

**MINUTES**  
**OF THE**  
**SACRAMENTO CITY COUNCIL**  
**REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**  
**HOUSING AUTHORITY OF THE CITY OF SACRAMENTO**

**REGULAR MEETING**

**MARCH 3, 1992**

**CALL TO ORDER**

The Regular Meeting of the Sacramento City Council was called to order by Mayor Rudin at 7:35 p.m. on the above date in the City Council Chamber located at 915 I Street.

**ROLL CALL**

Present: Councilmembers Chinn, Fargo, Ferris, Kastanis, Mueller, Pane, Robie, Serna, and Mayor Rudin

Absent: None

**PLEDGE OF ALLEGIANCE** was led by Mayor Serna

**8.0 SPECIAL PRESENTATIONS**

8.1 In Recognition of Outstanding City Service to the following Retirees:

- A. James Cooke, Police Sergeant
- B. Steve Esparza, Motor Sweeper Operator
- C. Thomas Hannah, Police Officer
- D. Lloyd Jordan, Park Maintenance Worker II
- E. Melvin Miroth, Police Officer
- F. George Mijares, Police Lieutenant
- G. Warren Washington, Sr., Sanitation Worker II

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The certificates were presented to the retirees by Mayor Rudin.

8.2 Invitation to Camellia Festival

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Robert Dee introduced the Camellia Festival princesses and officially invited the public to the 1992 Camellia Festival.

9.0 STAFF REPORTS (EVENING)

9.1 Proposed Initiative Measure on behalf of the Yes! For Library Committee. (D-All)

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David Martinez, Deputy City Manager, stated that at Councilwoman Mueller's request for a report back on the initiative measure entitled Yes! on Libraries, City staff met and formed a small task force comprised of Deputy City Manager David Martinez, City Clerk Val Burrowes, City Attorney Sharon Cardenas, Assistant Library Director Janet Larson and Budget Officer Ken Nishimoto. The task force will develop a report to City Council for the March 17 meeting to address the following issues: how the initiative process works; the difference between an initiative and a City Charter change; and time line and process for what has been received from the Yes! For Libraries Committee.

In addition, staff will discuss: if this proposal is approved, what will the financial impact on the City be; the impact on the Transient Occupancy Tax, the Library Department, and on the Community Convention Center Expansion project.

Councilman Chinn asked the deadline for qualifying a City measure; Val Burrowes, City Clerk, replied July 3, 1992.

Councilman Pane replied that he was looking forward to discussing this issue.

Councilman Kastanis said he was please to know that the community and Council was interested in the City libraries, and would volunteer his time.

Mr. Phillips, from North Laguna Creek, spoke in favor of the petition.

This item was received and filed.

9.2 THIS ITEM MOVED FROM AFTERNOON AGENDA ITEM 2.12

Report back regarding Memorial Auditorium. (D-1) (Pane)

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Duane Wray, Facility Manager, stated that this report was in response to Councilman Pane's questions regarding Memorial Auditorium.

Mr. Wray reviewed Attachment 2, the cash distribution table, for monies expended to date.

Councilman Pane asked if the City were over budget for consultants; Mr. Wray replied that they were not.

Councilman Pane stated his concern with the amount of money spent to date on the project, and said that the money could be better spent on another project such as the Southern Pacific yard site.

A motion was made by Councilwoman Mueller, seconded by Councilman Kastanis, to receive and file this report. The motion carried with a 9-0 roll call vote.

## 10.0 PUBLIC HEARINGS

- 10.1 Abandonment of alley located in block bounded by Oregon Drive, Murieta Way, Freeport Boulevard and Carmela Way. (D-5) (AP92-05)
- 

There was no discussion on this item.

A motion was made by Councilman Serna, seconded by Councilman Pane, to close the hearing and to adopt Resolution 92-159 approving the abandonment. The motion carried with a 9-0 roll call vote.

