REPORT TO COUNCIL
City of Sacramento

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

CONSENT
September 18, 2007

Honorable Mayor and
Members of the City Council

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 September 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: Shirley Concolino
Shirley Concolino, City Clerk

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City Council
Redevelopment Agency
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CITY COUNCIL

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

CHARTER OFFICERS

Eileen Teichert, City Attorney
Shirley Concolino, City Clerk
Ray Kerridge, City Manager
Tom Friery, City Treasurer

Minutes

Tuesday, September 4, 2007

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

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

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)

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 http://www.cityofsacramento.org/webtech/streaming_video/live_council_meetings.htm .

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.

MINUTES

Tuesday, September 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 - 2:12 p.m. All present (Councilmembers Hammond and Cohn arrived at 2:17)

Special Presentations/General Communications

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

Consent Calendar (Items 1 - 14)

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/Pannell; Absent – Cohn/Hammond) to adopt the Consent Calendar in one motion except as indicated.

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 August 21, 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) North Sacramento Redevelopment Advisory Committee, to open 09/05/07 with applications due 09/21/07; 2) Del Paso Heights Redevelopment Advisory Committee, to open 09/05/07 with applications due 10/05/07 and 3) Sacramento Youth Commission, to open 09/05/07 with applications due 09/21/07.

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

   Action: Approved recommendation

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

Recommendation: Open an application period for the Sacramento Heritage, Inc. Board of Directors, to open 09/12/07 with applications due 10/12/07.

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

Action: Approved recommendation

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

Recommendation: Confirmation of board/commission appointments: 1) Sacramento Youth Commission – Arden Plumb (category A-3); 2) Sacramento Tourism Business Improvement District – Ulrich Samietz (category A).

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

Action: Approved recommendation

5. **Agreement: Sale of Easements to the Freeport Regional Water Authority Intake Facility** (Continued from 8-28-07)
Location: Between the Sacramento River and I-5, near the southern City limits, just north of the Town of Freeport (Districts 7 and 8)

Recommendation: Adopt a **Resolution** 1) conveying easements in real property to Freeport Regional Water Authority (FRWA); 2) authorizing the City Manager to execute the "Sales and Purchase Agreement" (Agreement) between the City of Sacramento and FRWA for the sale of such easements in the amount of $353,500; 3) authorizing the City Manager to execute such additional documents and to take such additional actions as necessary to implement the Agreement; 4) accepting the payment of $353,500 from FRWA as Sewer Fund (Fund 414) revenue.

Contact: Marianne Wetzel, Supervisor, Real Estate Services, (916) 808-6270; Jim Peifer, Senior Engineer, (916) 808-1416, Departments of General Services and Utilities.

Action: Adopted Resolution No. 2007-646

6. **Agreements: On-Call Consultant Services List for Park Planning and Development Services**
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) approving the On-Call Consultant Services List for Park Planning and Development Services for professional landscape architecture services for a period of three fiscal years with the option of renewing the list for up to two additional fiscal years; and 2) authorizing the City Manager to execute an agreement with a) Callander Associates Landscape Architects; b) Stantec; c) The HLA Group Landscape Architects & Planners; and d) Royston, Hanamoto, Alley, & Abey (RHAA) in a cumulative amount not to exceed $500,000 per consultant, per fiscal year.

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

Action: Continued to September 11, 2007.

7. **Agreement: Utility Billing and Payment Services**
Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute a Consultant and Professional Services Agreement with KUBRA Data Transfer West Ltd. for the installation and implementation of Utility Billing and Payment services for an amount not to exceed $4,384,000 through June 30, 2012.

Contact: Gary Reents, Director, Department of Utilities, (916) 808-1433, Jamille Moens, Program Manager, (916) 808-5988, Utilities Department.

Action: Pulled from consent by Councilmember Sheedy. Moved, seconded, carried (Sheedy/Waters) to adopt Resolution No. 2007-647.

