



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

# Agenda

**Tuesday, July 21, 2009**

**City Hall-915 I Street, 1<sup>st</sup> Floor Council Chamber**

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

## CITY COUNCIL

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

## CHARTER OFFICERS

Eileen Teichert, City Attorney  
Shirley Concolino, City Clerk  
Ray Kerridge, City Manager  
Russ Fehr, City Treasurer

---

## NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard 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 available on the City's Website and located in racks inside the chamber and should be completed and submitted to the Assistant 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 and estimated time for 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 and all written material received is available at the meeting for public review.

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

Live videostreams and indexed archives of meetings are available via the internet. Visit the City's official website at <http://www.cityofsacramento.org/clerk/council-agendas/>.

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



# AGENDA

**Tuesday, July 21, 2009**

**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 - 6:00 p.m.**

**Roll Call**

**Pledge of Allegiance**

**Closed Session Report**

**Special Presentations/General Communications**

- a. **Recognition: Shirley Concolino for Achieving the Master Municipal Clerk Designation**
- b. **2010 Census Partnership**

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

**Public Comments-Matters Not on the Agenda** (2 minutes per speaker)

**Consent Calendar (Items 1 – 20)** **Estimated Time: 5 minutes**

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.

### **1. Open an Application Period for Various Boards and Commissions**

**Location:** (Citywide)

**Recommendation:** Open an application period for the 1) Utilities Rate Advisory Commission to open 07/22/09 with applications due 08/21/09; 2) Meadowview Development Committee to open 07/22/09 with applications due 08/21/09 and 3) Downtown/Riverfront Streetcar Policy Study Steering Committee to open 07/22/09 with applications due 08/14/09.

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

## Consent Calendar (Continued)

2. **(City Council, Housing Authority/Redevelopment Agency) Agency Employees in the Operations and Maintenance, and General Clerical and Service Units**  
**Location:** (Citywide)

**Recommendation:** Adopt **City Council, Housing Authority, and Redevelopment Agency Resolutions** approving the collective bargaining agreement covering Agency employees in the Operations and Maintenance, and General Clerical and Service units with American Federation of State, County and Municipal Employees (AFSCME).

**Contact:** La Shelle Dozier, Executive Director, (916) 440-1319, James Shields, Director of Administration, (916) 440-1308, Sacramento Housing and Redevelopment Agency.
  
3. **(Redevelopment Agency) Agreement: Fall 2009 Rebuilding Dreams Project**  
**Location:** Avondale and Colonial Village Neighborhoods (District 6)

**Recommendation:** Adopt a **Redevelopment Agency Resolution** authorizing the Executive Director or her designee to: 1) amend the Agency budget to transfer \$85,000 in Army Depot Development Assistance Tax Increment funds to the Fall 2009 Rebuilding Dreams Project; and 2) execute an agreement with Rebuilding Together to implement the project in an amount not to exceed \$85,000.

**Contact:** Chris Pahule, Assistant Director, Housing and Community Development, (916) 440-1350; Lisa Bates, Deputy Executive Director, (916) 440-1316, Sacramento Housing and Redevelopment Agency.
  
4. **(Redevelopment Agency) Loan and Owner Participation Agreement: Palmer Apartments Project**  
**Location:** 3131 Palmer Street (District 3)

**Recommendation:** Adopt: 1) a **Redevelopment Agency Resolution** a) authorizing the Executive Director or her designee to enter into an Owner Participation Agreement and loan agreement for up to \$950,000 with Transitional Living and Community Support, Incorporated or a related entity (Developer) for the project, and b) authorizing amendment of the Agency budget to allocate \$950,000 in City Low/Moderate Aggregated Tax Increment funds as a loan to the Developer for construction and permanent financing of the project.

**Contact:** Diane Luther, Assistant Director, Housing and Community Development, (916) 440-1362, and Christine Weichert, Assistant Director, Housing and Community Development, (916) 440-1353, Sacramento Housing and Redevelopment Agency.

## Consent Calendar (Continued)

**5. Supplemental Agreements/Agreement: Community Reinvestment Capital Improvement Program (CRCIP)**

**Location:** (Districts 1 and 3)

**Recommendation:** Adopt a **Resolution** approving and authorizing the City Manager or his designee to execute 1) Supplemental No. 1 to City Agreement 2006-0798 between the City and the Studios for the Performing Arts; 2) Supplemental No. 3 to City Agreement Number 2002-215 between the City and the Crocker Art Museum Association; 3) loan and security agreements with the Crocker Art Museum Association related to a \$10 million CRCIP bond proceeds line of credit for the construction of the Crocker Art Museum Expansion and Renovation Project

**Contact:** Barbara E. Bonebrake, Director, Convention, Culture & Leisure, (916) 808-8225; Rebecca Bitter, Program Manager, (916) 808-5047, Convention, Culture and Leisure Department.

