REPORT TO COUNCIL
City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

CONSENT
January 3, 2008

Honorable Mayor and Members of the City Council,
Redevelopment Agency, Housing Authority and Financing Authority

Subject: Approval of Council Minutes.

Location/Council District: (Citywide)

Recommendation:

Approve the afternoon and evening City Council, Redevelopment Agency, Housing Authority and Financing Authority for December 4, 2007.

Contact: Shirley Concolino, City Clerk, (916) 808-7200

Presenters: None

Department: City Clerk

Division: None

Organization No: 0700

Financial Considerations: None.

Environmental Considerations: None.

Policy Considerations: None.

ESBD Considerations: Not Applicable.

Respectfully Submitted by: Dawn Bullwinkel
Dawn Bullwinkel, Assistant City Clerk

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December 4, 2007 Minutes

Minutes

Tuesday, December 4, 2007

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 - A regular meeting of the Sacramento City Council was called to order by Vice-Mayor McCarty at 2:06 p.m. on Tuesday, December 4, 2007 at the Sacramento City Hall Council Chamber. Mayor Fargo absent.

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

Consent Calendar (Items 1 - 26)

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/Sheedy; Absent – Fargo) to adopt the Consent Calendar in one motion except as indicated.

1. **Approval of Council Minutes**
   Location: (Citywide)

   Recommendation: Approve the afternoon and evening City Council, Redevelopment Agency, Housing Authority and Financing Authority Minutes for November 13, 2007.

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

   Action: Approved recommendation.

2. **Open an Application Period for Various Boards and Commissions**
   Location: (Citywide)

   Recommendation: Open an application period for: 1) Administration, Investment & Fiscal Management Board to open 12/05/07 with applications due 01/04/08; 2) Oak Park Redevelopment Advisory Committee to open 12/05/07 with applications due 01/25/08; 3) Small Business Development & Employment Advisory Board to open 12/05/07 with applications due 01/04/08; and 4) Sacramento Disabilities Advisory Committee to open 12/05/07 with applications due 01/04/08.

   Contact: Stephanie Mizuno, Assistant City Clerk, 808-8093; Ruci Katia, Deputy City Clerk, 808-7200, Office of the City Clerk.

   Action: Approved recommendation.

3. **Confirmation of Board and Commission Appointments**
Location: (Citywide)

Recommendation: Confirmation of board/commission appointments: 1) Sacramento Heritage Inc. Board of Directors – Marc De La Vergne (Category A-1), Ian Merker (Category A-2), Vivian Gerlach (Category A-4) and Lisa Ouellette (Category A-5); 2) Sacramento Youth Commission – Julian C. Nagler (Category A-5) and 3) Community Racial Profiling Commission – Daniela Lopez-Garcia (Category D-5).

Contact: Stephanie Mizuno, Assistant City Clerk, 808-8093; Ruci Katia, Deputy City Clerk, 808-7200, Office of the City Clerk.

Action: Approved recommendation.

4. **Agreement: City Annual Cost Allocation Plan**
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager to execute an agreement with Public Resource Management Group, LLC (PRM) to prepare the City's annual cost allocation plan for a total not-to-exceed amount of $180,000 ($60,000 annually) and a term limit of one year with an option to renew for two additional years and 2) authorizing the City Manager to authorize such extension(s).

Contact: Leyne Milstein, Budget Manager, (916) 808-5832; Scott Pettingell, Senior Management Analyst, (916) 808-5814, Finance Department.

Action: Adopted Resolution No. 2007-857. AG2007-1306

5. **Agreement: Sacramento Area Flood control Agency (SAFCA) Levee Maintenance Funding**
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager to enter into an agreement with SAFCA that the City of Sacramento will operate and maintain levees along the Sacramento River and South Sacramento Streams Group and that SAFCA will transfer funds annually from its Consolidated Capital Assessment District (CCAD) to fund this operation and maintenance work; and 2) amending the FY2007/08 revenue and expenditure budgets to add $410,000 from SAFCA in Fund 248 for Organization 3343.

