

**City of West Sacramento
Regular Meeting of the West Sacramento City Council and
Members of the West Sacramento Redevelopment Agency
November 19, 2008 Agenda**

William G. Kristoff, Mayor Pro Tem
Mark F. Johannessen, Council Member

Christopher L. Cabaldon, Mayor

Oscar E. Villegas, Council Member
Wesley A. Beers, Council Member

Toby Ross, City Manager
Robert E. Murphy, City Attorney

6:00 PM Closed Session – See attached agenda
7:00 PM Pledge of Allegiance

Anyone wishing to address the Council should fill out the Request to Speak form and present it to the City Clerk.

GENERAL ADMINISTRATION FUNCTION – PART I

1A. Presentations by the public on matters not on the agenda within the jurisdiction of the council. The council is prohibited by law from discussing issues not on the agenda brought to them at this time.

1B. Council Communications

City/County 2x2 ----- Johannessen; Beers
City/School 2x2 ----- Villegas; Beers
County Library Committee----- Villegas
Delta Protection Commission----- Cabaldon
Yolo Natural Heritage Program JPA ----- Beers
Homeless Coalition -----Johannessen
Regional Water Authority ----- Kristoff; Alternate - Beers
River City Stadium Financing Authority -----Cabaldon; Kristoff
Sacramento Area Council of Governments (SACOG)----- Cabaldon; Alternate - Villegas
Sacramento County Regional Sanitation District Board ----- Villegas; Alternate - Kristoff
Sacramento River Corridor Planning Forum ----- Kristoff
Sacramento-Yolo Port District Commission -----Beers, Johannessen, Villegas, Cabaldon
Streetcar Policy Steering Committee ----- Cabaldon; Alternate - Villegas
Yolo Co. Transportation District----- Cabaldon; Alternate – Villegas
Yolo-Solano Air Quality Mgt. District-----Beers; Alternate - Johannessen
Youth Commission Liaison----- Villegas
Waterfront Coordinating Committee ----- Cabaldon; Johannessen
Water Resources Association ----- Beers; Alternate - Kristoff
WS Area Flood Control Agency JPA -----Kristoff; Beers
WS Housing Development Corp. Liaison-----Johannessen

1C. Council Appointments, reappointments, removals to/from City Boards and Commissions

Housing Advisory Commission

Council appointments to Zoning Task Force.

Council appointment to UP4WS Executive Board

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PRESENTATIONS

2. **Housing & Community Investment**
Consideration of a Proclamation declaring November 16 – 22, 2008 as Hunger & Homeless Awareness Week in West Sacramento. (Gontarski)

CONSENT AGENDA

3. **Finance**
Consideration of adoption of Ordinance 08-21 authorizing the levy of a special tax within the Community Facilities District No. 26 (Yarbrough). (Hayden)

Comment: On November 12, 2008, Council adopted Resolutions 08-80, 08-81, 08-82 and 08-84, establishing Community Facilities District 26, incurring bonded indebtedness, calling an election, canvassing the election, and authorizing the issuance of bonds. Council also conducted first reading of Ordinance No. 08-21, authorizing special tax levy within CFD 26. The purpose of this action is to waive the second reading and read by number and title only Ordinance No. 08-21, which will complete the CFD 26 formation process pursuant to state law.

4. **Finance**
Consideration of Resolution 08-87 ordering judicial foreclosure of delinquent special taxes within the Community Facilities District No. 21 (Parlin Ranch) pursuant to the Mello Roos Community Facilities Act of 1982, and ordering that the Tax Collector be credited with those special tax levies. (Hayden)

Comment: Resolution 08-87 seeks to initiate foreclosure proceeding on delinquent properties within Community Facilities District 21. On September 6, 2006, Council adopted Resolution 06-83, which authorized the sale of bonds secured by special tax levy on properties within CFD 21. Under the bond indenture, the City is required to monitor tax delinquencies and if the delinquency rate exceeds 5% of the special tax levy, the City is required to take foreclosure action to protect bondholders. In June 2008, staff became aware that the delinquency rate was 44.6%, consisting of 91 developer-owned parcels and five individually owned properties. Each property owner has been mailed a delinquent property tax notification letter.

5. **Parks & Recreation**
Consideration and endorsement of the Delta Gardens Public Art Project. (Johnston)

Comment: This report seeks Council's endorsement of the proposed public art project at the Delta Garden's Park Art Plaza. The project plan and RFP submittals were developed and reviewed by a task force of community members and City staff. The proposed project was then submitted to the Arts, Cultural, and Historical Preservation Commission for approval. With their approval a contract between the City and Artist(s) was created and has been signed by the City Attorney and the City Manager. The project has a total budget of \$15,000.

6. **City Manager/City Clerk**
Consideration and approval of the November 5, 2008 regular City Council meeting minutes. (Rankin)

TIME SET (approx. 7:30 pm)

7. **Housing & Community Investment**
Public hearing to consider Ordinance 08-19 adding Chapter 15.06 to the Municipal Code (Mobile Home Park Change of Use Ordinance). (Gontarski)

Comment: The workshop on Ordinance 08-19, which specifies relocation assistance for mobile home owners displaced by a mobile home park change of use, was held at the November 12th Council meeting. The next step in the ordinance adoption process is a public hearing and first reading of the ordinance.

Recommendation: That the Council conduct the public hearing, waive first reading and read by title and number only, Ordinance 08-19 governing mobile home park change of use.

REGULAR AGENDA

8. **Parks & Recreation**
Presentation of Bryte & Broderick Community Engagement & Visioning Project. (Johnston)

Comment: The City Council identified a strategy for the Bryte and Broderick neighborhoods as a top priority in the 2008 Strategic Plan. The Parks & Recreation Department and the Department of Housing & Community Investment retained Bonnie Ratner of Highpoints Consulting Services to ensure broad-based community input and representation. The process consisted of a series of group meetings culminating in a community visioning event where residents created an illustration of the community's hopes and desires. The process also resulted in the formation of the Bryte and Broderick Community Action Group.

Recommendation: That the Council hears the report and provide feedback.

9. **Police**
 Presentation and discussion of Ordinance 08-20 amending Municipal Code Chapters 19.00.049 and 19.05.001 relating to the regulation of garage/yard sales and signage associated with such activities. (Drummond)
- Comment:** The proposed amendment would restrict the number of yard sales allowed to no more than three per calendar year, and require that signs used to direct people comply with the City's sign ordinance.
- Recommendation:** That the Council review Ordinance 08-20 amending Municipal Code Chapters 19.00.049 and 10.05.001 to restrict the number of yard sales allowed per household and to regulate the signage used for yard sales, and provide comment and direction to staff.
10. **PW & CD/Development Services**
 Presentation and discussion of the West Sacramento and County service area 9 draft Municipal Service Review and Sphere of Influence Study prepared by Yolo County Local Agency Formation Commission. (Patek)
- Comment:** This presentation is to familiarize the Council with the draft Municipal Service Review and Sphere of Influence Study (MSR/SOI) prepared by Yolo County Local Agency Formation Commission (LAFCO) and obtain comments and/or direction from Council on policy related issues to be forwarded to LAFCO.
- Recommendation:** That the Council allow staff to present an overview of the MSR/SOI, ask questions or comment on the study, and direct staff to forward comments to Yolo County LAFCO prior to their consideration of the study on December 8, 2008.
11. **PW & CD/Development Services**
 Workshop on green and sustainable strategies. (Patek)
- Comment:** The purpose of this presentation is to report on current Green and Sustainable Strategies and to receive Council input on future direction.
- Recommendation:** That the Council allow staff to present an overview of the current strategies of various departments that further the 2008 Policy Agenda of the Council for a Green and Sustainable Community and that Council provide direction to explore, evaluate and where appropriate bring forward for implementation those short- and long-term efforts identified in the report.
12. **Redevelopment**
 Workshop and presentation on comprehensive parking program. (Toppenberg)
- Comment:** The extraordinary level of development planned for the Triangle, Washington, and Civic Center/Downtown/West Capitol Avenue areas along with their pedestrian-friendly transit-oriented urban design has highlighted the need for a different approach to meeting parking needs in these riverfront neighborhoods. About two years ago, the City revised its residential parking requirements in recognition of different parking demands in different kinds of environments. The Parking Program analyzes parking needs for commercial land uses and proposes a parking supply and management program for the urban, riverfront neighborhoods.
- Recommendation:** That the Council hear a presentation from staff and provide comments and feedback about the program's findings and recommendations.

