



**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, Vice-Mayor, District 4
Lauren Hammond, District 5
Kevin McCarty, District 6
Robbie Waters, District 7
Bonnie Pannell, District 8

Summary

Tuesday, October 10, 2006

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)

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SUMMARY

Tuesday, October 10, 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- 12:00 noon

Roll Call - 1:00 p.m. Councilmember Pannell absent

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

Recess to Closed Session

City Council

- 1) Pursuant to Government Code section 54956.9(a), for a matter pertaining to pending litigation: Smith v. City of Sacramento; Worker's Compensation Appeals Board Case No. SAC 254622.

Sacramento Housing and Redevelopment Agency

- 2) Pursuant to Government Code section 54957.6 to discuss matters pertaining to negotiations with recognized employee organizations: American Federation of State, County and Municipal Employees. The purpose is to confer with the Agency's chief negotiators Anne M. Moore, James Shields, Dee Contreras, Veronica Busby and Shelle Dozier.

Reconvene to Open Session – 2:00 p.m.

Roll Call – 2:07 p.m. Councilmember Pannell absent.

Closed Session Report

The City Attorney shall determine if any actions taken by the City Council or legislative bodies in Closed Session shall require a reporting on those actions as required by Law (Government Code §54957.1 (a) (3) (B)).

Special Presentations/General Communications

- a. **Sister Cities International 50th Anniversary**
Action: Presented to Starr Hurley
- b. **Recognition of Virginia Mueller**
Action: Presented to Virginia Mueller
- c. **Local Government Leadership Awards**
Action: Presented to former Mayors Jimmie Yee and Anne Rudin

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

Consent Calendar (Items 1 - 20)

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 (Waters/McCarty; Absent – Pannell) to adopt the Consent Calendar in one motion except as indicated.

1. Approval of Minutes for September 26, 2006

Location: (Citywide)

Recommendation: Approve afternoon and evening City Council, Redevelopment Agency and Housing Authority Minutes for September 26, 2006.

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

Action: Approved recommendation.

2. Agreement: Sacramento County Hazardous Materials Response Team

Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to sign an amended Hazardous Material Response Team agreement with the County of Sacramento and reduce the fiscal year 2006/07 revenue budget.

Contact: Ed Vasques, Assistant Chief, (916) 264-7522, Fire Department.

Action: Adopted Resolution No. 2006-719. AG 2006-1086

3. Agreement/Contracts: Granite Regional Park 24/7 All-Weather Soccer Field Project (CIP LV98) [2/3 Vote Required]

Location: Granite Regional Park (District 6)

Recommendation: Adopt a **Resolution:** 1) suspending competitive bidding in the best interests of the City for the installation of artificial turf for the project; 2) authorizing the City Manager to execute a contract for the purchase and installation of the artificial turf field with FieldTurf in an amount not to exceed \$430,656.00; 3) authorizing the City Manager to execute an agreement to purchase field lighting for the project from Musco Lighting in an amount not to exceed \$134,687.50; 4) suspending competitive bidding in the best interests of the City for the purchase of the artificial turf drainage system for the project; and 5) authorizing the City Manager to execute an agreement for the artificial turf drainage system for the project to JSP Specialty Foams, LLC, in an amount not to exceed \$178,790.22.

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

Action: Adopted Resolution No. 2006-720. 2) CO 2006-286; 3) AG 2006-1087; 5) CO 2006-287

4. Agreement: Sacramento Police Air Support Unit

Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute a 36-month lease agreement with McClellan Park for hangar and office space for the Sacramento Police Air Support Unit in an amount not to exceed \$195,000 for the duration of the lease.

Contact: Bill Beermann, Lieutenant, (916) 433-0714, Police Department.

Action: Adopted Resolution No. 2006-721 AG 2006-1088

5. Public Transportation Security for Police Services

Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to accept and approve public transportation security agreements with Sacramento Regional Transit and modify the externally funded program budgets in accordance with the agreements.

Contact: Brian Louie, Captain, (916) 433-0701, Police Department.