Contact: Jeff Heard, Drainage Superintendent, 808-6955, Department of Utilities

Action: Adopted Resolution No. 2007-858. AG2007-1307

6. **Supplemental Agreement for the Field Services Computerized Maintenance Management System (CMMS)Project (ZK73)**
Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute Supplemental Agreement No. 2 to City Agreement No. 2006-0225 with Brown & Caldwell for additional work for Phase 2 in an amount not to exceed $129,403.

Contact: Dave Brent, Engineering Manager, (916) 808-1420, Dave Hansen, Supervising Engineer, (916) 808-1421, Department of Utilities.

Action: Adopted Resolution No. 2007-859.

7. **Supplemental Agreement: Sacramento Marina Renovation Project (IA66)**
Location: (District 4)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute Supplemental Agreement No. 1 to City Agreement No. 2005-0089 with Moffatt & Nichol for additional work for the design and inspection of the project in the amount of $110,000.

Contact: Clair Camper, Marina Manager, (916) 808-5712; David L. Brent, Engineering Manager, (916) 808-1420; or Andy Hunt, Supervising Engineer, (916) 808-1408, Department of Conventions Cultures and Leisure; and Department of Utilities.

Action: Adopted Resolution No. 2007-860.

8. **(City Council/Redevelopment Agency) Supplemental Agreement: Merged Downtown Advance Repayment**
Location: (Districts 1 and 4)

Recommendation: Adopt a **City Resolution** and **Redevelopment Agency Resolution** authorizing the City Treasurer and the Executive Director to execute the Second Amendment to the Merged Downtown Advance Repayment Agreement with the Redevelopment Agency and City of Sacramento.

Contact: Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Satoshi Matsuda, SHRA Director of Financial Strategies, (916) 440-1370, Economic Development Department.

Action: Adopted City Council Resolution No. 2007-861and Redevelopment Agency Resolution No. 2007-062.

9. **Contract: Integrated Pest Management Services**
Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute and award a one year contract with three one-year renewal options to Applied Pest Management, Inc., the lowest responsive and responsible bidder, to provide integrated pest management services to the City in an amount not to exceed $230,000.

Contact: Marc Robles, Program Analyst, Procurement Services, 808-6343 Chris Stewart, Procurement Services Manager, 808-6202, General Services Department.

Action: Adopted Resolution No. 2007-862. CO2007-295

10. **Contracts: Janitorial Supplies**
Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute and award a one-year contracts for the purchase of janitorial supplies to: a) Cole Supply Co. Inc. in an amount not to exceed $31,790; b) Merit Janitorial Supply in an amount not to exceed $82,903; c) S & S Supplies and Solutions in an amount not to exceed $62,093; d) Sac Val Janitorial Supply in an amount not to exceed $8,677; e) Central Sanitary Supply in an amount not to exceed $3,518.

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

Action: Adopted Resolution No. 2007-863.

11. **Contracts/Purchase: Medium Duty Trucks**
Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute and award a one-year contract with two one-year renewal options for the purchase of medium duty trucks to 1) Bonander Truck in an amount not to exceed $1,063,295; 2) Downtown Ford Sales in an amount not to exceed $1,379,746; and 3) Riverview International in an amount not to exceed $1,016,200.

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

Action: Adopted Resolution No. 2007-864.

12. **Contract: Memorial Auditorium Exterior Cleaning Project (PC71)**
Location: 1515 J Street (District 3)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute and award a contract to Rainbow Waterproofing & Restoration Co. in an amount not to exceed $132,624.

Contact: Tina McCarty, Administrative Officer, (916) 808-8220; Judy Goldbar, General Manager, (916) 808-5291, Convention, Culture and Leisure Department.

Action: Adopted Resolution No. 2007-865.

13. **Citywide Unarmed Security Guard Services Contract [2/3 Vote Required]**
(Continued from 11-27-07)
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) approving the list of unarmed security guard services contractors; 2) suspending competitive bidding; and 3) authorizing the Procurement Division to issue an invitation for bid to the eleven contractors recommended through a pre-qualification process.

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

Action: Public comment given by Charlene Patterson and Deidre Lehn. Adopted Resolution No. 2007-866 as amended.

