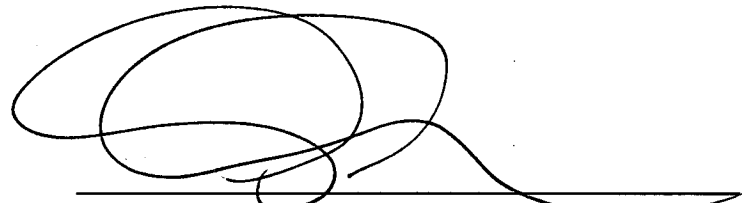


AFFIDAVIT OF POSTING

CITY OF SACRAMENTO

I, SHIRLEY CONCOLINO, ^{NB} City Clerk of the City of Sacramento,
hereby certify that on May 16, 2005
at 3:00 PM I caused to be posted, the City Council
Agenda for the meetings of MAY 16, 2005
_{NB}
2:00 p.m. and 7:00 p.m., on the 8th Street posting board attached
to City Hall.



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**

May 10, 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)

Councilmember

ROBERT KING FONG (D-4)

Councilmember

LAUREN HAMMOND (D-5)

Councilmember

KEVIN MCCARTY (D-6)

Councilmember

ROBBIE WATERS (D-7)

Councilmember

BONNIE PANNELL (D-8)

Councilmember

Charter Officers

*Samuel Jackson
City Attorney*

*Shirley Concolino
City Clerk*

*Robert Thomas
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*Thomas Friery
City Treasurer*

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NOTICE

(Government Code Section 54954.2, The Brown Act)

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This City Council meeting is being videotaped and can be seen this Saturday, May 14, 2005, 7:00 p.m. on Metrocable Channel 14, AT&T Broadband Cable System. This meeting is also broadcast live on the Internet and can be viewed at the City's home page, <http://www.cityofsacramento.org>. City Council Agendas and other Council meeting information are also available on the Internet at the City's home page.

CALL TO ORDER

ROLL CALL

CLOSED SESSION REPORT

1.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

None.

2.0 CONSENT CALENDAR (ITEMS 2.1 THROUGH 2.21)

2.1 Approve the City Council minutes for the afternoon and evening sessions of April 26, 2005. (D-All)

RECOMMENDATION: Approve minutes.

2.2 Confirmation of Dora J. Perry under Category C [Business Owner] to the Del Paso Heights Redevelopment Advisory Committee. [Confirmation made on 4-26-05] (D-2)

RECOMMENDATION: Confirm appointments.

2.3 Open application period for the Transportation Programming Guide Community Advisory Committee to fill three (3) positions. (D-All)

RECOMMENDATION: Open application period on 05-11-05; Applications due on 06-10-05.

2.4 Code Enforcement case fees and penalties – Placing liens on the properties for unpaid fees and penalties and transmit the unpaid cost to the Sacramento County Auditor/Controller as a special assessments against the properties. (D-All)

RECOMMENDATION: Adopt Resolution.

2.5 Housing Case Fees and Penalties – 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. (D-All)

RECOMMENDATION: Adopt Resolution.

- 2.6 Authorize the City Manager to execute the Consultant Services Agreement with MWH Americas, Inc and recommend that the Sacramento River Watershed Sanitary Survey Project be amended to add \$99,410 to the Capital Improvement Expenditure and Revenue Budgets (413-500-ZE31) for an amount not to exceed \$120,902. (D-All)

RECOMMENDATION: Adopt Resolution approving agreement

- 2.7 Adopt the FY 2005/06 budget for the Old Sacramento Maintenance District , establish the fees assessed on the property within the district located between Front and 2nd Streets (D-1)

RECOMMENDATION: Adopt Resolution.

- 2.8 Initiate annual proceedings for the Stockton Boulevard Property and Business Improvement District, which includes 239 properties and 147 property owners located within a 3.5-mile area along Stockton Boulevard from 2nd Avenue to 48th Avenue, and County Board of Supervisors Districts 1 and 2. (D-5,6).

- A) Adopt Resolution of Intention to levy and collect assessments for FY 2005/06; and
B) Set a public hearing date of May 31, 2005, to question the levy of the proposed assessments.

RECOMMENDATION: A-B) Adopt Resolution.

- 2.9 Initiate annual proceedings for the Oak Park Property and Business Improvement District, which includes 175 properties and 88 property owners located within the Oak Park commercial corridor. (D-5)

- A) Adopt Resolution of Intention to levy and collect assessments for FY 2005/06;
B) Set a public hearing date of May 31, 2005, to question the levy of the proposed assessment.

RECOMMENDATION: A-B) Adopt Resolution.

- 2.10 Authorize the restriction of traffic through the alley bounded by "S" Street, 41st Street, "T" Street and 40th Street – Restriction of Traffic Proceeding No. RT05-02. (D-6)

RECOMMENDATION: Adopt Resolution.

- 2.11 Condominium Ordinance numbering update (M05-017)- Amend various sections of Chapter 17.192 of Title 17 of the Sacramento City Code (The Zoning Code) relating to Condominiums and Condominium Conversions (D-All)

RECOMMENDATION: Pass for publication of title and continue to May 17, 2005.

- 2.12 Approve the award of a construction contract to JMS and Associates in the amount of \$469,100.87 for the development of Quail Park CIP (PN: LU56), located at 3441 Colchester Avenue. (D-1)

RECOMMENDATION: Adopt Resolution awarding contract.

- 2.13 Notification of Final Map and Subdivision Improvement Agreement for Carriage Lane, A Condominium Project (P03-085), located Southwest corner Truxel Road and Prosper Drive. (D-1)

RECOMMENDATION: Receive and file.

- 2.14 Bruceville Road Widening Project – Sheldon Road to Cosumnes River Boulevard (PN: TW52). (D-8)

- A) Adopt the Jacinto Creek Planning Area (JCPA) Reimbursement Plan;
- B) Appropriate \$320,000 from the Jacinto Creek Planning Area Contingency (783-710-7012) to the project;
- C) Appropriate \$510,155 from the Major Street Construction Tax Contingency (209-710-7012) to the project;
- D) Authorize staff to complete the necessary transactions to remove \$830,155 Measure A Construction funds (Fund201) from the project;
- E) Direct staff to bring a Measure A Construction (Fund 201) Reallocation Request in the amount of \$830,155 to the Sacramento Transportation Authority (STA) Board for approval;
- F) Approve the plans and specifications; and
- G) Accept the low bid and authorize the City Manager to execute a contract in the amount of \$4,956,916 with Granite Construction Company, Inc.

RECOMMENDATION: A-G) Adopt Resolution awarding contract.

- 2.15 Authorize the City Manager and the City Clerk to execute a Professional Services Agreement with ThirdWave Corporation for Electronic Document and Content Management (ED/CM) consulting services for an amount not to exceed \$180,000 (D-All)

RECOMMENDATION: Adopt Resolution approving agreement.

- 2.16 Add Section 1.28.040 to and amend Section 1.28.010 of Chapter 1.28 of the Sacramento City Code relating to Recovery of Attorney's Fees and Administrative Penalties. (D-All)

RECOMMENDATION: Pass for publication of title and continue to May 17, 2005.

- 2.17 Authorize the City Manager and the City Clerk to execute Supplement No. 2 to City Manager Agreement No. 2004-1025 with Coretechs, Inc., for the continued staffing and support to provide network, desktop, server and web consulting services citywide for an amount not-to-exceed \$250,000 during Fiscal Year 2005/06. (D-All)

RECOMMENDATION: Adopt Resolution.

- 2.18 Suspend competitive bidding and authorize the City Manager to execute an agreement with Forward Landfill for drinking water treatment plans sludge disposal in an amount not to exceed \$350,000. (**Requires two-thirds vote**) (D-1,3)

RECOMMENDATION: Adopt Resolution approving agreement.

- 2.19 North Area Fiber Project (PN: AB71). (D-1,2)

- A) Accept the responsive low bid from Adesta Limited Partnership, for an amount not to exceed \$296,336 and award the contract for construction and installation of fiber optic cables for the North Permit Center, North Area Corporation Yard, and other City facilities in the north area;
- B) Authorize the City Manager to execute a contract in the amount not to exceed \$296,336 with Adesta Limited Partnership; and
- C) Approve the transfer of \$226,000 from the Development Services Fund (Fund 258); \$15,000 from the North Corporation Yard Site Acquisition Project (PN: BC16, Fund 712); \$40,000 from the Fiber Optics-FWTP Project (PN: ZG91, Fund 413); and \$71,000 from the FY04/05 Traffic Operations Project (PN: SR05, Fund 201) to the Citywide Fiber Project (PN: AB71)

RECOMMENDATION: A-C) Adopt Resolution awarding contract.

- 2.20 Approve the Memorandum of Understanding between the City of Sacramento, Sacramento Public Library Authority, Natomas Unified School District and Los Rios Community College District for the Natomas Town Center Education Complex, located in North Natomas (D-1)

RECOMMENDATION: Adopt Resolution approving agreement.

- 2.21 Adopt specifications of Bid No. B051181005 for Green Waste Processing for Solid Waste Division and award contract to Recycle America Alliance, in an annual amount not to exceed \$1,200,000 (D-All).

RECOMMENDATION: Adopt Resolution approving agreement.

3.0 PUBLIC HEARING

- 3.1 65th Street and Broadway Detention Basin Project (PN: WJ76), located one parcel east of the intersection of 65th Street and Broadway adjacent to Redding Avenue) (Noticed 4-8-05; 4-15-05) (D-6)

RECOMMENDATION: Continue to June 14, 2005.

4.0 STAFF REPORTS

- 4.1 The Towers on Capitol Mall (P04-221), located at 301 Capital Mall, Central City Community Plan Area. (D-1)

RECOMMENDATION: For Council information; review and comment.

Workshop.

- 4.2 Downtown Development Workshop. (D-All)

RECOMMENDATION: For Council information only.

5.0 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA)

Public Hearing

- 5.1 Sale of 7940 Fruitridge Road, allocated in Avondale Neighborhood (Noticed on 4-28-05). (D-6)

A) Enter into a Disposition and Development Agreement with Tam Do and Anhthu Do for the sale of 7940 Fruitridge Road for a price not less than market value; and

- B) Amend the budget to transfer sale proceeds to the Community Development Block Grant commercial revolving loan fund.
RECOMMENDATION: Close hearing;

A-B) Adopt City Resolution
Adopt Redevelopment Agency
Resolution

Staff Report

- 5.2 Authorize staff to exclusively negotiate with the Scurfield Company-Carson Development for a 90-day period regarding the development of the Ebner/Empire Hotel site in Old Sacramento, located at 116 and 118, K Street. (D-1)

RECOMMENDATION: Adopt Redevelopment Agency Resolution.

- 5.3 K Street Request for Proposals, located at 700, 800, and 1000-blocks of K Street - Clarification of Selection Committee and evaluation process. (D-1)

- A) Acknowledge the City's Economic Development Department, on behalf of the Agency, formation of a Selection Committee and evaluation/selection process for the K Street Request for Proposals; and
B) Upon completion of the evaluation process, direct staff to present the Selection Committee's recommendation for developer selection to the Agency, based upon the strength of the development team, the proposed project concept and project economics.

RECOMMENDATION: A-B) Adopt Redevelopment Agency Resolution.

6.0 REGIONAL ISSUES

None

7.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON THE AGENDA)

8.0 COUNCIL IDEAS, QUESTIONS AND ANNOUNCEMENTS

ADJOURNMENT



CITY OF SACRAMENTO

AGENDA

THE CITY COUNCIL WELCOMES YOU

to the

CITY COUNCIL MEETING - 7:00 P.M.

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

May 10, 2005

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Redevelopment Agency of the City of Sacramento
Housing Authority of the City of Sacramento
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CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

- 9.1 California Podiatric Medical Association award to Mayor and Council for "Best Walking City".
- 9.2 Recognition of forty (40) youth basketball players from Sacramento High School for their accomplishments,

10.0 PUBLIC HEARING

- 10.1 Third Party appeal of County Side Cluster Housing (P04-139), located at the Southeast corner of Florin Road and Country Place – Entitlements to develop 12 single-family detached cluster homes totaling 25, 779 square feet on 1.155± gross acres in the Multi-Family Alternative (R-2A) zone. (Noticed on 4-29-05) (D-7)
- A) Environmental Determination: Exempt CEQA Guidelines, Section 15332;
- B) General Plan Amendment to redesignate 1.155 ± gross acres from Public/Quasi-Public to Low Density Residential;
- C) Community Plan Amendment to redesignate 1.155± gross acres from Institutional to Residential (7-17 du/na);
- D) Third party appeal of a Tentative Map to subdivide 1.155± gross acres into 12 lots and two private drives for the development of cluster homes;
- E) Third party appeal of a Special Permit to construct 12 cluster homes totaling 25,779 square feet on 1.155± acres in the Multi-Family (R-2A) zone.

