



Meetings of Sacramento
City Council
Redevelopment Agency

Summary

Tuesday, April 18, 2006

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

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

CITY COUNCIL

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Steve Cohn, District 3
Robert King Fong, Vice-Mayor, District 4
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Shirley Concolino, City Clerk
Ray Kerridge, City Manager
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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)

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SUMMARY

Tuesday, April 18, 2006

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 2:05 p.m. All present.

Special Presentations/General Communications

a. **Resolution Proclaiming April 21- 28, 2006 as “Creek Week”**

Action: Received by Alta Tura

b. **Resolution Proclaiming April 17-23, 2006 as “National Community Development Week”**

Action: Received by Lisa Bates

c. **Resolution Proclaiming April 10-16, 2006 as “National Dispatchers Week”**

Action: Received by Kami Doud, Tracie Liner, and Marianne Reese.

Administrative Matters (Item 1)

Administrative Matters are presented to clarify clerical corrections made to previous legislative documents and are adopted in one motion along with the Consent Calendar.

1. **Typographical Correction to Resolution 2006-166**

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) correcting a typographical error from \$739,000 to \$792,000 on Resolution 2006-166 for Supplemental Agreements relating to consultant services for Development Services plan review and inspection services (column totals were correct); and 2) repealing Resolution 2006-166.

Contact: Carl Hefner, Assistant Chief Building Official, (916) 808-8779, Robert Stetson, Supervising Engineer, (916) 808-8049.

Action: Moved, seconded, carried (Hammond/Fargo; Absent – Sheedy) to continue to April 25, 2006.

Consent Calendar (Items 2- 27)

All items listed under Administrative Matters and the Consent Calendar are considered and acted upon by one motion. A member of the legislative body or staff may request an item be removed for separate consideration.

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

Consent Calendar (continued from previous page)

2. Approval of Minutes for April 4, 2006

Location: (Citywide)

Recommendation: Approve afternoon and evening City Council and Redevelopment Agency minutes for April 4, 2006.

Action: Approved recommendation.

3. Open an Application Period for Various Boards/Commissions/Committees

Location: (Citywide)

Recommendation: Open an application period for 1) Sacramento Environmental Commission to fill one (1) position; 2) Transportation Programming Guide Community Advisory Committee to fill three (3) positions; and 3) Small Business Development and Employment Advisory Committee to fill four (4) positions. Open application period on 04-19-06 ; Applications due on 05-19-06.

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

Action: Approved recommendation.

4. Confirmation of Board/Commission Appointments

Location: (Citywide)

Recommendation: Confirmation of the following appointments: 1) Barbara Sutton, representing District 2 to the Transportation Programming Guide Community Advisory Committee; 2) Chandra Clady, Dave Sikich and Steve Jones, representing District 6 [category C] to the 65th Street Redevelopment Advisory Committee; and 3) Kim Mai and Steve Ly [category D], Sonny Bains and John Cranshaw [category C] to the Stockton Boulevard Redevelopment Advisory Committee.

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

Action: Approved recommendation.

5. Confirmation of Board/Commission Appointments

Location: (Citywide)

Recommendation: Confirmation of the following appointments: 1) Kim Curry-Evans [category D], Sandy Redmond [category C], Edgar Hilbert [category B and Rose Thomas [category A] to the Oak Park Redevelopment Advisory Committee; 2) Shane Curry, representing District 2 [category A] to the North Sacramento Redevelopment Advisory Committee; and 3) Stan Morris, representing District 2 [category A] to the Del Paso Heights Redevelopment Advisory Committee.

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

Action: Approved recommendation.

Consent Calendar (continued from previous page)

6. Creation and Appointments to Wi-Fi Ad Hoc Committee

Location: (Citywide)

Recommendation: Create a special committee comprised of four (4) councilmembers to review the City's plan to implement a public Wi-Fi network and provide policy guidance in the negotiation and development of an agreement with MobilePro/Neo Reach.

Contact: Jim Rinehart, Citywide Division Manager, Economic Development, (916) 808-5054, Economic Development Department.

Action: Approved recommendation.