14. **Small Business Enterprise Sheltered Market Solicitation for Office Supplies [2/3 Vote Required]**
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) suspending competitive bidding; and 2) authorizing the use of the small business sheltered market program, which restricts bidding to certified emerging and small businesses to procure selected office supplies to further the city's commitment and interest in the city's small business program.

Contact: Christopher Stewart, Procurement Services Manager, 808-6202, General Services Department.

Action: Adopted Resolution No. 2007-867.

15. **(Pass for Publication) Administrative Modifications to the City Code Sections Pertaining to Contribution Limits and Fair Campaign Practices**
Location: (Citywide)

Recommendation: 1) Review an Ordinance title amending various sections of Chapters 2.13 and 1.20 of the Sacramento City Code relating to contribution limits and fair campaign practices; and 2) pass for publication of title as required by Sacramento City Charter 32 (c) to be adopted on December 11, 2007.

Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-8093; Shirley Concolino, City Clerk, (916) 808-5442, Office of the City Clerk.

Action: Approved recommendation.

16. **(Pass for Publication) R Street Corridor SPD Amendments (M05-048)**
Location: Encompasses the fifty-four (54) blocks bounded by Q Street on the north, S Street on the south, 2nd Street on the west, and 29th Street on the east (Districts 1, 3 and 4)

Recommendation: 1) Review a Resolution approving the Mitigated Negative Declaration Addendum and Mitigation Monitoring Plan; 2) review an Ordinance adding section 17.128.035 to, and amending sections 17.128.030 and 17.128.040 of Chapter 17.128 of Title 17 of the Sacramento City Code (the Zoning Code) relating to the R Street Corridor Special Planning District; 3) pass for publication of the Ordinance title as required by Sacramento City Charter section 32(c) to be adopted December 11, 2007.

Contact: Sandra Yope, Senior Planner, (916) 808-7158; Jason Hone, Junior Planner, (916) 808-5749, Development Services Department.

Action: Approved recommendation (Kevin McCarty-Recused).

17. **Parking Restriction: 3800 Block of West Land Park Drive into the Land Park/City College Residential Permit Parking Area (L)**
Location: West Land Park Drive, west side, between 13th Avenue and Bartley Drive (District 4)

Recommendation: Adopt a **Resolution** annexing the 3800 block of West Land Park Drive into the Land Park/City College Residential Permit Parking Area (L) and prohibit all parking on Sunday and Holidays 8:00 a.m. to 11:00 p.m. except with permit.

Contact: Ramon Gibbons, Operations General Supervisor, (916) 808-5871, Transportation Department.

Action: Adopted Resolution No. 2007-868.

18. Parking Restriction: 7200 Block of Munson Way
Location: Munson Way, both sides, between Florin Road and Meadowgate Drive (District 8)

Recommendation: Adopt a **Resolution** prohibiting the parking of trailers, semi-trailers and commercial vehicles weighing over 10,000 pounds on both sides of Munson Way between Florin Road and Meadowgate Drive.

Contact: Ramon Gibbons, Operations General Supervisor, 808-5871, Transportation Department.

Action: Adopted Resolution No. 2007-869.

19. Sacramento Tourism and Business Improvement District (STBID)
Location: Cities of Sacramento, Isleton and Rancho Cordova Sacramento County (unincorporated area)

Recommendation: Adopt a **Resolution** approving the 2007-08 Budget for the Sacramento Tourism and Business Improvement District (STBID).

Contact: Steve Hammond, President & CEO, Sacramento Convention & Visitors Bureau, (916) 808-7782; Barbara Bonebrake, CC&L Director, (916) 808-8225, Convention, Culture and Leisure Department.

Action: Adopted Resolution No. 2007-870.

20. Grant: Public Safety Interoperable Communications Project
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) accepting up to $7,850,241 in grant funding from the US Department of Homeland Security and up to a cumulative total of $ 1,717,560 in matching funds from the Sacramento Regional Radio Communications System (SRRCS) and non-SRRCS members; 2) increasing the Police Department's Grant Operating and Grant Revenue budgets by $9,567,801; 3) authorizing the Chief of Police, or his authorized designee, to act as the primary fiscal agent for the distribution of the funds received from this grant and the related matching funds 4) authorizing the City Manager, Chief of Police and Deputy Chief of Police to enter into agreements or memoranda of understanding to accept and distribute the funds received from this grant and the related matching funds.

