



CITY OF SACRAMENTO

CITY MANAGER'S OFFICE
RECEIVED
SEP 15 1982

DEPARTMENT OF ENGINEERING
915 I STREET
CITY HALL ROOM 207
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5281

J.F. VAROZZA
CITY ENGINEER
M.H. JOHNSON
ASSISTANT CITY ENGINEER

September 21, 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Granting Additional Extension of Time for Construction of City Streets and Utilities on Approved and Recorded Subdivision Maps

SUMMARY:

This report is submitted for clarification on the original City staff recommendation and Councilman Connelly's motion regarding time extension for the construction of public improvements on recorded subdivision maps.

BACKGROUND:

When a final subdivision is approved by the City Council, the developer is required to pay all City fees, taxes and assessments. They must also enter into an agreement and provide the necessary securities (bonds, etc.) guaranteeing to install improvements (streets, water, sewer, street lights, etc.) required by Chapter 40 of the City Code. This agreement normally requires that the improvements be installed within a 1-year period.

By past practice, the City has routinely granted one (1) year extensions. These extensions normally provided ample time for developer performance, except during the past year.

Recently, the City staff recommended that those subdivisions that previously received a 1-year time extension be granted an additional 2-year extension with the provision that they be subject to the in-lieu park fees. These fees would be payable at the completion of subdivision improvements. A total of four (4) years would be available under this policy. By comparison, the alternative offered by Councilman Connelly's motion would provide a three (3) year period. Exhibit A provides a detailed comparison of the two proposals. Exhibit B provides a list of the various subdivisions requiring time extensions and compares the staff recommendation with Councilman Connelly's motion.

FINANCIAL:

Using a rate of \$500 to \$1,000 per lot the subdivisions included in Exhibit B could generate \$750,000 to \$1,500,000 in park fees.

APPROVED
BY THE CITY COUNCIL

SEP 21 1982

OFFICE OF THE
CITY CLERK

RECOMMENDATION:

The original staff proposal described herein is recommended.

Respectfully submitted,

J. F. Varozza
J. F. VAROZZA
City Engineer

Recommendation Approved:

Walter J. Slips
Walter J. Slips, City Manager

JFV/hma

cc: Paul Stewart
Irv Moraes

EXHIBIT A

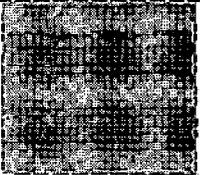
A COMPARISON OF THE TWO PROPOSALS

STAFF RECOMMENDATION

FINAL MAP & AGREEMENT APPROVED BY COUNCIL	ORIGINAL 1-YEAR COMPLETION DATE	1-YEAR EXTENSION WITH NO PARK FEE	ADDITIONAL 2-YEAR EXTENSION ALLOWED WITH PAYMENT OF PARK FEE UPON COMPLETION OF IMPROVEMENTS	
	YEAR 1	YEAR 2	YEAR 3	YEAR 4

CONNELLY MOTION

FINAL MAP & AGREEMENT APPROVED BY COUNCIL	ORIGINAL 1-YEAR COMPLETION DATE	2-YEAR EXTENSION TO ORIGINAL COMPLETION DATE ALLOWED WITH NO PARK FEES IMPOSED		
	YEAR 1	YEAR 2	YEAR 3	YEAR 4



= PERIOD WHEN PARK FEES ARE NOT IMPOSED.

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Exhibit B

SUMMARY OF FINAL DATE FOR COMPLETION BASED
ON STAFF RECOMMENDATION AND THE MOTION BEFORE THE
COUNCIL SUBMITTED BY COUNCILMAN CONNELLY