7. Agreement: Purchase of Liquid Chlorine (Bid No. B061181079)

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) adopting specifications of Bid No. B061181079; 2) accepting the lowest responsible bid received for use by the Department of Utilities; 3) awarding the agreement to Pioneer Americas, LLC, in an annual amount not to exceed \$450,000 per contract year and for a total contract amount not to exceed \$1,350,000 for liquid chlorine to be used in the production of drinking water.

Contact: Roland Pang, Water and Sewer Superintendent, (916) 808-3119, Marc Robles, Buyer II, Procurement Services, (916) 808-6343, Utilities Department.

Action: Withdrawn by staff.

8. Agreement: Real Property Interests Necessary for Phase I of Ueda Parkway (CIP HB16)

Location: Main Avenue to West El Camino Avenue Bridge (District 1)

Recommendation: Adopt a **Resolution** approving the Use Agreement between the City and County of Sacramento for Ueda Parkway Phase I.

Contact: Janet Baker, Park Development Manager, (916) 808-8234, Blandon Granger, Real Property Agent II, (916) 808-5629, Parks and Recreation.

Action: Continued to May 4, 2006.

9. Agreements: Real Property Interests Necessary for Phase I of Two Rivers Trail (CIP HB66)

Location: American River Parkway's South Levee (District 1)

Recommendation: Adopt a **Resolution** 1) approving the Use Agreement and Lease Agreement between the City and County of Sacramento for portions of Two Rivers Trail Phase I.

Contact: Janet Baker, Park Development Manager, (916) 808-8234, Blandon Granger, Real Property Agent II, (916) 808-5629, Parks and Recreation.

Action: Adopted Resolution No. 2006-248 as amended.

Consent Calendar (continued from previous page)

10. Agreement: Handling and Processing of Household Appliances

Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing an agreement between the City of Sacramento and Appliance Distribution in an amount up to \$150,000 a year with an option for up to four additional years not to exceed a total of \$750,000 effective July 1, 2006 to provide for the proper handling and processing of household appliances with Mercury Switches pursuant to the Universal Waste Regulations.

Contact: Harold Duffey, Integrated Waste General Manager, (916) 808-4932, Marty Strauss, Integrated Waste Planning Superintendent, (916) 808-4934, Department of Utilities.

Action: Adopted Resolution No. 2006-249 as amended.

11. Supplemental Agreement: Environmental Consulting for Sacramento Trapshooting Club

Location: Northern terminus of Fulton Avenue (District 2)

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager or his designee to execute Supplemental Agreement No. 3 to City Agreement 2006-0606 with Baseline Environmental Consulting 2) authorizing the additional expenditure of \$94,685 which brings the total cost to \$295,729 regarding contamination remediation studies at the Sacramento Trapshooting Club.

Contact: Dean Peckham, Senior Project Manager, (916) 808-7063, Economic Development Department.

Action: Continued to a future date.

12. Supplemental Agreement: North Natomas Library (QA33)

Location: Town Center Education Complex (District 1)

Recommendation: Adopt a **Resolution** authorizing the City Manager to sign Supplement No. 1 to City Agreement 2005-0446 with Nacht and Lewis Architects contract in the amount of \$423,907 for the purpose of completing Architectural/Engineering drawings and specifications for approval by the City of Sacramento and Division of the State Architect Office to allow the construction of the North Natomas Library.

Contact: Bob Williamson, Supervising Architect, (916) 808-8430, Anne Marie Gold, Library Director, (916) 264-2830, Department of General Services.

Action: Adopted Resolution No. 2006-250.

Consent Calendar (continued from previous page)

- 13. Contract: 29th Street Reconstruction Project (PN: TR16)** (Continued from 4-11-06)
Location: 29th Street between Capitol Avenue and O Street (District 3)

Recommendation: Adopt a **Resolution** 1) approving plans and specifications; 2) transferring \$163,890 (Fund 201-Measure A Construction) from the Street Reconstruction Program (PN: TR01); 3) appropriating \$51,110 (Fund 201- Measure A Construction); 4) directing staff to bring a Measure A (Fund 201-Measure A Construction) reallocation request in the amount of \$51,110 to the Sacramento Transportation Authority (STA) Board for approval; 5) awarding construction contract with Gold Valley Construction, Inc., in the amount of \$944,555; and 6) authorizing the City Manager to execute and award the construction contract to Gold Valley Construction, Inc., in the amount of \$944,555.

