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DEPARTMENT OF
FINANCE

BUDGET DIVISION

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 14
915 I STREET
SACRAMENTO, CA
95814-2696

916-449-5845

June 12, 1991

Joint Budget and Finance &
Transportation and Community Development Committee

Honorable Members in Session:

SUBJECT: SUMMARY OF RECOMMENDED CHANGES TO THE PROPOSED 1991-96
CAPITAL IMPROVEMENT PROJECT (CIP) BUDGET

SUMMARY

This report contains various changes to the Proposed 1991-96 CIP that have been recommended by staff or suggested by the Joint Committee. The changes contained in this report reduce the Five-Year Capital Improvement Program by \$86.1 Million. This total includes reductions of \$95.7 Million and increases of \$9.6 Million.

The reductions come primarily from elimination of the Capital Accumulation Projects for Storm Drainage (\$60 Million) and Sewer (\$28.3 Million).

The increases are for South Natomas Facility Benefit Assessment Projects starting in 1992-93 (Year 2).

It is requested that the Committee recommend that the City Council adopt the changes in this report and approve the Proposed 1991-96 Capital Improvement Program.

BACKGROUND

The Capital Improvement Program has been reviewed by the Joint Committee over the past three months. During this time several changes have been requested by staff and Committee members. Below is a summary of these changes by fund. Table 1 provides a list of these changes by fund and individual projects.

Some of the changes have already been incorporated into the Capital Improvement Budget that is part of the Proposed Operating Budget (Schedule 4).

TABLE 1
Amendments to Proposed 1991-96 Capital Improvement Program
(In 000s)

CHANGES BY FUND

Fund	INCREASES/(DECREASES)					TOTAL
	1991-92	1992-93	1993-94	1994-95	1995-96	
Changes included in Proposed 1991-93 Operating Budget						
Marina	(65)	(34)	(59)	(64)	(71)	(293)
Sales Tax Maintenance	(1,033)	(763)	(801)	(841)	(883)	(4,321)
Solid Waste	0	(386)	(769)	(775)	(745)	(2,675)
Sewer	(1,966)	(2,536)	(5,892)	(7,966)	(9,966)	(28,326)
Drainage	(4,002)	(8,002)	(12,001)	(16,001)	(20,001)	(60,007)
Pocket Bridge		(33)	(12)			(45)
	(7,066)	(11,754)	(19,534)	(25,647)	(31,666)	(95,667)
Changes Requested by Committee						
Quimby	50					
SNFBA		700	1,900	980		3,580
Capital Grants			2,766	3,220		5,986
	50	700	4,666	4,200	0	9,616
TOTAL CHANGES	(7,016)	(11,054)	(14,868)	(21,447)	(31,666)	(86,051)

CHANGES BY PROJECT

Project Title	Number	INCREASES/(DECREASES)					TOTAL
		1991-92	1992-93	1993-94	1994-95	1995-96	
Changes included in Proposed 1991-93 Operating Budget							
Marina Restroom - North Basin	100I	(65)	30	35			0
Dock Facility Replacement	IA16		(54)	(74)	(54)	(61)	(243)
Harbor Dredging	IA11		(10)	(20)	(10)	(10)	(50)
91-93 Street Overlay Program	204R	(1,033)	(763)	(801)	(841)	(883)	(4,321)
Alternative Disposal System-Solid Waste	999Y	0	(386)	(769)	(775)	(745)	(2,675)
Capital Accumulation Account-Sewer	999X	(1,966)	(2,536)	(5,892)	(7,966)	(9,966)	(28,326)
Capital Accumulation Account-Drainage	999W	(4,002)	(8,002)	(12,001)	(16,001)	(20,001)	(60,007)
Pocket Area Bike and Pedestrian Bridges	TG96		(33)	(12)			(45)
		(7,066)	(11,754)	(19,534)	(25,647)	(31,666)	(95,667)
Changes Requested by Staff							
Franklin Blvd Widening	TF26	(1,895)					(1,895)
State Highway Program	TH11	1,895					1,895
		0	0	0	0	0	0
Changes Requested by Committee							
Youth Sports Fields	New	50					50
S. Natomas Fire Station	New		600	852			1,452
S. Natomas Community Center/Library	New			3,522	4,200		7,722
S. Natomas Bikeway System	New		100				100
Signal-San Juan/Truxel	New			116			116
Signal-Grdn Hwy/Truxel	New			176			176
		50	700	4,666	4,200	0	9,616
TOTAL CHANGES		(7,016)	(11,054)	(14,868)	(21,447)	(31,666)	(86,051)

Drainage and Sewer Funds

During the Budget hearings the Director of Public Works advised the Joint Committee that the State Regional Water Quality Control Board was going to provide a one-year extension to the City to prepare a detailed work plan to replace the combined sewer/storm drainage system.

The detailed work plan will provide the Council and the Board with information on the cost of replacing the system. After reviewing the City plan, the Board will provide direction to the City on the time line for completing this project.

When the cost and the schedule for this project are determined, staff will present a financing plan to the Council.

Since the City will be given a one-year extension to complete the planning for the Combined System, it is recommended that the Capital Accumulation Projects for both the Sewer and Drainage Funds be eliminated.

This reduction has already been incorporated into the Proposed 1991-93 Operating Budget.

Solid Waste Fund

Prior to completion of the Proposed CIP, the time line for implementing alternative disposal projects was unknown since the Environmental Impact Report (EIR) on Direct Haul was not approved by Council. A generic Alternative Disposal Project was included in the Proposed CIP in the event that a project was defined by the end of the Budget Hearings. A project has not been defined and staff requests that this project be withdrawn.

Staff will present a recommended alternative disposal system to Council as soon as negotiations are completed with the three companies that have submitted alternatives to the direct haul option.

This reduction has already been incorporated into the Proposed 1991-93 Operating Budget.

Measure A-Transportation Sales Tax Fund

The Proposed 1991-93 Operating Budget for the Street Division of Public Works includes the addition of 7.0 FTE to seal cracks on City streets. This maintenance program will be funded with the Measure A Funds that are designated street repairs. In order to fund this new staff, the CIP for Street Overlays must be reduced by \$1.0 Million in 1991-92 and \$763,000 in 1992-93. In the first year the reduction is greater in order to purchase start-up equipment for the crews.

Another change in this fund is to switch funding from the Franklin Blvd. Widening Project (TF26) to the State Highway Program (TH11) in 1991-92. In the current year, the City Council approved a switch of funding from the State Highway Program to the Franklin Blvd. Widening Project.

This adjustment will return the State Highway Program Project to its original funding level.

South Natomas Facility Benefit Assessment (FBA) Fund

The Proposed CIP included an issue statement on the status of the FBA Fund (Page 111). It was indicated that the projected revenue for the FBA was not being realized and that projects would have to be deferred until the assessments were paid to the City. This recommendation was based on development activity during the first 6 months of the fiscal year (July 1 - December 31, 1990).

Since the preparation of the Proposed CIP, development activity in South Natomas appears to be starting up again. While only \$20,000 in assessments have been collected during the past 4 months (bringing the total revenue this year to \$25,000), building permits that would generate \$600,000 in assessments are being processed by applicants. These revenues compare with original projections that over \$1.0 million would be collected at this time.

Based on the new development activity, staff recommends that some of the project be added to the five year CIP. These projects are listed on Table 1. Special attention will be given to refining the revenue projections and project schedules during the next year to include all the transportation projects in the FBA. Staff will include this as part of the midyear review.

Marina Fund

Staff recommends reductions to various capital projects in the Marina Fund in order to keep the rate increase at 9% for rental berths in 1991-92. The recommended reductions will phase the construction of a new rest room over two years, reduce the contributions to facility replacement and harbor dredging funds.

This reduction has already been incorporated into the Proposed 1991-93 Operating Budget.

Bridge Construction

A reduction in Year 2 (1992-93) and Year 3 (1993-94) are necessary due to a reduction in projected revenue for this fund. The revenue projections were completed after the release of the Proposed 1991-96 CIP and prior to the release of the Proposed 1991-93 Operating Budget.

This reduction has already been incorporated into the Proposed 1991-93 Operating Budget.

Community Center and Memorial Auditorium

Staff currently has a proposal before Council to finance the concurrent construction of the Memorial Auditorium Renovation and the Community/Convention Center Expansion Projects. This proposal involves an increase in the Transient Occupancy Tax and a Admissions Tax on events held in these two facilities.

The State is currently reviewing the use of various taxes (including an admissions tax) to balance the State Budget shortfall. Staff has asked Council to defer action on a financing plan for the two projects pending the outcome of the State Budget deliberations.

Quimby Fund

One of the Issue Statements contained in the Proposed CIP involved the shortage of youth sports fields. The Committee requested staff to develop more information on this subject and to develop strategies to increase the available fields. A new project is requested to be established in the amount of \$50,000 to prepare this study.

FINANCIAL DATA

The changes contained in this report reduce the Five-Year Capital Improvement Program by \$86.1 Million. This total includes reductions of \$95.7 Million and increases of \$9.6 Million.

The reductions come primarily from elimination of the Capital Accumulation Projects for Storm Drainage (\$60 Million) and Sewer (\$28.3 Million).

POLICY CONSIDERATIONS

In the background section of this report, explanations are provided for each of the changes. The Committee may direct staff to modify any of these recommended changes.

RECOMMENDATION

It is recommended that the Committee recommend that Council:

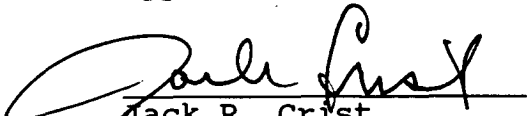
1. Amend the Proposed 1991-96 CIP to include the changes identified in Table 1, and
2. Adopt the Proposed 1991-96 CIP as amended.

Respectfully submitted,



Bill Farley
Sr. Management Analyst

Approved:



Jack R. Crist
Deputy City Manager

June 18, 1991
All Districts

BUDGET AND FINANCE/
TRANSPORTATION & COMMUNITY DEVELOPMENT COMMITTEES
AGENDA

June 25, 1991

1:00 P.M.

City Council Chambers
915 I Street
Sacramento, CA

1. Update on the State Budget by Ken Emanuels. (D-All)

RECOMMENDATION OF STAFF: COMMITTEE INFORMATION

2. Development of South Natomas Park (LG76). (D1)

- A. Resolution Authorizing the Transfer of Funds (\$160,000 Quimby Fund), Ratifying a Negative Declaration, and Approving the Plans and Authorizing Bidding of South Natomas Park (LG76)

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

3. Proposed Selection of Kimmel Construction/River City Co-housing - 5th and T Development. (D1)

- A. Agency Resolution Approving Predevelopment Agreement for Development of the Agency 5th and T Site.

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

4. Sale of Agency Owned Parcel on Grand Avenue. (D2)

- A. Agency Resolution Approving Sale of Portions of Assessor's Parcel No. 251-0061-016-0000 to Volunteers of America and Eugene Baber.

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

5. Acquisition of Residential Properties in a Portion of the Del Paso Heights Redevelopment Project Area. (D2)

A. Agency Resolution Approving Establishment of Just Compensation and Acquisition of Properties in Del Paso Heights for Residential Planned Unit Development Project

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

6. Approving \$20,000 Grant for "Friendship Park" Richards Boulevard Redevelopment Area. (D1)

A. Agency Resolution Approving Grant for "Friendship Park" Richards Boulevard Redevelopment Area.

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

7. Community Development Block Grant Funds for Saint John's Shelter for Facility Renovation. (D1)

A. Agency Resolution Approving St. John's Shelter for Women and Children Facility Renovation Grant.

B. City Resolution Approving St. John's Shelter for Women and Children Facility Renovation Grant.

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

8. Hazardous Substances Control - Southern Pacific Railyards and Status Update - Land Use Planning Coordination with Environmental Process. (D1)

A. Agency Resolution Approving Toxic Remediation for the Southern Pacific Railyard.

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

9. City Policy on Light Rail Extension to Richards Boulevard, Construction of Intermodal Station, and Direction to Pursue Local, State and Federal and Private Funding Sources Including Public/Private Partnership. (D-All)

A. City Resolution Approving Policy Determination Regarding Priorities for Light Rail Transit Extensions and Associated Transit Improvement within the City of Sacramento.

