

AFFIDAVIT OF POSTING

CITY OF SACRAMENTO

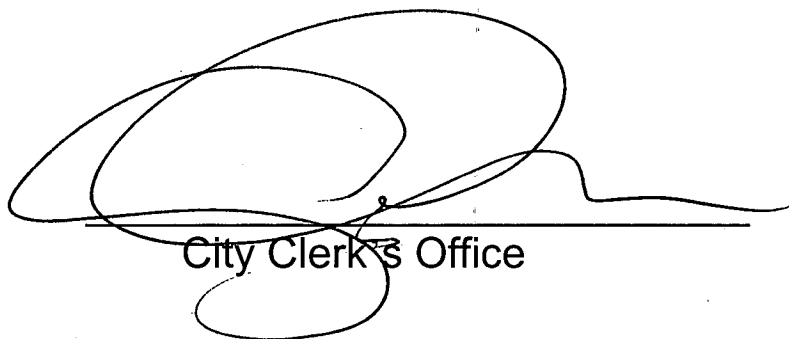
I, SHIRLEY CONCOLINO, City Clerk of the City of Sacramento,

hereby certify that on March 18, 2005

at 1:50 I caused to be posted, the City Council

Agenda for the meetings of March 22, 2005

2:00 p.m. and 7:00 p.m., on the 8th Street posting board attached
to City Hall.



City Clerk's Office



CITY OF SACRAMENTO

AGENDA

THE CITY COUNCIL WELCOMES YOU

to the

CITY COUNCIL MEETING - 2:00 P.M.

**Interim City Hall - 730 I Street,
First Floor, Council Chambers**

March 15, 2005

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**Concurrent Regular Meetings of
Sacramento City Council
Redevelopment Agency of the City of Sacramento
Housing Authority of the City of Sacramento
Economic Development Commission
Sacramento City Financing Authority**

HEATHER FARGO, Mayor

RAYMOND L. TRETHEWAY III (D-1)

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SANDY SHEEDY (D-2)

Councilmember

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ROBERT KING FONG (D-4)

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LAUREN HAMMOND (D-5)

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KEVIN MCCARTY (D-6)

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ROBBIE WATERS (D-7)

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Charter Officers

*Samuel Jackson
City Attorney*

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(Government Code Section 54954.2, The Brown Act)

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ROLL CALL

CLOSED SESSION REPORT

1.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

None

2.0 CONSENT CALENDAR (ITEMS 2.1 THROUGH 2.20)

SHRA

- 2.1 Property Tax Abatement for Affordable Housing (State R & T §214(g).(D-All)

RECOMMENDATION: For Council information only.

- 2.2 Appropriate Oak Park Tax-Exempt Bond Funds and Del Paso Heights Tax Increment Funds for Housing Authority of the City of Sacramento's 5(h) Homeownership Program. (D-2,5)

- A) Allocate \$500,000 of Oak Park tax-exempt bond funds to rehabilitate six (6) vacant single-family houses in Oak Park owned by the Housing Authority of the City of Sacramento;
- B) Reprogram \$740,000 in Del Paso Heights tax increment and taxable bond funds to rehabilitate up to seventeen (17) vacant single-family houses in Del Paso Heights owned by the Housing Authority; and
- C) Authorize the Executive Director to enter into and amend construction contracts, regulatory agreements, and loan documents necessary for the implementation of the project.

RECOMMENDATION: A-C) Adopt Redevelopment Agency Resolution.

- 2.3 Accept Oak Park Tax-Exempt Bond Funds and Del Paso Heights Tax Increment Funds for Housing Authority of the City of Sacramento's 5(h) Homeownership program. (D-2,5)

- A) Accept \$500,000 of Oak Park tax-exempt bond funds to rehabilitate six (6) vacant single-family houses in Oak Park owned by the Housing Authority of the City of Sacramento;
- B) Accept \$740,000 in Del Paso Heights tax increment and taxable bond funds to rehabilitate up to seventeen (17) vacant single-family houses in Del Paso Heights owned by the Housing Authority;

- C) Define the use of sales proceeds generated by the utilization of the Oak Park and Del Paso Heights Funds; and
- D) Authorize the Executive Director to enter into and amend construction contracts, regulatory agreements, and loan documents necessary for the implementation of the project.

RECOMMENDATION: A-D) Adopt Housing Authority Resolution.

- 2.4 Housing Trust Fund annual report. (D-All)

RECOMMENDATION: For Council information only.

City Council

- 2.5 Approve the Synopses (City Council Minutes) for the afternoon and evening sessions of March 1, 2005. (D-All)

RECOMMENDATION: Approve Synopses.