Contact: Ricky Chuck, Senior Civil Engineer, (916) 808-5050, Tim Mar, Supervising Engineer, (916) 808-7531, Department of Transportation.

Action: Continued to April 25, 2006.

- 14. Contract: Del Paso Boulevard Street Lighting Replacement Project (PN: SI51 and PN: TX 76)**

Location: Del Paso Boulevard from Globe Avenue to El Camino Avenue

Recommendation: Adopt a **Resolution** 1) approving plans and specifications for the project; 2) authorizing and directing the City Manager to execute and award contract to Adesta Management Group in the amount of \$718,868 (PN: S151- \$398,868 and PN: TX76 - \$320,000)

Contact: John Matoba, Associate Electrical Engineer, (916) 808-7891, Kaleb Haile, Senior Electrical Engineer, (916) 808-7020, Department of Transportation.

Action: Moved, seconded, carried (Waters/Fong; Absent – Sheedy; Fargo – Abstain) to adopt Resolution No. 2006-251.

- 15. Contract: Oak Park Child Care Center [2/3 Vote Required]**
Location: (District 5)

Recommendation: Adopt a **Resolution** 1) suspending formal competitive bidding; and 2) authorizing the City Manager to execute a contract with CM Long General Contractors, Inc., in a total amount not to exceed \$319,908 to repair damage to the center incurred during the storm on January 1, 2006.

Contact: David Myerson, P.E., Superintendent, (916) 808-6270, Cynthia Kranc, Facilities and Real Property Manager, (916) 808-2258, General Services.

Action: Adopted Resolution No. 2006-252.

Consent Calendar (continued from previous page)

16. Change Order: Del Paso Boulevard Streetscape Project (TX 76)

Location: Del Paso Boulevard from state Route 160 to Lampasas Avenue, North Sacramento (District 2)

Recommendation: Adopt a **Resolution** 1) authorizing the directing the City Manager to execute Changer Order No. 1 to Contract 2005-066 with C & C Construction in the amount of \$105,061; 2) resetting the City Manager's Change Order authority; 3) transferring the remaining expenditure budget of \$243,535 (Fund 202- Gas Tax and Fund 281 – Lighting and Landscaping) from the Street Landscaping District 2 (PN: RF21) to the project.

Contact: Ofelia Avalos, Assistant Engineer, (916) 808-5515, Tim Mar, Supervising Engineer, (916) 808-7531, Department of Transportation.

Action: Moved, seconded, carried (Waters/Fong; Absent – Sheedy; Fargo – Abstain) to adopt Resolution No. 2006-253.

17. Contract Extensions: Maintenance and Repair of Sidewalks, Curbs, and Gutters

Location: (Citywide)

Recommendation: Approve a 90-day extension of the City's current contracts for Maintenance and Repair of Sidewalks, Curbs, and Gutters with the following nine (9) contractors: C & C Construction, Inc., F.T. Gassaway and Sons, Inc., G & G Concrete Inc., BRW Concrete, Midtown Concrete, Sheppard Concrete, Inc., Madriago Lewis Construction, Inc., Keeshan Construction, and Ismael Marquez-Concrete to avoid disruption in services.

Contact: Jerry Way, Street Services Manager, (916) 808-6381, Juan Montanez, Operations General Supervisor (916) 808-2254, Ramon Gibbins, Program Specialist, (916) 808-5871, Transportation Department.

Action: Approved recommendation.

18. February 2006 Monthly Investment Transactions Report

Location: (Citywide)

Recommendation: Receive and file.

Contact: John Colville, Sr., Investment Officer, (916) 808-5168, Shirley Tupaz, Investment Operations Analyst, (916) 808-5168, Office of the Treasurer.

Action: Received and filed.

19. John Mackey Memorial Park (CIP LW52)

Location: Marconi Avenue and Kenwood Street (District 2)

Recommendation: Adopt a **Resolution** approving the Amended Master Plan for the Memorial Park.

Contact: Janet Baker, Park Development Manager, (916) 808-8234, Parks and Recreation.

Action: Adopted Resolution No. 2006-254.

