

MINUTES

OF THE

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

REGULAR MEETING

OCTOBER 6, 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: Council Members Cohn, Fargo, Hammond, Kerth, Pannell, Steinberg, Waters, Yee and Mayor Serna.

Absent: None

1.01 CONSENT CALENDAR

A motion was made by Council Member Kerth seconded by Council Member Waters to adopt the Consent Calendar, items 1.1 through 1.21 except item no. 1.9. The motion carried with a 9-0 roll call vote.

Public Review Items-Information Only

None

Sacramento Housing and Redevelopment

None

City Council

- 1.1 Sale of real property located at Auburn Boulevard and Watt Avenue, described as APN: 240-0341-002 the north side of Auburn Boulevard, between Watt Avenue and Interstate 80 on ramp, to Auburn-Watt Storage Partners (2/3 vote required). [continued from 10/1/98, item 1.10 (Staff)] (D-2)

- A. Find that it is in the best interest of the City to sell the subject real property without competitive bidding, in accordance with Section 12.07.170 of the Sacramento City Code;
 - B. Authorize the City Manager to execute an Agreement for Sale of Real Property with Auburn-Watt Storage Partners; and
 - C. Approve recovery of staff costs relative to the sale of the property from the sale proceeds.
 - D. Amend the 1998/99 CI Program to appropriate net proceeds from the sale of property into the Robla Community Park Development Project (PN:LN61) for the development and construction of the park site.
-

Adopted Resolution 98-497 and 98-498, approving Agreement 98-165.

RESOLUTION NO. 99-497

RESOLUTION AUTHORIZING THE SALE OF REAL PROPERTY WITHOUT COMPETITIVE BIDDING TO AUBURN-WATT STORAGE PARTNERS FOR REAL PROPERTY LOCATED AT WATT AVENUE AND AUBURN BOULEVARD DESCRIBED AS APN:240-0341-002, PURSUANT TO TITLE 12, CHAPTER 7 OF THE SACRAMENTO CITY CODE

RESOLUTION NO. 98-498

RESOLUTION AMENDING THE PARKS AND RECREATION CAPITAL IMPROVEMENT PROGRAM BUDGET FOR FISCAL YEAR 1998/99

- 1.2 Amendment to the Sacramento Regional County Solid Waste Authority (SWA) Joint Powers Agreement adding the City of Citrus Heights as a member of SWA. (AG92-244) (D-All)
-

Adopted Resolution 98-499

RESOLUTION NO. 98-499

RESOLUTION AUTHORIZING AMENDMENT OF THE SACRAMENTO REGIONAL COUNTY SOLID WASTE AUTHORITY (SWA) AGREEMENT TO ALLOW FOR MEMBERSHIP OF THE CITY OF CITRUS HEIGHTS

- 1.3 Willowcreek Landscaping Community Facilities District (CFD) No. 98-04, located west of the Natomas Main Drainage Canal, north of the Sacramento River and southeast of Highway 80 - requesting consent from the Sacramento County Board of Supervisors to give the City of Sacramento jurisdiction to conduct assessment proceedings. (D-1).
-

Adopted Resolution 98-500

RESOLUTION NO. 98-500

RESOLUTION REQUESTING CONSENT TO
CONDUCT MELLO-ROOS COMMUNITY
FACILITIES DISTRICT PROCEEDINGS IN
THE WILLOWCREEK LANDSCAPING
COMMUNITY FACILITIES DISTRICT (CFD)
NO. 98-04

- 1.4 Crack Sealing at various locations (RD68). (D-All)
- A. Approval of plans and specifications;
 - B. Accept the bid of Northern California Crack Sealing in the amount of \$241,560; and
 - C. Authorize the City Manager to execute a contract for the Crack Sealing at various locations.
-

Adopted staff's recommendation awarding Contract 98-159

- 1.5 Stockton Boulevard/2nd Avenue Realignment Project (PN:TA21). (D-5)
- A. Approve Change Order No. 3 in the amount of \$25,722.91 with Biondi Paving, Inc.; and
 - B. Ratify the City Manager's prior actions executing all previous change orders.
-

Adopted staff's recommendation

- 1.6 Southeast Area Transportation Study (PN:TS06), roughly bounded by Highway 50 on the north, Watt Avenue on the east, Elder Creek Road on the south and 65th Street Expressway on the west- approval of Consultant Services Agreement Supplement No. 2 with Fehr & Peers and Associates, Inc. in the amount of \$90,700 (AG97-132). (D-6)
-

