Meetings of Sacramento
City Council
Redevelopment Agency
Housing Authority
Financing Authority

Agenda

Tuesday, September 25, 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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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, September 25, 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

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

Consent Calendar (Items 1 - 23)

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. **Administrative Matter: Tower Bridge Pedestrian/Bicycle Improvements Project (PN: HC06)**
   Location: Capitol Mall (State Route 275) at Sacramento River (District 1)

   Recommendation: Adopt a **Resolution** amending Resolution No. 2007-615 by replacing "Measure A Construction (Fund 201)" with "Major Street Construction Tax Fund (209-710-7012)".

   Contact: Nader Kamal, Special Projects Engineer, (916) 808-7035; Jon Blank, Supervising Engineer, (916) 808-7914, Transportation Department.

2. **(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 September 4, 2007.

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

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

   Recommendation: Confirmation of board/commission appointment to the Sacramento Youth Commission – Katherine Montanez (category A-6).

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

4. Agreement: Information Technology Service Delivery Redesign Project [To Be Delivered]
Location: Citywide

Recommendation: Adopt a **Resolution** authorizing the City manager to execute a professional services agreement with Global Visions for organizational development consulting services for the Information Technology (IT) Service Delivery Redesign Project, for an amount not to exceed $120,000.

Contact: Jim Boyle, Supervising IT Project Manager, (916) 808-5005, Stephen R. Ferguson, Chief Information Officer, (916) 808-8600, Information Technology Department.

5. Agreement: 1003 L Street in Capitol Garage
Location: (District 1)

Recommendation: Adopt a **Resolution** 1) finding that, pursuant to City Code section 3.68.110, the leasing of 1003 L Street without bidding is in the best interests of the City; and 2) authorizing the City Manager to execute a 5-year lease agreement with Renwood Winery, Incorporated for retail space at 1003 L Street in Capitol Garage.

Contact: Paul Sheridan, Program Analyst, (916) 808-6817, Transportation Department.

6. Supplemental Agreement : Electronic Citywide Accounting and Personnel System Project (eCAPS)
Location: Citywide

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute Supplemental Agreement No. 1 to City Agreement No. 2006-1178 with Oracle, Inc., for the renewal of technical support services and software maintenance for the eCAPS Project to support an Enterprise Resources Planning (ERP) system for one year, for an amount not to exceed $385,000.

Contact: Jim Boyle, Supervising Information Technology Project Manager, (916) 808-5005, Stephen R. Ferguson, Chief Information Officer, (916) 808-8600, Information Technology Department.

7. Supplemental Agreements: Railyards Development
Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager to execute a) Supplemental Agreement No. 3 to City Agreement 2004-0040 with Economic Planning Systems for additional Finance Plan support and Economic Impact Analysis in the amount of $146,000; b) Supplemental Agreement No. 1 to City Agreement 2006-1029 with Keyser Marston Associates for financial feasibility analysis in the amount of $75,000; and c) Supplemental Agreement No. 2 to City Agreement 2006-0698 with EIP Associates for the Railyards Specific Plan EIR in the amount of $106,881; 2) authorizing the City Manager to execute a Second Amendment to Reimburse Fees and Costs with Thomas Enterprises in the amount of $301,015; and 3) authorizing the allocation of $35,627 from the CRCIP for the City of Sacramento's share of Supplemental Agreement 2006-0698-2 for consultant services.

Contact: Mark Griffin, Fiscal Manager, (916) 808-8788, Marty Hanneman, Assistant City Manager, (916) 808-7508, Office of the City Manager.

8. Contract: William Land Park Jogging Path (LW72)
Location: Sutterville Road & Freeport Boulevard (District 4)

Recommendation: Adopt a **Resolution** 1) approving the contract specifications; 2) authorizing the City Manager to execute and award the contract with American Landscape & Concrete to develop the third phase of the jogging path around the park for an amount not to exceed $154,634

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

9. Contract/Purchase: Diesel Particulate Filters
Location: Citywide

Recommendation: Adopt a **Resolution** 1) awarding a one-year contract for the purchase and installation of diesel particulate filters with two one-year renewal options to: a) A-Z Bus Sales, Inc in an amount not to exceed $340,000; b) Cummins West, Inc. in an amount not to exceed $500,000; c) Iron Man Parts and Services in an amount not to exceed $314,000; and 2) authorizing the City Manager or the City Manager's designee to execute the contracts specified above provided that sufficient funds are available in the budget adopted for the applicable fiscal year(s).

Contact: Keith Leech, Fleet Manager, (916) 808-5869; Christopher Stewart, Procurement Services Manager, (916) 808-6202, General Services Department.

10. Contract: Capitol Garage Painting Project (CIP:VD81)
Location: 11th and L Streets (District 1)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute and award the contract to El Greco Construction for an amount not to exceed $193,998 to paint the Capitol Garage Building.

Contact: Lori Fox, Administrative Analyst, (916) 808-1172, Transportation Department.

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

Recommendation: Adopt a **Resolution** authorizing the Crocker Art Museum Association (CAMA) and the City Manager to execute a contract with Rudolph & Sletten, Inc. in an amount not to exceed $8,079,000 for the following work in support of the project: a) detailing, fabrication, and installation of steel; b) disconnecting the fire alarm, security and electrical systems in the Herold Wing; c) re-routing water supply lines; 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.

12. **(Pass for Publication) E Street Housing (P06-101)**
Location: 1523 E Street (District 3)

Recommendation: Review 1) a Resolution determining the project exempt from environmental review; 2) a Resolution amending the Central City Community Plan Land Use Map from Heavy Commercial to Multi-Family; 3) a Resolution approving a tentative subdivision map and special permit; 4) an Ordinance rezoning from C-4 to R-4; 5) pass for publication the Ordinance title as required by Sacramento City Charter 32c to be adopted October 2, 2007.

Contact: Evan Compton, Associate Planner, (916) 808-5260, Stacia Cosgrove, Senior Planner, (916) 808-7110, Development Services Department.

13. **(Pass for Publication) Installations of Solar-Powered Water Heating Systems on Existing Residences**
Location: (Citywide)

Recommendation: 1) Review an Ordinance suspending through December 31, 2009, all City imposed fees related to the installation of solar-powered water heating systems on existing residences; 2) pass for publication the Ordinance title as required by Sacramento City Charter 32(c) and continue to October 2, 2007, for adoption.

Contact: Chris Dougherty, Assistant Planner, (916) 808-5680; Joy Patterson, Principal Planner, (916) 808-7158, Development Services Department.

14. **(Pass for Publication) Restrict Use of Playgrounds to Children and those Engaged in the Care, Custody, and Supervision of Children [To Be Delivered]**
Location: (Citywide)

Recommendation: 1) Review an Ordinance amending sections 12.72.010 and 12.72.060(I) of the Sacramento City Code relating to the use of playgrounds; and 2) pass for publication the Ordinance title as required by Sacramento City Charter section 32 (c), to be adopted October 2, 2007.

Contact: Alan Tomiyama, Division Manager, Community Recreation Services, (916) 808-8958, Parks and Recreation Department.

15. **Support for Locating Cyber Command Center at Beale Air Force Base [To Be Delivered]**
Location: (Citywide)

Recommendation: Adopt a **Resolution** indicating the City's support of a regional effort to attract a new, national Cyber Command Center to Beale Air Force Base.

Contact: Tom Zeidner, Sr. Economic Development Project Manager, (916) 808-1931, Economic Development Department.

16. Cooperative Agreement: 300 Richards Boulevard Project (BB91)
Location: (District 1)

Recommendation: Adopt a **Resolution**: 1) approving the use of a cooperative purchasing agreement with Miles Treaster Associates through US Communities for the purchase, design, installation, and reconfiguration of office furniture for the 300 Richards Boulevard Project in an amount not to exceed $1,550,000; 2) authorizing the City Manager or the City Manager's designee to issue purchase orders under the referenced cooperative purchasing agreement in an amount not to exceed $1,550,000 through December 31, 2008, or until the contract is no longer available for use by the City of Sacramento.

Contact: Cynthia Kranc, Facilities Manager, (916) 808-2258; Christopher Stewart, Procurement Services Manager, (916) 808-6202, General Services Department.

17. Cooperative Purchasing Agreement: Purchase of Office Supplies
Location: Citywide

Recommendation: Adopt a **Resolution** 1) approving the utilization of the County of San Diego's cooperative purchasing agreement with Corporate Express for the purchase of office supplies; and 2) authorizing the Procurement Services Manager to issue purchase orders to Corporate Express for office supplies not to exceed $1.125 million through June 30, 2008.

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

18. Cooperative Purchasing Agreement: 20 Power-Pro XT Gurneys
Location: Citywide

Recommendation: Adopt a **Resolution** 1) approving the utilization of the Sacramento Metropolitan Fire District (SMFD) cooperative purchasing agreement for the purchase of 20 Power-Pro XT Gurneys with a five year maintenance agreement from Stryker Emergency Medical Services (EMS) Equipment; 2) approving the trade-in of 20 MX Pro Gurneys; and 3) authorizing the City Manager or authorized designee to execute the necessary purchases with Stryker EMS Equipment in an amount not to exceed $250,000, through December 31, 2007.

