

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

February 27, 1996

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at the hour of 2:05 p.m. p.m. on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

Present: Councilmembers Cohn, Fargo, Kerth, Ortiz, Pannell, Steinberg, Waters, Yee and Mayor Serna

Absent: None

1.0 CONSENT CALENDAR (Items 1.1 through 1.7)

A motion was made by Councilmember Pannell, seconded by Councilmember Steinberg, to waive the reading and adopt the Consent Calendar, Items 1.1 through 1.7. The motion carried with a 9-0 roll call vote.

Public Review Items - Informational Only

None

Sacramento Housing and Redevelopment

None

City Council

- 1.1 Consultant services agreement with HDR Engineering, Inc., for an amount not to exceed \$86,000 for the January 1995 Storm Damage Repair, located at Arcade Creek between Marysville Boulevard and Del Paso Boulevard, Morrison Creek, approximately one-half mile east of Florin-Perkins Road, and North Elder Creek, from Center Parkway to the City Limits (PN:WH01). (D-2,6,8)

Adopted Resolution No. 96-083 approving Agreement No. 96-031.

RESOLUTION NO. 96-083

RESOLUTION AUTHORIZING THE CITY MANAGER AND CITY CLERK TO EXECUTE AN AGREEMENT WITH THE HDR ENGINEERING, INC., TO PROVIDE ENGINEERING SERVICES FOR THE JAN 95 STORM DAMAGE REPAIR (ARCADE CREEK, MORRISON CREEK, NORTH ELDER CREEK) PROJECT (PN:WH01)

- 1.2 Annexation of certain streets into the Land Park/City College Residential Permit Parking Area, located at 16th Street from Cordano Way to 7th Avenue and Freeport Boulevard from 3rd to 4th Avenues. (D-4)
-

Adopted Resolution No. 96-084.

RESOLUTION NO. 96-084

RESOLUTION ANNEXING CERTAIN STREETS INTO THE LAND PARK/CITY COLLEGE RESIDENTIAL PERMIT PARKING AREA

- 1.3 City-County Office of Metropolitan Water Planning - approval of a transfer of Agreement No. 95-127 with Beak Consultants Inc. to Hydrologic Consultants Incorporated (HCI). (D-All)
-

Adopted Resolution No. 96-085 approving Agreement No. 96-029.

RESOLUTION NO. 96-085

RESOLUTION AUTHORIZING THE CITY MANAGER AND THE CITY CLERK TO EXECUTE A TRANSFER OF THE AGREEMENT WITH BEAK CONSULTANTS, INC. (CITY AGREEMENT NO. 95-127) TO HYDROLOGIC CONSULTANTS INCORPORATED (HCI). TO PROVIDE ENVIRONMENTAL REVIEW SERVICES FOR THE SACRAMENTO AREA WATER FORUM AND THE CITY-COUNTY OFFICE OF METROPOLITAN WATER PLANNING

- 1.4 Tahoe Tallac Ballfield Concession Stand, located at San Joaquin Street and Redding Avenue - suspend competitive bidding and allow informal competitive bidding and award of contracts. (requires 2/3rds vote) (D-6)
-

Adopted Resolution No. 96-086; awarded Contract No. 96-008.

RESOLUTION NO. 96-086

A RESOLUTION SUSPENDING COMPETITIVE BIDDING FOR THE TAHOE TALLAC SPORTS FIELDS CONCESSION BUILDING, AUTHORIZING INFORMAL BIDDING AND AUTHORIZING THE CITY MANAGER TO AWARD CONTRACTS

- 1.5 Pocket Road Assessment District No. 93-01, located between Rivergate Way and River Village Drive: (D-7)
- A. Determine Assessments remaining unpaid
 - B. Authorize issuance and purchase of bonds
 - C. Amend the City Capital Improvement Program; establish the revenue and expenditure budget in the amount of \$187,510.24
-

Adopted Resolution No. 96-087 (Item 1.5, A); adopted Resolution No. 96-088 (Item 1.5, B); adopted Resolution No. 96-089 (Item 1.5, C).