<u>STAFF RECOMMENDATION</u>				<u>CONNELLY'S MOTION</u>	
SUBDIVISION NAMES	ORIGINAL COMPLETION DATE	CURRENT EXTENDED DATE WITH NO PARK FEES	PROPOSED ADDITIONAL 2-YEAR EXTENSION WITH PAYMENT OF PARK FEES	ORIGINAL COMPLETION DATE	2-YEAR EXTENSION FROM ORIGINAL COMPLETION DATE WITH NO PARK FEES
Sunset Meadows No. 2A	5-01-81	NONE	5-01-84	5-01-81	5-01-83
Village Park No. 3	9-24-80	9-24-81	9-24-83	9-24-80	9-24-82
Woodbridge No. 7	12-01-80	6-01-83	12-01-83	12-01-80	12-01-82
Del Verde No. 3	3-04-81	3-04-82	3-04-84	3-04-81	3-04-83
Valley Hi No. 22	5-01-81	5-01-82	5-01-84	5-01-81	5-01-83
Deerfield No. 3	8-01-82	NONE	8-01-85	8-01-82	8-01-84
Windwood No. 4	10-01-82	NONE	10-01-85	10-01-82	10-01-84
Larchmont Valley Hi No. 13A	1-15-82	1-15-83	1-15-85	1-15-82	1-15-84
Larchmont Valley Hi No. 14	1-15-82	1-15-83	1-15-85	1-05-82	1-15-84
Meadow Wood No. 3	4-01-82	4-01-83	4-01-85	4-01-82	4-01-84
		PROPOSED 1-YEAR EXTENSION WITH NO PARK FEE	ADDITIONAL 2-YEAR EXTENSION IF NECESSARY WITH PAYMENT OF PARK FEE		
Florin Vista No. 2	10-01-82	10-01-83	10-01-85	10-01-82	10-01-84
Lemon Hill Manor No. 2	7-01-82	7-01-83	7-01-85	7-01-82	7-01-84
Frates Ranch No. 4	* 5-01-83	5-01-83	5-01-85	* 5-01-83	5-01-85
Frates Ranch No. 5	* 5-15-83	5-15-83	5-15-85	* 5-15-83	5-15-85
Frates Ranch No. 6	* 5-15-83	5-15-83	5-15-85	* 5-15-83	5-15-85
Frates Ranch No. 7	* 5-15-83	5-15-83	5-15-85	* 5-15-83	5-15-85
Lake Crest Village No. 5	9-15-82	9-15-83	9-15-85	9-15-82	5-15-84

*Originally 2 years to complete rather than 1 year



CITY OF SACRAMENTO

DEPARTMENT OF ENGINEERING

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J.F. VAROZZA
CITY ENGINEER
M.H. JOHNSON
ASSISTANT CITY ENGINEER

By the City Council
Office of the City Clerk

Cont 40

8-31-82

AUG 10 1982

FILED
August 6, 1982
By the City Council
Office of the City Clerk

Cont 40

9-21-82

AUG 31 1982

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Granting Additional Extensions of Time for Construction of City Streets and Utilities on Approved and Recorded Subdivision Maps

SUMMARY:

This report recommends the granting of a 1-year extension with no Quimby Act fee requirement and the granting of a further 2-year extension with the Quimby Act fee payable upon completion of the subdivision improvements.

BACKGROUND:

The City Council, at their meeting of July 20, 1982, received a report regarding granting of additional extensions of time for the construction of street and utilities on recorded subdivision maps. The Sacramento Building Industry Association (BIA) requested an extension of time so they could meet with City staff and their members for further review of this problem. City staff subsequently did meet with the staff of the BIA and some of its members to explore alternatives to the recommendations contained in the original report. After that meeting and subsequent communications between the two staffs, an agreement was reached that could be presented to the City Council with support of the City staff and the BIA. The members of the BIA were concerned that upon granting an extension of time the City would require the payment of the Quimby Act fees even though actual construction of the subdivision might be some months away. After discussions the City staff agreed to the following:

- 1) A 1-year extension would be granted for any subdivision, as has previously occurred, without any payment of the Quimby Act fee. This has been the past policy.
- 2) An additional 2-year extension would be made with the subdivision agreement reflecting that upon completion of the improvements and acceptance of those improvements by the City, the developer would pay the appropriate Quimby Act fee.

It was emphasized in our conversation with the BIA that the most critical thing that must happen before expiration of the 2-year extension period is the completion of the improvements not the beginning of construction. They have assured the City staff that they and their members understand this point.

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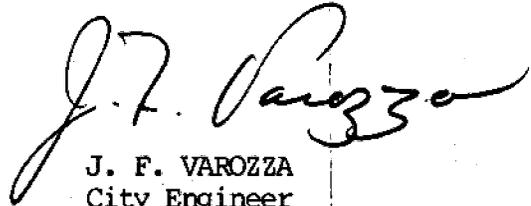
FINANCIAL:

The park fees that could be generated from these extensions at the rate of between \$500 to \$1,000 per lot could generate approximately \$750,000 to \$1,500,000 just for those subdivisions included in Exhibit A.

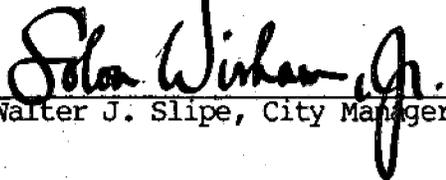
RECOMMENDATION:

It is recommended that the City Council approve the policy of a 1-year extension without any requirement of the payment of the Quimby Act fee and approve a further 2-year extension, if requested, with the appropriate Quimby Act fees paid at the time of completion and acceptance of the public improvements and that no subdivision receive more than three years of time extensions.

Respectfully submitted,


J. F. VAROZZA
City Engineer

Recommendation Approved:


For: Walter J. Slupe, City Manager

JFV/hma

cc: Paul Stewart
Irv Moraes

August 10, 1982
All Districts

25 (50)
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CITY OF SACRAMENTO

July 20th, 1982

CITY MANAGER'S OFFICE
RECEIVED
JUL 13 1982

REAL ESTATE AND STREET ASSESSMENTS DIVISION
915 I STREET
CITY HALL ROOM 207

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5626

IRVIN E. MORAES
REAL ESTATE SUPERVISOR

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Granting Additional Extensions of Time for Construction of City Streets and Utilities on Approved and Recorded Subdivision Maps

SUMMARY

The attached Report presents various alternatives relating to the granting or not granting of extensions of time for construction of improvements required for recorded subdivision maps.

This report was reviewed by the Budget and Finance Committee on June 22nd, 1982 with the following recommendation that those subdivisions requesting a second extension of time be required to comply with our new Ordinance relating to Park Fees (Quimby Act) by the payment of the Park Fees prior to any granting of a time extension.

BACKGROUND INFORMATION

On June 22nd, 1982, the Budget and Finance Committee reviewed the attached Report and passed a motion by a vote of 2 ayes and 2 noes that any extension of time for construction of improvements on recorded subdivision maps be as follows:

1. That subdivisions that have not received a prior time extension be granted an extension for one year without being required to pay park fees due under our existing Quimby Act Ordinance.
2. That subdivisions that have received an extension of time and whose owners are asking for a second one or whose time for completing the necessary improvements has expired be granted an extension of time with the condition that they pay the required park fee prior to any extension of time being granted.

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The committee was split 2 and 2 as to whether the park fee should be imposed at the second extension of time or even imposed at all. It was finally resolved by the adoption of a motion that the park fee be imposed as a condition for giving a second extension of time to install improvements.

On Exhibit A of the Report there are three subdivisions listed - Valley Hi Unit Nos. 22, 15 and 33, two of which have been reverted to acreage at the request of the developer. They are Valley Hi Unit Nos. 15 and 33. The Resolution of Intention for said reversion to acreage was adopted by Council on June 22nd, 1982 with a hearing held on July 13th, 1982. The third subdivision, Valley Hi Unit No. 22, Resolution of Intention for the reversion to acreage will be processed shortly, at the developers request. For additional background information, refer to the Report submitted to the Budget and Finance Committee.

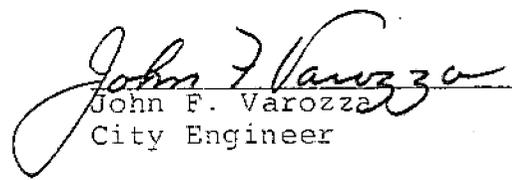
FINANCIAL DATA

Imposing the condition that park fees be paid prior to the granting of a second extension of time will generate in excess of \$500,000.00 for park development and acquisition.

