



# CITY OF SACRAMENTO

## ... AGENDA ...

THE CITY COUNCIL WELCOMES YOU

CITY COUNCIL MEETINGS -- 7:30 P.M.

City Hall Council Chambers - 915 I Street, Second Floor

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## April 30, 1991

-- NOTICE TO THE PUBLIC --

While the City Council welcomes and encourages participation in the meetings, it would be appreciated if you would limit your comments to three minutes so that everyone may be heard. Public testimony will be permitted on each agenda item as it is called. Matters under the jurisdiction of the council, and not on the posted agenda, may be addressed by the general public following completion of the regular agenda and any off-agenda matters before the council for consideration. The council limits testimony on matters not on the agenda to three minutes per person and not more than fifteen minutes for a particular subject.

All items listed under the Consent Calendar are considered to be routine and non-controversial, and may be enacted by one motion unless a request is made by a Council member that it be taken up for separate consideration.

**- Concurrent Regular Meetings Of -  
Sacramento City Council  
Redevelopment Agency of the City of Sacramento  
Housing Authority of the City of Sacramento  
Parking Authority of the City of Sacramento  
Sacramento City Financing Authority**

1.0 CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

N O T I C E

THIS CITY COUNCIL MEETING IS BEING BROADCAST LIVE THIS EVENING ON THE CABLE TELEVISION GOVERNMENT CHANNEL - CHANNEL 65. A REPLAY OF THIS MEETING CAN BE SEEN THIS WEEK ON FRIDAY AT NOON CHANNEL 65.

FOR PURPOSES OF THE BROWN ACT (GOVERNMENT CODE SECTION 54954.2(a), THE NUMBERED ITEMS AS SHOWN 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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2.0 SPECIAL PRESENTATIONS

2.1 Resolution commending the Sacramento Light Opera Association. (D-All)

RECOMMENDATION OF STAFF:      PRESENT RESOLUTION

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3.0 CONSENT CALENDAR (Items 3.1 through 3.22)

3.1 Purchase and lease of office condominium at 1421 K Street, Unit 1A: (D-All)

- A. Approval of terms and conditions of purchase agreement with Panattoni, Farrell, and Fraulob;
- B. Appropriation of \$975,000.00 plus closing costs and prorations not to exceed \$10,000.00 to the Community Center Fund; and

3.1 (Continued from previous page.)

- C. Approval of terms and conditions of lease agreement of Unit 1A to the Sacramento Convention and Visitors Bureau.

RECOMMENDATION OF STAFF: A-C: ADOPT RESOLUTION APPROVING AGREEMENTS

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- 3.2 Quality of Life - funding for public opinion poll - Approval of joint funding at \$12,500.00 each from the City and County regarding the Quality of Life Ballot Initiative as recommended by the Quality of Life Executive Steering Committee. (D-All)

RECOMMENDATION OF STAFF: ADOPT RESOLUTION

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- 3.3 Amendment to the Sacramento Municipal Code, Article X, Chapter 34, Section 34.1001 relating to retirement benefits under the Sacramento City Employees Retirement System. (D-All)

RECOMMENDATION OF STAFF: PASS FOR PUBLICATION AND CONTINUE TO MAY 7, 1991

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- 3.4 Approval of final subdivision map and agreement with Golden West, Inc., for Golden West Estates, located at Logan Street and Golden West Way. (P90-103) (D6)

RECOMMENDATION OF STAFF: ADOPT RESOLUTION APPROVING AGREEMENT

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- 3.5 Grant of revocable encroachment permit to Union Pacific Railroad Company for the purpose of drilling three ground water monitoring wells in the public right-of-way at 2805 18th Avenue and 2500 Coleman Way. (D5)

RECOMMENDATION OF STAFF: ADOPT RESOLUTION

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- 3.6 Replacement of the East Approach to the American River Bridge at H Street - Accept low bid of Syblon-Reid Co. in the amount of \$2,148,223.00 and award contract. (D3)

