

MINUTES

OF THE

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

REGULAR MEETING

JANUARY 22, 2002

CALL TO ORDER

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

ROLL CALL

Present: Council Members Cohn, Hammond, Jones, Pannell, Sheedy, Tretheway, Waters, Yee and Mayor Fargo

Absent: None

1.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

1.1 Resolution recognizing the Annual Pig Bowl scheduled for Saturday, January 26th

The resolution was presented by Mayor Fargo to Officer Geoff Winford, who thanked the Council for the honor.

2.0 CONSENT CALENDAR

A motion was made by Council member Hammond, seconded by Council member Sheedy to waive the reading and adopt the Consent Calendar, Items 2.1 through 2.20 except 2.10 and 2.12. The motion carried with a 9 - 0 roll call vote except for item 2.1 where Council member Pannell abstained and item 2.16 where Council member Waters abstained.

Public Review Items - Informational Only

None

Sacramento Housing and Redevelopment

- 2.1 Approval of the Northgate Preliminary Report and referral of the Proposed Northgate Redevelopment Plan. (D-1)
- A. Approve the Preliminary Report for the proposed Northgate Redevelopment Project and direct the Executive Director to transmit the report to affected taxing agencies;
 - B. Receive the proposed Redevelopment Plan for the Northgate Redevelopment Project and refer it to the Northgate Project Area Committee (PAC) and the Sacramento City Planning Commission for review.
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Adopted Redevelopment Agency Resolutions 2002-004 and 2002-005.

REDEVELOPMENT RESOLUTION 2002-004

NORTHGATE REDEVELOPMENT PROJECT:
APPROVING THE PRELIMINARY REPORT

REDEVELOPMENT RESOLUTION 2002-005

RECEIVING THE DRAFT NORTHGATE
REDEVELOPMENT PLAN; AUTHORIZING
TRANSMITTAL OF THE DRAFT
REDEVELOPMENT PLAN TO AFFECTED
TAXING ENTITIES; AUTHORIZING
SUBMITTAL OF THE PLAN TO THE CITY
PLANNING COMMISSION FOR REPORT AND
RECOMMENDATION; AUTHORIZING
SUBMITTAL OF THE PLAN TO THE
NORTHGATE PROJECT AREA COMMITTEE FOR
REPORT AND RECOMMENDATION

- 2.2 Del Paso Nuevo Phases IV and V Relocation Plan, area bounded by South Avenue, Altos Avenue, Arcade Creek, and Norwood Avenue. (D-2)
-

Adopted Redevelopment Agency Resolution 2002-006 and City Resolution 2002-023.

REDEVELOPMENT AGENCY RESOLUTION
2002-006

DEL PASO NUEVO PROJECT: RELOCATION
PLAN ADOPTION

CITY RESOLUTION 2002-023

DEL PASO NUEVO PROJECT: RELOCATION
PLAN ADOPTION

City Council Items

- 2.3 North Natomas Regency Park, located east of North Natomas Boulevard and north of Club Center Drive, CFD No. 2001-03 - Election Results and Ordinance to levy Special Tax.
- A. Determine the results of the Election;
 - B. Ordinance levying a special tax.
-

Adopted Resolution 2002-024 and Passed for Publication of Title and continued to February 19, 2002.

RESOLUTION 2002-024

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF SACRAMENTO DETERMINING
THE RESULT OF THE SPECIAL ELECTION
HELD IN THE CITY OF SACRAMENTO NORTH
NATOMAS REGENCY PARK COMMUNITY
FACILITIES DISTRICT NO. 2001-03, ON
JANUARY 22, 2002

- 2.4 Del Paso Nuevo Project (PN:TW91), area bound by Norwood Avenue, Taylor Street, Hayes Avenue and Arcade Creek. (D-2)
- A. Approve Supplemental Agreement 2 to CA2000-504 in the amount of \$40,000 with Vali Cooper & Associates, Inc. to provide Construction Inspection services;
 - B. Reset the City Manager Supplemental Agreement Authority.
-

Adopted Resolution 2002-025.

RESOLUTION 2002-025

RESOLUTION APPROVING SUPPLEMENTAL
AGREEMENT NO. 2 FOR CONSTRUCTION
INSPECTION SERVICES WITH VALI COOPER
& ASSOCIATES FOR THE DEL PASO NUEVO
PROJECT (PN:TW91) AND RESETTING CITY
MANAGER SUPPLEMENTAL AGREEMENT
AUTHORITY

- 2.5 Broadway Reconstruction Project (PN:TR09), located on Broadway between 10th Street and Front Street - Approval of Change Order No. 3 in the amount of \$97,337 with Biondi Paving. (D-4)
- A. Approve Change Order No. 3 in the amount of \$97,337 with Biondi Paving;
 - B. Ratify the City Manager's execution of previous change orders;
 - C. Reset the City Manager Change Order Authority.
-

Adopted Resolution 2002-026.

RESOLUTION 2002-026

RESOLUTION APPROVING CHANGE ORDER
NO. 3 IN THE AMOUNT OF \$97,337

- 2.6 Jacinto Creek Planning Area (JCPA) Reimbursement/Credit Agreement with Raymus Development and Sales, Inc. related to the construction of public infrastructure. (D-8)
-

Adopted Resolution 2002-027 approving Agreement 2002-011.

RESOLUTION 2002-027

RESOLUTION AUTHORIZING THE EXECUTION
OF A REIMBURSEMENT/CREDIT AGREEMENT
FOR CONSTRUCTION OF JACINTO CREEK
PLANNING AREA PUBLIC INFRASTRUCTURE

- 2.7 Sacramento Regional County Sanitation District Economic Development Treatment Capacity Bank Sewer Credits for the Woodruff Hotel/Guild Theatre Project. (D-5)
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Adopted Resolution 2002-028.

RESOLUTION 2002-028

A RESOLUTION AWARDING ECONOMIC
DEVELOPMENT TREATMENT CAPACITY BANK,
HOUSING CONNECTION FEE CREDITS BY
SACRAMENTO REGIONAL COUNTY
SANITATION DISTRICT (SRCSO) FOR THE
WOODRUFF HOTEL/GUILD THEATRE

- 2.8 2001/2002 Speed Humps Project (PN:SH89). (D-All)
- A. Approve Change Order No. 2 in the amount of \$14,847.60 with Biondi Paving, Inc.;
 - B. Reset the City Manager's Change Order approval authority;
 - C. Approve a fund appropriation from Transportation Sales Tax (Fund 201) contingency in the amount of \$15,000 to the Speed Hump Program.
-

Adopted Resolution 2002-029 and Staff Recommendation.

RESOLUTION 2002-029

RESOLUTION APPROVING CHANGE ORDER
NO. 2 TO THE 2001/2002 SPEED HUMPS
PROJECT (PN:SH89)

- 2.9 Approval of Supplemental Agreement No. 4 with David S. Taylor Interests Inc. and an advance of \$1,500,000 from General Fund Reserves for the City Hall Project (PN:BB81). (D-1)
-

Adopted Resolution 2002-030.

RESOLUTION 2002-030

RESOLUTION APPROVING SUPPLEMENTAL
AGREEMENT NO. 4 WITH DAVID S. TAYLOR
INTERESTS INC. AND APPROPRIATION OF
\$1,500,000 FROM THE GENERAL FUND
RESERVES TO THE CITY HALL PROJECT

- 2.10 Authorization to execute the contract for the sale of excess land with the State of California, Department of Water Resources, for property known as the Jibboom Street Property, located on the west side of Jibboom Street between Richards and I Street, APN 001-0190-0004, 006, 012, and 015, and obtain pollution liability insurance coverage. (D-1)
- A. Authorize execution of the Contract for the Sale of Excess Land with the State of California, Department of Water Resources, for property located along Jibboom Street;
 - B. Authorize purchase of Site Specific Pollution Liability Insurance Coverage through Robert F. Driver, Insurance Broker of Record for the City from Gulf Underwriters Insurance Company, in an amount not to exceed \$144,436.43.
-

Mayor Fargo, thanked Jim Sequeira and Joe Robinson for their work to bring this item forward.

Council members Tretheway and Cohn spoke in favor of the contract with the Department of Water Resources.