Contact: Milt Nenneman, Lieutenant, (916) 874-2176, Police Department.

Action: Adopted Resolution No. 2007-871.

21. Grant: Regional Radio Communications Interoperability [To Be Delivered]
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) accepting up to $5,737,500 in grant funding from the Federal Office of Community Oriented Policing Services (COPS) and $1,912,500 in matching funds from the Sacramento Regional Radio Communications System (SRRCS); 2) increasing the Police Department's grant expenditure and grant revenue budgets in an amount of $7,650,000.00; and, 3) authorizing the City Manager, Police Chief, and Deputy Police Chief to individually enter into agreements to accept the funds received from this grant and the related matching funds.

Contact: Jacqueline Dowden, Police Captain, (916) 277-1750, Police Department.

Action: Adopted Resolution No. 2007-872.

22. Annual Report on Residential Hotels
Location: (Citywide)

Recommendation: Receive and file.

Contact: Lisa Bates, Deputy Director, Sacramento Housing and Redevelopment Agency (SHRA), (916) 440-1316, Jim Hare, Assistant Director Housing and Community Development, SHRA, (916) 440-1313, Sacramento Housing and Redevelopment Agency.

Action: Received and filed.

23. (City Council/Redevelopment Agency) Redding Avenue Properties
Location: 3012 and 3030 Redding Avenue, 65th Street Redevelopment Project Area (District 6)

Recommendation: Adopt 1) a **City Resolution** approving the Relocation Plan for the eligible tenant of 3030 Redding Avenue (California Health and Safety Code Section 33410 et seq.); and 2) a **Redevelopment Agency Resolution** approving the Relocation Plan for 3030 Redding Avenue and the Replacement Housing Plan for the two residential units.

Contact: Lisa Bates, Deputy Executive Director, 440-1316, Chris Pahule, Assistant Director, Community Development, 440-1350, Sacramento Housing and Redevelopment Agency.

Action: Adopted City Council Resolution No. 2007-873 and Redevelopment Agency Resolution No. 2007-063.

24. (Redevelopment Agency) Acquisition of 3150 21st Avenue
Location: 3150 21st Avenue, Franklin Boulevard Redevelopment Project Area (District 5)

Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the Executive Director to 1) set just compensation at the fair market value as established by appraisal, and 2) amend the 2007 Sacramento Housing and Redevelopment Agency budget to transfer $300,000 of Franklin Boulevard 2007 non-housing tax increment funds to the project to fund all actions necessary to purchase the property.

Contact: Chris Pahule, Assistant Director, Housing and Community Development, 440-1350, Sarah Hansen, Redevelopment Manager, Housing and Community Development, 440-1399 x 1415, Sacramento Housing and Redevelopment Agency.

Action: Adopted Redevelopment Agency Resolution No. 2007-064.

25. (City Council/Redevelopment Agency/Housing Authority) 2008 Compensation and Benefit Recommendations for Unrepresented SHRA Employees
Location: (Citywide)

Recommendation: Adopt **City Resolution**, **Housing Authority Resolution** and **Redevelopment Agency Resolution** approving the 2008 Compensation and Benefit Recommendations for the Sacramento Housing and Redevelopment Agency (SHRA) Unrepresented Employees.

Contact: Anne M. Moore, Executive Director, (916) 440-1319, James Shields, Director of Administration, (916) 440-1308, Sacramento Housing and Redevelopment Agency.

Action: Adopted City Council Resolution No. 2007-874 and Housing Authority Resolution No. 2007-016 and Redevelopment Agency Resolution No. 2007-065.

26. (Redevelopment Agency) Development of Regent Place Project
Location: 3400 Stockton Boulevard and 4601 10th Avenue, Oak Park Redevelopment Area (District 5)

Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the Executive Director or her designee to execute an amendment to the Disposition and Development Agreement with Regent Development, Inc. for development of the vacant parcel to provide needed retail/commercial outlets and employment opportunities for project residents and for the community.