RECOMMENDATION OF STAFF: ADOPT STAFF RECOMMENDATIONS

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- 3.7 Sac 51 Commuter Bikeway, beginning near the Haggis Oaks Golf Course at Fulton Avenue and connecting to the Jedediah Smith National Recreation Trail in the American River Parkway near Cal Expo - Approve balancing change order No. 3 with Azteca Construction in the amount of \$8,684.16; accept completion of the project at a cost of \$492,499.24; authorize filing of the Notice of Completion and Acceptance of Work; and authorize final payment. (CO90-044) (D2)

RECOMMENDATION OF STAFF: ADOPT STAFF RECOMMENDATIONS

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- 3.8 Silver Eagle Road Reconstruction, East Main Drain to Norwood Avenue - Approve plans and specifications and authorize City Clerk to advertise for bids to be received June 4, 1991. (D2)

RECOMMENDATION OF STAFF: ADOPT STAFF RECOMMENDATIONS

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- 3.9 Approval of proposals with specifications and authorization for City Clerk to advertise for bids to be received: (D-All)
- A. Bid No. 1479: Liquid Chlorine in 1-Ton Cylinders and 150-Pound Cylinders for Water Purification, to be used by Water Production and Flood Control and Sewers - bids to be received May 21, 1991.
  - B. Bid No. 1480: 60 Tons Liquid Sodium Bisulfite and 100 Tons Sodium Hypochlorite, in Bulk, to be used by Flood Control and Sewers - bids to be received May 21, 1991.
  - C. Bid No. 1463: IBM Compatible Microcomputer Equipment and Services for all City organizations - Bids to be received June 11, 1991.

RECOMMENDATION OF STAFF: A-C: ADOPT STAFF RECOMMENDATIONS

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- 3.10 Approve plans and specifications for Crocker Art Museum Herold Wing and Central Plant Heating, Ventilating, and Air Conditioning Revisions, Phase I, and authorize the City Clerk to advertise for bids to be received May 28, 1991. (D1)

RECOMMENDATION OF STAFF: ADOPT STAFF RECOMMENDATIONS

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- 3.11 Approve plans and specifications for Sacramento Memorial Auditorium Asbestos Abatement and Hazardous Materials Removal, and authorize the City Clerk to advertise for bids to be received May 21, 1991. (D1)

RECOMMENDATION OF STAFF: ADOPT STAFF RECOMMENDATIONS

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- 3.12 Belle Coolegge Community Library, located at 5600 South Land Park Drive - Accept the low bid of Zenith Construction in the amount of \$1,479,818.00 and award the contract. (D4)

RECOMMENDATION OF STAFF: ADOPT STAFF RECOMMENDATIONS

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- 3.13 Award of Bids for commodities and/or services: (D-All)
- A. Bid No. 1456 - Blueprinting, Reprographics, and Associated Services at a contract amount of \$225,000.00 to:
    - 1. Brownie's Blueprint Co. as primary source for all items; and
    - 2. Winslow's Repro/Graphics as a secondary source.
  - B. Bid No. 1125 - Door Locks, Closers, and Exit Devices (Increase) for a total contract amount of \$42,000.00 to:
    - 1. American Lock & Supply, for items 1-7, 8-16, and 21-23;
    - 2. Major Lock Supply, Inc., for items 17-18; and
    - 3. Wilco Supply, for items 19, 20, and 24.

RECOMMENDATION OF STAFF: A-B: AWARD BIDS

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- 3.14 Elevator modifications and repairs to parking garages G (1005 4th St.), H (11th & L St), R (1225 Embarcadero), P (2nd & I St.), and E (13th & J St.) - Accept completion of the project by U.S. Elevator Corporation at a cost of \$255,958.35, authorize filing of Notice of Completion and Acceptance of Work, and authorize final payment. (CO88-033) (D1)

