



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

CITY COUNCIL

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

Summary

Tuesday, January 30, 2007

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

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

CHARTER OFFICERS

Eileen Teichert, City Attorney
Shirley Concolino, City Clerk
Ray Kerridge, City Manager
Tom Friery, 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. (25 cents per page)

Meetings are broadcast live on Metrocable, Channel 14, AT&T Broadband Cable System and rebroadcast on the Saturday following the date of the meeting. (Check Listings)

Live videostreams and indexed archives of meetings are available via the internet. Visit http://www.cityofsacramento.org/webtech/streaming_video/live_council_meetings.htm .

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.

SUMMARY

Tuesday, January 30, 2007

City Hall – 915 I Street- First Floor Council Chamber

Open Session - 2:00 p.m.

Roll Call – 2:10 p.m. Councilmembers Tretheway, Sheedy and Waters absent.

Special Presentations/General Communications - None.

In addition to those items listed on the agenda, the Mayor may add additional ceremonial matters.

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 (Cohn/Fong; Absent – Tretheway/Sheedy/Waters) to adopt the Consent Calendar in one motion except as indicated

- (City Council, Redevelopment Agency, Housing Authority, Financing Authority)**
Approval of Council Minutes
Location: (Citywide)
Recommendation: Approve the afternoon and evening City Council, Redevelopment Agency, Housing Authority and Financing Authority Minutes for January 16th, 2007.
Contact: Shirley Concolino, City Clerk, (916) 808-7200, Office of the City Clerk.
Action: Approved recommendation
- Confirmation of Board and Commission Appointments**
Location: (District 3)
Recommendation: Confirmation of board/commission appointment(s) to the 65th Street Redevelopment Advisory Committee – Marcia Maleske and Dave O'Toole (Category B-1).
Contact: Stephanie Mizuno, Assistant City Clerk, 808-8093; Ruci Katia, Deputy City Clerk, 808-7200, Office of the City Clerk.
Action: Approved recommendation
- Open an Application Period for Various Boards and Commissions**
Location: (District 2)
Recommendation: Open an application period for the Del Paso Heights Redevelopment Advisory Committee, opening on 01/31/07 with applications due on 02/09/07.
Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-8093; Ruci Katia, Deputy City Clerk, (916) 808-7200, Office of the City Clerk.
Action: Approved recommendation

4. **Agreement: Delta Shores Project (P06-187)**
Location: East of Freeport Blvd., north and west of Sacramento Regional Wastewater Treatment Plant, west of Stone-Boswell property & Sacramento Job Corps Center and south of Meadowview Road (District 8)
Recommendation: Adopt a **Resolution** authorizing the City Manager to execute a professional services agreement with EIP Associates, a Division of PBS&J, for preparation of an environmental impact report for the project in an amount not to exceed \$210,720
Contact: Dana Allen, Senior Planner (916) 808-2762; Carol Shearly, Director of Planning, (916) 808-5893, Planning Department.
Action: Adopted Resolution No. 2007-050 AG2007-0064
5. **Agreement: Meadows Park Capital Improvement Program** (Continued from 1/23/07)
Location: End of Terracina Drive and south of Del Paso Road/ (District 1)
Recommendation: Adopt a **Resolution:** 1) approving the Reimbursement/ Credit Agreement for Meadows Park, CIP LW58; 2) establishing a new Capital Improvement Program project, CIP LW58, for associated City costs for the development of Meadows Park; 3) accepting payment of \$525,368 pursuant to Reimbursement/Credit Agreement from Pardee Homes Corporation to be deposited into Fund 791 (Park Development Impact Fees); and 4) appropriating \$525,368 from Fund 791 to CIP LW58.
Contact: J.P. Tindell, Interim Planning & Development Manager, (916) 808-1955, Parks and Recreation Department.
Action: Adopted Resolution No. 2007-051 AG2007-0065
6. **(Redevelopment Agency)**
Agreement: Exclusive Right to Negotiate with Richards Blvd. Joint Venture
Location: North 7th Street between North B Street and Richards Boulevard; (District 1)
Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the City Manager to execute an Agreement for Exclusive Right to Negotiate with the project.
Contact: Rachel Hazlewood, Sr. Development Project Manager, (916) 808-8645, Dave Harzoff, Economic Development Manager, (916) 808-5385, Economic Development Department.
Action: Adopted Redevelopment Agency Resolution No. 2007-010
7. **Contracts: Purchase of Ford Vehicles**
Location: (Citywide)
Recommendation: Adopt a **Resolution:** 1) awarding a three-year contract with Downtown Ford Sales, the lowest responsible bidder, for the purchase of up to 145 Ford Crown Victoria Police Interceptors and up to 50 Ford Fusion sedans for a total amount not to exceed \$5 million; and 2) awarding a three-year contract with Senator Ford, Inc., the lowest responsible bidder, for the purchase of up to 35 Ford Focus sedans for a total amount not to exceed \$456,949.

