



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

Agenda

Tuesday, June 5, 2007

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

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

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NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the legislative bodies you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code 2.15.160).

Speaker slips are located in racks inside the chamber and should be completed and submitted to the City Clerk.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order of Agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

The Agenda provides a general description and staff recommendations; however, the legislative bodies may take action other than what is recommended. Full staff reports are available for public review on the City's website and include all attachments and exhibits. "To Be Delivered" and "Supplemental" reports will be published as they are received. Hard copies are available at the Office of the City Clerk. (25 cents per page)

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AGENDA

Tuesday, June 5, 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

Special Presentations/General Communications

- a. **Pops in the Park**
- b. **Sacramento Environmental Commission 8th Annual Recognition – Hines Corporation.**

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.

1. **(City Council/Redevelopment Agency/Housing Authority/Financing Authority) Approval of Council Minutes**
Location: (Citywide)
Recommendation: Approve the afternoon and evening City Council, Redevelopment Agency, Housing Authority and Financing Authority Minutes for May 22, 2007.
Contact: Shirley Concolino, City Clerk, (916) 808-7200, Office of the City Clerk
2. **Agreement: 20-Year Solid Waste Facilities Master Plan**
Location: (Citywide)
Recommendation: Adopt a **Resolution** 1) authorizing the City Manager to execute a Professional Services Agreement with SCS Engineers in the amount of \$197,500 to assist in the development of a 20-Year Solid Waste Facilities Master Plan; and 2) authorizing the Department of Utilities, Solid Waste Services to transfer \$197,500 from Landfill Gas Control Project (YA36) to the Solid Waste operating budget and transfer the balance of available funds to \$378,000 in YA36 to the Landfill Site Closure Project (YA06) to be available for Post Closure activities related to the 28th Street Landfill.
Contact: Edison Hicks, Integrated Waste General Manager, 808-4949, Marty Strauss, Integrated Waste Planning Supt., 808-4934, Utilities Department.

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

3. Agreements: Fulton Avenue Development Project (CB 34)

Location: 3701 Fulton Avenue (District 2)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute an agreement with Rapton Investment Group LLC, Mel Rapton Inc., and Colliers Macaulay Nicolls (California), Inc. for payment of a \$175,000 fee, payable in two phases of \$87,500 each.

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

4. Agreement: Fulton Avenue Development Project

Location: 3701 Fulton Avenue (District 2)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute a ground lease agreement with Rapton Investment Group, LLC for the project in the amount of \$1,000 per month during construction, and \$54,313 per month upon occupancy of the site.

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

5. Agreement/ Supplemental Agreement: Fulton Avenue Development Project

Location: 3701 Fulton Avenue (District 2)

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager or his designee to execute Supplemental Agreement #4 to City Agreement 2006-0606 with Baseline Environmental Consulting for an additional expenditure of \$155,663, bringing the total cost to \$451,392, and 2) authorizing the City Manager to execute an agreement with the Elsie-Gridley Wetlands Mitigation Bank and pay the permit fee of \$138,930 for the purchase of wetlands mitigation credits associated with the project.

Contact: Dean Peckham, Senior Project Manager, 808-7063, James R. Rinehart, Citywide Economic Development Manager, 808-5054, Economic Development Department.

6. Agreement: Dixieanne Park (CIP LU99)

Location: 2415 Evergreen Street (District 2)

Recommendation: Adopt a **Resolution** approving the agreement with Signature Properties for the renovation of the park.

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

7. Grant Agreements: Sacramento Emergency Clean Air and Transportation (SECAT) Program and Sacramento Metropolitan Air Quality Management District (SMAQMD) Program

Location: (Citywide)

Recommendation: Adopt 1) a **Resolution:** a) authorizing the acceptance and execution of a 2007 SECAT Program grant agreement with the Sacramento Area Council of Governments (SACOG) and SMAQMD in the amount of \$531,972 to offset a portion of the cost of purchasing 21 liquid natural gas (LNG) vehicles; b) approving

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

the establishment of a grant project; and c) establishing revenue and expenditure budgets in the amount of \$531,972; and 2) a **Resolution**: a) authorizing the acceptance and execution of a 2007 SMAQMD Program grant agreement with SMAQMD in the amount of \$277,500 for retrofitting 16 existing City diesel powered vehicles with particulate traps; b) approving the establishment of a grant project; and c) establishing revenue and expenditure budgets in the amount of \$277,500.