**6. Crocker Art Museum Authorization to Deaccession Artwork**

**Location:** Crocker Art Museum (District 1)

**Recommendation:** Adopt a **Resolution** authorizing the Director of the Crocker Art Museum to: 1) deaccess five works by artist Martín Ramírez; and 2) reaccess two of the Martin Ramírez works.

**Contact:** Erin Aitali, Curatorial Assistant, (916) 808-8770, Convention, Culture and Leisure Department.

**7. Request for Proposal (RFP): Old Sacramento Solid Waste Collection and Diversion Programs (PN: P074360001)**

**Location:** Old Sacramento Historic District (District 1)

**Recommendation:** Adopt a **Resolution** approving the Solid Waste Collection and Diversion Programs RFP to provide collection service to the Old Sacramento collection district.

**Contact:** Natalie Birk, Old Sacramento Historic District Manager, (916) 808-8209, Convention, Culture and Leisure Department.

## Consent Calendar (Continued)

8. **(Pass for Publication) First Round Zoning Code Updates For 2030 General Plan Consistency and Regulatory Improvement Code Changes (M08-051)**

**Location:** (Citywide)

**Recommendation:** Review 1) a Resolution determining the project is exempt from environmental review; 2) an Ordinance amending various sections of Title 17 of the Sacramento City Code (Zoning Code) relating to land use and entitlement processing requirements to create consistency with policies and programs under the 2030 General Plan; 3) an Ordinance amending section 15.44.020 of Title 15 of the Sacramento City Code (Building Code) relating to demolition of non-historic residential structures; amending various sections of Title 16 of the Sacramento City Code (Subdivision Code) and Title 17 of the Sacramento City Code (Zoning Code) relating to land use entitlement processing; and 4) pass for publication the Ordinance titles as required by Sacramento City Charter 32(c) to be adopted July 28, 2009.

**Contact:** Sandra Yope, Senior Planner, Community Development (916) 808-7158, Jim McDonald, AICP, Senior Planner, Community Development, (916) 808-5723, Community Development Department.

9. **Infill Strategy Report**

**Location:** (Citywide)

**Recommendation:** Review and comment including recommendations on issues to address in the upcoming update of the Infill Strategy.

**Contact:** Desmond Parrington, AICP, Infill Coordinator (916) 808-5044, and David Kwong, Planning Director, (916) 808-2691, Community Development Department.

10. **(Redevelopment Agency) Administrative Matter: 800 Blocks of K and L Streets Project**

**Location:** 800-816 K Street and 809-815 L Street (District 1)

**Recommendation:** Adopt a **Redevelopment Agency Resolution** amending Redevelopment Agency Resolution 2009-036 to correct an error regarding the expiration date which states July 24, 2009 instead of August 23, 2009 of the Exclusive Right to Negotiate Agreements (ERNs) with USA Hospitality, Inc. for the project.

**Contact:** Denise Malvetti, Senior Project Manager, (916) 808-7064, Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Economic Development Department.

## Consent Calendar (Continued)

11. **Agreement: Valley Hi/North Laguna Library Project (B13000800)**  
**Location:** 7320 Cotton Lane (District 8)  
**Recommendation:** Adopt a **Resolution** authorizing the City Manager or the City Manager's designee to execute a memorandum of understanding between the City of Sacramento and the Sacramento Public Library Authority (Library Authority) to reimburse the Library Authority for the purchase of information technology software and hardware in an amount not to exceed \$400,000.  
**Contact:** Jeff Blanton, Associate Architect, (916) 808-8423, Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.
12. **Supplemental Agreement: Electronic Citywide Accounting and Personnel System (eCAPS)**  
**Location:** (Citywide)  
**Recommendation:** Adopt a **Resolution** authorizing the City Manager to execute Supplemental Agreement No. 6 to City Agreement No. 2006-1178 with Oracle, Inc., for the renewal of technical support services and software maintenance for the eCAPS system in an amount not to exceed \$568,000 for FY 2009/10.  
**Contact:** Ignacio Estevez, Program Manager, (916) 808-7349, Steve Sneed, Interim Information Technology Manager, (916) 808-7987, Information Technology Department.
13. **Agreement: Natomas Safe Routes to Schools Project (T15105000)**  
**Location:** Bannon Creek Elementary School near Bannon Creek Drive and Azevedo Drive (Jefferson Elementary School near Pebblewood Drive and Azevedo Drive, and Natomas Park Elementary School near Crest Drive and North Bend Drive (District 1)  
**Recommendation:** Adopt a **Resolution** 1) establishing the project; 2) authorizing the City Manager to execute an agreement with Natomas Unified School District to provide preliminary engineering, environmental documentation, final design, and construction for the implementation of pedestrian and bicycle improvements for the three (3) schools; 3) appropriating \$1,000,000 (Fund 3702) to the project to match the Safe Routes to Schools grant funds; and 4) directing staff to amend the Capital Improvement Program revenue and expenditure budgets to appropriate \$996,000 (Fund 3703) to the project when the federal paperwork is approved.  
**Contact:** Cecilyn Foote, Associate Civil Engineer (916) 808-6843, Ryan Moore, Supervising Engineer (916) 808-8279, Transportation Department.

