

**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**

**DECEMBER 17, 2002**

**CALL TO ORDER**

The Regular Meeting of the Sacramento City Council was called to order by Mayor Fargo at 2:11 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 Recognition of US Attorney John Vincent and Deputy U.S. Attorney Anne Pings for their work in Franklin Villa [Pannell]

Mayor Fargo thanked both John Vincent and Anne Pings for all of their work in Franklin Villa.

1.2 Presentation to the City of Sacramento by the Sacramento Traditional Jazz Society (Roger Krum) for the City's support and participation in the 2002 Jazz Jubilee

**2.0 CONSENT CALENDAR (Items 2.1 through 2.23 except 2.9)**

A motion was made by Council Member Hammond, seconded by Council Member Waters to waive the reading and adopt the Consent Calendar, Items 2.1 through 2.23 with Council Member Tretheway abstaining on item 2.9. The motion carried with a 9-0 roll call vote.

Public Review Items - Informational Only

None

Sacramento Housing and Redevelopment

- 2.1 Authorization to transmit Preliminary Report for the Del Paso Heights Project, Sixth Amendment as required by California Community Redevelopment law. (D-2)

---

Adopted Agency Resolution 2002-062

Resolution 2002-062

TRANSMITTAL OF THE PRELIMINARY  
REPORT FOR DEL PASO HEIGHTS PROJECT,  
NEIGHBORHOOD DEVELOPMENT PROGRAM,  
PROJECT NO. 5, AMENDMENT NO. 6

City Council Items

- 2.2 Annexation #7 to the North Natomas Neighborhood Landscaping Community Facilities District (CFD) No. 99-02 - Ordinance to levy a special tax. (PFP'd 12/10/02, item 2.1) (D-1)

---

Adopted Ordinance 2002-050

Ordinance 2002-050

AN ORDINANCE LEVYING AN ANNUAL  
SPECIAL TAX LANDSCAPE MAINTENANCE,  
BEGINNING IN PROPERTY-TAX YEAR 2003-  
2004, SOLELY WITHIN AND RELATING TO  
ANNEXATION NO. 7 TO THE CITY OF  
SACRAMENTO NORTH NATOMAS  
NEIGHBORHOOD LANDSCAPING COMMUNITY  
FACILITIES DISTRICT NO. 99-02

- 2.3 Annexation #2 to the Neighborhood Park Maintenance Community Facilities District No. 2002-02. (D-1,2,6,7,8)
- A. Determine the result of the special mailed - ballot election held in the City of Sacramento Neighborhood Parks Maintenance Community Facilities District No. 2002-02, Annexation No. 2 on December 11, 2002;
  - B. Levy a Special Tax for the property tax year 2003-2004 following tax year solely within and relating to the City of Sacramento Neighborhood Parks Maintenance Community Facilities District No. 2002-02, Annexation No. 2 for Neighborhood Park Maintenance.

---

Adopted Resolution 2002-833 and passed for publication of title and continue to January 9, 2003

Resolution 2002-833

A RESOLUTION OF THE CITY COUNCIL OF  
THE CITY OF SACRAMENTO DETERMINING  
THE RESULT OF THE SPECIAL MAILED-  
BALLOT ELECTION HELD IN THE CITY OF  
SACRAMENTO NEIGHBORHOOD PARKS  
MAINTENANCE COMMUNITY FACILITIES  
DISTRICT NO. 2002-02, ANNEXATION NO.  
2 ON DECEMBER 11, 2002

- 2.4 Approval of final map and subdivision improvement agreement for "2515 I Street" (P00-161), located on the north side of I Street between 25<sup>th</sup> and 26<sup>th</sup> Street. (D-3)

---

Adopted Resolution 2002-834 approving Agreement 2002-228

Resolution 2002-834

APPROVING FINAL MAP AND SUBDIVISION  
IMPROVEMENT AGREEMENT ENTITLED "2515  
I STREET" (P00-161)

- 2.5 Frienza Avenue Reconstruction Project (PN:TU61) - located on Frienza Street between Auburn Boulevard and Plover Street. (D-3)
- A. Approval of Change Order No. 5 in the amount of \$12,155.72 with Western Engineering Contractors, Inc.;
  - B. Ratify the City Manager's execution of previous change orders.

