

# CITY OF SACRAMENTO



## AGENDA

**JANUARY 31, 2006**

**AFTERNOON - 2:00 P.M.**

**City Hall – 915 I Street  
First Floor, Council Chamber**

### ***NOTICE TO THE PUBLIC***

The City of Sacramento welcomes you and encourages your participation. Public testimony may be given on any agenda item as it is called and will be limited to three (3) minutes per speaker. Speaker slips are located in the wall rack inside the chamber and should be submitted to the City Clerk.

The Mayor may limit total time of testimony for any subject of controversy. Large groups wishing to address the Council/Agency/Authority/Committee are encouraged to select three to five (3-5) speakers to represent the opinion of the group. Please notify the City Clerk of your selection prior to the start of the meeting. Speakers are requested to present new issues and not repeat information already delivered.

Matters under the jurisdiction of the noted legislative bodies and not on the posted agenda, may be addressed by the general public at the beginning of the regular agenda. Testimony will be limited to three (3) minutes per person. Speaker slips are in the wall rack located inside the chamber and should be submitted to the City Clerk.

**Concurrent Regular Meetings of  
Sacramento City Council  
Redevelopment Agency of the City of Sacramento  
Housing Authority of the City of Sacramento  
Economic Development Commission  
Sacramento City Financing Authority**

**HEATHER FARGO, Mayor**

**RAYMOND L. TRETHERWAY III (D-1)**

*Councilmember*

**SANDY SHEEDY (D-2)**

*Councilmember*

**STEVE COHN (D-3)**

*Councilmember*

**ROBERT KING FONG (D-4)**

*Vice-Mayor*

**LAUREN HAMMOND (D-5)**

*Councilmember*

**KEVIN McCARTY (D-6)**

*Councilmember*

**ROBBIE WATERS (D-7)**

*Councilmember*

**BONNIE PANNELL (D-8)**

*Councilmember*

**Charter Officers**

*Eileen Teichert  
City Attorney*

*Shirley Concolino  
City Clerk*

*Ray Kerridge  
City Manager*

*Thomas Friery  
City Treasurer*

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ANYONE WISHING TO ADDRESS THE COUNCIL SHOULD SUBMIT A COMPLETED REQUEST TO SPEAK FORM TO THE CITY CLERK.

**NOTICE TO LOBBYISTS:**

WHEN ADDRESSING THE COUNCIL, YOU MUST IDENTIFY YOURSELF AS A LOBBYIST AND ANNOUNCE THE CLIENT/BUSINESS/ORGANIZATION YOU ARE REPRESENTING. (Sacramento City Code 2.15.160)

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## NOTICE

(Government Code Section 54954.2 – The Brown Act)

Numbered items on this agenda give a brief general description of each item of business to be transacted or discussed at this meeting. Staff recommendations, as shown, do not prevent the legislative body from taking other action.

This agenda may be amended up to 72 hours (2:00 p.m. Saturday) prior to the meeting being held. An Agenda is located in the posting cabinet on the I Street side of City Hall. Any item not addressed at this meeting may be continued, by motion, to a future afternoon or evening meeting.

Meeting facilities are accessible to persons with disabilities. Please notify the City Clerk's office at (916) 808-7200 at least 48 hours prior to the meeting if you require special assistance to participate in the meeting.

Meetings are broadcast live on Metrocable, Channel 14, AT&T Broadband Cable System and on the Internet at <http://www.cityofsacramento.org>. The meeting will be rebroadcast on channel 14 on Saturday, February 4, 2006 and is archived and accessible along with other meeting information on the City's website.

# AGENDA

City Hall –915 I Street  
First Floor, Council Chamber

TUESDAY, JANUARY 31, 2006 – 2:00 P.M.