RECOMMENDATION OF STAFF: ADOPT STAFF RECOMMENDATIONS

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- 3.15 Bing Maloney Maintenance Shed, located at 680 Freeport Boulevard - Accept completion of the project by Paragon Construction Company at a cost of \$38,634.98, authorize filing of Notice of Completion and Acceptance of Work, and approve a unilateral Change Order No. 2 in the amount of \$2,445.00 crediting the City for liquidated damages and arbitration costs. (CO87-042) (D7)

RECOMMENDATION OF STAFF: ADOPT STAFF RECOMMENDATIONS

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- 3.16 Architectural Services for Animal Control Facility, located at 2127 Front Street - Approve Supplemental Agreement No. 1 with Takata & Sugioka Architects in the amount of \$21,090 to cover fee increased for additional required design work. (AG89-025) (D4)

RECOMMENDATION OF STAFF: ADOPT STAFF RECOMMENDATIONS

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- 3.17 Informational report to advise the City Council of a notice to Daniel Benvenuti, Jr., of the City's intent to vacate the 8th & J Building located at 1010 8th Street, which is currently used to house the City/County Library administrative staff and the Cable Television Commission staff. (AG84-198) (D-All)

RECOMMENDATION OF STAFF: RECEIVE AND FILE

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- 3.18 New job classification of Senior Media Production Specialist - Amendment to Resolution No. 91-024 relating to salary schedules, employer-employee relations policy, and designation of exempt job classifications. (D-All)

RECOMMENDATION OF STAFF: ADOPT RESOLUTION

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- 3.19 Establishment of new job classification of Museum Security Supervisor - Amendment to Resolution No. 91-024 relating to salary schedules, employer-employee relations policy, and designation of exempt job classifications. (D-All)

RECOMMENDATION OF STAFF: ADOPT RESOLUTION

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- 3.20 Informational report relative to the Crocker Art Museum Association's long range plans for the Crocker Art Museum Complex. (Jt. B&F/T&CD April 30, 1991) (D1)

RECOMMENDATION OF STAFF: RECEIVE AND FILE

- 3.21 Authorization to apply for a grant under the 1991 Federal Land and Water Conservation Grant program for the Natomas Oaks Group Picnic Area and Nature Trail, located in the Natomas area. (Jt. B&F/T&CD April 30, 1991) (D1)

RECOMMENDATION OF STAFF: ADOPT RESOLUTION

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- 3.22 Water Main Crossing of I-80 at Truxel Road - Establishment of just compensation and authorization to expend funds (\$28,800.00) for the acquisition of two easements for water main easements. (D1)

RECOMMENDATION OF STAFF: ADOPT RESOLUTION

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#### 4.0 PUBLIC HEARINGS

- 4.1 Appeal of the decision of the Environmental Coordinator to file a Negative declaration for the Ascot Estates project, located at Rose Street, near Rio Linda Boulevard in the Rural Estates (RE) and Standard Single Family (R-1) zone. (P90-366) (Cont. from March 26, 1991, Item #4.6) (D2)

RECOMMENDATION OF STAFF: CONTINUE TO MAY 14, 1991, AT STAFF REQUEST

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- 4.2 Request for property located at 1519 and 1527 North Avenue: (P90-020) (Cont. from April 23, 1991, Item #4.2) (D2)
- A. Environmental Determination.
  - B. Tentative Map to subdivide 6.85± acres into 35 lots.
  - C. Subdivision Modification to create lots less than 52 feet wide.
  - D. Subdivision Modification to create corner lots less than 62 feet wide.

RECOMMENDATION OF STAFF: A-D: WITHDRAW AT STAFF REQUEST FOR RE-NOTICING

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- 4.3 Requests for property located at 4625 Rio Linda Boulevard (Matranga Ranch): (P90-163) (Cont. from April 23, 1991, Item #4.1) (D2)
- A. Environmental Determination.
  - B. Rezone 10.0± acres from A to R-1.
  - C. Tentative Map to subdivide 10.0± acres into 39 single family and 8 halfplex lots to be known as Matranga Ranch.
  - D. Subdivision modification to create 4 through lots.