## Consent Calendar (Continued)

14. **Annexation of a Portion of Capitol Avenue into the Winn Park Residential Permit Parking Area (T)**  
**Location:** South side of Capitol Avenue, from 27th to 28th Street. Council District 3  
**Recommendation:** Adopt a **Resolution** annexing the south side of Capitol Avenue, from 27th to 28th Street, into the Winn Park Residential Permit Parking Area (T) and regulate with metered “Two Hour Parking, Except with Permit”.  
**Contact:** Dean Fujimoto, Operations General Supervisor, (916) 808-5579, Transportation Department.
15. **Agreement: Sacramento Intermodal Track Relocation Project**  
**Location:** Downtown Railyards (District 1)  
**Recommendation:** Adopt a **Resolution** authorizing execution of a Possession and Use Agreement for Parcel B with S. Thomas Enterprises of Sacramento, LLC to allow the City to control over Parcel B so the City can continue necessary activity while arbitration over the property’s value continues.  
**Contact:** Jon Blank, Supervising Engineer (916) 808-7923, Fran Halbakken, Operations Manager (916) 808-7194, Transportation Department.
16. **Administrative Matter: Relocation of the Union Pacific Railroad Tracks**  
**Location:** 7<sup>th</sup> Street and I Street Bridge (District 1)  
**Recommendation:** Adopt a **Resolution** 1) correcting an error in the description of the railroad listed in Resolution 2009-359 for the authorization to apply to the California Public Utilities Commission for an order authorizing the construction of railroad crossing related to the relocation of the Union Pacific Railroad Tracks; and 2) repealing Resolution 2009-359.  
**Contact:** Jon Blank, Supervising Engineer (916) 808-7914, Transportation Department.
17. **Pocket Area Water Service Retrofit (Z14010013)**  
**Location:** Various residential and commercial properties in the City of Sacramento (District 7)  
**Recommendation:** Adopt a **Resolution** 1) approving the contract plans and specifications; and 2) awarding the contract to Navajo Pipelines, Inc. to install water meters on existing water services within the City of Sacramento for an amount not to exceed \$1,109,915.  
**Contact:** Michael Malone, Field Services Manager, (916) 808-6226, Craig Robinson, Water Distribution Superintendent, (916) 808-7334, Utilities Department.

## Consent Calendar (Continued)

18. **Contract: 12<sup>th</sup> and 13<sup>th</sup> Street Water Transmission Main Project – H Street to Q Street (Z14003800)**  
**Location:** 12<sup>th</sup> and 13<sup>th</sup> Street from H Street to Q Street (Districts 1, 3 and 4)  
**Recommendation:** Adopt a **Resolution** 1) approving the contract plans and specifications; and 2) awarding the contract to Navajo Pipeline Inc. to replace an old deteriorated pipeline to help ensure a safe and reliable water supply for an amount not-to-exceed \$ 2,091,073.  
**Contact:** David L. Brent, Engineering Manager, (916) 808-1420, Dan Sherry, Supervising Engineer, Utilities Department.
19. **Grant/Agreements: 2009-Solar America Cities Special Projects Grant Application**  
**Location:** District 4  
**Recommendation:** Adopt a **Resolution:** 1) authorizing the City Manager or authorized designee to submit an application for the 2009 Solar America Cities Special Projects Grant for an amount of up to \$400,000 for the installation of solar photovoltaic panels at the City's Department of Utilities Engineering and Administration Building; 2) appointing the City Manager and authorized designees as the City's agents with authority to conduct negotiations and execute and submit all documents, including, but not limited to, applications, contracts, amendments and payment requests, necessary to obtain the Grant funding, contingent on the City's receipt of the grant award; and 3) authorizing the City Manager to establish a grant project and related revenue and expenditure budgets for the grant amount and matching Utility funds contingent on the City's receipt of the grant award.  
**Contact:** David L. Brent, Engineering Manager, (916) 808-1420 and Rick Matsuo, Supervising Engineering Services, Utilities Department.
20. **North Natomas Library: Interfund Loan of Development Impact Fees Pending Receipt of State Grant**  
**Location:** District 1  
**Recommendation:** Adopt a **Resolution** approving an interfund loan of development impact fees as needed to continue work on the North Natomas Library pending reimbursements from State grant funds.  
**Contact:** Mark Griffin, Fiscal Manager, (916) 808-8788; Leyne Milstein, Director, (916) 808-8491, Finance Department.