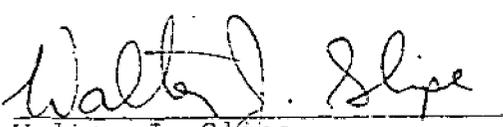
RECOMMENDATION

Normally, staff would recommend that the developer be granted an extension of time but due to the uncertainty of the building industry, staff feels that it will not turn around in one year. Therefore, it is staff recommendation that those subdivisions that have already received one extension of time not be granted a second extension and those subdivisions asking for their first time extension be granted a one year extension.

Respectfully submitted,


John F. Varozza
City Engineer

Recommendation Approved


Walter J. Slupe
City Manager

JFV:IEM:bb
Attachments

July 20th, 1982

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The committee was split 2 and 2 as to whether the park fee should be imposed at the second extension of time or even imposed at all. It was finally resolved by the adoption of a motion that the park fee be imposed as a condition for giving a second extension of time to install improvements.

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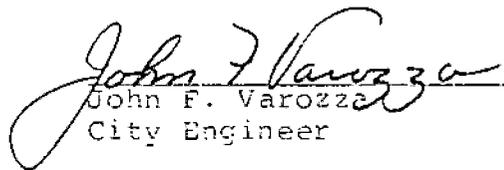
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Respectfully submitted,


John F. Varozza
City Engineer

Recommendation Approved


Walter J. Slips
City Manager

JFV:IEM:bb
Attachments

July 20th, 1982

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June 22nd, 1982

Budget and Finance Committee
Sacramento, California

SUBJECT: Granting Additional Extensions of Time for Construction
of City Streets and Utilities on Approved and Recorded
Subdivision Maps

SUMMARY

This Report presents various alternatives relating to the granting or not granting of extensions of time for construction of improvements in recorded subdivisions.

BACKGROUND INFORMATION

Approximately one year ago, the Engineering Department received requests from several developers for extensions of time on the completion date to install City improvements required by the approval and recording of various subdivision maps (see attached Exhibit A).

Rather than present these requests to the Council on an individual basis, a Resolution was passed by Council on April 21st, 1981 authorizing the City Engineer to grant up to one year extensions of time for the various subdivisions.

All of the requests cited the reason for the request for additional time was the than present economic nature of the building industry and felt that it would change in the coming year.

The economic picture has not changed and we are rapidly approaching the construction season. We are sure that the developers will again be requesting more extensions of time.

There are also additional subdivision agreements that we have not given an extension of time that call for improvements to be installed this construction season.

This will leave the City with various alternatives:

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1. Grant the extensions of time requested
2. Require the developer to honor the existing agreement to construct the improvements
3. If the developer refuses to construct the improvements, the City could take one of the following two actions:
 - a. Make a demand on the security posted with the City at the time the agreement was approved and install the improvements with the funds received under a City contract
 - b. Prepare and record a Reversion to Acreage Map removing the subdivision from City and County rolls.

Alternative 1 is not the best solution since there is no guarantee that the housing market will change between now and next year.

Alternative 2 would assure that the improvements will be installed within the prescribed time.

Alternative 3a is the same as Alternative 2.

Alternative 3b would return the subdivision to acreage and require the developers to resubmit their subdivision maps for future filing. If this reversion were done, future subdivision filings would come under our new Ordinance relating to the Quimby Act (Park Fee) whereby they would be required to pay said fee prior to approval of the final subdivision map. The subdivisions in question represent 1,520 lots (303.07 acres) and could generate approximately \$675,000.00 for Park acquisition and development if developers are required to re-submit maps due to a reversion to acreage.

RECOMMENDATION

Normally, staff would recommend that the developer be granted an extension of time but due to the uncertainty of the building industry, staff feels that it will not turn around in one year. Therefore, it is staff recommendation that those subdivisions that have already received one extension of time not be granted a second extension and those subdivisions asking for their first time extension be granted a one year extension.