## Preliminary Matters

1. Roll Call
2. Closed Session Report
3. Special Presentations/General Communications:

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

## Consent Calendar

*All items listed on the consent calendar are considered and acted upon by one motion. A member of the legislative body or staff may request an item be removed for separate consideration.*

4. **Approval of Minutes for January 17, 2006.**

**Location:** (Citywide)

**Recommendation:** Approve afternoon and evening City Council minutes for January 17, 2006.

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

5. **Open an Application Period for Various Boards/Commissions/Committees**

**Location:** (Citywide)

**Recommendation:** Open application period for 1) City Planning Commission to fill three (3) positions. Open application period on 02-01-06, applications due on 03-03-06; and 2) Del Paso Heights Redevelopment Advisory Committee to fill two (2) positions. Open application period on 02-01-06, applications due on 02-24-06.

**Contact:** Ruci Katia, Deputy City Clerk, (916) 808-7200, Stephanie Mizuno, Assistant City Clerk, (916) 808-7200.

## Consent Calendar

### 6. Confirmation of Board/Commission Appointments

**Location:** (Citywide)

**Recommendation:** Confirmation of the following appointments: 1) Del Paso Heights Redevelopment Advisory Committee – Bertha Ward [Category B], Arturo Jimenez [Category D]; 2) Ann Land/Bertha Henschel Memorial Fund Commission – Debra Lynn Finch and Ronal Edgar Byrd; 3) Paratransit, Inc., BOD – Stephen Gould [Category A]; 4) Human Rights and Fair Housing Commission – Brian May, Loren Wallace Reed and Barbara Beasley Ross.

**Contact:** Ruci Katia, Deputy City Clerk, (916) 808-7200, Stephanie Mizuno, Assistant City Clerk, (916) 808-7200

### 7. Confirmation of Board/Commission Appointments

**Location:** (Citywide)

**Recommendation:** Confirmation of the following appointments: 1) Small Business Development and Employment Advisory Committee- Ingrid H. Rosten and Tracie Lynn Stafford [Category A], Michelle McClure, Samuel Johnson Wallace and Eugene D. Jones [Category B] and Michael E. Duffy [Category D]

**Contact:** Ruci Katia, Deputy City Clerk, (916) 808-7200, Stephanie Mizuno, Assistant City Clerk, (916) 808-7200

### 8. Agreement: Purchase of Automated Side Loading Refuse Trucks

**Location:** (Citywide)

**Recommendation:** Adopt a Resolution 1) adopting specifications of Bid No. B061181037; and 2) approving agreement between the City and Sacramento Truck Center, in the total amount of \$783,861 for the purchase of four (4) automated side loading refuse trucks.

**Contact:** Robert Summersettl, Fleet Manager, (916) 808-6309, Marc Robles, Buyer II, (916) 808-6634, General Services.

### 9. Agreement: Employee Benefits Consulting/Brokerage Insurance Services (Continued from 1-10-06, 1-17-06)

**Location:** (Citywide)

**Recommendation:** Adopt a Resolution authorizing the City Manager to execute a three (3) year agreement with an option to renew for two (2) additional years, with Driver Alliant Insurance Services to perform employee benefits consulting/brokerage insurance services for an amount not to exceed \$480,000 over the five-year period.

**Contact:** Geri Hamby, Director of Human Resources, (916) 808-7173, Marti Flores, Support Services Manager, (916) 808-8655, Human Resources Department.

## Consent Calendar

**10. Agreement: Planning and Natural Resource Management Services**

**Location:** (Citywide)

**Recommendation:** Adopt a Resolution authorizing the City Manager to execute a reimbursement agreement with Sacramento Area Flood Control Agency (SAFCA) for Planning and Natural Resource Management Services to provide the qualified staff in the amount of \$88,000 until March, 2009.

**Contact:** Janet Baker, Park Development Manager, (916) 808-8234, Parks and Recreation.

**11. Agreement: Sacramento River East Bank Levee Widening Project (CIP LZ11)**

**Location:** Jibboom Street (District 1)

**Recommendation:** Adopt a Resolution authorizing the City Manager to enter into an agreement with Sacramento Area Flood Control Agency (SAFCA) for the Sacramento River East Bank Levee Widening Project.

