

COUNCIL COMMITTEE MINUTES

Concurrent Special Committee Meetings of the Sacramento City Council, Redevelopment Agency of the City of Sacramento, Housing Authority of the City of Sacramento and the Parking Authority of the City of Sacramento.

VOTING RECORD LEGEND	
MOV: MOVED	ABST: ABSTAIN
SEC: SECOND	ABS: ABSENT
M — MAYOR RUDIN	D5 — SERNA
D1 — FARGO	D6 — MUELLER
D2 — FERRIS	D7 — KASTANIS
D3 — PANE	D8 — ROBIE
D4 — CHINN	

Budget & Finance/Transportation and

COMMITTEE NAME: Community Development

MEETING DATE: October 30, 1990

MEETING TIME: 2:00 p.m.

LOCATION: 915 I STREET, 2ND FLOOR, COUNCIL CHAMBER

I HEREBY CALL Special Meetings of the Sacramento City Council, Redevelopment Agency of the City of Sacramento, Housing Authority of the City of Sacramento, and Parking Authority of the City of Sacramento to be conducted concurrently with the Council committee meetings listed below, which are incorporated herein by reference. The Special Meetings are called to permit Members who are not on the listed committees to attend the meetings and participate in the discussions. In the event five (5) or more members of the City Council are present at a Committee meeting, only those items listed on the agenda can be acted on or discussed.

The meeting was called to order at 2:03 p.m. by Chair Kim Mueller. Roll call was as follows:

MEMBERS PRESENT: Mueller (Chair), Chinn, Fargo, Kastanis, Pane, Robie

MEMBERS ABSENT: Ferris*, Serna**

1. Proposed Hotel Development at Haggin Oaks Golf Course. (D-2)

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

COMMITTEE ACTION: APPROVE STAFF RECOMMENDATION

REPORT(S) BACK:
1) T.O. TAX - SOURCE AND DISTRIBUTION
2) HANSEN AND SOUTH CITY PROJECTS
3) POSSIBLE FREE COMMUNITY EVENTS AT NEW FACILITIES

VOTING RECORD:
MOV: D-8 SEC: D-7
AYES: D-1, D-2, D-5, D-6, D-7, D-8
ABSENT: D-3, D-4

MINUTES:

Robert Thomas, Director of Parks and Community Services presented the history and background of this item. He stated that at this time this was just a proposal and he is just asking for authority to negotiate a lease. The developer still has to go through all of the planning process. The development would mean the addition of a hotel, restaurant and pro shop. At present the golf course can not handle tournaments due to lack of adequate restaurant facilities.

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*Committee member Lyla Ferris arrived at 2:12 p.m.

Discussion was held concerning projected revenues. Mr. Thomas has recommended that the Transient Occupancy Tax money go to the General Fund.

**Committee member Serna arrived at 2:22 p.m.

Discussion followed on uses of TOT tax. Committee member Fargo requested a report back on where this money comes from and how is it used. The report should be back in 4 weeks.

Mr. Thomas stated that there is no current use for the land proposed to house the new facilities. The City would receive an income of 3% on the food and beverages sold. Committee member Fargo requested that the banquet facility be available 3 or 4 times a year for Community use such as the annual Volunteer Banquet. A report back was requested in two weeks.

Further discussion was held about use of revenue from these new facilities. Committee member Mueller also asked if the construction projects are to be under prevailing wage rates. She felt that should be a condition of negotiation.

It was MOVED by Committee member Robie and SECONDED by Committee member Kastanis to approve staff recommendation. The motion carried as noted above.

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2. Policy recommendations regarding private use of public easements relating to underground parking garages. (D-ALL)

RECOMMENDATION OF STAFF: COMMITTEE REVIEW AND DIRECTION

COMMITTEE ACTION: APPROVE TO CONTINUE WITH PROJECT

REPORT(S) BACK: NONE

VOTING RECORD: MOV: D-8, SEC: D-3
AYES: D-1, D-2, D-3, D-6, D-8
NOES: D-7
ABSENT: D-4, D-5

MINUTES:

Tom Finley, Engineering Division Manager submitted this report. He is recommending that guidelines be adopted to limit the private use of public right-of-way underneath the City's streets and sidewalks to those uses compatible with present and future public needs. Any such request would be subject to approval from the Public Works Department and compensation would be made to the City as part of the routine approval process for each project.

It was MOVED by Committee member Robie and SECONDED by Committee member PANE to continue with the project. The motion carried as noted above.

The Committee took a break at 2:50. They reconvened at 3:17. Those present were: Mueller, (Chair), Fargo, Ferris, Pane, Robie, and Serna

3. North Natomas Community Plan. VERBAL REPORT (D-ALL)

RECOMMENDATION OF STAFF:	COMMITTEE INFORMATION
COMMITTEE ACTION:	CONTINUE TO NOVEMBER 13, 1990
REPORT(S) BACK:	MONTHLY UPDATE ON PROGRESS
VOTING RECORD:	NONE

MINUTES:

Committee member Mueller pointed out that there will be a briefing from the County on their General Plan on November 13.

Diana Parker addressed the current environmental issues. The Garter Snake mitigation plan has been adopted. Issues are becoming more focused as more information becomes available, new legislation is adopted. Traffic is adverse on Interstate 80 even without the North Natomas development. Some of the specific issues concern noise, gases, flooding, drainage, wetlands (potential loss), geologic, soil contamination, public facilities and an electric substation.

Mel Johnson, Director of Public Works, gave an overview of the financing from North Natomas and the drainage issue. Mello Roos is the cornerstone of financing the plan. The water treatment facility will be paid for with development fees.. There is not complete agreement between developers on who will bear what costs for drainage and flood.

Committee member Robie pointed out that Mello Roos has to be formed before CALTRANS can go ahead. Their environmental study could lapse.

Further discussion was held in regard to the drainage canals and problems surrounding them.

Committee member Joe Serna took the Chair at 3:50 p.m.

Gary Alm, Supervising Engineer in Public Works stated that they have presented 5 versions of financing to the property owners. He felt they were getting close to a consensus.

Chair Mueller took back the chair at 3:52 p.m.

Tom Friery, City Treasurer, reviewed the traditional lending sources. The real estate market has softened since January, 1990; investors are being more careful. Savings and Loans and banks are suffering also. There is potentially \$60 million of land value to support the financing (not including structures).

Committee members were concerned about the many problems with drainage and freeway interchange interfering with financing. Committee member Robie asked what would be the effect of residents not wanting to participate who lived in the west side.

Mr. Friery stated those people would have to buy in if Mello Roos is formed.


Mayor Anne Rudin arrived at 4:18.

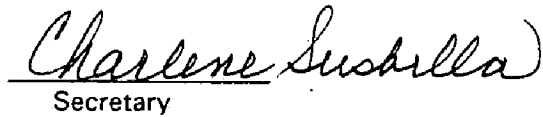
Staff will attempt to finish the briefing on November 13, 1990. Committee members should let staff

know of specific concerns, and they will probably come back with once a month in depth briefings on North Natomas issues.

Committee member Serna pointed out that time is running out for this project.

The meeting was adjourned at 4:30 p.m. by Chair Kim Mueller.


Chair


Secretary