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requested by
Sacramento Building
Industry Association

7/27/82

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EXHIBIT A

R.O.I. No.	Subdivision	Owner <i>PUBLIN, CA</i>	Acres	No. of Lots	Original Completion Date	Time Extended To
4993	Sunset Meadows No. 2A	Kaufman & Broad	13.62	67	5/1/81	None
4895	Village Park Unit #3 ✓	Albert U. Seeno Co.	16.83	122	9/24/80	9/24/81
4865	Woodbridge Unit #7 ✓	Morrison Homes	39.97	158	12/1/80	6/1/83
5016	Del Verde Unit #3 ✓	J & L Properties	25.61	132	3/4/81	3/4/82
*4988	Valley Hi Unit #22 ✓	Feature Homes, Inc.	21.67	115	5/1/81	6/1/82
*5060	Valley Hi Unit #15 ✓	Feature Homes, Inc.	22.43	112	5/1/81	6/1/82
*4950	Valley Hi Unit #33 ✓	Feature Homes, Inc.	25.81	125	5/15/81	6/15/82
5042	Deerfield Unit #3 ✓	Citation Builders	33.55	172	8/1/82	None
5071	Windwood Unit #4 ✓	Citation Builders	20.30	103	10/1/82	None
5028	Larchmont Valley Hi Unit #13A ✓	M. J. Brock & Sons	16.94	91	1/15/82	1/15/83
5029	Larchmont Valley Hi Unit #14 ✓	M. J. Brock & Sons	18.50	106	1/15/82	1/15/83
5157	Meadow Wood Unit #3 ✓	Home Sav. & Loan Assn.	47.84	217	4/1/82	4/1/83
			303.07	1,520		

*The owner of these subdivisions has retained a private engineering firm to prepare and submit the necessary forms and maps for reverting these subdivisions to acreage.

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FINANCIAL DATA

By reverting to acreage, additional Park funds for acquisition and development of parks in these areas will be generated.

Respectfully submitted,

John F. Varozza
City Engineer

RECOMMENDATION APPROVED:

Solon Wisham, Jr.
Asst. City Manager

JFV:IEM:bb

FINANCIAL DATA

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Respectfully submitted,

John F. Varozza
City Engineer

RECOMMENDATION APPROVED:

Solon Wisham, Jr.
Asst. City Manager

JFV:IEM:bb



CITY OF SACRAMENTO

July 20th, 1982

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CITY MANAGER'S OFFICE
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JUL 13 1982

REAL ESTATE AND STREET ASSESSMENTS DIVISION
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CITY HALL ROOM 207
SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5626

IRVIN E. MORAES
REAL ESTATE SUPERVISOR

City Council
Sacramento, California

Honorable Members In Session:

SUBJECT: Granting Additional Extensions of Time for Construction
of City Streets and Utilities on Approved and Recorded
Subdivision Maps

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FILED
By the City Council
Office of the City Clerk
Cont 40
8-3-82
JUL 20 1982

FILED
By the City Council
Office of the City Clerk
Cont 40
8-10-82
AUG 3 1982

The committee was split 2 and 2 as to whether the park fee should be imposed at the second extension of time or even imposed at all. It was finally resolved by the adoption of a motion that the park fee be imposed as a condition for giving a second extension of time to install improvements.

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John F. Varozza
City Engineer

Recommendation Approved


Walter J. Slupe
City Manager

JFV:IEM:bb
Attachments

July 20th, 1982

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June 22nd, 1982

Budget and Finance Committee
Sacramento, California

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FINANCIAL DATA

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Respectfully submitted,

John F. Varozza
City Engineer

RECOMMENDATION APPROVED:

Solon Wisham, Jr.
Asst. City Manager

JFV:IEM:bb

EXHIBIT A

<u>R.O.I. No.</u>	<u>Subdivision</u>	<u>Owner</u>	<u>Acres</u>	<u>No. of Lots</u>	<u>Original Completion Date</u>	<u>Time Extended To</u>
4993	Sunset Meadows No.2A	Kaufman & Broad	13.62	67	5/1/81	None
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*4950	Valley Hi Unit #33	Feature Homes, Inc.	25.81	125	5/15/81	6/15/82
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5071	Windwood Unit #4	Citation Builders	20.30	103	10/1/82	None
5028	Larchmont Valley Hi Unit #13A	M. J. Brock & Sons	16.94	91	1/15/82	1/15/83
5029	Larchmont Valley Hi Unit #14	M. J. Brock & Sons	18.50	106	1/15/82	1/15/83
5157	Meadow Wood Unit #3	Home Sav. & Loan Assn.	47.84	217	4/1/82	4/1/83
			303.07	1,520		

*The owner of these subdivisions has retained a private engineering firm to prepare and submit the necessary forms and maps for reverting these subdivisions to acreage.



CITY OF SACRAMENTO

25-1

DEPARTMENT OF FINANCE

915 I STREET
ROOM 112

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 448-5736

JACK R. CRIST
DIRECTOR OF FINANCE

ROBERT C. LELAND
ASSISTANT DIRECTOR

September 16, 1982
FA:82306:RCL:KMF

City Council
Sacramento, California

CITY MANAGER'S OFFICE
RECEIVED
SEP 16 1982

Honorable Members in Session:

SUBJECT: Adoption of 1982-88 CIP

SUMMARY

Transmitted herewith is the Proposed 1982-88 Capital Improvement Program (CIP), with amendments as approved by the Joint Committee of Planning and Community Development and Budget and Finance. The Joint Committee met twice for a total of four hours in reviewing the Proposed CIP, in addition to today's hearing. As amended, the Proposed CIP totals \$15,848,627 for FY 1982-83. Staff recommends approval of the attached resolution which adopts the 1982-88 CIP and enacts modifications proposed by staff to next year's CIP content and process.

BACKGROUND

See Exhibit I (New Projects) and Exhibit II (Proposed Changes) for a summary of all CIP amendments approved by the Joint Committee. Exhibit III contains the revised CIP transmittal letter to the Joint Committee, which (a) reflected changes made by Council in adopting the FY 1982-83 Approved Budget, (b) commented on departmental master plans in progress, which were not reflected in the 82-88 CIP, and (c) recommended changes and augmentations to the CIP content in future years, as well as changes in the CIP hearing schedule to improve information given to the Council and provide a more realistic view of available resources for capital improvements.

FINANCIAL

See Exhibit IV for a breakdown of 1982-83 appropriations by Fund and Exhibit V for a breakdown by CIP category. Proposed 1982-83 appropriations total \$15,848,627, which is 0.35 percent less than the 1981-82 total. This appropriation total is consistent with the available funding estimates in the 1982-83 Approved Budget, although official 7/2/82 carryover fund balance figures will not be available until the conclusion of the external audit of the City's FY 1981-82 Financial Statements, now in progress.

APPROVED
BY THE CITY COUNCIL

SEP 21 1982

OFFICE OF THE
CITY CLERK

City Council
Page Two
September 16, 1982

RECOMMENDATION

Staff recommends adoption by the City Council of the attached resolution, establishing the 1982-88 CIP.

Respectfully submitted,



ROBERT C. LELAND
Assistant Director of Finance

Attachments (5)

RECOMMENDATION APPROVED



WALTER J. SLIPE
City Manager

September 21, 1982
All Districts

RESOLUTION NO. 82-669

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION ADOPTING THE 1982-88 CAPITAL IMPROVEMENT
BUDGET FOR THE CITY OF SACRAMENTO

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

SECTION 1.

That the Proposed Capital Improvement Budget, dated April 23, 1982, is hereby approved, except as otherwise modified by Exhibits I to V as revised September 21, 1982, to this resolution. Said budget, as modified, shall constitute the 1982-88 Capital Improvement Budget for the City of Sacramento.

SECTION 2.