Contact: Lisa Bates, Deputy Executive Director, (916) 440-1330, Christine Weichert, Assistant Director, Housing and Community Development, (916) 440-1353, Sacramento Housing and Redevelopment Agency.

Action: Adopted Redevelopment Agency Resolution No. 2007-066.

Public Hearings (Item 27 - 30)

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

27. Natomas Crossing Parcel 71 (P07-060) (Passed for publication 11-6-07, published on 11-9-07, noticed on 11-21-07)
Location: Southeast corner of Tanzanite Way and East Commerce Way (District 1)

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a **Resolution** adopting the Mitigated Negative Declaration Addendum and Mitigation Monitoring Plan; 2) adopt a **Resolution** approving the Planned Unit Development Schematic Plan amendment for the Natomas Crossing PUD; and 3) adopt an **Ordinance** rezoning from Employment Center 30 Planned Unit Development (EC-30-PUD) to Single-Family Alternative Planned Unit Development (R-1A-PUD).

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

Action: No public comment. Moved, seconded, carried (Tretheway/Hammond; Absent – Fargo) to adopt Resolution Nos. 2007-875 and 2007-876 and Ordinance No. 2007-093.

28. Nomination of the Oak Park Historic District to the Sacramento Register of Historic and Cultural Resources (M07-057) (Noticed on 11-21-07, passed for publication on 11-26-07, published on 11-30-07)
Location: Oak Park, Council District 5

Recommendation: Conduct a public hearing and upon conclusion adopt an **Ordinance** placing the Oak Park Historic District in the Sacramento Register of Historic and Cultural Resources (Sacramento Register), and specifying the district's boundaries, contributing resources, significant features and characteristics.

Contact: Kathleen Forrest, Associate Planner, (916) 808-5896; Roberta Deering, Senior Planner for Historic Preservation, (916) 808-8259, Development Services.

Action: No public comment. Moved, seconded, carried (Hammond/Pannell; Absent – Fargo) to adopt Ordinance No. 2007-094.

29. McClellan Heights and Parker Homes Plan (M03-190) (Noticed on 11-16-07, passed for publication on 11-20-07, published on 11-23, 2007, continued from 11-27,07)
Location: North by Bell Avenue, the east by Winters Street, the south by Interstate 80, and the west by Raley Boulevard (District 2)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** certifying the Environmental Impact Report, adopting Findings of Fact and Statements of Overriding Consideration and adopting the Mitigation Monitoring Program for the project; 2) a **Resolution** amending the General Plan; 3) a **Resolution** amending the North Sacramento Community Plan Land Use Map; 4) a **Resolution** amending the North Sacramento Community Plan Text; 5) a **Resolution** adopting the Findings of Fact supporting Override of the airport Land Use commission Determination of Inconsistency; 6) an **Ordinance** adding Chapter 17.98 to Title 17 of the City Code establishing the McClellan Heights and Parker Homes Special Planning District; 7) an **Ordinance** amending the districts established by the Comprehensive Zoning Ordinance (Title 17 of the City Code); 8) an **Ordinance** amending Ordinance 85-049 to expand the Del Paso Heights Design Review District Boundaries; and 9) Receive and file the McClellan Heights and Parker Homes Land Use and Infrastructure Plan.

Contact: Remi Mendoza, Assistant Planner, (916) 808-5003; Jim McDonald, AICP, Senior Planner, (916) 808-5723, Planning Department.

Action: Public comment given by Chaplain Sam Arab, Paul Gaspard, John Saunders, Robert Schultz and Peggy Johnson. Moved, seconded, carried (Sheedy/Tretheway; Absent – Fargo) to adopt Resolution Nos. 2007-877, 2007-878, 2007-879, 2007-880 and 2007-881 and Ordinance Nos. 2007-095, 2007-096 and 2007-097.