8. **Contract: Discovery History Museum Escalator Modernization (CE21) [2/3 Vote Required]** (Continued from 5-29-07)

Location: 101 I Street (District 1)

Recommendation: Adopt a **Resolution** 1) suspending competitive bidding in the best interest of the City; and 2) authorizing the City Manager or his designee to execute a construction contract with Kone, Inc. in an amount not to exceed \$296,480.

Contact: Tony Alexander, General Supervisor, (916) 808-6360; Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

9. **16th Cycle Household Hazardous Waste Grant Application**

Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the Department of Utilities, Solid Waste Services to submit the grant application.

Contact: Edison Hicks, Integrated Waste Planning General Manager, (916) 808-4949, Marty Strauss, Integrated Waste Planning Superintendent, (916) 808-4934, Utilities Department.

10. **Contract: Citywide On Call Overhead Door Project [2/3 Vote Required]**

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) suspending competitive bidding; and 2) approving a sole source contract with Overhead Door Company of Sacramento, Inc. for \$90,000 per fiscal year, beginning in fiscal year (FY) 2006/07 with four one-year renewal periods; and 3) authorizing the City Manager or designee to execute a sole source contract in an amount not to exceed \$90,000 per fiscal year, for a total of \$450,000 over five years with Overhead Door Company of Sacramento, Inc. for on-call overhead door installation, repair and maintenance service.

Contact: Tony Alexander, Facilities Supervisor, (916) 808-6360; Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

11. **Purchase: BMW Police Motorcycles**

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) approving the use of the Cooperative Purchase Agreement between the City of San Diego and A&S Motorcycle Parts, Inc. to purchase up to ten (10) BMW police motorcycles; and 2) authorizing the City Manager or his authorized designee, if advantageous to the City, to issue the required purchase orders under the agreement for up to ten BMW police motorcycles in an amount not to exceed \$250,000 from A&S Motorcycle Parts, Inc.

Contact: Keith Leech, Fleet Manager, 808-5869; Christopher Stewart, Procurement Services Manager, 808-6202, General Services Department.

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

12. Sewer Credits Approval: Orleans Hotel

Location: 1022 2nd Street (District 3)

Recommendation: Adopt a **Resolution** awarding a total of 18.75 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as "Orleans Hotel".

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

13. Sewer Credit Approval: L Street Lofts

Location: 1818 L Street (District 3)

Recommendation: Adopt a **Resolution** awarding a total of 69.4 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to the described project known as "L Street Lofts."

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

14. Granite Park All Weather Field Capital Improvement Project (CIP), (LW19)

Location: Granite Regional Park, Power Inn Road (District 6)

Recommendation: Adopt a **Resolution** 1) approving Option 3 of the proposed fee structure for the project; 2) establishing the project for the future replacement of the all weather sport field at Granite Park; and 3) authorizing the Finance Director to amend the project's revenue and expenditure budgets quarterly based on actual revenues collected.

Contact: Janet Baker, Operations Manager, 808-8234; Alan Tomiyama, Community Recreation Services Division Manager, 808-8958, Parks and Recreation Department.

15. Telecommunication Hardware and Network Equipment

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) approving the Cooperative Purchase Agreement of the County of Riverside with Nexus IS, and 2) authorizing the City Manager or authorized designee to issue a purchase order under said agreement for purchase of telecommunication hardware and network equipment from Nexus IS for Fiscal Year 2006/07 in an amount not-to-exceed \$1,000,000.

Contact: Karl Rosander, Information Technology Manager, (916) 808-8262, Ignacio Estevez, Program Manager, (916) 808-7349, Information Technology Department.