GENERAL ADMINISTRATION FUNCTION – PART II

13. A. Council Calendar
 B. City Manager Report
 C. City Attorney Report
 D. Staff Direction from City Council Members
 E. Future agenda item requests by Council
 F. Adjourn

**City of West Sacramento
Regular Meeting of the West Sacramento City Council and
Members of the West Sacramento Redevelopment Agency
November 19, 2008 Closed Session Agenda**

Christopher L. Cabaldon, Mayor

William G. Kristoff, Mayor, Pro Tem
Mark F. Johannessen, Council Member

Oscar E. Villegas, Council Member
Wesley A. Beers, Council Member

Toby Ross, City Manager
Robert E. Murphy, City Attorney

6:00 PM Call to Order

1. City Attorney

Conference with Legal Counsel – Significant Exposure to Litigation – GC §54956(b): 1
Conference with Legal Counsel – Initiation of Litigation – GC §54956.9(c): 1

The meeting will be held at City Hall, 1110 West Capitol Avenue, West Sacramento, CA.

I, Kryss Rankin, City Clerk, declare under penalty of perjury that the foregoing agenda for the November 19, 2008 regular and closed session meetings of the West Sacramento City Council and Redevelopment Agency was posted November 14, 2008 in the office of the City Clerk, 1110 West Capitol Avenue, West Sacramento, CA, and was available for public review.

Kryss Rankin, City Clerk

City Council agenda packets are available for review at the Turner Library, 840 Jefferson Blvd. All public materials related to item on this agenda submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 1110 West Capitol Avenue during normal business hours. Any document provided at the meeting by staff will also be available to the public. Any document provided at the meeting by the public will be available the next business day following the meeting.

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**CITY OF WEST SACRAMENTO
SPECIAL MEETING OF THE WEST SACRAMENTO CITY COUNCIL AND
MEMBERS OF THE WEST SACRAMENTO REDEVELOPMENT AGENCY
NOVEMBER 19, 2008 AGENDA**

William G. Kristoff, Mayor Pro Tem
Mark F. Johannessen, Council Member

Christopher L. Cabaldon, Mayor

Oscar E. Villegas, Council Member
Wesley A. Beers, Council Member

Toby Ross, City Manager
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6:30 PM Pledge of Allegiance

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1. **PRESENTATIONS BY THE PUBLIC ON MATTERS NOT ON THE AGENDA WITHIN THE JURISDICTION OF THE COUNCIL. THE COUNCIL IS PROHIBITED BY LAW FROM DISCUSSING ISSUES NOT ON THE AGENDA BROUGHT TO THEM AT THIS TIME.**

ELECTION-RELATED ITEMS

2. **CITY MANAGER/CITY CLERK**
CONSIDERATION OF RESOLUTION 08-86 ACCEPTING THE OFFICIAL CANVASS AND CERTIFICATION OF THE NOVEMBER 4, 2008 ELECTION AND DECLARING ELECTED CHRISTOPHER L. CABALDON (MAYOR), WILLIAM G. KRISTOFF AND OSCAR E. VILLEGAS (COUNCIL), AND MEASURES U & V APPROVED BY THE VOTERS. (RANKIN)

Comment: As part of the City's contract with Yolo County for election services, Yolo Elections collects, tabulates and certifies election results for acceptance by the City Council. The City Clerk has reviewed the results and concurs with the validity and accuracy. The Council is required to accept the official canvass and certification.

Recommendation: That the Council adopt Resolution 08-86 accepting the official canvass and certification of the November 4, 2008 election and declaring elected as Mayor, Christopher L. Cabaldon, and William G. Kristoff and Oscar E. Villegas, elected as Council Members, and Measures U & V approved by the voters.

3. **CITY MANAGER/CITY CLERK**
SWEARING IN OF NEWLY ELECTED MAYOR AND MEMBERS OF THE CITY COUNCIL. (RANKIN)

4. **CITY MANAGER/CITY CLERK**
CONSIDERATION OF SELECTION OF MAYOR-PRO TEM. (RANKIN)

Comment: Resolution 06-18 stated that in election years, the Mayor Pro Tem selection would take place at the meeting wherein the newly elected Council members are installed.

Recommendation: That the City Council select a Mayor Pro Tem effectively immediately to serve until December 2, 2009.

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I, Kryss Rankin, City Clerk, declare under penalty of perjury that the foregoing agenda for the November 19, 2008 special meeting of the West Sacramento City Council and Redevelopment Agency was posted November 14, 2008 in the office of the City Clerk, 1110 West Capitol Avenue, West Sacramento, CA, and was available for public review.

Kryss Rankin, City Clerk

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