Action: Adopted Resolution No. 2006-722

6. Agreement/Supplemental Agreement: Tower Bridge Pedestrian/Bicycle Improvements Project (PN: HC06)

Location: Capitol Mall (State Route 275) at Sacramento River (District 1)

Recommendation: Adopt a **Resolution:** 1) rejecting all bids received on September 20, 2006 for the project; 2) authorizing and directing the City Manager to execute a Construction Management Services agreement with TRC Imbsen in the amount of \$928,265 for project; 3) authorizing and directing the City Manager to execute Supplemental Agreement No. 6 in the amount of \$125,000 with Parsons Brinkerhoff Quade and Douglas; and 4) resetting the City Manager's Supplemental Agreement authority.

Contact: Nader Kamal, Special Projects Engineer, (916) 808-7035; Jon Blank, Supervising Engineer, (916) 808-7914, Department of Transportation.

Action: Adopted Resolution No. 2006-723. 2) AG 2006-1089

7. Supplemental Agreement: General Plan Update (M06-046)

Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute the Supplement No. 5 to City Agreement No. 2004-0120 with EIP Associates in the amount of \$352,162 to fund additional General Plan land use analysis and outreach work.

Contact: Tom Pace, Interim Principal Planner, (916) 808-6848; Desmond Parrington, Associate Planner, (916) 808-5044, Planning Department.

Action: Adopted Resolution No. 2006-724

8. **Contract: “L” Street Barge Replacement – Delivery, Installation and Disposal Project (KE21)**
Location: Old Sacramento Waterfront at “L” Street (District 1)
Recommendation: Adopt a **Resolution:** 1) rejecting the original bid received from Powell and Sons Construction on July 12, 2006; 2) accepting SGC Construction, as the low, responsible bidder for the project; 3) transferring \$150,000 from the City Facility Deferred Maintenance project (CE21) to the project; 4) awarding SGC Construction the construction contract for the “project; and 5) authorizing the City Manager to execute a construction contract in an amount not to exceed \$399,843.
Contact: Mike George, Associate Architect, (916) 808-8433; Yadi Kavakebi, Senior Architect, (916) 808-8432, General Services Department.
Action: Adopted Resolution No. 2006-725. CO 2006-283
9. **Contract: Old Sacramento Garage Painting Project [2/3 Vote Required]**
Location: Old Sacramento Garage (District 1)
Recommendation: Adopt a **Resolution** 1) suspending competitive bidding for the Old Sacramento Garage Painting Project in the best interests of the City; and (2) approving the contract plans and specifications, and awarding the contract to Rozakis Restoration for an amount not to exceed \$168,000.
Contact: Howard Chan, Parking Services Manager, (916) 808-7488, Transportation Department.
Action: Adopted Resolution No. 2006-726. CO 2006-284
10. **Contract: Arden Way Streetscape Improvements Project (PN: TH06)**
Location: Arden Way between the Capital City Freeway (I-80) and Ethan Way (District 3)
Recommendation: Adopt a **Resolution** 1) approving the contract plans and specifications for the project; 2) awarding the contract to Gold Valley Construction for an amount not to exceed \$152,850, and 3) appropriating \$17,377 (209-710-7012) from Major Street Construction Contingency to the project.
Contact: Zuhair Amawi, Associate Civil Engineer, (916) 808-7620; Jon Blank, Supervising Engineer, (916) 808-7914, Transportation Department.
Action: Adopted Resolution No. 2006-727. CO 2006-285
11. **Natomas Central Community Facilities District (CFD) No. 2006-02**
Location: North Natomas – Southwest corner of Del Paso Road and El Centro Road (District 1)
Recommendation: Adopt 1) a **Resolution** approving the bond counsel agreement for legal services; 2) a **Resolution** of intention to levy a special tax, approve the boundary map, and set the public hearing date for November 14, 2006; 3) a **Resolution** of intention to incur bonded indebtedness.
Contact: Bob Cooper, Senior Engineer, (916) 808-5778; Mark Griffin, Fiscal Manager, (916) 808-8788
Action: Adopted Resolution Nos. 2006-728, 2006-729 and 2006-730 .

