

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

July 26, 1994

CALL TO ORDER

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

ROLL CALL

Present: Councilmembers Fargo, Kastanis, Kerth, Ortiz, Pane, Pannell, Steinberg, Yee and Mayor Serna

Absent: None

Note: Councilman Kastanis arrived at 2:30 p.m.

1.0 CONSENT CALENDAR

A motion was made by Councilwoman Fargo, seconded by Councilman Pannell, to waive the reading and adopt the Consent Calendar, Items 1.1 through 1.23 except 1.20. The motion carried with a 8-0 roll call vote, with Councilman Kastanis being absent.

Public Review Items - Informational Only

None

Sacramento Housing and Redevelopment

1.1 Relocation rules and regulations; adoption of Chapter 6, Title 25 of the California Code of Regulations; Ordinance amending City Code Section 60.13.112 regarding appointment to City Relocation Appeals Board and adoption of Relocation Rules and Regulations. (D-All) (PFP'd 7-19-94 1.1)

This item was continued to August 2, 1994.

- 1.2 Support for an application to the U.S. Department of Housing and Urban Development for fifty-five units of conventional of public housing under the Acquisition/Rehabilitation Program. (D-All)
-

Adopted Authority Resolution 94-007 and City Resolution 94-460 approving Grant No. 94-014 to apply for conventional public housing.

HOUSING AUTHORITY RESOLUTION NO. 94-007

APPLICATION TO HUD FOR PUBLIC HOUSING PROJECT ASSISTANCE.

RESOLUTION NO. 94-460

APPROVING APPLICATION TO HUD FOR PRELIMINARY LOAN FOR LOW-INCOME PUBLIC HOUSING.

City Council

- 1.3 Sump 157 Dual Electric Feed (PN:WB01, American River Flood Control) located near the corner of Western and Morrison Avenues - Award contract to Royal Electric Company in an amount not to exceed \$260,749. (D-2)
-

Adopted Resolution 94-461 awarding Contract 94-043 to Royal Electric Company for Sump 157 Dual Electric Feed.

RESOLUTION NO. 94-461

RESOLUTION AUTHORIZING THE CITY MANAGER AND CITY CLERK TO SIGN AND EXECUTE A CONTRACT WITH ROYAL ELECTRIC COMPANY FOR THE SUMP 157 DUAL ELECTRICAL FEED (PN:WB01) IN AN AMOUNT NOT TO EXCEED \$260,749.

- 1.4 Ordinance amending Title 25 of the Sacramento City Code relating to stopping, standing, & parking on street. (Law and Legislation 7-19-94) (D-All)
-

Ordinance was passed for publication and continued to August 2, 1994.

- 1.5 Business 80 (State Highway 51) Operational Safety and Rehabilitation Project located between Exposition Boulevard and State Route 244/I-80 - approval of Cooperative Agreement with Caltrans for construction detour of the project. (D-2,3)
-

Adopted Resolution 94-462 approving Agreement 94-091 for construction detour for the Business 80 (State Highway 51) Operational Safety and Rehabilitation Project.

RESOLUTION NO. 94-462

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE COOPERATIVE AGREEMENT WITH CALTRANS FOR THE CONSTRUCTION DETOUR OF BUSINESS 80 (STATE ROUTE 51) OPERATIONAL, SAFETY, AND REHABILITATION IMPROVEMENTS BETWEEN EXPOSITION BOULEVARD AND STATE ROUTE 244/I-80.

- 1.6 1993/94 Federal Street Overlay Project for portions of Mack Road and West El Camino Avenue (PN:RD36) - approval of plans and specifications and authorization for City Clerk to advertise for bids. (D-1,7,8)

Approved plans and specifications for the 1993/94 Federal Street Overlay Project.

- 1.7 Plaza Park Improvements - payment in the amount of \$20,000 to Grosvenor International for site improvements. (D-1)

This item was continued to August 2, 1994.

- 1.8 Del Paso Bridge Replacement located at Del Paso Boulevard Bridge at Arcade Creek (PN:TJ71) - reject bid and readvertise for construction in late 1994 or early 1995 for construction in the spring of 1995. (D-2)

All bids were rejected and the project will be readvertised at a later time.

- 1.9 1993/94 Street Seal Coat Program (PN:RD11) - award contract to Valley Slurry Seal Co. in the amount of \$511,958.80 and approve the transfer of funds in the amount of \$210,757 to the Street Seal Coat Program. (D-All)

Adopted Resolution 94-463 awarding Contract 94-045 to Valley Slurry Seal Co. for the 1993/94 Street Seal Coat Program.

