

MINUTES

OF THE

SACRAMENTO CITY COUNCIL  
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO  
HOUSING AUTHORITY OF THE CITY OF SACRAMENTO  
ECONOMIC DEVELOPMENT COMMISSION  
PARKING AUTHORITY OF THE CITY OF SACRAMENTO  
SACRAMENTO CITY FINANCING AUTHORITY

REGULAR MEETING

JUNE 23, 1998

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 7:00 p.m., on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

Present: Council members Cohn, Hammond, Kerth, Pannell, Steinberg, Waters, Yee and Mayor Serna

Absent: Councilwoman Fargo

PLEDGE OF ALLEGIANCE was led by Mayor Serna

9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

- 9.1 Winnpark/Capitol Avenue Neighborhood Association re: Implementation and review of the social nuisance code. (D-3)

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Bill Baker, from the Winnpark/Capitol Avenue Neighborhood Association, stated that his organization wanted to see code enforcement fines strengthened in the City. He said the neighborhood association had been working with Max Fernandez and Jack Crist of the Neighborhood Services Department to better track offenders. They felt that the Director of Neighborhood Services, Mr. Crist, should be able to employ a dedicated contracted counsel as part of his nuisance abatement team.

Mr. Baker briefly discussed a number of suggestions from his association to include: (1)contracting with the district attorney for dedicated staff to pursue criminal enforcement of nuisance codes; (2)scaling fines to gross income accruing from a property; (3)pursuing criminal prosecution vigorously against abusive property owners; (4)defining and enforcing a rigorous inspection and re-citation process for repeat offenders; (5)providing accountability guarantees before imposing new taxes; (6)retaining SHRA housing subsidies to encourage and preserve mixed-income occupancy in emerging neighborhoods; (7) focusing accountability initiatives on prior practices before starting new programs; and (8) using budgeted funds set aside for a new Deputy City Manager for nuisance abatement to include increased staffing and training funds for NPO's and private enforcement counsel.

Mayor Serna stated that the REAP ordinance should be used in conjunction with code enforcement.

Bill Edgar, City Manager, recommended de-centralized legal assistance to deal with the numerous and mounting problems in this area.

Councilman Cohn thanked the members of the Winnpark/Capitol Avenue neighborhood association for their attendance and comments.

Karen Jacques commented that the City needed to maximize its efforts with nuisance abatement including using fines and the REAP ordinance.

Councilman Steinberg stated that the REAP ordinance, as a deterrent, had been very successful, except with the most egregious cases. He recommended that the City Attorney contract with outside counsel for dedicated work on this issue.

Kathy Hunter argued that the ordinance had no "teeth" in it. She said it needed to force tenants to give their rent money to the City when there were negligent landlords.

Natalie Ives said she owned 20 units on P Street, and took great pride in her properties. As a realtor, she said she had to disclose any problems with a neighborhood to potential buyers.

W. Troka urged the Council to take action on this issue.

Doug MacPherson asked the Council to take a leadership role with this problem.

Reeves Kerr spoke about drug and prostitution problems in his neighborhood.

Mayor Serna informed the public that staff would be reporting back to Council on August 11, 1998 on this issue.

This information was received and filed.

## 10.0 PUBLIC HEARINGS

- 10.1 *Calvary Christian Center School* - Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended by rezoning 3.36 developed acres of property from Hospital (H) Zone to Single Family Residential (R-1) Zone for the property located at 3201 Del Paso Boulevard in North Sacramento (P97-087) APN: 252-0302-005. [FPF'd 5/12/98, item 1.8] (Continued from 5/19/98, item 10.1) (Continued from May 26, 1998, item 10.1) (D-2)
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A motion was made by Councilman Kerth, seconded by Councilman Steinberg to continue this item to July 21, 1998 at 7:00 p.m. The motion carried with a 5-1 roll call vote, with Councilwoman Hammond voting no, and Council members Cohn and Fargo being absent.

- 10.2 Citywide Landscaping and Lighting District. (D-All)
- A. Overrule protests;
  - B. Confirm report and levy FY 1998/99 Annual Assessments for the Citywide Landscaping and Lighting District; and
  - C. Amend the FY 1998/99 Budget for the Citywide Landscaping and Lighting District.
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Gary Alm, Special Districts Manager, informed the Council that the Citywide Lighting and Landscaping District (L&L) was formed in June, 1989. The district provided funding for the maintenance and rehabilitation of City parks and other public landscaped areas, street tree maintenance and the

energy and maintenance cost of street lights throughout the City. Property owners were assessed in accordance with a series of benefit formulas adopted by Council at district formation. Annual assessments were paid by property owners with their regular County property taxes. Each year the City had to adopt a new Engineer's report and approve the assessment. According to Mr. Alm, the City had not received any protests.

Manuel Majia asked if a hearing was mandatory, and if so, under what authority.

Sam Jackson, City Attorney, replied it was required by law, under Streets and Highway Code Section 22500.

Councilman Kerth stated that the money should be equally divided among the districts and asked for a report back from staff.

Mike Kashiwagi, Public Works Director, responded that staff would be coming back the second week in August with a report.

Councilwoman Hammond remarked that Mr. Kerth had made a good point, and that she was as curious as he.

A motion was made by Councilman Cohn, seconded by Councilman Waters to close the hearing and to adopt Resolutions 98-308, 98-309 and 98-310 related to the Citywide Landscaping and Lighting District. The motion carried with a 8-0 roll call vote, with Councilwoman Fargo being absent.

RESOLUTION 98-308

RESOLUTION OVERRULING PROTESTS FOR THE CITYWIDE LANDSCAPING AND LIGHTING DISTRICT FOR FISCAL YEAR 1998/99

RESOLUTION 98-309

RESOLUTION CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING ASSESSMENT FOR THE CITYWIDE LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT FOR FISCAL YEAR 1998/99

RESOLUTION 98-310

RESOLUTION ADOPTING THE FY 1998/99 BUDGET FOR ASSESSMENT DISTRICT NO. 2 (CITYWIDE LANDSCAPING AND LIGHTING DISTRICT, PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972

- 10.3 Additional Library Services Assessment District No. 96-02. (D-All)
- A. Confirm report and levy annual assessments for FY 1998/99; and
  - B. Adopt the FY 1998/99 Budget Assessment.
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Jim Johnston, Administrative Analyst, informed the Council that the purpose of the hearing was to receive public testimony and/or protests regarding the proposed budget, services and assessments for Additional Library Services Assessment District No. 96-02. He said the budget reflected a 3 percent Consumer Price Index adjustment for inflation. The proposed assessment for a typical single-family home was \$22.66. Staff recommended approval of the assessment.

A motion was made by Councilman Cohn, seconded by Councilwoman Hammond to close the hearing and to adopt Resolutions 311 and 312 related to the Assessment District. The motion carried with a 7-0 roll call vote, with Council members Fargo and Yee being absent.

RESOLUTION 98-311

RESOLUTION CONFIRMING ASSESSMENT AND  
LEVYING ASSESSMENT FOR ADDITIONAL LIBRARY  
SERVICES - ASSESSMENT DISTRICT NO. 96-02  
PURSUANT TO CITY CODE TITLE 85 CHAPTER  
85.04 AND 86.06

RESOLUTION 98-312

RESOLUTION ADOPTING THE FY 1998/99 BUDGET  
FOR ASSESSMENT FOR ADDITIONAL LIBRARY  
SERVICES - ASSESSMENT DISTRICT NO. 96-02  
PURSUANT TO CITY CODE TITLE 85 CHAPTER  
85.04 AND 86.06

11.0 **STAFF REPORTS**

None

12.0 **SHRA**

None

13.0 **COUNCIL IDEAS AND QUESTIONS**

- 13.1 Councilwoman Hammond announced that there would be a concert at the Meadowview Center on Saturday, starting at 12 noon.
- 13.2 Councilman Cohn announced that his district was having their third "Pops in the Park" event on Saturday evening, at Bertha Henschel Park (45th and B Streets), featuring the big band sound.
- 13.3 Councilman Kerth invited everyone to attend ground breaking ceremonies for the final phase of the Arden Garden Connector on Tuesday, June 30th at 8:30 a.m. at the intersection of Arden Way and Colfax.
- 13.4 Mayor Serna presented City Manager Bill Edgar with a framed congratulatory letter from President Clinton regarding Mr. Edgar's ASPA award.

14.0 **CITIZENS ADDRESSING COUNCIL AGENCY OR AUTHORITIES BY PERSONAL APPEARANCE OR TELEPHONICALLY ON MATTERS NOT ON THE AGENDA**

- 14.1 Amelia called about the homeless living in boarded up property in her neighborhood. She said that they were causing major problems and dealing in drugs. She added that the last time the police were called about this problem, it took them more than 40 minutes to respond.

This matter was referred to the City Manager.

14.2 Brian Jacobs called to recommend that City staff research issues related to State revenues that the City is not receiving. Mayor Serna replied that the City was aware of these issues, and that the State does this quite often.

14.3 Marie called to suggest that the City of Sacramento contact the City of Folsom regarding their procedures for handling code enforcement.

15.0 ANNOUNCEMENTS

None

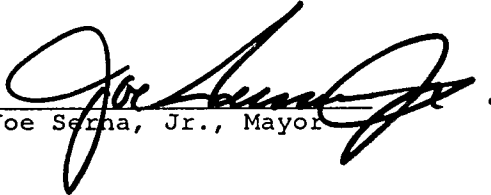
ADJOURNMENT -

There being no further business to come before the Council the meeting was adjourned at 8:37 p.m. in memory of Ralph Talbert and Tommy Lopresti.

Submitted

  
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Valerie A. Burrowes, City Clerk

Approved

  
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Joe Serna, Jr., Mayor