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

16. Revised Standard Specifications for Public Construction

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) approving the revised Standard Specifications for Public Construction; and 2) authorizing the City Manager to approve future revisions or additions to the technical specifications, Sections 10 through 38, including the Standard Drawings in accordance with the “Standard Specifications Update Procedure”.

Contact: Dave Brent, Engineering Manager, 808-1420, Andy Hunt, Supervising Engineer, 808-1408, Utilities Department.

17. Citywide Landscaping & Lighting Assessment District Budget

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) amending the assessment district budget for FY 2006/07; and 2) transferring \$308,000 from the Citywide Landscaping and Lighting Assessment District contingency to Park Maintenance and Improvements for Fiscal Year (FY) 2006/07.

Contact: Bob Cooper, Senior Engineer, (916) 808-5778; Mark Griffin, Fiscal Manager, (916) 808-8788, Planning Department.

18. Northside Subdivision Maintenance District

Location: Main Avenue between Rio Linda Boulevard and Marysville Boulevard (District 2)

Recommendation: **Adopt** 1) a **Resolution** adopting the Northside Subdivision Maintenance District Annual Budget and levy assessment for FY 2007/08; and 2) a **Resolution** amending the FY 2007/08 City Budget for the Northside Subdivision Maintenance District.

Contact: Steven Sakakihara, Administrative Technician, (916) 808-8970; Ron Wicky, Program Specialist, (916) 808-5628, Planning Department.

19. Midtown Sacramento Property and Business Improvement District (PBID) – Initiate Proceedings FY 2007/08

Location: Midtown Sacramento (Districts 1, 3, 4)

Recommendation: Adopt a **Resolution** of Intention establishing the Midtown Sacramento Property and Business Improvement District.

Contact: Sini Makasini, Administrative Analyst, (916) 808-7967; Mark Griffin, Fiscal Manager, (916) 808-8788, Planning Department.

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

20. **Citywide Landscaping and Lighting Assessment District- Initiate Annual Proceedings FY2007/08**
Location: (Citywide)
Recommendation: 1) Adopt a **Resolution** directing filing of Annual Report for fiscal year (FY) 2007/08 for the assessment district; 2) adopt a **Resolution** approving Engineer's Annual Report and Intention to Order Maintenance of Improvements for FY2007/08 for the assessment district; and 3) setting a time and place for a public hearing for June 26, 2007.
Contact: Bob Cooper, Senior Engineer, (916) 808-5778; Mark Griffin, Fiscal Manager, (916) 808-8788, Planning Department.
21. **Franklin Boulevard Property and Business Improvement District #2007-05 (PBID) – Initiate Proceedings FY2007/08**
Location: South Sacramento – Franklin Boulevard Commercial Corridor (District 5)
Recommendation: Adopt 1) a **Resolution** of Intention to renew the Franklin Boulevard PBID; and 2) a **Resolution** requesting consent of the County of Sacramento.
Contact: Salina Cheung, Program Specialist, (916) 808-5236; Mark Griffin, Fiscal Manager, (916) 808-8788, Planning Department.
22. **Florin Road Property and Business Improvement District (PBID)**
Location: Along the Florin Road corridor from west of Chandler Drive (County) to Tamoshanter Way (City) (Districts 5 and 8)
Recommendation: Adopt a **Resolution** granting consent to the County of Sacramento to include 128 parcels within the City limits in the Florin Road PBID renewal.
Contact: Salina Cheung, Program Specialist, (916) 808-5236; Mark Griffin, Fiscal Manager, (916) 808-8788, Planning Department.
23. **Neighborhood Landscaping District – Initiate Annual Proceedings**
Location: Includes 32 separate subdivisions: Chardonay, Del Paso Nuevo Units 1 & 3, Jones Ranch, Kelton and Sunrise 94, Eastland Park Village, Zorba Court, Council District 5; Elder Place, Carriage Estates, Villa Palazzo and Windemere Estates, Arlington Park 1, Arlington Park Creekside 2, 3 & 4, Brookfield Meadows #2, Cameron 5, Colony Brookfield, Jacinto Village 3, Laguna Verde 1 & 2, Laguna Parkway, Laguna Vega, Laguna Vista, Liberty Lane, Newport Cove, Regency Place, Shasta Meadows, Sheldon Farms, Sheldon Whitehouse, Stonewood and Wickford Square (Districts 2,4,5,6,7,8)
Recommendation: 1) Adopt a **Resolution** directing filing of annual report for FY 2007/08 for the landscaping district; 2) adopt a **Resolution** approving Engineer's Annual Report and Intention to Order Maintenance of Improvements for FY 2007/08 for landscaping district; and 3) setting a time and place for a public hearing for June 26, 2007.
Contact: Salina Cheung, Program Specialist, (916) 808-5236; Ron Wicky, Program Specialist, (916) 808-5628, Planning Department.

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

24. **(Pass for Publication) Morey Avenue Estates (P06-059)**

Location: 185 Morey Avenue, west of Norwood Avenue (District 2)

Recommendation: 1) Review a Resolution approving environmental exemption under the CEQA Guidelines Section 15332 (infill); 2) review an Ordinance approving a rezoning from Standard Single Family Residential (R-1) to Single Family Alternative Residential (R-1A) to develop 34 detached single-family residential units; and 3) pass for publication the Ordinance title as required by Sacramento City Charter 32c to be adopted June 12, 2007.

Contact: Jamie Cutlip, Assistant Planner, 808-8684; Stacia Cosgrove, Senior Planner, 808-7110, Development Services Department.

25. **(Redevelopment Agency) Agreement: La Valentina Development Site**

Location: 317 – 429 12th Street; 1209 E Street, Alkali Flat Redevelopment Area (District 3)

Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the Executive Director or her designee to execute an Exclusive Right to Negotiate Agreement with Domus Development, LLC for potential development on Agency-owned property adjacent to the La Valentina light rail station.

Contact: Christine Groth Weichert, Assistant Director, Community Development, (916) 440-1353; Gregory I. Ptucha, Management Analyst, (916) 440-1399 x 1249, Sacramento Housing and Redevelopment Agency.

26. **(Redevelopment Agency) Acquisition of Opportunity Site Near Swanston Light Rail Station**

Location: 1116/1120 Dixieanne Avenue, 2323 Selma Street, and 2330/2334 Lexington Street, North Sacramento Redevelopment Project Area, (District 2)

Recommendation: Adopt a **Redevelopment Agency Resolution** 1) setting fair market value for the properties as determined by an independent appraisal and purchase the properties for not substantially more than just compensation; and 2) amending the 2007 Sacramento Housing and Redevelopment Agency budget to transfer \$600,000 of the North Sacramento 80 percent Tax Increment Fund to the project to fund all actions necessary to purchase these properties; and 3) approving the environmental findings as stated in this report.

Contact: Lisa Bates, Director, Community Development, (916) 440-1322; Chris Pahule, Assistant Community Development Director, (916) 440-1350, Sacramento Housing and Redevelopment Agency.

Public Hearings (Item 27)

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

27. Annexation No. 3 to the Neighborhood Water Quality District (Sheldon 20)

(Noticed on 4-18-07)

Location: South Sacramento – Sheldon Road and Jocelyn Way (District 8)

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

Contact: Salina Cheung, Program Specialist, (916) 808-5236; Ron Wicky, Program Specialist, (916) 808-5628, Planning Department.

Staff Reports (Item 28)

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

28. Supplemental Agreement: Crocker Art Museum Expansion and Renovation Project (CF61)

Location: 216 O Street (District 1)

Recommendation: Adopt 1) a **Resolution** a) approving the Supplement No. 1 to City Agreement 2002-215 between the City and the Crocker Art Museum Association (“CAMA”); b) approving the CAMA Capital Project Phase II Business Plan; and c) authorizing the City Manager to negotiate the Community Reinvestment Capital Improvement Program (“CRCIP”) loan documents with CAMA for the financing of the project; and d) authorizing the Finance Director to establish new funds as needed to implement the Crocker Expansion Project funding plan; 2) a **Resolution** authorizing the City Manager to execute a land lease with the State of California, Department of Transportation twenty-five (25) year term; 3) a **Resolution** authorizing the construction manager, Rudolph & Sletten, Inc., to solicit bids for the project; and 4) a **Resolution** approving the naming of the new wing of the Crocker Art Museum expansion building (“Expansion Building”) the “Teel Family Pavilion”.