Contact: Joseph A. D. Jackson, Assistant Chief, 264-8100; Christopher Stewart, Procurement Services Manager, 808-6202, Fire Department.

19. Grant Application: Sacramento Archives and Museum Collection Center (SAMCC).
Location:

Recommendation: Adopt a **Resolution**, authorizing the application for a grant from the National Historic Publications and Records Commission for the Sacramento Archives and Museum Collection Center (SAMCC).

Contact: Marcia Eymann, Manager, (916) 264-7072, James Henley, Manager, (916) 264-7072, Convention, Culture and Leisure Department.

20. Grant: Two Rivers Trail Phase II
Location: Two Rivers Trail Phase II, Southern Border of the American River between Highway 160 and Sutter's Landing Regional Park (District 3)

Recommendation: Adopt 1) a **Resolution** supporting the reprogramming and development of a Proposition 40 River Parkways grant application in an amount up to $1,500.000 to acquire recreation easements and develop Two Rivers Trail Phase II; 2) a **Resolution** authorizing the City Manager to execute all documents related to the grant application and to establish related revenue and expenditure budgets for the grant funds and appropriate the grant funds contingent on receipt of award.

Contact: Lori Harder, Support Services Manager, 808-5172, Camille Wise, Resource Development Specialist, 808-8830, Parks and Recreation Department.

21. (Redevelopment Agency) Franklin Boulevard Streetscape Improvements – Additional Funding
Location: Franklin Boulevard Redevelopment Project Area; Franklin Boulevard – Turnbridge Road to 47th Avenue; Jointly Administered Redevelopment Area (Districts 2 and 5)

Recommendation: Adopt a **Redevelopment Agency Resolution** 1) determining the findings of benefit; and 2) authorizing the Executive Director to a) allocate $830,000 from Franklin Boulevard 80% Tax Increment funds to fund the streetscape improvements on Franklin Boulevard from Turnbridge Road to 47th Avenue; and b) execute a County Memorandum of Agreement (MOA) to complete streetscape improvement projects in the Franklin Boulevard Redevelopment project area.

Contact: Lisa Bates, Director, Housing and Community Development, (916) 440-1316, Chris Pahule, Assistant Director, Housing and Community Development, (916) 440-1350, Sacramento Housing and Redevelopment Agency.

22. Responses to the Findings and Recommendations of the Sacramento Grand Jury Final Report 2006-07
Location: Sacramento Region

Recommendation: Approval of responses to findings and recommendations contained in the 2006-07 Grand Jury Report pertaining to the City of Sacramento.

Contact: Eileen Teichert, City Attorney, (916) 808-5346, Patti Bisharat, Director of Government Affairs, (916) 808-8197, Offices of the City Attorney and City Manager.

23. Appointment of Interim Executive Director of the Sacramento Housing and Redevelopment Agency (SHRA)
Location: (Citywide)

Recommendation: Adopt a **Resolution** appointing Ms. La Shelle Dozier as Interim Executive Director of SHRA, effective January 1, 2008.

Contact: Ray Kerridge, City Manager, (916) 808-5704, Office of the City Manager**.**

Public Hearings (Item 24)

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

24. **(City Council/Housing Authority)** **Rio Linda Manor** (Noticed on 9-12-07)
Location: 2671 Rio Linda Blvd (District 2)

Recommendation: Conduct a public hearing and upon conclusion adopt 1) a **Housing Authority Resolution** approving the issuance of up to $4,000,000 in tax-exempt mortgage revenue bonds to provide construction and permanent financing for the project; 2) a **City Resolution** approving the issuance and delivery of tax-exempt mortgage revenue bonds for the purpose of financing the acquisition of the project; and 3) a **City Resolution** a) authorizing the Sacramento Housing and Redevelopment Agency (Agency) to transfer $1,800,000 in low/moderate tax increment funds to the Rio Linda Manor project; b) approving the financing for the Rio Linda Manor project in the amount of $1,800,000; c) authorizing the Agency to prepare, execute, and transmit the loan commitment letter to Highland Property Development, LLC for Rio Linda Manor.