Adopted staff's recommendation

- 1.7 Fund appropriation in the amount of \$1,450,000 for the design and construction of auxiliary lanes on I-80 between Truxel Road Interchange and Northgate Boulevard Interchange. (D-1)
-

Adopted Resolution 98-501

RESOLUTION NO. 98-501

RESOLUTION APPROVING THE APPROPRIATION OF FUNDS IN THE AMOUNT OF \$1,450,000 FOR THE DESIGN AND CONSTRUCTION OF AUXILIARY LANES ON 1-80 BETWEEN TRUXEL ROAD INTERCHANGE AND NORTHGATE BOULEVARD INTERCHANGE

- 1.8 Sump 91 Electrical Upgrade Project (PN:WG76), located on La Riviera Drive under the Howe Avenue bridge. (D-6)
- A. Transfer \$20,000 from Sump 28 Electrical Upgrade Project (PN:WC73) and \$25,000 from Alert Gage FY98 (PN:WH11) to the Sump 91 Electrical Upgrade Project;
 - B. Approve Change Order 1 with Clyde G. Steagall, Inc. (contract #CO-98-102) for \$5,998.98; and
 - C. Restore the City Manager's authority to issue change orders on this contract.
-

Adopted Resolution 98-502

RESOLUTION NO. 98-502

RESOLUTION APPROVING TRANSFER OF FUNDS, CONTRACT CHANGE ORDER1, AND RESTORATION OF CITY MANAGER AUTHORITY FOR THE SUMP 91 ELECTRICAL UPGRADE PROJECT (PN:WG76)

- 1.9 Freeport Reservoir Seismic Retrofit (PN:ZD91), located near the intersection of Freeport Boulevard and Pocket Road - award construction contract to Pitt-Des Moines, Inc., for an amount not to exceed \$737,000. (D-7)
-

Council Member Pannell questioned why the contractor had not met the Minority/Woman Business Enterprise (MBE) and (WBE) Goals.

Bill Zender, Senior Engineer, explained that the contractor had made a good "faith effort".

Bill Edgar, City Manager, explained if a contractor cannot meet the goals they complete a 9 step program. One step is sending out outreach letters. If they complete the nine steps, it is a "good faith effort".

A motion was made by Council Member Fargo and seconded by Council Member Waters to adopt the resolution. The motion passed by roll call vote, 6-2-1 with Council Members Hammond and Pannell against and Council Member Waters abstaining.

Adopted Resolution 98-503 awarding Contract no. 98-160

RESOLUTION NO. 98-503

RESOLUTION AUTHORIZING THE CITY MANAGER AND CITY CLERK TO SIGN AND EXECUTE A CONSTRUCTION CONTRACT WITH PITT-DES MOINES, INC., FOR AN AMOUNT NOT TO EXCEED \$737,000 FOR THE FREEPORT RESERVOIR SEISMIC RETROFIT PROJECT (PN:ZD91)

- 1.10 Supplement No. 4 to City Agreement No. 94-109 with Grant Werschull for the City-County Office of Metropolitan Water Planning (\$31,000). (City-County)
-

Adopted Resolution 98-504

RESOLUTION NO. 98-504

RESOLUTION AUTHORIZING THE CITY MANAGER AND THE CITY CLERK TO EXECUTE SUPPLEMENT NO. 4 TO CITY AGREEMENT NO. 94-109 WITH GRANT WERSCHKULL TO PROVIDE POLICY/TECHNICAL CONSULTING SERVICES FOR THE CITY-COUNTY OFFICE OF METROPOLITAN WATER PLANNING IN AN AMOUNT NOT-TO-EXCEED \$31,000.

- 1.11 Approval of Resolution Celebrating the Sacramento Employment and Training Agency's 20th Anniversary.
-

Adopted Resolution 98-505

RESOLUTION NO. 98-505

RESOLUTION CELEBRATING THE SACRAMENTO EMPLOYMENT AND TRAINING AGENCY'S 20TH ANNIVERSARY

- 1.12 Display Way Assessment District #96-04 (PN:42AD), located northeast of Display Way and Taylor Street. (D-2)
- A. Approve Change Order No. 2 in the amount of \$48,313.06 with R.C. Collet, Inc.; and
 - B. Ratify the City Manager's execution of a previous change order.
-

Withdrawn by staff.

- 1.13 Bid No. 1771 for three (3) sizes of automated-lift refuse containers - increase in current contract amount with Otto Industries, Inc., from \$200,000 to \$400,000 per contract year. (D-All)
-

Staff recommendation adopted.

- 1.14 State of California - CAL/EPA Bonds. (D-All)
City of Sacramento Financing Authority:
- A. Authorize the preparation and distribution of a Preliminary Official Statement for the State of California - EPA Office Building;
 - B. Authorize execution and delivery of a Final Official Statement and certain other actions in connection therewith; and
 - C. Authorize the City Treasurer with concurrence of the City Manager to execute all necessary documents as may be required.
- City Council:
- D. Authorize the City Manager or City Clerk to execute the attached Parking Agreement providing the State of California, Department of General Services with parking.
-

Adopted Resolution FA98-004 adopting AG98-166, AG98-169, and AG98-170

RESOLUTION NO. FA98-004

RESOLUTION OF THE SACRAMENTO CITY FINANCING AUTHORITY AUTHORIZING THE PREPARATION AND DISTRIBUTION OF A PRELIMINARY OFFICIAL STATEMENT, THE EXECUTION AND DELIVERY OF A FINAL OFFICIAL STATEMENT AND CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH

Adopted Resolution 98-506

RESOLUTION NO. 98-506

RESOLUTION AUTHORIZING EXECUTION OF
PARKING AGREEMENT WITH STATE OF
CALIFORNIA FOR PARKING IN LOT 1

- 1.15 Request to reopen an application period for the Sacramento Heritage, Inc. Board of Directors due to the 11/16/98 term expirations scheduled for R. Miller and M. Nwoke. (D-All)
-

Application period opened

- 1.16 Request to open an application period for the Oak Park Project Area Committee due to the resignation of S. Gibbs and one vacant position. (D-5)
-

Application period opened

- 1.17 Request to open an application period for the Administration, Investment, and Fiscal Management Board due to the 1/4/99 term expiration scheduled for D. Sperling. (D-All)
-

Application period opened

- 1.18 Request to open an application period for the Ann Land/Bertha Henschel Memorial Fund Commission due to the 1/4/99 term expirations scheduled for D. Chandler, M. Mansfield, and V. Reynoso. (D-All)
-

Application period opened

- 1.19 Demolition of buildings located at 2116 and 2120 Del Paso Boulevard - accept bid and award Contract 98-136 to G.W. Excavating in the amount of \$147,000. (D-2)
-

Staff recommendation adopted

- 1.20 Agreement with Bank of America for Debit Card Services (replacing AG96-133). (D-All)
-

Adopted Resolution 98-507 approving Agreement 167

RESOLUTION NO. 98-507

RESOLUTION AUTHORIZING THE CITY TREASURER TO EXECUTE AN AGREEMENT WITH PAYPOINT, A SUB-CONTRACTOR OF BANK OF AMERICA, FOR DEBIT CARD SERVICES TO FACILITATE PUBLIC SERVICE SUBJECT TO CITY ATTORNEY APPROVAL OF THE AGREEMENT

- 1.21 Contract Programmer Services - approval of Consultant Services Agreement in the amount of \$90,480 with Computer Resources Group, bringing vendor's total compensation to \$269,742. (D-All)
-

Adopted Resolution 98-508 adopting Agreement 98-168

RESOLUTION NO. 98-508

RESOLUTION AUTHORIZING AN AGREEMENT WITH COMPUTER RESOURCES GROUP FOR CONTRACT PROGRAMMER SERVICES

2.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

- 2.1 Proclamation declaring October, 1998, as Fire Prevention Month.

Mayor Serna presented the Proclamation and described the campaign.

3.0 PUBLIC HEARINGS

- 3.1 *53rd and Folsom Rezone* - ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing 0.63± developed acres of property located at 5230 Folsom Boulevard from the Standard Single Family (R-1) Zone and the General Commercial (C-2) Zone and placing the same in the General Commercial Review (C-2-R) Zone (P97-126), (APN: 008-0433-022). [PFP'd 9/22/98, item 3.1] [withdrawn for renoticing 10/1/98, item 3.1] (D-3)
-

Brad Shirhall, Associate Planner, explained that the property currently has two zoning designations. The Planning Commission recommended changing it C-2 to be consistent with the General Plan. Staff has recommended C-2-R so that it will be subject to Plan Review in the

future.

David Allen, representing the property owner, stated that the intent is to occupy the existing building as a law firm. He spoke in support of Plan Review, but asked for a C-2 zoning rather than C-2R to be consistent with the adjacent properties. The law firm does not intend to modify the building.

