

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 1, 1997

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Mayor Serna at 2:05 p.m. on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

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

Absent: None

1.0 CONSENT CALENDAR (Items 1.1 through 1.26, except items 1.7 and 1.15)

A motion was made by Councilmember Pannell, seconded by Councilmember Yee, to waive the reading and adopt the Consent Calendar, items 1.1 through 1.26, except items 1.7 and 1.15 which were pulled for separate consideration. The motion carried by a vote of 9-0.

Public Review Items - Informational Only

None

Sacramento Housing and Redevelopment

- 1.1 Request for proposals for administration of four Residential Paint Programs in the North Sacramento Community Plan Area, located at Del Paso Heights, North Sacramento, Strawberry Manor and Parker Homes: (D-2)
- A. Release the Request for Proposals to implement and administer agency neighborhood paint programs;
 - B. Establish a selection committee to review responsive proposals and recommend a program administrator;
 - C. Select and enter into a one-year renewable contract with a program administrator;
 - D. Allocate \$41,000 from 1997 CDBG contingency for start up and program administration, and
 - E. Amend the 1997 CDBG and Agency budgets to reprogram \$10,500 from the North Sacramento Commercial Paint Program to the north Sacramento Residential Paint Program
-

Adopted (A-E) Resolution 97-380.

RESOLUTION NO. 97-380

REQUEST FOR PROPOSALS FOR ADMINISTRATION
OF NORTH SACRAMENTO COMMUNITY PLAN AREA
PAIN PROGRAMS

City Council

- 1.2 Agreement with ICG Telecom Group, Inc. (ICG) for the right to use City owned conduits, located at 8th and I Streets to 16th and L Streets and in consideration of the conduit use, the City accept exclusive right to use 24 single and 24 multi-mode strands of ICG owned fiber optic cable. In addition, ICG will install approximately 4100 feet of City owned fiber optic cable at no cost to the City. (D-1)
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Adopted Resolution 97-381 approving agreement 97-103.

RESOLUTION NO. 97-381

AUTHORIZATION TO EXECUTE CONDUIT AGREEMENT
WITH ICG TELECOM GROUP, INC. FOR
INSTALLATION OF TELECOMMUNICATIONS CABLES
IN CITY OWNED CONDUIT

- 1.3 Florin Road Property and Business Improvement District (PBID), located from Tamoshanter Way (City) to Stockton Boulevard (County) - authorize the County of Sacramento to include 109 parcels within the City limits in the Florin Road PAID. (D-5,8)
-

Adopted Resolution 97-382.

ADOPTED RESOLUTION NO. 97-382

RESOLUTION AUTHORIZING COUNTY OF
SACRAMENTO TO INCLUDE CITY PARCELS IN THE
FLORIN ROAD PROPERTY AND BUSINESS
IMPROVEMENT DISTRICT

- 1.4 May 31, 1997 Monthly Investment Transaction Report. (D-All)
-

For Council information; received and filed.

- 1.5 Extension of City Agreement No.88-190, with Motorola Communications and Electronics, Inc., for maintenance, repair, installation, and removal of police, fire, and general government communications equipment and system, in a total amount not to exceed \$65,000. (D-All)
-

Adopted staff recommendation.

- 1.6 Bid #1755 Armored Car Services - Adopt specifications and award bid to Armored Transport, Inc., in an amount not to exceed \$95,000 per contract year. (D-All)

RECOMMENDATION OF STAFF: ADOPT STAFF RECOMMENDATION

Staff recommendation adopted

- 1.7 Approval of parcel map entitled "All of Parcel 3 as shown on 115 PM 25", located at the southwest corner of Truxel Road and Millcreek Drive. (D-1) (P96-078)
-

Continued to July 29, 1997.

- 1.8 Approval of Individual Project Agreement (IPA) No. 83003A with the City and SHRA, and amend the Capital Improvement Budget 1996/1997 for the Sacramento River Docks restoration of thirteen historic City street lights, located at Front Street and O Street. (D-1)
-

Adopted Resolution No. 97-383 approving Agreement No. 97-104.

RESOLUTION NO. 97-383

RESOLUTION AMENDING THE 1996/97 CAPITAL
IMPROVEMENT PROJECT BUDGET BY AMENDING THE
BUDGET FOR THE SACRAMENTO RIVER DOCKS
RESTORATION OF THIRTEEN HISTORIC CITY
STREET LIGHTS (CIP:XXXX)

- 1.9 H Street Reconstruction Project (TM41), located at 38th Street to 42nd Street - reject all bids. (D-3)
-

Staff recommendation adopted.