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

Staff Reports (Items 25- 27)

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

25. **Report Back- Findings of the Community Center Theater Renovation Financial Feasibility Study**
Location: 1301 L Street (District 1)

Recommendation: Adopt a **Resolution**, directing staff to 1) complete a thorough analysis of Transient Occupancy Tax (TOT) projections of the next ten (10) years; 2) secure architectural services to complete design concept, formalize cost estimate, and assess phasing options for partial renovation of the Community Center Theater; 3) seek naming rights proposals; and 4) develop a formal facility fee ticket surcharge beginning with the Fall 2008 season.

Contact: Judy Goldbar, General Manager, Convention Center Complex (916) 808-5630; and Tina McCarty, Administrative Officer, Convention Center Complex (916) 808-8220, Convention Culture and Leisure Department.

26. **Amendments to the City's Sign Code (City Code Chapter 15.148) (M07-015)**
(Courtesy Noticed on 9-7-07, 9-18-07)
Location: (Citywide)

Recommendation: Provide comment and direction to staff on the following types of signage in the City of Sacramento: billboards (offsite signs); readerboards (moving electronic displays); and illuminated and projection signs.

Contact: Sandra Yope, Senior Planner, (916) 808-7158; Joy Patterson, Principal Planner, (916) 808-5607, Departments of Development Services and Transportation

27. **(City Council/Redevelopment Agency Resolution) Broadway Streetscape Improvements Project**
Location: 36th Street to Stockton Boulevard, Oak Park Redevelopment Project Area (District 5)

Recommendation: 1) Adopt a **City Resolution** a) modifying the capital improvement project (CIP) for Broadway/Martin Luther King, Jr. Boulevard (MLK) Intersection Improvements (TY31) by changing the name to Broadway Streetscape Improvements and by changing the scope to include roadway improvements on Broadway from 36th Street to Stockton Boulevard; b) amending FY 2006-2007 CIP budget by appropriating $2,525,500 of Oak Park funds to the project; c) authorizing the City Manager to execute an Individual Project Agreement(IPA) in the amount of $2,525,500; and d) make related findings; and 2) adopt a **Redevelopment Agency Resolution** a) amending the 2007 SHRA budget to transfer $2,379,488 of Oak Park Development Assistance Funds to the project; b) de-funding Broadway/Stockton Streetscape by $87,970 and re-allocating those funds to the project; c) de-funding Stockton Blvd Design Phase II by $44,307 and Broadway/Stockton Master Plan by $13,735 and re-allocating those funds to the project; d) authorizing the Executive Director to execute an IPA with the City of Sacramento in the amount of $2,525,500; and e) make related findings.

Contact: Lisa Bates, Director, Housing and Community Development, (916) 440-1316; Chris Pahule, Assistant Director, Housing and Community Development, (916) 440-1350; Ryan Moore, Senior Civil Engineer, Department of Transportation, (916) 808-8279, Sacramento Housing and Redevelopment Agency.

Information Reports (Item 28)

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

28. **Notification of Final Map and Subdivision Improvement Agreement for Penthouses at Capitol Park (P05-162)**
Location: (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

Closed Session

City Council

a) **Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. Jackson v. City of Sacramento, Sacramento County Superior Court Case No. 07AS01375.**

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

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

Sacramento Housing and Redevelopment Agency

d) **Pursuant to Government Code section 54956.9 (a), for a matter pertaining to pending litigation. Redevelopment Agency of the City of Sacramento v. Saca Land Development LLC, et al, Sacramento County Superior Court Case No. 07AS00636.**

Recess to Closed Session

Reconvene – 6:00 p.m.

Roll Call

Pledge of Allegiance

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

a. **Squeeze Inn- Recognition for its Burgers on the National Food Network.**

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

Staff Reports (Items 29 and 30)

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

29. Pilot Public School Mentoring Program
Location: Citywide

Recommendation: Adopt a **Resolution** 1) authorizing the City Manager to implement the program; 2) allowing City management to approve release time, up to 40 hours of paid leave annually, for City employees who participate in approved youth mentoring programs in public schools operating within the City; and 3) authorizing the City Manager to direct staff to make changes and adjustments in the program to further the goals of the program and to enhance its effectiveness.

Contact: Cassandra Jennings, Assistant City Manager, (916) 808-5704; Mary Lynn Perry, Volunteer Coordinator, Human Resources, (916) 808-8317, Office of the City Manager.

30. The Sacramento Railyards – A Progress Report
Location: East of Sacramento River, just north of the Central Business District (District1)

Recommendation: Receive and File.

Contact: Nedzlene Ferrario, Senior Planner, (916) 808-7826; Gregory Bitter, Principal Planner, (916) 808-7816, Development Services Department.

Public Comments- Matters Not on the Agenda

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment