

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 29, 1997

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 7:00 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

PLEDGE OF ALLEGIANCE was led by Mayor Serna

9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

None

10.0 PUBLIC HEARINGS

10.1 Natomas Basin Habitat Conservation Plan: (D-1)

A. Various matters

B. Ordinance amending Title 84 (Development in North Natomas), Section 84.04 of the Sacramento City Code relating to the Mitigation of Development Impacts on North Natomas Plant and Animal Species and Habitat and declaring the ordinance to be an Emergency Ordinance to become effective immediately upon its adoption (requires two-thirds vote)

A motion was made by Councilman Kerth, seconded by Councilman Yee to continue this item to August 7, 1997, at 7:00 p.m. The motion carried with a 9-0 vote.

10.2 Gated Development Policy. (M96-029) (D-All)

Barbara Wendt, Senior Planner, stated that gated communities were appropriate in some areas of the City, but not in others. A special permit would be required for placement of new gates at entrances to residential development of two or more dwelling units and all

commercial and industrial developments. Apartments would now need a special permit, if gated. However, gated projects that were initiated by the City Council or a City Agency/Department would be exempt from these requirements.

Ms. Wendt said the policy had been unanimously approved by the Planning Commission on their consent calendar, and had not been controversial. Staff was looking for conceptual approval by Council, and would return with documentation for adoption.

Councilman Pannell asked if the Planning Commission denied a project for gating, could he, as a Council member, call it up.

Ms. Wendt replied yes, he could.

Councilman Waters commended staff for their work on this policy.

Councilman Cohn asked if the developer paid for roads within a gated community.

Ms. Wendt replied as soon as a gate was in place, the property became private, and the developer became responsible for roads, lights, etc.; public funds were not used. This private street policy was already in place.

Mr. Cohn asked if an existing neighborhood became private, did they reimburse the City for roads, etc.

Ms. Wendt replied no, they did not. The homeowner's association would take over the maintenance of the facilities.

Councilman Steinberg stated that he was concerned about gated communities. He asked how the City decided how many they wanted.

Ms. Wendt replied there was no magic number.

Mr. Steinberg recommended a community plan for each section of the city which would state whether gated communities were or were not appropriate. He felt that if the Council approached this policy on a case-by-case basis, they might not see the forest for the trees.

Councilwoman Fargo said the City was not funding the expense of writing general plans. She added there was as much demand for gated apartments and condos in her district. She commended staff for their work on this issue.

Councilman Yee stated that the Planning staff had made the correct decision. He agreed with the case-by-case process.

Councilman Pannell said people were moving out of the City to the County to find safe communities. If gated communities kept people in the City, he felt that was good.

Mr. Waters agreed that the guidelines were good.

Don Knutson, a south Sacramento resident, said he was disheartened by gated communities, and disappointed that the Chief of Police lived in one. He spoke in favor of co-housing.

Kim Kuenlen spoke in favor of gated communities and said a certain segment of home buyers wanted them.

A motion was made by Councilman Pannell, seconded by Councilman Waters to close the hearing and to adopt Resolution 97-438. The motion carried with a 9-0 roll call vote.

RESOLUTION 97-438

A RESOLUTION DIRECTING STAFF TO PREPARE THE NECESSARY DOCUMENTS TO IMPLEMENT A GATED DEVELOPMENT POLICY

- 10.3 Delinquent Charges - special assessment liens upon the properties to which the costs are related:
- A. Confirm, reject or modify the delinquency lien hearing reports
 - B. Confirm the unpaid costs and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties as follows:
 - 1. Utility Services
 - 2. Weed Abatement
 - 3. Sidewalk Repairs
 - 4. Neighborhood Code Enforcement
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Margaret Freeman, Revenue Manager, said this report provided Council with staff's recommendations for protests received regarding property liens for unpaid costs related to properties. For the costs incurred for utility services, weed abatement, sidewalk repairs, and neighborhood code enforcement, an individual notice describing the protest hearing process was provided to each affected property owner. This public hearing was for Council to confirm special assessment liens against the properties.

Councilwoman Hammond questioned one of the properties listed on page 6 of the report which stated "fees waived".

Ms. Freeman replied waived fees were usually for technical purposes, i.e., the listed person was not the property owner at the time. She told Ms. Hammond she would report back to her on this listing.

A motion was made by Councilman Cohn, seconded by Councilman Steinberg to close the hearing and adopt Resolutions 97-439, 97-440, 97-441, and 97-442. The motion carried with 9-0 vote.

RESOLUTION 97-439

RESOLUTION DECLARING DELINQUENT WATER, SEWER, REGIONAL SEWERS, GARBAGE, GARDEN REFUSE, AND STORM DRAINAGE SERVICE FEES LIENS ON PROPERTIES TO WHICH SUCH SERVICES WERE FURNISHED

RESOLUTION 97-440

RESOLUTION DETERMINING THE REASONABLE COSTS FOR WEED ABATEMENT WORK FOR 1996 AS SHOWN ON LISTS PREVIOUSLY SUBMITTED IN ACCORDANCE WITH CHAPTER 13, SECTION 39500 ET SEQ OF THE CALIFORNIA GOVERNMENT CODE AND PLACING LIENS ON THE PROPERTIES BY THE CITY FOR THE COSTS THEREOF

RESOLUTION 97-441

RESOLUTION DETERMINING THE REASONABLE COSTS FOR SIDEWALK REPAIR WORK PREFORMED AS SHOWN ON EXHIBIT A AND PLACING LIENS ON THE PROPERTIES FOR THE COSTS THEREOF

RESOLUTION 97-442

RESOLUTION DETERMINING THE REASONABLE COSTS FOR
UNPAID NEIGHBORHOOD CODE ENFORCEMENT SERVICE
FEES INCURRED AS SHOWN ON EXHIBIT A AND PLACING
LIENS ON THE PROPERTIES FOR FEES INCURRED

11.0 STAFF REPORTS

None

12.0 SHRA

Staff Report

- 12.1 Predevelopment agreement with the Boys and Girls Clubs of Greater Sacramento for a Neighborhood Center in Alkali Flat, located at the northwest corner of 12th and 'G' Streets, Alkali Flat Redevelopment Area: (cont. from 7/1/97, item 5.3 (D-1))
- A. Enter into a predevelopment agreement to provide \$200,000 for predevelopment expenses;
 - B. Begin negotiations to transfer the Agency-owned property at 1117 'G' Street;
 - C. Transfer of \$200,000 from the Alkali Flat Community Center Project
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John Dangberg, Director of the Community Development Department, informed the Council that staff was seeking authority to enter into a predevelopment agreement with the Boys and Girls Club to provide \$200,000 for predevelopment expenses related to a neighborhood center, including site planning and floor plans, elevations, construction drawings, cost estimates, renderings necessary for fund raising, and other planning and environmental costs. In addition, staff wanted to begin negotiations to transfer the Agency-owned property at 1117 G Street to the Boys and Girls Clubs of Greater Sacramento as well as the transfer of \$200,000 from the Alkali Flat Community Center Project to the Alkali Flat Boys and Girls Club project.

Mr. Dangberg said it had long been a desire of the Alkali Flat neighborhood and adjacent central city neighborhoods to have a neighborhood center to serve the children of the Central City. Within a one mile radius of the Alkali Flat site there were over 4,500 youth within the 6-18 year age grouping. The facilities currently available to serve this youthful population were inadequate.

Mr. Dangberg said Agency and City staff had been working with the Boys and Girls Club of Greater Sacramento to bring a neighborhood center to Alkali Flat. The center would provide stability, a safe environment, counseling, mentoring and tutoring to the high percentage of disadvantaged children in the neighborhood.

According to Mr. Dangberg, the Boys and Girls Club was the fastest growing youth organization in the country. They provided at-risk and inner city youth with activities and enrichment programs which promoted self esteem, a sense of belonging and a desire to succeed.

Mr. Dangberg said the site preferred by the community was 12th and G because of its size and proximity to light rail and bus service. Staff was recommending that the Agency-owned site be provided to the Boys and Girls Clubs of Greater Sacramento at no cost. The total project costs, including construction, soft costs, furnishings and equipment was \$2,000,000. The gap between the available Agency funding of \$1,300,000 and the total cost for construction and

operation would be funded through private donations and in-kind contributions.

Because of the successful history of the Boys and Girls clubs and the existing partnerships between the Agency, the City of Sacramento, the Alkali Flat Project Area Committee and Boys and Girls, Clubs, Mr. Dangberg felt the fundraising efforts would be fully successful in the near term. A fundraising committee had been established and was planning a marketing strategy. Local businesses had already pledged support of the project and were considering donation opportunities. Ground breaking would not occur until all of the funds had been raised.

Mayor Serna thanked all those involved with this issue.

Larry Carli, an investigator in the D.A.'s office and president of the Board of Directors of the Washington Neighborhood Center, said he had been working with the Boys and Girls Club to benefit the youth of the central city. He said youth centers worked.

Mr. Teichert, from the Boys and Girls Club, said he was looking forward to a long relationship with the City of Sacramento. He spoke briefly of his organization and the importance of youth.

Jan Scully, Sacramento District Attorney, spoke in support of this project. She said children needed to be dealt with in their vulnerable years. Ms. Scully said she would be co-chairing this effort.

Mayor Serna asked Ms. Scully if she had any comments about the Washington Neighborhood Center.

Ms. Scully replied that their efforts to join with the Girls and Boys Club for the central city youth was a great idea.

Mr. Serna agreed, and said the Washington Neighborhood Center had been doing a great job for many years.

Carl Hansen, representing Crystal Cream and Butter, said he was excited about the project, especially since it would be a central-city facility. He said this was a well-organized campaign.

Lt. Rich Shiroshi spoke of the importance of Boys and Girls Clubs. He said many of the children in Sacramento had nothing to occupy their free time.

Catherine Camacho, Chair of the Alkali Flat Neighborhood, as well as her daughter, Rachel, spoke in support of the project.

Cathy Barankin, representing the Boys and Girls Clubs of America, spoke of the great asset this project would be for the City of Sacramento.

Charlotte Delgado, a member of the Alkali PAC, urged the Council to support this project.

Louis Lopez, also spoke in support of the project.

Councilman Pannell stated he intended to support this project and said we needed to give our children direction and invest in them as they are our future.

Councilwoman Fargo said she first heard about the Boys and Girls Clubs 15 years ago and had been trying to get one in the City for some time. She said the City needed a safe and nurturing environment to make a lasting impact on the youth. She thanked the Boys and Girls Club

organization for choosing Alkali Flat. She also thanked all of the staff that was involved in this process. She offered her services for fundraising.

Mr. Cohn thanked everyone involved with this project. He said he felt it was great for children from different backgrounds and neighborhoods to get together.

Councilman Steinberg said this was a wonderful opportunity for youth and would provide excellent, positive youth alternatives.

A motion was made by Councilwoman Fargo, seconded by Councilman Cohn to adopt Agency Resolution 97-030. The motion carried with a 9-0 roll call vote.

REDEVELOPMENT AGENCY RESOLUTION 97-030

PREDEVELOPMENT AGREEMENT FOR ALKALI FLAT
BOYS AND GIRLS CLUB/ALKALI FLAT
NEIGHBORHOOD CENTER AT 1117 G STREET

13.0 CITIZENS ADDRESSING COUNCIL AGENCY OR AUTHORITIES BY PERSONAL APPEARANCE OR TELEPHONICALLY ON MATTERS NOT ON THE AGENDA

13.1 Luann called to commend the Council for their approval of the agreement with the Boys and Girls Club.

14.0 COUNCIL IDEAS AND QUESTIONS

14.1 Councilman Waters requested a report back from the Police Department about the possibility of police officers using portable equipment to take information and pictures of convicted sex offenders to school officials and neighborhood associations.

14.2 Councilman Waters expressed concern about representatives of a preteen beauty contest soliciting large sums of money from local residents. He requested the City Attorney to investigate and advise him on this issue.

14.3 Councilwoman Fargo requested that staff revise the "call-up" provisions process.

14.4 Councilwoman Fargo announced that the second annual "Gumbo on the Grass" concert, featuring Mumbo Gumbo, would be at Natomas Oaks Park on Saturday from 5-8 p.m. and encouraged everyone to attend.

14.5 Councilman Cohn announced that Swanston Estates Neighborhood would be celebrating National Night Out on Tuesday, August 5th at the Babcock School beginning at 6:00 p.m. with entertainment by the California Quick Step Band.

14.6 Councilman Cohn spoke about the success of the Pops in the Park Concerts and announced that Mumbo Gumbo would be playing in McKinley Park on Saturday, September 6th.

15.0 ANNOUNCEMENTS

None

ADJOURNMENT

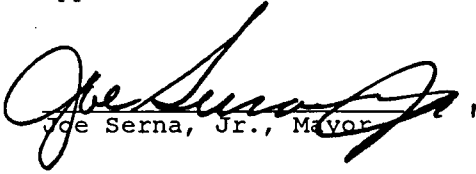
There being no further business to come before the Council, the meeting was adjourned at 8:40 p.m.

Submitted



Valerie A. Burrowes, City Clerk

Approved



Joe Serna, Jr., Mayor