8. **Agreement: Public Safety Radio Infrastructure Improvements for Schools [2/3 Vote Required]** (Continued from 8-28-07)
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) suspending formal competitive bidding; and 2) authorizing the City Manager to execute necessary agreement with ComTech Communications, Inc., in an amount not to exceed $291,996, for outstanding public safety radio infrastructure improvements for area schools.

Contact: Dan Hahn, Captain, (916) 808-0301; Darrell Martin, Acting Lieutenant, (916) 808-0314, Police Department.

Action: Adopted Resolution No. 2007-648

9. **Contract: Evidence Impound Vehicle Storage Services** (Continued from 8-28-07) **[To Be Delivered]**
Location: (Citywide)

Recommendation: Adopt **a Resolution** 1) authorizing the City Manager to execute a contract with Capitol City Automotive, Inc., for evidence impound vehicle storage services for one (1) year with up to four (4) one-year renewal options not to exceed $67,500 each year for the first two years and the total contract term not to exceed $358,035. Prior to exercising the options in years three, four and five staff shall report back to Council on usage increases which may affect total not to exceed amounts.

Contact: Bill Beerman, Lieutenant, (916) 808-0714, Police Department.

Action: Moved to staff reports. Moved, seconded, carried (Waters/Hammond) to adopt Resolution No. 2007-649.

10. **(Pass for Publication) Regency Park – Lot K (P07-003)**
Location: Southeast corner of Amazon Avenue and Celebration Street, Sacramento, (District 1)

Recommendation: 1) Review a Resolution approving the Mitigated Negative Declaration Addendum and Mitigation Monitoring Plan; 2) review a Resolution adopting the General Plan Land Use Map amendment; 3) review a Resolution

adopting the North Natomas Community Plan Land Use Map amendment; 4) review a Resolution approving the PUD Schematic Plan amendment for the Northpointe Park Planned Unit Development; 5) review a Resolution approving the project with a Tentative Map; 6) review an Ordinance amending the Comprehensive Zoning Code (Title 17 of the Sacramento City Code) to rezone a property from Standard Single-Family PUD (R-1-PUD) zone to Single-Family Alternative PUD (R-1A-PUD) zone; and 7) pass for publication the Ordinance title as required by Sacramento City Charter 32c and continue to September 11, 2007 for adoption.

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

Action: Approved recommendation

11. Prepayment of California Public Employees' Retirement System (CalPERS) Employer Contributions
Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to make budgetary adjustments to reflect $543,848 in savings realized from prepaying the City's CalPERS employer contribution.

Contact: Leyne Milstein, Budget Manager, (916) 808-5814, Finance Department.

Action: Adopted Resolution No. 2007-650

12. McClatchy Library Remodel Project (QA41)
Location: 2122 22nd Avenue (District 4)

Recommendation: Adopt a **Resolution** 1) approving the establishment of a Capital Improvement Project (CIP; 2) authorizing the City Manager to accept $49,965 from the FY2006/07 Sacramento Public Library Authority operating budget as revenue in the CIP Reimbursable Fund 248; and 3) establishing revenue and expenditure budgets for in the amount of $49,965 for the project.

Contact: Keith Stout, Assistant Architect, (916) 808-1191; Gary Szydelko, Supervising Architect, (916) 808-8335, General Services Department.

Action: Adopted Resolution No. 2007-651

13. Crocker Art Museum Expansion and Renovation Project (CF60)
Location: 216 O Street (District 1)

Recommendation: Adopt a **Resolution** 1) authorizing staff to develop and return to City Council with an alternate construction financing strategy; and 2) directing staff to return to City Council in advance of the Council's approval of the project guaranteed maximum price with a construction contract for: a) detailing, fabrication, and installation of steel; b) disconnecting the fire alarm, security, and electrical systems in the Herold Wing; c) re-routing water pipes; d) demolishing the Herold Wing; and e) site de-watering to prepare for construction of a basement.

Contact: Cynthia Kranc, Facilities Manager, (916) 808-2258, General Services Department.