30. **(City Council/Redevelopment Agency) North Sacramento and Stockton Boulevard Project Areas** (Noticed on 11/27/07)
Location: North Sacramento Redevelopment Area, District 2 and City/County Stockton Boulevard Redevelopment Area (District 6)

Recommendation: Conduct a public hearing and upon conclusion, 1) adopt a **Redevelopment Agency Resolution** authorizing a) the project areas to enter into new loan agreements with the Sacramento County Public Financing Authority, b) the approval of the First Amendment to the Stockton Boulevard Advance Repayment Agreement, and c) releasing the Preliminary Official Statement for the portion related to the North Sacramento and Stockton Boulevard; 2) adopt a **City Resolution** a) approving the 2007 North Sacramento Loan in the amount not to exceed $23 million to be made with respect to the North Sacramento Redevelopment Project, b) approving the 2007 Stockton Boulevard Loan in the amount not to exceed $26 million to be made with respect to the Stockton Boulevard Redevelopment Project, and c) approving the First Amendment to the Stockton Boulevard Advance Repayment Agreement.

Contact: Satoshi Matsuda, Director of Financial Strategies, (916) 440-1370, Chirs Pahule, Assistant Director of Housing and Community Development, (916) 440-1350, Sacramento Housing and Redevelopment Agency.

Action: No public comment. Moved, seconded, carried (Sheedy/Hammond; Absent – Fargo) to adopt Redevelopment Agency Resolution No. 2007-067 and City Resolution No. 2007-882.

Staff Reports (Item 31 - 33)

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

31. **Community Reinvestment Capital Improvement Program (CRCIP) and 2006 Capital Improvement Revenue Bonds (2006 CIRBs)**
Location: (Citywide)

Recommendation: 1) Accept the CRCIP status report; and 2) adopt a **Resolution** authorizing: (1) the defunding of the California Indian Heritage Center (CIHC) project (KD61) and returning $6.0 million to the CRCIP project contingency; (2) the rejection of all purchase proposals for the two adjacent parcels located at the southwest corner of Capitol Mall and Third Street (collectively known as Lot X) and removal from the market; (3) the allocation of $15 million from CRCIP project contingency to the Crocker Art Museum Expansion and Renovation Project (CF60) in exchange for the Crocker Art Museum Association's (CAMA) interest in Lot X; (4) the allocation of $975,000 in CRCIP project contingency to the George Sim Community Center project (BC41); (5) the allocation of $1.5 million in CRCIP project contingency to the Valley Hi/North Laguna Library project (QA36); and (6) staff to proceed with the construction document phase of the Studios for the Performing Arts (Studios) project (BC36).

Contact: Marty Hanneman, Assistant City Manager, 808-7138; Thomas Berke, Interim City Treasurer, 808-5168, City Manager's Office/City Treasurer's Office

Action: Moved, seconded, carried (Fong/Pannell; Absent – Fargo) to adopt Resolution No. 2007-883 as amended.

32. Agreement/Contract/Supplemental Agreement: Crocker Art Museum Expansion and Renovation Project (CF60)
Location: 216 O Street (District 1)

Recommendation: Adopt 1) a **Resolution** a) approving the Project Budget b) directing staff to implement the construction-funding strategy; c) authorizing the City Manager to execute the Supplement No. 2 to City Agreement number 2002-0215; d) authorizing the City Manager to execute loan and security agreements with CAMA related to a $12 million Community Reinvestment Capital Improvement Program ("CRCIP") bond proceeds loan; e) appropriating $100,000 from City Facilities Deferred Maintenance Capital Improvement Project (CE21); and f) authorizing the City Manager to recognize cash contributions deposited into the Crocker Construction Fund (Fund 717) received from the CAMA and adjust the project budget for these contributions; and 2) a **Resolution** a) approving the guaranteed maximum price (GMP) in an amount not to exceed $74,489,026; b) authorizing the City Manager and CAMA to execute the Construction Phase Amendment with the Construction Manager, Rudolph & Sletten, Inc., in an amount not-to-exceed the GMP; c) increasing the maximum amount for change orders that may be approved by the City Manager from $100,000 to $250,000; and d) authorizing the City Manager to execute assignments of the construction phase portions of CAMA's agreements with the Project Architect and Project Archeologist from CAMA to City.

Contact: Gus Vina, Assistant City Manager, (916) 808-5704; and Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

Action: Public comment given by Tom Weborg. Moved, seconded, carried (Tretheway/Fong; Absent – Fargo) to adopt Resolution Nos. 2007-884 and 2007-885 as amended.

Information Reports (Items 33)

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

33. Report Back: Department of General Services Emergency Contracts
Location: Citywide

Recommendation: Receive and file.

Contact: Cynthia Kranc, Facilities Manager, 808-2258, General 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 - None.
b. Report Backs - None.
c. Meeting/Conference Reports – None

Closed Session

City Council

a) **Pursuant to Government Code section 54956.9(a), for a matter pertaining to pending litigation. Environmental Council of Sacramento et al. v. Sacramento Local Agency Formation Commission et al., Sacramento County Superior Court Case No. 07CS01411.**

b) **Pursuant to Government Code section 54956.9(c), pertaining to the initiation of litigation. One potential case.**

Action: Councilmember Cohn (Recused)

c) **Pursuant to Government Code section 54956.8, for a matter pertaining to real property negotiations. Authorization to negotiate with Steve Ayers of Armour Steel Co. for a lease amendment on the real property located at North 7th and B Streets (Assessor Parcel Numbers 001-0031-001 and 002-0010-006). The purpose is to confer with the City's chief negotiators, Rhonda Lake and Marty Hanneman, regarding the price, terms and conditions of the lease amendment.**

d) **Pursuant to Government Code section 54957.6, to discuss matters pertaining to negotiations with recognized employee organizations: Sacramento Area Fire Fighters, Local 522. The purpose is to confer with the City's Chief Negotiators, Dee Contreras and Ed Takach.**

Action: Withdrawn.

Recess to Closed Session – 4:05 p.m.

Reconvene – 6:00 p.m.

Roll Call - A regular meeting of the Sacramento City Council was called to order by Vice-Mayor McCarty at 6:10 p.m. on Tuesday, December 4, 2007 at the Sacramento City Hall Council Chamber. Mayor Fargo absent.

Pledge of Allegiance – led by City Manager Ray Kerridge.

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)).

Closed Session Item (b)
Pursuant to Government Code section 54956.9(c), pertaining to the initiation of litigation. One potential case.

Action: (Fargo-Absent; Cohn-Recused). Unanimously approved and authorized the City to become a party to the CPUC proceedings brought by the Sacramento Natural Gas Storage LLC.

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

Public Hearings (Items 34 - 35)

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

34. **Northgate 880 / Panhandle (M05-031 / P05-077)** (Passed for publication on 6-12-07, published on 6-15-07, noticed on 7-19-07; continued from 6-26-07, 7-24-07, 7-31-07, 8-14-07, 9-4-07, 09-18-07,10-2-07, 10-23-07, 11-13-07)
Location: South of Elkhorn Boulevard, north of Interstate 80, west of Northgate Boulevard and Sorento Road, and east of Gateway Park Boulevard and the Northpointe Park Planned Unit Development (District 1)

Recommendation: Close the public hearing and adopt 1) a **Resolution** certifying the Environmental Impact Report and adopting the Mitigation Monitoring Program; and 2) approving the Reorganization;

M05-031 - Northgate 880:

3) a **Resolution** amending the General Plan Land Use Map; 4) a **Resolution** amending the text of the North Natomas Community Plan; 5) a **Resolution** amending the North Natomas Community Plan Land Use Map; 6) a **Ordinance** amending the Zoning Code (Sacramento City Code, Title 17); and 7) an **Ordinance** pre-zoning approximately 50 acres between Sotnip Road and Del Paso Road;

P05-077 - Panhandle:

