not to exceed \$50,000 per fiscal year; and b) TDP Construction Services in an amount not to exceed \$50,000 per fiscal year; 5) paint and lead abatement services with: a) E. Rozakis Restoration in an amount not to exceed \$75,000 per fiscal year; and b) River City Painting in an amount not to exceed \$75,000 per fiscal year; 6) chain link fence services with: a) S & S Fence in an amount not to exceed \$75,000 per fiscal year; and b) Arrow Fence in an amount not to exceed \$75,000 per fiscal year; and 7) wrought iron fence services with: a) Kane's Steel Designs in an amount not to exceed \$30,000 per fiscal year; and b) S & S Fence in an amount not to exceed \$30,000 per fiscal year.

Contact: Tony Alexander, General Supervisor, (916) 808-6360, Cynthia Kranc, Facilities Manager, 808-2258, General Services Department.

Action: Adopted Resolution No. 2008-746. CO 2008-264 thru 2008-274

10. Change Order: Hopkins Park Improvements Project (L19181001)

Location: 2305 Matson Drive (District 8)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute Change Order No. 3 to Contract 2008-135 with Parker Landscape Construction to perform improvements to resolve the issue of playground safety of the existing playground which was not up to the playground code for safety clearance and the amount of depth required for wood fiber safety surfacing material in the amount of \$14,516.74 for the project.

Contact: Dennis Day, Landscape Architect, (916) 808-7633, J.P. Tindell, Park Planning & Development Manager, (916) 808-1955, Parks and Recreation Department.

Action: Adopted Resolution No. 2008-747.

11. Heron Park Neighborhood Traffic Management Program Project (S15071134)

Location: Club Center Drive on the north, Natomas Boulevard on the east, North Park Drive on the south and Northborough Drive on the west (District 1)

Recommendation: Adopt a **Resolution** approving the Heron Park Neighborhood Traffic Management Plan (NTMP) Project - Phase 1 Traffic Calming Plan.

Contact: Cindy Bates, Program Analyst, (916) 808-6738; Angie Louie, Senior Engineer, (916) 808-7921, Transportation Department.

Action: Adopted Resolution No. 2008-748.

12. **Annexation: Portions of River Park into the Campus Commons Residential Permit Parking Area (J)**
Location: Portions of Carlson Drive, Sandburg Drive, McAdoo Avenue, and Moddison Avenue (District 3)
Recommendation: Adopt a **Resolution** annexing portions of Carlson Drive, McAdoo Avenue, Moddison Avenue, and Sandburg Drive into the Campus Commons Residential Permit Parking Area and regulate with one-hour parking time limits, except with permit.
Contact: Dean Fujimoto, Operations General Supervisor, (916) 808-5579, Transportation Department.
Action: Adopted Resolution No. 2008-749.
13. **Agreements: Reverse 911 Emergency Notification System**
Location: (Citywide)
Recommendation: Adopt a **Resolution** authorizing the City Manager to enter into Memorandums of Understanding with Yolo County agencies 1) City of Davis; 2) City of Woodland; 3) Yolo County Office of Emergency Services; and 4) Yolo Emergency Communication to access and use the City's Reverse 911 Emergency Notification System.
Contact: Jacquelyn Dowden, Captain, (916) 277-1750, Police Department.
Action: Removed from Consent Calendar by Councilmember Waters. Moved, seconded, carried (Waters/Hammond; Absent – Tretheway) to adopt Resolution No. 2008-750. AG 2008-1050
14. **Investment Report for the Quarter Ended September 30, 2008 and the Monthly Transactions for the Month Ended September 30, 2008**
Location: (Citywide)
Recommendation: 1) Adopt a **Resolution** approving the City Investment Policy and delegate investment authority to the City Treasurer for the next 12 months; and 2) accept the Quarterly Investment Report for quarter ended September 30, 2008 and the Monthly Investment Transactions for the month ended September 30, 2008.
Contact: Lydia Abreu, Investment and Operations Manager, (916) 808-7746; John Colville, Senior Investment Officer, (916) 808-8297; Shirley Tupaz, Investment Operations Analyst, (916) 808-8295, Office of the City Treasurer.
Action: Adopted Resolution No. 2008-751.

Public Hearings (Items 15 and 16)

Public hearings may be reordered by the Mayor at the discretion of the legislative bodies.