Action: Adopted Resolution No. 2007-652

14. Removal Policy for Board/Commission/Committee Members Regarding Mandatory Ethics Training
Location: (Citywide)

Recommendation: Adopt a **Resolution** declaring failure of appointed City board, commission or committee members to undertake and complete State mandated local ethics training as required under AB 1234 as "good cause" for removal under Section 232 of the City Charter.

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

Action: Adopted Resolution No. 2007-653

Public Hearings (Items 15 and 16)

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

15. Disaster Reconstruction of Nonconforming Single-Family and Two-Family Properties (M06-060) (Noticed on 8-20-07, passed for publication on 8-21-07, published on 8-24-07)
Location: (Citywide)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Resolution** approving the Environmental Exemption per the California Environmental Quality Act Section 15061(b)(3); and 2) an **Ordinance** amending sections 17.24.050 and 17.88.030 of Title 17 (Zoning Code) of the Sacramento City Code which will allow, in the event of a disaster, for the reconstruction of the destroyed structure(s) without requiring an entitlement, as is required by existing regulations.

Contact: Robert W. Williams, Associate Planner, (916) 808-7686; Sandra Yope, Senior Planner, (916) 808-7158, Development Services Department.

Action: No public comment. Moved seconded, carried (Cohn/Pannell) to close the public hearing and adopt Resolution No. 2007-654 and Ordinance No. 2007-072.

16. Formation Proceedings for the Natomas Meadows Community Facilities District (CFD) No. 2007-01 (Noticed on 8-22-07) **[To Be Delivered]**
Location: North Natomas – Southeast of Del Paso Road and Gateway Park Boulevard (District 1)

Recommendation: Conduct a public hearing and upon conclusion adopt1) a **Resolution** of formation establishing CFD No. 2007-01 and providing for the levy of a special tax; 2) a **Resolution** to incur bonded indebtedness; 3) a **Resolution** calling for a special mailed ballot election on September 28, 2007.

Contact: Mark Griffin, Fiscal Manager, (916) 808-8788; Salina Cheung, Program Specialist, (916) 808-5236, Planning Department.

Action: No public comment. Moved seconded, carried (Tretheway/Fong) to close the public hearing and adopt Resolution Nos. 2007-655, 2007-656 and 2007-657.

Staff Reports (Item 17)
Staff reports include an oral presentation including those recommending receive and file.

17. **Agreement: Continental Plaza IV** (Noticed on 8-16-07, passed for publication on 8-21-07, published on 8-24-07) **[To Be Delivered]**
Location: 425, 601 and 611 North 7th Street (District 1)

Recommendation: Adopt 1) a **Resolution** certifying an Addendum to the Environmental Impact Report (EIR) for Continental Plaza Planned Unit Development (PUD); 2) an **Ordinance** adopting a Development Agreement; 3) an **Ordinance** amending the districts established by the Comprehensive Zoning Code Title 17 of the City code relating to Continental Plaza Planned Unit Development (PUD); and 4) a **Resolution** amending the Continental Plaza PUD Development Guidelines and Schematic Plan.

Contact: Michael York, Associate Planner, (916) 808-8239; Jeanne Corcoran, Senior Planner, (916) 808-5317, Development Services Department.

Action: No public comment. Moved seconded, carried (Tretheway/Cohn) to adopt Resolution Nos. 2007-658 and 2007-659 and Ordinance Nos. 2007-073 and 2007-074.

Information Reports (Item 18)
These items are for information only and are not eligible for action at this time.

18. **Update on the Department of Parks and Recreation's Use of the On-Call Master Consultant Services List**
Location: (Citywide)

Recommendation: Receive and file.

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

Action: Received and filed.

Public Comments- Matters Not on the Agenda - None.

Council Comments-Ideas, Questions and Meeting/Conference Reports – None.