RESOLUTION NO. 94-463

RESOLUTION APPROVING THE TRANSFER OF \$210,757.00 TO THE 1993/94 STREET SEAL COAT PROGRAM (PN:RD11)

- 1.10 Approve categoric exemption under CEQA, suspend competitive bidding, utilize in-house forces and informal contracts to construct tenant improvements for the street level of the Civic Center Parking Structure (VA68). (Requires two-thirds vote) (D-1)

Adopted Resolution 94-464 to construct tenant improvements for the street level of the Civic Center Parking Structure (VA68).

RESOLUTION NO. 94-464

RESOLUTION ADOPTING CATEGORIC EXEMPTION AND
SUSPENSION OF COMPETITIVE BIDDING FOR TENANT
IMPROVEMENTS FOR STREET LEVEL OF CIVIC CENTER
PARKING STRUCTURE (VA68)

- 1.11 Traffic Undulations 1993/94 (PN:SH86) - accept project; authorize filing the Notice of Completion and final payment to R.C. Collett Inc. (D-All)
-

Authorize filing of the Notice of Completion and final payment to R. C. Collett Inc. for the listed project.

- 1.12 Pocket Canal Parkway Phase III (PN:HA71) located at the Pocket Drainage Canal from Havenside Drive to Pocket Road - accept project; authorize filing the Notice of Completion and final payment to Cioli and Sons Construction. (D-7)
-

Authorize filing of the Notice of Completion and final payment to Cioli and Sons Construction for the listed project.

- 1.13 Approval of Change Order No. 13 in the amount of \$251,017 to McCarthy Western Constructors, Inc. for the Sacramento Convention Center Expansion located at 1100 14th Street (PA18). (D-1)
-

Approved Change Order No. 13 in the amount of \$251,017 to McCarthy Western Constructors Inc. for the listed project.

- 1.14 Renewal of spaceplanning/furniture consultants list (JN:3188). (D-All)
-

This item was continued to August 2, 1994.

- 1.15 Landfill gas corrective action update. (D-All)
-

This report was received and filed.

- 1.16 Meadowview Community Center: status report on efforts to obtain funding from the State underground storage tank cleanup fund to remove contamination from corner gas station site. (D-8)
-

This report was received and filed.

- 1.17 Adoption of specifications and award of Bid No. 1643, Quicklime, all items, to Chemical Lime Company of Arizona in the amount of \$72,000. (D-All)
-

Approved the specifications and awarded to Chemical Lime Company of Arizona, Bid No. 1643, Quicklime.

- 1.18 Adoption of specifications and award of Bid No. 1635, Audio-Visual Equipment, all items, to Pro Media, in the amount of \$537,997. (D-All)
-

Approved the specifications and awarded to Pro Media, Bid No. 1635, Audio-Visual Equipment.

- 1.19 Suspend competitive bidding and authorize extension of City Agreement No. 88-190 with Motorola Communications and Electronics, Inc. for maintenance, repair, installation and removal of Police, Fire and General Government Communications Equipment and System through Fiscal Year 1995-96 at an annual cost of approximately \$345,000. (Requires two-thirds vote) (D-All)
-

Suspended competitive bidding and authorized the extension of City Agreement No. 88-190 with Motorola Communications and Electronics Inc. for the listed project.

- 1.20 Resolution memorializing Congress and the President to enact the Natural Disaster Protection Act. (D-All) (Law and Legislation, 07-19-94)
-

A motion was made by Councilman Kastanis, seconded by Councilman Pane, to refer this item to the Law and Legislation Committee. The motion carried with a 9-0 roll call vote.

- 1.21 Annual contract(s) with the State Department of Education for the Latchkey Program (4th "R"). (D-All)
-

Adopted Resolution No. 94-465 approving Agreement Nos. 94-093, 94-094 and 94-095 for the annual contracts with the State Department of Education for the Latchkey Program (4th "R").

RESOLUTION NO. 94-465

RESOLUTION AUTHORIZING SUBMITTAL OF A RENEWAL
ANNUAL CONTRACT WITH THE STATE DEPARTMENT OF
EDUCATION FOR THE 4TH R SCHOOL AGE CHILD CARE
PROGRAM

- 1.22 Certification of Federal Courthouse EIS/EIR; adoption of Findings of Fact and Statement of Overriding Considerations and Mitigation Monitoring Plan; close of escrow for Federal Courthouse property. (D-1)
-

Adopted Resolution No. 94-466 approving the adoption of the Findings of Fact, Statement of Overriding Considerations and Mitigation Monitoring Plan, close of escrow and certification of the Federal Courthouse EIS/EIR.