- 1.10 Approval of the 1997/98 Entity Allocation and Disbursement contract with the Sacramento Transportation Authority for Transportation Sales Tax (Measure A) Funds. (D-All)
-

Adopted Resolution No. 97-384 approving agreement No. 97-105

RESOLUTION NO. 97-384

RESOLUTION AUTHORIZING EXECUTION OF THE
1997/98 ENTITY ALLOCATION AND DISBURSEMENT
CONTRACT WITH THE SACRAMENTO
TRANSPORTATION AUTHORITY FOR
TRANSPORTATION SALES TAX

- 1.11 "The Community That Cares" Grant, located at North Sacramento and Del Paso Heights - request to accept grant award and augment budget and staffing. (D-2)
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Adopted Resolution No. 97-385.

RESOLUTION NO. 97-385

RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT GRANT FUNDS FROM THE COUNTY OF SACRAMENTO TO CONTINUE A JUVENILE DELINQUENCY PREVENTION PROJECT IN THE NORTH SACRAMENTO AND DEL PASO HEIGHTS NEIGHBORHOODS OF SACRAMENTO, AND MAKE CHANGES TO THE GRANTS FUND AND GENERAL FUND REVENUE AND EXPENDITURE BUDGETS AND TO STAFFING

- 1.12 Sump 24 Trash Rack Modifications Project (PN:WG81), located at the Bing Maloney Golf Course adjacent to Freeport Boulevard - transfer funds from the Storm Drainage Base CIP Reserve, accept the bid of IAS Construction, Inc., in the amount of \$78,708. (D-8)
-

Adopted Resolution No. 97-386 approving agreement No. 97-077

RESOLUTION NO. 97-386

TRANSFER FUNDS AND AWARD THE CONTRACT FOR SUMP 24 TRASH RACK MODIFICATIONS PROJECT TO IAS CONSTRUCTION, INC. (PN:WG81) FOR AN AMOUNT NOT EXCEED \$78,708

- 1.13 North Natomas Water Transmission Main - Phase 3 (PN:ZC32), located parallel to the East Drainage Canal - award contract to Sierra National Construction, Inc., for an amount not to exceed \$903,886. (D-1)
-

Adopted Resolution No. 97-387 approving agreement No. 97-078

RESOLUTION NO. 97-387

A RESOLUTION AWARDED CONTRACT TO SIERRA NATIONAL CONSTRUCTION, INC. FOR NORTH NATOMAS WATER TRANSMISSION MAIN - PHASE 3 (PN:ZC32) FOR AN AMOUNT NOT TO EXCEED \$903,886

- 1.14 Approval of Parcel Map and Subdivision Improvement Agreement for Norwood-80 Business Park Unit No. 2B, located northeast of Display Way and Taylor Street. (P92-266) (D-2)

RECOMMENDATION OF STAFF: ADOPT RESOLUTION APPROVING AGREEMENT

Adopted Resolution No. 97-388 approving agreement No. 97-106

RESOLUTION NO. 97-388

APPROVING PARCEL MAP AND SUBDIVISION
IMPROVEMENT AGREEMENT FOR PARCEL MAP
ENTITLED "NORWOOD-80 BUSINESS PARK UNIT
NO. 2B" (P92-266)

- 1.15 CAL EPA Office Building Project, located in the Central City Community Plan Area, specifically located at the block bounded by H, I, 10th and 11th Streets - authorize a consultant services agreement with ESA Inc., in the amount of \$78,270. (D-1)
-

A motion was made by Councilmember Hammond, seconded by Councilmember Yee to adopt staff recommendation. Motion carried unanimously 9-0.

Adopted Resolution 97-389 approving agreement 97-107.

RESOLUTION NO. 97-389

RESOLUTION APPROVING A CONSULTANT CONTRACT
WITH ESA AND AUTHORIZING THE CITY'S
PLANNING SERVICES DIVISION TO INVOICE THE
PROJECT APPLICANT IN THE AMOUNT OF \$78,270

- 1.16 Ratification of joint appointment by City and County to the Sacramento Commission of History and Science of Greg Voelm by the American River Natural History Association (ARNHA). (D-All)
-

Staff recommendation adopted.

- 1.17 Request to open an application period for the Sacramento Sports Commission for four open positions. (D-All)
-

Application period opened; applications due: July 18, 1997

- 1.18 Request to open an application period for the Human Rights/Fair Housing Commission for three positions. (D-All)
-

Application period opened; applications due: August 1, 1997.