Closed Session

City Council

a) **Pursuant to Government Code section 54957 for an item pertaining to personnel matters. Performance appraisal of the City Treasurer.**

Sacramento Housing and Redevelopment Agency

a) **Pursuant to Government Code section 54957 for an item pertaining to personnel matters. Performance appraisal of the SHRA Executive Director.**

Recess to Closed Session – 2:53 p.m.

Reconvene – 6:00 p.m.

Roll Call – 6:08 p.m. All present.

Pledge of Allegiance - led by Lauren Hammond

Closed Session Report – None.

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)).

Public Hearings (Items 19 and 20)

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

19. River Landing Project (ER06-082) (Noticed on 8-9-07)
Location: 1400 Garden Highway (District 1)

Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** denying the appeal and approving the previous Design Review and Preservation Board action to modify the design and size of the 12 remaining condominiums of a previously approved 18 unit residential project in the Expanded North Design Review District.

Contact: Luis R. Sanchez, AIA, Senior Architect, (916) 808-5957; Leslie Gross, Assistant Planner, (916) 808-5881, Development Services Department.

Action: No public comment. Appellant was absent. Moved seconded, carried (Tretheway/Fong; Noes – Fargo/Hammond) to close the public hearing and adopt Resolution No. 2007-660.

20. Northgate 880/Panhandle (M05-031) (Continued from 8-14-07, item 20) **[To Be Delivered]**
Location: (Citywide)

Recommendation: Review project; give direction to staff; and continue public hearing to September 18, 2007.

1) **a)** a certifying the Environmental Impact Report and adopting the Mitigation Monitoring Program; **b)** a approving the Reorganization; **c)** a approving the Tax Exchange Agreement; and **d)** a approving the Pre-Annexation Agreement for the area south of Sotnip Road and Del Paso Road (M05-031 – Northgate 880);

2) **a)** a Resolution amending the General Plan Land Use Map; **b)** a Resolution amending the text of the North Natomas Community Plan; **c)** a Resolution amending the North Natomas Community Plan Land Use Map; **d)** an Ordinance amending the Zoning Code (Sacramento City Code, Title 17); and **e)** an Ordinance prezoning the land south of Sotnip Road and Del Paso Road (M05-031 – Northgate 880);

3) **a)** 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; **b)** 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.; **c)** a Resolution approving the Finance Plan; **d)** a Resolution approving the Inclusionary

Housing Plan (Panhandle North – Vaquero); **e)** a Resolution approving the Inclusionary Housing Plan (Panhandle Central and South – Dunmore); **f)** a Resolution approving the Inclusionary Housing Plan (Grant Joint Union High School District); **g)** a Resolution amending the General Plan Land Use Map; **h)** a Resolution amending the text of the North Natomas Community Plan; **i)** a Resolution amending the North Natomas Community Plan Land Use Map; **j)** an Ordinance prezoning the area south of Elkhorn Boulevard, north of Del Paso Road, and west of Sorento Road; and **k)** a Resolution establishing the Panhandle Planned Unit Development (PUD) (P05-077); and 4) a Resolution denying the Appeal of the Planning Commission's approval of various entitlements and approving the Tentative Master Parcel Maps, Tentative Subdivision Maps, and Subdivision Modifications for the Panhandle project (P05-077).

Contact: Scot Mende, New Growth Manager, (916) 808-4756; Arwen Wacht, Associate Planner, (916) 808-1964, Planning Department.

Action: No public comment. Moved seconded, carried (Tretheway/Fargo) to continue the public hearing to September 18, 2007.

Public Comments- Matters Not on the Agenda

a. Eva Nunez – senior services

Council Comments-Ideas, Questions and Meeting/Conference Reports

a. Board/Commission Appointments
   1. Sacramento Youth Commission
      a. Miraya Barba Arroyo (district 3)
   2. Transportation Programming Guide
      a. Ryan Spencer (district 4)
b. Report Backs
   1. Waters – prepaying utility bill program possibility
c. Meeting/Conference Reports – None.

Adjournment – 8:25 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the September 4, 2007 meeting as approved by the Sacramento City Council.

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Shirley Concolino, City Clerk