- B. Agency Resolution Approving Policy Determination Regarding Priorities for Light Rail Transit Extensions and Associated Transit Improvement within the City of Sacramento.
- C. City Resolution Approving Policy Determination Regarding Highway Improvements Within the Central City Business District and the Richards Boulevard Redevelopment Project Area.
- D. Agency Resolution Approving Policy Determination Regarding Highway Improvements Within the Central City Business District and the Richards Boulevard Redevelopment Project Area.

RECOMMENDATION OF STAFF: RECOMMEND APPROVAL AND FORWARD TO COUNCIL

COMMITTEE MEMBERS: Mueller (Chair), Chinn, Fargo, Ferris, Kastanis, Pane, Robie, Serna

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1. Update on the State Budget by Ken Emanuels. (D-All)

THIS WILL BE A VERBAL PRESENTATION BY KEN EMANUELS. THERE IS NO WRITTEN MATERIAL.



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**DEPARTMENT OF PARKS
AND COMMUNITY SERVICES**

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
SUITE 400
SACRAMENTO, CA
95814-2977

ROBERT P. THOMAS
DIRECTOR

G. ERLING LINGGI
ASSISTANT DIRECTOR

WALTER S. UEDA
DEPUTY DIRECTOR

June 25, 1991

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FAX 916-449-8584

DIVISIONS:
GOLF
CROCKER ART MUSEUM
HISTORY AND SCIENCE
METROPOLITAN ARTS
SACRAMENTO ZOO
PARKS AND RECREATION
• NORTH
• SOUTH
• CITY-WIDE

Budget and Finance/Transportation
and Community Development Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Development of South Natomas Park (LG76)

SUMMARY

This report provides information regarding the status of the development of the South Natomas Park site. Further, this report recommends that the City Council by resolution: 1) approve a transfer of appropriations of \$160,000 in Quimby funds from the Bannon Creek Parkway project (LB86) to the South Natomas Park project (LG76); and 2) approve the plans and specifications, and authorize the City Clerk to advertise bidding of the construction contract for the first phase development of South Natomas Park.

BACKGROUND INFORMATION

South Natomas Park is a 6.15 acre park located in the South Natomas area of Sacramento, at the intersection of Cloudview Drive and Roma Court. The park is adjacent to Jefferson Elementary School owned by the Natomas Union School District, and the Bannon Creek Parkway, a one mile nature area with bike trail.

The development of the South Natomas Park site consists of three distinct phases to be installed under three separate contracts: 1) The first phase of development, "South Natomas Park," includes landscaping of the entire site, concrete walks, a picnic area, a bicycle rest stop, and installation of a seating plaza and concrete curb edging around the children's play area; 2) the second phase, "South Natomas Park Play Equipment," consists of the installation of the children's play equipment within the play area; and 3) the third phase, "South Natomas Park Restroom," consists of the installation of a two room restroom building. All proposed improvements are in accordance with the approved 1991 South Natomas Park Master Plan (see Attachment A).

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The play equipment is scheduled to be installed under its own separate contract ("South Natomas Park Play Equipment") in response to a proposal from a South Natomas Community group, "Child's Play Natomas" (CPN). The CPN proposal, now being finalized, calls for the play equipment in South Natomas Park to be designed and constructed by the South Natomas community under the guidance of architect Robert Leathers. This proposal will be presented to Council for review and approval in a separate report. Construction/installation of the play equipment is tentatively scheduled for early November.

The restroom will also be installed under its own separate contract, "South Natomas Park Restroom." Design is tentatively set for Spring 1992, with construction in Fall 1992. The restroom proposal will be presented to Council for review and approval next year upon completion of the construction documents.

The \$160,000 in Quimby funds recommended for transfer to South Natomas Park is the balance of the estimated money needed to complete all three development phases. The recommendation that City Council approve plans and specifications, and authorize advertisement of the construction contract for bidding, applies only to the first phase of development, "South Natomas Park."

FINANCIAL DATA

The City Council approved an appropriation of \$345,000 for the entire South Natomas Park project in the FY 1989-90 Department of Parks and Community Services Capital Improvement Program. However, additional funds are needed to complete all phases of the project.

