



Meetings of Sacramento

City Council Redevelopment Agency

Agenda

Tuesday, April 4, 2006

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

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

CITY COUNCIL

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

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 .

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AGENDA

Tuesday, April 4, 2006

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.

Closed Session

1. **Public Comment-** (3 minutes maximum)

Recess to Closed Session

2. **Pursuant to Government Code section 54956.96, pertaining to the potential for initiation of litigation by the Sacramento Regional Arts Facilities Financing Authority (SRAFFA). Councilmembers that serve on the board of SRAFFA are Steve Cohn, Robert Fong and Ray Tretheway.**

Reconvene to Open Session

3. **Special Presentations/General Communications**
 - a. **Please Slow Down My Daddy Works Here**
 - b. **Resolution Recognizing Georgianna Holden Else**
 - c. **Resolution Proclaiming April as Voter Education Month**

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

Consent Calendar (Items 4 – 19)

All items listed under Administrative Matters and 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 March 21, 2006.**
Location: (Citywide)
Recommendation: Approve afternoon and evening City Council and Redevelopment Agency minutes for March 21, 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 65th Street Redevelopment Advisory Committee to fill one (1) position. Open application period on 04-05-06, applications due on 04-12-06.

Consent Calendar (continued from previous page)

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

6. Confirmation of Board/Commission Appointment

Location: (Citywide)

Recommendation: Confirm the appointments of the following: 1) Sacramento Housing and Redevelopment Commission – Verne L. Gore and Cyril Shah [category A]; 2) Housing Code Advisory and Appeals Board – Selby R. Mohr and Donald A. Walker; 3) Board of Plumbing Examiners – Harry Duane Moos [category C]; and 4) Transportation Programming Guide Community Advisory Committee – Helen Maggie O’Mara [category C]

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

7. Appointment of Members to the Retirement Hearing Commission

Location: (Citywide)

Recommendation: Receive and file.

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

8. Agreement: Elkhorn Reservoir Project (PN: ZJ36)

Location: (District 1)

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute a consultant services agreement with HDR Construction Control Corporation to perform construction management and inspection services for the project for an amount not to exceed \$300,000.

Contact: David L. Brent, Engineering Manager, (916) 808-1420, Bill Zehnder, Supervising Engineer, (916) 808-1411, Department of Utilities.

9. Agreement: Walt Ueda Parkway Bike Trail Phase I (CIP HB16)

Location: Main Avenue and West El Camino Avenue Bridge (District 1)

Recommendation: Adopt a **Resolution** approving the agreement between the City of Sacramento and Reclamation District 1000 (RD1000) to address levee and trail maintenance and operation, trail closures, and emergency response during flood events for Phase I of the Walt Ueda Parkway Bike Trail.

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

10. Agreement: Phase I of Two Rivers Trail (CIP HB66)

Location: American River Parkway, South Levee (District 1)

Recommendation: Adopt a **Resolution** approving an agreement between the City and the American River Flood Control District (ARFCD) for the operation and maintenance of Two Rivers Trail Phase I.

Consent Calendar (continued from previous page)

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

11. Change Orders: Police and Fire Suppression Boats

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) approving two change orders to Bid Number 1949 in the total amount of \$9,930.24; and 2) authorizing revised purchase orders in the amount of \$341,416.65 to Aluminum Marine Construction, Inc., for the construction of two (2) police and fire suppression boats.

Contact: Mike McCarthy, Police Captain, (916) 433-0417, Rod Chong, Fire Deputy Chief, (916) 216-0302, Steve Cook, Administrative Officer, (916) 433-0475, Police Department.

12. Lease/Purchase: Four Electric Greens Mowers [2/3 Vote Required]

Location: (Citywide)

Recommendation: Adopt a **Resolution** 1) authorizing Council to suspend competitive bidding; 2) awarding the contract to Textron Financial Corporation for the lease/purchase of four electric powered Jacobsen E-Plex Tri Plex mowers in an amount not to exceed \$110,093.

Contact: Doug Parker, Golf Manager, (916) 433-6315, Marc Robles, Buyer II, Procurement Services (916) 808-6343, Convention and Culture and Leisure Department.

13. Fire Station Alerting System

Location: (Citywide)

Recommendation: Adopt a **Resolution** authorizing the City Manager to apply for grant funding for the purchase of Fire Station Alerting System in the amount of \$511,500.

Contact: Julius J. Cherry, Fire Chief, (916) 433-1601, Mike Balash, Assistant Fire Chief, (916) 433-1606, Michelle Basurto, Program Specialist, (916) 433-1619, Fire Department.

14. Executive Airport Ditch Culvert Project (PN: WM46)

Location: (District 5)

Recommendation: Adopt a **Resolution** 1) approving the project and directing staff to proceed with final design and preparation of construction documents; and 2) ratifying the Mitigated Negative Declaration and adopting the Mitigation Reporting Plan for the project.

Contact: Dave Brent, Engineering Services, (916) 808-1420, Any Hunt, Supervising Engineer, (916) 808-1408, Utilities Department.

Consent Calendar (continued from previous page)

15. Twin Oaks Estates (P05-146) (Pass for Publication)

Location: South of South Avenue, west of Norwood Avenue, Del Paso Heights Elementary School District (District 2)

Recommendation: 1) Review an Ordinance amending the Comprehensive Zoning Ordinance, Title 17 of the Sacramento City Code; to allow the development of a 27 single-family units; 2) pass for publication of Ordinance title as required by Sacramento City Charter 32c; 3) review the Resolution considering the Mitigated Negative Declaration and Mitigation Monitoring Plan for the property; and 4) continue to April 11, 2006 for final adoption.

Contact: Jamie Cutlip, Junior Planner, (916) 808-8684, Gregory Bitter, Senior Planner, (916) 808-7816, Development Services Department.

16. Code Enforcement Case Fees and Penalties

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 (916) 808-8183, Code Enforcement Manager, Code Enforcement Department

17. Housing Case Fees and Penalties

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) 808-6497, Code Enforcement Department.

18. Central Sacramento County Groundwater Forum (CSCGF)

Location: (Citywide)

Recommendation: Receive and file.

Contact: Gary A. Reents, Director of Utilities, (916) 808-1433, Mel Johnson, Consultant, (916) 808-1469, Department of Utilities.

19. Housing Trust Fund Annual Report

Location: (Citywide)

Recommendation: Receive and file.

Contact: Christine Weichert, Interim Director of Development Services, (916) 440-1353, Sacramento Housing and Redevelopment Agency.

Staff Reports (Items 20 – 23)

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

- 20. Sacramento Region Sports Education Foundation's Five-Year Business Plan**
Location: (Citywide)
Recommendation: Receive and file.
Contact: John McCassey, Executive Director, (916) 566-2400, Convention, Culture and Leisure Department.
- 21. Workshop: Proposed Draft Sustainability Agenda for the City of Sacramento and Consideration of the United Nations (UN) Urban Environmental Accords (M05-097)**
Location: (Citywide)
Recommendation: 1) Accept the draft Sustainability Agenda; 2) direct staff to continue the improvement process; and 3) authorize the Mayor to sign the UN Urban Environmental Accords.
Contact: Gary Stonehouse, Consultant, (916) 808-5567, Keith Roberts, Senior Engineer, (916) 808-4726, Development Services, General Services Department.
- 22. City Positions on June 2006 Ballot Propositions**
Location: (Citywide)
Recommendation: 1) Adopt a **Resolution** endorsing and supporting position on Proposition 81; 2) recommends the full Council to consider and adopt a position on Proposition 82.
Contact: Yvette Rincon, Legislative Affairs, (916) 808-5827, Office of the City Manager.
- 23. (Redevelopment Agency) Agreements: Elk's Building Renovation Project**
Location: (District 1)
Recommendation: Adopt a **Redevelopment Agency Resolution** 1) authorizing the approval of an Owner Participation Agreement and related loan documents totaling \$850,000 with Utah Partners, LLC for the structural upgrade of the project; 2) authorizing the approval of an Owner Participation Agreement and related loan documents totaling \$850,000 with McCormick and Schmick's Restaurant Corporation for the tenant improvements of the ground-floor space of the building; and 3) allocating \$1.7 million from the Merged Downtown 2005 Tax Allocation Bonds Funds to the project.
Contact: Michelle Nelson, Senior Project Manager, (916) 808-7064, Leslie Fritzsche, Downtown Development Manager, (916) 808-8450, Economic Development.

Information Reports (Item 24)

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

24. Notification of Final Map and Subdivision Improvement Agreement for the Riverdale North Village 3 (P02-138)

Location: East of Buchman Circle and north of Interstate 80 (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

Recess

Reconvene –7:00 p.m. See next page

Reconvene –7:00 p.m

- 25. Roll Call
- 26. Pledge of Allegiance

Regional Issues (Item 27)

- 27. **(Regional Issue) Highway 50 High Occupancy Vehicle Lanes**
Location: U.S. 50 from Riverside Boulevard to eastern city limits and surrounding area (District 1,3,4,5 and 6)
Recommendation: Adopt a **Resolution** 1) opposing the Highway 50 High Occupancy Vehicle Lane (HOV) project; and 2) establishing a prioritized list of community enhancements that the City of Sacramento will request be included as part of the HOV plus community enhancements project.
Contact: Fran Halbakken, Interim Director of Transportation, (916) 808-7194, General Services.

Staff Reports (Items 28 and 29)

- 28. **Findings of Fact: Weed Abatement Hearing**
Location: (Citywide)
Recommendation: Adopt a **Resolution** approving the Findings of Fact concerning objections and ordering abatement of weeds, rubbish, litter and/or dirt.
Contact: Russell VanVuren, Fire Captain, (916) 433-1622, Fire Prevention Department.
- 29. **(City Council -Redevelopment Agency) 926 J Street Owner Participation Agreement Business Terms**
Location: Southwest corner of 10th and J Streets, Central Business District (District 1)
Recommendation: Adopt 1) a **Redevelopment Agency Resolution** approving the Owner Participation Agreement including a) a loan of \$8.4 million for the boutique hotel component, b) a loan of \$850,000 for a signature, ground-floor restaurant; c) a grant of up to \$600,000 for off-site improvements related to the restaurant; and d) pledging project-general tax increment back to the project for a period of 15 years; and 2) a **City Resolution** supporting a) access to 175 parking spaces in City Parking Garages for the project, with terms and conditions to be defined at a later date; and b) the use of Sacramento Regional County Sanitation District connection fee credits for the project, which will be defined and formally approved at a later date.
Contact: Traci Michel, AICP, Senior Project Manager, (916) 808-8645, Leslie Fritzsche, Downtown Development Manager, (916) 808-5450, Economic Development Department.

Public Comments- Matters Not on the Agenda

Council Comments-Ideas, Questions and Meeting/Conference Reports

Adjournment