

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 28, 1998

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Vice Mayor Cohn at 2:00 p.m. on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

Present: Councilmembers Cohn, Fargo, Hammond, Kerth, Waters, Steinberg, and Yee

Absent: Mayor Serna

1.0 CONSENT CALENDAR (Items 1.1 through 1.17, except 1.13)

A motion was made by Councilmember Hammond, seconded by Councilmember Steinberg, to waive the reading and adopt the Consent Calendar, items 1.1 through 1.17, except Item 1.13, which was pulled for separate consideration. The motion carried with an 8-0 vote.

***Note: Councilmember Kerth commented, regarding Item 1.5, that the CDBG program has done great things in the East Del Paso Heights area of District 2; he advised that this is the last portion: curbs, gutters, sidewalks, and street lighting.

Public Review Items - Informational Only

None

Sacramento Housing and Redevelopment

None

City Council

- 1.1 Resolution of Intention for abandonment of a portion of El Centro Road bounded by West River Drive (Road "B") on the south and Interstate 80 on the north, abandonment proceedings No. AP98-01; establish a hearing date of August 18, 1998, at 2:00 p.m. (D-1)

Adopted Resolution 98-372.

RESOLUTION NO. 98-372

RESOLUTION OF INTENTION TO ABANDON A PORTION OF EL CENTRO ROAD BOUNDED BY WEST RIVER DRIVE (ROAD "B") ON THE SOUTH AND INTERSTATE 80 ON THE NORTH WITHIN COUNCIL DISTRICT 1

- 1.2 Request to accept grant funds from the Office of Criminal Justice Planning (OCJP), in the amount of \$107,468 to provide gang suppression services for the Luther Burbank High School and its surrounding area. (D-7,8)
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Adopted Resolution 98-373 approving Grant 98-010.

RESOLUTION NO. 98-373

RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT A GRANT AWARD OF \$96,721 FROM THE OFFICE OF CRIMINAL JUSTICE PLANNING, TO IMPLEMENT THE GANG VIOLENCE SUPPRESSION GRANT

- 1.3 Excused absence from five or more consecutive council meetings for Mayor Serna. (D-All)
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Adopted Resolution 98-374.

RESOLUTION NO. 98-374

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO, CALIFORNIA, RECOGNIZING THE NEED FOR AND GRANTING A COUNCIL MEMBER AN EXCUSED ABSENCE

- 1.4 Establishment of a two-hour parking time zone on a portion of 29th Street from U to V Streets. (D-4)
-

Adopted Resolution 98-375.

RESOLUTION NO. 98-375

A RESOLUTION ESTABLISHING A TWO HOUR PARKING TIME ZONE

- 1.5 North Avenue Reconstruction Project (PN:TS92), located on North Avenue - Marysville Boulevard to Mahogany Street. (D-2)
- A. Approve plans and specifications;
 - B. Approve a fund appropriation in the amount of \$1,048,404;
 - C. Prohibit parking on the north side of North Avenue between Marysville Boulevard and Mahogany Street (approximately 1600 feet);
 - D. Ratify the Negative Declaration and adopt the Mitigation Reporting Program; and
 - E. Award the construction contract to Granite Construction in the amount of \$585,786.26 .
-

Adopted (A) staff recommendation; (B) Resolution 98-376; (C) Resolution 98-377; (D) Resolution 98-378; and (E) staff recommendation awarding Contract 98-105.

RESOLUTION NO. 98-376

RESOLUTION APPROVING THE APPROPRIATION OF \$1,048,404 TO THE NORTH AVENUE RECONSTRUCTION PROJECT (PN:TS92)

RESOLUTION NO. 98-377

A RESOLUTION PROHIBITING PARKING ON THE NORTH SIDE OF NORTH AVENUE BETWEEN MARYSVILLE BOULEVARD AND MAHOGANY STREET

RESOLUTION NO. 98-378

RESOLUTION RATIFYING THE NEGATIVE DECLARATION AND ADOPTING THE MITIGATION REPORTING PLAN FOR NORTH AVENUE RECONSTRUCTION PROJECT (PN:TS92)

- 1.6 Stockton Boulevard and Broadway Intersection Improvement Project (PN:TN11), located at the intersection of Stockton Boulevard and Broadway and 44th Street between 4th Avenue and Broadway - Approval of plans and specifications, rejection of all bids, suspension of competitive bidding and enter into negotiations with the four bidders (American Engineering and Asphalt, Inc., Biondi Paving, Inc., Granite Construction and Navajo Pipelines); authorize the City Manager to award the contract to the lowest bidder, upon completion of the negotiations, in an amount not to exceed \$670,000.00. (~~Requires two-thirds vote~~) (D-5)
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Adopted Resolution 98-379.