---

Adopted Resolution 2002-835

Resolution 2002-835

FRIENZA AVENUE RECONSTRUCTION  
PROJECT (PN:TU61); RESOLUTION  
APPROVING CHANGE ORDER NO. 5 IN THE  
AMOUNT OF \$12,155.72 WITH WESTERN  
ENGINEERING CONTRACTORS, INC.

- 2.6 Authorization to submit a community based transportation planning grant application to CalTrans for the Swanston Station Infrastructure Needs Assessment and Urban Design Plan. (D-2, 3)

---

Adopted Resolution 2002-836

Resolution 2002-836

A RESOLUTION AUTHORIZING THE DIRECTOR OF PUBLIC WORKS TO SUBMIT AN APPLICATION TO CALTRANS FOR A COMMUNITY BASED TRANSPORTATION PLANNING GRANT FOR THE SWANSTON STATION INFRASTRUCTURE NEEDS ASSESSMENT AND URBAN DESIGN PLAN

- 2.7 Stockton Boulevard Bus Enhancement Project (PN:SP81), located on Stockton Boulevard from Alhambra Boulevard to Mack Road. (D-5,6)
- A. Approve plans and specifications for the Stockton Boulevard Bus Enhancement Project (PN:SP81);
  - B. Accept the low bid of Manuel Brothers, Inc. in the amount of \$2,142,698.

---

Adopted Resolution 2002-837 awarding Contract 2002-225

Resolution 2002-837

RESOLUTION APPROVING THE PLANS AND SPECIFICATIONS, AND ACCEPTANCE OF BID AND CONSTRUCTION CONTRACT AWARD TO MANUEL BROTHERS, INC. IN THE AMOUNT OF \$2,142,698 FOR THE STOCKTON BOULEVARD BUS ENHANCEMENT PROJECT (PN:SP81)

- 2.8 Approval of Final Map and Subdivision Improvement Agreement for "Parkview Village 3" (P00-022), located in North Natomas, north of San Juan Road and west of Interstate 5. (D-1)

---

Adopted Resolution 2002-838 approving Agreement 2002-229

Resolution 2002-838

APPROVING FINAL MAP AND SUBDIVISION IMPROVEMENT AGREEMENT ENTITLED "PARKVIEW VILLAGE 3" (P00-022)

- 2.9 Approval of Parcel Map entitled "Tony Correy Family Subdivision" (Z02-054), located at 1134, 1136, 1138, 1140, and 1150 Azusa Street. (D-1)

---

Adopted Resolution 2002-839

Resolution 2002-839

APPROVING PARCEL MAP ENTITLED "TONY  
CORREY FAMILY SUBDIVISION" (Z02-054)

- 2.10 Adoption of Negative Declaration for expansion and redesignation of the Recycling Market Development Zone (RMDZ). (D-All)

---

Adopted Resolution 2002-840

Resolution 2002-840

A RESOLUTION TO ADOPT THE NEGATIVE  
DECLARATION FOR THE SACRAMENTO  
REGIONAL RECYCLING MARKET  
DEVELOPMENT ZONE

- 2.11 Authorization to sign a five-year agreement with the Sacramento Traditional Jazz Society and to accept funding for the production of Mardi Gras, located at Old Sacramento. (D-1)

---

Adopted Resolution 2002-841 approving Agreement 2002-230

Resolution 2002-841

AUTHORIZATION TO SIGN A FIVE-YEAR  
AGREEMENT WITH THE SACRAMENTO  
TRADITIONAL JAZZ SOCIETY AND TO  
ACCEPT FUNDING FOR THE PRODUCTION OF  
MARDI GRAS

- 2.12 Accept a Zoos and Aquarium Facilities Grant (\$275,050) and establish appropriations and a Capital Improvement Program Project - Zoo Improvements. (D-4)

---

Adopted Resolution 2002-842

Resolution 2002-842

ACCEPT A ZOOS AND AQUARIUM  
FACILITIES GRANT (\$275,050) AND  
ESTABLISH APPROPRIATIONS AND A  
CAPITAL IMPROVEMENT AGREEMENT  
PROGRAM PROJECT - ZOO IMPROVEMENTS

- 2.13 Timeline and process for the development of the 2003 Update of the Parks and Recreation Programming Guide (PRPG). (D-All)

---

Information was received and filed

2.14 Housing Case Fees and Penalties - Findings of Fact for Special Assessment Liens. (D-All)

---

Adopted Resolution 2002-843

Resolution 2002-843

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 BUILDINGS CASE FEES AND PENALTIES

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

---

Adopted Resolution 2002-844

Resolution 2002-844

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

2.16 Update resolution granting citation and arrest authority to certain employees within the Code Enforcement Division of the Neighborhood Services Department for the purpose of enforcing certain provisions of the City Code and/or State law. (D-All)

---

Adopted Resolution 2002-845

Resolution 2002-845

RESOLUTION GRANTING CITATION AND ARREST AUTHORITY TO CERTAIN INDIVIDUALS FOR PURPOSES OF ENFORCING CERTAIN CHAPTERS OF THE CITY CODE, VEHICLE CODE, PENAL CODE, AND LABOR CODE AND REPEALING RESOLUTION 2002-089

- 2.17 Suspend competitive bidding for the purchase of a replacement Computer Aided Dispatch (CAD) Server and Associated Software Integration for the Sacramento Regional Fire/Emergency Medical Communications Center (SRFECC) in a total amount not to exceed \$600,000. [requires two-thirds vote] (D-All)

---

Adopted Resolution 2002-846

Resolution 2002-846

A RESOLUTION DECLARING IT  
APPROPRIATE TO SUSPEND FORMAL  
COMPETITIVE BIDDING FOR THE PURCHASE  
OF A REPLACEMENT COMPUTER AIDED  
DISPATCH SERVER AND ASSOCIATED  
SOFTWARE INTEGRATION

- 2.18 Establish a Capital Improvement Project for South Natomas Community Park Phase I (PN:LW36), the South Natomas Castle Project (PN:LW37), South Natomas Community Center and Library Sign (PN:LB08) close South Natomas Community Center (PN:LB06) and transfer the fund balance to Sand Cove Park CIP (PN:LK76) and CIPs (PN:LW36), (PN:LW37) and (PN:LB08), located at 2005 Garden Highway and 2901 Truxel Road. (D-1)

---

Adopted Resolution 2002-847

Resolution 2002-847

RESOLUTION TO ESTABLISH A CAPITAL  
IMPROVEMENT PROJECT FOR SOUTH  
NATOMAS COMMUNITY PARK PHASE I  
(PN:LW36), NATOMAS CASTLE TOT LOT  
PROJECT (PN:LW37), SOUTH NATOMAS  
COMMUNITY CENTER/LIBRARY SIGN  
(PN:LB08), CLOSE AND DEFUND THE  
SOUTH NATOMAS COMMUNITY  
CENTER/LIBRARY PHASE I CIP AND  
TRANSFER THE FUND BALANCE TO CIPS  
(PN:LW36), (PN:LW37), (PN:LB08) AND  
(PN:LK76)

- 2.19 Purchase of Software and Services for Automated Utility Billing Customer Information System. (D-All)
- A. The purchase of software and services from PeopleSoft, Inc. For a Customer Information System (CIS) application package, a professional services and purchase of bill print software and installation services from Group 1 Software, Inc.;

- B. The establishment of nine (9) limited term full time equivalent (FTE's) positions, the addition of one Information Technology full time position and approve contract programming services as additional resources for the implementation of the new Utility Billing Customer Information System.

---

Adopted Resolution 2002-831 approving Agreement 2002-225; and adopted Resolution 2002-832 approving Agreements 2002-226 and 2002-227

Resolution 2002-831

RESOLUTION AUTHORIZING THE CITY  
MANAGER TO PURCHASE SOFTWARE AND  
PROFESSIONAL SERVICES FROM  
PEOPLESOFT, INC., SPL WORLD GROUP,  
INC AND GROUP 1 SOFTWARE, INC.

Resolution 2002-832

RESOLUTION AUTHORIZING ADDITIONAL  
STAFFING FOR IMPLEMENTATION OF A NEW  
AUTOMATED UTILITY BILLING CUSTOMER  
INFORMATION SYSTEM

- 2.20 Authorize the City Manager to submit a grant application to the State of California's Department of Water Resources to seek funds to help develop the historic Pacific Gas and Electric Building site for Jibboom Street Park Development, located at 450 Jibboom Street. (D-1)

---

Adopted Resolution 2002-848

Resolution 2002-848

RESOLUTION AUTHORIZING THE CITY  
MANAGER TO APPLY FOR GRANT FUNDING  
FROM THE STATE OF CALIFORNIA TO HELP  
DEVELOP A PORTION OF THE HISTORIC  
PG&E SITE INTO AN URBAN PARK

- 2.21 **THIS ITEM MOVED TO STAFF REPORTS, ITEM 4.5**  
Naming opportunities for Belle Coolidge Library renovation and expansion. (D-4)

---

This item was moved to Staff Reports, item 4.5



- 2.22 State Rt 160 At-Grade Projects/SR 160 Relinquishment, located between American River and Capital City Freeway. (D-1,2,3)

---

Adopted Resolution 2002-849

Resolution 2002-849

RESOLUTION REMOVING THE STATE ROUTE  
(SR) 160 AT-GRADE PROJECTS FROM  
CONSIDERATION FOR LISTING IN THE  
CITY'S TRANSPORTATION PROGRAMMING  
GUIDE

- 2.23 Land acquisition at Truxel Road and I80, portions of APNs: 225-0160-023, 053 & 072, located at the south side of I80 between Truxel Road and Northgate Boulevard. (D-1)

---

Adopted Resolution 2002-850

Resolution 2002-850

RESOLUTION OF NECESSITY FOR  
ACQUISITION OF A PROPERTY FOR  
PUBLIC PURPOSES

3.0 PUBLIC HEARINGS

None

4.0 STAFF REPORTS

- 4.1 Capital City Golf Financial Performance Update and Workout Strategies. (D-All)

---

Anne Weaver, Golf Manager, Convention Culture and Leisure Department, said that the Golf Fund is currently 5.64% above prior year revenues for all courses combined and for the cumulative months of July, August, September and October of 2002. Rounds of golf played are up 8.93% to prior year for the same time period.

In order to increase the average daily green fee Capital City Golf implemented a small fee increase in early November 2002 in an effort to maintain the minimum 5% revenue growth goal over prior fiscal year.

She recommended no change to the current budget through the end of the second quarter of fiscal year 2003 as long as the cumulative revenue growth stays at or above 5% over prior fiscal year, and directs staff to continue to meet with the Council Golf Ad-Hoc Committee, returning to City Council at Mid-Year with a financial performance update.

Council Members Hammond, Jones, Sheedy and Yee all thanked Ms. Weaver for her work with Golf and asked her to return again midyear with another report.

A motion was made by Council Member Yee, seconded by Council Member Jones to adopt Resolution 2002-851. The motion carried with a 9-0 voice vote.

#### Resolution 2002-851

#### FINANCIAL WORKOUT STRATEGIES FOR CAPITAL CITY GOLF

#### 4.2 Communication Plan for new phone numbers at the Interim City Hall. (D-All)

Liz Brenner, Public Information Officer, said City Departments currently residing in the existing City Hall have begun to transition to the Interim City Hall located at 730 I Street. On February 10, 2003 the phone numbers of City Departments and staff in the Interim City Hall will change from the prefix "264" to the prefix "808." In order to minimize any disruption or inconvenience the move and new phone numbers may cause to the public as well as to City employees, several communication strategies have been and will continue to be implemented.

Council Member Hammond requested assistance on the new telephones for her department.

Information was received and filed.

#### 4.3 Approval of interim financing and amendments to the Capital Budget for North Natomas Community Facilities District 97-01, encompassing the entirety of the approximately 9,000 acres in the North Natomas Community Plan area. (D-1)

A. Approve an interim financing program for Community Facilities District (CFD) 97-01 in the amount of \$6,040,000:

- Authorize staff to proceed with an interim financing for CFD 97-01, including the preparation of related documents;

- Authorize the execution of a Letter of Intent between the City and certain North Natomas developers and approve the City's investment of \$1,540,000 from the Drainage Fund and the private placement of \$4,500,000 from certain North Natomas Developers to purchase \$6,040,000 of the proposed financing;
  - Authorize staff to develop a Refundable Supplemental North Natomas Drainage Fee and Special District Buy-in Fee;
- B. Approve amendment of the revenue and expenditure budgets for Capitol Improvements Projects 40AD (Series A) and 49AD (Series B) by \$1,350,000 in interest earnings from the North Natomas Comprehensive Drainage Project Series A and B bond proceeds.

---

Tom Friery, City Treasurer, said as a result of development in North Natomas, coupled with an interim cash flow gap created by unanticipated costs, reduced density, prior internal loan of \$3.3 million, and compaction of an annual special tax escalator, it is not possible to complete certain North Natomas Comprehensive Drainage System improvements. Because of the success and importance of North Natomas, the City and certain North Natomas developers have come together to resolve this interim financing gap.

Together, staff and the developers are proposing the sale of subordinated special tax bonds in the amount of \$6,040,000, which is required to complete the necessary improvements, along with two additional fees to assist in spreading the investment obligations amongst benefitting parties. The developers will purchase \$4,500,000 and the City's Drainage Fund will purchase the remaining \$1,540,000.

A new "Buy-in" fee will be established for non-participating landowners who desire to form a new special district or issue a subsequent series of bonds in an existing districts. The funds received would be used to purchase shares of the bonds, thereby spreading the investment obligation. A new "Refundable Supplemental North Natomas Drainage Fee" will be established that would be applied to remaining development within the CFD boundaries and payable at the time building permits are drawn. This fee would be used to pay down the investment obligation to the extent allowable by law.

An analysis of the financing plan indicates the bonds would be able to be paid off in 2006/07. The Comprehensive Drainage System was developed in order to remove North Natomas from the 100-year floodplain and permit development in the area. The last phase of the improvements is needed not only to ensure compliance with local, state, and federal flood protection requirements, but to also maintain the City's participation in the Federal Emergency Management Agency (FEMA) program.

The current financial challenges faced are not the result of insufficient planning, but rather the result of the overwhelming success of North Natomas. The financing plan for the Comprehensive Drainage System was developed following the collapse State-wide of several development projects due to the economy. In order to mitigate the impacts of economic cycles the financing plan for the Comprehensive Drainage system was designed in a manner to be development neutral. However, as a result of the success of the development and the current cash flow gap, an interim financing program is necessary in order to complete the final phase.

Staff recommendations will authorize staff to proceed with a financing of \$6,040,000 in the form of subordinated special tax bonds, the development of a Supplemental Drainage Fee and Special District Buy-in Fee, approve the City's investment of \$1,540,000, and authorize appropriation of \$1.3 million in interest earnings as a bridge financing to fund the North Natomas Comprehensive Drainage System. Staff will return in January for formal authorization for issuance of the bonds, as well as adoption of the proposed fees.

Council Member Jones asked staff to return with history and projections of target densities in North Natomas and how it affects financing.

A motion was made by Council Member Tretheway, seconded by Council Member Sheedy to adopt Resolutions 2002-852 and 2002-853. The motion carried with a 9-0 voice vote.

#### Resolution 2002-852

RESOLUTION APPROVING AN INTERIM  
FINANCING PROGRAM FOR COMMUNITY  
FACILITIES DISTRICT 97-01 IN AN  
AMOUNT OF \$6,040,000

Resolution 2002-853

RESOLUTION APPROPRIATING \$1,350,000  
IN INTEREST EARNINGS FROM THE NORTH  
NATOMAS COMPREHENSIVE DRAINAGE  
PROJECT, COMMUNITY FACILITIES  
DISTRICT 97-01, SERIES A AND B BOND  
PROCEEDS TO 40AD (SERIES A) AND 49AD  
(SERIES B)

4.4 Capital Library Facilities Planning Priorities. (D-All)

---

Anne Marie Gold, Library Director, said the City of Sacramento currently has ten library facilities. There are generally accepted statistical elements used to compare library services within a jurisdiction. The elements included in such a comparison are square footage, population, volumes, reader seats, computers, staff, borrowers, and circulation.

Although the Authority Board adopted the Master Plan, including the Facility Element, each of the signatory agencies to the Authority, the City of Sacramento and the County of Sacramento, are the agencies responsible for construction and funding of library facilities. As such, it is appropriate that the City Council consider the guidelines for prioritization for library capital planning, including the elements to consider in prioritizing projects, as well as a prioritized list of library capital projects.

The approved Library Master Plan Facility Element included two elements for prioritization:

- Population Growth

Projected growth in population in library service area, generally projected for the next 20 years;

- Changing Operations

Replacement/renovation/enlargements of existing facilities based on condition and location to meet current community needs.

Additional criteria that may be included when considering the prioritization of projects include: establishment of CIP, source of funds for capital/operations, partnerships, local match requirements, site acquisition. There are no specific national library facility planning criteria; rather, library planning should follow the specific community service needs in the development of the facility. Typically, those needs would include, but are not limited to, current and projected population, population demographics relating to specific service program needs.

While there are no specific per capita square footage guidelines nationally or for state bond act projects, the average square footage per capita for projects submitted in the first round of Bond Act applications was .82 square feet per capita. Currently there are 232,084 square feet of library space in the City, serving 418,700 residents, resulting in .55 square feet per capita.

Cost per square foot for library construction varies depending on locale. For the state bond act grants, Sacramento County is at a cost per square foot of \$202 for construction only. In addition to construction costs, there are other costs for architectural, engineering and other consultant fees, costs for furnishing, fixturing and equipping the building, as well as costs for library materials collections. These additional costs can raise the average per square foot cost to over \$300 per square foot. The cost to acquire and develop the site is in addition to these costs.

Based on the criteria, an assessment of potential library capital projects for existing and new facilities is included as Attachment "D."

Mayor Fargo asked staff what percentage of the population are registered borrowers. She suggested that it would be a good idea for the residents to get a new library card.

Council Member Sheedy said that North Sacramento is currently ranked No. 6 out of 7 with no current planning. She said that she would be willing to work with Ms. Gold.

Council Member Cohn supported Ms. Sheedy's request and said that he would like "Feasibility 2003" in the estimated timeline. He also asked for a report back on feasibility in January.

Council Member Pannell asked about the commitment made to the Valley High area during the 1996 assessment. She asked that a CIP be established for Valley High/North Laguna.

City Manager Bob Thomas said that Council should direct the City Manager's office to return with a CIP and that it should only come back after more discussion. He suggested that Anne Moore talk to each Council Member individually and then return in 30 to 45 days.

A motion was made by Council Member Sheedy, seconded by Council Member Hammond to continue the item within thirty days. The motion carried with a 9-0 voice vote.

4.5 THIS ITEM MOVED FROM CONSENT CALENDAR, ITEM 2.21

Naming opportunities for Belle Coolidge Library renovation and expansion. (D-4)

---

A motion was made by Council Member Yee, seconded by Council Member Cohn to continue the item to January 16, 2003. The motion carried with a 9-0 voice vote.

5.0 SHRA

Staff Reports

- 5.1 Oak Park Renaissance Community Masterplan, neighborhood bound by Martin Luther King, Jr. Boulevard, Stockton Boulevard, Broadway and 8<sup>th</sup> Avenue. (Continued from 12/10/02, item 5.1 [staff]) (D-5)

---

Kathrin Moore, Principal Urban Designer, SmithGroup, said the Oak Park renaissance Community Masterplan was produced by the Smithgroup for the Redevelopment Agency of the City of Sacramento with input from residents from the Oak Park community. This community-based Masterplan provides an overall set of strategic recommendations for housing, infrastructure, and community-driven improvements to be undertaken by various entities in the Renaissance neighborhood. The Masterplan addresses many aspects of the neighborhood including incentives for a new infill residential development, beautification of City streets, and overall neighborhood revitalization. The Masterplan lays the groundwork for public and private investment should they be desired by the community and supported by the City.

Council Members Cohn, Hammond, Pannell, and Sheedy all supported the item.

A motion was made by Council Member Hammond, seconded by Council Member Jones to adopt Agency Resolution 2002-063. The motion carried with a 9-0 voice vote.

Resolution 2002-063

ACCEPTANCE WITHOUT ACTION OF OAK  
PARK RENAISSANCE COMMUNITY  
MASTERPLAN

- 5.2 North Sacramento Supermarket - Request for Proposals, located in North Sacramento Redevelopment Project Area. (D-2)
- A. Release a Request for Proposals for development of a supermarket and complementary retail development in the North Sacramento Redevelopment Area;

- B. Take all actions necessary to manage the developer selection process, subject to approval of the selected developer by the Agency's governing boards.

---

Jim Hare, Development Services Program Manager, SHRA, said that the Request for Proposal to develop a supermarket and complementary retail space on a two block, eight acre site bounded by El Camino Avenue, Evergreen Street, Dixieanne Street and Boxwood Street in the North Sacramento Redevelopment Area. This development would require the abandonment of Erickson Street between El Camino Avenue and Dixieanne Street and the sale of Dixieanne Park, located at Dixieanne and Evergreen Streets. The Agency will work with the City to ensure an adequate supply of improved park land remains available to the surrounding neighborhood area.

A motion was made by Council Member Sheedy, seconded by Council Member Hammond to adopt Agency Resolution 2002-064. The motion carried with a 9-0 voice vote.

Resolution 2002-064

NORTH SACRAMENTO SUPERMARKET REQUEST  
FOR PROPOSALS

- 5.3 Expansion of Army Depot Redevelopment Area. (D-6)
  - A. Proceed with the process to adopt a second amendment to the Army Depot Redevelopment Plan in order to expand the project area;
  - B. Enter into all contracts related to the plan amendment process for the Army Depot Redevelopment project area and for the preparation of an Environmental Impact Report for the area;
  - C. Amend the Agency budget to appropriate \$250,000 in Army Depot tax increments previously allocated for developer assistance to fund the Army Depot Plan amendment.

---

A motion was made by Council Member Jones, seconded by Council Member Waters to adopt Agency Resolution 2002-065. The motion carried with a 9-0 voice vote.

Resolution 2002-065

AUTHORIZATION TO PROCURE CONSULTANTS  
FOR ADOPTION OF SECOND AMENDMENT TO  
THE ARMY DEPOT REDEVELOPMENT AREA  
AND RELATED BUDGET REALLOCATIONS

- 6.0 REGIONAL ISSUES  
None



7.0 COUNCIL IDEAS AND QUESTIONS

None

8.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON AGENDA)

None

9.0 RECESSED INTO CLOSED SESSION AT 5:35 p.m.

- 9.1 Pursuant to Government Code Section 54956.9(a) for matters pertaining to pending litigation: Florin-Perkins vs. City of Sacramento, Sacramento County Superior Court, Case No. 00AS05633

---

A motion was made by Council Member Jones, seconded by Council Member Yee to authorize the City Attorney to settle this matter for \$375,000. The motion carried with an 8-0 roll call vote, with Mayor Fargo absent.

ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 5:50 p.m.

Submitted



---

Valerie A. Burrowes, City Clerk

Approved



---

Heather Fargo, Mayor