Consent Calendar (continued from previous page)

20. Police Academy Running Track

Location: 2409 Dean Street, McClellan

Recommendation: Adopt a **Resolution** authorizing the Chief of Police to expend up to \$135,000 of existing budget monies to reimburse the Joint Powers Authority (JPA) for the application of an all weather (rubberized) running surface for the Police Academy running track project at McClellan Park.

Contact: Dan Schiele, Police Captain, (916) 433-0841, Keith Jensen, Police Lieutenant, (916) 566-6565, Police Department.

Action: Adopted Resolution No. 2006-255.

21. Grant/Capital Improvement Project (CIP): Rehabilitation of the North Laguna Wildlife Area Biketrail Project (PN: HC47)

Location: North Laguna Wildlife Area (District 8)

Recommendation: Adopt a **Resolution** 1) establishing a CIP for the rehabilitation project; 2) accepting a Recreational Trails Program Grant in the amount of \$119,341 into Fund 248; and 3) appropriating \$30,000 in Planning Area 4 Quimby In-Lieu Fees (Fund710) and \$119,341 (Fund 248) to the rehabilitation project.

Contact: Lori Harder, Support Services Manager, (916) 808-5129, Jonathan Rewers, Parks and Recreation Analyst (916) 808-7590, Parks and Recreation Department.

Action: Adopted Resolution No. 2006-256.

22. Sewer Credit for Cal Expo [To Be Delivered]

Location: (District 8)

Recommendation: Adopt a **Resolution** awarding a total of forty-eight (48) Sacramento Regional County Sanitation District (SRCSD) connection fee credits to Cal Expo.

Contact: Micah Runner, Senior Project Manager, (916) 808-5448, Economic Development Department.

Action: Adopted Resolution No. 2006-257.

23. South Pocket Neighborhood Traffic Management Program Project (NTMP)(PN: TN52)

Location: Generally bounded by Pocket Road on the north, Interstate 5 on the east, the Sacramento River on the south, and Greenhaven Drive on the west (District 7)

Recommendation: Adopt a **Resolution** approving the NTMP Phase I traffic calming for the project.

Contact: Angela Bates, Program Analyst, (916) 808-6738, Kate Binning, Program Specialist, (916) 808-8365, Department of Transportation.

Action: Adopted Resolution No. 2006-258.

[Consent Calendar](#) (continued from previous page)

24. Citywide Lighting and Landscaping District Appropriation Adjustment for Fiscal Year 2005/2006

Location: (Citywide)

Recommendation: Adopt a **Resolution** appropriating \$746,632 from the Citywide Lighting and Landscaping District undersigned fund balance in the 2005/2006 Fiscal Year for repairing eligible elements of streetscapes that have reached the end of their useful life.

Contact: Robert Cooper, Senior Engineer, (916) 808-5778, Mark Griffin, Public Improvement Financing Manager, (916) 808-8788, Development Services Department.

Action: Withdrawn by staff.

25. Purchase: Pharmaceutical Supplies (2/3 Vote Required)

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) suspending competitive bidding; and 2) authorizing the cooperative purchase of pharmaceutical supplies through a contract established between the King County, Washington and Bound Tree Medical, in an amount of up to \$70,000 a year for up to three years for a total not to exceed \$210,000 through April 2009.

Contact: Ray Jones, Assistant Chief, (916) 264-8100, Dennis Kerhulas, Senior Buyer, (916) 808-6242, Fire Department.

Action: Adopted Resolution No. 2006-259.

26. Purchase: Medical Supplies and Equipment (2/3 Vote Required)

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) suspending competitive bidding; and 2) authorizing the cooperative purchase of medical supplies and equipment through a contract established between San Francisco Fire Department and Bound Tree Medical, in an amount of \$500,000 per year for up to three (3) years for a total amount not to exceed \$1,500,000 through April 30, 2009.

Contact: Ray Jones, Assistant Chief, (916) 264-8100, Dennis Kerhulas, Senior Buyer, (916) 808-6242, Fire Department.

Action: Adopted Resolution No. 2006-260.

27. (City Council - Redevelopment Agency) Administrative Changes: California Infrastructure and Economic Development Bank Loan (Continued from 4-11-06)

Location: Stockton Boulevard Redevelopment Area (District 6)

Recommendation: Adopt a **City Resolution** and **Redevelopment Agency Resolution** approving the execution and delivery of loan agreement by and between the Redevelopment Agency of the City of Sacramento, Redevelopment Agency of the County of Sacramento, and the California Infrastructure and Economic Development Bank to fund streetscape improvements along Stockton Boulevard within the Stockton Boulevard Redevelopment Project Area.

