



**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
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Kevin McCarty, District 6
Robbie Waters, District 7
Bonnie Pannell, District 8

Agenda

Tuesday, November 21, 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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AGENDA

Tuesday, November 21, 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 - 12:30 p.m.

Roll Call

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

Recess to Closed Session

City Council

- a. Pursuant to Government Code section 54956.8 for a matter pertaining to real property negotiations. Authorization to negotiate with Suheil Totah of Thomas Enterprises for the acquisition of property within the Union Pacific Railyards, including all or portions of the following Assessor's Parcel Numbers: 002-0010-038, 002-0010-039, 002-0010-043, 002-0010-025, 002-0010-027, 002-0010-028, 002-0010-018, 002-0010-021, 002-0010-024 and 006-0023-006. The purpose is to confer with the City's chief negotiator, Marty Hanneman, regarding the price, terms and conditions of the acquisition.

Reconvene to Open Session – 2:00 p.m.

Roll Call

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

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

Consent Calendar (Items 1-13)

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. **(City Council/Redevelopment/Housing Authority/ Financing Authority) Approval of Minutes for November 9, 2006**

Location: (Citywide)

Recommendation: Approve afternoon and evening City Council, Redevelopment Agency, Housing Authority and Financing Authority Minutes for October 31, 2006.

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

2. **Open Application Period for Various Boards/Commissions/Committees**

Location: (Citywide)

Recommendation: Open an application period for 1) 65th Street Redevelopment Advisory to fill five (5) positions, opening November 22, 2006 with applications due December 22, 2006; 2) Ann Land/Bertha Henschel Memorial Fund Commission to fill two (2) positions, opening November 22, 2006 with applications due December 22, 2006; 3) General Plan Advisory Committee to fill one (1) position, opening November 22, 2006 with applications due December 22, 2006; 4) Board of Plumbing Examiners to fill two (2) positions, opening December 5, 2006 with applications due January 5, 2007; 5) City Planning Commission to fill three (3) positions, opening December 5, 2006 with applications due January 5, 2007.

Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-8093; Ruci Katia, Deputy City Clerk, (916) 808-7200, Office of the City Clerk.

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

3. Confirmation of Board and Commission Appointments

Location: (Citywide)

Recommendation: Confirmation of board/commission appointments for the following: 1) Oak Park Redevelopment Advisory Committee – Beth Kivel (Category D); 2) Sacramento Army Depot Redevelopment Advisory Committee – Ronald Montez (Category C); 3) General Plan Advisory Committee – Patti Uplinger (Category A6); 4) Sacramento Youth Commission – Maija Williams (Category A5); 5) Community Racial Profiling Commission – Steve Segura (Category A), Sean Coletta (Category D7) and Aaron D. Evans (Category D8); 6) Sacramento Employment and Training Agency Governing Board – Sophia Scherman (Category C).

Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-8093; Ruci Katia, Deputy City Clerk, (916) 808-7200, Office of the City Clerk.

4. Agreement: South Sacramento Reservoir Project (PN: ZL66) (Continued from 11-14-06)

Location: (Districts 7 and 8)

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager to execute a Consultant Services Agreement with West Yost and Associates for engineering services for the project for an amount not to exceed \$499,586 and 2) transferring \$4,000 (Fund 413) from the Southeast Sacramento Transmission Main Project (ZK91) to ZL66.

Contact: Dave Brent, Engineering Manager; (916) 808-1420, Dan Sherry, Supervising Engineer, (916) 808-1419, Department of Utilities.

5. Agreements: On-Call Construction Inspector List for Park Projects

Location: (Citywide)

Recommendation: Adopt a Resolution: 1) authorizing the City Manager to contract with the firms on the On-Call Construction Inspector List for Park Projects, Freitas Associates and James Bacchini and Associates, for a cumulative total not to exceed \$200,000 per consultant for the remainder of FY06-07, \$160,000 per consultant for FY07-08, and \$70,000 per consultant for July – December 2008.

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

6. Agreement: Fulton Avenue Development Project (CB33)

Location: 3701 Fulton Avenue (District 2)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute an Agreement Regarding Conditions Precedent to Lease of Land between the City and Mel Raption, Inc. for the Fulton Avenue Development Project. The City Manager may make non-substantive changes to the agreement with the approval of the City Attorney.