RECOMMENDATION: Close hearing;

- A) Adopt staff recommendation.
- B) Adopt Resolution.
- C) Adopt Resolution.
- D-E) Adopt Resolution.

-
- 10.2 North Natomas Community Plan amendment related to Fisherman's Lake Buffer Width (M04-118) (Noticed on 4-28-05)

RECOMMENDATION: Continued to May 31, 2005.

10.3 Transmittal of the FY2005/06 Proposed Operating and Capital Improvement Budgets and the 2005-1010 Capital Improvement Program. (D-All) [To be delivered]

RECOMMENDATION: For Council information only.

11.0 STAFF REPORTS

11.1 Inventory and priority listing of important historic structures within the J-K-L Corridor Destination Nodes A, B, and C (M05-024), various parcels within blocks bounded by 6th and 11th, J and L Streets, with early focus on historic structures that may be affected by the initial catalyst projects (700,800 and 1000 K Street) (D-1)

RECOMMENDATION: Adopt staff recommendation.

12.0 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA)

None.

13.0 REGIONAL ISSUES

None.

14.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON THE AGENDA)

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

15.0 COUNCIL IDEAS, QUESTIONS AND ANNOUNCEMENTS

ADJOURNMENT



CITY OF SACRAMENTO
AGENDA

Closed Session Meeting

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

**May 10, 2005
Noon**

-- 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.

**SPECIAL MEETING
OF THE
SACRAMENTO CITY COUNCIL**

May 10, 2005, Noon
730 I Street, Mayor/Council Conference Room, 3rd Floor

NOTICE IS HEREBY GIVEN that a Closed Session will be held on May 10, 2005 at noon for the following matters:

Sacramento Housing and Redevelopment Agency

(1) Pursuant to Government Code section 54956.8 for a matter pertaining to real property negotiations, for negotiation with the owners, and their designated representatives, of properties and businesses located at 3536 20th Avenue (020-0212-010-000) and 3700 2nd Avenue (014-0091-001-0000). The purpose is to confer with SHRA's chief negotiators, Anne Moore, Lisa Bates Tricia Stewart and Ray Ashby, regarding the price, terms, and conditions of the acquisitions.

(2) Pursuant to Government Code section 54956.8 for a matter pertaining to real property negotiations. The properties are located at 2224 Front Street (APN 009-0012-068), owned by Ronald Watkins and 1931 Front Street (APN 009-0042-006) owned by SMUD. The purpose is to confer with SHRA's chief negotiators, Wendy Saunders and Laura Sainz, regarding the price, terms, and conditions of the acquisitions.

City Council

(1) Pursuant to Government Code section 54956.9(a), for a matter pertaining to pending litigation: Asberry v. City of Sacramento, et al. United States Court for the Eastern District of California Case No. CIV S-04-2467LKK PAN

(2) Pursuant to Government Code section 54956.9(a), for a matter pertaining to pending litigation: Rogers v. City of Sacramento, Sacramento County Superior Court Case No. 03AS06918

(3) Pursuant to Government Code section 54956.9(a), for a matter pertaining to pending litigation: Hernandez v. city of Sacramento, et al. Sacramento County Superior Court Case No. 02AS07396, and California Third District Court of Appeals Case No. C047180.

(4) Pursuant to Government Code section 54956.9(b), pertaining to threatened litigation. One potential case.

(5) Pursuant to Government Code section 54957 for a matter pertaining to personnel to consider the appointment of Council Operations Manager.

(6) Pursuant to Government Code section 54957 for a matter pertaining to personnel to consider the appointment of City Attorney.

(7) 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 & Aerospace Workers; Auto, Marine & Specialty Painters, Local 1176; Sacramento-Sierra Building and Construction Trades Council; Plumbers & Pipefitters, Local 447; Western Council of Engineers.

Dated: May 5, 2005


Shirley Concolino, City Clerk

**SACRAMENTO REGIONAL ARTS
FACILITIES FINANCING AUTHORITY**

JPA ANNUAL BOARD MEETING

**May 13, 2005
1:00 p.m.
Interim City Hall
City Council Chambers
730 I Street, 1st Floor**

AGENDA

- I. Roll Call, Secretary of the Authority

- II. Approval of Minutes
 - i. 05/14/04

- III. Finish / Close out of construction budget – Laura Sainz

- IV. Theatre Activity Updates – California Musical Theatre

- V. Presentation to Jimmie Yee – California Musical Theatre

- VI. Financial Report – City Treasurer's Office

- VII. Adjourn