8) an **Ordinance** approving the Development Agreement between the City of Sacramento and Dunmore Land Company, LLC., the Richter-Kazer 1993 Irrevocable Trust, BD Properties, LLC, and Tasso Peter Cononelos; 9) an **Ordinance** approving the Development Agreement between the City of Sacramento and the Marie Krumenacher Trust, the Alice Krumenacher Trust, and Vaquero Land Holdings, LLC.; 10) a **Resolution** approving the Panhandle Finance Plan; 11) a **Resolution** approving the Inclusionary Housing Plan (Panhandle North - Vaquero); 12) a **Resolution** approving the Inclusionary Housing Plan (Panhandle Central and South - Dunmore); 13) a **Resolution** approving the Inclusionary Housing Plan (Grant Joint Union High School District); 14) a **Resolution** amending the General Plan Land Use Map; 15) a **Resolution** amending the text of the North Natomas Community Plan; 16) a **Resolution** amending the North Natomas Community Plan Land Use Map; 17) an **Ordinance** prezoning the area south of Elkhorn Boulevard, north of Del Paso Road, and west of Sorento Road; and 18) a **Resolution** establishing the Panhandle Planned Unit Development (PUD); and 19) Adopt a **Resolution** denying the Appeal of the Planning Commission's approval of various entitlements and to approve the Tentative Master Parcel Maps, Tentative Subdivision Maps, and Subdivision Modifications for the Panhandle project (P05-077);

2) Continue the public hearing on the Tax Exchange Agreement to January 29, 2008.

Contact: Scot Mende, New Growth Manager, 808-4756; Arwen Wacht, Associate Planner, 808-1964, Planning Department.

Action: Moved, seconded, carried (Tretheway/Fong; Absent – Fargo) to continue to January 8, 2008.

35. Sacramento Railyards (Economic/Financial Issues) P05-097 (Noticed on 11-9-07, passed for publication on 11-20-07, published on 11-23-07) [To Be Delivered]
Location: Generally east of the Sacramento River, south of the City Water Treatment Plant and North B Street, west of 12th Street, north and west of the Alkali Flat neighborhood, north of H Street between 5th and 7th Street, and northwest of 5th & I Street (District 1)

Recommendation: Reconvene the public hearing, continued from November 20, 2007, regarding the Sacramento Railyards project and associated entitlements and consider the economic and financial issues associated with the Sacramento Railyards project and on December 11, 2007 1) adopt a City Council Resolution approving Business Terms for Sacramento Railyards Funding Agreement; 2) adopt a City Council Resolution approving Findings related to the Owner Participation Agreement Business Terms; 3) adopt a Redevelopment Agency Resolution approving the City Environmental Impact Report and Mitigation Monitoring Program and the Owner Participation Agreement Business terms; and 4) continue the public hearing to December 11, 2007.

Contact: Dave Harzoff, Economic Development Manager, (916) 808-5385; Marty Hanneman, Assistant City Manager, (916) 808-5207, Office of the City Manager and Economic Development Department.

Action: Public Comment by William Burg, Paul Watts, Andrew Jensen, Diane Buckley, Paul Boghosian, Tim Taylor, Sam K Ong, Wayne Lewis, Mary Helmich, Chris Holm, Moss Bittner, Bruce Starkweather, William Kipper, and Robin Ware. Moved, seconded, carried (Tretheway/Hammond; Absent –Fargo) to and to continue the public hearing to December 11, 2007.

Staff Reports (Item 36)

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

36. 2030 General Plan Draft Goals and Policies, and South Area Community Plan
Location: Citywide

Recommendation: Adopt a **Resolution** accepting the 2030 General Plan draft Goals and Policies and the South Area Community Plan and directing staff to proceed with the preparation of an Environmental Impact Report (EIR).

Contact: Teresa Haenggi, Associate Planner, 808 -7554; Tom Pace, Long Range Planning Manager, (916) 808-6848, Planning Department.

Action: Public comment by Vivian Gerlach, Deanna Marquart, Curtis Mackey, Dr. Jon Marshack, and Stacy Jarvic. Moved, seconded, carried (Fong/Pannell; Absent –Fargo) to adopt Resolution No. 2007-886.

Public Comments- Matters Not on the Agenda

None.

Council Comments-Ideas, Questions and Meeting/Conference Reports

a. Board/Commission Appointments - None.

b. Report Backs

1. Member Waters regarding the inclusion of animal rescue in our disaster plans.
2. Member McCarty regarding the inclusion criteria for smoke free units in City subsidized housing.

c. Meeting/Conference Reports – None.

Adjourned– 9:25 p.m.