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

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

- 7. Agreement: South Watt Avenue and Fruitridge Road Intersection Improvements Project (PN: TR91)**
Location: Intersection of South Watt and Fruitridge Road (District 6)
Recommendation: Adopt a Resolution: 1) approving the Cooperative Agreement between the City of Sacramento and the County of Sacramento for the project and appropriating \$1,500,000 (\$1,050,000 from the County of Sacramento, and \$450,000 from the City) to the South Watt Avenue and Fruitridge Road Intersection Improvement Project (PN: TR91)
Contact: Mehrdad Nazeri, Associate Civil Engineer, 808-7460; Tim Mar, Supervising Engineer, (916) 808-7531, Department of Transportation.
- 8. Agreement: Flow Monitoring Services (XI81)** (Continued from 11-9-06)
Location: (Citywide)
Recommendation: Adopt a **Resolution** 1) authorizing the City Manager to execute an agreement with SFE Global to provide sewer flow monitoring services for an amount not to exceed \$178,000.
Contact: Dave Brent, Engineering Division Manager (916) 808-1420; Rick Batha, Supervising Engineer (916) 808-1448, Utilities Department.
- 9. Supplemental Agreement: Field Services Computerized Maintenance Management System (CMMS) Application Software Project (ZK73)** (Continued from 11-14-06) **[To Be Delivered]**
Location: (Citywide)
Recommendation: Adopt a **Resolution** authorizing the City Manager to execute Supplemental Agreement No. 1 to City Agreement No. 2006-0225 with Brown & Caldwell in the amount of \$294,632 for Phase 2 of the implementation of Azteca's Cityworks Computerized Maintenance Management System (CMMS) Application Software for the Field Services CMSS Project.
Contact: Dave Brent, Engineering Manager, (916) 808-1420, Dave Hansen, Supervising Engineer, (916) 808-1421, Department of Utilities.
- 10. Supplemental Agreement: Giant Garter Snake Habitat Impacted by the Ueda Parkway Project (CIP HB19)** (Continued from 11-9-06)
Location: Main Avenue to West El Camino Avenue Bridge (District 1)
Recommendation: Adopt a Resolution: 1) approving Supplement No. 1 to Agreement #2006-0898 with Gilsizer Slough, LLC, for an additional \$82,950 of mitigation credits for project.
Contact: J.P. Tindell, Interim Planning and Development Manager, 808-1955, Parks and Recreation Department.

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

- 11. Change Order: Sacramento Zoo Offsite Water Main Extension Project (ZL36)**
Location: (District 4)

Recommendation: Adopt a **Resolution** 1) approving Change Order No. 1 to Contract #CO 2006-149 with Camrock International, Inc., for the amount of \$26,300 for the project; and 2) transferring funds in the amount of \$15,000 from the Water Fund Base Reserve (PN: ZE46, fund 413) to the project.

Contact: David L. Brent, Engineering Manager (916) 808-1420; Dan Sherry, Supervising Engineer (916) 808-1419, Utilities Department.
- 12. Purchase: Computer Hardware for the Electronic Citywide Accounting and Personnel System (eCAPS)**
Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to purchase, through a cooperative purchasing agreement, EMC computer hardware and associated software, equipment, maintenance and installation services from Northrop Grumman Corporation using the State of California Strategic Sourcing Initiative Contract #1S-05-70-10, in an amount not to exceed \$500,000.

Contact: Jim Boyle, Senior Information Technology Project Manager, (916) 808-5005, Karl Rosander, Information Technology Manager, (916) 808-8262, Information Technology.
- 13. Waiver of Non-Compliance – Cucamonga Avenue**
Location: Granite Regional Park (District 6)

Recommendation: Adopt a **Resolution** 1) waiving non-compliance with a requirement, in City Agreement No. 2001-078, that contracts for construction of Cucamonga Avenue be awarded through formal competitive bidding; 2) approving costs of \$1,010,169 for the construction of Cucamonga Avenue; 3) authorizing the release of \$877,920 in bond proceeds as compensation for the work on Cucamonga Avenue; and 4) authorizing related financial transactions.

Contact: Mark Griffin, Fiscal Manager, (916) 808-8788, Carol Shearly, Director of Planning, (916) 808-5893, Planning Department.

[Public Hearings \(Items 14- 18\)](#)

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

- 14. Transit Village Development District Designation at Railyards** (Noticed on 11-8-06)

Location: East of Sacramento River, just north of the Central Business District in Downtown Sacramento (District 1)

Recommendation: Conduct a public hearing and upon conclusion, adopt a **Resolution** designating the Railyards as a transit village development district and declaring the Railyards Specific Plan as the Railyards Transit Village Plan.

Contact: Azadeh Doherty, Principal Planner, Dept. of Transportation, (916) 808-3137; Nedzlene Ferrario, Senior Planner, Dept. of Planning, (916) 808-7826, Planning and Transportation Departments.