- 12. Pass For Publication: Dunmore-Jessie Residential Project (P04-079)**
Location: Jessie Avenue and May Street (District 2)
- Recommendation:** 1) Review an Ordinance amending the districts established by the Comprehensive Zoning Ordinance Title 17 of the City Code; 2) pass for publication of title as required by Sacramento City Charter 32c to be adopted on October 17, 2006; 3) review a Resolution approving the Negative Declaration and Mitigation Monitoring Plan; 4) review a Resolution adopting the General Plan Amendment; 5) review a Resolution adopting the North Sacramento Community Plan amendment; and 6) review a Resolution adopting the Inclusionary Housing Plan to allow the development of the project.
- Contact:** Michael York, Associate Planner, (916) 808-8239; Gregory Bitter, Senior Planner, (916) 808-7816, Development Services Department.
- Action:** Approved recommendation.
- 13. Pass for Publication: Brownstones (P05-207)**
Location: 2014 T Street, SW corner of 21st and T Street. Sacramento City Unified School District (District 3)
- Recommendation:** Review 1) a Resolution approving an exemption under the California Environmental Quality per CEQA Guidelines section 15332, 2) a Resolution amending the Central City Community Plan, 3) an Ordinance amending the Comprehensive Zoning Ordinance; and 4) Pass for Publication the Ordinance title as required by Sacramento City Charter 32c to be adopted October 17, 2006.
- Contact:** Evan Compton, Assistant Planner, (916) 808-5260; Jeanne Corcoran, Senior Planner, (916) 808-5317, Development Services Department.
- Action:** Approved recommendation.
- 14. Pass for Publication: Sacramento Marina Ordinance Amendments and Fee Report**
Location: 2710 Ramp Way (District 4)
- Recommendation:** Review 1) an Ordinance amending Chapter 12.76 of the Sacramento City Code relating to the Sacramento Marina and Special Use Areas; 2) a Resolution amending the Fees and Charges report; and, 3) Pass for publication the Ordinance title as required by Sacramento City Charter 32c to be adopted October 17, 2006.
- Contact:** Barbara Bonebrake, Department Director, (916) 808-8225, Convention, Culture and Leisure Department.
- Action:** Approved recommendation.

15. **August 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 City Treasurer.
Action: Receive and file.
16. **Purchase: Police Helicopter Fuel [2/3 Vote Required]**
Location: (Citywide)
Recommendation: Adopt a **Resolution** 1) suspending formal competitive bidding; and 2) authorizing the fuel purchases from the 60th Mission Support Branch of the U.S. Air Force in a total amount not to exceed \$150,000 per fiscal year for up to five (5) years
Contact: Bill Beermann, Lieutenant, (916) 433-0714; Jim Maccoun, Lieutenant, (916) 433-0866, Police Department.
Action: Adopted Resolution No. 2006-731
17. **Purchase: Self-Contained Breathing Apparatus Equipment**
Location: Sacramento Regional Urban Area
Recommendation: Adopt a **Resolution** authorizing the City Manager to purchase self-contained breathing apparatus (SCBA) equipment from Fisher Scientific, LLC, through a cooperative purchasing agreement up to \$1,500,000.
Contact: Milt Nenneman, Lieutenant, (916) 264-5696, Police Department.
Action: Adopted Resolution No. 2006-732
18. **Annexation No. 13 to the North Natomas Neighborhood Landscaping Community Facilities District (CFD) No. 99-02 (Hamptons 6 & 7)**
Location: North Natomas (District 1)
Recommendation: Adopt a **Resolution** initiating the CFD annexation process and setting a time and place for a Public Hearing, November 14, 2006.
Contact: Ron Wicky, Program Specialist, (916) 808-5628; Mark Griffin, Fiscal Manager, (916) 808-8788, Planning Department.
Action: Adopted Resolution No. 2006-733
19. **Grant: Docks Area Project**
Location: Sacramento Riverfront, north of the Marina/Miller Park, west of the Interstate 5, south of Capitol Mall and east of the Sacramento River. (District 4)
Recommendation: Adopt a **Resolution** authorizing the City Manager to 1) submit applications for funding from Caltrans for community-based planning grants for the project including the extension of the riverfront parkway into Miler Park and/or urban design guidelines for the Docks Area, 1) take all necessary steps to secure the grant funds from Caltrans to provide funds for the project; and c) accept a grant of up to

\$250,000 for each grant awarded by Caltrans, and for the City Manager, or his designee to conduct all negotiations, execute and submit all documents with Caltrans, including but not limited to contracts, subcontracts, applications, agreements, extensions, renewals, payment requests and amendments of funding provided by Caltrans, which may be necessary for the completion of the project.

Contact: Laura Sainz, Senior Economic Development Project Manager, 808-2677; Leslie Fritzsche, Downtown Development Manager, 808-5450

Action: Adopted Resolution No. 2006-734 as amended.