RESOLUTION NO. 94-466

RESOLUTION CERTIFYING THE EIS/EIR FOR THE FEDERAL COURTHOUSE PROJECT; ADOPTING FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS; APPROVING A MITIGATION MONITORING PLAN AND DIRECTING THE CITY MANAGER TO CLOSE ESCROW

- 1.23 Confirmation of nominations to the East Del Paso Heights Target Area Committee: Antoinette (Toni) Adams, Kathleen Caldarelli and Steve Johnson (D-2) (nominations made 7-19-94, item 6B.1)

Nominations were confirmed for the East Del Paso Heights Target Area Committee.

* * * * *

2.0 GENERAL COMMUNICATIONS/PRESENTATIONS

NONE

* * * * *

3.0 PUBLIC HEARINGS (Afternoon Meeting)

NONE

* * * * *

4.0 STAFF REPORTS (Afternoon Meeting)

- 4.1 1994-95 Fire Hydrant Replacement Project located within the area bounded by C Street, I Street, 20th Street, and 29th Street (PN:ZD51) - waive competitive bidding and award contract to Spinella Heer Construction in an amount not to exceed \$73,750 (2/3 vote required). (D-3)

Gary Gosse, Supervising Engineer, stated the Fire Hydrant Replacement Project is an ongoing project to replace a portion of the six hundred fifty obsolete and/or substandard fire hydrants in the downtown area. The 1993-1994 project replaced twenty-five fire hydrants and the 1994-1995 project will replace an additional twenty-five fire hydrants. By suspending competitive bidding, the savings will pay for an additional two or three fire hydrants.

Councilman Kerth asked questions about the area in which fire hydrants would be replaced; why this particular area versus another area.

Mr. Gosse replied the Central City area has the oldest fire hydrants in Sacramento.

Councilwoman Fargo asked how many years it would take to completely replace the hydrants in the Central City area.

Mr. Gosse replied there were 650 obsolete and/or substandard fire hydrants in the downtown area. Staff is only able to replace 25 a year. Parts from the old hydrants are used for repairs to other hydrants until they are replaced.

A motion was made by Councilwoman Fargo, seconded by Councilman Kerth, to adopt Resolution No. 94-467 approving Contract No. 94-044 with Spinella Heer Construction. The motion carried with a 8-0 roll call vote, with Councilman Kastanis being absent.

RESOLUTION NO. 94-467

RESOLUTION WAIVING COMPETITIVE BIDDING AND AUTHORIZING THE CITY MANAGER AND CITY CLERK TO SIGN AND EXECUTE A CONTRACT WITH SPINELLA HEER FOR THE 1994-95 FIRE HYDRANT REPLACEMENT PROJECT (PN:ZD51) FOR AN AMOUNT NOT TO EXCEED \$73,750 (2/3 VOTE REQUIRED)

- 4.2 Findings of Fact and conditions for approval of the various requests to develop a Shopping Center at the northwest corner of Franklin Boulevard and Mack Road (P92-003). (D-8) (PFP'd 6-14-94)

There was no discussion on this item.

A motion was made by Councilman Pane, seconded by Councilman Pannell, to adopt Resolutions No. 94-468, 94-469, 94-470, 94-471 and Ordinance No. 94-036 related to this project. The motion carried with a 7-1 roll call vote with Councilwoman Fargo voting no, and Councilman Kastanis being absent.

RESOLUTION NO. 94-468

A RESOLUTION OF THE CITY OF SACRAMENTO CITY COUNCIL CERTIFYING THE ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED SHOPPING CENTER - NORTHWEST CORNER OF FRANKLIN AND MACK PROJECT (P92-003)

RESOLUTION NO. 94-469

RESOLUTION TO AMEND THE GENERAL PLAN TO REDESIGNATE 12.2 VACANT ACRES FROM MEDIUM DENSITY RESIDENTIAL (16-29 DU/NA) TO COMMUNITY/NEIGHBORHOOD COMMERCIAL & OFFICES (P92-003) (APN: 119-0070-038 AND 039)

RESOLUTION NO. 94-470

RESOLUTION TO AMEND THE SOUTH SACRAMENTO COMMUNITY PLAN FOR 12.2 VACANT ACRES FROM RESIDENTIAL (11-29 DU/NA) TO COMMUNITY/NEIGHBORHOOD COMMERCIAL & OFFICES (P92-003) (APN: 119-0070-038 AND 039)

RESOLUTION NO. 94-471

RESOLUTION AMENDING THE SOUTH SACRAMENTO
COMMUNITY PLAN REGARDING COMMERCIAL LAND USE
GOALS (P92-003) (APN: 119-0070-038 AND 039)

ORDINANCE NO. 94-036

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY
THE COMPREHENSIVE ZONING ORDINANCE NO. 2550,
FOURTH SERIES, AS AMENDED, FOR PROPERTY LOCATED
AT THE NORTHWEST CORNER OF FRANKLIN BOULEVARD
AND MACK ROAD BY REMOVING 12.2+ ACRES FROM THE
MULTIPLE FAMILY RESIDENTIAL (R-2A-R) ZONE AND
PLACING THE SAME IN THE SHOPPING CENTER (SC)
ZONE (P92-003) (APN: 119-0070-038 AND 039)

- 4.3 Selection of parking operations and management contractor for Lots G, K,
and U. (D-All)

Councilman Kastanis arrived at 2:30 p.m.

Robert Thomas, Deputy City Manager and Michael Coleman, Senior Management Analyst explained the short fall in money and the decision to contract out the operations of Lots G, K, and U. After the first evaluation, a staff error occurred and the process was referred to the City Manager and City Attorney for review. A process for selection of a contractor was agreed upon and both companies signed the agreement outlining the process and ground-rules. A second evaluation was held of both companies.

Councilman Pannell asked about the affirmative action hiring efforts of both companies and what the savings to the City would be.

Mr. Thomas explained the M/WBE efforts of both companies and stated that Ace Parking Management has committed \$119,000 to M/WBE. By awarding to Ace, the City would save \$1,008,579. There will be an onsite manager and a provision in the contract that prohibits the transferring of personnel without the City's approval.

Mike Hadrych spoke in opposition to staff recommendations. He stated he wanted to see Parking Concepts awarded the contract so that he would have a job.

A motion was made by Councilman Pannell, seconded by Councilman Steinberg, to adopt Resolution No. 94-472 approving Agreement No. 94-092 with Ace Parking Management Inc. The motion carried with a 8-1 roll call vote.

RESOLUTION NO. 94-472

AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND
EXECUTE AN AGREEMENT WITH ACE PARKING MANAGEMENT
INC.

* * * * *

5.0 S.H.R.A.

Staff Report

- 5.1 Housing Trust Fund Loan for acquisition and rehabilitation of Camellia Commons located at 2814 - 2815 Fifth Street. (D-4) Cont. from 7-19-94, item 5.1)

This item was withdrawn.

Public Hearing

- 5.2 Expanded Pre-Apprenticeship Construction Job Training Program - Oak Park Phase 2 and Del Paso Heights Phase 1. (D-2,5)

A motion was made by Councilman Pannell, seconded by Councilman Yee, to continue this item to the 6:30 p.m. meeting. The motion carried with a 8-0 roll call vote, with Councilman Kastanis being absent.

* * * * *

6.0 ITEMS NOT AGENDIZED

A. Citizens Addressing Council or Agency on Matters not on the Agenda

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

- A1. Note: This group appeared before the Council at the start of the meeting to voice their protest against the vote for the Cottage Housing issue:

Chris Delany, Chairperson of Loaves and Fishes, asked Council to reconsider the Cottage Housing issue. Ms. Delany stated they did not believe that money was the issue.

Mayor Serna stated that several councilmembers had reservations about the project, and added that the Council needed time to work on some issues before the project came back for discussion.

B. Council Ideas and Questions

- B1. Councilman Pannell stated that the Council needed to turn in their youth commissioners names if they were going to be on the Clean Sweep team that will be held in South Philadelphia.

- B2. Councilman Pane requested that the report on the privatization of the garbage service be brought back to Council before November.

- B3. Councilman Kerth asked about the changes in funding on the North Sacramento Housing Trust Fund. He also requested a report on the status of securing competent staffing for Area 4 Manager, Kelly Montgomery.

- B4. Councilman Pannell requested a report on the positions in Neighborhood Services. Also spoke to the issue of Cops on Campus, and the positive comments he has heard.
- B5. Councilman Pane asked Jim Sequeira to comment briefly on the dedication ceremony at Fairbairn Water Treatment Plant, held this past weekend.
- B6. Mayor Serna stated that the meetings held out in the districts were too technical and lengthy and needed more public input.


* * * * *

7.0 CLOSED SESSION

ADJOURNMENT There being no further business to come before the City Council, the meeting was adjourned at the hour of 3:10 p.m.

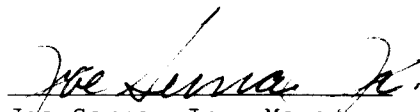
* NOTE - EVENING MEETING WILL BE HELD AT 6:30 P.M. IN THE SIERRA II COMMUNITY CENTER, 2791 24TH STREET.

Submitted



Valerie A. Burrowes, City Clerk

Approved



Joe Serna, Jr., Mayor