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DEPARTMENT OF PARKS
AND COMMUNITY SERVICES

ROBERT P. THOMAS
DIRECTOR

G. ERLING LINGGI
ASSISTANT DIRECTOR

WALTER S. UEDA
DEPUTY DIRECTOR

CITY OF SACRAMENTO
CALIFORNIA

APPROVED
BY THE CITY COUNCIL

MAY 1 1990

OFFICE OF THE
CITY CLERK

April 26, 1990

1231 I STREET
SUITE 400
SACRAMENTO, CA
95814-2977

916-449-5200
FAX 916-449-8584

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

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Meadowview Community Center

SUMMARY

This report provides information relating to the proposed Meadowview Community Center. This report: (1) requests authorization to reject all proposals relating to the option to purchase land on which the new Meadowview Community Center will be constructed, and (2) requests that the City Council authorize staff to negotiate to purchase land on which the new Meadowview Community Center will be constructed with Farmer's Market, South Sacramento, Inc.; the estate of Walter Fong and Edward F. Wong.

JOINT COMMITTEE ACTION

The attached report will be reviewed by the joint Budget and Finance/ Transportation and Community Development Committee at their meeting of May 1, 1990. Results of that meeting will be presented orally to the City Council.

RECOMMENDATION

It is recommended that the Council, by resolution: (1) authorize the rejection of all proposals relating to the option to purchase land on which the new Meadowview Community Center will be constructed; and (2) requests that the City Council authorize staff to negotiate to purchase land on which the new


Meadowview Community Center will be constructed with Farmers Market, South Sacramento, Inc.; the estate of Walter Fong and Edward F. Wong.

Respectfully submitted,




Marie Dixon, Manager
Parks and Recreation South

Recommendation Approved:



Walter J. Slipe
City Manager

Approved:



Robert P. Thomas, Director
Parks and Community Services

RPT:ja

May 1, 1990
Districts 7 & 8

Contact Person: Marie Dixon, Manager, Parks and Recreation South - 449-5579

APPROVED
BY THE CITY COUNCIL

MAY 1 1990

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 90-338

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

RESOLUTION AUTHORIZING THE REJECTION OF ALL PROPOSALS RELATING TO THE OPTION TO PURCHASE A SITE ON WHICH THE NEW MEADOWVIEW COMMUNITY CENTER WILL BE CONSTRUCTED AND NOTICING OF THE CITY'S INTENT TO NEGOTIATE AN OPTION TO PURCHASE A SITE ON WHICH THE NEW MEADOWVIEW COMMUNITY CENTER WILL BE CONSTRUCTED WITH FARMER'S MARKET, SOUTH SACRAMENTO, INC., THE ESTATE OF WALTER FONG AND EDWARD F. WONG

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

1. That the rejection of all proposals relating to the purchase of a site on which the new Meadowview Community Center will be constructed is in the best interests of the City.
2. That the City Council hereby authorizes staff to negotiate the option to purchase a site on which the new Meadowview Community Center will be constructed with Farmer's Market, South Sacramento; the estate of Walter Fong and Edward F. Wong for 12.85 acres located on the northeast corner of 24th Street and Meadowview Road.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



**DEPARTMENT OF PARKS
AND COMMUNITY SERVICES**

ROBERT P. THOMAS
DIRECTOR

G. ERLING LINGGI
ASSISTANT DIRECTOR

WALTER S. UEDA
DEPUTY DIRECTOR

CITY OF SACRAMENTO
CALIFORNIA

April 20, 1990

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• NORTH
• SOUTH
• CITY-WIDE

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

Honorable Members in Session:

SUBJECT: Meadowview Community Center

SUMMARY

This report provides information relating to the proposed Meadowview Community Center. This report: (1) requests authorization to reject all proposals relating to the option to purchase land on which the new Meadowview Community Center will be constructed, and (2) requests that the City Council authorize staff to negotiate to purchase land on which the new Meadowview Community Center will be constructed with Farmer's Market. South Sacramento, Inc.: the estate of Walter Fong and Edward F. Wong.

BACKGROUND INFORMATION

The construction of a Meadowview Community Center was included in the approved 1988-93 Capital Improvement Program Budget by the City Council.

In October 1988, a fifteen-member Meadowview Citizens Committee was established to assist the Department of Parks and Community Services with the Meadowview Community Center Project. This committee, selected by people living in the Meadowview area, is representative of the various geographical, ethnic, economic, and civic interests of that community. To date, the committee has developed criteria for site identification, developed a ranking procedure and identified twelve potential sites in the Meadowview area (bounded by Florin Road on the north, Sacramento City limits on the south, Franklin Boulevard on the east, and Freeport Boulevard on the west, Exhibit A). City Council approved the criteria and ranking procedure in May 1989 (Exhibit B).