20. **(Redevelopment Agency) Deed Restriction in the Docks Area**

Location: 1920 Front Street along the eastern bank of the Sacramento River, north of the Marina/Miller Park, west of Interstate 5 and south of Capitol Mall (District 4).

Recommendation: Adopt a Redevelopment Agency **Resolution** approving the proposed deed restriction for 1920 Front Street.

Contact: Laura Sainz, Senior Economic Development Project Manager, (916) 808-2677; Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Economic Development Department.

Action: Adopted Redevelopment Agency Resolution No. 2006-052

Public Hearings (Item 21 and 22)

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

21. **6681 Pocket Road at Blackbird Lane (P06-061)** (Passed for Publication on 10-03-06, Published on 10-06-06)

Location: 6681 Pocket Road at Blackbird Lane (District 7)

Recommendation: Adopt 1) a **Resolution** approving the Environmental Exemption per the California Environmental Quality Act Section 15301, 2) a **Resolution** adopting the Pocket Community Plan Amendment, 3) an **Ordinance** amending the Comprehensive Zoning Ordinance

Contact: Robert W. Williams, Assistant Planner, (916) 808-7686; Tom Buford, Senior Planner, (916) 808-7931, Development Services Department.

Action: No public comment. Moved, seconded, carried (Waters/McCarty; Absent - Pannell) to close the public hearing and adopt Resolution Nos. 2006-735, 2006-736 as amended, and Ordinance No. 2006-055 as amended.

22. **(City Council/Redevelopment Agency) Disposition and Development Agreement for 3801 Marysville Boulevard and Related Loan Agreement and Budget Amendment** (Noticed on 9-26-06 and 10-3-06)

Location: Del Paso Heights Redevelopment Area (Council District 2)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a City **Resolution** approving the Agency's sale of the property; and 2) an Agency **Resolution** authorizing the Executive Director or her designee to: Amend the Agency budget to appropriate \$1,500,000 from Del Paso Heights tax-exempt bond proceeds to the Del Paso Heights Center project and provide this funding to the Developer in the form of a forgivable loan; Execute a Disposition and Development Agreement (DDA) and related documents to transfer the Agency's property at 3801 Marysville Blvd to

Johnson-Warren Partners, LLC (Developer) for development of the Del Paso Center building.

Contact: Christine Weichert, Assistant Director, Community Development, (916) 440-1353 Greg Ptucha, Management Analyst, Community Development, (916) 440-1399 x1249, Sacramento Housing and Redevelopment Agency.

Action: No public comment. Moved, seconded, carried (Sheedy/Tretheway; Absent - Pannell) to close the public hearing and adopt City Resolution No. 2006-737 and Redevelopment Agency Resolution No. 2006-053.

Staff Reports (Item 23 - 28)

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

23. Sacramento Public Library Authority Facility Master Plan 2007-2025

Location: (Citywide)

Recommendation: Provide feedback and recommendations on the draft of Sacramento Public Library Authority Facility Master Plan 2007-2025.

Contact: Anne Marie Gold, Library Director, (916) 264-2830, Sacramento Public Library.

Action: Approved recommendation.

24. SRO (Single Room Occupancy) Preservation and Replacement Action Plan

(Passed for Publication on 9-26-06, Published on 9-29-06)

Location: (Citywide)

Recommendation: Adopt 1) an **Ordinance** amending Chapter 18.20 of the Sacramento City Code relating to conversion or demolition of downtown residential hotels and replacement housing requirements, 2) adopt a City **Resolution** directing the City Planning Department to prepare for Council consideration an amendment to the Housing Element to add a program and action plan for development of new efficiency apartments; and 3) a Redevelopment Agency **Resolution** approving an action plan for SRO rehabilitation/preservation and/or development of efficiency apartments

Contact: Nancy Conk, Director of Housing Policy and Development, (916) 440-1310, Jim Hare, Assistant Director of Housing Policy and Development, (916) 440-1313, Sacramento Housing and Redevelopment Agency.