That the next succeeding Capital Improvement Program:

- a) Be reduced in scope from six years to five;
- b) Contain a five year forecast of available capital resources, by Fund;
- c) Index the current year costs of all future year projects in a consistent basis using a recognized government cost inflation indicator;
- d) Contain a description of the current Housing and Redevelopment Agency capital plan;
- e) Contain a five year forecast of utility enterprise rate changes and capital reserve accounts.
- f) Be heard by the Joint Committees of Budget and Finance, and Planning and Community Development during April 1983.

MAYOR

ATTEST:

CITY CLERK**APPROVED**
BY THE CITY COUNCIL

SEP 21 1982

OFFICE OF THE
CITY CLERK

EXHIBIT I
NEW PROJECTS

<u>TITLE</u>	<u>SOURCE OF FUNDING</u>	<u>1982-83 AMOUNT</u>
A-13 Mack Road Widening-Morrison to Franklin (replaced Fruitridge Rd)	Major Street Construction	\$125,000
A-21 47th Ave. and Marconi (replaces E,F,S,T.3rd and 5th St. Conv.)	Gas Tax	25,000
A-75 Removal of Undulations	Gas Tax	10,000
B-24 South Ave. Assessment District	CDBG	--
B-25 Del Paso Heights Assessment District #7	CDBG	60,000
C-3 Reinforce Transmission Grid between American & Sac River Treat Pl. (replaces Transmission Main - Amer. to Sac. River)	Water Fund	--
C-12 Water Transmission Mains n/o of American River	Water Fund	50,000
C-14 Elevated Water Reservoirs-North/South Area	Water Fund	--
C-15 Dist./Transmission Grids Sampling	Water Fund	--
C-16 Update Water System Master Plan	Water Fund	100,000
C-17 Arch. Concealed Elevated Water Reservoirs	Water Fund	--
F-5 Automate Auxillary Lots-A & B	Parking Fund	40,000
F-6 Microcomputer Application	Parking Fund	24,000
F-7 East End Parking Garage	Parking Fund	216,500
F-8 Southside Residential Parking Permit Area	General Fund	7,600
F-9 10 Hour Meters-Southside Area	General Fund	81,600
F-10 10 Hour Meters-Alkali Flats	General Fund	57,500
F-11 Northeast Res. Permit Area	General Fund	115,650
F-12 South Central Res. Permit Area	General Fund	--
F-13 St. Luke's Res. Permit Area	General Fund	--

<u>TITLE</u>	<u>SOURCE OF FUNDING</u>	<u>1982-83 AMOUNT</u>
I-2 Camp Sac. Tri-plex Cabin Unit	Camp Sacramento Fund	\$17,000
I-3 Camp Sacramento Water Well	Camp Sacramento Fund	15,000
K-7 Haggin Oaks-Backflow Prevention	Golf Fund	70,000
L-8 Boat Harbor Economic Dev. Study	Boat Harbor Fund	5,000

EXHIBIT II

AMENDED PROJECTS

TITLE	SOURCE OF FUNDING		1982-83 AMOUNT	
	OLD	NEW	OLD	NEW
A-12 South Land Park Drive - Nevis to Pleasant	Gas Tax	Major Street Const.	\$95,000	\$95,000
A-13 Fruitridge Rd-65th to Bellview	Gas Tax	--	110,000	--
A-14 Slurry Seal Various City Sts.	Gas Tax	--	45,000	--
A-15 Florin Rd. Traffic Signal	Gas Tax	Major Street	100,000	100,000
A-21 E,F,S,T,3rd and 5th Street Conversion	Gas Tax	--	325,000	--
A-24 Traffic Undulations	Gas Tax	Gas Tax	40,000	50,000
C-1 Sacramento River Water TP Improv.	Water Fund	Water Fund	650,000	479,000
C-2 Amer. River Plant Expansion	Water Fund	Water Fund	300,000	924,000
C-3 Water Transmission Main - Amer. River to Sac. River	Water Fund	--	800,000	--
C-4 Miscellaneous Water Main Improvements	Water Fund	Water Fund	200,000	--
C-5 Miscellaneous Water Main Replacements	Water Fund	Water Fund	200,000	--
C-6 Retrofit Metering Program	Water Fund	Water Fund	50,000	--
C-8 Water Transmission Main - Valley Hi	Water Fund	Water Fund	700,000	26,000
C-12 Leak Survey	Water Fund	--	50,000	--
D-3 Alley Line Extensions	Sewer Fund	Sewer Fund	100,000	--
D-13 Sump 29 and 36 Reconstruction	Sewer Fund	Sewer Fund	--	100,000
H-3 Bahnfleth Park Development	Revenue Sharing	General Fund	--	--
H-5 Brockway Park - Development	Revenue Sharing	General Fund	--	--
H-6 Burbank High School-Develop.	Revenue Sharing	General Fund	--	--