### RESOLUTION NO. 92-159

RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING EH VACATION AND ABANDONMENT OF ALLEY LOCATED IN BLOCK BOUNDED BY OREGON DRIVE, MURIETA WAY, FREEPORT BOULEVARD AND CARMELA WAY

ABANDONMENT PROCEEDING NO. 92-05

- 10.2 William J. Kinney Police Facility Project - Relocation Assistance and Last Resort Housing Plan. (D-2)
- 

Craig Thurston, Real Property Supervisor, stated that approval of The Relocation Assistance and Last Resort Housing Plan was necessary to meet legal requirements of the relocation of persons displaced by public projects.

#### Public Testimony:

Leticia Diaz, stated that she had received unfair treatment from the City, and was against the relocation process.

Howard Ballin said that he was displeased with the process and alleged that he would lose \$2,500 on his investment.

Mayor Rudin asked Mr. Ballin what he wanted the City to do; Mr. Ballin replied that he had not had the opportunity to get together with the City property agent.

Mr. Thurston replied that Mr. Diaz's tenant had agreed to move, and that the City had agreed to lease the property so that there would be no loss in revenue to Mr Diaz.

Mr. Thurston added that he would take a personal interest in Mr. Ballin's case, and would see that a retroactive check was given to him to cover his mortgage payment.

Councilwoman Farqo asked if there was a difference in what the City was offering for the property and what the owner felt it was worth.

Mr. Thurston replied that a second appraisal could be requested, and if the owner was still not satisfied, then the court would settle the matter.

Councilwoman Farqo asked about loss of rent and the cost of moving. Mr. Thurston replied that the City would make up the rent money and would provide for the moving of personal belongings.

Councilman Serna stated that staff needed to communicate better with the citizens.

A motion was made by Councilman Serna, seconded by Councilman Pane, to close the hearing and to adopt Resolution 92-160 related to the relocation process. The motion carried with a 9-0 roll call vote.

RESOLUTION NO. 92-160

APPROVAL OF RELOCATION ASSISTANCE AND LAST  
RESORT HOUSING PLAN WILLIAM J. KINNEY POLICE  
FACILITY PROJECT

11.0 GENERAL COMMUNICATIONS

NONE

12.0 COUNCIL IDEAS AND QUESTIONS

13.0 CITIZENS ADDRESSING COUNCIL, AGENCY OR AUTHORITIES ON MATTERS NOT ON THE AGENDA

NONE

14.0 ANNOUNCEMENTS

NONE

15.0 ADJOURNMENT - There being no further business to come before the Council, the meeting was adjourned at 8:45 p.m.

Submitted

  
Valerie A. Burrowes, City Clerk

Approved

  
Anne Rudin, Mayor

**MINUTES**  
**OF THE**  
**SACRAMENTO CITY COUNCIL**  
**REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO**  
**HOUSING AUTHORITY OF THE CITY OF SACRAMENTO**

**SPECIAL MEETING**

**MARCH 3, 1992**

**CALL TO ORDER**

The Special 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 Chinn, Fargo, Ferris, Kastanis, Mueller, Pane, Robie, Serna, and Mayor Rudin

**Absent:** None

**PLEDGE OF ALLEGIANCE** was led by Mayor Rudin

**2.0 CONSENT CALENDAR**

A motion was made by Councilwoman Mueller, seconded by Councilwoman Robie, to adopt the Consent Calendar, Items 2.1 through 2.15 except Items 2.1, 2.7, 2.11, and 2.12. The motion carried with a 6-0 roll call vote, with Council members Fargo, Ferris, and Kastanis being absent.

2.1 Annual Downtown Sidewalk Benefit Area budget for FY 1991/92. (D-1)  
(cont. from 2-18-92, item 2.5 [staff])

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This item was withdrawn at staff's request.

2.2 Supplemental Agreement #2 in the amount of \$44,790 to City Manager Agreement 89-127 (AG90-055) with James M. Montgomery for Storm Water Management Modeling (SWMM). (D-All)

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Adopted Resolution 92-149 approving an agreement for storm water management modeling.