Contact: Keith Leech, Fleet Manager, (916) 808-5869, Christopher Stewart, Procurement Services Manager, (916) 808-6202, General Services Department.

Action: Adopted Resolution No. 2007-052, CO No. 2007-013 and CO No. 2007-014

8. Contract: South Natomas Community Rose Garden (CIP LW39)

Location: 2921 Truxel Road (District 1)

Recommendation: Adopt a **Resolution:** 1) changing the scope of CIP LW39 from constructing a duck pond to establishing a rose garden area; 2) approving the plans and contract specifications for the South Natomas Community Rose Garden, CIP LW39, and awarding the contract to Ad Land for an amount not to exceed \$195,101.76; and, 3) authorizing the City Manager to execute the construction contract with Ad Land for South Natomas Community Rose Garden, CIP LW39, for an amount not to exceed \$195,101.76.

Contact: J.P. Tindell, Interim Planning & Development Manager, (916) 808-1955, Parks and Recreation Department.

Action: Adopted Resolution No. 2007-053 CO No. 2007-015

9. (Pass for Publication) The Gateway at Stonehenge (P06-011)

Location: 1737 Kathleen Avenue (District 3)

Recommendation: 1) Review a Resolution approving the Mitigated Negative Declaration and Mitigation Monitoring Program; 2) review a Resolution adopting the North Sacramento Community Plan Land Use Map amendment; 3) review an Ordinance amending the Comprehensive Zoning Ordinance (Title 17 of the Sacramento City Code) to rezone a property from the M-1 zone to the R-2A zone; and 4) Pass for Publication the Ordinance title as required by Sacramento City Charter 32c and continue to February 6, 2007 for adoption.

Contact: David Hung, Associate Planner, (916) 808-5530; Gregory Bitter, Principal Planner, (916) 808-7816, Development Services Department.

Action: Approved recommendation

10. (Pass for Publication) Mission & J Residential (APN: 008-0091-008, -009); (P06-115)

Location: 961 Mission Way; (District 3)

Recommendation: 1) Review a Resolution approving an exemption under the California Environmental Quality Act (CEQA) Guidelines Section 15332, 2) review an Ordinance amending the districts established by the Zoning Ordinance (Sacramento City Code, Title 17), and 3) Pass for Publication the Ordinance title as required by Sacramento City Charter 32C to be adopted February 6, 2007.

Contact: Michael York, Associate Planner, (916) 808-8239; Jeanne Corcoran, Senior Planner, (916) 808-5317, Development Services Department.

Action: Approved recommendation

- 11. Prohibit Parking on a Portion of H Street for Street Cleaning**
Location: H Street, south side, between 20th and 21st Streets (District 3)
Recommendation: Adopt a **Resolution** prohibiting all parking on a portion of H Street from 8:00 a.m. to 11:00 a.m. each Monday to allow for street cleaning.
Contact: Howard Chan, Parking Services Manager, (916) 808-7455, Transportation Department.
Action: Adopted Resolution No. 2007-054
- 12. Ordinance Amendment: Cable Television Commission Joint Powers Agreement**
(Passed for Publication 1/23/07)
Location: (Citywide)
Recommendation: Adopt an **Ordinance** amending Section 5.28.320 of the Sacramento City Code extending the term of the Cable Television Commission Joint Powers Agreement to December 31, 2024 and providing for an annual meeting requirement.
Contact: Shirley Concolino, City Clerk (916) 808-5442; Dawn Bullwinkel, Assistant City Clerk, (916) 808-7267, Office of the City Clerk.
Action: Adopted Ordinance No. 2007-007
- 13. Review and Approval of the Municipal Legislation Log**
Location: (Citywide)
Recommendation: This report transmits the Municipal Legislation Log approved by the Law and Legislation Committee on January 4, 2007 to the Mayor and the City Council for review and approval.
Contact: Yvette Rincon, Legislative Analyst, (916) 808-5827, City Manager's Office.
Action: Received and filed.
- 14. Sewer Credits Approval: Del Paso Nuevo Phase 5**
Location: Del Paso Nuevo subdivision Lots 1-95, (District 1)
Recommendation: Adopt a **Resolution** awarding a total of 92 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the project.
Contact: Micah Runner, Senior Project Manager, (916) 808-5448, Economic Development Department.
Action: Adopted Resolution No. 2007-055