- 2.6 Notification of Final Map and Subdivision Improvement Agreement approval for Buena Park (P02-026), located on the North side of Meadowview Road, west of 24th Street. (D-8)

RECOMMENDATION: Receive and file.

- 2.7 Open an application period for Sacramento Heritage Inc., Board of Directors to fill three (3) positions. (D-All)

RECOMMENDATION: Open application period on 03-16-05;
Applications due on 05-13-05.

- 2.8 Sump 70 Electrical Improvements Project (PN: WM96), located at 6842 Surfside Way – Award and accept the responsive low bid from JR Sharp Construction for an amount not to exceed \$186,935. (D-7)

RECOMMENDATION: Adopt Resolution awarding contract.

- 2.9 Robla Reservoir Interior Coating Project (PN: ZK56). (D-2)

A) Accept the low bid and award contract to AA-1 Painting Services, Inc., for an amount not to exceed \$354,000;

- B) Defund \$150,000 from the Robla Reservoir Interior Coating Project (413-500-ZK56-4820) to the Water Fund Base Reserve (413-500-ZE46-4414); and
- C) Execute Supplemental Agreement No. 2 with the Bay Area Coating Consultants for an amount of \$20,000.

RECOMMENDATION: A-C) Adopt Resolution awarding contract.

- 2.10 Bid Number 1948 – Purchase of Service Bodies, Lumber Racks and Trailer Hitches – Accept the lowest responsible bid and award contract to Diamond Truck Body Manufacturing, Inc., in an amount not to exceed \$260,000.00 (D-All)

RECOMMENDATION: Adopt Resolution approving agreement.

- 2.11 Bid Number 1939 – Repair/Rebuild of Allison Transmissions – Accept lowest responsible bid and award contract to Acme Truck Parts and Equipment, Inc., in an amount not to exceed \$300,000 per year. (D-All)

RECOMMENDATION: Adopt Resolution approving agreement.

- 2.12 Approve Master Consultant Services Agreements for On-Call Materials Testing for the following consultants:

- A) Wallace Kuhl and Associates (PN: 3432M1) in the amount of \$200,000;
- B) Inspection Consultants (PN: 3432M2) in the amount of \$200,000;
- C) Youngdahl (PN: 3432M3) and Associates in the amount of \$200,000; and
- D) Kleinfelder (PN: 3432M4) in the amount of \$200,000.

RECOMMENDATION: A-D) Adopt Resolution approving (4) agreements.

- 2.13 Approve Supplemental Master Consultant Services Agreements extending the agreements by one year for the following consultants: (D-All)

- A) Nolte Associates (PN: 3132NL) in the amount of \$300,000;
- B) Vali Cooper and Associates (PN: 3132VC) in the amount of \$300,000;
- C) Salaber Associates (PN: 3132SL) in the amount of \$300,000; and
- D) Reset the City Manager's Supplemental Agreement authority.

RECOMMENDATION: A-D) Adopt Resolution.

- 2.14 Amend the FY05 Water, Sewer and Storm Drainage Funds Capital Improvement Programs for the purpose of closing certain projects and to utilize excess funding for other projects. (D-All)

RECOMMENDATION: Adopt (3) Resolutions.

- 2.15 Granite Regional Park Development Phase II CIP (PN: LV93), located at Granite Regional Park. (D-6)

- A) Approve the master plan for the Phase II Development of Granite Regional Park;
- B) Approve the Mitigated Negative Declaration for Phase II of the project;
- C) Establish a Capital Improvement Project for Phase II of the project ;
- D) Transfer \$896,169 (fund 512, \$568,518 and Fund 101, \$327,651) from the Youth Recreation Improvement Fund CIP (PN: KC41) to the Granite Regional Park Phase II CIP;
- E) Transfer \$700,000 (Fund 512) from the Proposition 40 Per Capita Block Grant Fund CIP (PN: LZ66) to the Youth Recreation Improvement Fund CIP (PN: KC41); and
- F) Transfer \$1,000,000 (Fund 512) from the Proposition 40 RZH Block Grant Fund CIP (PN: LZ86) to the Granite Regional Park Phase II CIP (PN: LV93).

RECOMMENDATION: A-F) Adopt Resolution.

- 2.16 Levy a special tax for the property tax year 2005-2006 and following tax years solely within and relating to the City of Sacramento Neighborhood Parks Maintenance Community Facilities District No. 2002-02, Annexation Number 10, for Neighborhood Park Maintenance (PFP'd 3-8-05, item 2.7) (D-All)

RECOMMENDATION: Adopt Ordinance.