Jim Sequeira, Director of Utilities Department, thanked Council and staff for all of their hard work bringing this item forward.

A motion was made by Councilmember Fargo, seconded by Council member Yee to adopt Resolution 2002-031 approving Agreement 2002-012. The motion carried with a 9-0 roll call vote.

RESOLUTION 2002-031

RESOLUTION AUTHORIZING THE EXECUTION
OF THE CONTRACT FOR THE SALE OF
EXCESS LAND WITH THE STATE OF
CALIFORNIA, DEPARTMENT OF WATER
RESOURCES FOR APNS: 001-0190-004,
006, 012 & 015, AND OBTAIN POLLUTION
LIABILITY INSURANCE COVERAGE

- 2.11 Field Services Administration Building (PN:ZH21); Supplemental Agreement No. 3 to City Agreement No. 2000-002 with Lex Coffroth and Associates, Inc., for an amount not to exceed \$54,450. (D-4)

Adopted Resolution 2002-032.

RESOLUTION 2002-032

AUTHORIZE THE CITY MANAGER AND CITY
CLERK TO EXECUTE SUPPLEMENTAL
AGREEMENT NO. 3 WITH LEX COFFROTH
AND ASSOCIATES, INC. FOR AN AMOUNT
NOT TO EXCEED \$54,450.

- 2.12 Housing & Dangerous Buildings Case Fees and Penalties - Findings of Fact for Special Assessment Liens. (D-All)

Josh Pino, Principal Building Inspector, Department of Neighborhoods, pulled item seventeen relating to the Astoria Street property.

Mayor Fargo confirmed there will be no action taken on item seventeen as mentioned.

Willie Mincey, owner of property located on Nogales Street spoke against the fees and penalties on the property.

A motion was made by Councilmember Sheedy, seconded by Councilmember Hammond to adopt Resolution 2002-033 as amended. The motion carried with a 9-0 voice vote.

RESOLUTION 2002-033

A RESOLUTION ACCEPTING THE FINDINGS OF FACT OVERRULING PROTESTS AND PLACING LIENS ON PROPERTIES FOR UNPAID ASSESSMENTS AS SHOWN ON ATTACHMENT FOR HOUSING AND DANGEROUS BUILDING CASE FEES AND PENALTIES

- 2.13 Code Enforcement Case Fees and Penalties - Findings of Fact for Special Assessment Liens.
-

Adopted Resolution 2002-034

RESOLUTION 2002-034

A RESOLUTION ACCEPTING THE FINDINGS OF FACT OVERRULING PROTESTS AND PLACING LIENS ON PROPERTIES FOR UNPAID ASSESSMENTS AS SHOWN ON ATTACHMENT FOR CODE ENFORCEMENT CASE FEES AND PENALTIES

- 2.14 Bid No. 1803 - Original Equipment Manufacturer (OEM) - Increase in contract amount from \$120,000 to \$200,000. (D-All)
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Adopted Staff Recommendation.

- 2.15 October 31, 2001 and November 30, 2001 Monthly Investment Transaction Report. (D-All)
-

Information received and filed.

- 2.16 Confirmation of the following appointments: Small Business Development and Employment Advisory Board: Category A - Dan Waters; Category B - Crystal Cuningham, Arbatel de la Cuesta and Deidra Thorpe; Sacramento Heritage, Inc. Board of Directors: Lisa-Helen Lawson, Category 1, Kim Iannucci, Category 3, Collen Tonkin, Category 4, Ryan Moore, Category 5; Sacramento Environmental Commission: Marjorie Namba -

Incumbent and Frederick Tornatore; Civil Service Board: Betty Suzuki (nominations made 2-10-02)

Nominations confirmed.

- 2.17 Request to open an application period for three (3) positions with the Human Rights Fair Housing Commission, Category A-1: member with experience, training or affiliation and concern with human rights, fair housing, intergroup harmony and/or civic peace.
-

Application period approved to open January 22, 2002; all applications due January 29, 2002.

- 2.18 Request to open an application period for the Sacramento Youth Commission. Twelve (12) vacancies due to term expiration and resignation. (D-1,2,3,6,7,8 & At Large)
-

Application period approved to open January 22, 2002; all applications due February 22, 2002.

- 2.19 Ordinance adding Chapter 3.148 to Title 3 of the Sacramento City Code, relating to Predatory Lending. (Continued from 1/15/02, item 2.13) (D-All)
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Passed for Publication of Title and continued to January 29, 2002, 7 p.m.

- 2.20 Amendment of Fiscal Year 2002 Operating Budget of the Department of Parks and Recreation to reflect various funding for the Children's Health Project. (D-All)
- A. Amend the 2001-2002 FY Budget of the Department of Parks and Recreation to reflect a grant from the State of California (\$550,000) and grant funding from partners of the Regional Children's Health Project (\$259,444) to support and expand the operations of the project;
 - B. Authorize 5.07 grant funded FTE;
 - C. Authorize the City Manager or his designee to sign all contracts and agreements related to these programs.
-

Adopted Resolution 2002-035.

RESOLUTION 2002-035

RESOLUTION AMENDING THE FY02 BUDGET
OF THE DEPARTMENT OF PARKS AND
RECREATION FOR THE CHILDREN'S HEALTH
PROJECT

3.0 PUBLIC HEARINGS

- 3.1 Temporary Closure of "G Parkway" between Franklin Boulevard and El Mango Way and Caselli Circle between Franklin Boulevard and El Mango Way in Franklin Villa Estates - Amendment to the City Community Development Block Grant Program (CDBG). (D-8)
- A. Approve the temporary closure of G Parkway, between Franklin Boulevard and El Mango Way, and Caselli Circle between Franklin Boulevard and El Mango Way;
 - B. Amend the Agency budget to cancel the Franklin Villa Resource Center project, a previously approved CDBG activity;
 - C. Reprogram \$75,000 in CDBG funds to augment the Franklin Villa Security Gate project, an existing CDBG activity;
 - D. Allocate funds for necessary capital costs and contract security staff.

Edward White, Sacramento Housing and Redevelopment Association, said the Franklin Villa Revitalization Team request that G Parkway and Caselli Circle in the Franklin Villa Estates Subdivision be temporarily closed to through vehicular traffic and have controlled access to the community. This action requested to combat existing crime problems in Franklin Villa is a vital component of the 2001 Franklin Villa Implementation Strategy Council adopted on October 30, 2001.

The closure plan includes a 24-hour security guard for controlled access to Franklin Villa. Council has previously approved temporary placement of the closure improvements such as, but not limited to, those proposed in the public right-of-way. The Council action will authorize the closure for an initial period of 18 months. Any renewal of the temporary closure will be by additional Council action only.

The one-time cost of the improvements that include security gates and a guard station is estimated at \$140,000. Funding for the initial capital improvements is available from \$60,000 of Community Development Block Grant (CDBG) funds previously approved earlier this year and \$80,000 in Capital Improvement funds for District 8 which are being redirected from Phase II of the Sam Pannell Meadowview Community Center. The total amount of \$140,000 will fund the one-time capital improvements

amount of \$140,000 will fund the one-time capital improvements including: security gates at G Parkway and Caselli Circle and the rehabilitation and relocation of the existing guard station at El Mango to G Parkway.

This report recommends that \$75,000 in previously approved CDBG funds for the operation of the Franklin Villa Resource Center be reprogrammed to fund the security staff associated with the Franklin Villa Security Gate project. City staff will identify alternative funding sources for one year of operations at the Franklin Villa Resource Center.

Captain Morse, police officer Sacramento Police Department, spoke in favor of the closure. He also said that the majority of the crime committed in Franklin Villa is from non-residents. He believes the closure will improve the conditions in Franklin Villa.

Archie Morse, a Franklin Villa property owner, spoke against the closure of G Parkway and Caselli Circle.

Richard Archibald, City Attorney, recommended Council adopt an intent motion to further discuss the issues on the standards and rules of governing access to the property.

Anne-Marie Flores, resident of Franklin Villa Estates, spoke in opposition of the closure of G Parkway and Caselli Circle.

Council members Hammond and Sheedy spoke in favor of the closure of G Parkway and Caselli Circle.

A motion was made by Councilmember Pannell, seconded by Councilmember Jones to close the hearing, to adopt an intent motion to further discuss Item A, and to adopt Resolution 2002-036 approving items B through D. The motion carried with a 9-0 roll call vote.

RESOLUTION 2002-036

AMENDMENT TO THE 2002 COMMUNITY
DEVELOPMENT BLOCK GRANT PROGRAM
(CDBG); FRANKLIN VILLA SECURITY GATE
PROJECT

4.0 STAFF REPORTS

- 4.1 South Line Light Rail Extension - Transit for Livable Communities - Overview. (M01-006) (D-All) (continued from 12/18/01, item 4.6)

Jim McDonald, Planning Department, said the purpose of the presentation was to provide the Council with a status report on the planning effort underway for the South Line Light Rail Extension. This Planning effort, referred to as the Transit for Liveable Communities or TLC Project, is intended to identify recommendations for land use goals, policies and implementation measures to develop transit supportive land uses in proximity to future light rail stations.

Regional Transit is currently in the process of constructing a seven mile light rail extension between the 16th and R Street Station and Meadowview Road to the south. Regional Transit has received federal funds to study existing land uses, gather public input, and evaluate land use alternatives for Regional Transit owned properties as well as properties within 1/4 and 1/2 mile of planned station locations.

Work products resulting from the TLC planning effort will include:

- Land use analysis and recommendations to the City that would result in future; development that is supportive of Light Rail Transit;
- Identification of development incentives for transit supportive development;
- Identification of potential joint use sites and partners;
- Entitlement application for RT owned property.

Seann Rooney, Seann Rooney Public Affairs, said that the TLC Steering Committee conducted several bus tours of the areas to be developed for the Light Rail Extension. There was also a large community outreach program where the committee spoke to residents and informed them of the community-wide planning workshops.

Maureen Pascoe, said there were land use designations for 47th Avenue park and ride lot.

Mayor Fargo said that there should be a pedestrian friendly stop built at the 47th Avenue park and ride station.

Michael McGill, Arden Way resident, Land Park Community Association, expressed his concern for the size of the building being built around the 4th Avenue Station due to re-zone changes.

Information received and filed.

4.2 2002/2003 Transportation Sales Tax (Measure A) Expenditure Plan (D-All)

Nicole Olate, Transportation Analyst, Public Works, said the expenditure plan does not reflect any project or funding amendments to the approved budget and it must be submitted to the STA by January 31, 2002.

Councilmember Jones said he was concerned with the Measure A Construction Allocation for item sixteen, Speed Hump Program and that the resources allocated for item nine, Neighborhood Traffic Management Program, were questionable. He requested a report back in May 2002.

A motion was made by Councilmember Hammond, seconded by Councilmember Yee to adopt Resolution 2002-037. The motion carried with a 9-0 roll call vote.

RESOLUTION 2002-037

RESOLUTION APPROVING APPROPRIATIONS
FOR THE TRANSPORTATION SALES TAX
(MEASURE A) EXPENDITURE PLAN

5.0 **SHRA**

None

6.0 **REGIONAL ISSUES**

6.1 **THIS ITEM MOVED TO EVENING MEETING, 7:00 P.M.**

Presentation by Highway Patrol on the safety of the State Capitol. (D-All)

7.0 **COUNCIL IDEAS AND QUESTIONS**

7.1 Council member Hammond announced that Council member Pannell was elected as Chair of Regional Transit.

7.2 Council member Jones announced the Regional Sanitation Board will meet in the Board of Supervisors Chamber on Wednesday, January 30, 2002 to discuss an alternative sewer impact fee structure.

7.3 Mayor Fargo, Council member Pannell, and Council member Cohn spoke of the incredible turnout for the Olympic Torch Relay through Sacramento on Saturday, January 19, 2002. There were more than 75,000 viewers. Council member Jones thanked the Rail Road Museum and the Discovery Museum for providing free access before the relay. Council member Waters thanked the committee for choosing Dave Lucchetti, owner of Pacific Coast Building Products, as the last person to carry the torch in the relay in Sacramento.

8.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON AGENDA)

None

9.0 CLOSED SESSION

None

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 4:30 p.m.

Submitted



Valerie A. Burrowes, City
Clerk

Approved



Heather Fargo, Mayor