Public Hearings (Item 15 - 16)

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

- 15. Natomas Central Community Facilities District (CFD) No. 2006-02, Formation Proceedings** (Noticed 10/20/06)
Location: North Natomas – Del Paso Road and El Centro Road, (District 1)
Recommendation: Conduct a public hearing and upon conclusion: 1) Adopt a **Resolution** of formation establishing CFD No. 2006-02 and providing for the levy of a

special tax; 2) Adopt a **Resolution** to incur bonded indebtedness; 3) Adopt a **Resolution** calling for a special mailed ballot election on February 9, 2007.

Contact: Bob Cooper, Senior Engineer, (916) 808-5778; Mark Griffin, Fiscal Manager, (916) 808-8788, Planning Department.

Action: There was no public comment. Moved, seconded, carried (Pannell/Fargo; Absent – Tretheway/Sheedy/Waters) to close the public hearing and adopt Resolution Nos. 2007-056, 2007-057, and 2007-058.

16. Vacation of an Alley Service Easement (Noticed 1/17/07)

Location: Portion of the vacated alley between 3rd Street, 5th Street, “X” Street and Broadway (District 4)

Recommendation: Continue to 2/13/07.

Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Development Services Department.

Action: Moved, seconded, carried (Fong/Pannell; Absent – Tretheway/Sheedy/Waters) to continue to February 13, 2007.

Staff Reports (Item 17 - 21)

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

17. Legislative Update [Oral Report]

Location: Citywide

Recommendation: Receive and file.

Contact: Patti Bisharat, Director of Government Affairs, (916) 808-8197, Office of the City Manager.

Action: Received and filed.

18. Fiscal Year 2007/2008 Measure A Expenditure Plan and Related Approvals

Location: Citywide

Recommendation: Adopt a **Resolution:** 1) adopting the FY 2007/2008 Measure A Expenditure Plan; 2) submitting the FY 2007/2008 Measure A Expenditure Plan to the Sacramento Transportation Authority (STA); 3) accepting the FY 2005/2006 Measure A construction interest and supplemental allocation of \$2,246,707 and the FY 2005/2006 Measure A maintenance supplemental allocation of \$697,034; 4) submitting a FY 2005/2006 Measure A interest and supplemental allocation funding plan to the STA; 5) approving an amendment to the Countywide Transportation Expenditure Plan (CTEP); 6) approving the Traffic Signals, scored and ranked project list for the 2007 Transportation Programming Guide (TPG); and 7) submitting a CTEP amendment to the STA.

Contact: Tim Mar, Supervising Engineer, (916) 808-7531; Dean Fujimoto, Supervising Financial Analyst, (916) 808-5579, Department of Transportation.

Action: Moved, seconded, carried (Pannell/McCarty; Absent – Tretheway/Sheedy/Waters) to adopt Resolution No. 2007-059.

