

COUNCIL COMMITTEE MINUTES

Concurrent Special Committee Meetings of the Sacramento City Council, Redevelopment Agency of the City of Sacramento, Housing Authority of the City of Sacramento and the Parking Authority of the City of Sacramento.

COMMITTEE NAME: Budget and Finance and
Transportation & Community Development

MEETING DATE: October 9, 1990

MEETING TIME: 1:15 p.m.

LOCATION: 915 I STREET, 2ND FLOOR, COUNCIL CHAMBER

VOTING RECORD LEGEND

MOV: MOVED	ABST: ABSTAIN
SEC: SECOND	ABS: ABSENT
M — MAYOR RUDIN	D5 — SERNA
D1 — FARGO	D6 — MUELLER
D2 — FERRIS	D7 — KASTANIS
D3 — PANE	D8 — ROBIE
D4 — CHINN	

I HEREBY CALL Special Meetings of the Sacramento City Council, Redevelopment Agency of the City of Sacramento, Housing Authority of the City of Sacramento, and Parking Authority of the City of Sacramento to be conducted concurrently with the Council committee meetings listed below, which are incorporated herein by reference. The Special Meetings are called to permit Members who are not on the listed committees to attend the meetings and participate in the discussions. 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 on or discussed.

The meeting was called to order at 1:20 p.m. by Chair Joe Serna, Jr. Roll call was as follows:

MEMBERS PRESENT: Joe Serna, Jr (Chair), Thomas Chinn, Terry Kastanis, Lynn Robie

MEMBERS ABSENT: Heather Fargo*, Kim Mueller**, Lynn Robie***, Josh Pane****, Lyla Ferris*****

1. Dedication of Proposed Outdoor Stage in Honor of C.K. McClatchy. (D-5)
 - A. Resolution Approving the Dedication of the McClatchy Park Proposed Outdoor Stage in Honor of C. K. McClatchy.

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

COMMITTEE ACTION: APPROVE STAFF RECOMMENDATION

REPORT(S) BACK: NONE

VOTING RECORD: MOV: D-7 SEC: D-6
AYES: D-1, D-4, D-5, D-6, D-7, D-8
ABSENT: D-2, D-3

MINUTES:

- *Committee member Fargo arrived at 1:22 p.m.
- **Committee member Mueller arrived at 1:22 p.m.
- ***Committee member Robie arrived at 1:22 p.m.

Robert Thomas, Director of Parks and Community Services, reviewed this item. Funding is available for Phase I through a state grant for \$70,000 and an allocation of redevelopment funds of \$50,000. Phase II which will cost about \$420,000 is to be funded largely by private contribution. Fund raising efforts are underway.

Council member Serna supported the staff recommendation and indicated that a stage would be a worthwhile addition.

It was MOVED by Committee member Kastanis and SECONDED by Committee member Mueller to approve staff recommendation. The motion carried as noted above.

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- 2. Pocket Girl's Softball Lease - Authorization to Negotiate Lease. (D-7)
 - A. Resolution giving Notice of Intention of the City of Sacramento to Negotiate a Lease with the Pocket Girl's Softball League for the use of Seymour Park without calling for bids. Parkway.

RECOMMENDATION OF STAFF:	RECOMMEND APPROVAL AND FORWARD TO COUNCIL
COMMITTEE ACTION:	APPROVE STAFF RECOMMENDATION
REPORT(S) BACK:	NONE
VOTING RECORD:	AYES: D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8

MINUTES:

Robert Thomas, Director of Parks and Recreation reviewed the background to this item and showed maps that identified sports facilities in the pocket area. The major problem is that youth and adult recreation facilities are inadequate and unsafe. Request is made to move two diamonds onto the Seymour Park site. The EIR still needs to be completed; only asking for authorization to negotiate at this time.

****Committee member Pane arrived at 1:36 p.m.

Discussion followed concerning what the word negotiate would involve at this stage of the request. If there is no authorization to negotiate, then only fact finding can be done. Committee member Robie suggested meeting with groups of people affected by this move for their input and that other activities in addition to softball be considered.

Public testimony was then heard:

Jo Ann Yee of the School Board cautioned the committee about making a decision based upon who is the most vocal. Rather, look at the neighborhood as a whole.

Bob Garcia supported the City negotiating now to minimize the processing time; include more sports facilities in the pocket area.

Scott Cofer, parent, is in favor of starting the negotiating process now.

Gaspar Garcia, a resident of Park Vista Circle and former treasurer of the Pocket Girls Softball League thought the negotiations premature.

Jerry Simms, Seymour Park Neighborhood Assn., said the additional facilities would create noise all day long, traffic congestion and parking problems.

Kathy Eagan of Park Vista Circle thought the negotiation would be premature.

*****Lyla Ferris arrived at 2:00 p.m.

Cynthia Soto, a Greenhaven resident, wants the opportunity to present arguments regarding the parking problems

Jeannette Lujan, past President of the Pocket Girls Softball League expressed appreciation to Marie Dixon who has been working on this project since January and meeting with the residents of the area. They are only asking for 50' of park property in order to accommodate the growing school population.

Sal Barajas, prior softball league coach, thought it best to proceed with negotiations.

Mr. Thomas summarized the item but stating that in the next 5 years there will be many safety problems relating to sports facilities , and that it would be best to go ahead now with this project.

It was MOVED Committee member Robie and SECONDED Committee member Mueller to approve staff recommendation. The motion carried as noted above.

3. Status Report - Oak Park Child Care Center. (D-5)

RECOMMENDATION OF STAFF:	COMMITTEE INFORMATION
COMMITTEE ACTION:	NONE
REPORT(S) BACK:	YEARLY PROGRESS REPORT
VOTING RECORD:	NONE

MINUTES

Robert Thomas, Director of Parks and Recreation presented this yearly report on the status of the Oak Park Child Care Center. He gave each committee member a handout reflecting the ethnic make up of children in the day care facility. He reported that the operators are doing a good job, and our expectation is that the program will be even more integrated next year.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

4. Recommending Certification of Final Environmental Impact Report (FEIR) and Approval of Development Agreement for Capitol Mall Development Site - Lot A

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

COMMITTEE ACTION: APPROVE STAFF RECOMMENDATION

REPORT(S) BACK: 1) COORDINATION OF MITIGATION MONITORING PROJECT TO TCD COMMITTEE
2) EXPLORE POSSIBILITY OF TYING CONSTRUCTION OF HOUSING UNITS TO DEVELOPMENT OF THIS PROJECT
3) PARKING IMPACT ON DOWNTOWN PLAZA

VOTING RECORD: MOV: D-7 SEC: D-2
AYES: D-1, D-2, D-4, D-5, D-6, D-7
ABST: D-3, D-8

MINUTES

Robert Smith, Executive Director SHRA reviewed the recommendation. He explained that this memo concerned the development agreement and the next item (#5) on the agenda dealt with all the other documents including the transfer agreement.

Gale Irwin, Agency Environmental Coordinator, stated that housing is included as a significant adverse impact in the EIR.

Various concerns were discussed regarding parking problems, air quality impact, sewer infrastructure.

Committee member Mueller asked to know if we can tie the construction of housing units to the development of this project and wished a report back.

Committee member Fargo expressed concern about the monitoring process. Mr. Smith stated he will come back with an overview identifying distressed areas and will prioritize them.

It was **MOVED** by Committee member Kastanis and **SECONDED** by Committee member Fargo to approve staff recommendation.

5. Agency Resolution Approving Amendment and Assignment of Disposition and Development Agreement - 111 Capitol Mall Project. (D-1)

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

COMMITTEE ACTION: APPROVE STAFF RECOMMENDATION

REPORT(S) BACK: NONE

VOTING RECORD: MOV: D-8 SEC: D-3
AYES: UNANIMOUS

MINUTES

Robert Smith, Executive Director of SHRA explained that this amendment to the DDA for the 111 Capitol Mall project was needed because the lender has required the developer to gain title to the Neasham Circle parcel since this parcel is required for the project. The developer will pay the City \$11,000 for that property right.

A review of that parcel indicated it would have no market value because of the constraints that would be necessary to place on it.

It was MOVED by Committee member Kastanis and SECONDED by Committee member Fargo to approve staff recommendation.

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6. Salvation Army Recreation Center Construction Funding Assistance. (D-ALL)

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

COMMITTEE ACTION: APPROVE STAFF RECOMMENDATION

REPORT(S) BACK: INVENTORY OF GYM SPACE IN COMMUNITY AND ACCESS SCHEDULE - FROM PARKS

VOTING RECORD: MOV: D-8 SEC: D-4
AYES: D-4, D-1, D-2, D-5, D-6, D-8
ABSENT: D-3, D-7

MINUTES:

Robert Smith, Executive Director of SHRA summarized this item saying the request was to loan \$300,000 to the Salvation Army at 0 interest for a 20 year period to construct a Recreation Center Project. The money would have to be used per the terms in the agreement with the City. The Redevelopment Committee has approved the request.

A discussion was held among committee members about the impact of the project and terms of payback to the City. The terms of payback are to be included in a final report.

Committee member Kim Mueller requested a report back from Parks Department showing an inventory of gym space in the community. She felt there should be a plan for developing gym space and include a schedule of when the space is available.

It was MOVED by Committee member Robie and SECONDED by Committee member Chinn to approved staff recommendation. The motion carried as noted above.

7. Recommendations regarding Inclusionary Zoning Policies. (D-ALL)

RECOMMENDATION OF STAFF: FOR COMMITTEE REVIEW AND DIRECTION

COMMITTEE ACTION: REQUEST REPORT BACK

REPORT(S) BACK: DETAILED REPORT FROM SHRA DUE IN FEBRUARY OR MARCH - WHAT HAVE OTHER COMMUNITIES DONE

VOTING RECORD: MOV: D-6 SEC: D-8
AYES: D-1, D-2, D-3, D-4, D-5, D-6, D-8
ABSENT: D-7

MINUTES:

Robert Smith, Executive Director of SHRA reviewed this report. Perhaps non-exclusionary construction is the answer. We should proceed with a cooperative effort between SHRA and city Planning. There should also be a City/County plan. The results should be incorporated into the Housing Element of the General Plan.

A discussion followed among committee members. Some of the ideas were: SHRA should be the lead agency but we should have an open process; keep modification of design at an absolute minimum - homes can't look different; no buy outs or in lieu fees for developers; guarantee of affordability in perpetuity restrictions on resale, and the Agency should screen potential owners for the developer.

Public Testimony was then heard.

Rachel Isco - Rural California Housing Corporation expressed support for inclusionary zoning. We need creative financing mechanisms for housing.

Marcus Leduca - Winncrest Homes, supportive of inclusionary zoning and will continue working with staff.

Anne Harrington - Sacramento Housing Alliance, supports the staff recommendation.

Committee member Robie suggested looking at in lieu fees and leave them in the agreement for now. We should be taking a look at what other communities have done.

It was MOVED by Committee member Mueller and SECONDED by Committee member Robie to approve staff recommendation. The motion carried as noted above.

8. Various matters regarding Garage Transfer and 1990 Tax Allocation Bond for the Merged Downtown Redevelopment Areas. (D-1)

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

COMMITTEE ACTION: APPROVE STAFF RECOMMENDATION

REPORT(S) BACK: NONE

VOTING RECORD: MOV: D-8 SEC: D-4
AYES: D-3, D-4, D-5, D-6, D-8
ABSENT: D-2, D-7
ABSTAIN: D-1

Robert Smith, Executive Director of SHRA, asked that Items #8 and #9 be taken together. His agency is recommending proceeding with a Tax Allocation Bond Issue of about \$36,000,000 in order to finance the projects and programs specified by the Council and the Agency as having high priority. In order to accomplish this financing goal, it would require that the Agency convey its parking garages to the city of Sacramento so that the Agency does not have to pay back its portion of the 1985 and 1989 City-issued Certificates of Participation. The Agency will then be in a better position for increased bonding capacity.

Discussion followed about the specific allocations of funds to each project. Mr. Smith stated these are not set in concrete, as committee members expressed concern that not enough money was allocated toward the Memorial Auditorium.

It was MOVED BY Committee member Robie and SECONDED by Committee member Chinn to approve staff recommendation. The motion was carried as noted above.

9. Various matters regarding Garage Transfer and 1990 Tax Allocation Bond for the Merged Downtown Redevelopment Areas. (D-1)

A. Agency Resolution Authorizing Transfer of Garages to the City of Sacramento.

B. City Resolution Accepting Garages from Redevelopment Agency.

RECOMMENDATION OF STAFF:

RECOMMEND APPROVAL AND FORWARD TO COUNCIL

COMMITTEE ACTION:

APPROVE STAFF RECOMMENDATION

REPORT(S) BACK:

NONE

VOTING RECORD:

SEE VOTING RECORD IN ITEM #8.

MINUTES:

See Item #8 for minutes.

10. North Natomas Community Plan. (D-ALL)

RECOMMENDATION OF STAFF:

COMMITTEE INFORMATION

COMMITTEE ACTION:

REQUEST REPORT BACK

REPORT(S) BACK:

FINANCING PLAN FOR NORTH NATOMAS INTERCHANGES AND DRAINAGE - DUE IN TWO MONTHS

VOTING RECORD:

**MOV: D-5 SEC: D-6
AYES: D-1, D-2, D-3, D-4, D-5, D-6, D-8**

MINUTES:

Mayor Rudin arrived at 4:10 p.m.

Committee chair Joe Serna introduced this item. The plan is not putting the city at risk.

Mike Davis, Director of Planning gave a comprehensive briefing on the background and status of the community plan. The current climate in North Natomas is not all positive. The economic constraints are more difficult. County staff will be invited to present an overview of the General Plan as it relates to North Natomas (now under environmental review).

Marty Van Duyn, City Planning, made the staff presentation explaining the breakdown of acreage and some of the problems in the area. Chair Serna asked that the presentation be continued until next week and that the meeting move on to discussion of the Interchange Financial Plan.

Tom Friery, City Treasurer spoke on the financing of the Truxel Interchange and the Midway Interchange. The staff recommendation was to pursue bridge loan financing based on the current market conditions and the inability to bring the assessment district together. The loan would be secured by the collateral of land owners.


Discussion followed concerning many questions regarding financing and the assessment district. The Mayor stated that we ought to proceed with conventional financing methods and can't support the bridge loan. Staff was directed to return in two months with financing plan for the North Natomas interchanges and drainage without cost to the City - the cost would rest on the property owners.

It was MOVED by Committee Chair Serna and SECONDED by Committee member Mueller to support the Mayor's recommendation. The motion carried as noted above.

The meeting was adjourned at 5:30 p.m. by Chair Joe Serna, Jr.



Chair



Secretary