

**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**

**OCTOBER 27, 1998**

**CALL TO ORDER**

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 7:02 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**

- 9.1 Recognition and congratulations to Rex. R. Perschbacher, new Dean of U.C. Davis School of Law.

---

Mayor Serna presented the resolution to Mr. Perschbacher.

**10.0 PUBLIC HEARINGS**

- 10.1 *43rd Street Parcel Merger* - located at 1214 and 1206 43rd Street. [third party appeal] (D-3)
- A. Environmental Determination: Exempt; and
  - B. Appeal of Planning Commission's decision to approve a parcel merger to join two properties into one for the purpose of demolishing one unit on the south and expanding the unit on the north on 0.35± acres in the Single Family (R-1) zone.

---

A motion was made by Council member Waters, seconded by Council member Hammond, to continue this item to December 1, 1998. The motion carried with a 9-0 vote.

**11.0 STAFF REPORTS**

- 11.1 Meadowview Recreational Pool - Phase 3 (CE11) and Final Report on Samuel C. Pannell Meadowview Community Center Phase 1 and 2, located at 2450 Meadowview Road. (D-8)

- A. Authorize the City Manager to enter into a contract agreement with English Harper Reta Architects for architectural/engineering services; and
  - B. Approve final adjustments to construction phases 1 and 2.
- 

Yadi Kavakebi, Associate Architect, Public Works presented the report. Recommendations were to authorize the City Manager to enter into a contract agreement with English Harper Reta Architects for architectural/engineering services, and approve final adjustments to construction phases 1 and 2.

Mr. Kavakebi stated that English Harper Reta Architects were chosen unanimously by the selection committee. He reported anticipated project savings of \$933,430 from phase 2 of the Meadowview Community Center project. Mr Kavakebi advised that the childcare center portion of phase 3 of the project had been deleted, with the funding from that moved toward the design of the Meadowview recreational pool-phase 3. He thanked staff and Council member Pannell for the recommendation.

A motion was made by Council member Pannell, seconded by Council member Hammond, to adopt (A) the staff recommendation approving Agreement 98-182, and (B) Resolution 98-538. The motion carried with an 8-0 vote, with Council member Yee abstaining.

RESOLUTION 98-538

RESOLUTION APPROVING THE FINAL ADJUSTMENTS  
IN THE AMOUNT OF \$192,646 TO COMPLETE PHASE  
1 AND 2.

- 11.2 Meadowview City Service Complex (PN:BB41), located at 2810-2814 Meadowview Road. (D-8)
    - A. Authorize the City Manager to execute a Purchase Agreement with the State of California for a 27-acre parcel and an Option Agreement for a 5-acre parcel for land needed for the Meadowview City Service Complex;
    - B. Ratify the Negative Declaration for the Meadowview City Service Complex project and adopt the Mitigation Reporting Plan;
    - C. Establish a Capital Improvement Project (CIP) for design and construction of the Meadowview City Service Complex;
    - D. Amend the CIP budget by transferring \$2,000,000 from two Solid Waste CIPs for design and site preparation work;
    - E. Authorize the City Manager to formally bid and award a contract for removal of toxic lead substances in an amount not to exceed \$460,000 of property escrow funds; and
    - F. Authorize the City Manager to execute a Consultant Services Agreement with Dreyfus-Blackford Architects for design of the Meadowview City Service Complex site and facilities, in the amount of \$875,650.
- 

Mike Kashiwagi, Director of Public Works, gave background information. The city needed a twenty-seven acre parcel for the project. The State was offering a parcel to the City for \$613,000 with an additional five acres available for an additional \$170,000. The City would use withheld funds from the purchase price to pay for cleanup of hazardous material, with the State indemnifying the City for costs incurred by the City over the withheld amount of \$460,000.

Mr. Kashiwagi spoke about the new intersection construction and the sound wall construction. He addressed three issues: 1) Truck routes coming back to the Corporation Yard at the end of the day. Staff would work with Council member Pannell to determine acceptable routes. 2) Detroit Boulevard was one way in and out. Staff would construct emergency access across the site to Detroit

Boulevard. This was currently funded and would be constructed before the Corporation Yard opened. 3) Consumnes River Boulevard needed to be extended to I-5 with an interchange at I-5. Staff was developing a scope of work regarding this.

Fred Buder, Planner, spoke on the Environmental Impact Report (EIR) issues. 1) Traffic analyses were done suggesting mitigation of an additional traffic light. 2) Endangered species involved were the burrowing owls. A list of recommended mitigation measures was included in the staff report. 3) Noise would be minimized by careful site planning and a sound wall. 4) The flood zone was rated A-99, and the sound wall would aid in control. 5) Lead contamination had resulted from a previous firing range. A clean-up plan had been established.

Mr Kashiwagi read the specifics of the staff recommendations. In summary, the report recommended that City Council take several actions related to providing the facilities needed to relocate Solid Waste operations, vehicle dispatching, and associated fleet maintenance activities from the 28<sup>th</sup> Street Corporation Yard by the Year 2001. These actions included land purchase, approval of project environmental documents, approval of toxic cleanup, approval to begin project design, and approval of fund transfer from the Solid Waste Fund.

#### PUBLIC TESTIMONY

Walter Rawlins, homeowner, voiced questions on air pollution, ground water, traffic noise, reduced property value, and the smell of garbage.

Mr. Buder responded regarding air pollution that measured vehicle emissions indicated impact was less than the standard.