15. **Norwood and Jessie Walgreens Project** (P07-141) (Noticed on 11-6-08, passed for publication on 11-6-08, published on 11-7-08)

Location: 4195 Norwood Avenue (District 2)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** approving the environmental exemption under California Environmental Quality Act (CEQA) Guidelines Section 15332 (Infill Developments); 2) a **Resolution** approving a Community Plan Amendment to re-designate the portion of the project site designated as Residential 11-21 du/na to Retail General; 3) an **Ordinance** approving a rezone from Limited Commercial Review (C-1-R) and Multi-Family Residential (R-3) zones to General Commercial Review (C-2-R) zone relating to the project; and 4) a **Resolution** approving a Plan Review, Special Permit and Variance for the project.

Contact: Steven Kerr, Assistant Planner, (916) 808-5416, Lindsey Alagozian, Senior Planner, (916) 808-2659, Development Services Department.

Action: Public comment given by Mary Anne Lujau. Moved, seconded, carried (Sheedy/Cohn; Absent - Tretheway) to close the public hearing and adopt Resolution Nos. 2008-752, 2008-753, 2008-754, and Ordinance No. 2008-054.

16. **(City Council/Redevelopment Agency) 2009 Sacramento Housing and Redevelopment Agency Budget** (Noticed on 11-4-08)

Location: (Citywide)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **City Resolution** a) approving the 2009 Proposed Budget for the Sacramento Housing and Redevelopment Agency (Agency); and b) authorizing the Agency to 1) submit the Comprehensive Plan to United States Department of Housing and Urban Development (HUD); 2) submit to HUD the Consolidated Plan and One-Year Action Plan for Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG), American Dream Down Payment Initiative (ADDI), and Housing Opportunities for People with AIDS (HOPWA); 3) submit grant applications for any and all activities within the jurisdiction of the Agency; and 4) enter into contracts, make fund transfers, transfer project appropriations, amend the Agency budget in accordance with the limitations of the Resolution, and undertake other actions necessary to implement the aforementioned; 2) a **Redevelopment Agency Resolution** a) approving the 2009 Proposed Agency budget for the Redevelopment Agency of the City of Sacramento; and b) authorizing the Executive Director to 1) submit grant applications for any and all activities within the jurisdiction of the Agency; and 2) enter into contracts, make fund transfers, transfer project appropriations, amend the Agency budget in accordance with the limitations of the Resolution, and undertake other actions necessary to implement the aforementioned; and 3) a **Housing Authority Resolution** a) approving the 2009 Proposed Agency budget for the Housing Authority of the City of Sacramento; and b) authorizing the Executive Director to: 1) submit the annual housing operating budgets to HUD; 2) submit application to HUD for Capital Fund Plan funding; 3) submit the Comprehensive Plan to HUD; 4) submit grant applications for any and all activities within the jurisdiction of the Authority; and 5) enter into contracts, make fund transfers, transfer project appropriations, amend the Agency budget in accordance with the

limitations of the resolution, and undertake other actions necessary to implement the aforementioned.

Contact: LaShelle Dozier, Interim Executive Director, (916) 440-1333, Don Cavier, Finance Director, (916) 440-1399, ext. 1220, Sacramento Housing and Redevelopment Agency.

Action: Public comment given by Felix Huerta. Moved, seconded, carried (Sheedy/Cohn; Absent - Tretheway) to close the public hearing and adopt City Resolution No. 2008-755, Redevelopment Agency Resolution No. 2008-081 and Housing Authority Resolution No. 2008-018.

Staff Reports (Item 17)

Staff reports include an oral presentation including those recommending receive and file.

17. **2008 Parks and Recreation Programming Guide (PRPG)**

Location: (Citywide)

Recommendation: Adopt a **Resolution** approving the 2008 Parks and Recreation Programming Guide (PRPG).

Contact: Gary Hyden, Supervising Landscape Architect, (916) 808-1949, J.P. Tindell, Park Planning and Development Manager, (916) 808-1955, Parks and Recreation Department.

Action: Public comment given by Dan Gorfain, John Schmidt and Leo Lujau. Moved, seconded, carried (Sheedy/Fong; Absent - Tretheway) to adopt Resolution No. 2008-756 as amended.

Public Comments-Matters Not on the Agenda – None.

Council Comments-Ideas, Questions and Meeting/Conference Reports

- a. Board/Commission Appointments – None.
- b. Reports Back - None.
- c. Meeting/Conference Reports – None.