RESOLUTION NO. 92-149

RESOLUTION TO AUTHORIZE THE CITY MANAGER AND  
CITY CLERK TO SIGN AND EXECUTE SUPPLEMENTAL  
AGREEMENT #2 TO CITY AGREEMENT CM89-127 WITH  
JAMES M. MONTGOMERY CONSULTING ENGINEERS

- 2.3 Revocable Encroachment Permit to Southern Pacific Transportation Company for monitoring wells at various locations between 5th and 11th Street, Capital Mall and F Street. (D-1)
- 

Adopted Resolution 92-150 granting a revocable encroachment permit.

RESOLUTION NO. 92-150

RESOLUTION GRANTING REVOCABLE ENCROACHMENT  
PERMIT TO SOUTHERN PACIFIC TRANSPORTATION  
COMPANY FOR 401 I STREET

- 2.4 Approval of Change Order No. 4 in the amount of \$20,516.38 to R.C. Collett, for the reconstruction of Grove Avenue between Del Paso Boulevard and Eleanor Avenue. (D-2)
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Approved Change Order No. 4.

- 2.5 Contract completion for Sump III Outfall Structure by Sierra National Construction, Inc.; accept the project, file Notice of Completion and authorize the final payment in the amount of \$58,300.00. (D-1) (C091-046)
- 

Authorized the final payment for the project.

- 2.6 Award of Bid No. 1505A, Business Cards, Letterhead, Envelopes and other miscellaneous printing services to Graphics Diversified all items, in an amount of \$65,000.00. (D-All)
- 

Awarded Bid No. 1505A.

- 2.7 THIS ITEM WAS MOVED TO ITEM 5.1 (AFTERNOON STAFF REPORT)
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- 2.8 New classification - Junior Landscape Architect. (D-All)
- 

Adopted Resolution 92-151 to establish the salary for Junior Landscaper and to retitle Landscape Architect to Associate Landscape Architect; and Resolution 92-152 relating to Conflict of Interest filings.

RESOLUTION NO. 92-151

AMENDING RESOLUTION 92-010 RELATING TO  
SALARY SCHEDULES, EMPLOYER-EMPLOYEE  
RELATIONS POLICY, AND DESIGNATION OF EXEMPT  
JOB CLASSIFICATIONS

RESOLUTION NO. 92-152

RESOLUTION AMENDING RESOLUTION 90-156  
RELATING TO THE CONFLICT OF INTEREST CODE  
FOR THE DEPARTMENT OF PARKS AND COMMUNITY  
SERVICES

- 2.9 Ordinance amending the Districts established by the Comprehensive Zoning Ordinance No. 2550, fourth series, as amended, by removing property located at the northwest corner of San Juan Road and Northgate Boulevard from Office Building Planned Unit Development (OB{PUD}) and Multiple Family Planned Unit Development (R-3{PUD}) zone(s) and placing 9.6± acres in the Shopping Center (PUD) (SC{PUD}) and 7.0 acres in Single Family Alternative (PUD) (R-1A{PUD}) zone(s) or a more restrictive zone(s). (P91-136) (D-1)
- 

This item was passed for publication and continued to March 10, 1992.

- 2.10 Adopt Findings of Fact and conditions for Appeal request which permits a waiver of the landscape planter for a time period of 24 months for the property located at 1600 J Street. (P91-185) (D-1)
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Adopted the Findings of Fact and conditions for Appeal request.

- 2.11 Adopt Findings of Fact and approve a Subdivision Modification and Tentative Map for property located at the northwest corner of Fruitridge Road and Elk Grove-Florin Road. (P87-378) (D-6)
- 

This item was continued to March 10, 1992.

- 2.12 THIS ITEM WAS MOVED TO EVENING STAFF REPORT ITEM 9.2
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Public Review Items - Informational Only

- 2.13 Various requests for property located at the northwest corner of San Juan Road and Northgate Boulevard. (P91-136) (D-1)
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This item was provided for public information and continued to March 10, 1992.

- 2.14 Centrage Report Back to Council (P88-394) (D-3)
-

This item was provided for public information and continued to March 10, 1992.

Sacramento Housing and Redevelopment Agency

- 2.15 Amendment #44 to the Annual Contributions contract No. SF391 Project, and amendment of the SHRA 1992 budget related to these funds. (D-All)
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Adopted Housing Authority Resolution 92-003 approving amendment #44, and the budget related to the Annual Contributions Contract NO. SF391 Project funds.

HOUSING AUTHORITY RESOLUTION NO. 92-003

AMENDMENT #44 TO THE ANNUAL CONTRIBUTIONS  
CONTRACT NO. SF391 AND AMENDMENT OF THE  
BUDGET

3.0 GENERAL COMMUNICATIONS

NONE

4.0 REPORTS OF COUNCIL COMMITTEES

NONE

5.0 STAFF REPORTS (Afternoon Meeting)

5.1 THIS ITEM WAS MOVED FROM ITEM 2.7

Transfer of funds in the amount of \$42,000 to execute a contract with Downtown District for the Sacramento Children's Festival. (D-All)

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Wendy Ceccherelli, Sacramento Metropolitan Arts Commission Director, stated that staff was recommending approval of the contract transferring \$42,000 in FY 1992 City funds to the Downtown District for the implementation of the Children's Festival.

A motion was made by Councilwoman Mueller, seconded by Councilwoman Robie, to adopt Resolution 92-153 approving Agreement 92-032 relating to the Children's Festival. The motion carried with a 6-0 roll call vote, with Council members Fargo, Ferris and Pane being absent.

RESOLUTION NO. 92-153

RESOLUTION APPROVING TRANSFER OF \$42,000 TO,  
AND AUTHORIZATION TO EXECUTE A CONTRACT  
WITH, THE DOWNTOWN DISTRICT

- 5.2 Contract completion for Catenary trash racks at Sump No. 132 located west of Pocket road south of Country River Way and Sump No. 28 located west of Freeport Boulevard, south of El Rito Way and adjacent to the east levee of the Sacramento River; accept the project file Notice of



Completion and authorize final payment in the amount of \$1,024,145.81.  
(D-7) (C091-007)

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Tom Finley, Engineering Division Manager, stated that staff recommended Council's authorization for the final payment for the project.

There was no discussion on this item.

A motion was made by Councilman Kastanis, seconded by Councilwoman Robie, to authorize the final payment. The motion carried with a 6-0 roll call vote, with Council members Fargo, Ferris and Pane being absent.

- 5.3 Contract completion for Silver Eagle Road reconstruction East Main Drain to Norwood Avenue; accept project, file Notice of Completion and authorize final payment in the amount of \$506,812.77. (D-2) (C091-027)
- 

There was no discussion on this item.

A motion was made by Councilman Serna, seconded by Councilman Kastanis, to authorize the final payment for this project. The motion carried with a 6-0 roll call vote, with Council members Fargo, Ferris and Pane being absent.

- 5.4 Approve plans and specifications and authorize City Clerk to advertise for bids for Clay Capping at 28th Street Landfill. (D-3)
- 

There was no discussion on this item.

A motion was made by Councilwoman Robie, seconded by Councilman Kastanis, to approve the plans and specifications for bids for Clay Capping at 28th Street Landfill. The motion carried with a 6-0 roll call vote, with Council members Fargo, Ferris and Pane being absent.

- 5.5 Award of Bid No. 1533, Trucks with Utility Bodies to Riverview International all items, in the amount of \$343,720.01. (D-All)
- 

There was no discussion on this item.

A motion was made by Councilman Serna, seconded by Councilman Kastanis, to award Bid No. 1533 for Trucks with Utility Bodies to Riverview International. The motion carried with a 6-0 roll call vote, with Council members Fargo, Ferris and Pane being absent.