RESOLUTION NO. 96-087

RESOLUTION DETERMINING ASSESSMENTS REMAINING
UNPAID POCKET ROAD ASSESSMENT DISTRICT NO. 93-01

RESOLUTION NO. 96-088

RESOLUTION AUTHORIZING ISSUANCE AND PURCHASE OF
BONDS POCKET ROAD ASSESSMENT DISTRICT NO. 93-01

RESOLUTION NO. 96-089

RESOLUTION AMENDING THE CITY CAPITAL IMPROVEMENT
PROGRAM BY ESTABLISHING POCKET ROAD ASSESSMENT
DISTRICT #93-01 ESTABLISHING THE REVENUE AND
EXPENDITURE BUDGET IN THE AMOUNT OF \$187,510.24

- 1.6 Proposition 199: "Mobilehome Fairness and Rental Assistance Initiative". (Law and Legislation Committee 2/20/96) (D-All)
-

This item was received and filed.

- 1.7 Approval of agreement in the amount of \$281,116 with ITX Technologies Ltd. to replace the Pavement Management System and purchase necessary hardware. (D-All)
-

Adopted Resolution No. 96-090 approving Agreement No. 96-030.

RESOLUTION NO. 96-090

RESOLUTION APPROVING A CONSULTANT AND
PROFESSIONAL SERVICES AGREEMENT WITH ITX
TECHNOLOGIES, LTD. FOR AN AMOUNT OF \$281,116

* * * * *

2.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

- 2.1 Professor Zorandi Muranda, Department of Business Studies, University of Zimbabwe, was introduced by Mayor Serna. Professor Muranda was invited as a guest lecturer by Dr. Fel Ramey of U. C. Davis. Professor Muranda's current research is on Strategy Choice and Formulation in the International Market. He expressed interest in the possibility of Sacramento's becoming a Sister City.

3.0 PUBLIC HEARINGS

- 3.1 Expansion of the design review process to include Council District 2 in its entirety and the portion of Council District 1 that lies north of the American River, and amend the fee and charge report to add the new fees for staff level design review in the expanded area. (PFP'd on November 17, 1995 and November 24, 1995) (continued from January 9, 1996, Item 3.1 [staff report]). (D-1,2)
-

This item was withdrawn for renoticing at request of Staff.

4.0 STAFF REPORTS

- 4.1 Comprehensive Annual Financial Report, Management Letter, and Annual Report for the fiscal year ending June 30, 1995 and adoption of beginning available fund balances for Fiscal Year 1995-96 Budget. (D-All)
-

Ken Nishimoto, Director of Finance, introduced Susan Mayer, Accounting Manager. Ms. Mayer presented the Comprehensive Annual Financial Report in detail. She referred to the external audit performed by Arthur Andersen & Co. whose spokesperson for the discussion was David Azevedo, Audit Partner. Ms. Mayer indicated that the General Fund balance was \$31,000,000, with \$10,000,000 set aside for economic uncertainty, and showing a \$383,000 net budget savings for 1995.

Ms. Mayer asked Council to accept the Comprehensive Report and the audit figures, and to accept the budget, applying audit figures for FY 95-96.

Staff distributed two financial documents for in-depth information: "Memorandum on Internal Control Structure" (November 1995); "Comprehensive Annual Financial Report" (Fiscal Year Ended June 30, 1994).

Questions were raised by Councilmembers Cohn, Fargo, Ortiz, and Kerth regarding notable changes in bank deposits, the inclusion of the Housing Trust Fund, property taxes, reserve accounts for Risk Management and Fleet, and all responses were satisfactory.

Mayor Serna referenced a Certificate of Achievement included in the report document and congratulated the Finance Department representatives for a job well done, saying it instills confidence.

A motion was made by Councilmember Cohn, seconded by Councilmember Fargo, to adopt Staff recommendation to adopt Resolution No. 96-091. The motion carried by a 9-0 vote.

RESOLUTION NO. 96-091

RESOLUTION ACCEPTING THE COMPREHENSIVE ANNUAL
AUDITED FINANCIAL REPORT AND MANAGEMENT LETTER
FOR THE FISCAL YEAR ENDING JUNE 30, 1995 AND THE
ADOPTION THE BEGINNING AVAILABLE BALANCES FOR
FISCAL YEAR 1995-96 BUDGET

- 4.2 A. 1995-96 Mid-Year Review
B. Update on the Strategic Planning Process (D-All)
-

Betty Masuoka, Deputy City Manager, presented the Mid-Year Review, addressing such General Fund sources as Revenue Summary, Property Tax, Property Tax Related, Sales Tax, Utility Users Tax, Planning & Development Fees, and Interest Income.

Ms. Masuoka gave a comprehensive explanation of expenditures, variations on prior projections, and also discussed Enterprise funds.

Councilmembers Kerth and Cohn expressed disapproval of the use of General Funds to reimburse the Parking Fund, since SHRA now has some funds available at this time. It was felt that there should be a policy to repay the General Fund in all other areas as well.

Ms. Masuoka focused on the need for a long-range, 4-5 year outlook, and a need to restructure and rebench the budget, while maintaining the police programs which are in place. She requested conceptual concurrence from Council for a steady-state budget.

Further discussion by Councilmembers Ortiz and Cohn addressed Utility and Environmental issues, and the desirability of continuing to fund neighborhood police officers and code enforcement positions.

City Manager Bill Edgar proposed agreement to roll over the existing budget and then reassess at a later date.

Councilmember Yee offered congratulations to Staff for an excellent financial report, while requesting clarification of Councilmember Cohn's rewording suggestion tying in land use with utility use. He felt this might present undue difficulties.

Councilmember Pannell proposed that Staff investigate the idea of initiating a City tax for those who work inside the City while living outside - a commuter tax. It was pointed out that such a tax usually results in undifferentiated taxation, and Mayor Serna stated that he does not support raising taxes on City residents.

A motion was made by Councilmember Waters, seconded by Councilmember Steinberg, to (A) adopt Resolution No. 96-092 and (B) adopt Staff recommendations to adopt a seventh City Council priority of "Environmental Quality" and the definition of that priority as shown in Exhibit A, attached to Staff report. Staff recommended as well to approve the concept of an "extended" budget for 1996-97 and the starting of a long term planning process in lieu of extensive budget hearings. The motion carried by a 9-0 vote.

RESOLUTION NO. 96-092

RESOLUTION AMENDING THE 1995-96 BUDGET FOR
MIDYEAR ADJUSTMENTS

4.3 Sacramento Area Water Plan Forum progress report. (D-All)

James Sequeira, Director of Utilities, indicated there are five proposals under consideration and requested input on the progress report, for continuing negotiations. The main point of discussion was relative to the City's American River diversions, and the management of water resources in wet and dry years. He said there were some tough challenges ahead, citing talks with East Bay MUD. Potential problem areas would be redundant facilities, groundwater management, and water conservation.

The question was raised by Councilmember Steinberg as to what the City is doing to contribute to regionalism. Mr. Sequeira responded that the entitlements were tied to a geographic place of use, and if we attempted to expand, it could lead to mandatory meter usage. He stressed that the immediate need was to establish Forum process, and entitlements would be addressed later.

Councilmember Fargo indicated the need for prudence in signing water rights away, citing the need to consider farm preservation, and felt there were unresolved issues concerning the Water Forum vs. land use that needed to be addressed.

Mayor Serna commented that water in California always translates into wealth, and that Sacramento leads in the area of regionalism. He would expect profitable returns to the City in return for our participation.

Councilmember Kerth agreed with Mayor Serna, but said there could be great cost to the City under this agreement, perhaps as much as \$100,000,000 to rate payers in this area. Before any decision is reached, Councilmember Steinberg felt that the \$100,000,000 figure be presented to the Public.

A motion was made by Councilmember Fargo, seconded by Councilmember Kerth, to adopt Resolution No. 96-093. The motion carried by a 7-0 vote, with Councilmembers Pannell and Waters being absent.

RESOLUTION NO. 96-093

RESOLUTION AUTHORIZING STAFF TO PROCEED WITH
NEGOTIATIONS AND TRANSMIT COMMENTS RELATIVE TO
THE JANUARY 1996 REPORT - PROGRESS TOWARD A
REGIONAL WATER AGREEMENT

4.4 North Area Corporation Yard (PN:XXXX) - establishment of a Capital Improvement Project for construction and appropriation of funds in the amount of \$153,000. (D-2)

A motion was made by Councilmember Kerth, seconded by Councilmember Yee, to adopt Resolution No. 96-094. The motion carried by a 5-0 vote, with Councilmembers Fargo, Pannell, Waters, and Mayor Serna being absent.

RESOLUTION NO. 96-094

- 4.5 Creation of City-wide Parks and Recreation Division in the Neighborhood Services Department and the transfer of Landscape Architecture Section from the Public Works Department to the Neighborhood Services Department. (D-All)
-

A motion was made by Councilmember Fargo, seconded by Councilmember Kerth, to adopt Resolution No. 96-095. The motion carried by a 6-0 vote, with Councilmembers Pannell, Waters, and Mayor Serna being absent.

RESOLUTION NO. 96-095

RESOLUTION APPROVING THE CREATION OF THE CITY-WIDE PARKS AND RECREATION DIVISION IN THE NEIGHBORHOOD SERVICES DEPARTMENT AND THE TRANSFER OF THE LANDSCAPE ARCHITECTURE SECTION FROM THE PUBLIC WORKS DEPARTMENT TO THE NEIGHBORHOOD SERVICES DEPARTMENT

- 4.6 Report on initiation of "Safe Place" program in City Fire Stations [oral report]. (D-All)
-

Gary Costamagna, Fire Chief, said that Fire Stations have historically been considered "safe" places where people might turn for assistance in a time of crisis. Diogenes Youth Services, established in 1969, targets potential runaways aged 12-17, and assists them in being reunited with their families in a positive way.

On the crisis hotline, a counselor can provide information about services available and answer questions, or just be available to listen.

A motion was made by Councilmember Fargo, seconded by Councilmember Ortiz, to initiate the "Safe Place" program in City Fire Stations. The motion carried by a 7-0 vote, with Councilmember Pannell and Mayor Serna being absent.

* * * * *

- 5.0 S.H.R.A.

None

* * * * *

- 6.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON AGENDA)

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

None

* * * * *

7.0 COUNCIL IDEAS AND QUESTIONS

None

* * * * *

8.0 CLOSED SESSION

None

* * * * *

There being no further business to come before the City Council, the meeting was adjourned at the hour of 5:10 p.m.

Submitted

Valerie A. Burrowes
Valerie A. Burrowes, City Clerk

Approved

Joe Serna, Jr.
Joe Serna, Jr., Mayor

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

FEBRUARY 27, 1996

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 7:05 p.m. on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

Present: Councilmembers Cohn, Fargo, Kerth, Ortiz, Pannell, Steinberg, Waters, Yee and Mayor Serna

Absent: None

PLEDGE OF ALLEGIANCE was led by Mayor Serna

9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

9.1 Recognition of students Ciara Adams, Dawn Bedal, Cam Doan, Chio Saechao, and Ha Voong, from the "Government In Action" Class at Hiram Johnson High School; Mr. Lawrence Warren, teacher.

The resolutions were presented by Mayor Serna.

9.2 Resolution for the 35th Anniversary of the Peace Corps of the United States.

Mayor Serna presented the resolution and spoke about the importance of the Peace Corps. He requested that Peace Corps alumni in the Sacramento area contact him in order to determine how they might serve the community as a group.