19. **(City Council - Redevelopment Agency)**
Agreement: Business Terms and Sewer Credits Approval for Ella Dining Room Restaurant
Location: 1131 K Street, Central Business District (District 1)
Recommendation: 1) Adopt an **Redevelopment Agency Resolution** approving the business terms for a \$700,000 loan and \$50,000 exterior rebate grant to be incorporated into an Owner Participation Agreement with Ellajack, Inc. for the project and 2) Adopt a **City Resolution** which authorizes the use of up to 20 Sacramento Regional County Sanitation District (SRCSD) connection fee credits for the project.
Contact: Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Economic Development Department)
Action: Public comment given by Michael Ault. Moved, seconded, carried (Cohn/Fong; Absent – Tretheway/Sheedy/Waters) to adopt Redevelopment Agency Resolution No. 2007-011 and City Resolution No. 2007-060.
20. **Fiscal Year 2006 Comprehensive Annual Financial Report**
Location: (Citywide)
Recommendation: Adopt a **Resolution** 1) accepting the June 30, 2006 Comprehensive Annual Financial Report, 2) accepting the June 30, 2006 Single Audit Reports, 3) authorizing the designation of fund balance for General Fund department carryover, 4) authorizing the designation of fund balance for City Council discretionary account carryover, 5) authorizing the designation of fund balance for an SB90 Reserve; and 6) amending the 2007 budget to reflect actual beginning available fund balances.
Contact: Russell Fehr, Director of Finance, (916) 808-5832; Dennis Kauffman, Accounting Division Manager, (916) 808-5843, Finance Department.
Action: Moved, seconded, carried (Cohn/Fong; Absent – Tretheway/Sheedy/Waters) to adopt Resolution No. 2007-061
21. **Approval of Business Terms and Sewer Credits for the Aura Project**
Location: 601 Capitol Mall, Central Business District (District 1)
Recommendation: 1) Adopt a **Redevelopment Agency Resolution** approving, for purposes of negotiation, the maximum market rate loan amount of \$9,635,798 which may be incorporated into an Owner Participation Agreement with 601 Capitol Mall, LLC, for the project. 2) Adopt a **City Resolution** authorizing the use of up to 201 Sacramento Regional County Sanitation District (SRCSD) connection fee credits valued at \$364,202 for the project.
Contact: David Spaur, Director, (916) 808-8916 Economic Development Department.
Action: Moved, seconded, carried (Cohn/Fong; Absent – Tretheway/Sheedy/Waters) to continue to February 6, 2007

Information Reports (Item 22 - 25)

These items are for information only and are not eligible for action at this time.

22. **Notification of Final Map and Subdivision Improvement Agreement Approval for Southside Urban Villas, (P04-234)**
Location: Southwest corner of 5th and V Streets (District 4)
Recommendation: Receive and file.
Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Development Services Department.
Action: Received and filed
23. **Notification of Final Map and Subdivision Improvement Agreement Approval for, Natomas Central Village CN (P04-173)**
Location: South side of Hovnanian Drive west of Natomas Central Drive (District 1)
Recommendation: Receive and file.
Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Development Services Department.
Action: Received and filed
24. **Notification of Final Map and Subdivision Improvement Agreement Approval for Natomas Central Village CB, (P04-173)**
Location: East and west sides of Natomas Central Drive south of Del Paso Road (District 1)
Recommendation: Receive and file.
Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Development Services Department.
Action: Received and filed
25. **Notification of Final Map and Subdivision Improvement Agreement Approval for, Natomas Central Village CO (P04-173)**
Location: South side of Hovnanian Drive west of Natomas Central (District 1)
Recommendation: Receive and file.
Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Development Services Department.
Action: Received and filed

Public Comments- Matters Not on the Agenda – None.

Council Comments-Ideas, Questions and Meeting/Conference Reports

- a. **Board/Commission Appointments by Mayor Fargo**
 1. 65th Street Redevelopment Advisory Committee
Chris Stevens (Business Owner category; Districts 3 and 6)

2. **Office of Public Safety Accountability**
Francine Tournour (Category D)
 3. **Building and Fire Code Advisory and Appeals Board**
John Paul Leonard
 4. **Ann Land/Bertha Henschel Memorial Fund commission**
 - a. Alexandra A. Miller (Category B)
 - b. Laurie Richardson (Category B)
 5. **Animal Care Services Citizens Advisory Committee**
Maria Leticia Sanchez
 6. **Sacramento Housing & Redevelopment Commission**
 - a. Thomas Burruss (incumbent; Category A)
 - b. Fernando Coriano (incumbent; Category A)
 7. **Civil Service Board**
 - a. Leslie R. Lopez
 - b. Elise Manders
 8. **Mayoral 2007 Appointments to all JPA Boards and Commissions** (to return as consent item staff report for formal adoption with roster attached on February 6, 2007)
- b. **Report Backs** - None
- c. **Meeting/Conference Reports**
1. Mayor Fargo reported on her trip to Washington D.C. for the U.S. Conference of Mayors (AB1234 compliance)

Recess – 3:35 p.m. in memory of Fonceil White

Reconvene – 5:00 p.m.

Roll Call - 5:05 p.m. Councilmembers Tretheway, Sheedy and Waters absent.

Pledge of Allegiance – led by Kevin McCarty

Closed Session (Read Closed Session Items – ask for public comment - 3 minute maximum)

Adjourn to Closed Session -5:15 p.m.

- a. Pursuant to Government Code section 54957 for an item pertaining to personnel matters: Annual performance appraisal of the City Attorney.