- 5.6 Authorize lease amendment with the Travelers Insurance Company modifying terms of an existing Lease and to exercise an option to continue tenancy located at 640 Bercut Drive for an additional 5 years beginning March 1, 1992. (City Agreement 86-078) (D-1)
- 

There was no discussion on this item.

A motion was made by Councilman Chinn, seconded by Councilman Kastanis, to adopt Resolution 92-154 authorizing a lease agreement with Travelers Insurance Company. The motion carried with a 6-0 roll call vote, with Council members Fargo, Ferris and Pane being absent.

RESOLUTION NO. 92-154

RESOLUTION AUTHORIZING THE CITY MANAGER AND THE CITY CLERK TO EXECUTE A LEASE AMENDMENT WITH THE TRAVELERS INSURANCE COMPANY MODIFYING TERMS OF AN EXISTING LEASE (CITY AGREEMENT 86078) AND EXERCISING AN OPTION TO CONTINUE TENANCY AT 640 BERCUT DRIVE BEGINNING MARCH 1, 1992 AND TERMINATING FEBRUARY 28, 1997

- 5.7 Appointment of Hearing Examiner in the matter of an appeal of Nicolas/Isabel Moreno, from the decision of the City Planning Department regarding demolition of property at 2535 53rd Street. (D-5)
- 

Councilman Serna stated that he wanted more neighborhood input on this matter, and the neighborhood wanted the Council to hear this appeal. He said that the City Attorney's office also recommended the hearing before the Council due to the drugs and gangs involved with this property.

Councilwoman Ferris stated that her concern was that the hearing was being cable casted and that it would expose the neighbors even more. Also, the Council was setting a precedent.

Councilman Kastanis stated that he was inclined to hear the item because there were drugs involved.

A motion was made by Councilman Serna, seconded by Councilman Kastanis, to have the Council hear the appeal. The motion carried with a 7-2 roll call vote, with Council members Ferris and Pane voting no.

- 5.8 Appointment of Hearing Examiner in the matter of an appeal of Kyung Suk-Burgos/Tokyo Hot Springs from the decision of the City Manager's Office regarding revocation of permit to operate. (D-6)
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A motion was made by Councilwoman Mueller, seconded by Councilman Serna, to continue this item to March 10, 1992. The motion carried with a 9-0 roll call vote.

- 5.9 City Council Rules of Procedure - Revised. (D-All) (cont. from 2-25-92, item 5.14)
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Valerie Burrowes, City Clerk, gave a brief overview of the changes to the Council Rules and Procedures.

A motion was made by Councilman Pane, seconded by Councilwoman Fargo, to adopt Resolution 92-155 approving the revised document. The motion carried with a 9-0 roll call vote.

RESOLUTION NO. 92-155

A RESOLUTION OF THE CITY COUNCIL OF THE CITY  
OF SACRAMENTO, CALIFORNIA, REPEALING  
RESOLUTION 88-651 AND APPROVING REVISED CITY  
COUNCIL RULES OF PROCEDURE

- 5.10 Request for support of the El Dorado Irrigation District and Crawford Ditch Water Conservation Project. (D-All)
- 

Don Dodge, Director of Utilities, stated that staff was recommending that the Council and the Board of Supervisors express concern to the State Water Resources Control Board's about their staff report related to the El Dorado Irrigation District's Diversion of water into the Crawford Ditch.

Mr. Dodge stated that the staff of the City-County Office of Metropolitan Water Planning support the idea that a utility should not forfeit a valid water right as a result of water conservation efforts.

A motion was made by Councilwoman Robie, seconded by Councilwoman Ferris, to adopt Resolution 92-156 related to the El Dorado Irrigation District's action. The motion carried with a 9-0 roll call vote.