The Department of Parks and Community Services prepared a request for proposals in the form of an option to purchase a site in the Meadowview area for the purpose of constructing the new Meadowview Community Center. Proposals were to take the form of an offer to sell to the City a specific site of at least five acres for a specified amount as well as a one year option to purchase. The advantages of soliciting a potential site in this manner were that it encourages a competitive process rather than one where the City loses its leverage, it obtains the best possible site for available funding and legally binds the conditions of sale including sale price.

Following City Council authorization on February 6, 1990, request for proposals were mailed directly to the owners of the twelve potential sites identified by the Meadowview Citizens Committee as well as to commercial brokers in the area. In addition, an advertisement was placed in the major local daily newspaper.

The Department of Parks and Community Services received three proposals. One, from Bob A. Montgomery and Partners, was for five acres at that point where Manorcrest Way dead ends. Given that this site is zoned R-1, and is located in close proximity to single family homes in an exclusively residential area with poor access to/from public transportation, this proposal does not meet the site criteria.

The second proposal from Joseph Mohamed, Sr. is for a four acre site located on 2700 Meadowview Road. This site currently contains a 57,000 square foot building formerly used for state offices which has been vacant for the past 18 years. Staff including the Deputy Director, Parks and Recreation South Manager, Facility Manager, and Supervising Architect visited this building and determined that this building would not be usable as a future community center given the massive asbestos clean-up required, total inadequacy of the electrical and mechanical systems, roofing, and parking lot. The cost to renovate this structure, given the need for near demolition, would far exceed the cost of constructing a new facility. As such, this proposal does not meet the City's needs.

The third proposal was submitted by Edward Wong on behalf of Farmers Market, South Sacramento, Inc., Walter Fong and Edward Wong for 12.85 acres located on the northeast corner of 24th Street and Meadowview Road. This site meets the criteria and ranking procedure as approved by City Council in May 1989 and was the number one ranked potential site identified by the Meadowview Citizens Committee. However, the option price exceeded the appraised value of the property. Mr. Wong has indicated a willingness to negotiate an acceptable agreement.

Staff including the Deputy Director, Parks and Recreation South Manager, and a representative from the Resource Development and Management Section is unanimous in recommending that all proposals be rejected and that authorization be given to negotiate to purchase land on which the new Meadowview Community Center will be constructed with Edward Wong and Partners. The Meadowview Community Citizens Committee concurs with this recommendation.

FINANCIAL DATA

The purchase price will be negotiated and staff will return to Council for approval of a final agreement. Funding of \$200,000 for the site purchase was included in the 1989 Certificates of Participation issue. Additional funding needed for completion of the project will be included in future debt obligations.

POLICY CONSIDERATIONS

As funding for site acquisition diminishes and land prices escalate, the use of the negotiating process that allows most efficient use of available City funding best serves the community and is consistent with Council policy.

MBE/WBE EFFORTS

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

RECOMMENDATION

It is recommended that the Joint Budget and Finance/Transportation and Community Development Committees approve this report and refer it to the full City Council for action. Further, it is recommended that the Council, by resolution: (1) authorize the rejection of all proposals relating to the option to purchase land on which the new Meadowview Community Center will be constructed; and (2) requests that the City Council authorize staff to negotiate to purchase land on which the new Meadowview Community Center will be constructed with Farmers Market, South Sacramento, Inc.; the estate of Walter Fong and Edward F. Wong.

Respectfully submitted,

Marie Dixon/jsa

Marie Dixon, Manager
Parks and Recreation South

Recommendation Approved:

Solon Wisham Jr.
Solon Wisham, Jr.
Assistant City Manager

Approved:

G. Euling Tinger
Robert P. Thomas, Director
Parks and Community Services

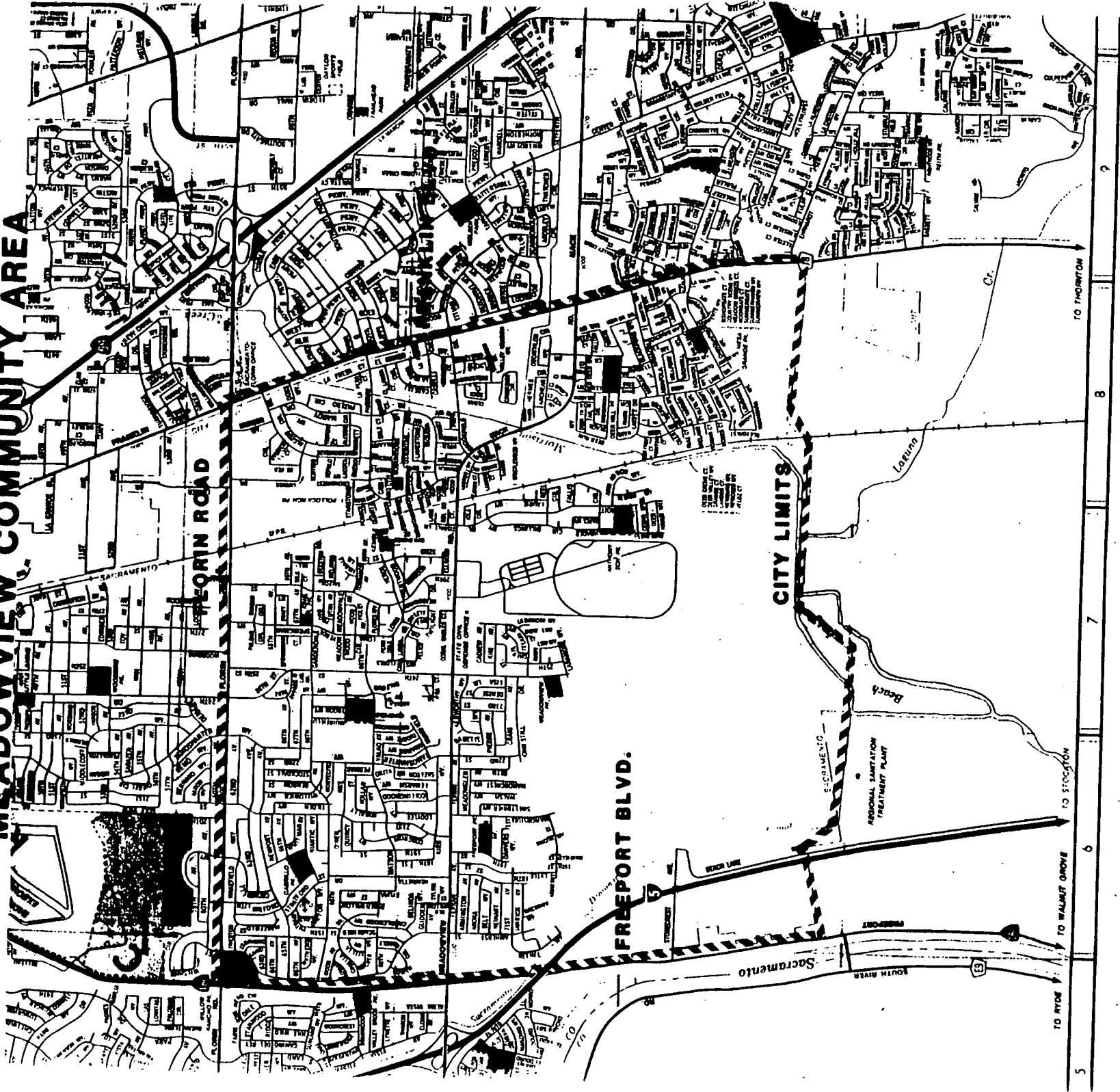
RPT:ja

May 1, 1990
Districts 7 & 8

Contact Person: Marie Dixon, Manager, Parks and Recreation South - 449-5579

Exhibit A

MEADOWVIEW COMMUNITY AREA



MEADOWVIEW COMMUNITY CENTER - SITE SELECTION
CRITERIA AND RANKING PROCEDURE

The following procedures and criteria are to be used in the rating of potential sites as the location for the Meadowview Community Center. The final ranking of the sites by the Advisory Committee becomes the basis by which the City Council makes the final decision assuming cost and environmental factors are basically the same.

RANKING PROCEDURES:

1. Each Advisory Committee member will rank each identified site separately.
2. Using a scale of 1 (low) to 10 (high) each member will rate each site by each criteria based on the members assessment of the importance of that criteria. Total scores will range from 9 - 90 for each site for each Committee Member.
3. The sum of each ranking for each site will be added providing an overall committee ranking for that site.
4. The sites will be placed in order of total score and this becomes the recommended list to the City Council for their consideration.

The top three-four ranked sites will be subject to an Environmental Impact Report and the findings of this report and the cost of purchasing the site will become additional factors in the final site selection by the Council.

SITE CRITERIA:

1. The site is centrally located within the community.
2. The site has good access to/from public transportation.
3. The site is located on, or adjacent to, other public or public access facilities.
4. The site is on a major street.
5. The site is easily accessible/identifiable from all parts of the Meadowview Community.
6. The site is of sufficient size and configuration for current and future needs.
7. The site has the potential for a positive social impact on the community.
8. The site has the potential for a positive economic impact on the community.
9. The site has no known significant infra-structure and/or environmental problems.