RECOMMENDATION OF STAFF: A-D: CONTINUE TO MAY 14, 1991, AT STAFF REQUEST

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- 4.4 Requests for property located at the southeast corner of Dorothy June Way and Astoria Street: (P90-453) (D2)
- A. Environmental determination.
  - B. Tentative map to subdivide 5.58± acres into 32 single family lots.
  - C. Subdivision modification to establish 21 lots less than 52 feet wide.

RECOMMENDATION OF STAFF: CLOSE HEARING;  
A. RATIFY NEGATIVE DECLARATION  
B-C: ADOPT RESOLUTION

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- 4.5 Requests for property located at 5391 64th Street: (P90-408) (PFP'd April 23, 1991, Item #3.13) (D6)
- A. Environmental determination.
  - B. Rezone 0.97± acres from R-1 to R-1A.
  - C. Tentative map to subdivide 0.97± acres into seven single family lots.

RECOMMENDATION OF STAFF: CLOSE HEARING;  
A. RATIFY NEGATIVE DECLARATION  
B. ADOPT ORDINANCE  
C. ADOPT RESOLUTION

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- 4.6 Requests for property located at the southwest corner of Elder Creek Road and Cougar Drive: (P90-399) (D6)
- A. Environmental determination.
  - B. Tentative map to subdivide 3.8± acres into 16 single family lots and 5 corner halfplex lots.

RECOMMENDATION OF STAFF: CLOSE HEARING;  
A. RATIFY NEGATIVE DECLARATION  
B. ADOPT RESOLUTION

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- 4.7 Requests for property located at Lane Court and Rol Do Court (northeast corner of Meadowview Road and Tisdale Way): (P90-226) (Cont. from April 23, 1991, Item #4.4) (D7)
- A. Environmental determination.
  - B. Amend Airport-Meadowview Community Plan from Residential (7-15 DU/NA) to Residential (4-8 DU/NA).
  - C. Tentative map to resubdivide 6.5± acres from 22 lots to 31 single family petite lots.

RECOMMENDATION OF STAFF: CLOSE HEARING;  
A. RATIFY NEGATIVE DECLARATION  
B. ADOPT RESOLUTION  
C. ADOPT RESOLUTION

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- 4.8 Requests for property located south of Ripley Street, north of Light Rail Tracks: (P90-113) (Cont. from April 23, 1991, Item #4.3) (D2)
- A. Environmental determination.
  - B. Tentative map to subdivide 3.30+ acres into 19 lots.
  - C. Subdivision modification to create lots less than 100 feet deep.
  - D. Subdivision modification to create lots less than 52 feet wide.
  - E. Subdivision modification to create two flag-shaped lots.

RECOMMENDATION OF STAFF:           CLOSE HEARING;  
   A.     RATIFY NEGATIVE DECLARATION  
   B-E:  ADOPT RESOLUTION

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5.0 REPORTS OF COUNCIL COMMITTEES

- 5.1 Supplemental Environmental Impact Report for the Sacramento Community Convention Center Expansion - Amendment No. 1, in the amount of \$25,220.00, to the professional services agreement No. 89-162 with Nichols-Berman Consultants to cover changes in the scope of work which have evolved in the preparation of said report. (B&F April 30, 1991) (D1)

RECOMMENDATION OF STAFF:           ADOPT RESOLUTION

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- 5.2 Approval of the Proposed 1991 Water Conservation Program, appropriation of funds, and authorization to add 0.5 FTE (full time equivalent) Staff Aide, 1.5 FTE Water Waste Inspectors, 2.0 FTE Utility Service Inspectors, 1.0 FTE Typist Clerk II and related materials and supplies. (Jt. B&F/T&CD April 16, 1991) (D-All)

RECOMMENDATION OF STAFF:           ADOPT RESOLUTION

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- 5.3 Approval of Supplemental Agreement No. 2 with Brown, Vence, & Associates in an amount not to exceed \$170,000.00 for the negotiation of a contract with an alternative to direct haul of municipal solid waste vendor(s). (AG89-015) (Jt. B&F/T&CD April 30, 1991) (D-All)

RECOMMENDATION OF STAFF:           ADOPT RESOLUTION

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- 5.4 Informational report regarding the reevaluation of the alternative to direct haul selection clarification schedule. (Jt. B&F/T&CD April 30, 1991) (D-All)

RECOMMENDATION OF STAFF:           RECEIVE AND FILE

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5.5 Proposed modifications to the alternatives to direct haul selection process, procurement and selection of experienced outside counsel for assistance in preparation of contract - Authorization to execute agreement not to exceed \$60,000.00 with Hawkins, Delafield & Wood to perform attorney services pertaining to the Materials Recovery Processing and Solid Waste Transfer Facility. (Jt. B&F/T&CD April 30, 1991) (D-All)

RECOMMENDATION OF STAFF: ADOPT RESOLUTION APPROVING AGREEMENT

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5.6 Franklin Boulevard Assessment District Improvements - Prohibition of parking on the east side of Franklin Boulevard between Sutterville Road/12th Avenue and Fruitridge Road in order to accomodate a center turn lane. (Cont. from April 2, 1991, #3.9) (T&CD March 26, 1991)

RECOMMENDATION OF STAFF: ADOPT RESOLUTION

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## 6.0 GENERAL COMMUNICATIONS

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## 7.0 COUNCIL IDEAS AND QUESTIONS

7.1 Deletion of Section 11 (Budget Presentation) from City Council Rules and Procedures; this includes 11-a (report by City Manager); 11-b (submission of City Manager's budget - referral to Budget and Finance committee); 11-c (consideration and adoption of budget by City Council); and 11-d (Capital Improvement Program). (Mayor) (D-All)

RECOMMENDATION OF STAFF: ADOPT MOTION DELETING SECTION

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## 8.0 STAFF REPORTS

8.1 Findings of Fact regarding the appeal of the Planning Commission's denial of various requests for an ancillary use of the existing Driver Mansion Inn located at the northeast corner of 21st and U Streets: (P90-283) (Cont. from April 16, 1991, Item #8.1) (D4)

- A. Negative Declaration;
- B. Findings of Fact;
- C. Resolution for lot line adjustment;
- D. Ordinance for rezoning a portion of the subject site from R-1B to R-0; and
- E. Mitigation Monitoring Plan.

8.1 (Continued from previous page.)

- RECOMMENDATION OF STAFF:
- A. RATIFY NEGATIVE DECLARATION
  - B. ADOPT FINDINGS OF FACT AND CONDITIONS
  - C. ADOPT RESOLUTION
  - D. ADOPT ORDINANCE
  - E. ADOPT THE PLAN
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8.2 Sierra Foundation Center Project, 1333 Garden Highway - Authorization to execute a professional services agreement in an amount not to exceed \$114,365.00 with EIP Associates to prepare chapters of the project's EIR. (P90-345) (Cont. from April 23, 1991, Item #3.11) (B&F April 16, 1991) (D1)

RECOMMENDATION OF STAFF: ADOPT RESOLUTION APPROVING AGREEMENT

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8.3 Emergency water supply for McClellan AFB - Approval of Memorandum of Understanding and adoption of resolution authorizing the Director of Public Works to negotiate and draft an agreement (subject to environmental review) under which an emergency water supply will be provided to McClellan AFB. (D-All)

RECOMMENDATION OF STAFF: ADOPT RESOLUTION APPROVING AGREEMENT

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9.0 SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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10.0 SACRAMENTO CITY FINANCING AUTHORITY

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11.0 CITIZENS ADDRESSING COUNCIL, AGENCY OR AUTHORITIES ON MATTERS NOT ON THE AGENDA

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

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12.0 ANNOUNCEMENTS

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13.0 CLOSED SESSIONS - (if needed)

City and Sacramento Housing and Redevelopment Agency Legal Matters pursuant to Government Code Section 54956.9; Employee Relations Government Code Section 54957.6 and Personnel Matters Government Code Section 54957.

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14.0 ADJOURNMENT