- 1.19 Sacramento River Parkway Interpretive Signage (HB36), located from Captain's Table Marina to Tiscornia Park - authorization to execute a Program Supplement Agreement No. 064 with Local Agency-State Agreement No. 03-5002, for Transportation Enhancement Activities (TEA) Program funds in the amount of \$11,107 for preliminary design. (D-1,4,7)
-

Adopted Resolution No. 97-390 approving Agreement No. 97-108

Resolution No. 97-390

RESOLUTION TO AUTHORIZE THE CITY MANAGER
TO EXECUTE PROGRAM SUPPLEMENT AGREEMENT
NO. 064 TO LOCAL AGENCY - STATE AGREEMENT
NO. 03-5002 FOR THE ACCEPTANCE OF
TRANSPORTATION ENHANCEMENT ACTIVITIES
(TEA) PROGRAM FUNDS IN THE AMOUNT OF
\$11,107 FOR THE PRELIMINARY DESIGN OF THE
SACRAMENTO RIVER PARKWAY INTERPRETIVE
SIGNAGE PROGRAM

- 1.20 Resolution on policy principles regarding Welfare Reform - adopt the five principles as identified by the Sacramento County "Welfare to Work" Policy Board, and direct staff to transmit these principles to state legislators. (D-All)
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Adopted Resolution No. 97-391.

Resolution No. 97-391

RESOLUTION ON POLICY PRINCIPLES REGARDING
WELFARE REFORM

- 1.21 Approval of sole-source agreement for purchase of computerized routing system and comprehensive solid waste reroute with Logiroute Computer Systems, Inc., in an amount not to exceed \$82,000, for the licensing of its GeoRoute Municipal Software product (requires two-thirds vote). (D-All)

RECOMMENDATION OF STAFF: ADOPT RESOLUTION APPROVING AGREEMENT

COUNCIL ACTION: CC97-392; AG97-109

Adopted Resolution No 97-392 approving agreement No. 97-109

RESOLUTION NO. 97-392

RESOLUTION APPROVING PURCHASE OF
COMPUTERIZED ROUTING SYSTEM

- 1.22 Willowcreek II Assessment District #96-01, located within the South Natomas Community Plan area, including 43 parcels of undeveloped land just west of the Natomas Main Drainage Canal and south of Interstate 80: (D-1)
- A. Approve list of unpaid assessments;
 - B. Authorize issuance of bonds, etc.
 - C. Amend the Capital Improvement Program and establish the Revenue and Expenditure Budget;
 - D. Authorize execution of agreements with the Willowcreek landowners to indemnify PG&E in the amount of \$200,628; and with PG&E in the amount of \$573,224; and with the County Sanitation District #1 in the amount of \$625,019;

- E. Authorize execution of contract award to John F. Otto for an amount not to exceed \$8,555,573; and agreements with Sink Corporation for an amount not to exceed \$175,700; and Psomas Associates for an amount not to exceed \$400,000
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Adopted (A) Resolution 97-393; (B) Resolution 97-394 as amended; (C) 97-395; (D) Resolution 97-396 approving Agreements 97-110, 97-111, and 97-112; (E) Resolution 97-397 awarding Contract 97-079 and approving Agreements 97-113 and 97-114.

RESOLUTION 97-393

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO APPROVING LIST OF UNPAID ASSESSMENTS IN WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01

RESOLUTION NO. 97-394

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACRAMENTO PROVIDING FOR THE ISSUANCE OF \$14,248,542.57 PRINCIPAL AMOUNT OF CITY OF SACRAMENTO LIMITED OBLIGATION IMPROVEMENT BONDS, WILLOWCREEK II ASSESSMENT DISTRICT NO. 96-01; PRESCRIBING THE DENOMINATIONS, DATE AND FORM OF SAID BONDS AND AUTHORIZING THE PROCEDURE TO DETERMINE THE MATURITIES, RATES OF INTEREST AND TERM REDEMPTION PROVISIONS OF SAID BONDS; AUTHORIZING THE EXECUTION OF SAID BONDS; APPOINTING A TRANSFER AGENT, REGISTRAR AND PAYING AGENT FOR SAID BONDS; PROVIDING FOR THE COLLECTION OF ASSESSMENTS TO PAY THE INTEREST ON AND PRINCIPAL OF SAID BONDS; PROVIDING FOR A RESERVE FUND FOR SAID BONDS; APPROVING THE OFFICIAL STATEMENT FOR SAID BONDS; APPROVING THE BOND PURCHASE AGREEMENT FOR SAID BONDS; AND PROVIDING FOR CONTINUING DISCLOSURE RELATING TO SAID BONDS