Council Member Cohn supported the rezone to C-2 and made a motion with that amendment to close the hearing and pass the ordinance for publication of title. Council Member Yee seconded it and the motion passed 9-0 with a roll call vote.

- 3.2 Del Paso Boulevard Rezone - ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series, as amended, by removing property located on 2546 Del Paso Boulevard in the North Sacramento Community Plan area from the Residential (R-1) and General Commercial (C-2) Zone and placing the same in the General Commercial - Review (C-2R) Zone or more restrictive zone. (P98-050) (APN: 265-0252-012) [PFP'd 9/22/98, item 1.14] (D-2)
-

A motion was made by Council Member Kerth and seconded by Council Member Fargo to continue the item to the meeting of 10/13/98. The motion carried with a 7-0 roll call vote with Council Member Waters and Mayor Serna absent.

Public Hearing [in conjunction with SHRA]

- 3.3 Joint hearing - Joint hearing on the proposed first amendment to the Sacramento Army Depot Redevelopment Plan and concurrent hearing of the Redevelopment Agency on the related first amendment to the Implementation Plan. [D-6]

If no written objections are received regarding the proposed plan:

- A. Approve an addendum to the final EIR on the Sacramento Army Depot Redevelopment Plan;
- B. Introduce the ordinance adopting the first amendment to the Sacramento Army Depot Redevelopment Plan

OR

If written objections are received regarding the proposed plan:

- C. Continue to October 20, 1998 for findings
-

Anne Moore, SHRA Executive director, presented the report and

recommended that Council adopt the attached plan and resolution.

Cassandra Jennings, SHRA Director of Community Development, reported that one issue is the lighting in the depot area. Proctor & Gamble is also involved in this project at about 47% (or \$120 million) of the assessed value of the area. Ms. Jennings presented overheads which depicted the depot area size and assessed valuation statistics. Proctor & Gamble has made cutbacks and downsized and the City is now receiving less tax. The proposal would eliminate some of the current parcels, which would then enable the City to receive tax inflow and make improvements in those parcels. This will only exclude those parcels which would never have manufacturing, but rather, warehousing. She distributed exhibits to the Council Members and asked for approval.

Council Member Steinberg said he favors what is proposed as it will improve housing stock and bring in revenue. He inquired as to future plans to re-draw the Army Depot Redevelopment Plan boundaries as he feels it is important to involve the community and surrounding area.

Ms. Jennings answered there were no plans to redraw the boundaries.

A motion was made by Council Member Steinberg, seconded by Council Member Hammond, to close the hearing, adopt Resolution 98-509, and to pass for publication the proposed ordinance to be adopted at the meeting of 10/20/98. The motion carried with an 8-0 vote, with Council Member Kerth being absent.

RESOLUTION NO. 98-509

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SACRAMENTO APPROVING AN
ADDENDUM TO THE FINAL ENVIRONMENTAL
IMPACT REPORT ON THE SACRAMENTO ARMY
DEPOT REDEVELOPMENT PLAN IN
CONNECTION WITH THE FIRST AMENDMENT
TO THE SACRAMENTO ARMY DEPOT
REDEVELOPMENT PLAN

4.0 STAFF REPORTS

- 4.1 Elm Leaf Beetle Control Program funded by the California Department of Pesticide Grant. (D-All)
-

Martin Fitch, Parks and Recreation Superintendent, provided information on the tree staff's efforts and

techniques in fighting the beetle infestation. Mr. Fitch explained how the City currently monitors the beetles and determines when and where to spray, and explained the "degree days" method. He also explained how the beetles can regenerate in the "outerways" and then fly up to five miles to reinfest City trees.

According to Mr. Fitch, the project conclusion will show the monitoring of Elm trees with less chemicals, and less dangerous pesticides, with a reduction in labor hours. The tradeoff is that monitoring hours have increased. The number of trees sprayed and costs of the program have decreased, and the City has achieved good results, with a net savings of approximately \$71,000.

Mayor Serna asked about available grants. Mr. Fitch indicated that this was the third year of a three year grant the City had received from the State of California. He was unaware of additional grant sources at this time.

This information was received and filed.

4.2 Excess liability insurance placement. (D-All)

This item was withdrawn by staff.

4.3 Street Standards. (D-All)

- A. Approve the new street standards in concept;
 - B. Ratify the Negative Declaration; and
 - C. Direct staff to return with appropriate changes to the Zoning Ordinance, City Code, and related documents needed to implement the new street standards.
-

Steve Brown, Public Works Department Senior Engineer, presented the report and asked for Council approval of the street standards plan in concept only. The standards would apply to all new streets; existing streets would be evaluated on a case by case basis. This project was started in response to resident, developer, and Council dissatisfaction with the current street standards. Staff reviewed the street standards and policies of 20 other "medium size" cities and revised Sacramento's street standards after meeting with stakeholders and committees.

These standards provide increased flexibility while adhering to fire codes. The most noteworthy elements of the new standards are:

- Provisions for detached sidewalks with a planting strip
- Case-by-case treatment of parking on collector and arterial streets
- Eliminating unnecessarily-wide streets
- Variable sidewalk widths depending upon the character of the street

Council Member Kerth expressed concerns that the streets are currently too wide and that these street proposal standards seem even wider.

Mayor Serna asked if staff had ever done a study on street width versus increases in accidents.

Mr. Brown stated that there had been no study.

Fran Halbakken, Public Works Transportation and Engineering Planner, explained that Public Works will return to Council and provide more information and answers to issues such as who is responsible, how will this be done, and who will be paying for the maintenance of these areas.

A motion was made by Council Member Hammond and seconded by Council Member Waters to adopt the Resolution with the understanding that staff will return with specific standards. The motion passed, 7-0 with a roll call vote with Council Members Cohn and Steinberg absent.

RESOLUTION NO. 98-510

RESOLUTION TO ADOPT NEW STREET STANDARDS, AND RATIFY THE CORRESPONDING NEGATIVE DECLARATION

5.0 SHRA

Public Hearing [in conjunction with the City Council]

5.1 Joint hearing - Joint hearing on the proposed first amendment to the Sacramento Army Depot Redevelopment Plan and concurrent hearing of the Redevelopment Agency on the related first amendment to the Implementation Plan. [D-6]
If no written objections are received regarding the proposed plan:

- A. Approve and adopt the first amendment to the Implementation Plan for the Sacramento Army Depot Redevelopment Project;
- B. Approve an addendum to the final EIR report on the Sacramento Army Depot Redevelopment Plan

OR

If written objections are received regarding the proposed plan:

C. Continue to October 20, 1998 for findings

This item was heard with 3.3.

A motion was made by Council Member Steinberg and seconded by Council Member Hammond to close the hearing and adopt the Resolution. The motion passed, 8-0 with a roll call vote with Council Member Kerth absent.

RESOLUTION NO. RA98-049

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO APPROVING AND ADOPTING THE FIRST AMENDMENT TO THE IMPLEMENTATION PLAN FOR THE SACRAMENTO ARMY DEPOT REDEVELOPMENT PROJECT

RESOLUTION NO. RA98-050

A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO APPROVING AN ADDENDUM TO THE FINAL ENVIRONMENTAL IMPACT REPORT ON THE SACRAMENTO ARMY DEPOT REDEVELOPMENT PLAN IN CONNECTION WITH THE FIRST AMENDMENT TO THE SACRAMENTO ARMY DEPOT REDEVELOPMENT PLAN

6.0 COUNCIL IDEAS AND QUESTIONS

6.1 Mayor Serna expressed concern about the security of City Hall, especially in light of the recent shooting in Riverside, CA. The Mayor asked City Manager Bill Edgar to report back on the security situation of City Hall and the rear parking lot.

Council Member Waters requested Council review of the security proposal/report he prepared in 1995.

6.2 Council Member Hammond requested follow-up information on the progress being made in Code Enforcement, especially pertaining to some of the cases which have been pending since August. Council Member Hammond noted that Code Enforcement still lacks needed software.

6.3 Council Member Hammond requested a status report on the Blue Ribbon panel.

6.4 Council Member Hammond questioned whether the City has any type of ordinance which specifies the type of advertising which is permissible on billboards.

7.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON AGENDA)

None

8.0 Recessed into CLOSED SESSION at 3:52 p.m.

8.1 Pursuant to Government Code Section 54956.9(a):

A. For matters pertaining to pending litigation: Hi-Voltage Wire Works, Inc. vs. City of San Jose Appellate Court Case Number H018407.

B. For matters pertaining to pending litigation: Robert Miller M.D. vs. City of Sacramento, Superior Court Case Number 98CS01422.

8.2 Pursuant to Government Code Section 54956.9(b) for matters pertaining to threatened litigation: one potential case.

ADJOURNMENT There being no further business to come before the Council, the meeting was adjourned at 4:35 p.m.

Submitted



Valerie A. Burrowes, City Clerk

Approved



JIMMIE YEE, MAYOR