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CITY OF SACRAMENTO

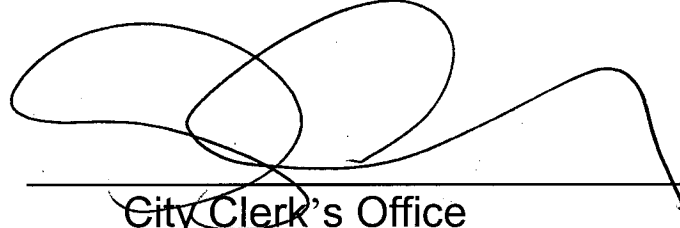
I, SHIRLEY CONCOLINO, City Clerk of the City of Sacramento,

hereby certify that on April 27, 2005

at 2:56 PM I caused to be posted, the City Council

Agenda for the meetings of April 24, 2005

2:00 p.m. and 7:00 p.m., on the 8<sup>th</sup> Street posting board attached  
to City Hall.



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City Clerk's Office



CITY OF SACRAMENTO

# **AGENDA**

THE CITY COUNCIL WELCOMES YOU

to the

**CITY COUNCIL MEETING - 2:00 P.M.**

**Interim City Hall - 730 I Street,  
First Floor, Council Chambers**

**April 19, 2005**

**-- NOTICE TO THE PUBLIC --**

The City Council welcomes and encourages participation in the meeting. Public testimony may be given on any agenda item as it is called and will be limited to three (3) minutes per speaker. Please fill out a speaker slip and hand in to the City Clerk. Speaker slips are provided in the wall rack located inside the chamber.

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**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)**  
Vice-Mayor

**SANDY SHEEDY (D-2)**  
Councilmember

**STEVE COHN (D-3)**  
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**NOTICE**

(Government Code Section 54954.2, The Brown Act)

The numbered items on this agenda give a brief general description of each item of business to be transacted or discussed at this meeting. The recommendations of the staff, as shown, do not prevent the City Council from taking other action.

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**CALL TO ORDER**

**ROLL CALL**

**CLOSED SESSION REPORT**

**1.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS**

- 1.1 Annual phone book collection school presentation check awards.
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**2.0 CONSENT CALENDAR (ITEMS 2.1 THROUGH 2.22)**

SHRA

- 2.1 Authorize the Executive Director or her designee to establish guidelines for individual project review and sole source negotiations. (D-1,2,3,5,6)

**RECOMMENDATION:** Adopt Redevelopment Agency Resolution.

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City Council

- 2.2 Approve the City Council minutes for the afternoon and evening sessions of April 5, 2005. (D-All)

**RECOMMENDATION:** Approve minutes.

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- 2.3 Open an application period for various Boards and Commissions. (D-All)

- A) Capitol Area Development Authority to fill one position. This opening represents a seat where the appointee resigned prior to the term expiration in September 2008. Appointee shall be a city resident, appointed by the Mayor with the approval of the City Council; and
- B) Sacramento Youth Commission to fill sixteen (16) positions. This opening represents four (4) seats where appointees resigned prior to their term expirations and twelve (12) seats whose terms are expiring in May 2005. Appointees shall be youths between the ages of 14 and 19, and either a resident or student in the City of Sacramento at the time of appointment.

- RECOMMENDATION:**
- A) Open application period on 04-20-05; Applications due on 05-20-05.
  - B) Open application period on 04-20-05; Applications due on 05-06-05.
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- 2.4 Confirmation of the following appointments: North Sacramento Redevelopment Advisory Committee – Buddy Bergstrom and Ken Ash under Category A [Business Owner], Michael Mulligan, Jeff Ogden, Jan McCleary and Elmer McCleary under Category B [Resident Property Owner] and Todd Harlan under Category C [Residential Tenant]. [Appointments made on 4-5-05].(D-All)

**RECOMMENDATION:** Confirm appointments.

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- 2.5 Award the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank Sewer Credits for Marriott Residence Inn, located at 1501 L Street at the intersection of 15<sup>th</sup> and L Streets. (D-1)

**RECOMMENDATION:** Adopt Resolution.

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- 2.6 Award the Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank Sewer Credits for Spataro's, located at 1415 L Street near the intersection of 15<sup>th</sup> and L Street. (D-3)

**RECOMMENDATION:** Adopt Resolution.

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- 2.7 Arden Way Exposition Boulevard Street Lighting Replacement Project (PN: SK13), located along Ethan Way, from Exposition Boulevard to Hurley Way and along Tribute Road from Exposition Boulevard to the Business 80 freeway. (D-2)

- A) Approve Change Order No. 1;
- B) Reset the City Manager's Change Order authority; and
- C) Authorize and direct the City Manager to execute Change Order No. 1 with Richard A. Heaps in the amount of \$27,700.