- 2.17 Revision of the 2005 State and Federal Legislative Platforms to include Water Meter Funding. (D-All)

RECOMMENDATION: Adopt Staff recommendation.

- 2.18 2004 Seal Coat Project (PN: RM42), located at various streets. (D-All)

- A) Authorize the City Manager to execute Change Order No. 2 to Contract 2004-086 with Valley Slurry Seal Company in the amount of \$131,170; and

B) Reset the City Manager's Change Order Authority.

RECOMMENDATION: A-B) Adopt Resolution.

2.19 Clarify the name of grantor and add City designee for a previously accepted grant from the State of California that amended the FY 2004/2005 Capital Grants Program of the FY05 NPDES Program for the Stormwater Quality Program Watershed Stewardship Element (PN: WM66), adjacent to and within Del Paso Regional Park. (D-2)

A) Clarify that the organization granting the funds is the State Water Resources Control Board;

B) Designate a fiscal grant manager for the City to enter into agreement with the State Water Resources Control Board; and

C) Replace and supercede Resolution 2005-053 that accepted the grant funds in the amount of \$930,000.

RECOMMENDATION: A-C) Adopt Resolution.

2.20 Approve the Neighborhood Traffic Management Program (NTMP) Phase 1 traffic calming plan for the McKinley-Alhambra Neighborhood Project (PN: TN42)

RECOMMENDATION: Adopt Resolution.

3.0 PUBLIC HEARING

3.1 Addition of the J.C. Carly House to the Sacramento Register as a Landmark, located at 2761 Montgomery Way. (Noticed on 2-4-05, PFP'd on 3-8-05, item 2.6) (D-5)

RECOMMENDATION: Close hearing;
Adopt Ordinance.

3.2 Sewer and Storm Drain Service Systems. (Noticed on 2-14-05, PFP'd 2-22-05, item 2.21) (D-All)

A) An Ordinance amending Chapter 13.08 of the Sacramento City Code, relating to City Sewer and Storm Drain Systems; and

B) Adopt Combined Sewer System development fee schedule.

RECOMMENDATION: Close hearing;
A) Adopt Ordinance.
B) Adopt Resolution

4.0 STAFF REPORT

- 4.1 Ordinance amending Chapter 15.152 of the Sacramento City Code, relating to the Old Sacramento Special Sign District. (PFP'd 3-8-05, item 2.8) (D-1)

RECOMMENDATION: Adopt Ordinance.

- 4.2 Authorize the City Manager to issue a Request for Proposal (RFP) for a company or companies to design, install, and operate a Wi-Fi service in Sacramento. (D-All)

RECOMMENDATION: Adopt Resolution.

- 4.3 Adopt a Third amendment to the Redevelopment Plan for the Merged Downtown Redevelopment Project. (PFP'd on 2-22-05, item 2.7) (D1,3,4)

RECOMMENDATION: Adopt Ordinance.

5.0 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA)

Public Hearing

- 5.1 Tax -Exempt Bond Proposal and Agency Loan: for Silverado Creek Apartments, located at the Southeast corner of Bruceville Road and Jacinto Road (Noticed on 2-25-05). (D-8)
- A) Authorize the issuance by the Housing Authority of the City of Sacramento (Housing Authority) of not more than \$15,500,000 in tax-exempt mortgage revenue bonds to provide construction and permanent financing for the Silverado Creek Apartments project located within the City of Sacramento and to reimburse expenditures from the bond proceeds;
 - B) Authorize an application to the California Debt Limit Allocation Committee (CDLAC) for allocation authority to issue the bonds;
 - C) Indicate that the City Council has conducted a Tax Equity and Fiscal Responsibility ACT (TEFRA) public hearing related to the proposed acquisition, construction and permanent financing of the project;

- D) Approve a commitment for a \$2,200,000 Agency loan to USA Properties Fund, Inc., for the Silverado Creek Apartments and authorize the execution of the loan commitment and related loan agreements with the terms contained in the loan commitment; and
- E) Authorize the budget transfer of \$1,200,000 from City Housing Trust Funds and \$1,000,000 from City HOME funds to the Silverado Creek Apartments project.