RESOLUTION NO. 92-156

RESOLUTION EXPRESSING CONCERN REGARDING THE  
STATE WATER RESOURCES CONTROL BOARD'S STAFF  
REPORT RELATED TO THE EL DORADO IRRIGATION  
DISTRICT'S DIVISION OF WATER INTO THE  
CRAWFORD DITCH

- 5.11 Status of Capital Area Plan Revision and major office projects targeting State Leases. (D-1,4)
- 

Jeff Archuleta, Associate Planner, stated that the State Department of General Services, as the agency responsible for developing State office space and for implementing, maintaining and updating the Capitol Area Plan (CAP), would be reviewing the Plan in relation to state office demand and changing conditions in land use and planning in the Sacramento region. The Department had identified four different options for supplying office space to meet demands over the next 10 years. The options were: (1) continue leasing privately-owned space; (2) centralize and consolidate State office space in the Capitol Area by increasing the office densities of the Plan; (3) build out the Capitol Area then purchase land/buildings outside the Capitol Area; and (4) develop State-owned satellite campus offices for support staff and processing functions.

Mr. Archuleta added that staff was recommending Council to urge the Governor and State Legislature to provide funding to the State Department of General Services to revise the Capitol Area Plan by increasing office space density in the Plan area, and expressing City support and willingness to cooperate with the State in this effort.

Councilman Serna stated that he had spoken to both Phil Isenberg and Lloyd Connelly about these policy issues, and neither one had an objection.

Councilman Pane requested that the Capitol Area Development Committee and the Council jointly meet to discuss this issue.

Councilman Serna said that he had discussed a partnership of the City and State in the construction of office buildings.

Councilman Pane asked for a report back regarding the possibility of the Federal government's involvement.

Councilman Chinn stated that he thought it was premature to have a joint meeting of the Capitol Area Development Committee and the Council; he recommended waiting until there was something to adopt. He added that staff should meet with the Committee and develop the issue.

Mr. Archuleta stated that there was a vacancy on the Committee. Councilman Pane volunteered to fill the vacancy.

Councilman Serna thanked staff for their work on this project.

A motion was made by Councilman Pane, seconded by Councilwoman Fargo, to adopt Resolution 92-157 approving the revision of the Capitol Area Plan. The motion carried with a 9-0 roll call vote.

RESOLUTION NO. 92-157

A RESOLUTION URGING THE GOVERNOR AND STATE  
LEGISLATURE TO FUND AND UNDERTAKE A REVISION  
OF THE CAPITOL AREA PLAN, AND EXPRESSING  
CITY COOPERATION AND SUPPORT FOR SUCH AN  
EFFORT

5.12 Asset Management Program - Consultant Presentation. (D-All)

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Jack Crist, Deputy City Manager, stated that the consultant firm of Kosmont and Associates had completed its Phase I work for the Asset Management Program. The firm had made five previous presentations to Council to include: program goals and objectives; property database; market assessment; city facility needs; and reports on other cities and the State of California.

Mr. Crist added that the consultant had prepared the final report which was informational and required no action of the Council.

Charles Loveman from Kosmont, directed Council to Exhibit 1 of his handout. This exhibit demonstrated the major tasks that the firm had accomplished in order to develop the draft asset management strategy.

Mr. Loveman discussed the program goals to: (1) maximize the revenue potential from surplus properties; (2) provide for City facility needs in a cost effective manner; (3) retain the State of California in Downtown Sacramento; (4) further the City's planning and development policies; and (5) generate ongoing revenue to support additional City services.

He concluded by recommending placing the top 20-25 City properties in an asset management program.

Larry Kosmont spoke to the Council about his recommendations for the City to capitalize on real estate. He recommended establishing an asset management group and displayed a chart showing its organizational structure. He added that what the City needed was a real estate "deal jockey", one who could handle a data base.

Councilman Chinn expressed concern with the consultant recommending additional positions in light of the budgetary constraints of the City. He said that the cost benefits should be clearly outlined.

Mr. Kosmont recommended giving staff direction to complete an implementation plan and a more detailed calendar.