RESOLUTION NO. 97-395

RESOLUTION AMENDING THE CAPITAL IMPROVEMENT PROGRAM BY ESTABLISHING WILLOWCREEK II ASSESSMENT DISTRICT #96-01 REVENUE AND EXPENDITURE BUDGET IN THE AMOUNT OF \$15,268,126.36

RESOLUTION NO. 97-396

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AGREEMENTS RELATIVE TO THE WILLOWCREEK ASSESSMENT DISTRICT

RESOLUTION NO. 97-397

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH JOHN F. OTTO FOR AN AMOUNT NOT TO EXCEED \$8,555,573 FOR THE

WILLOWCREEK II AD PROJECT AND AUTHORIZING
THE CITY MANAGER AND CITY CLERK TO EXECUTE
A CONSULTANT SERVICES AGREEMENT WITH THE
SINK CORPORATION FOR AN AMOUNT NOT TO
EXCEED \$175,200 AND WITH PSOMAS ASSOCIATES
FOR AN AMOUNT NOT TO EXCEED \$400,000

- 1.23 Adopt "Pick-up" Plan and supersede Resolution Numbers 88-483 and 88-484 for employee contributions to Sacramento City Employees' Retirement System (SCERS) and Public Employees' Retirement System (PERS) under Internal Revenue Code 414 (h)(2). (D-All)
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Adopted Resolution 97-398 and 97-399.

RESOLUTION NO. 97-398

RESOLUTION ADOPTING A "PICK-UP" PLAN AND
SUPERSEDING RESOLUTION NO. 88-483 FOR
EMPLOYEE CONTRIBUTIONS TO THE SACRAMENTO
CITY EMPLOYEES' RETIREMENT SYSTEM

RESOLUTION NO. 97-399

RESOLUTION ADOPTING A "PICK-UP" PLAN AND
SUPERSEDING RESOLUTION NO. 88-484 FOR
EMPLOYEE CONTRIBUTION TO THE PUBLIC
EMPLOYEES' RETIREMENT SYSTEM

- 1.24 Amendment to the Employer-Employee Relations Policy. (D-All)
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Adopted Resolution 97-400.

RESOLUTION NO. 97-400

A RESOLUTION AMENDING RESOLUTION NO. 93-
018 ADOPTED JANUARY 12, 1994 RELATING TO
SALARY SCHEDULES, EMPLOYER-EMPLOYEE
RELATIONS POLICY, AND DESIGNATION OF
EXEMPT JOB CLASSIFICATIONS

- 1.25 Granting of a Revocable Encroachment Permit for 1007 7th Street for the purpose of constructing a conduit structure for fiber-optic communication cable. (D-1) (cont. From 6/24/97, item 1.9 [Fargo])
-

Adopted Resolution 97-401

RESOLUTION 97-401

RESOLUTION GRANTING REVOCABLE ENCROACHMENT
PERMIT FOR 1007 7TH STREET

- 1.26 Change Order #4 for Navajo Pipelines amount not to exceed \$53,025 for T/U Alley Sewer Replacement. (D-4)
-

Adopted Resolution 97-402

RESOLUTION 97-402

RESOLUTION AUTHORIZING THE CITY MANAGER AND CITY CLERK TO TRANSFER FUNDS AND APPROVE CHANGE ORDER #4 FOR AN AMOUNT NOT TO EXCEED \$53,025

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2.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

None

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3.0 PUBLIC HEARINGS

- 3.1 Alhambra Boulevard Office Conversion Rezone - entitlements to allow the conversion of an existing 1,382 square foot residential unit to office use at 1919 Alhambra Boulevard in the Alhambra Corridor Special Planning District: (P97-016) (PFP'd 6/24/97, item 1.1) (D-5)
 - A. Negative Declaration
 - B. Central City Community Plan Amendment of 0.79± acres from Commercial to Residential Office;
 - C. Rezone of 0.79± acres from Single Family Residential (R-1[SPD]) to Residential Office RO (SPD)

Steve Peterson, Planning Department, presented staff report to Council.

There was no discussion on this item.

A motion was made by Councilmember Hammond, seconded by Councilmember Cohn, to close the hearing and adopt (A-B) Resolution 97-403, and (C) Ordinance 97-043. The motion carried with an 7-0 vote, with Councilmembers Fargo and Serna being absent.

RESOLUTION NO. 97-403

RESOLUTION TO AMEND THE CENTRAL CITY COMMUNITY PLAN FOR 0.079± ACRES FROM COMMERCIAL TO RESIDENTIAL OFFICE

ORDINANCE NO. 97-043

ORDINANCE AMENDING THE DISTRICTS ESTABLISHED BY THE COMPREHENSIVE ZONING ORDINANCE NO. 2550, FOURTH SERIES, AS AMENDED, FOR PROPERTY LOCATED AT 1919 ALHAMBRA BOULEVARD BY REMOVING .079± ACRES FROM THE SINGLR FAMILY RESIDENTIAL-SPECIAL PLANNING DISTRICT (R-1[SPD]) ZONE AND PLACING THE SAME IN THE RESIDENTIAL OFFICE-SPECIAL PLANNING DISTRICT (R-O[SPD]) ZONE

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4.0 STAFF REPORTS

- 4.1 Landfill assessment and approval of a short list of acceptable landfills that includes Roosevelt, Lockwood, Potrero Hills and B&J Drop Box landfills, for the receipt of the City's waste. (D-All)

Reina Schwartz, Manager of Solid Waste spoke about approving a shortlist of landfills for acceptance of City waste for the receipt of the City's waste. On April 10, 1997, the City Council directed staff to hire a consultant to perform an independent environmental assessment of landfills proposed to the City in response to its RFP for solid waste processing, transfer hauling and disposal. The purpose of this assessment was to establish a shortness based on a scientific assessment of environmental liability. The shortness would represent those landfills approved by the City for the acceptance of City collected waste. The City Council directed staff to evaluate the five landfills originally proposed. URS Greiner, Inc. was deemed uniquely qualified to perform the assessment of environmental liability. The landfills consisted of: B & J Drop Box (a Norcal/Alta Environmental Services facility in the Fairfield area), Potrero Hills (near Travis Air Force Base owned by Solano Garbage Company), Roosevelt (in eastern Washington, owned by Rabanco), Lockwood (near Sparks, Nevada owned by Refuse, Inc.), CERRS (in Arbuckle, proposed by Allied Waste). While the independent evaluation clearly showed that Roosevelt and Lockwood landfills represented the least environmental risk to the City, the staff recommendation is to include all four currently operating landfills. It should be noted that at the time a proposer is chosen for the overall project the appropriate (CEQA) California Environmental Quality Act and (NEPA) National Environmental Protection Act would be completed on all of the impacts for solid waste processing, transfer of hauling and disposal to the disposal site. It was further noted there was a change to the Resolution removing the second paragraph number 2 on the back page of the resolution.

A motion was made by Councilmember Pannell seconded by Councilmember Kerth to adopt staff recommendations.

Councilmember Steinberg asked for clarification on evaluating the four companies and how will they differentiate in terms of environmental protection scoring between the companies.

Ms. Schwartz said that would be answered as they develop the contract and evaluation criteria.

Councilmember Steinberg asked how would management accountability be ensured from environmental liability and damage with Potrero Hills and B&J Dropbox.

Ms. Schwartz responded with strong indemnification language and contractual controls about performance. The City would retain the right to designate which landfills are acceptable or not.

Councilmember Yee spoke of concerns about potential liability and asked if there was there an indemnification from each of the landfill sites from future potential lawsuits and what was the length of the contract.

Ms. Schwartz responded the way the contract had been drafted the City was a 3rd party beneficiary to the indemnification provided between the landfill and the transfer provider and again through the transfer provider indemnification through the project. The term of the contract was 20 years, and whether it would be a ten year with two five year renewals, or fifteen year with one five year renewal, Council would make the term recommendation at the August meeting.

Mayor Serna asked could the City be indemnified if one of the landfills incur water contamination or toxics issues.

Ms. Schwartz responded the contract would include strength in the indemnity language and the firms must have financial strength.

Mayor Serna asked about the transportation or hauling of the waste.

Ms. Schwartz responded the hauling component had yet to be determined and would come forward as part of the contract.

Councilmember Hammond spoke about the volcanic rock underneath Lockwood and thanked staff for their response.

Councilmember Cohn asked for clarification of all 4 landfills and how would they be evaluated equally from an environmental perspective.

Ms. Schwartz responded that all landfills meet a minimum risk and staff would bring forward what the risk is worth versus the cost.

