



REPORT TO COUNCIL City of Sacramento

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

CONSENT
February 28, 2006

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 Minutes for February 14, 2006.

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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MINUTES

City Hall –915 I Street
First Floor, Council Chamber

TUESDAY, FEBRUARY 14, 2006 – 2:00 P.M.

Preliminary Matters

1. **Roll Call**-2:08 p.m. Councilmember Waters absent.
2. **Closed Session Report** - None.
3. **Special Presentations/General Communications:**
 - a) Resolution in Support of People to People, A Spirit of Giving.
Action: Resolution received by David Cohen.

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.

Moved, seconded, carried (Hammond/Pannell; Absent – Waters) to adopt the Consent Calendar in one motion except as indicated.

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
Action: Approved recommendation.
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.
Action: Approved recommendation.

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.

Action: Adopted Resolution No. 2006-108.

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.

Action: Adopted Resolution No. 2006-109.

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.

Action: Adopted Resolution No. 2006-110.

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.

Consent Calendar

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

Action: Adopted Resolution No. 2006-111.

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.

Action: Adopted Resolution No. 2006-112.

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.

Action: Adopted Resolution No. 2006-113.

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.

Action: Adopted Resolution No. 2006-114.

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

Consent Calendar

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

Action: Adopted Resolution No. 2006-115.

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.

Action: Adopted Resolution No. 2006-116.

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.

Action: Adopted Resolution No. 2006-117.

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.

Action: Approved recommendation.

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.

Consent Calendar

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

Action: Approved recommendation.

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.

Action: Adopted Resolution No. 2006-118.

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.

Action: Moved, seconded, carried (Hammond/Tretheway; Noes-McCarty; Absent – Waters) to approve the guiding principles.

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.

Action: Moved, seconded, carried (Cohn/Pannell; Noes – Hammond, McCarty; Absent – Waters) to adopt Resolution No. 2006-119 and for staff to outreach to Lobbyists to provide for more permanent security badges.

Staff Reports

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.

Action: Public Comment by Clara McKeithern and Tim Boyd. Received and filed. Councilmember Sheedy requested a report back on why alley maintenance contracts don't go out to bid. Councilmember Cohn requested an alley inventory showing both publicly and privately owned alleys, a plan for a more pro-active alley management program, and a report back on what our liability claims costs are relating to alleys.

**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.

Action: Public Comment by Clara McKeithern and Tim Boyd. Moved, seconded, carried (Tretheway/Fong; Absent – Waters) to adopt Resolution No. 2006-120.

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.

Action: Public Comment by Calra McKeithern. Moved, seconded, carried (Hammond/Pannell; Absent – Waters) to adopt a Redevelopment Agency Resolution No. 2006-007.

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.

Action: Received and filed.

Public Hearing (Joint - City./Redevelopment Agency/Financing Authority)

**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

Public Comment: No public comment. Moved, seconded; carried Sheedy/Hammond; Absent – Waters, Fargo) to close the public hearing.

Action: Moved, seconded; carried Sheedy/Hammond; Absent – Waters, Fargo) to adopt a City Resolution No. 2006-121; a Financing Authority Resolution No. 2006-01; a Financing Authority Resolution No. 2006-02; and a Redevelopment Agency Resolution No. 2006-008 as amended.

Sacramento Housing and Redevelopment Agency

Staff Report (Joint – City/Redevelopment Agency)

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

Action: Public comment given by Steve Huffman and Michael Ault. Moved, seconded; carried (Tretheway/Cohn; Absent – Waters, Fargo).to adopt a City Resolution No. 2006-122 and a Redevelopment Agency Resolution No. 2006-009.

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.

Action: Received and filed.

Citizens Addressing Council (Matters not on the Agenda)

28. Public Comment

- a. Donald Souza-Boutique Hotel on 10th and J Street and Arco Sports
- b. Dennis Bylo-Handicap sidewalk as 1225 R street

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

29. None.

Adjournment

30. Adjourned - 4:25 p.m.

MINUTES

City Hall –915 I Street
First Floor, Council Chamber

TUESDAY, FEBRUARY 14, 2006 – 7:00 P.M.

Preliminary Matters

1. **Roll Call** – 7:08 p.m. Councilmember Sheedy absent.
2. **Pledge of Allegiance** led by Boy Scout Troop 100.
3. **Closed Session Report** - None
4. **Special Presentations/General Communications:** None

Staff Reports

5. **Agreement: Traffic Stop Data Analysis Project**

Location: (Citywide)

Recommendation: Adopt a Resolution 1) approving Lamberth Consulting to conduct the Police Department's Traffic Stop Data Analysis Project; and 2) authorizing the City Manager to execute an agreement with Lamberth Consulting for the project in an amount not to exceed \$126,780 annually.

Contact: Albert Najara, Police Chief, (916) 443-0804.

Action: Moved, seconded, carried (Hammond/Tretheway; absent – Sheedy) to adopt Resolution No. 2006-123

6. **Redevelopment of the Jibboom Street Power Station Site**

Location: Jibboom Street, Richards Boulevard Redevelopment Area (District 1)

Recommendation: Adopt a Resolution 1) approving the selection of the Jibboom Street Development team; 2) authorizing the City Manager to negotiate an agreement for an Exclusive Right to Negotiate (ERN) with Jibboom Street Development Team providing a 180-day period to negotiate the terms for redevelopment of the station site; and 3) directing staff to return to Council with an ERN.

Contact: Celia Yniquez, Senior Project Manager, (916) 808-7730, Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Janet Baker, Park Planning, Design and Development Manager, (916) 808-8234, Economic Development, Department of Parks and Recreation.

Action: Public comment given by Evangeline Higginbotham. Moved, seconded, carried (Tretheway/Cohn, absent – Sheedy) to adopt Resolution No. 2006-124 with direction to staff to add a member of the Water Advisory Committee and a member of the Selection Committee to the Jibboom Street Development Team.

Sacramento Housing and Redevelopment Agency

Staff Report

7. 926 J Street Owner Participation Agreement

Location: Southwest corner of 10th and J Streets, Central Business District (District 1)

Recommendation: Adopt a Redevelopment Agency Resolution authorizing the agency to negotiate an owner participation agreement regarding the terms of an agreement for the redevelopment of the property for a proposed public investment of up to \$15 million.

Contact: Traci Michel, AICP, Senior Project Manager, (916) 808-8645, Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Economic Development Department.

Action: Public comment given by Michael Ault, Janet Elliott, John Given and Mark Hefner. Moved, seconded, carried (Tretheway/Fong – Sheedy absent) to adopt Redevelopment Agency Resolution No. 2006-010 as amended.

Citizens Addressing Council (Matters not on the Agenda)

8. Public Comment – None.

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

9. Board and Commission Appointments by Mayor Fargo

1. Robert A. Abelong – 65th Street Redevelopment Advisory Committee (category A-4)

Announcements

1. Mayor Fargo announced that President Bush had declared Sacramento County a disaster area due to the severe storms that hit earlier this year.

Adjournment

10. Adjourned – 10:00 p.m. in memory of former City Councilmember John Roberts.