## Public Hearings (Items 21 – 24)

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

- 21. Estimated Time: 30 minutes**  
**Ordinance Amendment: Chapter 5.152 to the Sacramento City Code Relating to Unattended Donation Boxes and Establish Fees Pertaining to Unattended Donation Boxes** (Passed for Publication on 7-14-09, published on 7-17, 09, Noticed on 7-16-09)  
**Location:** (Citywide)  
**Recommendation:** Conduct a public hearing and upon conclusion, adopt 1) an **Ordinance** adding Chapter 5.152 to the Sacramento City Code relating to unattended donation boxes; 2) a **Resolution** establishing permit fees and registration fees for placement of unattended donation boxes.  
**Contact:** Brad Wasson, Revenue Manager, (916) 808-5844, Finance Department, Bob Rose, Code Enforcement Manager, (916) 808-5947, Code Enforcement Department.
- 22. Estimated Time: 10 minutes**  
**Delinquent Charges – Special Assessment Liens for Sidewalk Repair on Private Property and Related Costs** (Noticed on 6-22-09)  
**Location:** (Citywide)  
**Recommendation:** Conduct a public hearing and upon conclusion, adopt a **Resolution**, placing special assessment liens on the listed properties for unpaid sidewalk repairs.  
**Contact:** Brad Wasson, Revenue Manager, (916) 808-5844, Finance Department.
- 23. Estimated Time: 10 minutes**  
**Delinquent Charges – Special Assessment Liens for Weed Abatement on Private Properties and Related Costs** (Noticed on 6-22-09)  
**Location:** (Citywide)  
**Recommendation:** Conduct a public hearing and upon conclusion, adopt a **Resolution** placing special assessment liens on the listed properties for unpaid weed abatement services.  
**Contact:** Brad Wasson, Revenue Manager, (916) 808-5844, Finance Department.
- 24. Estimated Time: 15 minutes**  
**Delinquent Utility Service Charges-Special Assessment Liens on the Properties to which the Charges are Related**  
**Location:** (Citywide)  
**Recommendation:** Conduct a public hearing and upon conclusion, adopt a **Resolution** placing special assessment liens on properties for unpaid Utility service charges.  
**Contact:** Shelle Smallwood, Account and Billing Manager, (916) 808-4928, Jamille Moens, Business Services Division Manager, (916) 808-5988, Utilities Department.

## Discussion Calendar/Staff Reports (Items 25 - 27)

Discussion Calendar items include an oral presentation including those recommending “receive and file”.

**25. Estimated Time: 20 minutes**

**Contracts: Water Meter Reading Automation [2/3 Vote Required]** (Continued from 7-14-09)

**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution 1)** authorizing the City Manager to sign a Professional Services Agreement with a) Ferguson Waterworks for software installation and training services, for a one year term in a total amount not to exceed \$35,000, b) Datamatic, LTD for web hosting services, for a two year term in a total amount not to exceed \$30,000, and c) a Software License and Maintenance Agreement with Datamatic, LTD, for a five year term in a total amount not to exceed \$96,000; 2) suspending competitive bidding, in the best interests of the City, for the purchase of the hardware and equipment for the Water Meter Reading Automation System; and 3) awarding a purchase contract for such hardware and equipment to Ferguson Waterworks, for a five year term in a total amount not to exceed \$6,519,000.

**Contact:** Michael Malone, Field Services Manager, (916) 808-6226, Thanh Vo, System Support Manager, (916) 808-7988; Elsie Fong, Program Specialist, (916) 808-

**26. Estimated Time: 10 minutes**

**City of Sacramento Investment in State of California Registered Warrants (To Be Delivered)**

**Location:** Citywide

**Recommendation:** Adopt a **Resolution 1)** approving the City Treasurer’s investment of up to \$10 million to purchase State of California registered warrants (commonly referred to as IOUs) from City of Sacramento residents and businesses and 2) authorizing an administrative fee of up to \$2.00 per transaction to offset the cost of processing the investment transfer.

**Contact:** Russell Fehr, City Treasurer and John Colville, Senior Treasury Officer (916) 808-8297, Office of the City Treasurer.

**27. Estimated Time: 45 minutes**

**Contract: Janitorial Services**

**Location:** (Citywide)

**Recommendation:** Adopt a **Resolution 1)** awarding a one year contract with two one-year renewal options to Lincoln Training Center for janitorial services in an amount not to exceed \$2,664,292 for the potential three year term; and 2) authorizing the City Manager or the City Manager’s designee to enter into such foregoing extension(s) provided that sufficient funds are available in the budgets adopted for the applicable fiscal year(s).

**Contact:** Christine Slay, Program Analyst, Procurement Services, (916) 808-6344; Christopher Stewart, Procurement Services Manager, (916) 808-6202, General Services Department.

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment