

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

March 19, 1996

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at the hour of 2:02 p.m. on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

Present: Councilmembers Cohn, Fargo, Kerth, Ortiz, Pannell, Steinberg, Waters, Yee and Mayor Serna

Absent: None

1.0 CONSENT CALENDAR (Items 1.1 through 1.9)

Prior to the discussion of the Consent Calendar, Mayor Serna extended his apology to all present regarding his recently published comments concerning Police salary negotiations. He indicated that he wished to agendize an item next week to consider making meet and confer meetings with the Police public meetings.

A motion was made by Councilmember Pannell, seconded by Councilmember Waters, to waive the reading and adopt the Consent Calendar, Items 1.1 through 1.9. The motion carried with a 9-0 roll call vote, with Councilmember Kerth abstaining on Item 1.1 only.

Public Review Items - Informational Only

None

Sacramento Housing and Redevelopment

- 1.1 A park management agreement for St. Rose of Lima Park, located in the merged Downtown Sacramento Redevelopment Area and an amendment to the lease agreement for 1013 7th Street, Suite 100 and 701 K Street (kiosk) with the Downtown Sacramento Partnership, Inc. (D-1)
-

Adopted Agency Resolution No. 96-012.

REDEVELOPMENT AGENCY RESOLUTION NO. 96-012

ST. ROSE OF LIMA PARK: AGREEMENTS WITH DOWNTOWN
SACRAMENTO PARTNERSHIP, INC.

- 1.2 State of California Department of Parks and Recreation Museum of Railroad Technology (MORT) Status - ground lease and Memorandum of Understanding. (D-1)
-

Adopted Agency Resolution No. 96-013.

REDEVELOPMENT AGENCY RESOLUTION NO. 96-013

GROUND DEVELOPMENT LEASE AND MEMORANDUM OF
UNDERSTANDING WITH THE STATE OF CALIFORNIA
DEPARTMENT OF GENERAL SERVICES FOR FINANCING AND
DEVELOPMENT OF THE MUSEUM OF RAILROAD TECHNOLOGY

City Council

- 1.3 Amendment No. 2 to consultant services City Manager Agreement 95-048 with Economic and Planning Systems for implementation of North Natomas Finance Plan. (D-1)
-

Adopted Resolution No. 96-115.

RESOLUTION NO. 96-115

RESOLUTION APPROVING AMENDMENT NO. 2 TO THE
CONSULTANT SERVICES AGREEMENT FOR NORTH NATOMAS
FINANCE PLAN IMPLEMENTATION

- 1.4 Approval of proposed appropriation modification to the SETA 1995/96 Budget. (D-All)
-

Adopted Resolution No. 96-116.

RESOLUTION NO. 96-116

(APPROVAL OF PROPOSED APPROPRIATION MODIFICATION
TO THE SETA 1995/96 BUDGET)

- 1.5 Request to open an application period for the Ann Land/Bertha Henschel Memorial Fund Commission for one opening due to the recent resignation of Richard L. Cutting. (D-All)
-

Application period opened; applications due April 19, 1996.

- 1.6 Amend Resolution 92-189 renaming the Meadowview Advisory Committee to Meadowview Development Committee and reducing the number of membership positions. (D-8)
-

Adopted Resolution No. 96-117.

RESOLUTION NO. 96-117

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO, CALIFORNIA, AMENDING RESOLUTION NO. 92-189, RENAMING THE MEADOWVIEW ADVISORY COMMITTEE AND REDUCING THE NUMBER OF MEMBERSHIP POSITIONS

- 1.7 Request to open an application period for the Meadowview Development Committee for three vacant seats, various categories. (D-8)
-

Application period opened; applications due April 19, 1996.

- 1.8 Ordinance authorizing the establishment of minimum design requirements for development projects of a specified size, type or location. (D-All)
-

Passed for publication of title and continued to March 28, 1996.

- 1.9 Appeal of James Dong Mark from the decision of the Police Department regarding Notice of Denied Cardroom Permit, located at 202 East Ranch Road. (D-3)
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Received and filed.

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2.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

None

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3.0 PUBLIC HEARINGS

- 3.1 Amendment to Ordinance No. 3911, 4th Series, as amended, relating to the designation of the Sacramento City College Preservation Area, pursuant to Title 32 of the Sacramento City Code and designating five individual buildings within the preservation area as essential and priority structures and one building as a non-supportive structure, located at 3835 Freeport Blvd. (MF93-007) (PFP'd 3/12/96, item 1.14) (D-5)
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Steven Bruckman, General Counsel for Los Rios Community College District, said that the issue is currently in litigation, thus it is not appropriate to discuss the issue at this time. He referenced a letter addressed to Mayor Serna, dated March 8, 1996 which stated the Los Rios Board of Trustees position re: the proposed new Sacramento City College Learning Resources Center. The Board opposes the preservation of the old substandard library building and supports replacing it with a state-of-the-art modern facility.

Councilmember Cohn asked Deputy City Attorney, William Carnazzo, if granting the requested continuance was discretionary, since it was his understanding that the item had already been continued once prior to this time.

Mr. Carnazzo replied that the continuance must be granted since Joy Patterson, Sr. Planner, had established that this item had been on the Preliminary Agenda only, and was not formally noticed at that time.

Councilmember Cohn said he did not understand the need to continue the item until April 2, 1996 as requested, since the proponents only wanted to place the historic buildings on the local register vs. the national one.

Mr. Bruckman replied that the issue is related to current litigation.

Councilmember Ortiz said that there have been delays over the agendizing of this item over the past year. She agreed with Councilmember Cohn that the siting of the buildings has no effect on the issue. She stated that she wanted the item heard on this date, March 19, 1996, without further delay.

Councilmember Steinberg asked Mr. Carnazzo what the legal import would be if Council were to vote not to continue, and Mr. Carnazzo replied that since this was the first time the item had been scheduled, continuance must be granted.

Councilmember Steinberg asked the City Clerk, Valerie Burrowes, to clarify the agenda history of the item, and she explained that it had appeared on the Preliminary Agenda only, then was on as a Resolution which was withdrawn, and had now been renoticed as a hearing.

Councilmember Steinberg said that he wanted the item heard at the present Council meeting.

Councilmember Cohn asked if Council could waive the requirements for a two-week continuance if there were a two-thirds vote.

Annette Deglow, a concerned citizen, urged immediate action because the National Register has already begun recording procedures, and she felt there was an urgency to do a property inventory before the buildings are demolished.

Discussion followed between Mayor Serna and Mr. Carnazzo regarding the legal processes necessary and/or allowable to suspend the rules, and Mr. Carnazzo said that under 14B the rule may be suspended, but that it is wise to keep in mind that the wording of the legal hearing notice sent out by the City indicates a right to a continuance.

Ildiko Novack, a student at Sacramento City College, spoke in favor of the preservation of the old buildings, saying she felt they enhanced and distinguished the college.

Councilmember Waters requested of Deputy Attorney Carnazzo a clarification of the two-thirds requirement in the Council Rules of Procedure when applied to the waiving of a rule to which Mr. Carnazzo advised that the vote to waive a rule requires a unanimous vote of those members present, however the number present may not be less than two-thirds of the total legislative body (nine).

Therefore, it was determined that to pass a motion to waive a rule today, would require a unanimous vote of eight in the affirmative.

Councilmember Ortiz made a substitute motion, seconded by Councilmember Cohn, to waive the Council Rule (5-a[1]) allowing for the continuance of this matter. The motion failed on a 5-3 roll call vote with Councilmembers Cohn, Fargo, Ortiz, Waters and Vice-Mayor Steinberg voting aye and Councilmembers Kerth, Pannell and Yee voting no. Mayor Serna was absent.

A motion was made by Councilmember Yee, seconded by Councilmember Kerth, to continue the item to April 2, 1996. The motion failed on a 4-4 vote with Councilmembers Cohn, Kerth, Pannell and Yee voting aye and Councilmembers Fargo, Ortiz, Waters and Steinberg voting no. Mayor Serna was absent.

Vice-Mayor Steinberg stated that as a matter of policy under the Council Rules of Procedure, the issue would be continued to April 2, 1996.

4.0 STAFF REPORTS

- 4.1 Ordinance adding Chapter 61.18 to Title 61 of the Sacramento City Code relating to fences. (Law & Legislature 2/20/96) (PFP'd 3/5/96, item 1.4) (D-All)

Brian Ramsey, Senior Code Enforcement Officer, Neighborhood Services Department, said that the recommended ordinance allows Code Enforcement to regulate standards for materials used in constructing fences, states the owner's responsibility in maintaining fences so as not to create a hazard, public nuisance or blight in the surrounding neighborhood, defines nonconforming fence regulations, and allows the Code Enforcement Manager to proceed with abatement of nonconforming fences if they constitute a nuisance.

Further, this ordinance provides notice to owner(s) where nonconforming fence is found to constitute a nuisance, or, if the owner cannot be served by certified or personal service, the the Code Enforcment Manager may make service by publication. The ordinance gives the owner(s) 30 days to comply by removing the nonconforming fence or bringing it into compliance. Upon expiration of the 30-day compliance period, the Code Enforcement Manager may issue a hearing notice and proceed with abatement procedures.

Councilmember Kerth expressed his thanks to the Staff for providing a solution to these problems.

A motion was made by Councilmember Kerth, seconded by Councilmember Pannell, to adopt Ordinance No. 96-006.

ORDINANCE NO. 96-006

AN ORDINANCE ADDING CHAPTER 61.18 TO TITLE 61 OF
THE SACRAMENTO CITY CODE RELATING TO FENCES

- 4.2 Public-private partnership with Barclay Mapworks, Inc. for the purpose of GIS (Geographic Information System) data sales. (D-All)
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Dennis Ybarra, GIS Administrator, said that Barclay's has a good track record in Santa Clara County. Barclay's proposes to act as a retailer for the City's GIS data layers, which have commercial value. Under the proposal, the City and Barclay will share the revenue from sales of the data for a period of up to ten years.

Mr. Ybarra proposed that revenues generated by used for GIS projects - an innovative way to generate resources.

Councilmember Fargo wanted to know why there had been no competitive bids, and Mr. Ybarra said that the City had not solicited, but had been approached by the company. Councilmember Fargo then asked it the monies generated would go to the General Fund, and Mr. Ybarra replied that the funds would be earmarked for GIS.

Councilmember Fargo inquired as to the legality of this process, and City Manager William Edqar replied that Council has instructed the City to recover costs.

William Carnazzo, Deputy City Attorney, said that this issue qualifies under Chapter 57 as non-professional services, and if there is a figure of \$50,000 there is a competitive bid requirement unless it is waived by a two-thirds vote. He said he would like to review the item more closely before the next Council meeting.

Councilmember Kerth felt that an appropriate action would be to continue for two weeks. He asked if there would be anything the City would not be able to do that we are currently doing re: providing information to the public, or must we refer to Barclay's?

Mr. Ybarra affirmed that the continued use of maps to community groups is permissible, although under this arrangement the City may not be able to provide information to private competitors of Barclay's; otherwise we are free to do whatever we wish.

A motion was made by Councilmember Ortiz, seconded by Councilmember Fargo, to continue the item for one week. The motion carried by 6-0, with Councilmembers Pannell, Steinberg, and Waters being absent.

4.3 Update on City's Internet project. (D-All)

Makini Enakaya, Information/Communication Services, informed Council that the City has created its own Internet infrastructure, and can provide better E-mail service to the City.

He said that since October 26, 1995 the City's home page on the World Wide Web had been accessed 9,925 times for a wide range of information regarding Business, City Departments, City History, Jobs, City Services, and links to other City resources.

There are currently seven requests from City departments to place department information online. There are over 100 Internet users in the City currently, with an increase envisioned to 1,000 users. Anticipated costs for 500 users would be \$225,000; for 1,000 users, cost would be \$456,000.

Mr. Enakaya presented a comprehensive program on the overhead viewer which demonstrated the screen options available to users of the Net, such as photos and background information on Mayor and Council, the various City services areas which may be accessed such as graffiti queries resolved by Neighborhood Services, questions to the Parking Division, which receives and answers questions online, Economic Development and Budget information.

Councilmember Fargo asked when the E-mail system would be more user-friendly, and Barbara Weaver, Director of I/CS responded that as soon as everyone in the City was using the same hardware and software, the intent was to replace the current version of EMS.

Councilmember Fargo asked when a system would be approved for what is appropriately entered into E-mail, and Mr. Enakaya responded that a user's group made up of City employees will develop an acceptable use policy.

The report was for information only.

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5.0 S.H.R.A.

Public Hearing

- 5.1 Grant to the La Familia Counseling Center, Inc., located in the Franklin Boulevard Redevelopment Area, to complete construction of a multipurpose youth service center, amendment of 1995 Community Development Block Grant Plan and agency budget. (D-5)

John Dangberg, Acting Director, Community Development Department, emphasized the multi-use purpose of the La Familia Counseling Center. He said funding came from United Way, SETA, and similar groups. He recommended adoption of the resolution, authorizing the Executive Director to transfer \$50,000 from the 1995 CDBG budget, Neighborhood Paint Program, to the La Familia Counseling Center Construction Project, and to extend the time for completion under the sub-recipient agreement from February 28, 1996 to June 30, 1996.

A motion was made by Councilmember Ortiz, seconded by Councilmember Fargo, to adopt Resolution No. 96-118. The motion carried by a 9-0 vote.

RESOLUTION NO. 96-118

1995 COMMUNITY DEVELOPMENT BLOCK GRANT:
 AMENDMENT OF PLAN FOR THE CONSTRUCTION OF THE LA
 FAMILIA MULTI-PURPOSE YOUTH SERVICE CENTER;
 AMENDMENT OF AGENCY BUDGET AND AUTHORIZATION TO
 EXECUTE DOCUMENTS

* * * * *

6.0 CITIZENS ADDRESSING COUNCIL (MATTERS NOT ON AGENDA)

(A Three minute time limit is imposed on speakers addressing the Council under this heading)

- 6.1 Leonard Padilla, Mayoral candidate, commented on Mayor Serna's opening statements regarding his intent to agendize future meetings with the SPOA.
- 6.2 John Bustamante called for the Mayor's resignation.
- 6.3 Terry Toller spoke to Council regarding his application for a special Media parking permit, and requested assistance in obtaining that.

This Item referred to the City Manager's office.
- 6.4 Dave Jenest spoke in support of the Police Department. He said he took exception to the statement made in a recent Council meeting which indicated that the number of police officers had increased in the City. His concern was for public safety.
- 6.5 George Naylor addressed Council, saying that the meeting of the Sacramento Police Officers Association held on February 15, 1996 was not a secret meeting, but was an open forum which he had attended.

7.0 COUNCIL IDEAS AND QUESTIONS

7.1 Councilmember Waters said he had attended a meeting in the Greenhaven/Pocket area, District 7, and had received numerous requests from citizens who were present regarding the nature and use of Enterprise Funds. He asked if a brief document might be prepared for constituents which would clearly explain the fund and its applications.

7.2 Councilmember Cohn was pleased to report that Amtrak is adding a fourth train on the Capital corridor. It will be an early morning run (5:50 a.m.) from Sacramento to San Francisco, and will begin on April 14, 1996. There will be free travel for the first two weeks of operation. Interested parties are encouraged to contact Amtrak for further details.

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8.0 CLOSED SESSION

None

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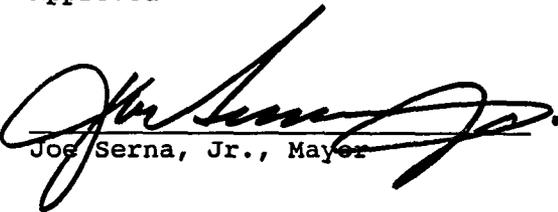
There being no further business to come before the City Council, the meeting was adjourned at the hour of 3:30 p.m.

Submitted



Valerie A. Burrowes, City Clerk

Approved



Joe Serna, Jr., Mayor

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REGULAR MEETING

MARCH 19, 1996

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 7:05 p.m. on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

Present: Councilmembers Cohn, Fargo, Kerth, Ortiz, Pannell, Steinberg, Waters, Yee and Mayor Serna

Absent: None

PLEDGE OF ALLEGIANCE was led by Mayor Serna

9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

9.1 Resolution proclaiming 1996 as "National Association of Retired Federal Employees Year" and recognizing NARFE on their 75th anniversary.

The resolution was presented by Mayor Serna to the District Vice-President of NARFE.

Neighborhood/Public Safety Issues

10.0 PUBLIC HEARINGS

10.1 Appeal of the City Planning Commission decision approving the following for property located at 1719 24th Street: (A) Special permit to allow 83% office use for an existing non-conforming office building, and (B) Variance to waive 33 of the required 68 parking spaces for a 27,880± office building with 5,720± sq. ft. of warehouse in the R Street Corridor, Heavy Commercial (C-4) zone. (P95-023) (cont. from 2/27/96, item 10.2 [applicant]) (D-3)

This item was withdrawn. Councilman Cohn thanked the appellant and developer for working to resolve this issue.

- 10.2 Appeal of the Planning Commission action granting approval of: (A) Negative Declaration; (B) Mitigation Monitoring Plan; (C) Rezone of 1.73 acres from A (Agricultural) to R-1 (Single Family Residential); (D) Special permit for a 20 year phased Master Plan to expand the existing school facility from 47,200± square feet to 79,910 square feet, and (E) Lot line adjustment to merge three parcels into one for property located 2636 Latham Drive [Country Day School] (P94-025) (PFP'd 3/5/96, item 1.8) (D-3)
-

Councilman Cohn informed the Council that there had been extensive discussion of this project between the neighbors and the developer. He said that the appellant was requesting a continuance to April 9th in order to allow the school to develop an expansion plan that would be harmonious with the surrounding neighborhood.

Mr. Cohn listed a number of stipulations related to the physical expansion/improvement of the buildings which included the school using an off-site parking lot; increasing enrollment; and obtaining another site for the high school. He said the structure of the agreement was in place, but specifics needed to be finalized.

Mr. Cohn said that Rich Archibald, Deputy City Attorney and Steve Peterson, Senior Planner were assisting staff. On April 9th, the hearing would be conducted with testimony on the settlement agreement. At that time, he hoped for a letter of intent, with EIR, final action and adoption scheduled for May 26, 1996.

Mayor Serna recommended to the parties in this issue that they resolve it prior to returning to Council.

Councilman Waters asked the current number of high school students at the school. Mr. Cohn replied 110 students.

Councilwoman Fargo commended Mr. Cohn for his work on this issue. She stated that her district would welcome County Day School.

Councilman Kerth asked if staff was going to be able to work on related issues for this project in the interim.

Mr. Cohn replied that some additional information was needed to complete the traffic study, but that other progress was being made.

Councilman Yee congratulated Mr. Cohn for the current compromises and requested that no further correspondence be sent to his office on this issue.

Councilman Pannell stated that he was impressed by the amount of mail he had received on this project.

Councilman Steinberg asked the total number of students after expansion. Mr. Cohn replied 564 students; but, that number was contingent on whether there were no additional impacts.

A motion was made by Councilmember Cohn, seconded by Councilmember Steinberg, to continue this item to April 9 1996 at 7:00 p.m.. The

motion carried with a 8-0 roll call vote, with Councilmember Fargo being absent.

11.0 STAFF REPORTS

- 11.1 Neighborhood update by Nick Docous, Sierra Curtis Neighborhood Association [oral report]. (D-5)
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This item was withdrawn.

- 11.2 Report back on Citywide lighting and landscaping issues. (D-All)
-

Jack Crist, Deputy City Manager, stated that this issue would be coming back to Council in April for budget review. The purpose of the report was to respond to Council in three areas: project status, debt financing and street lighting. Staff was recommending that Council receive the report regarding park maintenance and improvements, street median maintenance, debt financing and street lighting and provide direction on a proposed concept of lighting neighborhoods with SMUD lights on wood poles in neighborhoods with overhead utilities.

Mr. Crist gave a status of the FY 1995/96 projects, including the additional program funding covered by the \$9 increase. He said that Vic Edmisten would discuss park maintenance and improvements; Barry Bates and Stephanie Fraser would report back on street medians; Mike Coleman would discuss debt financing and Angie Louie would report back on street lighting.

Mr. Edmiston, Parks and Recreation Manager, said the current maintenance and operations budget for the City parks totalled \$4.5 million. Contributions from the L&L to offset the general fund for parks maintenance and operations totalled \$3.5 million or 83% of the budget. He discussed each funding category which included: park maintenance; park maintenance restoration; part-time seasonal employment and youth employment; park rehabilitation/improvement and volunteer projects; playground rehabilitation; and swimming pools.

Mr. Edmiston said that 14.1 FTE seasonal youth had been hired for the Landscaping and Lighting Youth Maintenance Program. They were organized into eight crews, one for each Council district. Each crew consisted of eight youth aides and one Special Program Leader. They removed debris and weeded several areas of the City, cleaned wading pools weekly, pruned trees, painted picnic tables and garbage cans and removed graffiti. He called Council's attention to Supplement B of the report which listed all the projects they completed.

Park improvements, playground rehabilitation and swimming pool maintenance was also discussed by Mr. Edmiston. He said park rehabilitation included: sidewalk/pathway/bikeway repair and replacement; playground equipment/sand and bark replenishment; drinking fountain installation/repairs; post and cable/fence/gate installation and repair; park sign rehabilitation; tennis and basketball court resurfacing; park lighting; turf re-sodding and seeding; and irrigation repairs/water conservation.

Councilman Kerth said he felt that the budget should reflect maintenance for pools that the City had joint use of, i.e. the Grant pool. He added

that joint use agreements should be established with the school districts, for use of their facilities.

Mr. Edmisten replied that the L&L guidelines allowed for improvements to school sites.

Councilman Yee asked if balances in district funds were rolled over if they were not earmarked for specific projects.

Mr. Edmisten replied that funding might be rolled over.

Councilwoman Fargo stated that she had a problem with equity. She inquired why more youth maintenance projects were performed in District 3 in comparison to District 1.

Mr. Edmisten replied that the project in District 1 was extensive and required many hours to complete.

Bill Edgar, City Manager, recommended that staff include the number of hours required to complete a project.

Councilman Cohn asked if each district received approximately the same number of hours; Mr. Edmisten replied that was generally true.

Mr. Cohn stated that he had seen improvements in the last few months, and commended staff for their report.

Councilman Kerth thanked staff for their report.

Mike Coleman, Senior Management Analyst, introduced Stephanie Fraser, Parks Supervisor, who directed Council to Part II of the report, Streetscape Maintenance. She said that during the past year the median maintenance specifications and provisions were rewritten to provide clarification of the scope of services which the maintenance contractors were to provide. During this period, the number of active landscaped median maintenance contracts increased from 5 to 19.

Ms. Fraser informed the Council that the location of non-landscaped medians by Council district were listed on pages 10 through 20 of the report, and non-landscaped sound walls and fence lines were listed on pages 22 and 23.

Councilwoman Fargo stated that she was angry about the inequity toward some parts of the City. She requested a report back on how staff was going to fix this situation.

Mr. Edmisten replied that staff would address this issue and a rationale in its next report.

Councilman Kerth asked about the Norwood Tree Planting project listed on page 5 of the report, and the Del Paso Boulevard project.

Ms. Fraser replied that the Norwood project consisted of weeding, litter removal, watering, etc. Along Del Paso Boulevard, the project included median care and some corner spots.

Mr. Kerth asked if 50% of District 2's 1.95 acres was concrete. Ms. Fraser replied that was correct.

Councilman Cohn stated that the J Street Subway and Exposition Boulevard projects in his district served regional uses, and made up approximately two-thirds of the acreage cared for in his district. He added that McKinley Park was also used by the entire region.

Councilman Pannell stated that most of the medians in his district were concrete instead of landscaped.

Barry Bates, Streets Division Manager, replied that staff still had to pick up the weeds along the concrete medians.

Councilman Steinberg suggested that the best way to deal with the equity issue was to by dollars spent in each district. He asked how the 65th Street median in his district could be maintained.

Ms. Frazer replied that her division had hired new inspectors, and there would be weekly inspections to prevent poor maintenance.

Councilman Yee asked how areas adjacent to infrastructures were maintained.

Mr. Bates replied that they were mowed once a year. In previous years there had been CIP projects to maintain these areas.

Mr. Edmisten added that staff would try to use volunteers to remediate some of these areas.

Councilman Pannell suggested using summer youth to assist in this area.

Councilman Waters stated that contractors who did not meet the requirements of their contract should be monitored.

Mr. Bates replied that those contractors were fired and could not bid on a City contract for a minimum of 5 years.

Mike Coleman, Sr. Management Analyst, stated that during the June, 1995 public hearings approving Landscaping and Lighting District assessments for 1995-96, Council requested that staff report back on the feasibility of debt financing a portion of this revenue.

Mr. Coleman presented a cost of debt financing versus pay-as-you-go scenario to the Council. He said that without debt financing, and continuing with the City's current pay-as-you-go" approach, more than \$18 million would be used for projects over the same twenty-year period. Taking into account the "time-value of money" (i.e. inflationary effects), the City would produce 50% (\$4.8 million) more park improvements under pay-as-you-go than with debt financing.

Mr. Coleman discussed the landscaping and lighting district case viewed through these policy guidelines. He concluded: (1) pay-as-you-go gives taxpayers more for their dollars; (2) the current parks CIP program contains the city's high priority projects; (3) currently the City is not in a position to fund additional operations and maintenance needs for the development of major new park facilities; (4) park development would not result in any significant or tangible increased economic return to the City; and (5) funds from debt financing would have to be spent within five years which would result in a large immediate effort followed by a much longer period in which funds would be pledged to debt service and would be unavailable for continuing needs.

Mr. Coleman discussed the Right to Vote on Taxes Act and its impact on the City's landscaping and lighting district revenues.

Councilman Steinberg requested two reports back: what CIP projects had a potential for bonding and reducing maintenance costs, and whether the City should place this issue on the ballot.

Councilman Waters recommended that there be full Council discussion of this issue rather than at Law and Legislation Committee.

Ann Kohl, representing the Taxpayer League, recommended that the City bond as soon as possible, examine methods to reduce maintenance costs and place this issue on the ballot.

Mr. Edmiston replied that staff needed direction on what categories should be bonded.

Angie Louie, Senior Engineer, discussed street lighting. She said currently, approximately 25% of the developed areas of the City remain unlighted, requiring approximately 10,000 or more new lights at an estimated project cost of \$29.5 million.

Historically, Ms. Louie said street light installation had been paid for by the property owner either directly, through an assessment, or indirectly through purchase of the property from developers required by a 1960 City ordinance to fund and install street lights. A few neighborhoods had received street lights through funding provided by the Sacramento Housing and Redevelopment Agency.

Ms. Louie said staff had developed a proposed concept for lighting developed by unlighted neighborhoods based on several criteria heard from the community and City Council: (1) all developed unlighted neighborhoods should have equal opportunity to get new street lights as street lighting is an important deterrent to crime and improves public safety; (2) street lights in most neighborhoods should be placed such that they are under the existing canopy of trees which are mature or eventually will be mature; and (3) street light options should be flexible to include a range of cost and style, from a basic street light on a wood pole to a selection of decorative street lights.

Ms. Louie directed Council to page 18 of the report which depicted the street lighting options, and to page 8 which outlined each option and its cost. She said the proposed neighborhood outreach effort would help neighborhoods become aware of how to get new street lights and the street light options. This effort would also provide opportunity for the City and neighborhoods to explore creative methods for generating revenues to help lower assessments for new street lights.

Ms. Louie discussed the preliminary schedule for obtaining street lights and showed a lighting status map of the City. She said staff would report back to Council in April with proposals for a street lighting replacement fund within the existing Lighting and Landscaping budget.