RECOMMENDATION: Close hearing;
A-B) Adopt Housing Authority Resolution
C) Adopt City Resolution
D-E) Adopt City Resolution

5.2 Tax-Exempt Bond Proposal and Agency Loan for Willow Tree Apartments, located at 4300 Norwood Avenue (Noticed on 2-26-05) (D-2)

- A) Indicate the willingness of the Housing Authority of the City of Sacramento (Housing Authority) to issue up to \$6,000,000 in tax-exempt mortgage revenue bonds to provide acquisition, rehabilitation, and permanent financing for the Willow Tree Apartments multi-family rental project located within the City of Sacramento;
- B) Authorize an application to the California Debt Limit Allocation Committee (CDLAC) for allocation authority to issue the bonds;
- C) Indicate that the City Council has conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing related to the proposed acquisition, rehabilitation, and permanent financing of the project; and
- D) Approve a City HOME loan to DHI Willow Tree Associates, L.P. or a related entity, for the Willow Tree Apartments in one of the following amounts:
 - 1) \$1,000 if the project does not receive an allocation of State tax credit; or
 - 2) \$817,000 if the project receives an allocation of State Tax credits; and
- E) Authorize the Executive Director or designee to execute a loan commitment and related loan documents.

RECOMMENDATION: Close Hearing;
A-B) Adopt Housing Authority Resolution.
C) Adopt City Resolution.
D-E) Adopt City Resolution

Staff Reports

- 5.3 Authorize the Executive Director or her designee to adopt the Homeownership Guidelines. (D-All)

RECOMMENDATION: Adopt Redevelopment Agency Resolution.
Adopt City Resolution

- 5.4 Authorize the Executive Director or her designee to partner with Rebuild Together for the South Oak Park Housing Rehabilitation Project, located in the Oak Park Redevelopment Project Area. (D-5)

A) Allocate \$150,000 in Oak Park Low/Moderate Housing funds to the project; and

B) Execute an agreement with Rebuilding Together for the project.

RECOMMENDATION: A-B) Adopt Redevelopment Agency Resolution.

- 5.5 Authorize the Executive Director or her designee to acquire properties for Phases VI and VII of Del Paso Nuevo, located in the Del Paso Heights Redevelopment Area. (D-2)

A) Negotiate and purchase the properties at prices not to substantially exceed just compensation; and

B) Amend the Agency budget to transfer \$2,700,000 in 2003 Del Paso Heights Tax Exempt Tax Allocation Bonds to the Del Paso Nuevo project.

RECOMMENDATION: A-B) Adopt Redevelopment Agency Resolution.

6.0 REGIONAL ISSUES

None

7.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON THE AGENDA)

8.0 COUNCIL IDEAS, QUESTIONS AND ANNOUNCEMENTS

ADJOURNMENT



CITY OF SACRAMENTO

AGENDA

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CALL TO ORDER-

ROLL CALL

PLEDGE OF ALLEGIANCE

9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

None

10.0 PUBLIC HEARING

None.

11.0 STAFF REPORTS

11.1 Proposed FY2005-06 Organization Consolidation efforts.(Continued from 3-8-05, item 10.4) (D-All)

A) Consolidate Finance-Utility Billing Services and General Services – Solid Waste Division with the Department of Utilities; and

B) Move the City Operator Program into the Department of General Services to provide consolidated support on a citywide basis.

RECOMMENDATION: A-B) Adopt staff recommendations.

12.0 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA)

None.

13.0 REGIONAL ISSUES

None

14.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON THE AGENDA)

(A three minute time limit is imposed on speakers addressing the council under his heading)

15.0 COUNCIL IDEAS, QUESTIONS AND ANNOUNCEMENTS

ADJOURNMENT

LAW AND LEGISLATION COMMITTEE AGENDA

**March 15, 2005
12:30 P.M.**

City Council Chamber
730 I Street
Sacramento, California

ROLL CALL

1.0 CONSENT CALENDAR

ALL ITEMS LISTED ON THE CONSENT CALENDAR ARE CONSIDERED AND ACTED UPON BY ONE MOTION. A MEMBER OF THE COMMITTEE OR STAFF MAY REQUEST AN ITEM TO BE REMOVED FOR SEPARATE CONSIDERATION.

1.1 PENDING LEGISLATION LOG

RECOMMENDATION OF STAFF: Approve Log

2.0 STAFF REPORTS

2.1 PARADE ORDINANCE REVISIONS

RECOMMENDATION OF STAFF: Direction to staff

2.2 ADDITION OF HOMELESSNESS TO 2005 STATE AND FEDERAL LEGISLATIVE PLATFORM

RECOMMENDATION OF STAFF: Approve and Forward to City Council

2.3 AB 1221, RELATING TO STATE AIR RESOURCES BOARD

RECOMMENDATION OF STAFF: Approve Staff Recommendation

3.0 CITIZENS ADDRESSING COMMITTEE (MATTERS NOT ON AGENDA)

(A two minute time limit is imposed on speakers addressing the Committee under this heading)

4.0 COMMITTEE IDEAS AND QUESTIONS

COMMITTEE MEMBERS: Hammond (Chair), Cohn, Sheedy, Waters