



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
January 26, 2010

Honorable Mayor and Members of the City Council, Financing Authority
Housing Authority, and Redevelopment Agency

Title: Approval of Council Minutes for January 12, 2010

Location/Council District: (Citywide)

Recommendation:

Approve the City Council, Financing Authority, Housing Authority and Redevelopment Agency minutes for January 12, 2010.

Contact: Shirley Concolino, City Clerk, (916) 808-7200

Presenters: None

Department: City Clerk

Division: None

Organization No: 04001011

Financial Considerations: None.

Environmental Considerations: None.

Policy Considerations: None.

ESBD Considerations: Not Applicable.

Respectfully Submitted by: *Shirley Concolino*
Shirley Concolino, City Clerk

Table of Contents:

Minutes for January 12, 2010

DRAFT Minutes

Tuesday, January 12, 2010

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 - 6:00 p.m.

Roll Call - Regular session called to order by Mayor Kevin Johnson at 6:08 p.m. Thursday- January 12, 2010 at the Sacramento City Hall Council Chamber.

Members Present: Members Steve Cohn, Robert King Fong, Lauren Hammond Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway, Robbie Waters and Mayor Kevin Johnson.

Pledge of Allegiance– led by Member Bonnie Pannell.

Closed Session Report – None.

Special Presentations/General Communications

a. **Martin Luther King 365 March and Celebration Update**

Action: Presented by Ms. Murphy-Hasan

b. **Youth of the Month**

Action: Presented to Raynisha Thompson by Member Robbie Waters

Public Comments-Matters Not on the Agenda (2 minutes per speaker)

[Actual Total Time-35 minutes]

1. Safeground and Homelessness
 - a. Jessie Brandon
 - b. Tiki Randle
 - c. Jamie Dramer
 - d. John Weems
 - e. John Krantz
 - f. Tracie Rice-Bailey
 - g. Michael Tipper
 - h. William Ortesa
 - i. Dusan Prasad
2. Rental Inspection Housing Program
 - a. Michael Keenan
3. Oak Park Community
 - a. Ron Emslie

Consent Calendar (Items 1 - 11) Estimated Time: 5 minutes
[Actual Total Time-5 minutes]

Action: Moved/Seconded: Member Robbie Waters/Member Bonnie Pannell

Yes: Members Steve Cohn, Robert King Fong, Lauren Hammond, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway, Robbie Waters and Mayor Kevin Johnson.

A motion passed to adopt the Consent Calendar in one motion except as indicated at each item

1. Election to Fill a Seat on the Retirement Hearing Commission

Location: (Citywide)

Action: Received and filed.

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

2. Open an Application Period for Various Boards and Commissions

Location: (Citywide)

Action: Opened an application period for: 1) Sacramento Disabilities Advisory Committee to open 01/13/10 with applications due 02/12/10; 2) Sacramento Heritage, Inc. Board of Directors to open 01/13/10 with applications due 02/12/10; 3) Compensation Commission to open 01/13/10 with applications due 02/12/10; 4) 65th Street Redevelopment Advisory Committee to open 01/13/10 with applications due 02/12/10 and 5) Board of Plumbing Examiners to open 01/13/10 with applications due 02/12/10.

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

3. (City Resolution/Redevelopment Agency) Elvas Avenue Landscaping Project

Location: 5907 Elvas Avenue to City-Pump Station (District 3)

Action: Adopted 1) **City Resolution No. 2010- 013** a) establishing a capital improvement project for Elvas Avenue Landscaping Project (T15105500) b) amending the FY2009/10 CIP budget by appropriating \$125,000 in 2006 Tax Exempt Bond funds to the project; c) authorizing the City Manager to enter into an Individual Project Agreement (IPA) for project; and d) making related findings. 2) **Redevelopment Agency Resolution No. 2010-002** a) amending the 2010 Sacramento Housing and Redevelopment Agency (SHRA) budget defunding the Project-Phase I by \$125,000 and re-allocating funds to the project; b) authorizing the Executive Director to execute an IPA with the City of Sacramento in the amount of \$125,000 for the project; and c) making related findings.