Mr. Crist stated that a good balance had to be created between consultant and staff to solicit and realize a profitable program with asset management.

Councilwoman Ferris stated that she felt the organizational chart for the asset management group could already be staffed by City personnel. Mr. Kosmont replied that was true, with one additional expert to manage the program.

Councilman Pane recommended including the City Treasurer and one or two members of the Council on the asset management team.

Councilwoman Mueller suggested keeping the organizational chart for the asset management group open to all opportunities.

Ms. Mueller asked about one of the listed asset properties, the Little League site. She asked Mr. Kosmont on what he based his recommendations. Mr. Kosmont replied that his recommendations were based on preliminary discussions with the school district. He added that staff needed to address these properties and their values to the community.

Councilman Kastanis stated that the report did not address SHRA's involvement; Mr. Kosmont stated that staff should work closely with SHRA.

Mr. Crist summarized by stating staff would return in 30 days with a recommended implementation plan. He said staff would be sensitive to the budget and to how the policy group was structured. He added that

staff would try to propose a cost effective program with a phased schedule, using existing staff as much as possible. He said all properties would be looked at with a concern for the community and its needs.

Councilman Pane said that staff should contract some of the services of the program because managing a portfolio of this magnitude would be too difficult for staff to handle.

A motion was made by Councilman Pane, seconded by Councilman Chinn, to adopt staff's recommendations for the asset management program. The motion carried with a 7-0 roll call vote, with Council members Ferris and Serna being absent.

## 6.0 S.H.R.A.

### 6.1 Contract with Zephyr Associates for services to Sacramento Heritage, Inc. (D-All)

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Bina Lefkovitz, from SHRA, said that she was available to answer Council questions.

Councilwoman Mueller stated that she wanted staff to look for long-term, stable funding for rehabilitation and restoration of historic structures.

John Molloy, SHRA Executive Director, recommended consolidating the Downtown Cultural Board with the Sacramento Heritage Board for funding and regulatory concerns.

#### Public Testimony:

Peggy Bohl, from the Sacramento Heritage Board, stated that they had several suggestions to present, and had been working with the Design Review Board.

Councilwoman Fargo asked if Ms. Bohl's group could support long-term funding. Ms. Bohl replied, yes, coupled with public support.

Councilman Pane stated that there were major problems with the Historical Preservation Board. He recommended that Ms. Bohl get involved with the Johnson Park site.

Councilman Serna recommended developing a list of historical structures.

A motion was made by Councilman Pane, seconded by Councilman Serna, to adopt Agency Resolution 92-009 approving a contract for professional services by Zephyr Associates. The motion carried with a 9-0 roll call vote.

RESOLUTION NO. 92-009

SECOND AMENDMENT TO CONTRACT FOR  
PROFESSIONAL SERVICES TO BE PROVIDED BY  
ZEPHYR ASSOCIATES TO SACRAMENTO HERITAGE,  
INC.

- 6.2 Amendment to Disposition and Development Agreement between the Sacramento Housing and Redevelopment Agency and the Rural California Housing Corporation on the Rio Linda Boulevard Self-Help Housing Project. (D-2)
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Bina Lefkovitz, from SHRA, stated that staff was recommending an amendment to the existing disposition and development agreement between the Agency and the Rural California Housing Corporation for the self help construction of houses in the Del Paso Heights Redevelopment Project Area. The proposed amendment would include reduction in the total number of homes, phasing of the project, and Agency acquisition of the remaining property for the project.

Councilman Kastanis questioned the reduction of funds; Ms. Lefkovitz replied that they would be used in another area.

A motion was made by Councilwoman Ferris, seconded by Councilman Kastanis, to adopt Agency Resolution 92-010 amending an agreement with the Rural California Housing Corporation. The motion carried with a 8-0 roll call vote, with Councilman Pane being absent.

REDEVELOPMENT AGENCY RESOLUTION NO. 92-010

AMENDMENT TO DISPOSITION AND DEVELOPMENT  
AGREEMENT BETWEEN THE REDEVELOPMENT AGENCY  
OF THE CITY OF SACRAMENTO AND RURAL  
CALIFORNIA HOUSING CORPORATION FOR THE RIO  
LINDA BOULEVARD SELF-HELP HOUSING PROJECT;  
DETERMINATION FOR JUST COMPENSATION FOR AND  
ACQUISITION OF VARIOUS PARCELS OF REAL  
PROPERTY

- 6.3 12th Street Commercial Property Acquisition and 13th and F Street Housing Development Program. (D-1)
- 

A motion was made by Councilwoman Mueller, seconded by Councilman Chinn, to continue this item to March 17, 1992. The motion carried with a 5-0 roll call vote, with Council members Fargo, Ferris, Kastanis and Serna being absent.

Public Hearing

- 6.4 Amendment to the City Community Development Block Grant Program for establishment of a Multi-Family Rental Rehabilitation revolving loan fund. (D-All)
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Bina Lefkovitz, from SHRA, stated that staff was seeking approval to amend the Community Development Block Grant Program by reprogramming \$200,000 of 1990 contingency funds to a 1992 Multi-Family Rental Rehabilitation Program; establish a revolving loan fund; and specify funds to be revolved in this program.

There was no discussion on this item.

A motion was made by Councilman Kastanis, seconded by Councilwoman Ferris, to close the hearing and to adopt Resolution 92-158 and Agency Resolution 92-011 related to the Community Development Block Grant Program. The motion carried with a 8-0 roll call vote, with Councilman Pane being absent.

RESOLUTION NO. 92-158

AMENDMENT TO THE CITY COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG) PROGRAM FOR ESTABLISHMENT  
OF A MULTI-FAMILY REHABILITATION REVOLVING  
LOAN FUND

REDEVELOPMENT AGENCY RESOLUTION NO. 92-011

AMENDMENT TO THE CITY COMMUNITY DEVELOPMENT  
BLOCK GRANT (CDBG) PROGRAM FOR ESTABLISHMENT  
OF A MULTI-FAMILY REHABILITATION REVOLVING  
LOAN FUND

6.5 Conflict of Interest Code - Designated employee list amendment. (D-All)

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There was no discussion on this item.

A motion was made by Councilwoman Mueller, seconded by Councilman Kastanis, to close the hearing, and to adopt Redevelopment Agency Resolution 92-012 and Housing Authority Resolution 92-004 related to the conflict of interest codes. The motion carried with a 8-0 roll call vote, with Councilman Pane being absent.

REDEVELOPMENT AGENCY RESOLUTION NO. 92-012

AMENDMENT OF DESIGNATED EMPLOYEE LIST FOR  
CONFLICT OF INTEREST CODE

HOUSING AUTHORITY RESOLUTION NO. 92-004

AMENDMENT OF DESIGNATED EMPLOYEE LIST FOR  
CONFLICT OF INTEREST CODE



7.0 The Council recessed into closed session at 4:40 p.m.

7.1 Pursuant to Government Code Section 54956.9(a) for matters pertaining to a Workers' Compensation case of Donald Edd, Water Division/Service Worker II.

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7.2 Pursuant to California Government Code Section 54956.9(b) to discuss potential litigation.

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7.3 Pursuant to Government Code Section 54956.9(a) for matters pertaining to Betty Ansley, et al. vs. City of Sacramento.

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7.4 Pursuant to Government Code Section 54956.8 for matters pertaining to negotiations regarding possible acquisition of Sand Cove property, owners Sand Cove Development Company parcel numbers 274-0220-061 and 274-022-062 located along the Sacramento River near Interstate 80 and parallel to Garden Highway.

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**ADJOURNMENT -** There being no further business to come before the Council, the meeting was adjourned at 5:15 p.m.

Submitted

  
Valerie A. Burrowes, City Clerk

Approved

  
Anne Rudin, Mayor