Closed Session

Redevelopment Agency of the City of Sacramento

- a. Pursuant to Government Code Section 54956.8 for a matter pertaining to real property negotiations. Authorization to negotiate with Nuevo Partners, LLC and First Northern Bank of Dixon, a California Banking Corporation, for the acquisition of properties identified by the following addresses: 3272, 3278, 3279, 3284, 3290, 3296, 3300, 3301, 3308, 3311, 3316, 3368, 3374 & 3380 Taylor Street; 608, 612, 640, 654, 660, 668 & 674 Ford Road; 3271, 3272, 3277, 3278, 3283, 3284, 3289, 3290, 3295, 3296, 3300, 3301, 3307, 3308, 3315, 3316, 3321, 3327, 3333, 3339, 3345, 3351, 3357, 3363, 3369, 3375 & 3381 Auntine Burney Street.; 593, 608, 609, 614, 615 & 639 Carroll Avenue;

641, 653, 660, 661, 667, 671, 701, 707, 715, 721, 727, 733, 739, 744, 745, 750 & 756 Wendell Echols Way; 640, 641, 653, 654, 660, 661, 667, 668, 672 & 673 Dora Huntzing Avenue, 3340, 3346, 3354 & 3360 Dorothy Hill Street, 2, 3, 9, 14 & 15 Mary Watts Court; 565, 567 & 573 Fairbanks Avenue; and 607 & 611 Charles Bradley Way, all in Sacramento, California. The purpose is to confer with the Agency's chief negotiators, LaShelle Dozier, Lisa Bates and Christine Weichert, regarding the price, terms and conditions of the acquisition.

Action: Withdrawn by Agency Counsel.

Recess - 4:15 p.m.

Reconvene – 6:00 p.m.

Roll Call - A regular meeting of the Sacramento City Council was called to order by Mayor Fargo at 6:08 p.m. Tuesday, November 18, 2008 at the Sacramento City Hall Council Chamber. Councilmember Tretheway absent.

Pledge of Allegiance – led by Mayor Fargo.

Special Presentations/General Communications

a. Mayor Heather Fargo's Farewell Remarks

Comments: Given by Friends of the Library and Randy Brinks.

Public Hearings (Item 18)

Public hearings may be reordered by the Mayor at the discretion of the legislative bodies.

18. 2008-2013 Housing Element (Noticed on 116-08)

Location: (Citywide)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** approving a Negative Declaration; and 2) a **Resolution** approving the 2008-2013 Housing Element.

Contact: Cindy Cavanaugh, Assistant Director, (916) 440-1317, Emily Halcon, Management Analyst, (916) 440-1399 ext. 1420, Sacramento Housing and Redevelopment Agency; Greg Sandlund, Assistant Planner, (916) 808-8931, Planning Department.

Action: Public comment given by Becky Correia, Brandy Kollenborn, Patti Uplinger and Richard Guess. Moved, seconded, carried (Cohn/McCarty; Absent - Tretheway) to close the public hearing and adopt Resolution Nos. 2008-757 and 2008-758.

Staff Reports (Item 19)

Staff reports include an oral presentation including those recommending receive and file.

19. Workshop: Draft 2030 General Plan Comments

Location: (Citywide)

Recommendation: Review and Comment.

Contact: Tom Pace, Long Range Planning Manager, (916) 808-6848, Planning Department.

Action: Public comment given by Roxanne Fuentes, J.D. Rowell, Valerie Ries-Lerman, Robert Waste, Steven Lerman, Mike Barnbaum, Jeanie Wilcox, Jude Lamare, Jim Pacht, Tina Thomas and Panama Bartholomy. Direction given to staff for changes to return on December 2, 2008 for council consideration.

Public Comments-Matters Not on the Agenda

- a. Sylvia Landers – thank you to council for Sacramento progressiveness and hospitality and complements to Mayor Fargo.
- b. Harold Fong – thank you and farewell remarks to Mayor Fargo.
- c. Mike Barnbaum – invitation to Sac State Hornet football and needed changes to charter to align election code with city charter for swearing in dates for newly electeds.
- d. Rafael Aguilera – concerns re plasma arc technology

Council Comments-Ideas, Questions and Meeting/Conference Reports

- a. Board/Commission Appointments
 - 1. Racial Profiling Commission – Julia Vera (District 6)
- b. Reports Back
 - 1. Waters – requested of City Attorney – recent incident at city hall where a duct-taped canister was found resulting in evacuation and emergency service response - is there a possibility for any financial recovery from responsible party?
 - 2. Waters – requested of City Manager – General Services report back on amount of time, labor and equipment costs required of them to outfit new police cars and how much does the Police Department pay of that amount
- c. Meeting/Conference Reports – None.

Adjournment – 9:43 p.m.