Consent Calendar (continued from previous page)

Contact: Lisa Bates, Community Development Director, (916) 440-1322, Cynthia Shallit, Redevelopment Management Analyst, (916) 440-1322, Sacramento Housing and Redevelopment Agency.

Action: Adopted City Resolution No. 2006-261 and Redevelopment Agency Resolution No. 2006-024.

Public Hearings (Items 28 – 31)

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

28. Two Rivers Trail Project (HB66) (Notices mailed on 3-30-06) **(2/3 Vote Required)**

Location: Southern levee of the American River between Interstate 5 and Highway 160 (District 1)

Recommendation: Conduct a public hearing and upon conclusion, adopt a **Resolution** 1) approving a Resolution of Necessity for the acquisition of the ownership interests necessary for the project and; 2) approving staff to make the necessary findings to acquire the ownership interest in the parcels for the recreation trail project.

Contact: Blandon Granger, Real Property Agent II, (916) 808-5629, Janet Baker, Park Development Manager, (916) 808-8234, Department of General Services.

Action: Public comment by Roger Owen and Greg Greenway. Moved, seconded, carried (Tretheway/Cohn; Absent - Hammond) to close the public hearing and adopt Resolution No. 2006-262 as amended.

29. Annexation No. 28 to the Neighborhood Landscaping District (Notices mailed on 3-29-06)

Location: Mack Road and Deer Creek Drive (District 8)

Recommendation: Conduct a public hearing and upon conclusion 1) direct staff to count the ballots and return later during the meeting with results; and if ballots affirm, 2) adopt a **Resolution** a) approving the Engineer's Report; b) ordering the annexation of territory; c) confirming and levying an assessment to pay for maintenance of improvements; and d) recording a copy of assessments with the County Recorder.

Contact: Ron Wicky, Program Specialist, (916) 808-5628, Mark Griffin, Fiscal Manager, (916) 808-8788, Development Services Department.

Action: No public comment. Moved, seconded, carried (Pannell/Hammond) to close the public hearing. Moved, seconded, carried (Pannell/Fong) to adopt Resolution No. 2006-263. Vote count: 11,100 – all ayes.

Public Hearings (continued from previous page)

30. **Annexation No. 14 to the Neighborhood Park Maintenance Community Facilities District No. 2002-02 (CFD)** (Noticed mailed on 3-17-06)
Location: (Citywide)
Recommendation: Conduct a public hearing and upon conclusion, adopt a **Resolution** establishing the CFD annexation, providing for Levy of Special Tax and calling for a special election on May 3, 2006.
Contact: Sini Makasini, Administrative Analyst, (916) 808-7967, Development Services.
Action: No public comment. Moved, seconded, carried (Hammond/Sheedy; Absent - Cohn) to close the public hearing and adopt Resolution No. 2006-264.
31. **(Redevelopment Agency) 800 and 802-4 K Street** (Noticed on 3-23-06 and 4-4-06)
Location: Merged Downtown Sacramento Redevelopment Project Area (District 1)
Recommendation: Conduct a public hearing and upon conclusion, 1) adopt a **Redevelopment Agency Resolution** of Necessity for the acquisition of two (2) commercially zone properties; and 2) authorizing the Executive Director or her designee to commence and purchase acquisition of the two subject properties by eminent domain in the event that continuing negotiations do not result in a voluntary sale.
Contact: Michelle Nelson, Senior Project Manager, (916) 808-7064, Leslie Fritzsche, Downtown Redevelopment Manager, (916) 808-5450, Economic Development Department.
Action: No public comment. Moved, seconded, carried (Tretheway/Fong) to close the public hearing and adopt Redevelopment Agency Resolution No. 2006-025.