Action: Public comment given by John Foley, Terelle Terry, Ethan Evans, and Charlotte Delgado. Moved, seconded, carried (Tretheway/Sheedy; Absent – Pannell) to adopt Ordinance No. 2006-056 as amended, Resolution No. 2006-738 and Redevelopment Agency Resolution No. 2006-054

25. City Positions on November 2006 State Ballot Measures

Location: (Citywide)

Recommendation: Forward the city positions approved by the Law & Legislation Committee for propositions on the November 2006 state ballot for consideration and action by the Mayor and City Council. This report also forwards a **Resolution** supporting Propositions 1A, 1B, 1C, 1D, 1E, 83, 84, 86, 87 and opposing Propositions 85 and 90 for consideration and action by the Mayor and City Council.

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

Action: Moved, seconded, carried (McCarty/Tretheway; Absent – Pannell) to adopt Resolution No. 2006-739.

26. Presentation: Sister Cities Council of Sacramento Activities [Oral Report]

Location: (Citywide)

Recommendation: Receive and file.

Contact: Mercedes Azar, Operations Manager (916) 808-5407, Mayor/Council Office.

Action: Report given by Starr Hurley. Receive and file.

27. Presentation: Northern California World Trade Center [Oral Report]

Location: (Citywide)

Recommendation: Receive and file.

Contact: Mercedes Azar, Operations Manager, (916) 808-5407, Mayor/Council Office.

Action: Report given by Michele Gault. Receive and file.

28. Park Maintenance Service Delivery Options for FY 2006-07 (Continued from 9-26-06)

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) authorizing the Director of the Department of Parks and Recreation to continue use of contracting for park maintenance for new parks; and 2) directing staff to report back at midyear to address potential funding issues related to maintaining new parks.

Contact: Robert J. Fleming, Park Operations Manager, (916) 808-6301; Wally Cole, Administrative Officer, (916) 808-6203, Parks and Recreation Department.

Action: Public comment given by Marcia Mooney. Moved, seconded, carried (Sheedy/Cohn; Absent – Pannell) to adopt Resolution No. 2006-740 as amended.

Information Reports (Item 29 - 31)

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

29. Notification of Final Map and Subdivision Improvement Agreement for Q Street Villas (P03-044)

Location: South side of Q Street East of 23rd Street (District 3)

Recommendation: Receive and file.

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

Action: Received and filed

30. **Notification of Final Map and Subdivision Improvement Agreement for Alchemy R Street (P04-156)**
Location: North side of R Street between 26th and 27th Streets (District 3)
Recommendation: Receive and file.
Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Development Services Department.
Action: Received and filed
31. **Notification of Final Map and Subdivision Improvement Agreement for The Hamptons Village 6 (P030-158)**
Location: Southeast corner Club Center Drive and Kankakee Drive (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 - None**
- b. **Report Backs – None**
- c. **Meeting/Conference Reports – None**

Recess – 4:25 p.m.

Reconvene –7:00 p.m.

Roll Call - 7:10 p.m. Councilmember Pannell absent

Pledge of Allegiance - led by Troop 222.

Special Presentations/General Communications

- a. **Resolution recognizing League of Sacramento Theaters**
Action: Presented to Kathy Fleming.

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

Staff Reports (Item 32-and 33)

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

32. Communications Center Staffing (Continued from 10-3-06)

Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing 1) an increase in the number of full time equivalents (FTE) Dispatcher I/II positions with the Police Department by 47; and 2) the Police Department to fund the costs of this staffing increase through salary savings in FY 2006/2007.

Contact: William Champion, Lieutenant, (916) 277-1750, Rick Braziel, Deputy Chief, (916) 433-0816, Police Department.

Action: Public comment given by Aaron Donato. Moved, seconded, carried (Waters/Hammond; Absent - Pannell) to adopt Resolution No. 2006-741

33. Annual Report on Living Wage Ordinance (LWO)

Location: (Citywide)

Recommendation: Receive and file.

Contact: Christopher Stewart, Procurement Services Manager (916) 808-6202, Finance Department.

Action: Receive and file.

Public Comments- Matters Not on the Agenda

a. Bill Grant – “city auditor” issues

Council Comments-Ideas, Questions and Meeting/Conference Reports

a. Board/Commission Appointments by Mayor Fargo – None

a. Report Backs

1. Cohn – wanted to clarify that council direction to Golf Division staff was to make certain that golf courses were certified by the Audabon Society.

b. Meeting/Conference Reports – None.

Adjournment 8:12 p.m. in memory of Darnell Cooley and Bill Snyder