[Public Hearings](#) (continued from previous page)

15. **Elmhurst Terrace (P06-071)** (Passed for Publication on 10-31-06, Published on 11-03-06) (Continued from 11-09-06)
Location: 2105 34th Street (District 5)
Recommendation: Conduct a public hearing and upon conclusion, adopt 1) a **Resolution** approving the Mitigated Negative Declaration and Mitigation Monitoring Plan, 2) a **Resolution** approving the General Plan Amendment, and 3) an **Ordinance** amending the districts established by the Comprehensive Zoning Ordinance, Title 17 of the City Code.
Contact: Antonio Ablog, Associate Planner, (916) 808-7702; Tom Buford, Senior Planner, (916) 808-7931, Development Services Department.
16. **Residential and Commercial Design Guidelines for the Del Paso Heights, North Sacramento, and Oak Park Design Review Districts** (Noticed on 11-8-06)
Location: (Districts 2,3 and 5)
Recommendation: Withdrawn by staff.
Contact: Leslie Gross, (916) 808-5881, Assistant Planner, Development Services Department.
17. **(City Council/Financing Authority/Redevelopment Agency) 2006 Capital Improvement Revenue Bonds (CIRBs), Series C & D (Noticed on 11-15-06)**
Location: 300 Richards Blvd. (District 1)
Recommendation: Conduct a public hearing and adopt 1) a City Resolution a) approving the proposed financing determining that there are significant public benefits b) a City Resolution authorizing the execution and delivery of amendments to the Leases, Purchase Contract, Continuing Disclosure Certificate, distribution of the Preliminary Official Statement and approving certain other actions in connection therewith; c) a City Resolution approving the 2006 Capital Improvement Revenue Bonds Project, Series C, D & E and establishing the Revenue and Expenditure Budget; 2) a Financing Authority Resolution authorizing the issuance, and execution and delivery of amendments to Leases, Indenture, Purchase Contract, distribution of a Preliminary Official Statement and approving certain other actions in connection therewith; and 3) a Redevelopment Agency Resolution authorizing the execution and delivery of an amendment to the Richards Boulevard and Merged Downtown Advance Repayment Agreement and approving certain other actions in connection therewith.
Contact: Thomas P. Friery, City Treasurer, (916) 808-5168; Janelle Gray, Public Finance and Banking Manager, 808-8296; Edward M. Petrella, Debt Analyst, 808-8453, Office of the City Treasurer.

Public Hearings (continued from previous page)

18. **(City Council/ Redevelopment Agency/Housing Authority) 2007 Sacramento Housing and Redevelopment Agency Proposed Budget** (Noticed on 10-30-06 and 11-06-06)

Location: (Citywide)

Recommendation: Conduct a public hearing and upon conclusion, 1) Adopt a City **Resolution** a) approving the 2007 Proposed Budget for the Sacramento Housing and Redevelopment Agency (SHRA); and b) authorizing the Executive Director to: (i) submit the Comprehensive Plan to United States Department of Housing and Urban Development (HUD); (ii) submit to HUD the Consolidated Plan and One-Year Action Plan for Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for People with AIDS (HOPWA); (iii) submit grant applications for any and all activities within the jurisdiction of SHRA; and (iv) enter into contracts, make fund transfers, transfer project appropriations, amend the SHRA Budget in accordance with the limitations of the Resolution, and undertake other actions necessary to implement the aforementioned; 2) Adopt a Redevelopment Agency **Resolution** a) approving the 2007 Proposed SHRA Budget for the Redevelopment Agency of the City of Sacramento; and b) authorizing the Executive Director to: (i) submit grant applications for any and all activities within the jurisdiction of the Agency; and (ii) enter into contracts, make fund transfers, transfer project appropriations, amend the SHRA Budget in accordance with the limitations of the Resolution, and undertake other actions necessary to implement the aforementioned; and 3) Adopt a Housing Authority **Resolution** a) approving the 2007 Proposed SHRA Budget for the Housing Authority of the City of Sacramento; and b) authorizing the Executive Director to: (i) submit the Annual Housing Operating Budgets to HUD; (ii) submit application to HUD for Capital Fund Plan funding; (iii) submit the Comprehensive Plan to HUD; (iv) submit grant applications for any and all activities within the jurisdiction of the Authority; and (vi) enter into contracts, make fund transfers, transfer project appropriations, amend the SHRA Budget in accordance with the limitations of the Resolution, and undertake other actions necessary to implement the aforementioned.

Contact: Anne M. Moore, Executive Director, 440-1333; Satoshi Matsuda, Finance Director, (916) 440-1370, Sacramento Housing and Redevelopment Agency.