RESOLUTION NO. 98-379

RESOLUTION AUTHORIZING REJECTION OF BIDS, SUSPENSION OF COMPETITIVE BIDDING AND AUTHORIZE THE CITY MANAGER TO ENTER INTO CONTRACT NEGOTIATIONS AND AWARD THE CONTRACT TO THE LOWEST BIDDER UPON COMPLETION OF THE NEGOTIATIONS FOR THE STOCKTON BOULEVARD/BROADWAY INTERSECTION IMPROVEMENTS PROJECT (PN:TN11)

- 1.7 Arden Way Underpass and Capitol Freeway Operational and Safety Analysis (PN:TT16) - Establishment of project and appropriation of funds in the amount of \$25,000 to the project. (D-3)
-

Adopted Resolution 98-380.

RESOLUTION NO. 98-380

A RESOLUTION APPROPRIATING FUNDS TO THE ARDEN WAY UNDERPASS/CAPITOL CITY FREEWAY SAFETY PROJECT (PN:TT16)

- 1.8 25th Street Brick Sewer Replacement (PN:XM16), located in the City's combined sewer system on 25th Street between the F Street/G Street alley and N Street and on N Street between 22nd and 25th Streets - Award contract to Clyde G. Steagall, Inc., for an amount not to exceed \$1,208,242. (D-3)
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Adopted Resolution 98-381 awarding Contract 98-106.

RESOLUTION NO. 98-381

RESOLUTION AUTHORIZING THE CITY MANAGER AND CITY CLERK TO SIGN AND EXECUTE A CONTRACT WITH CLYDE G. STEAGALL, INC., FOR THE 25TH STREET BRICK SEWER REPLACEMENT F/G ALLEY TO N STREET PROJECT (PN:XM16) FOR AN AMOUNT NOT TO EXCEED \$1,208,242.

- 1.9 Ordinance amending section 25.01.019-1 of Title 25 [Motor Vehicles and Traffic] of the Sacramento City Code relating to audio equipment in vehicles. (D-All)
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Passed for publication of title and continued to August 6, 1998.

- 1.10 Request to accept grant funds from the State of California's Office of Traffic Safety, in the amount of \$129,420 to be used for a public education campaign informing the driving public on how to properly yield to responding emergency vehicles. (D-All)
-

Adopted Resolution 98-382 approving Grant 98-011.

RESOLUTION NO. 98-382

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SIGN A GRANT AWARD AGREEMENT WITH THE STATE OF CALIFORNIA'S OFFICE OF TRAFFIC SAFETY IN THE AMOUNT OF \$129,420

- 1.11 Ordinance amending Section 7 of the Comprehensive Zoning Ordinance of the City of Sacramento (Ordinance No. 2550, Fourth Series, as amended), relating to condominium and townhouse development in the Central City (M98-016). (D-1,3,4)
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Passed for publication of title and continued to August 6, 1998.

- 1.12 Ordinance amending the districts established by the Comprehensive Zoning Ordinance No. 2550, Fourth Series as amended by rezoning property located north of Garden Highway and west of Swallows Nest Condominiums, 10.5± acres from the Agriculture (A) Zone; to be placed in the Single Family - Planned Unit Development (R-1{PUD}) Zone (APN: 274-0220-004, 007 & 010). (P97-118) [PFP'd 6/23/98, item 1.6, continued from 6/30/98, item 10.2] (D-1)
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This item was continued to August 18, 1998, 2:00 p.m.

1.13 Code Enforcement Fees and Penalties - Findings of Fact for Special Assessment Liens. (D-All)

Josh Pino, Interim Chief of Code Enforcement, presented the report.

Mr. Pino advised that prior to the assessment of fees and penalties, each property owner was issued the appropriate legal notices, as set forth in Title 61, and was afforded an opportunity to appear before the Neighborhoods, Planning and Development Department Hearing Examiner, an appointed third-party examiner. Subsequent to the hearing, a "Decision of Hearing Examiner" notice was issued and mailed to the property owner. Included in this notice were findings and the specific fees and penalties. The decision of the Hearing Examiner is final and judicial review must be conducted in the manner and time frame set forth in California Code of Civil Procedure § 1094.6. Sacramento City Code, Titles 61.05 and 50.09 allows the City Council to order the penalty be made both as a personal obligation and a special assessment against the property.

Each property owner listed on the attachment has received all required notices under Title 61, and has been afforded both an opportunity to appear for an administrative hearing and a special assessment hearing. Each has received a final decision notice. None of the listed owners have paid the fees and penalties.

Mary Cantil, whose husband Clarence died two months ago, protested a portion of the lien against her property located at 3927 Y Street. Mrs. Cantil did not protest the lien itself, only the amount of the storage fee, \$3,075. Mrs. Cantil advised that she had never received notice from the City regarding billing for the storage fee.

Councilmember Hammond inquired as to the source of the storage fee? Mr. Pino responded that this was a complex abatement, that some items had been removed from the property, and that the then-resident had "fired shots" at employees who were removing items from the site. Ms. Hammond inquired as to how it could be that proper notification concerning the storage fee had not been received? Mr. Pino advised that the owner, because of the timing, would not have received prior notice of the storage fees and all fees related to the abatement.

Mrs. Cantil reiterated that she was not protesting the entire lien, but only the storage fee, at \$75 per day. Ms. Hammond requested that this issue be resolved with the staff.

Councilmember Steinberg clarified with Mrs. Cantil that the property stored belonged to the tenant; he suggested that Mr. Pino may have some action against the tenant to recover costs. Further discussion revealed that the property removed during the abatement process had been released to the co-habitant. Mr. Pino felt that due process was followed, that he had followed advice of the Attorney's office.

A motion was made by Councilmember Hammond, seconded by Councilmember Fargo, to adopt Amended Resolution 98-383, removing Mrs. Cantil's property, located at 3927 Y Street, temporarily from the list, and to return on August 11, 1998 so as to allow the City Attorney sufficient time to review the issue. The motion carried with an 8-0 vote, with Mayor Serna being absent.

AMENDED RESOLUTION NO. 98-383

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

- 1.14 Old Sacramento Restaurant Project. (D-1)
- A. Ratification and approval of the Mitigated Negative Declaration and the Mitigation Monitoring Plan for the Old Sacramento Restaurant Project, Site A - Gordon Biersch Brewery; and
 - B. Ratification and approval of the Mitigated Negative Declaration and the Mitigation Monitoring Plan for the Old Sacramento Restaurant Project, Site B - Sacramento Fish Market.
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Adopted (A) Resolution 98-384; (B) Resolution 98-385.

RESOLUTION NO. 98-384

RESOLUTION RATIFYING THE NEGATIVE
DECLARATION AND APPROVING THE MITIGATION
MONITORING PLAN FOR THE OLD SACRAMENTO SITE
A - GORDON BIERSCH RESTAURANT PROJECT

RESOLUTION NO. 98-385

RESOLUTION RATIFYING THE NEGATIVE
DECLARATION AND APPROVING THE MITIGATION
MONITORING PLAN FOR THE OLD SACRAMENTO SITE
B - SACRAMENTO FISH MARKET

- 1.15 Sacramento Community Center Theater, located at 1100 14th Street - Approval of plans and specifications; accept bid of Superior Enterprises in the amount of \$129,921; and authorize the City Manager to execute a contract for the ADA Access and Restroom Remodel Project and CIP No. C731. (D-1)
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This item was continued to August 6, 1998 [staff].

- 1.16 UCD Medical Center Regional Storage Project (PN:XM44); authorization to suspend competitive bidding and enter into direct negotiations to pre-purchase Precast Concrete Culverts (D-5) (Requires two-thirds vote)
-

Adopted Resolution 98-386.

RESOLUTION NO. 98-386

RESOLUTION TO AUTHORIZE DIRECT NEGOTIATION
WITH POTENTIAL SUPPLIERS OF PRE-CAST
CONCRETE CULVERTS

- 1.17 UCD Medical Center Regional Storage Project (PN:XM44) - approval of Consultant Services Agreement with Brown & Caldwell for \$295,753; ratification of negative declaration and adoption of mitigation reporting plan (D-5)

Adopted Amended Resolution 98-387 approving Agreement 98-117.

AMENDED RESOLUTION NO. 98-387

RESOLUTION TO AUTHORIZE DIRECT NEGOTIATION
WITH POTENTIAL SUPPLIERS OF PRE-CAST
CONCRETE CULVERTS

* * * * *

2.0 SPECIAL REPORTS TO BE ACTED UPON

Staff Report

- 2.1 Update on the Status of a Countywide Sales Tax Measure for the November 1998 Ballot and Recommendation on the Implementation of the City Backup Plan. (D-All)
- A. Direct staff to not proceed with placing a separate City only ballot measure on the November 1998 ballot;
 - B. Adopt the attached Resolution supporting the Countywide Sales Tax Measure approved for placement on the November 1998 ballot by the County Board of Supervisors; and
 - C. Continue to pursue special legislation that would authorize the City of Sacramento to place a citywide general tax on the ballot for action by the voters if necessary in the future.

City Manager Edgar presented an overview of this item.
Countywide Sales Tax Ballot Measure

- * On July 21, 1998, Sacramento County Supervisors approved placing a countywide sales tax measure on the November 1998 ballot.
- * The County measure would:
 - ✓ increase sales tax in Sacramento County by 1/4 cent to provide a stable source of revenue to continue essential programs;
 - ✓ require a majority vote approval since it is a general tax;
 - ✓ sunset in 6 years;
 - ✓ call for a Citizen Advisory Committee, which would annually review and report on the allocation and expenditure of the proceeds of the tax increase;
 - ✓ allocate to all cities in the county the sales tax revenues generated in their jurisdictions.
- * City staff has been working closely with County staff in the development of the enacting ordinance for this measure. The City's share of the proceeds, should the measure pass, would be allocated by the County based on sales tax collections reported to the State Board of Equalization. Current estimates of revenue to the City are \$11 million annually.

City Backup Plan

- * On June 30th, the City Council approved the concept of a backup plan for the City to maintain maximum flexibility to protect the interests of City residents and provide for alternatives should the County not place the measure on the ballot or if the City Council had concerns about the viability of the County's measure.
- * The backup plan contained two actions. One was to seek special legislation to authorize the City of Sacramento to place a citywide general tax on the ballot for voter approval. The second action was to place one of two alternative City-only measures on the November ballot, depending on the County's final action.
- * This report recommends that the City Council **NOT** place a City Sales Tax Measure on the November ballot.

This recommendation is based on a number of concerns. First, the short deadline (August 11th) for submitting or retracting ballot materials could result in the City placing a measure on the ballot that it does not have the authority to enact if the special legislation does not pass. Secondly, the placement of a second measure along with the County's could confuse the voters and conceivably compromise the success of both measures.

It is recommended that Council direct staff to prepare a 6-year plan for how the additional sales tax revenue could be spent assuming passage of the countywide measure, that is, the specificity of use of the proceeds. A sales tax increase of 0.25% would generate about \$11 million per year in the City.

Deputy City Manager Masuoka continued the presentation, advising that the proposed tax measure would go in effect in April, 1999. It would be comprised of 1/4 cent, would be a general sales tax, would be countywide, and would be shared with cities on a situs basis. There would be a 6-year sunset, an annual audit of expenditures, would be published in the local newspaper, and if it passes would send the message that voters confirm that high priority services are Police and Fire protection. Ms. Masuoka noted that the County would also develop a 6-year plan. In Sacramento County, the current sales tax is 7.75%; 7.25% is the statewide base; proposed rate would be 8%. There are six counties above the 8% tax, located in major urban centers with significant transportation, social, and law enforcement needs. Ms. Masuoka advised that the 1/4 cent increase would equal an estimated \$12.50 per family annually. The purchase of a \$20,000 automobile would mean an increase of \$50.00 in the sales tax @ 8%.

Ms. Masuoka went on to explain that, regarding the impact on auto sales, current state law requires that taxes on vehicles be paid at the tax rate where the vehicle is registered. There is no tax avoidance incentive for buyers to purchase vehicles in other jurisdictions.

Ms. Masuoka added that in the last six years, the City has cut 600 positions, resulting in a cumulative \$41 million to the General Fund. The additional 1/4 cent would generate \$11 million per year.

Vice Mayor Cohn advised that the Law and Legislation Committee heard this issue in Councilmember Fargo's absence; the decision there was unanimously in favor.

Councilmember Fargo commented that she would like to know how the money would be spent, but that cannot be determined at this point. Ms. Fargo questioned whether the County would continue the misdemeanor jail and the detox center? Ms. Masuoka responded that this would be an ongoing program; the misdemeanor jail is in the works, and financial arrangements underway. The detox center is moving forward, with the County and the Agency providing funding.

Ms. Masuoka added that the tax money going to the County is comprised of only money generated in the unincorporated area. Moreover, the County can't legally bind itself as to how the money can be spent; there may be a plan, but not a binding commitment. Ms. Fargo commented that she hoped the public would be comforted that City Council's high priority is public safety. Ms. Masuoka advised that is 82% of the discretionary fund budget.

Councilmember Steinberg urged support of the County's measure, but indicated that he had mixed feelings concerning the staff recommendation for the backup procedure. Mr. Steinberg felt that the timing is such that the recommendation is correct, but he recognized that this is an election year, which is not conducive to allowing local jurisdictions this kind of authority.

Regarding Ms. Fargo's concern, Mr. Steinberg agreed that a five-year plan would be good, but urged explaining the basic structural problems and obstacles in the way of financing local government. He added that the voters should be educated so that they may understand there can be no guarantees as to how the money will be spent.

Councilmember Waters confirmed with Ms. Masuoka that the City would recoup any sales tax for automobile sales outside of Sacramento County, and that the purchaser must pay the dealer at the time of purchase.

Councilmember Pannell established with Ms. Masuoka that the last sales tax increase was effected by Measure A in 1988; further, Ms. Masuoka confirmed that if this did not pass, the next time to put another on the ballot would be during the General Election year 2000, but there could be cash flow problems with that.

Vice Mayor Cohn asked for clarification as to whether, in the year 2000, that issue could only be placed on the November General Election ballot? Ms. Masuoka explained that she had discussed that with the author of Proposition 218, and it was her understanding that the tax measure should be placed on the same ballot as the election of the governing board.

Councilmember Yee commented, regarding this resolution, that staff was requesting a vote on three issues; he supported the first two, but had concerns regarding the third one, to pursue special legislation. Mr. Yee observed that if the Countywide sales tax is successful, there would be no need to return to Council on the third issue. Ms. Masuoka advised that it would be good to have the authority in readiness, since the State is dipping more and more into our resources; this would provide a tool to deal with future financial issues. Mr. Yee asked whether this was really needed now, or could special legislation be requested later? Ms. Masuoka responded that if the attitude of the Legislature continues, an election year makes the situation difficult; it was her desire to approach things in a more thought-out way. Mr. Yee desired to leave the third issue for January, but agreed to support the first two.

A motion was made by Councilmember Yee, seconded by Councilmember Waters, to adopt (A) staff recommendation; and (B) Resolution 98-388; (C) not included at this time for Council action. The motion carried with an 8-0 vote, with Mayor Serna being absent.

RESOLUTION NO. 98-388

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO SUPPORTING THE COUNTY OF SACRAMENTO COUNTYWIDE 1/4 CENT SALES TAX MEASURE ON THE NOVEMBER 1998 BALLOT TO PROVIDE FUNDING RELIEF FOR THE UNINCORPORATED COUNTY AND ALL THE CITIES IN THE COUNTY

Public Hearing

- 2.2 Perry PUD - South Natomas rezone (P97-118) [PFP'd 6/30/98, item 10.2; continued from 7/21/98, item 3.3] (D-1)
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There was no discussion on this item.

A motion was made by Councilmember Fargo, seconded by Councilmember Hammond, to continue this item to August 18, 1998, 2:00 p.m. The motion carried with an 8-0 vote, with Mayor Serna being absent.

SHRA Public Hearing

- 2.3 Tax Exempt Bond Proposal: Discovery Park (a.k.a. Tamaron Ranch) Apartments located at 2025-2065 West El Camino Avenue. [continued from 7/21/98, item 5.1] (D-1)
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There was no discussion on this item.

A motion was made by Councilmember Fargo, seconded by Councilmember Hammond, to continue this item to this evening's meeting, July 28, 1998, 5:00 p.m. The motion carried with an 8-0 vote, with Mayor Serna being absent.

3.0

WORKSHOP

- W3.1 Review of Workshop Format [oral report]
-

City Manager Edgar referenced a memorandum regarding the Workshop format, which had been circulated to the City Council members earlier. An analysis of Council's and staff's comments yielded the consensus that all workshops should begin at 2:00 p.m., staff's information/discussion should be limited to 15-20 minutes, future agendas should be limited to one Workshop item, and there will continue to be two workshop meetings per month.

Councilmember Kerth advised that the issue is that there is not enough information given ahead of time in order to prepare; he felt this could be improved by advance reports. Mr. Kerth wanted all materials related to audio-visual presentations to be distributed to Councilmembers along with their packets as standard procedure.

Anne Moore, Acting Executive Director, SHRA, presented the report.

Ms. Moore expressed her thanks to the more than 60 key City/County/SETA staff members who worked on the restructuring, which was done with a guarantee of no layoffs.

Ms. Moore continued the presentation using overheads. For more details, please see the handout which accompanied the staff report. Briefly, Ms. Moore covered points such as 1) vision; 2) reasons for the change; 3) internal reengineering areas; 4) increased City/County/SETA collaboration; 5) the timeline for implementation; 6) competitors marketing analysis; 6) SHRA key businesses, such as: Neighborhood Strategic Planning; Developer and Development Services; Lending; Construction Management; Construction Bidding; and Property Management and Maintenance. During the extensive reengineering process, customers were canvassed, savings and efficiencies were identified, as were critical business issues. Ms. Moore added that this was a very data-intensive process.

For restructuring highlights, deliverable savings, deliverable efficiencies, customer service, and community investment, please see pages 14-20 of the overhead report.

Ms. Moore continued with a discussion on collaborative reengineering with SETA, saying that this is one way to really make a difference, enhance services to neighborhoods, maximize leverage of resources and get the best value for the dollar, while reducing redundancies. There were 9 meetings held out in the communities over a period of 21+ weeks. More than 528 customers provided more than 708 comments. Benchmarking resulted from more than 52 contacts with cities, counties, PHAs, businesses, banks, redevelopment agencies, and development corporations; from that data, recommendations and implementation strategies were produced.

Ms. Moore briefly discussed the teams which were focused on community participation, economic development, resource allocation, and neighborhood revitalization (the code enforcement discussion will be held on August 11, 1998).

Vice Mayor Cohn commented that this was an impressive list of changes; he asked Ms. Moore for an illustration by concrete example as to how the "before and after" would be. Ms. Moore responded that there were 22 different loan processes; to have only 1 is significant. She explained that prior to this change, people would have to go to different areas, whereas now there is consolidation.

Mr. Cohn established with Ms. Moore that the 21 staff positions which were cut in 1998 included five transfers.

Mr. Cohn stressed that the midtown lighting was a priority.

Councilmember Fargo requested an explanation of the Team Process Chart on page 15 of the handout. Ms. Moore explained this as a graphic representation of a cultural change, that is, how the projects will now flow across the teams from the original idea, through the various stages of the process to implementation, with the goal being more productivity. During the process, several teams with the necessary expertise will be involved in the solution/implementation, vs. an individual who could, working alone, run into roadblocks.

Ms. Fargo questioned how to assure that SHRA's relationship with the City would be cooperative and collaborative. Ms. Moore responded that the right link at the top of the organization will assist in the achievement of good results. Ms. Fargo confirmed with Ms. Moore that the Neighborhood component could be held off until August 11, 1998.

Councilmember Kerth remarked that he was uneasy about SHRA's progress in general, perceiving a contradiction; he noted that SHRA's staff was great and deserving of admiration. However, Mr. Kerth was frustrated because no neighborhoods have been "fixed"; he believed them to be in the same condition as when efforts were begun; he felt there was something missing in the process, adding that a fundamental change is needed. Mr. Kerth did not believe that the bureaucracy would fix the problems, which he believed would need to be fixed by one individual with a practical vision. Mr. Kerth did not feel the team approach was the key ingredient, but leaned toward an individual solution.

Mr. Kerth felt that in the split between SHRA and the Downtown Department talented, trained staff was lost, resulting in the loss of one year. He stressed that in the end, everyone just wants to live in a normal neighborhood; Mr. Kerth wanted to see an evaluation of what it would take to make a neighborhood normal and productive. Mr. Kerth asked to see a list of deliverables, adding that it was his desire to continue the policy of selling off public housing units and to complete work on Western Avenue by October, 1998.

Ms. Moore responded that Mr. Kerth's concerns were reasonable; she advised that staff would return on October 11th, stressing that today's issues addressed internal issues and process savings, as well as emphasizing the collaborative partnerships importance, that is, the City, County, State, SETA, schools, and community residents.

Ms. Moore added that she understood the need for a community champion. Mr. Kerth commented that he was concerned regarding his experience with the collaborative process, saying that too many compromises dilute victory. There is tension between those who care about fixing the community and those who are trying to please everyone; Mr. Kerth stressed that the goal is to fix communities.

Councilmember Pannell expressed her thanks to Ms. Moore and the staff for advising her about the Franklin Villa plan. Mrs. Pannell asked about the completeness of the list of projects. Ms. Moore advised that just a few were discussed, to give a sampling, but not all, adding that Mrs. Pannell could present her list to the Agency.

Councilmember Hammond expressed her thanks for the work that has been done, noting that some projects are 25-30 years old, and are not the fault of SHRA. Ms. Hammond added that her outlook is positive, and she realizes that there is not enough money to do everything that is needed in either individual districts or citywide. Ms. Hammond acknowledged SHRA's need to juggle available funds.

Councilmember Yee inquired about the status of Freeport Manor, to which John Dangberg, SHRA Director of Community Development, responded that project was being worked on presently, and being expanded around that neighborhood. Mr. Dangberg noted that demographics and census changes for CDBG eligibility for funding were being examined.

Vice Mayor Cohn questioned the numbers of staff assigned to different departments? Ms. Moore responded that there were 300 staff members, of which 150 were assigned to the Housing Authority area. Mr. Cohn asked whether the Department Heads had been named yet? Ms. Moore

replied that they had: John Dangberg, Director of the City Community Development Team; Cassandra Jennings, Director of the County Development Team; Beverly Fretz-Brown, Development Services Team. Ms. Moore introduced Gregg Fortner, the new Housing Services Manager, Gloria Wicklin, Human Resources, and Mark Greenia, Information Technology Specialist.

Mr. Cohn established with Mr. Dangberg that there were 5-6 staff on the City team, interacting daily with community groups.

Mr. Cohn asked whether this was the same as the County? Ms. Moore responded that there were 4-5, including 3 working in the community; that is being fine-tuned now.

Ms. Moore addressed collaborative engineering as related to SETA, (page 22 of the handout), explaining that this is one way to really make a difference, and would provide greater collaboration/communication; enhance services to neighborhoods; maximize the leverage of resources, providing the best value for the dollar; and would reduce redundancies.

Mr. Dangberg named the participants in this segment: Kelly Montgomery, Chair; David Martinez; Gary Stonehouse; Gary Ziegenfuss; Richard Shiraishi from the Police Department; and from the County, Rob Sherry and Marilyn MacGinnis, as well as Beverly Fretz-Brown and himself from the Agency. Mr. Dangberg referred to pages 25-28 of the handout, regarding Community Participation. He identified the issues as: roles and authorities are unclear; timing is crucial to success, early notification is needed, and closure is necessary; duplication of effort is inefficient; current outreach and feedback are inadequate.

****Note: City Attorney Jackson advised Council that Item 1.13 would have to be reopened to accommodate the needs of one property owner, Lawrence Jett, whose property is located at 6432 75th Street.

Ms. Moore introduced Paul Hahn, Sacramento County Director of Economic Development, representing the Economic Development team. Mr. Hahn identified some team members of the broad based group as: Cassandra Jennings, Director; Robin Purdy, SETA; Gary Little and Dean Peckham, City; Kim, SHRA; Tom Lee, City; John O'Farrell, County; Gerry Plummer and Tom Sinclair, SHRA; and Bert Bettis, Human Assistance. Mr. Hahn stated that the term "Economic Development" is not clearly defined: it means different things to different people. Mr. Hahn stressed that Sacramento County has concerns regarding its closed airbases, etc., and recognizes the need for collaboration. He noted that there are overlapping responsibilities, not enough collaboration, and conflicts between "suburban" and "inner city" factions. Mr. Hahn presented his portion of the report referring to pages 28-33 of the handout, which examined the partnership matrix, policy direction taken from various governing boards, and the "shoulds" resulting from that: to meet regularly, share ideas, and stress collaboration, not competition.