Councilman Cohn thanked Angie and neighborhood leaders for their work on this issue. He stated that he supported replacement funding.

Councilman Kerth said overhead lights on wooden poles was an exciting option. He asked for more explanation of the proposed safety lighting program.

Ms. Louie stated that staff wanted to concentrate on better lighting for major street and arterials.

Councilwoman Ortiz asked if there was any way to adjust the height of the SMUD lights to keep them under the canopy of trees. Ms. Louie replied that staff would work with SMUD on this issue.

Councilwoman Fargo requested more information on school lighting when staff reported back on safety lighting.

Ms. Fargo asked if the lighting and landscaping assessment paid for the painting of the poles.

Duane Wray, Architecture and Engineering Division Manager, replied that was not included in the program.

Public Testimony:

Red Banas spoke in support of more lighting for the downtown neighborhoods.

Councilwoman Ortiz asked staff about the election process.

Gary Alm, Real Estate and Special Districts Manager, replied that staff wanted to form the largest assessment district possible in order to offer the best value for the dollar.

Bill Carnazzo, Assistant City Attorney, added that the City had the ability to create its own assessment law processes, and did not have to rely on State law. He added that the SMUD lighting option eliminated the need for an assessment district.

Tom Bright, representing the Taxpayers League, stated that bonding was not acceptable to his organization.

Dudley Duford, from the Boulevard Neighborhood Association, spoke in support of staff's recommendations.

A motion was made by Councilmember Ortiz, seconded by Councilmember Cohn, to adopt staff's recommendations. The motion carried with a 8-0 roll call vote, with Mayor Serna being absent.

12.0 S.H.R.A.

None

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

13.1 Jessica Hendrix asked the Council about the status of speed bumps at her school. Councilman Kerth stated staff was working on the project. Councilman Pannell suggested that Mr. Kerth meet with Jessica and her schoolmates to explain the process.

13.2 Tom Bright told the Council that they should be providing for public safety first.

13.3 Terry Toller, a freelance T.V. journalist, spoke about disagreements he had with Michael Picker and his intent to file a lawsuit. This matter was referred to the City Attorney.

13.4 Douglas Brown, a City electrician, spoke about the dangers of working in series street lighting and urged the Council to replace these units as soon as possible.

13.5 Matt Zax asked what the City was doing about gangs in Sacramento. He was referred to the Police and Neighborhood Services Departments for more detailed information on this subject.

Mr. Zax suggested that the Oak Park section of the City be renamed Oprah Park.

13.6 Pat Thompson called in to admonish the Council for making Jessica Hendrix wait until the end of the meeting to speak.

13.7 Walter Muller called in to say he would not support a Lighting and Landscaping assessment. He also spoke against the proposed relocation of the City's detox center to his neighborhood.

13.8 Max called in to thank the Council for the alley closures in his neighborhood.

13.9 Norrine called in to inform the Council that they needed to make decisions on downtown issues.

13.10 Ernest Keane called in to speak against bonds and in support of speed bumps and new lighting.

14.0 COUNCIL IDEAS AND QUESTIONS

14.1 Councilman Yee asked if the supplemental material provided by staff for item 11.2, Lighting and Landscaping, was available for the public. Mr. Crist replied yes, it was.

14.2 Councilman Kerth recommended having a Council meeting in Memorial Auditorium when it was reopened to the public.

14.3 Councilwoman Fargo requested rescheduling of a planning issue.

15.0 ANNOUNCEMENTS

NONE

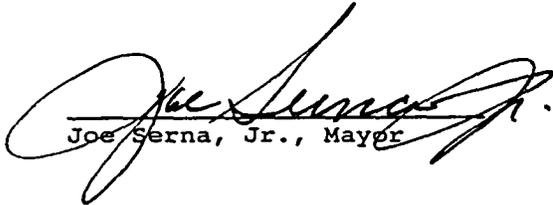
ADJOURNMENT -

There being no further business to come before the Council,
the meeting was adjourned at 11:10 p.m.

Submitted


Virginia K. Henry, Asst. City Clerk

Approved


Joe Serna, Jr., Mayor