Staff Reports (Items 32 – 35)

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

32. **Agreements: Issuance and Sale of Bonds – Willowcreek II Assessment District No. 96-01 and North Natomas Assessment District No. 88-03**
Location: 410 acres in the Willowcreek II A.D. No. 96-01 and 1,473 acres in the North Natomas A.D. No. 88-03 (District 1)
Recommendation: Adopt 1) a **Resolution** declaring Preliminary Intention to Refund; 2) a **Resolution** approving and confirming the report on the Levy of Reassessment and Refunding; and 3) a **Resolution** authorizing the Issuance of Limited Obligation Refunding Bonds.
Contact: Thomas P. Friery, City Treasurer, (916) 808-5168, Janelle Gray, Manager of Finance and Banking, (916) 808-8296 and Ron Wicky, Program Specialist, (916) 808-5628, Finance/ Development Services Department.
Action: Moved, seconded, carried (Tretheway/Cohn) to adopt Resolution Nos. 2006-265, 2006-266, and 2006-267.

Staff Reports (continued from previous page)

33. Community Reinvestment Capital Improvement Program (CRCIP)

[To Be Delivered]

Location: (Citywide)

Recommendation: Approve and direct staff to 1) include Tier I and Tier II projects in the CRCIP financing; and 2) include bridge financing for a) Crock Art Museum Renovation and Expansion Project (\$12.0 million; b) Center for the Performing Arts (\$5.0 million); and c) Haggin Oaks Economic Development Project (\$6.4 million)

Contact: Gus Vina, Assistant City Manager, (916) 808-7138 and Thomas P. Friery, City Treasurer, (916) 808-5166, Office of the City Manager and Office of the City Treasurer.

Public comment by Gregory Thatch and Jim Elliott.

Action: Moved, seconded, carried (Fong/Sheedy) to adopt recommendation to include changing "Center for the Performing Arts" to "Arts Rehearsal Space" and to change "the sale of lot X" to read the 'development or sale" of Lot X.

34. North Area Transfer Station [To Be Delivered]

Location: (Citywide)

Recommendation: 1) Direct staff to proceed with the Environmental Impact Report (EIR) and for the EIR to include two (2) preferred sites and one alternative site from the initial eleven sites; and 2) apply the same siting process the Council followed in 1998, when it approved the Sacramento and Recycling Transfer Station by directing staff to prepare an ordinance granting all discretionary authority concerning the siting of a City of Sacramento North Area Transfer Station to the City Council.

Contact: Gary Reents, Director, Department of Utilities, (916) 808-1433, Harold Duffey, Integrated Waste General Manager, (916) 808-4932, Solid Waste Department.

Action: Continued to May 4, 2006.

35. (Redevelopment Agency) Agreements: 700 and 800 Blocks of K and L Streets

Location: Portions of the area between 7th, 8th, 9th and K Streets, north of the alley, Central Business District (District 1)

Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the City Manager, acting as the designated authority for the Redevelopment Agency, to execute the following documents for a portion of the 700 and 800 blocks of K Street: 1) a Land Assembly Agreement with Zeiden Properties and Saca Development, LLC, M.H. Mohanna; 2) a Settlement and Land Exchange Agreement with the Saca Team; 3) an Option Agreement with Zeiden for properties currently owned within the subject blocks; and 4) Exclusive Negotiation Agreements with Zeiden for the 700 block of K Street and with Saca for a portion of the 800 block of K and L streets.

Contact: Michelle Nelson, Senior Project Manager, (916) 808-7223, Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Economic Development Manager.

Action: Moved, seconded, carried (Tretheway/Cohn) to adopt Redevelopment Agency Resolution No. 2006-026.

Information Reports (tem 36)

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

36. Notification of Final Map and Subdivision Improvement Agreement for Lemon Acres Subdivision (P04-021)

Location: South side of 38th Avenue between Wallace Avenue and Wilkinson Avenue

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

- a. None.

Council Comments-Ideas, Questions and Meeting/Conference Reports

a. Report Back

1. Councilmember Sheedy requested that Mayor/Council be notified of continuation of items before meeting.
2. Councilmember Cohn requested Mayor to enter the “Energy Freedom Challenge”

b. Board and Commission Appointments by Mayor Fargo

3. Sacramento Disabilities Advisory Committee
 - a. Xavia Bryant
 - b. James Warren Sanford
4. Animal Care Services Citizens Advisory Committee
 - a. Ashle T. Crocker (category C – City Appointment from the public-at-large)
5. 65th Street Redevelopment Advisory Committee
 - a. Gary Little
 - b. Chris Wilson
 - c. Betty Lopez
 - d. Dave O’Toole (replacing Linda Shafer)

Recess – at 4:45 p.m.

Reconvene –**7:00 p.m. See next page**

Reconvene –7:00 p.m.

Roll Call - 7:10 p.m. All present.

Pledge of Allegiance led by Kevin McCarty.

Special Presentations/General Communications

a) Resolution of Commendation for the Rescue of Neighbor from a House Fire

Action: Received by Fire Chief Joe Cherry, Joseph Monohan and Bernard Westrick.

City Clerk, Shirley Concolino, read into the record that the Call-up for Landmark Service Stations would not be heard, as Councilmember Fong had requested a continuance. The item will be renoticed for a future date.

Public Hearings (Item 37)

37. **Superstores (M05-025)** (Noticed on 3-30-06, passed for publication on 4-11-06, published on 4-14-06)

Location: (Citywide)

Recommendation: Conduct a public hearing and upon conclusion adopt an **Ordinance** amending Title 17 of the Sacramento City Code related to the regulation of Superstores.

Contact: Joy Patterson, Senior Planner, (916) 808-5607, Development Services.

Action: Public comment by Kevin Lostroff, Miriam Montesinos, John Getz, Bill Camp and Grantland Johnson. Moved, seconded, carried (Sheedy/Hammond; Abstain - Waters) to close the public hearing and adopt Ordinance No. 2006-027.

Staff Reports (Items 38 and 39)

38. **Housing Trust Fund Nexus Study (M05-007)**

Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing staff to 1) make minor technical fixes to the Housing Trust Fund (HTF) Ordinance and return to Council within 6 months; 2) evaluate the HTF program in context of the City's Affordable Housing Strategy and modify the program as part of the City's Housing Element update; 3) collaborate with housing advocates, the Downtown Partnership and the development community prior to changes in the fee program or fee levels; 4) share the results of the HTF Nexus Study with Sacramento Area Council of Government (SACOG), Sacramento County and other local jurisdictions and encourage their HTF levels commensurate with recent City increases; and 5) research the development of a region-wide HTF program in conjunction with SACOG and member jurisdictions.

Contact: Jim McDonald, AICP, Senior Planner, (916) 808-5723, Desmond Parrington, Associate Planner, (916) 808-5044, and Cindy Cavanaugh, Assistant Director, SHRA, (916) 440-1399 ext. 1403, Development Services Department.

Public comment by Ardie Zahedani, John Foley and Ethan Evans.

Action: Moved, seconded, carried (Tretheway/Fong) to adopt Resolution No. 2006-268 with the addition that mixed use projects within areas of infill have alternative ways of meeting the requirements.

Staff Reports (continued from previous page)

39. Condominium Conversion Ordinance Workshop (M05-087)

Location: (Citywide)

Recommendation: Direct staff to evaluate the Condominium Conversion Ordinance and any changes to the ordinance in the context of the City's Housing Element and City's housing goals which include: 1) following the evaluation, prepare ways of streamlining the current Condominium Conversion Ordinance; 2) investigate ways of ensuring that low-income and other "special category" (e.g., persons with disabilities, elderly, etc) tenants are not adversely affected; 3) assess the feasibility of requiring units that are converted are brought up to current code standards; 4) investigate the use of annual limits or other mechanisms to ensure there is a sufficient supply of rental housing; 5) work with housing advocates, the Downtown Partnership, and the development community to solicit input on revisions to the ordinance; and 6) return to Council within six months to a year with a set of amendments to the Ordinance.

Contact: Jim McDonald, AICP, Senior Planner (916) 808-5723, Desmond Parrington, Associate Planner, (916) 808-5044, Development Services Department.

Public comment by Ethan Evans, John Foley, Greg DeGiepe and Ardie Zahedani.

Action: Directed staff to return with a report incorporating Council suggestions.

Public Comments- Matters Not on the Agenda

a. Constance Anderson – Emergency evacuation policy concerns

Council Comments-Ideas, Questions and Meeting/Conference Reports

Mayor Fargo report on her and Councilmember Tretheway's trip to Dublin, Ireland (AB1234 compliance)

Adjourned – 10:30 p.m.