Gene Moore, Fleet Manager, added that there were two liquid natural gas (LNG) test vehicles. He stated they were scheduled to replace with them as they proved out. Staff had an infrastructure to support this.

Mayor Serna asked for a report on alternative fuel vehicles at the mid-term budget review.

Council member Kerth questioned the use of LNG over compressed natural gas (CNG). Mr. Moore replied that when dealing with solid waste it would be inefficient to put more weight on the vehicle. CNG would add extra weight, whereas LNG would not. Mr. Moore stated that Solid Waste was also cost sharing with the Air Resource Board.

Mr. Buder, responding to the ground water question, stated that the City would not be adding anything to the site to disturb the ground water. As for traffic noise, the level at Meadowview was now at seventy decibels. It would increase to seventy-one decibels. The noise level would be directed toward the facility itself and the noise would be at the facility, not beyond its boundaries.

Duane Wray, Technical Services Manager, commented that there was no contamination in the water at the site.

Council member Cohn suggested analyzing truck routes in the area to determine traffic noise levels.

Council member Pannell stated that regarding the smell of the trucks, there would be steam-cleaning at the facilities. Staff assured that cleaning was done on a regular basis.

Mr. Wray asked about the property values near the 24<sup>th</sup> Street Corp Yard. Mr.

Buderi replied that was not a part on the EIR. Mr. Wray suggested that Mr. Rawlins look at the property around the current Corporation Yard to see that they were a good neighbor. The Corporation Yard was an asset. Council member Pannell concurred.

Mayor Serna questioned Council's perspective ability to review the design of the facility.

Yadi Kavekabi, Associate Architect, Technical Services, responded that there would be monthly meetings during the construction and that staff would interact with the community and Council.

William Snyder, spoke in support of the facility, but expressed concern about potential noise.

Mayor Serna thanked Council member Pannell for her leadership on this project.

Council member Pannell asked about the stop light at Meadowview and Coral Gables. If Office of Emergency Services (OES) did not move out, how would the City get property for improving the intersection.

Mr. Wray replied that the City owned the property on the West side. He stated that staff would work to acquire enough land to square off the intersection. He said City access on the West side would be part of the purchase agreement.

Council member Yee supported the project and suggested that the price was "a deal."

Council member Fargo stated that the school districts in the north area were looking for a corporation yard to incorporate with the school district. Mr. Wray responded that was a good idea, and that the City still needed ten acres in the north area.

Council member Pannell stated that an additional traffic light was needed at Coral Gables and Meadowview allowing access out of Detroit. Mr. Kashiwagi stated it was already part of the project. Ms. Pannell thanked staff for all their hard work.

A motion was made by Council member Pannell, seconded by Council member Kerth, to adopt (A) Resolution 98-539 approving Agreement 998-183 and Agreement 98-194; (B) Resolution 98-540; and (C-F) Resolution 98-541 approving Contract 98-172\*\* and Agreement 98-185. The motion carried with a 9-0 vote.

\*\* Contract was not valid at this time, and was scheduled to be brought back to Council for approval May 25, 1999.

#### RESOLUTION 989-539

RESOLUTION AUTHORIZING THE EXECUTION OF A PURCHASE AND OPTION AGREEMENT TO ACQUIRE LAND NECESSARY FOR THE MEADOWVIEW CITY SERVICE COMPLEX

#### RESOLUTION 98-540

RESOLUTION RATIFYING THE NEGATIVE DECLARATION FOR THE MEADOWVIEW CITY SERVICE COMPLEX AND ADOPTING THE MITIGATION REPORTING PLAN

RESOLUTION 98-541

RESOLUTION ESTABLISHING A CAPITAL IMPROVEMENT PROJECT FOR MEADOWVIEW CITY SERVICE COMPLEX, AMEND THE CIP BUDGET, AUTHORIZING THE CITY MANAGER TO BID AND AWARD A CONTRACT FOR REMOVAL OF TOXIC LEAD, AND AUTHORIZING THE CITY MANAGER TO EXECUTE A CONSULTANT SERVICES AGREEMENT FOR DESIGN OF MEADOWVIEW CITY SERVICE COMPLEX

12.0 **SHRA**

None

13.0 **COUNCIL IDEAS AND QUESTIONS**

13.1 Councilman Cohn congratulated Sacramento County and their Department of Airports for the excellent additional terminal at Sacramento International Airport.

13.2 Councilman Cohn thanked staff and all volunteers who assisted with the strike force in his district last Saturday, especially in light of the rainy weather.

13.3 Councilwoman Hammond announced a neighborhood "Fall Fling" in Lawrence Park at 46th Street and Lawrence Park Drive on Saturday from 11:00 a.m until 2:00 p.m.

13.4 Councilwoman Fargo announced that the 5th annual Run-for-the-Library in Natomas last week-end raised almost \$10,000.

Ms. Fargo also reminded everyone to vote on November 3rd.

13.5 Mayor Serna made the following nominations to the Del Paso Heights Redevelopment Advisory Committee: Melenda Gonzales, Marti Short, Nettie Scoggins, David Langston, Kai Vue, Tim Loree, George Blue, Danny Olivares and Tina Lee.

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

None

15.0 **ANNOUNCEMENTS**

None

**ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 8:12 p.m.

Submitted

  
\_\_\_\_\_  
Valerie A. Burrowes, City Clerk

Approved

  
\_\_\_\_\_  
Jimmie R. Yee, Mayor