**Contact:** Janet Baker, Park Development Manager, (916) 808-8234, Parks and Recreation.

**12. Grant: Citywide Park Irrigation Infrastructure Improvement Program (GXXX)**

**Location:** (Citywide)

**Recommendation:** Adopt a Resolution 1) accepting a Proposition 50 Water Use Efficiency Grant in the amount of \$754,000 into Fund 250; 2) establishing a multi-year operating grant for the program; and 3) appropriating grant funds to the program.

**Contact:** Robert J. Fleming, Park Maintenance Manager, (916) 808-6301, Syed Rizvi, Field Services Manager, (916) 808-1433, Parks and Recreation and Utilities.

**13. Change Order: Joe Mims, Jr., Hagginwood Community Center Rehabilitation (PN: CE31)**

**Location:** 3271 Marysville Boulevard Del Paso/Hagginwood Communities (Districts 2 and 3)

**Recommendation:** Adopt a Resolution 1) approving Change Order No. 8 with ZCON Builders in the amount of \$31,250; and 2) resetting the City Manager's signature authority for the project.

**Contact:** Kirk Thompson, Associate Architect, (916) 808-8431, Bob Williamson, Supervising Architect, (916) 808-8430, Department of General Services.

## Consent Calendar

**14. Housing Case Fees and Penalties – Findings of Fact for Special Assessment Liens**

**Location:** (Citywide)

**Recommendation:** Adopt a Resolution placing liens on the properties for unpaid fees and penalties and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

**Contact:** Randy Stratton, Chief of Housing and Dangerous Buildings, (916) 808-7541, Code Enforcement.

**15. Code Enforcement Case Fees and Penalties – Findings of Fact for Special Assessment Liens**

**Location:** (Citywide)

**Recommendation:** Adopt a Resolution placing liens on the properties for unpaid fees and penalties and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

**Contact:** Ron O'Connor, Code Enforcement Manager, (916) 808-8183, Code Enforcement.

**16. Regency Community Park Amended Master Plan (CIP LV78)**

**Location:** 5500 Honor Parkway (District 1)

**Recommendation:** Adopt a Resolution approving an amendment to Regency Community Park Master Plan to include an accessible playground and a dog park with seating.

**Contact:** Janet Baker, Park Development Manager, (916) 808-8234, Parks and Recreation.

## Public Hearings

**17. Randle Heights Subdivision (P04-263)**

**(Pass for Publication on 1-24-06, Published on 1-27-06)**

**Location:** South Avenue 1,000 feet west of Norwood Avenue (District 2)

**Recommendation:** Conduct a public hearing and upon conclusion adopt 1) a Resolution approving the Negative Declaration; 2) the Mitigation Monitoring Plan; 3) a Resolution amending the North Sacramento Community Plan; and 4) an Ordinance amending the districts established by the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code to develop 27 residential units.

**Contact:** Michael York, Associate Planner, (916) 808-8239, Gregory Bitter, Senior Planner, (916) 7816, Development Services.

## Public Hearings

**18. Rezone: Danco (P05-074)**

**(Pass for Publication on 1-24-06, Published on 1-27-06)**

**Location:** Fruitridge Road and 34<sup>th</sup> Street (District 5)

**Recommendation:** Conduct a public hearing and upon conclusion adopt an Ordinance to rezone the property located at Fruitridge Road and 34<sup>th</sup> Street from Standard Single Family zone to the General Commercial Review zone for a granite and tile store.

**Contact:** Ellen Marshall, Associate Planner, (916) 808-5851, Thomas Pace, Senior Planner, (916) 808-6848, Development Services Department.

## Staff Reports

**19. Department of Utilities Diversity Program**

**Location:** (Citywide)

**Recommendation:** Receive and file.

**Contact:** Gary A. Reents, Director of Utilities, (916) 808-1433, Terrance Davis, Organization Development Specialist, (916) 808-4929, Utilities Department

**20. Sacramento Commission of History and Science Report**

**Location:** (Citywide)

**Recommendation:** Receive and file.

**Contact:** Jim Henley, Manager, (916) 264-7072, Convention, Culture and Leisure Department.

**21. Sacramento Archives and Museum Collection Center (SAMCC) Deaccession Authorization and Policy Modification [To Be Delivered]**

**Location:** (Citywide)

**Recommendation:** Adopt a 1) Resolution modifying the deaccession policy for the Sacramento Archives and Museum Collection Center and directing the Sacramento Commission of History and Science to file a report each year listing all items approved for deaccession, regardless of value and/or condition; and 2) Resolution approving deaccession of items by the Sacramento Archives and Museum Collection Center.