**RECOMMENDATION:** A-C) Adopt Resolution.

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- 2.8 Suspend competitive bidding and authorize the execution of the Water Taxi Service Agreement ("River Otter") with Waterfront Area Visitor and Entertainment Services. [**Requires two-thirds vote**] (D-1)

**RECOMMENDATION:** Adopt Resolution approving agreement.

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- 2.9 Code Enforcement Case Fees and Penalties: Place liens on the properties for unpaid fees and penalties and transmit the unpaid cost to the Sacramento County Auditor/Controller as a special assessment against the properties. (D-All)

**RECOMMENDATION:** Adopt Resolution.

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- 2.10 Housing Case Fees and Penalties: Place 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. (D-All)

**RECOMMENDATION:** Adopt Resolution.

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- 2.11 Amendments to the Fiscal Year 2004-05 budget for non-bonded Maintenance Districts: (D-8,6)

- A) Neighborhood Water Quality District No. 2003-03, located East of I-5 and South of Amherst; and
- B) Power Inn Road Maintenance District No. 2003-01, located South of Folsom Boulevard.

**RECOMMENDATION:** A) Adopt Resolution  
B) Adopt Resolution.

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- 2.12 Authorize the City Treasurer to review possible options for refunding several series of outstanding City bonds and to proceed with a refunding financing if net present value savings are not less than 3.00%. (D-All)

**RECOMMENDATION:** Adopt Resolution.

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- 2.13 Support an application for a Land and Water Conservation Fund (LWCF) grant in the amount of \$150,000 from the California Department of Parks and Recreation to fund the development of Verano Creek Park in North Sacramento and authorize the City Manager to execute all necessary agreements. (D-2)

**RECOMMENDATION:** Adopt Resolution.

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- 2.14 Amend the City of Sacramento 2005-2010 Parks and Recreation Master Plan and consider an addendum to the adopted 2005-2010 Parks and Recreation Master Plan Negative Declaration. (D-All)

**RECOMMENDATION:** Adopt Resolution.

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- 2.15 Carriage Lane II (P04-167), located in North Natomas on the Southwest corner of Prosper Drive and Innovator Drive – An Ordinance amending the districts established by the Comprehensive Zoning Ordinance (Title 17 of the City Code), by rezoning 3.25± net acres of Single-Family Planned Unit Development (R-1PUD) zone to 3.25± net acres of Single-Family Alternative Planned Unit Development (R-1A-PUD) zone. (D-1)

**RECOMMENDATION:** Pass for publication of title and continue to April 26, 2005.

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- 2.16 Annexation No. 25 to the Neighborhood Landscaping District, located in South Sacramento at the Southwest corner of Brookfield Drive and Franklin Boulevard. (D-8)

- A) Accept landowner petition and initiate proceedings to annex territory;
- B) Approve a boundary map of area to be annexed and preliminarily approve the Engineer's report; and
- C) Adopt Resolution of Intention to annex territory; order the improvements and maintenance; levy an assessment upon the annexed property and set a time and place for a public hearing of protests on June 14, 2005, 2:00 P.M., at City Council Chambers, 1<sup>st</sup> Floor, 730 I Street, Sacramento, CA.

**RECOMMENDATION:**

- A) Adopt Resolution.
- B) Adopt Resolution.
- C) Adopt Resolution.