Contact: Gus Vina, Assistant City Manager, (916) 808-5704; Lial Jones, Crocker Art Museum Director, (916) 264-5423; Barbara Bonebrake, Convention, Culture & Leisure Director, (916) 808-8225; and Cynthia Kranc, Facilities & Real Property Manager, (916) 808-2258, Convention, Culture & Leisure, Department of General Services.

Information Reports (Items 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 Evergreen Phase I (P06-028)**
Location: Block bounded by El Camino Avenue, Dixieanne Avenue, Boxwood Street and Erickson Street (District 2)
Recommendation: Receive and file.
Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Development Services Department.
- 30. Notification of Final Map and Subdivision Improvement Agreement for The Brownstones at 21st Street (P05-207)**
Location: Block bounded by 20th, 21st T and U Street (District 4)
Recommendation: Receive and file.
Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Development Services Department.
- 31. Notification of Final Map and Subdivision Improvement Agreement for Hampton Station Unit No. 1**
Location: North side of Meadowview Road east of 29th Street (District 8)
Recommendation: Receive and file.
Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Development Services Department.

Public Comments- Matters Not on the Agenda

Council Ideas, Comments and Questions, and Meeting/Conference Reports

Recess

Reconvene – 7:00 p.m. (see next page)

Reconvene – 7:00 p.m.

Roll Call

Pledge of Allegiance

Special Presentations/General Communications

a. George H. Clark Scholarship Presentation

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

Public Hearings (Items 32 - 34)

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

32. FY2007/08 Proposed Department of Utilities Operations and Capital Improvement Budgets and Utility Rate Adjustments (Noticed 4-9-07)

Location: Citywide

Recommendation: Conduct a public hearing and upon conclusion 1) adopt a **Resolution** a) approving the expansion of the Customer Assistance Program; b) approving the Water, and Solid Waste Fee and Charge Report amendments that reflect a two-year increase of water use rates of 9 percent per year, and a two-year increase for sewer 7.2 percent in year one and 6.0 percent in year two and solid waste use rates of 8.2 percent in year one and 6.0 percent in year two for an overall effective utility rate increase of 7.08% and 5.07% percent per year; and b) staff recommends an intent motion to approve the FY2007/08 Utilities Operating Budget, as amended, and the FY2007/08 Capital Improvement Program (CIP) Budget and the 2007-2011 CIP for Utilities as amended.

Contact: Gary A. Reents, Director of Utilities, 808-1433, Charlene, McKoy, Business Services Manager, (916) 808-1462, Karen Lane, Program Manager, (916) 808-8995

33. Jackson Laboratory (Noticed on 5-22-07)

Location: (District 2)

Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** approving the issuance and sale of revenue bonds by ABAG Finance Authority for non-profit corporations in an aggregate principal amount not to exceed \$38 million to benefit the Jackson Laboratory.

Contact: Janelle Gray, Public Finance and Banking Manager, 808-8296; Karolyn Pelka, Treasury Analyst, (916) 808-6787, Office of the City Treasurer.

Public Hearings (continued from previous page)

34. Vacation: Portion of Airport Road North of Tanzanite Avenue

[Noticed on 5-23-07)

Location: Airport Road north of Tanzanite Avenue west of Machado subdivision (District 1)

Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** vacating a portion of the Public Road and Highway Easement known as Airport Road.

Contact: Jerry Lovato, Senior Engineering Technician, (916) 808-7918, Thomas Adams, Engineering Technician, (916) 808-7929., Development Services Department.

Public Comments-Matters Not on the Agenda

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment

