

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

December 1, 1998

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 2:06 p.m. on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

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

Absent: None

1.0 CONSENT CALENDAR (Items 1.1 through 1.12) except Item 1.4 and 1.7.

A motion was made by Councilmember Kerth, seconded by Councilmember Waters, to waive the reading and adopt the Consent Calendar, Items 1.1 through 1.12, except Item 1.4 and 1.7 which were pulled for separate consideration. The motion carried with an 7-0 vote with Councilmember Fargo absent.

Public Review Items - Informational Only

None

Sacramento Housing and Redevelopment

- 1.1 Underwriting Guidelines. (D-All)
- A. Establish underwriting guidelines for the Agency's commercial and residential loan programs.
 - B. Delegates authority to the Sacramento Housing and Redevelopment Loan Committee to approve funding recommendations for commercial loans under \$500,000 within the established program guidelines.
 - C. Delegates approval authority to the Executive Director or her designee to fund loans under \$100,000 within the established program guidelines.
-

Adopted Resolution RA98-058, 98-593, HA98-007

RESOLUTION NO. RA98-058
RESOLUTION NO. HA98-007

ESTABLISHMENT OF UNDERWRITING GUIDELINES
AND DELEGATION OF AUTHORITIES WITH REGARD
TO AGENCY LENDING PROGRAMS

RESOLUTION NO. 98-593

ESTABLISHMENT OF UNDERWRITING GUIDELINES
AND DELEGATION OF AUTHORITIES WITH REGARD
TO SACRAMENTO HOUSING AND REDEVELOPMENT
AGENCY LENDING PROGRAMS

City Council

- 1.2 Confirmation of the City of Sacramento's interest in the McClellan Air Force Base dock annex site and no opposition to the deannexation of a portion of McClellan Air Force Base within the City limits. (D-1, 2, and County)
-

Adopted Resolution 98-594

RESOLUTION NO. 98-594

RESOLUTION CONFIRMING THE CITY OF
SACRAMENTO'S INTEREST IN THE MCCLELLAN AIR
FORCE BASE DOCK ANNEX SITE AND NO
OPPOSITION TO THE DEANNEXATION OF A PORTION
OF MCCLELLAN AIR FORCE BASE WITHIN THE CITY
LIMITS

- 1.3 1999/2000 Transportation Sales Tax Expenditure Plan-City of Sacramento
submittal to Sacramento Transportation Authority. (D-All)
-

Adopted Resolution 98-595

RESOLUTION NO. 98-595

APPROVAL AUTHORIZING APPROVAL OF 1999/00
TRANSPORTATION SALES TAX EXPENDITURE PLAN

- 1.4 Approve the issuance of special tax bonds and authorize execution and delivery of a master indenture, first supplemental indenture, bond purchase contract, official statement and continuing disclosure certificates relating to special tax bonds series A (1999) for the North Natomas Community Facilities District No. 4. (D-1)
-

This item was continued to 12/8/98.

- 1.5 Crocker Art Museum-approve the deaccession of 172 items from the collection. (D-1)
-

Adopted Resolution 98-596

RESOLUTION NO. 98-596

RESOLUTION AUTHORIZING DEACCESSION OF ART
WORKS FROM THE CROCKER ART MUSEUM
COLLECTION

- 1.6 Crown Corporate Center located at 2890 Gateway Oaks Dr and Weald Way-approve agreement to accept payment of South Natomas Community infrastructure fund fees in-lieu of a requirement for annexation to the South Natomas Facilities Benefit Assessment District for property located in the Metropolitan Center PUD. (P97-109) (D-1)
-

Adopted Resolution 98-597 approving AG98-205

RESOLUTION NO. 98-597

A RESOLUTION RELATING TO THE APPROVAL OF AN
AGREEMENT BETWEEN THE CITY OF SACRAMENTO
AND BTV CROWN EQUITIES, INC. TO ACCEPT
PAYMENT OF SOUTH NATOMAS COMMUNITY
INFRASTRUCTURE FUND FEES IN-LIEU OF A
REQUIREMENT OF ANNEXATION TO THE SOUTH
NATOMAS FACILITIES BENEFIT ASSESSMENT
DISTRICT FOR PROPERTY LOCATED IN THE
METROPOLITAN CENTER PLANNED UNITY
DEVELOPMENT (P97-109) APN:225-0230-084

- 1.7 Extension for 120 days the Minority and Women Business Enterprise (M/WBE) Program policies and procedures. (D-All)
-

Trevor Walton, of the Office of Small Business, answered Councilmember Hammond's question by saying that two bid processes would not be created.

A motion was made by Councilmember Hammond and seconded by Councilmember Pannell to approve this recommendation. It was passed by a 8-0 roll call vote.

Adopted Resolution 98-598

RESOLUTION NO. 98-598

A RESOLUTION APPROVING A ONE HUNDRED TWENTY
DAY EXTENSION OF THE CITY'S M/WBE POLICY
AND PROCEDURES

- 1.8 Approval of Final Map and Subdivision Improvement Agreement entitled "Northborough Phase 1: Village 3 Unit 1, Village 4, Village 5 Unit 1 and Village 6 Unit 1 and Unit 2 (P95-085), located north of Truxel road between Del Paso Road and Elkhorn Boulevard. (D-1)
-

Adopted Resolution 98-599 approving agreements: AG98-206, AG98-207, AG98-208, AG98-209, AG98-210

RESOLUTION NO. 98-599

APPROVING FINAL MAPS ENTITLED "NORTHBOROUGH PHASE 1: VILLAGE 3 UNIT 1, VILLAGE 4, VILLAGE 5 UNIT 1, VILLAGE 6 UNIT 1 AND VILLAGE 6 UNIT 1 AND VILLAGE 6 UNIT 2" AND SUBDIVISION IMPROVEMENT AGREEMENT (P95-085)

- 1.9 Approval of Final Maps and Subdivision Improvement Agreements for Parkway Plaza Phase 1 Unit 1 and Parkway Plaza Phase 1 Unit 2 (P97-013), located north of Del Paso Road, west of the East Drain Canal. (D-1)
-

Adopted Resolution 98-600 approving agreement AG98-211 and AG98-212

RESOLUTION NO. 98-600

APPROVING FINAL MAPS ENTITLED "PARKWAY PLAZA PHASE 1 UNIT 1 AND PARKWAY PLAZA PHASE 1 UNITY 2" AND SUBDIVISION IMPROVEMENT AGREEMENT (P97-013)

- 1.10 Approval of Final Maps and Subdivision Improvement Agreements for Northpointe Park Units 12 and 14 (P96-058), located on Del Paso Road east of Natomas Main Drainage Canal. (D-1)
-

Adopted Resolution 98-601 approving Agreements AG98-213 AG98-214

RESOLUTION NO. 98-601

APPROVING FINAL MAPS ENTITLED "NORTHPOINTE PARK UNITS 12 AND 14 AND SUBDIVISION IMPROVEMENT AGREEMENTS (P96-058)

- 1.11 Worker's Compensation/Risk Management Program Status Report. (D-All)
-

Adopted Resolution 98-602

RESOLUTION NO. 98-602

APPOINTMENT OF RISK/LOSS CONTROL MANAGER

- 1.12 Confirmation of the following nominations: Natomas Basin Conservancy Board of Directors: William Krum [3 year term]; Bettina C. Redway [3 year term]; John Roberts [1 year term], Anne Rudin [2 year term], and Raymond Tretheway, III [2 year term]; Natomas Basin Conservancy Board Technical Advisory Committee: Dennis K. Albiani, James A. Estep; Del Paso Heights Redevelopment Advisory Committee: Charles Wells [renter]; Sacramento Heritage, Inc. Board of Directors: John Snyder and Paul Schmidt [Nominations made 11-24-97]
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Confirmed nominations.

2.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

None.

3.0 PUBLIC HEARINGS

- 3.1 Matters relating to the State of California East End Office Project (D-1,3,4)
- A. Memorandum of Understanding with the California State Department of General Services pertaining to the East End Project.
 - B. Abandonment of Capitol Avenue from 15th Street to 17th Street and two alleys within the State of California East End Office project. (AP98-02) (ROI 10/13/98) (D-1, 3, 4)
-

Kristan Otto, Downtown Development Manager, has been the liaison with the State in resolving the 12 policy issues raised by the Council in the August 25th Meeting. After many meetings, the 12 Directions have been resolved and a Memorandum of Understanding has been drafted. There will be a companion report from Ron Perry on the alley abandonment.

The project is 1,470,000 square feet of offices which will house the State Departments of Education, Health Services, and General Services. Because the State is exempt from paying local impact fees, financial mitigations of \$4,183,400 have been agreed upon:

- Mitigation of the loss of 51 housing units - build new apartments \$1,500,000
- Preservation-Relocation of the historic building at 1311-15th Street \$925,000
- Traffic monitoring/possible mitigations \$100,000
- Pedestrian Lighting to Light Rail:
 - 12th & O Streets \$143,920
 - 16th Street \$164,480
- Fremont Park \$150,000
- Realignment of Sewer \$1,200,000

Councilmember Fargo asked if the people involved in this building will be paying members in the Downtown Partnership. They are not currently paying. She also asked how the \$1.5 million figure was reached.

Ms. Otto answered that it would take \$25,000 to \$30,000 to replace each of the 51 units lost.

Councilmember Cohn inquired about the traffic mitigations for the parking garage on 17th Street.

Steve Pyburn, Senior Engineer with Public Works, explained that traffic calming is a larger issue than this one project. Specific devices will be used to address this project's need, and the whole

area's system will be monitored. Staff plans to spend \$25,000 on monitoring and \$75,000 on devices.

Mayor Serna gave some background. In the late 1980's the State decided to move State offices out along Highway 50. The City loudly objected and the State agreed to stay downtown. The Council wants the State here so they can assist in building up downtown. That will encourage more downtown housing.

Councilmember Cohn suggested that the City manage the garages so that they will be fully utilized. He also asked that the City be proactive about heading off street parking problems and putting up meters.

Ms. Otto responded that there are letters on file regarding garage management. This issue will be addressed later.

Gene Spindler, State Deputy Director for General Services, commended the staff. He stated that the project will participate in the Downtown Partnership to the extent allowed by law. The State cannot engage in marketing activities.

There will be 150 secured bike spaces and shower facilities as part of the facility. There will also be bike trails.

A motion was made by Councilmember Cohn and seconded by Councilmember Yee to approve the Resolution with the direction to staff to monitor the impact of the parking on Midtown. The motion passed 6-0 with Councilmember Hammond abstaining.

RESOLUTION NO. 98-603 approving Agreement
AG 98-215

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE MEMORANDUM OF UNDERSTANDING (A DRAFT OF WHICH IS ATTACHED AS EXHIBIT A), WHICH WAS NEGOTIATED BETWEEN THE CITY AND THE STATE OF CALIFORNIA DEPARTMENT OF GENERAL SERVICES (DGS) PERTAINING TO THE EAST END PROJECT

3.1B

Ron Perry, Engineering Technician, stated that this project will require the abandonment of Capitol Avenue from 15th Street to 17th Street and two alleys. Letters to property owners were mailed and notices of the abandonment were posted. Only two responses were received and they were both favorable.

He noted there was one addition, item 8a, on page 10.

A motion was made by Councilmember Cohn and seconded by Councilmember Yee to approve the Resolution. The motion passed 6-0 with Councilmember Hammond abstaining.

RESOLUTION NO. 98-604

RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING THE ABANDONMENT OF CAPITOL AVENUE FROM 15TH STREET TO 17TH STREET AND TWO ALLEYS WITHIN THE STATE OF CALIFORNIA EAST END OFFICE PROJECT WITHIN COUNCIL DISTRICT 1, 3, 4

- 3.2 Addition of a subsection to Section 2-G to the Comprehensive Zoning Ordinance of the City of Sacramento (Ord. No. 2550, fourth series, as amended) relating to community serving uses on Sacramento Housing and Redevelopment Agency (SHRA) owned property in the Franklin Villa Complex. (M97-037) (D-8) (PPF'd 11/24/98 item 1.5) (D-8)
-

Sandra Yope, Associate Planner, stated that the proposed amendment would allow small non-residential community uses (a medical clinic) to be located on residentially zoned property. This will apply only to the Franklin Villa.

A motion was made by Councilmember Pannell and seconded by Councilmember Yee to adopt the Ordinance. The motion passed 8-0.

ORDINANCE NO. 98-051

AN ORDINANCE ADDING A SUBSECTION TO SECTION 2-G TO THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACRAMENTO (ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED) RELATING TO COMMUNITY SERVING USES ON SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA) OWNED PROPERTY IN THE FRANKLIN VILLA COMPLEX (M97-037)

4.0 STAFF REPORTS

4.1 City Hall Security, located at 915 I Street. (D-1)

Gene Moore, Manager of Maintenance Services of Public Works, stated that many of the security recommendations have been put into place.

Additional recommendations are being proposed:

- Require all employees to display an I.D. badge while in City buildings
- Provide retired police officers to cover the entire business day
- Provide a minimum of 2 officers at all meetings
- Implement a policy of locking the rear entrances
- Expand the training for security officers and employees
- Explore adding signs to reinforce City codes and policies
- Review the circumstances surrounding the incident in Riverside to see if their experience and investigation provides other recommendations.

The use of a metal detector is not being recommended at this time. The other cities surveyed do not use metal detectors.

Mayor Serna asked for an additional camera for the Council office reception area.

Councilmember Hammond asked for a report back on a X-ray security unit for the mail.

Mr. Moore stated that only about 400 employees have access to the back door. He stated there will be a report back on a procedure for routinely updating staff changes and the touch pad access.

Councilmember Waters asked for a report back with more detail on the increase in staffing, the back door, the front door, etc. He did not think a metal detector would create a problem and supported installation of one.

Ricky Jones, MAIT team, stated that not enough information was known about the Riverside incident. Staff needs to implement as much as possible right away.

William Edgar, City Manager, stated that some items can be implemented right away, including the 2nd floor cameras, purging touchpads, and ID badges.

Councilmember Cohn asked for a report back on the cost of a magnetic card system.

Councilmember Fargo raised the issues of the disabled people who prefer to use the back door and the staff who work later than 5:00. She suggested that the staff look into sharing the cost of security with the non-City groups using City Hall.

Mr. Moore answered that disabled access could be made available at the back door.

Eli Rodriguez, Security Guard and Retired Police Officer, stated that he saw no need for a metal detector. He recommends a magnetic card system.

A motion was made by Councilmember Waters and seconded by Councilmember Hammond to approve the Resolution. The motion passed 7-1 with Councilmember Cohn against.

Mayor Serna stated that Council will not need a report back on metal detectors.

RESOLUTION NO. 98-605

RESOLUTION AUTHORIZING AMENDMENT OF THE
1998-99 OPERATING BUDGET OF THE EXECUTIVE
OFFICE AND ADOPTION OF STAFF
RECOMMENDATIONS REGARDING SECURITY AT CITY
HALL

5.0 **SHRA**

None

6.0 **COUNCIL IDEAS AND QUESTIONS**

None

7.0 **CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON AGENDA)**

None

8.0 RECESSED INTO CLOSED SESSION at 3:43 p.m.

8.1 Pursuant to Government Code Section 54956.8 for authorization to negotiate the acquisition of APN: 053-0010-027, 3.95+ acres (Mohamed property) located at 2700 Meadowview Road.

8.2 Pursuant to Government Code Section 54956.9(a) for matters pertaining to pending litigation: Rebecca Lynn vs. City, Sacramento Small Claims Number 98SC04066.

ADJOURNMENT

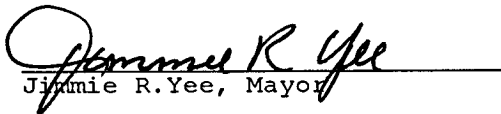
There being no further business to come before the Council, the meeting was adjourned at 4:20 p.m.

Submitted



Valerie A. Burrowes, City Clerk

Approved



Jimmie R. Yee, Mayor