Staff Reports (Items 19- 21)

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

19. **Agreements: Interim Janitorial Services and Prevailing Wage Rates**[2/3 Vote Required]

Location: (Citywide)

Recommendation: Adopt a **Resolution:** 1) authorizing the City Manager to establish prevailing wage rates for three occupational specialties; 2) suspending competitive bidding for the Janitorial Services contract to extend existing services, and award two 90 day agreements (from January 1, 2007 to March 31, 2007) to existing service providers of janitorial services; and 3) authorizing execution of two 90 day agreements (from January 1, 2007 to March 31, 2007) with existing service providers of janitorial services at existing agreement rates.

Contact: Craig Lymus, Program Specialist, (916) 808-5524, Finance Department.

20. **Agreements: Option to Purchase and Agreement of Purchase and Sale for 300 Richards Boulevard**

Location: South side of Richards Boulevard at North 3rd Street (District 1)

Recommendation: Adopt a Resolution: 1) Authorizing the City Manager to exercise the Option to Purchase with Richards Boulevard Partners and The Second Richards Boulevard Partnership for real property commonly known as the Discovery Centre located at 300 Richards Boulevard; 2) authorizing the City Manager to execute the Agreement of Purchase and Sale and Joint Escrow Instructions for 300 Richards Boulevard; and 3) authorizing the City Manager to execute such additional documents and to take such additional actions as necessary to implement the Resolution.

Contact: Marty Hanneman, Assistant City Manager, (916) 808-7508; Cynthia Kranc, Facilities Manager, 808-2258, General Services Department.

21. **Investment Report for the Quarter Ended September 30, 2006 and the Monthly Transactions for the Month Ended September 30, 2006**

Location: (Citywide)

Recommendation: Adopt a **Resolution 1)** approving the City Investment Policy and delegate investment authority to the City Treasurer for the next 12 months; and 2) accepting the Quarterly Investment Report for quarter ended September 30, 2006 and the Monthly Investment Transactions for the month ended September 30, 2006.

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

Information Reports (Items 22 - 24)

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

22. Community Racial Profiling Commission Quarterly Report (July - September 2006)

Location: (Citywide)

Recommendation: Receive and file.

Contact: James Maccoun, Lieutenant, (916) 433-0866, Police Department.

23. Notification of Final Map and Subdivision Improvement Agreement for Del Paso Nuevo Unit 5 (P05-095)

Location: Southeast corner of Ford Road and Taylor Street (District 2)

Recommendation: Receive and file.

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

24. Notification of Final Map and Subdivision Improvement Agreement for Westlake Village Greens Phase I (P04-121)

Location: South side of Bayou Road, north of Del Paso Road (District 1)

Recommendation: Receive and file.

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

Public Comments- Matters Not on the Agenda

Council Comments-Ideas, Questions and Meeting/Conference Reports

Recess

Reconvene – 7:00 p.m. (see next page)

Reconvene – 7:00 p.m.

Roll Call -

Pledge of Allegiance – Boy Scout Troop 122

Special Presentations/General Communications

a. Recycling Incentive Program Award Presentation

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

Public Hearings (Item 25)

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

25. Agreements: Operating Tour Vessels and Related Services Fees for Old Sacramento [Noticed on 11-8-06)

Location: Old Sacramento Waterfront (District 1)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** approving an agreement with Sacramento Yacht Charter LLC for the provision of Charter Services from the South Barge; 2) a **Resolution** approving an agreement with Sacramento Yacht Charter LLC for the provision of Riverboat, Water Taxi and Amphibious Trolley services; 3) a **Resolution** approving an agreement with Sacramento Yacht Charter LLC for the provision of management services for the Waterfront (docks) Area; and 4) a **Resolution** approving fees for the Waterfront/Docks Area.

Contact: Ed Astone, Manager, Old Sacramento Management Division, (916) 264-8209. Convention, Culture and Leisure Department.

Staff Reports (Item 26)

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

26. Agreement: Municipal Services Review and Environmental Impact Report

Location: Unincorporated portion of the Natomas Basin within Sacramento County adjacent to District 1.

Recommendation: Adopt 1) a **Resolution** authorizing the City Manager to execute a professional services agreement with RBF Consulting in an amount not to exceed \$570,000 for the Municipal Services Review and related Environmental Impact Report for the Natomas Joint Vision Sphere of Influence amendment, approving the appropriation of \$630,656 to fund the project and direct staff to identify a plan for cost recovery for consultant work and LAFCo fees/costs, prior to annexation; and 2) Adopt a **Resolution** initiating a Sphere of Influence amendment for the Camino Norte / Leona Circle area (Phase 1 of the Natomas Joint Vision SOI amendment).

Contact: Scot Mende, New Growth Manager, (916) 808-4756; Carol Shearly, Director of Planning, (916) 808-5893, Planning Department.

Public Comments-Matters Not on the Agenda

Council Comments-Ideas, Questions and Meeting/Conference Reports