Contact: Chris Pahule, Assistant Director, Community Development, (916) 440-1350, Celia Yniguez, Program Manager, (916) 440-1399 x1401, Sacramento Housing and Redevelopment Agency, Tim Mar, Supervising Engineer, (916) 808-7531, Transportation Department.

4. **(City Resolution/Redevelopment Agency) Redding Avenue Alternative Mode Improvements Project**

Location: Redding Avenue from Q Street to South of 4th Avenue (Districts 3 and 6)

Action: Adopted 1) **City Resolution No. 2010-014** a) amending the FY 2009/10 CIP budget by appropriating \$68,000 in 65th Street Redevelopment Area Development Assistance and \$50,000 in 65th Street Redevelopment Area Pre-Development Services funding to the Redding Avenue Alternative Mode Improvements Project (T15065800); b) authorizing the City Manager to amend an Individual Project Agreement (IPA) for project; and c) making related findings; 2) **Redevelopment Agency Resolution No. 2010-003** a) amending the 2010 Sacramento Housing and Redevelopment Agency (SHRA) budget by allocating \$68,000 in 65th Street Redevelopment Area Development Assistance and \$50,000 in 65th Street Redevelopment Area Pre-Development Services funding to the project; b) authorizing the Executive Director to amend the IPA with the City of Sacramento in the amount of \$118,000 for the project; and c) making related findings.

Contact: Chris Pahule, Assistant Director, Community Development, (916) 440-1350, Celia Yniguez, Program Manager, (916) 440-1399 x1401, Sacramento Housing and Redevelopment Agency, Tim Mar, Supervising Engineer, (916) 808-7531, Transportation Department.

5. **(Redevelopment Agency) Demolition and Replacement Housing Plans for 3640 and 3648 5th Avenue**

Location: 3640 & 3648 5th Avenue; Oak Park Redevelopment Project Area (District 5)

Action: Adopted **Redevelopment Agency Resolution No. 2010-004** a) authorizing the Executive Director or her designee, to take all actions reasonably necessary to demolish the structures located at 3640 and 3648 5th Avenue; b) approving the Replacement Housing Plan for the two properties; c) making related findings

Contact: Chris Pahule, Assistant Director, Community Development, (916) 440-1350, Sacramento Housing and Redevelopment Agency.

6. **City Council/Redevelopment Agency) Approval of Tax Increment Loans for Norwood Avenue Apartments and Norwood Estates**

Location: 3257 Norwood Avenue and 402 Carroll Avenue; 3351 Norwood Avenue (District 2)

Action: Adopted 1) **Redevelopment Agency Resolution 2010-005** a) approving a loan commitment of up to \$1,250,000 including up to \$412,680 of Alkali Flat Low/Moderate Tax-exempt Tax Increment Housing Set-aside funds and up to \$837,320 of North Sacramento Low/Moderate Tax-exempt Tax Increment Housing Set-aside funds for the acquisition, rehabilitation, and permanent financing of the Norwood Avenue Apartments; b) reallocating \$333,000 of North Sacramento Low/Moderate Tax-exempt Tax Increment Housing Set-aside funds to the Norwood Avenue Apartments project from the Norwood Estates project to replace City Home Investment Partnership Program (HOME) funds being de-funded; c) authorizing the Executive Director or her designee to execute the attached commitment letter; d) approving the consolidation and restructuring of existing Tax Increment and Community Development Block Grant (CDBG) loans in the combined amount of approximately \$950,000 and assumption of the debt by Norwood Housing Associates, L.P.; e) approving the transfer of the property to Norwood Housing Associates, L.P.;

and f) approving the attached Owner Participation Agreement and authorizing the Executive Director to execute the agreement and related documents, including loan documents, with Norwood Housing Associates, L.P., or related entity for the Norwood Avenue Apartments project; 2) **Redevelopment Agency Resolution No. 2010-006** approving a loan commitment of up to \$1,750,000 including up to \$1,183,000 of Aggregate Low/Moderate Tax Increment Housing Set-aside funds, up to \$300,000 of Alkali Flat Low/Moderate Tax-exempt Tax Increment Housing Set-aside funds, up to \$172,442 of Del Paso Heights Low/Moderate Tax Increment funds, and up to \$94,558 of North Sacramento Low/Moderate Tax-exempt Tax Increment Housing Set-aside funds for the rehabilitation and permanent financing of Norwood Estates; b) approving an allocation of \$783,000 of Aggregate Low/Moderate Housing Set-aside funds to the Norwood Estates project replacing HOME funds to be de-funded; c) de-funding \$333,000 of North Sacramento Low/Moderate Tax-exempt Tax Increment Housing Set-aside funds from the Norwood Estates project for the purpose of reallocating to the Norwood Avenue Apartments project; d) authorizing the Executive Director or her designee to execute the attached commitment letter; and e) approving the attached Owner Participation Agreement and authorizing the Executive Director to execute the agreement and related documents, including loan documents, with Norwood Housing Associates, L.P., or related entity for the Norwood Estates project; 3) **City Resolution No. 2010-015** a) de-funding \$333,000 in City HOME funds from the Norwood Avenue Apartments project; b) approving the consolidation and restructuring of existing Tax Increment and CDBG loans in the combined amount of approximately \$950,000 and assumption of the debt by Norwood Housing Associates, L.P.; c) approving the transfer of the property to Norwood Housing Associates, L.P., d) authorizing the Sacramento Housing and Redevelopment Agency (Agency) to execute the attached commitment letter; and e) authorizing the Agency to execute loan documents; and 4) **City Resolution No. 2010-016** a) de-funding \$450,000 in City HOME funds from the Norwood Estates project.

Contact: Christine Weichert, Assistant Director, Housing and Community Development, (916) 440-1353, Jeree Glasser Hedrick, Program Manager, Housing and Community Development, (916) 440-1302, Sacramento Housing and Redevelopment Agency.

7. Lead Collaborative Entities to Apply for State Energy Program Funds on Behalf of the City of Sacramento

Location: (Citywide)

Action: Adopted 1) **Resolution No. 2010-017** a) authorizing the County of Sacramento to apply for up to \$1.3 million in State Energy Program funding for Assembly Bill (AB) 811 projects on behalf of the City; and b) if recommended for funding, authorizing the County of Sacramento to accept a grant award on behalf of the City and to enter into all necessary contracts and agreements, and amendments thereto, on its behalf to implement the grant; and 2) **Resolution No. 2010-018** a) authorizing Sacramento Municipal Utility District (SMUD) to apply for up to \$20 million in State Energy Program funding for residential energy efficiency rebates on behalf of the City; and b) if recommended for funding, authorizing SMUD to accept a grant award on behalf of the City and to enter into all necessary contracts and agreements, and amendments thereto, on its behalf to implement the grant.

Contact: Yvette Rincon, Sustainability Program Manager, (916) 808-5827, General Services Department.

8. Contract: Park Maintenance at Six Parks in North Natomas

Location: (District 1)

Action: Adopted **Resolution No. 2010-019** 1) awarding a contract for park landscape maintenance services to Roush Landscape Services in an amount not to exceed \$103,020 for a 12-month period, with the option to extend for up to two additional 12-month terms and a total amount not to exceed \$322,000 if all extension options are exercised; 2) requiring Contractor to pay salaries and benefits for services performed under the contract as described in the City's Living Wage Ordinance regardless of dollar value of the contract or the number of Contractor's employees; and, 3) authorizing the City Manager or his designee to execute the contract and renewal options, provided that sufficient funds are available in the budget adopted for the applicable fiscal year(s), and authorizing the Procurement Services Manager upon such execution to issue Purchase Orders, as necessary, to Roush Landscape Services.

Contact: Dan Giammona, Park Operations Manager, (916) 808-4070, Barbara Collins, Administrative Officer, (916) 808-1956, Parks and Recreation Department.

9. Contract: North Laguna Creek Park Pond Renovation and Irrigation System Upgrades (L19142100)

Location: 6400 Jacinto Avenue (District 8)

Action: Adopted **Resolution No. 2010-020** 1) approving the contract specifications for the project and awarding the contract to PBM Construction, Inc. to renovate the existing pond and make improvements to the existing irrigation system for an amount not to exceed \$199,587; and 2) authorizing the City Manager to execute the contract.

Contact: Roy Tatman, Associate Landscape Architect, (916) 808-5326, J.P. Tindell, Park Planning and Development Manager, 808-1955, Parks and Recreation Department.

10. Summary Vacation: Portion of the Right of Way on Folsom Boulevard

Location: At the rear of the lot located at 5625 Folsom Boulevard (District 3)

Action: **Withdrawn** by Member Steve Cohn to adopt a Resolution vacating a portion of the Right of Way on Folsom Boulevard.

Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Thomas Adams, Engineering Technician, (916) 808-7929, Transportation Department.

11. On-Street Angled Parking Program (S15101500)

Location: O Street between 18th Street and 19th Street; and O Street between 20th Street and 21st Street (District 3)

Action: Adopted **Resolution No. 2010-022** approving implementation of on-street angled parking along O Street between 18th Street and 19th Street, and O Street between 20th Street and 21st Street.

Contact: Zarah Bringas, Assistant Civil Engineer, (916) 808-8494, Samar Hajeer, Senior Engineer, (916) 808-7808, Transportation Department.

Public Hearings (Item 12)

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

- 12. Estimated Time: 15 minutes [Actual Total Time-15 minutes]
Resolution to Join the CaliforniaFIRST Program (Noticed on 1-6-10)
Location: (Citywide)**

Action: Moved/Seconded: Member Robbie Waters/Member Bonnie Pannell

Yes: Members Steve Cohn, Robert King Fong, Lauren Hammond, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway, Robbie Waters and Mayor Kevin Johnson.

Conducted an AB 811 public hearing with public comment heard from Genieve Shiroma, Kristine Mazze, Dennis Rogers, and Tim Butts; and upon conclusion adopted **Resolution No. 2010-023** 1) authorizing the City to join the CaliforniaFIRST program to provide financing for renewable energy and energy efficiency improvements to property owners; 2) authorizing the California Statewide Communities Development Authority to accept applications from property owners, conduct contractual assessment proceedings and levy contractual assessments with the City; and 3) authorizing related actions.

Contact: Yvette Rincon, Sustainability Program Manager, (916) 808-5827, General Services Department.

- 13. Estimated Time: Consent Item
Grant Application: Staffing for Adequate Fire and Emergency Response (SAFER)
(To Be Delivered)
Location: (Citywide)**

Action: Moved/Seconded: Member Robbie Waters/Member Bonnie Pannell

Yes: Members Steve Cohn, Robert King Fong, Lauren Hammond, Kevin McCarty, Bonnie Pannell, Sandy Sheedy, Ray Tretheway, Robbie Waters and Mayor Kevin Johnson.

A motion **passed** to adopt **Resolution No. 2010-024** 1) authorizing the City Manager to apply for grant funding to increase staffing and deployment capabilities through the SAFER grant only if the condition prohibiting layoffs and supplanting is waived; 2) accepting any federal funds awarded; and 3) establishing an operating grant, if awarded for the revenue and expenditure budgets contingent on the layoff/ supplanting prohibition being waived.

Contact: Michelle Basurto, Program Specialist, (916) 808-1357, Ray Jones, Fire Chief, (808) 1601, Fire Department.

Council Comments-Ideas, Questions and Meeting/Conference Reports

1. Report Back

- a. Member Sandy Sheedy
 1. Request Audit Committee meet in chamber; agendas/recordings available on City Website
 2. Community Development Department investigation findings to the full Council not just the Audit Committee
 3. Policy for handling Confidential Attorney Memo for Council discussion
- b. Member Lauren Hammond-City Attorney to return with Proposition 218 issues to full Council on February 2, 2010
- c. Vice-Mayor Robbie Waters-Social Host Ordinance prohibiting alcohol at parties for minors to Law and Legislation Committee.
- d. Members Kevin McCarty and Sandy Sheedy-Tobacco Product Ordinance restrictions to Law and Legislation Committee
- e. Mayor Kevin Johnson
 1. City Manager-arrange Council meetings out in community quarterly
 2. City Clerk-Electronic Voting at the dais
 3. Council Rules of Procedures brought back soon
 4. Youth Commission participate in weekly Council Meeting
 5. City Manager/City Clerk-1/2 day Council Retreat
 6. City Manager-Mid-year Budget Update as soon as possible

2. Board/Commission Appointments

- a. **Planning Commission**
 1. Joseph Yee-At Large
 2. Panama Bartholomy-At Large
- b. **Civil Service Board**
 1. Lauren Morgan
 2. Everest Robillard
- c. **Administration, Investment & Fiscal Management Board**
 1. Donald Sperling-At Large
- d. **Parks and Recreation Commission**
 1. Jay Craig Hansen-at-large
 2. David Heitstuman-at large
- e. **Design Commission**
 1. Brian Sehnert-Category B
 2. Edmonds Chandler-Category C
- f. **Human Rights/Fair Housing Commission**
 1. Scott Patterson
 2. Heather Minton
- g. **Sacramento Housing and Redevelopment Commission**
 1. Cyril Shah-At Large
 2. Verne Lester Gore-At Large
- h. **Preservation Commission**
 1. Scott Blunk-Category D
 2. Andrew Hope-Category B
- i. **Crocker Art Museum**
 1. Mayor Kevin Johnson
 2. Member Steve Cohn-Alternate
- j. **Downtown/Riverfront Streetcar Policy Steering Committee**
 1. Member Ray Tretheway

- 2. Member Steve Cohn
- 3. Member Lauren Hammond-Alternate
- k. Downtown Sac. Revitalization Corporation**
 - 1. Member Ray Tretheway
 - 2. Member Lauren Hammond
- l. Downtown Sacramento Partnership**
 - 1. Mayor Kevin Johnson
 - 2. Member Ray Tretheway
- m. Freeport Regional Water Authority**
 - 1. Member Bonnie Pannell
- n. Historic Old Sacramento Foundation**
 - 1. Member Ray Tretheway
- o. Mayor's and Board Chair Forum (MBCF)**
 - 1. Mayor Kevin Johnson
- p. MBCF Core Group (subcommittee)**
 - 1. Mayor Kevin Johnson
 - 2. Vice-Mayor Robbie Waters
- q. Regional Human Rights / Fair Housing Commission**
 - 1. Mayor Kevin Johnson-Alternate
 - 2. Vice-Mayor Robbie Waters
 - 3. Member Ray Tretheway
 - 4. Member Sandy Sheedy
 - 5. Member Steve Cohn-Alternate
 - 6. Member Robert King Fong
 - 7. Member Lauren Hammond-Alternate
 - 8. Member Kevin McCarty
 - 9. Member Bonnie Pannell-Alternate
- r. Regional Water Authority**
 - 1. Member Robert King Fong
- s. Sac. Area Commerce Trade Organization (SACTO)**
 - 1. Mayor Kevin Johnson
 - 2. Member Lauren Hammond-Alternate
- t. Sac. Area Council of Governments (SACOG)**
 - 1. Mayor Kevin Johnson
 - 2. Member Steve Cohn
 - 3. Member Kevin McCarty-Alternate
- u. Sac. Area Flood Control Agency (SAFCA)**
 - 1. Mayor Kevin Johnson
 - 2. Vice-Mayor Robbie Waters-Alternate
 - 3. Member Ray Tretheway
 - 4. Member Sandy Sheedy-Alternate
 - 5. Member Steve Cohn-Alternate
 - 6. Member Bonnie Pannell
- v. Sac. City Financing Authority**
 - 1. Mayor Kevin Johnson
 - 2. Vice-Mayor Robbie Waters
- w. Sac. County Disaster Commission**
 - 1. Vice-Mayor Robbie Waters
 - 2. Member Sandy Sheedy-Alternate

- x. **Sac. Employment & Training Agency (SETA)**
 - 1. Member Kevin McCarty
 - 2. Member Bonnie Pannell
- y. **Sac. Groundwater Authority**
 - 1. Member Bonnie Pannell
 - 2. Member Sandy Sheedy-Alternate
- z. **Sac. Local Agency Formation Commission (LAFCO)**
 - 1. Member Steve Cohn
 - 2. Member Robert King Fong-Alternate
- aa. **Sac. Metro Air Quality Mgmt District (SMAQMD)**
 - 1. Member Sandy Sheedy
 - 2. Member Steve Cohn
 - 3. Member Robert King Fong
 - 4. Member Lauren Hammond
- bb. **Sac. Metropolitan Cable Commission**
 - 1. Vice-Mayor Robbie Waters
 - 2. Member Sandy Sheedy
 - 3. Member Kevin McCarty
 - 4. Member Bonnie Pannell-Alternate
- cc. **Sac. Mutual Housing Association**
 - 1. Member Kevin McCarty
- dd. **Sac. Public Library Authority**
 - 1. Vice-Mayor Waters
 - 2. Member Ray Tretheway
 - 3. Member Lauren Hammond-Alternate
 - 4. Member Kevin McCarty
 - 5. Member Bonnie Pannell
- ee. **Sac. Regional Arts Financing Authority**
 - 1. Member Ray Tretheway
 - 2. Member Steve Cohn
 - 3. Member Kevin McCarty
- ff. **Sac. Regional County Solid Waste Authority**
 - 1. Vice-Mayor Robbie Waters
 - 2. Member Sandy Sheedy
 - 3. Member Lauren Hammond
- gg. **Sac. Regional County Sanitation District (SRCSD)**
 - 1. Mayor Kevin Johnson-Alternate
 - 2. Vice-Mayor Robbie Waters-Alternate
 - 3. Member Ray Tretheway-Alternate
 - 4. Member Sandy Sheedy
 - 5. Member Steve Cohn
 - 6. Member Robert King Fong
 - 7. Member Lauren Hammond
 - 8. Member Kevin McCarty-Alternate
 - 9. Member Bonnie Pannell
- hh. **Sac. Area Sewer District Board (formerly CSD-1)**
 - 1. Member Lauren Hammond
 - 2. Member Bonnie Pannell-Alternate
- ii. **Sac. Regional Transit (RT)**
 - 1. Member Ray Tretheway
 - 2. Member Steve Cohn

- 3. Member Lauren Hammond
- 4. Member Bonnie Pannell
- jj. Sac. Transportation Authority (STA)**
 - 1. Mayor Kevin Johnson-Alternate
 - 2. Vice-Mayor Robbie Waters-Alternate
 - 3. Member Ray Tretheway
 - 4. Member Sandy Sheedy-Alternate
 - 5. Member Steve Cohn
 - 6. Member Robert King Fong
 - 7. Member Lauren Hammond
 - 8. Member Kevin McCarty-Alternate
 - 9. Member Bonnie Pannell
- kk. Waterfront Advisory Committee**
 - 1. Mayor Kevin Johnson
 - 2. Member Robert King Fong
- ll. Law and Legislation Committee**
 - 1. Vice-Mayor Robbie Waters
 - 2. Member Sandy Sheedy
 - 3. Member Steve Cohn
 - 4. Member Lauren Hammond-Chair
- mm. Personnel and Public Employees Committee**
 - 1. Member Ray Tretheway-Chair
 - 2. Member Robert King Fong
 - 3. Member Kevin McCarty
 - 4. Member Bonnie Pannell
- nn. Audit Committee**
 - 1. Vice-Mayor Robbie Waters
 - 2. Member Ray Tretheway
 - 3. Member Steve Cohn-Chair
 - 4. Member Lauren Hammond
- oo. League of California Cities**
 - 1. Mayor Kevin Johnson
- pp. U.S. Conference of Mayors**
 - 1. Mayor Kevin Johnson
- qq. No. California World Trade Center**
 - 1. Mayor Kevin Johnson

Adjourned at 7:30 pm in memory of Arthur Jarod Griffen.