Larry Burch, Director of Environmental Management for Potrero Hills Landfill, spoke in support of the City staff recommendations. He presented a piece of liner that was used for earthquake retrofitting at Potrero Hills for Council to observe. He pointed out at a correction in the staff report that stated Potrero Hills Landfill was owned by Solano Garbage Company. Potrero Hills Landfill was owned by Potrero Hills Landfill, Inc.

Councilman Yee asked were the companies owned by two separate parties.

Mr. Burch responded they were common people that owned two different companies but contractually and legally they were two different corporations. The difference was the Poterro Hills Corporation was not part of Solano Garbage Company.

Mayor Serna asked who would the City be doing business with.

Mr. Burch responded Solano Garbage Company is responsible for transportation and Potrero Hills Landfill would be responsible for landfilling. The contract would be with Potrero Hills Landfill Services.

Councilman Pannell said the City was not indemnified from any lawsuits.

Thomas Schenck, representing Allied Waste Industries, spoke in support of moving forward on the landfill evaluation. He added when Council made the direction to move ahead it was their understanding it would include all 5 landfills which included CERRS, in Arbuckle, proposed by Allied Waste. Their company was not evaluated or included due to the site not in operating condition.

Councilmember Pannell asked staff to update Council on why CERRS was not part of the evaluation process.

Ms. Schwartz responded in order to fit the criteria and to assess the facility must be in operation to evaluate engineering controls, operation procedures, permits and compliance and environmental assessment.

Marcus LoDuca , Alta Environmental Services, Inc., spoke about the analysis and ranking and felt it was fair and was in support of the staff recommendation.

Marian Ender, Citizen, asked why the City was not staying with the Keifer Landfill.

Mayor Serna responded the City had structured a joint powers authority to solve the issues with the County and could not come to a solution. There were issues about money, owner participation, toxics and rates. The City had to get on with the process of finding a solution to: (1) finding a transfer facility, (2) waste hauling that can accommodate all of the cities conditions.

Councilmember Cohn said the City would save over 2 million a year over the current rates.

A motion was made by Councilman Pannell, seconded by Councilmember Kerth, to adopt Resolution 97-404. The motion carried with a 8-0 vote, with Councilmember Fargo being absent.

RESOLUTION NO. 97-404

RESOLUTION ESTABLISHING A SHORTNESS OF
LANDFILLS APPROVED FOR THE ACCEPTANCE OF
THE CITY'S SOLID WASTE

- 4.2 Report back by Council Ad-Hoc Committee regarding salaries of City Charter Officers. (D-All)
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Mayor Serna spoke about reserving recommendation to the full City Council at the time of evaluations of the Charter Officers which would be in August not beyond September.

Councilmember Waters spoke in support of the August timeline and no later than September even if it meant scheduling a long executive session or a Saturday. He added that Charter Officers were underpaid and he wanted to make sure the money was set aside for evaluations.

This item was received and filed.

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5.0 SHRA

Public Hearing

- 5.1 Southside Park - Market Rate Homeownership Developments, located at 6th and S Streets and 4th and T Streets: (D-4)
- A. adopt the findings of the Health and Safety Code Section 33433 reports for the disposition of the subject properties;
 - B. authorize the Executive Director to execute a Disposition and Development Agreement (DDA) and related agreements with Keystone Properties, LLC to develop on Agency owned land at 6th and S Streets five townhouses for sale to owner-occupants and to provide a forgivable pre-development and construction loan of \$236,600;

- C. authorize the Executive Director to execute a DDA and related agreements with Shepard Johnson Properties, to develop on Agency-owned land at 4th and T Street three single-family detached homes for sale to owner-occupants and to provide a forgivable predevelopment and construction loan of \$104,720;
 - D. authorize budget amendments to transfer \$206,703 from the Southside Acquisition Project and \$134,617 from the Southside Rehabilitation Loan Project in the Merged Downtown Low/Moderate Housing Capital Improvement Funds for the subject projects; and
 - E. authorize the Executive Director to amend the Agency budget to receive proceeds from the loan repayments into the Merged Downtown Low/Moderate Capital Improvements Project Funds
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John Dangberg, Director of Community Development, presented the report. On May 14, 1996, an Invitation for Proposals was issued for the development of market rate ownership housing on three Agency-owned sites included two sites discussed in the staff report. Three proposals were received offering diverse housing types: Keystone Properties submitted a proposal to build a 5-unit townhouse project, Twin Palms, on the 6th and S Streets site with sales prices ranging from \$125,000 to \$134,750; Shepard Johnson Properties submitted a proposal to build three detached homes, Capital Park, on 4th and T Streets site with sales prices ranging from \$139,000 to \$149,000; and Mogavero Notestine submitted a proposal to build a 16-unit condominium project on the 10th and T site with sales prices ranging from \$69,500 to \$105,500. The latter project would be brought forward for consideration at a later date.

Councilmember Fargo asked how was new housing versus rehabilitation of old housing decided.

Mr. Dangberg responded the sites were purchased some years ago. At that time several million dollars was allocated to Southside Park for acquisition of existing parcels for future development and rehabilitation. The need for providing new modern habitat downtown compliments the rehab programs which the agency would continue to support.

Councilmember Yee asked if the Design and Review Committee and Planning Commission had reviewed the project.

Mr. Dangberg responded they had yet to go through the review process. Ownership projects were less controversial and encouraged people to come in before the board with projects.

Councilmember Yee spoke about the concerns of parking and asked for no variances on the parking.

Mr. Dangberg noted Councilmember Yee's request.

Kent Arnoldy, Southside Park Neighborhood Association, spoke in support of the projects. They had met with developers on two occasions and unanimously accepted the proposals.

Tony Lopez, Southside Park Neighborhood resident, spoke in opposition of the proposal. The neighborhood has problems with crime and drugs and asked that Council hold off for 1 year.

Councilmember Pannell clarified to Mr. Lopez you cannot expect to change the neighborhood if they still maintained the same type of housing in the community. You cannot change the clientele until the housing has changed.

Councilmember Yee spoke in support of co-housing Southside project and said if it weren't for these types of projects there would not be any development.

A Motion was made by Councilmember Yee, seconded by Councilmember Pannell, to adopt Redevelopment Agency Resolution 97-023. The motion carried with a 9-0 vote.

RESOLUTION NO 97-023

6TH AND S STREET PROJECT AND 4TH AND T STREET PROJECT: RESPECTIVE ENVIRONMENTAL AND PROJECT FINDINGS, DISPOSITION AND DEVELOPMENT AGREEMENTS WITH KEYSTONE DEVELOPMENT, LLC AND SHEPARD JOHNSON PROPERTIES, LLC, AND HEALTH AND SAFETY CODE SECTION 33433 REPORT

Staff Report

- 5.2 Oak Park First-Time Home Buyer Program: (D-5)
- A. Rescind the existing Oak Park Housing Partnership Program (OPHPP) and adopt a new Oak Park First-Time Home Buyer Program that conforms to the Agency's First-Time Home Buyer Program (FTHB) Guidelines; and
 - B. Establish the guidelines for the Oak Park FTHB Program to assist buyers with qualifying income levels of up to 120 percent of median income
 - C. transfer OPHPP funds to the Oak Park FTHB Program

Jonh Dangberg, Director of Community Development, presented the report. The recommendation rescind is to the Oak Park Housing Partnership Program (OPHPP) and adopt a new Oak Park First-Time Home Buyer program that conforms to the Agency's First-Time Home Buyer (FTHB) Program. The OPHPP was a down payment assistance program for low-income, first-time home buyers in Oak Park. The program was developed in conjunction with Union Bank and adopted by the Agency in 1993. Features of the program include: ninety percent first mortgage financing through Union Bank; one and one half percent down payment requirement; agency forgivable loan up to three percent of the purchase price, conditioned upon a savings plan by the buyer; agency deferred payment loan up to five and one half percent of the purchase price; home inspection, a one-year home warranty and non-recurring costs paid by seller. Of the 300 loans funded: \$26,858 was the average annual income of households served (61 percent of median); the income levels of households served ranged from 30 percent to 80 percent of median; 62 percent minority and 36 percent female-headed households were assisted; \$24 million dollars in private funds were leveraged, a ration of 1:21 in public/private expenditures.

Councilmember Hammond spoke in support of the first time homeownership program in Oak Park.

A motion was made by Councilmember Hammond, seconded by Councilmember Kerth to adopt Redevelopment Agency Resolution 97-024. The motion carried with a 7-0 vote with Councilmembers Kerth and Waters absent.