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2.17 Annexation No. 11 to the Neighborhood Park Maintenance Community Facilities District No. 2002-02 that includes eight (8) separate areas; Adopt Resolution of Intention that initiates the CFD annexation process and sets a time and place for a Public Hearing on May 24, 2005, 2:00 P.M. at City Council Chambers, 730 I Street, Sacramento, CA. (D-2,3,4,6,8)

**RECOMMENDATION:** Adopt Resolution.

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2.18 Authorize the Procurement Services Manager to utilize the County of Sacramento's contracts with Chipman Corporation, SR Trucking, and D and S Movers, Inc., for anticipated moving services over the course of the next 10 months for a total amount not to exceed \$400,000. (D-All)

**RECOMMENDATION:** Adopt Resolution.

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2.19 Authorize the City Manager to award a contract amendment to Nichols Consulting Engineers, in the amount of \$98,889 for consulting services related to the Docks Area Specific Plan, located at the Sacramento Riverfront. (D-4).

**RECOMMENDATION:** Adopt Resolution.

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2.20 Parking Structure Repair and Maintenance Project (PN: VD26), located in Central Downtown area. (D-1)

A) Approve Change Order No. 7 with John Rohrer Contracting Company, Inc., in the amount of \$101,291; and

B) Reset the City Manager's Change Order authority.

**RECOMMENDATION:** A-B) Adopt Resolution.

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2.21 North Laguna Pointe Condominiums (P04-066), located Northeast of the intersection of Bruceville Road and Sheldon Road (Noticed on 4-1-05, PFP'd on 4-5-05, item 2.6) (D-8)

**RECOMMENDATION:** Continue to 4-26-05.

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2.22 Review and approve the Municipal Legislation Log approved by the Law and Legislation Committee on April 5, 2005. (D-All)

**RECOMMENDATION:** Adopt staff recommendation.

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### 3.0 PUBLIC HEARING

None.

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### 4.0 STAFF REPORTS

4.1 Annual report on Living Wage Ordinance. (D-All)

**RECOMMENDATION:** For Council information only.

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4.2 Presentation by the California State Department of General Services (DGS) on West End and Central Plan projects.(D-1)

**RECOMMENDATION:** For Council information only.

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### 5.0 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA)

#### Staff Report

5.1 Changes to Commercial Revitalization Program. (D-1,2,3,5,6)

- A) Convert the Commercial Revitalization Program from zero-interest loans to exterior rebates in the Franklin Boulevard and Stockton Boulevard Redevelopment area;
- B) Budget \$300,000 in tax increment funds for exterior rebates in the Franklin Boulevard Redevelopment area;
- C) Revise the program to conform with Special Planning District use restrictions in applicable program areas;
- D) Add the Old Sacramento Historic District to the program with provisions specific to that district;
- E) Expand the Downtown Program boundaries from 7<sup>th</sup>, J, L and 15<sup>th</sup> to 7<sup>th</sup>, I, L, and 17<sup>th</sup> streets; and
- F) Amend the current guidelines of the Downtown Program to allow owners of historic buildings to apply for up to \$75,000 in façade improvements without a long-term lease in place.

**RECOMMENDATION:** A-F) Adopt Redevelopment Agency Resolution.

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5.2 Allocate funds and authorize purchase of properties and businesses located at 3536 20<sup>th</sup> Avenue and 3700 2<sup>nd</sup> Avenue, (D-5)

- A) Set just compensation for the properties and businesses at 3536 20<sup>th</sup> Avenue and 3700 2<sup>nd</sup> Avenue as the prices that the owners have

- B) agreed upon to sell the properties to the Agency or the fair market values as established by appraisal;
- C) Purchase the properties for not substantially more than just compensation;
- D) Allow the Executive Director to take all other actions necessary to purchase the properties on a voluntary basis; and
- E) Transfer \$1,100,000 to the acquisition project from Oak Park tax increment funds and take all actions necessary to purchase the properties and relocate the tenants.

**RECOMMENDATION:** A-D) Adopt Redevelopment Agency Resolution.

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- 5.3 Approve the Multi-Family Lending, Mortgage Revenue Bond., and 9% Low-Income Housing Tax Credit Prioritization policies. (D-All)

**RECOMMENDATION:** Adopt City Council Resolution.  
Adopt Redevelopment Agency Resolution.  
Adopt Housing Authority Resolution.

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- 5.4 Acquisition of property located at 5716 Stockton Boulevard- Stockton Boulevard Redevelopment Area Supervisorial District 2. (immediately outside Council Districts 5 and 6).

- A) Set just compensation for the property located at 5716 Stockton Boulevard as the price that the owner has agreed upon to sell the property to the Agency or the fair market value as established by appraisal;
- B) Purchase the property for not substantially more than just compensation;
- C) Allow the Executive Director to take all other actions necessary to purchase the property on a voluntary basis; and
- D) Amend the budget to transfer \$800,000 to the Young Street/Stockton Boulevard Development Project from Stockton Boulevard Development Assistance tax increment funds to fund all actions necessary to purchase the property.

**RECOMMENDATION:** Adopt Redevelopment Agency Resolution.

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## 6.0 REGIONAL ISSUES

None.

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**7.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON THE AGENDA)**

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**8.0 COUNCIL IDEAS, QUESTIONS AND ANNOUNCEMENTS**

**ADJOURNMENT**



CITY OF SACRAMENTO

# **AGENDA**

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**CALL TO ORDER**

**ROLL CALL**

**CLOSED SESSION REPORT**

**PLEDGE OF ALLEGIANCE**

**10.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS**

10.1 Resolution recognizing Festival de la Familia.

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**11.0 PUBLIC HEARING**

None.

**12.0 STAFF REPORTS**

12.1 Community Racial Profiling Commission update. (D-All)

**RECOMMENDATION:** For Council information only.

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12.2 Office of Public Safety Accountability (OPSA) annual report. (D-All)

**RECOMMENDATION:** For Council information only.

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**13.0 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA)**

None.

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**14.0 REGIONAL ISSUES**

None

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**15.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON THE AGENDA)**

*(A three minute time limit is imposed on speakers addressing the council under his heading)*

**16.0 COUNCIL IDEAS, QUESTIONS AND ANNOUNCEMENTS**

**ADJOURNMENT**



CITY OF SACRAMENTO  
**AGENDA**

**Closed Session Meeting**

**Interim City Hall - 730 I Street,  
Mayor/Council Conference Room, 3<sup>rd</sup> Floor**

**April 19, 2005  
12:00 PM**

**-- NOTICE TO THE PUBLIC --**

**The City Council welcomes and encourages participation in the meeting. At the beginning of the meeting, public testimony will be heard only on items listed on this agenda.**

**THIS NOTICE PROVIDED PURSUANT TO THE BROWN ACT**

Notice is hereby given that the Sacramento City Council will conduct concurrent meetings with the Council Committee(s) listed on this agenda which is incorporated herein by reference. The Special Meeting(s) are called to permit members who are not on the listed committees to attend the meetings and participate in the discussion. In the event five (5) or more members of the City Council are present at a committee meeting, only those items listed on the agenda can be acted upon or discussed.

All meetings will be held at the date, time and place indicated; and the subjects to be considered and acted upon shall be those as listed on the agenda. The numbered items listed on the agenda are a brief description of business to be transacted or discussed; the recommendations of the staff as shown, do not prevent the committees from taking other action.

**AMENDED**

**SPECIAL MEETING  
OF THE  
SACRAMENTO CITY COUNCIL**

**April 19, 2005, 12:00 PM**  
730 I Street, Mayor/Council Conference Room, 3<sup>rd</sup> Floor

NOTICE IS HEREBY GIVEN that a Closed Session will be held on April 19, 2005 at Noon for the following matters:

- 1) 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 Negotiator, Dee Contreras.
- 2) Pursuant to Government Code section 54957.6 to discuss matters pertaining to negotiations with recognized employee organizations: Sacramento Police Officers Association; Sacramento Area Fire Fighters; Local 522; Stationary Engineers; Local 39; International Association of Machinists and Aerospace Workers, Auto, Marine and Specialty Painters; Local 1176; Sacramento-Sierra Building and Construction Trades Council; Plumbers and Pipefitters, Local 447; Western Council of Engineers. The purpose is to confer with the City's Chief Negotiator, Dee Contreras.
- 3) Pursuant to Government Code section 54957 for a matter pertaining to personnel to consider the appointment of Council Operations Manager.
- 4) Pursuant to Government Code section 54957 for a matter pertaining to personnel to consider the appointment of City Attorney.

**Dated:** April 14, 2005

  
Shirley Concolino, City Clerk