**Contact:** James Henley, Manager, History and Science Division, (916) 264-7072, Convention, Culture and Leisure Department.

## Sacramento Housing and Redevelopment Agency

### Consent

#### 22. **North Sacramento Redevelopment Area Tax increment Fund Reprogramming**

**Location:** (District 2)

**Recommendation:** Adopt a Redevelopment Agency Resolution authorizing the Executive Director or her designee to transfer \$783,051 from the North Sacramento Tax Increment Fund Development Assistance account into the North Sacramento Commercial Loan Program.

**Contact:** Lisa Bates, Community Development Director, (916) 440-1316, Vickie Smith, Redevelopment Manager, (916) 440-1322, Sacramento Housing and Redevelopment Agency.

#### 23. **Agreement: Sacramento Army Depot Redevelopment Area Tax Increment Development Assistance Funds**

**Location:** Fruitridge Road and Elder Creek Road (District 6)

**Recommendation:** Adopt 1) a City Resolution approving the settlement agreement with U.S. National Leasing, LLC, and the third amendment to the Sacramento Army Depot Redevelopment Plan; 2) a Redevelopment Agency Resolution approving the master project agreement with U.S. National Leasing, LLC to establish the process for funding of Depot Park redevelopment projects, and amend the Agency Budget to appropriate \$1,000,000 in Sacramento Army Depot Project Area.

**Contact:** Lisa Bates, Community Redevelopment Director, (916) 440-1316, Dana Philipps, General Counsel, (916) 440-1330, Sacramento Housing and Redevelopment Agency. Sacramento Housing and Redevelopment Agency

### Public Hearing

#### 24. **Issuance of Tax-Exempt bonds for Vintage at Natomas Field Apartments (Published on 1-5-06)**

**Location:** Arena Boulevard and East Commerce Way (District 1)

**Recommendation:** Conduct a public hearing and upon conclusion adopt 1) a Housing Authority Resolution indicating the willingness of Housing Authority of the City of Sacramento to issue up to \$15,000,000 in tax-exempt mortgage revenue bonds and authorizing an application to the California Debt Limit Allocation Committee for authority to issue the bonds; and 2) a City Resolution indicating that the City Council has conducted a Tax Equity and Fiscal Responsibility Act (TEFRA) public hearing related to the proposed acquisition, construction, and permanent financing of the project.

**Contact:** Darren Bobrowsky, Director of Development Services, (916) 440-1310, Christine Weichert, Housing Finance Program Manager, (916) 440-1353, Emily Halcon, Housing Finance Analyst, (916) 440-1399 ext. 1420, Sacramento Housing and Redevelopment Agency.

## Sacramento Housing and Redevelopment Agency

### Staff Report

**25. 700 and 800 Blocks of K Through L Streets**

**Location:** 700 and 800 Blocks of K through L Streets (District 1)

**Recommendation:** Adopt a Redevelopment Agency Resolution 1) establishing a budget for acquisition of commercially-zone properties; and 2) transferring \$20 million from Tax-Exempt Downtown Redevelopment Bond Funds to the project for land acquisition and related real estates, administrative, and professional services costs.

**Contact:** Michelle Nelson, Senior Economic Development Project Manager, (916) 808-7064, Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Economic Development

### Information

**26. Notification of Final Map and Subdivision Improvement Agreement for the Fienza Subdivision (P04-073)**

**Location:** Fienza Avenue between Auburn Boulevard, and Capital City Freeway (District 3)

**Recommendation:** Receive and file.

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

### Citizens Addressing Council (Matters not on the Agenda)

*Each speaker is limited to a maximum of 3 minutes.*

**27. To Be Announced**

### Council Ideas, Questions and Announcements

**28. To Be Announced.**

### Adjournment

**29. Adjournment.**