10.0 PUBLIC HEARINGS

10.1 Matters relating to property located at 291 Portinao Circle (P95-036) (PFP'd 11/7/95, item 1.14) (Continued from 1/23/96, item 10.1) (D-7)

A motion was made by Councilmember Waters, seconded by Councilmember

Cohn, to continue this item to August 20, 1996. The motion carried with a 9-0 roll call vote.

- 10.2 Appeal of the City Planning Commission decision approving: (A) Special Permit to allow 83% office use for an existing non-conforming office building; and (B) Variance to waive 33 of the required 68 parking spaces for a 27,880± office building with 5,720± sq. ft. of warehouse in the R Street Corridor, Heavy Commercial (C-4) zone, for property located at 1719 24th Street. (P95-023) (continued from 2/13/96, item 10.1 [Appellant]) (D-3)
-

A motion was made by Councilmember Cohn, seconded by Councilmember Yee, to continue this item to March 19, 1996. The motion carried with a 9-0 roll call vote.

- 10.3 Hearing on abandonment of an alley within Council District 5 Pilot Project Area, located in a portion of the alley bounded by Sherman Way, Y Street, 41st Street and 42nd Street; Abandonment Proceeding No. 95-12. (D-5)
-

Glenn Marshall, Associate Engineer, stated that staff recommended Council approval of the alley abandonment.

Councilman Pannell inquired if the funding was already allocated for this process. Max Fernandez, Area Manager, replied it was.

Councilman Kerth asked if there was any local opposition. Mr. Fernandez said yes, there was some opposition.

Debra Belt, Julie Ann Adams and Liza Whitmore, all residents of the area, spoke in favor of the abandonment.

Mr. Kerth asked how the alley would be divided. Mr. Fernandez replied the residents would just extend their fences back.

Councilman Cohn asked why the abandonment took so long to process.

Mr. Fernandez replied that the process required a great deal of staff time.

A motion was made by Councilmember Pannell, seconded by Councilmember Fargo, to close the hearing and to adopt Resolution 96-096 approving the abandonment. The motion carried with a 8-0 roll call vote, with Councilmember Ortiz abstaining.

RESOLUTION NO. 96-096

RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING THE ABANDONMENT OF A PORTION OF THE ALLEY BOUNDED BY SHERMAN WAY, Y STREET, 41ST STREET AND 42ND STREET - ABANDONMENT PROCEEDING NO. 95-12

11.0 STAFF REPORTS

None

12.0 S.H.R.A.

None

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

- 13.1 Martha Bustamante spoke in support of the police officers receiving a contract. She donated her Citizens Utilities rebate to the City to help with the budget.
- 13.2 Leonard Padilla requested the Council to approve the budget requests for the police officers' contract.
- 13.3 Tom Bright also spoke in support of the police officers' budget requests.

14.0 COUNCIL IDEAS AND QUESTIONS

- 14.1 Councilman Cohn requested a report back on the concept of bonding some of the Lighting and Landscaping funds for park improvements.
- 14.2 Councilman Waters stated that he and Councilman Cohn had requested a report back in October from the Police Department regarding the notification of recovery of stolen vehicles. Mr. Waters said that he had requested this report again a few weeks ago and had yet to receive a response. City Manager Edgar replied that he would look into the matter.
- 14.3 Councilwoman Fargo said that she had received requests to continue the Natomas Marketplace appeal from the 12th of March due to another lengthy appeal that evening. Mayor Serna said that he would be contacting the parties involved to determine if the Natomas appeal could be continued.

15.0 ANNOUNCEMENTS

None

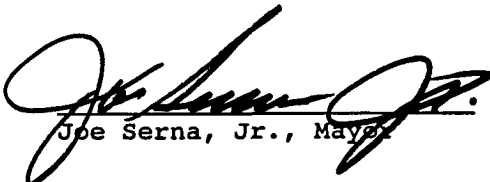
ADJOURNMENT - There being no further business to come before the Council, the meeting was adjourned at 7:45 p.m. in memory of Deno Evangelista.

Submitted



Valerie A. Burrowes, City Clerk

Approved



Joe Serna, Jr., Mayor