Deputy City Manager Masuoka continued the presentation, referring to pages 34-38 - Resource Allocation. Ms. Masuoka advised that the issues affect all four entities, and address the identification of overlaps and gaps; differing priorities; coordination issues; distinguishing the roles of funders/implementers; the need to clarify the lead; the need to understand larger issues in order to set regional priorities, and the need to think regionally. The question was/is always how to stretch the dollar further.

Vice Mayor Cohn asked whether a schedule was envisioned for the next phase of the collaborative process? Ms. Moore responded that, in general, various elements of the four-team recommendations will be part of the recommendations that will be returned to the governing boards for action. The first is partially represented in the report that is due back in August on code enforcement issues. The schedule for specific action items is not yet set; today's presentation was intended to be an overview in order to receive Council's thoughts and ideas as to the restructuring. There is still much work to be done on the schedule for action, which will come later.

Councilmember Steinberg congratulated staff for its hard work, observing that SHRA had been an important catalyst in helping to solve problems in his district. Mr. Steinberg asked whether there were demonstrated improvements in the quality of life? He stressed the need to discuss the expectations of the Agency, and then to examine incentives to reach the goals set. Mr. Steinberg noted the frustration regarding the reengineering, but to what end, stressing the value of goals but particularly the need to see progress. Mr. Steinberg commented that we must work for the people, toward more housing and social solutions, along with the need to set reasonable goals. He questioned whether government could solve these things, or just be a part of the solution. Ms. Moore agreed to discuss this issue on August 11th when staff returns.

Mr. Steinberg raised the issue of the code enforcement problems. Ms. Moore stated that the goal there is to determine what the 50 worst projects are across the City, which the County is now working to identify, and focus efforts there.

Mr. Steinberg sought full understanding of the role that SHRA plays, what the expectations are, and what SHRA actually accomplishes toward alleviating poverty in the community. Ms. Moore advised that between now and October, the budget could be discussed and that could be taken to the next level. Mr. Steinberg asked whether any of the Council members wished to bring Ms. Moore and staff back tonight for further discussion?

Councilmember Fargo asked whether staff would be returning regarding the process? Ms. Moore responded that the first part of the process is about internal operations; the part that is procedural will be part of budget action items. Staff will return with collaborative information later.

City Manager Edgar advised that on August 11, 1998 recommendations regarding code enforcement will be made, along with an overview of the budget. Next year a more comprehensive consolidated budget will be brought back. Specific programs fitting under the umbrella of collaborative philosophy will return for action.

Vice Mayor Cohn desired to consider both broad based outcomes, for example, the percentage of home ownership, teen pregnancies, unemployment, welfare recipients, and on poverty rates. He desired to see measurable improvements on the loan process. On broader-based issues, he stressed the need to achieve results as a community.

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4.0 COUNCIL IDEAS AND QUESTIONS

4.1 Councilman Steinberg requested reopening Item 1.13 to consider action on property owned by Lawrence P. Jett, 6432 75th Street.

A motion was made by Councilmember Steinberg, seconded by Councilmember Hammond, to reopen Item 1.13 in order to allow time to reconsider action on property owned by Lawrence P. Jett, Exhibit A, #12, and continue to August 11, 1998. The motion carried with an 8-0 verbal vote, with Mayor Serna being absent.

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5.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON AGENDA)

None

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6.0 Recessed into CLOSED SESSION at 4:45 p.m.

6.1 Pursuant to Government Code Section 54956.9(a) for matters pertaining to pending litigation: William T. McNairnie, WCAB No: SAC253977, Fire Inspector.

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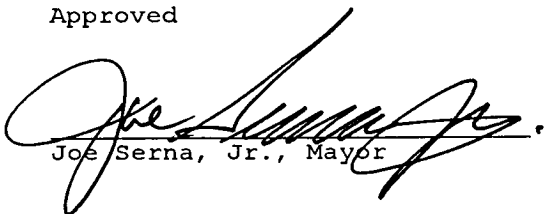
ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 4:50 p.m., to Thursday, August 6, 1998.

Submitted


Valerie A. Burrowes, City Clerk

Approved


Joe Serna, Jr., Mayor