

CITY OF SACRAMENTO



AGENDA

FEBRUARY 14, 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*

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)

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 18, 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, FEBRUARY 14, 2006 – 2:00 P.M.

Preliminary Matters

1. Roll Call
2. Closed Session Report
3. Special Presentations/General Communications:
 - a) Resolution in Support of People to People, A Spirit of Giving.

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 31, 2006.**
Location: (Citywide)
Recommendation: Approve afternoon and evening City Council minutes for January 31, 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 Transportation Programming Guide Community Advisory Committee to fill seven (7) positions. Open application period on 02-15-06, applications due on 03-17-06.
Contact: Ruci Katia, Deputy City Clerk, (916) 808-7200, Stephanie Mizuno, Assistant City Clerk, (916) 808-7200.Consent Calendar

Consent Calendar

6. Agreement: Key Data Services

Location: (Citywide)

Recommendation: Adopt a Resolution accepting the bid and authorizing the City Manager to execute a Non-professional Services Agreement for three (3) years, with provisions to extend for an additional two (2) years, with Technical Data Systems, Inc., in an annual amount of \$238,099.50 and a total agreement amount of \$714,298.50 to purchase the services.

Contact: Jerry Carlson, Information Technology Supervisor, (916) 808-5441, Karl Rosander, Information Technology Manager, (916) 808-8262, Information Technology Department.

**7. Agreement: Planning and Natural Resource Management Services
(Continued from 1-31-06 and 1-07-06)**

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.

8. Agreement: Executive Recruitment for City Manager

Location: (Citywide)

Recommendation: Adopt a Resolution authorizing the Interim City Manager to execute an agreement with Cooperative Personnel Services (CPS) for the executive recruitment of a City Manager which exceeds a combined total amount of \$100,000 in addition to other agreements with CPS Executive Search.

Contact: Marti Flores, Support Services Manager, (916) 808-8566, Human Resources Department.

9. Agreement: Industrial Gross Lease of Warehouse Space

Location: 6150 27th Street (District 5)

Recommendation: Adopt a Resolution 1) authorizing the City Manager to execute the Industrial Gross Lease with Cook and Oates for the City's lease of the premises; 2) approving prior payments to Cook and Oates in the amount of \$204,288 for the City's occupancy of the premises for the time period of May 1, 1999 through August 31, 2005; and 3) authorizing payment to Cook and Oates in the amount of \$16,128 for the City's occupancy of the premises for the time period of September 1, 2005 through February 28, 2006.

Contact: Rhonda R. Lake, Program Manager, (916) 808-7902, Jerry Way, Street Services Manager, (916) 808-6381, General Services.

Consent Calendar

- 10. Contract: Sump 129 Electrical Improvements Project (PN: WL96)**
Location: 3308 San Juan Avenue (District 1)
Recommendation: Adopt a Resolution 1) accepting the responsive low bid; 2) awarding contract to Johnson Mechanical Contractors, Inc., for the project in the amount of \$694,950.
Contact: David L. Brent, Engineering Manager, (916) 808-1420, David K. Hansen, Supervising Engineer, (916) 808-1421, Department of Utilities. Consent Calendar
- 11. Supplemental Agreement: Tower Bridge Pedestrian/Bicycle Improvements Project (PN: HC06)**
Location: Tower Bridge-Capital Mall (Route 275) at Sacramento River
Recommendation: Adopt a Resolution 1) authorizing and directing the City Manager to execute Supplemental No. 4 to City Agreement 2001-116 with Parsons Brinckerhoff Quade and Douglas in the amount of \$489,000; and 2) resetting the City Manager's Supplemental Agreement authority.
Contact: Mehrdad Nazeri, Senior Engineer, (916) 808-7460, Tim Mar, Supervising Engineer, (916) 808-7531, Department of Transportation.
- 12. Change Order: North Area Fiber Project (PN: AB71)**
Location: (Districts 1 and 2)
Recommendation: Adopt a Resolution authorizing the City Manager to execute Change Order No. 2 to Contract 2005-050 with Adesta Limited Partnership for the additional construction requirements in support of the project for an amount not to exceed \$21,300.82.
Contact: Thanh Vo, Information Technology Project Manager, (916) 808-7988, David K. Hansen, Supervising Engineer, (916) 808-1421, Information Technology and Utilities Departments.
- 13. City Economic Development Strategy**
Location: (Citywide)
Recommendation: Adopt a Resolution authorizing the execution of contract amendments with Economic Planning Systems and ICF Incorporated entailing an additional expenditure of \$117,500 for the update of the Economic Development Strategy
Contact: Tom Zeidner, Senior Project Manager, (916) 808-1931, Economic Development Department.
- 14. 2006 Updated Conflict of Interest Code**
Location: (Citywide)
Recommendation: Adopt a Resolution adopting the Conflict of Interest Code for the City of Sacramento and repealing Resolution 2005-222.
Contact: Stephanie Mizuno, Assistant City Clerk, (916) 808-7200, Shirley Concolino, City Clerk, (916) 808-7200, Office of the City Clerk.

Consent Calendar

15. Grant Applications: Rubberized Asphalt Concrete Grants

Location: Elkhorn Boulevard, Winters Street, Marconi Circle, Stockton Boulevard and Bruceville Road (Districts 1, 2, 3, 6, 8)

Recommendation: Adopt a Resolution authorizing the Director of the Department of Transportation to submit applications for grant funding to the California Integrated Waste Management Board for the resurfacing of various streets.

Contact: Ryan Moore, Associate Civil Engineer, (916) 808-8279, Theresa Arnold, Grant Funding Manager, (916) 808-5514, Department of Transportation.

16. Del Paso Nuevo Phase V Project (P05-095)

Location: South of Ford Road, east of Taylor Road (District 2)

Recommendation: 1) Review the Ordinance amending the Comprehensive Zoning Ordinance Title 17 of the Sacramento City Code to develop 95 residential units; 2) pass for publication of title as required by Sacramento City Charter 32c; and 3) continue to February 21, 2006 for adoption.

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

17. Natomas Field Development Agreement (P06-014)

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

Recommendation: 1) Review the Ordinance relating to the approval of a development agreement between the City of Sacramento and Beazer Homes/Acacia Credit Fund 10-A, LLC; 2) pass for publication of title as required by Sacramento City Charter 32c; and 3) continue to February 28, 2006 for adoption.

Contact: Arwen Wacht, Associate Planner, (916) 808-1964, Gregory Bitter, Senior Planner, (916) 808-7816, Development Services Department.

18. Franklin Villa Park to Phoenix Green

Location: 10 Caselli Circle (District 8)

Recommendation: Adopt a Resolution approving the park name change from Franklin Villa Park to Phoenix Green.

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

Staff Reports

19. Guiding Principles Related to Flood Control

Location: (Citywide)

Recommendation: Receive and file.

Contact: Jessica Hess, Media and Communications Specialist, (916) 808-8260, Department of Utilities.

20. Report Back: City Hall Security Plan

Location: 915 I Street (District 1)

Recommendation: Adopt a Resolution authorizing the City Manager to continue the current security staffing plan and visitor process with updates to City Council as requested.

Contact: Cynthia Kranc, Facilities Manager, (916) 808-2258, Gordon Rokusek, Building Services Manager, (916) 808-5314, Department of General Services.

21. Workshop: Alley Maintenance

Location: (Citywide)

Recommendation: Receive and file.

Contact: Jerry Way, Street Services Manager, (916) 808-6381, David Cullivan, Supervising Engineer, (916) 808-1873, Ramon Gibbons, Program Specialist, (916) 808-5871, Transportation Department.

**22. Agreement: Downtown Community Prosecution Program Services
(Continued from 1-7-06)**

Location: (Citywide)

Recommendation: Adopt a Resolution authorizing the City Manager to execute a Memorandum of Understanding (MOU) with the Sacramento County District Attorney's Office to provide Community Prosecution Program Services in the downtown area.

Contact: Patti Bisharat, Government Affairs, (916) 808-8197, Office of the City Manager.

Sacramento Housing and Redevelopment Agency

Consent

23. **Security Improvements to the Housing Authority Properties**

Location: Young, Dewey and Southwest Street in the Stockton Boulevard Redevelopment Project Area (District 2)

Recommendation: Adopt a Redevelopment Agency Resolution amending the Sacramento Housing and Redevelopment Agency Budget to transfer \$295,000 from the 2002 Stockton Boulevard Tax Exempt Housing Bond fund and \$295,000 from non-housing tax increment flow for a total of \$590,000 to provide security improvements to the Housing Authority Properties.

Contact: Sarah Hansen, Redevelopment Manager, (916) 440-1399, ext. 1415, Nick Chhotu, Senior Management Analyst, (916) 440-1334, Sacramento Housing and Redevelopment Agency.

24. **Final Exclusive Right to Negotiate (ERN) for the Docks Area**

Location: Sacramento Riverfront, north of the Marina/Miller Park, west of the Interstate 5, south of Capitol Mall and east of the Sacramento River (District 4)

Recommendation: Receive and file.

Contact: Laura Sainz, Senior Project Manager, (916) 808-2677, Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Economic Development.

Public Hearing

25. **Issuance of 2006 Tax Allocation Revenue Bonds: Del Paso Heights and Oak Park Projects and Related Actions (Noticed on 2-8-06)**

Location: (District 2 and 5)

Recommendation: Conduct a public hearing and upon conclusion adopt a 1) City Resolution approving the proposed financing of the Del Paso Heights Project and the proposed financing of the Oak Park Project through the issuance by the Sacramento of City Financing Authority for an amount not to exceed \$25,000,000; 2) a City Financing Authority Resolution authorizing the issuance, sale and delivery of bonds in an amount not to exceed \$25,000,000 aggregate principal amount of Sacramento City Financing Authority (SCFA) 2006 Tax Allocation Revenue Bonds; 3) a City Financing Authority Resolution declaring the official intent of the SCFA to reimburse certain expenditures from proceeds of indebtedness not to exceed \$3,500,000; and 4) a Redevelopment Agency Resolution authorizing the execution and delivery of loan agreements with the SCFA to provide for the financing and refinancing of the Del Paso Heights Project Area and Oak Park Project Area Redevelopment projects.

Contact: Satoshi Matsuda, SHRA Finance Director, (916) 440-1370, Lisa Bates, SHRA Community Development Director, (916) 440-1322, Sacramento Housing and Redevelopment Agency

Sacramento Housing and Redevelopment Agency

Staff Report

26. Ebner-Empire Hotel Reconstruction and Disposition and Development

Location: 116 and 118 K Street, Old Sacramento Historic District (District 1)

Recommendation: Adopt a 1) City Resolution merging Downtown Sacramento Redevelopment Project Area and findings regarding sale of Redevelopment Agency Property; and 2) Redevelopment Agency Resolution authorizing the approval of a Disposition and Development Agreement and related loans totaling to \$3.35 million with the Ebner-Empire LLD for the reconstruction of the Ebner-Empire Hotel and allocate \$3.35 million from the 2005 Merged Downtown Tax allocation Bond to the project.

Contact: Laura Sainz, Senior Project Manager, (916) 808-2677, Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Economic Development Department.

Information

27. Notification of Final Map and Subdivision Improvement Agreement for Carriage Lane II (P04-167)

Location: Southwest corner of Prosper Drive and Innovator Drive (District 1)

Recommendation: Receive and file.

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

Citizens Addressing Council (Matters not on the Agenda)

Each speaker is limited to a maximum of 3 minutes.

28. To Be Announced

Council Comments

(Ideas, Questions and Meeting/Conference Reports)

29. To Be Announced.

Adjournment

30. Adjournment.