A transfer of an additional \$160,000 from Quimby funds, for a total project budget of \$505,000, is needed in order to meet the City overall project cost estimate and to obtain bids on the project. Of the additional \$160,000, \$20,000 is for first phase, "South Natomas Park" development; \$40,000 is for second phase, "South Natomas Park Play Equipment" development; and \$100,000 is for third phase, "South Natomas Park Restroom" development.

The transfer of Quimby funds is to be from the Bannon Creek Parkway project (LB86). This funding surplus is the result of a favorable bidding climate (with low bid well under the development budget), and the receipt of supplemental State Grant monies.

The following table summarizes the financial data:

CURRENT FUNDING	\$345,000
SOUTH NATOMAS PARK DEVELOPMENT COST ESTIMATE	
First phase development, "South Natomas Park"	\$365,000
Second phase, "South Natomas Park Play Equipment"	\$40,000
Third phase, "South Natomas Park Restroom"	<u>\$100,000</u>
TOTAL PARK DEVELOPMENT COSTS:	\$505,000
DEVELOPMENT SHORTFALL (QUIMBY FUNDS TRANSFER)	\$160,000

June 25, 1991

POLICY CONSIDERATIONS

Allocation and expenditure of Quimby Funds to this project is consistent with guidelines and policy directing use of Quimby Funds.

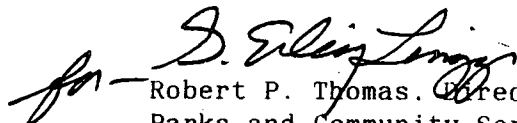
MBE/WBE EFFORTS

Every effort is made to support the City's MBE/WBE goals.

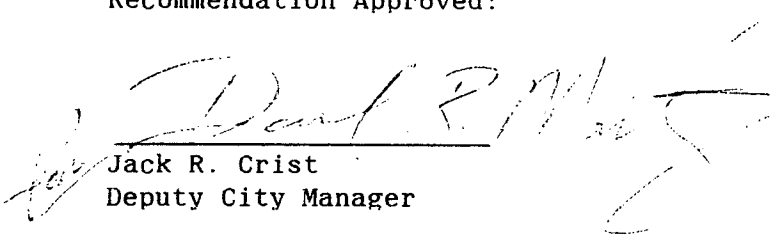
RECOMMENDATION

It is recommended that the Budget and Finance Committee approve this report and forward it to the full City Council for action. Further, it is recommended that the City Council, by resolution: (1) approve a transfer of appropriations of \$160,000 in Quimby funds from the Bannon Creek Parkway project (LB86) to the South Natomas Park project (LG76); and 2) approve the plans and specifications, and authorize the City Clerk to advertise the construction contract for the first phase development of South Natomas Park.

Respectfully submitted,


Robert P. Thomas, Director
Parks and Community Services

Recommendation Approved:


Jack R. Crist
Deputy City Manager

RPT:ja

June 25, 1991
District One

Contact Person: Walt Ueda, Deputy Director, 499-5385

K:Council/MMRSNat3

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AUTHORIZING THE TRANSFER OF FUNDS,
RATIFYING A NEGATIVE DECLARATION, AND
APPROVING THE PLANS AND AUTHORIZING
BIDDING OF SOUTH NATOMAS PARK (LG76)

WHEREAS, there exists a funding surplus in the Bannon Creek Parkway project (LB86) and a funding shortfall in the adjacent South Natomas Park project (LG76); and

WHEREAS, the construction document for the development of South Natomas Park have been completed;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the FY 1990-91 City Capital Improvement Program budget is hereby amended by transferring \$160,000 from the Bannon Creek Parkway project Quimby Fund (710-500-LB86-4820) to the South Natomas Park Project (LG76) as follows:

710-500-LG76-4820	\$111,250
710-500-LG76-4831	16,690
710-500-LG76-4826	11,125
710-500-LG76-4848	8,900
710-500-LG76-4880	6,675
710-500-LG76-4881	2,225
710-500-LG76-4860	<u>3,135</u>
TOTAL:	\$160,000

2. The plans and specifications for the first phase development of South Natomas Park are hereby approved.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(H)

3. The City Clerk is authorized to advertise the bidding of the construction contract for the first phase development of South Natomas Park.

MAYOR

ATTEST:

CITY CLERK

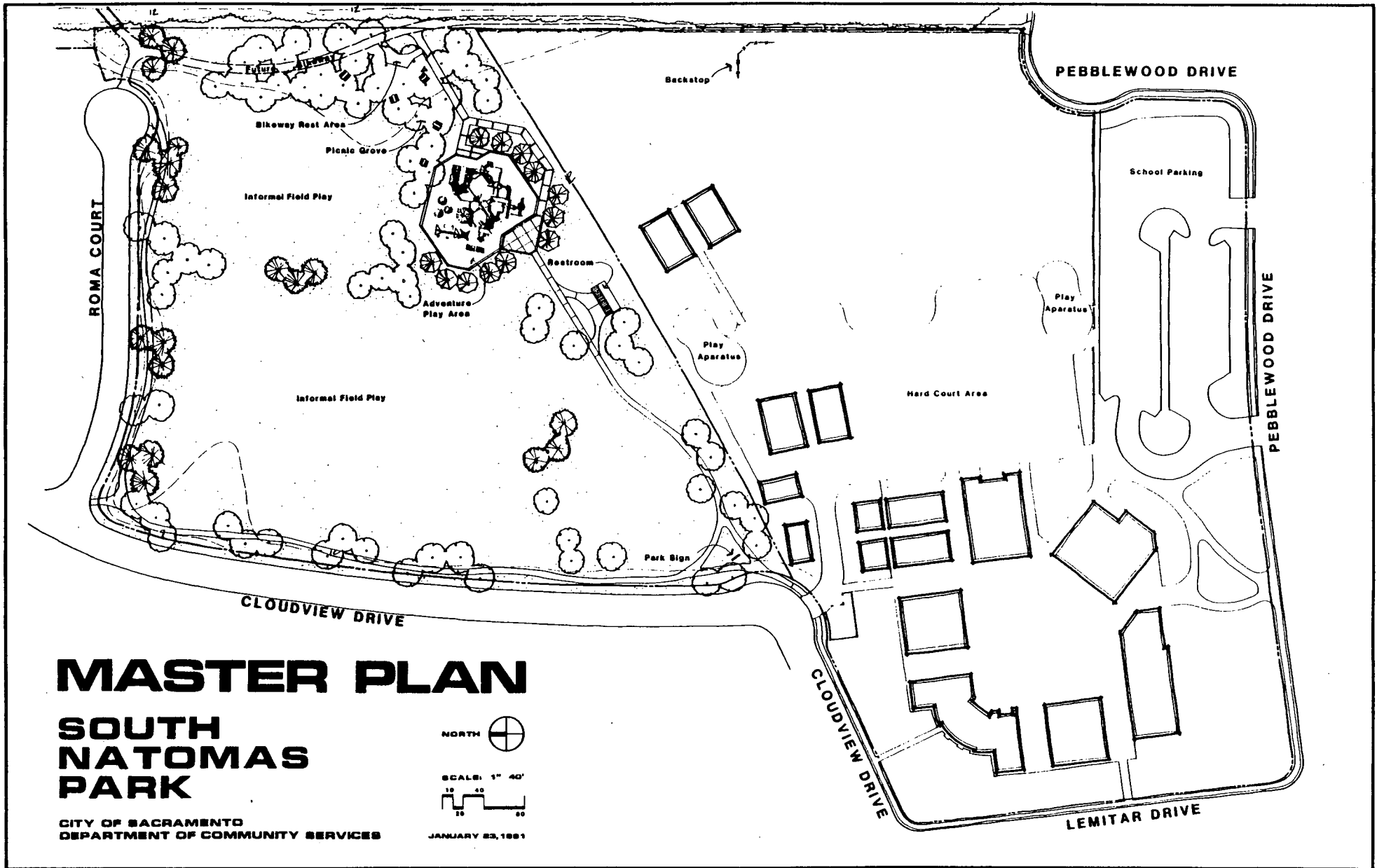
FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

(5)


ATTACHMENT A



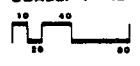
MASTER PLAN

SOUTH NATOMAS PARK

CITY OF SACRAMENTO
DEPARTMENT OF COMMUNITY SERVICES

NORTH 

SCALE: 1" = 40'



JANUARY 23, 1991

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