- 5.3 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: (D-1)

- A. enter into a predevelopment agreement with the Boys and Girls Club to provide \$200,000 for predevelopment expenses including site planning and floor plans, elevations, construction drawings, cost estimates, renderings necessary for fundraising, and other planning and environmental costs;
 - B. begin negotiations to transfer the Agency-owned property at 1117 G Street to the Boys and Girls Clubs of Greater Sacramento;
 - C. transfer of \$200,000 for the Alkali Flat community Center Project to Alkali Flat Boys and Girls Club Project.
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Mayor Serna requested this item to be continued to July 29, 1997 and that in the interim Councilmember Fargo and Mayor Serna will meet with the Boys and Girls Clubs Board Members to explore the possibility of bringing these two groups together to better serve the children in those neighborhoods. Mayor Senna spoke in support of the project.

Catherine Comic, Alkali Project Area Committee, thanked Council for supporting the project.

Rachael Comic, Alkali Flat resident, said that she played in the alley and on the parking lot site of the proposed Boys and Girls Club. She would have a place to play basketball and talk with her friends if the Club was built. He asked for Council's support for the project.

Sheila Okonkwo, Alkali Flat resident, spoke in support of the Boys and Girls Club because the club would help keep kids from playing on the street. It could help kids with their homework and teach them how to play basketball. She asked for Council's support in building the club.

A motion was made by Councilmember Fargo, seconded by Councilmember Kerth, to continue the item to July 29, 1997. The motion carried with a 7-0 vote with Councilmembers Hammond and Pannell absent.

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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 Anthony Vasquez, representing Cannabis Club, advised Council of a local healthy agency that has given its approval of a local Cannabis Club.
- 6.2 Imogene Cole, representing Cannabis Club, spoke about the inconvenience of traveling to San Francisco to obtain medical marijuana and was in support of a local Cannabis Club.
- 6.3 Mike Cahill, representing Cannbius Club, spoke about the benefits of using medical marijuana to help alleviate pain from his hip replacement surgery.
- 6.4 Councilman Waters asked that the City Attorney report back on this new approach of obtaining a medical provider.

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7.0 COUNCIL IDEAS AND QUESTIONS

- 7.1 Councilman Steinberg spoke about the Power of Youth performers at the Thursday Night Market having their permit revoked for offensive content and requested a report.
- 7.2 Councilwoman Fargo responded that the Special Events Task Force was very specific about rules and guidelines established for all performers at the Thursday Night Market. There would be more meetings between the parties to help solve the issues.
- 7.3 Councilman Yee spoke about the City parking garages no longer allowing motorcycles to use them and requested a report back.
- 7.4 City Manager Edgar responded that the Council had adopted a policy sometime ago. The garage sensors do not detect motorcycles and there has been several injuries. The city is working toward solving the problem.

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8.0 Recessed into CLOSED SESSION at 4:00 p.m.

SHRA

- 8.1 Pursuant to Government Code Section 54956.9(c) for discussion on matters of existing litigation, Sacramento Housing and Redevelopment Agency vs. Shell Oil Company, County of Superior Court, Case No. 96AS01709

CITY COUNCIL


- 8.2 Pursuant to Government Code Section 54956.8 for the purpose of discussion with the City's Real Estate negotiator for property known as Chicory Bend; APN 024-0081-019; APN 024-0010-010; APN 024-0010-012; and APN 024-0010-019
- 8.3 Pursuant to Government Code Section 54956.9(a) for matters of pending litigation on the following:
 - (a) City of Sacramento vs. Loaves and Fishes, et al., Sacramento Superior and Municipal Court No. 97AS00287
 - (b) County of Sacramento et al. vs. City of Sacramento, et al., Sacramento Superior and Municipal Courts Case No. 97CS01478
 - (c) Toy Ma and Mon Chan vs. City of Sacramento et al., Sacramento Superior and Municipal Courts Case No. 96AS06133
 - (d) City of Sacramento and the Sacramento City Financing Authority vs. all persons interested in the matter of the issuance of bonds by Sacramento City Financing Authority in the principal amount not to exceed \$75,000,000.00 for the purpose of financing the acquisition of a sports arena, etc., et al., Sacramento Superior Court Case No. 97AS01995

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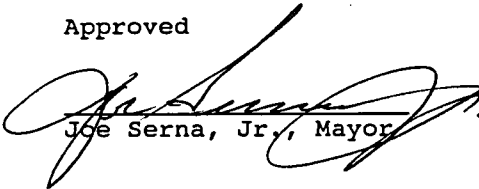
ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 6:10 p.m.

Submitted


Valerie A. Burrowes, City Clerk

Approved


Joe Serna, Jr., Mayor

**CITY COUNCIL WILL BE ON
SUMMER RECESS
JULY 7 - JULY 18, 1997**