NOTE: If source of funding is the same for the new/old categories, project funds have merely been shifted to 1983-84. If no source of funding appears in the "new" column, the project has been eliminated from the 5 year program.

TITLE	SOURCE OF FUNDING		1982-83 AMOUNT	
	OLD	NEW	OLD	NEW
H-7 Camillia Park-Development ⁽¹⁾	CDBG	--	\$170,000	--
H-8 Colonial Area Park Site -	Revenue Sharing	General Fund	--	--
H-9 Community Services HQ - Improvements	Revenue Sharing	General Fund	8,500	9,000
H-10 Community Services-Parking Lot	SHRA	Tax Increment	40,700	--
H-11 Consumnes River College Development	Revenue Sharing	General Fund	--	--
H-12 Fairtale Town Improvements	Revenue Sharing	General Fund	6,000	--
H-13 Freeport School Park	CDBG	CDBG	--	7,387
H-14 Garcia Bend Park-Development	Revenue Sharing	General Fund	--	--
H-16 Hall Park Irrigation	Revenue Sharing	Grant Funds	35,000	35,000
H-17 Henschel Park-Irrigation	Revenue Sharing	Grant Funds	15,000	15,000
H-18 Horsemen's Association Roof	Revenue Sharing	General Fund	9,000	9,000
H-19 K-St. Mall-Handicapped	CDBG	Tax Increment	20,000	20,000
H-20 Kennedy High School-Develop.	Revenue Sharing	General Fund	--	--
H-21 John High School-Development	Revenue Sharing	General Fund	--	--
H-22 Johnston Park	Revenue Sharing	General Fund	--	--
H-23 Johnston Park-Development	Revenue Sharing	General Fund	--	--
H-24 Land Acquisition-Miscellaneous	Revenue Sharing	General Fund	8,000	--
H-25 Land Park Irrigation	Grant Fund Revenue Sharing	Grant Fund --	99,600 73,500	147,600 --
H-26 Mangan Park-Little League	CDBG General Fund	CDBG General Fund	77,950 77,950	-- 5,000
H-27 Mangan Shooting Range A/C	Revenue Sharing	General Fund	--	--
H-29 McKinley Park-Clunie Clubhouse	Revenue Sharing	General Fund	5,000	--
H-30 McKinley Park-Development	Revenue Sharing	General Fund	--	--
H-32 Metal Doors at Parks	Revenue Sharing	General Fund	--	--
H-33 Miller Park-Development	Revenue Sharing	General Fund	--	--
H-34 Natomas Area-Acquisition	Grant Fund	--	150,000	--
H-35 Natomas Oak Site	Revenue Sharing	General Fund	--	--

EXHIBIT II (Continued)

TITLE	SOURCE OF FUNDING		1982-83 AMOUNT	
	OLD	NEW	OLD	NEW
H-36 Nielson Park-Play Area Replacement	Revenue Sharing Grant Fund	General Fund Grant Fund	\$15,000 35,000	\$16,992 33,008
H-38 Norwood Area Acquisition	Revenue Sharing	General Fund	--	--
H-39 Norte Del Rio High School-Tennis	Revenue Sharing	General Fund	--	--
H-41 Pocket Canal Parkway-Acquisition	Revenue Sharing	General Fund	--	--
H-43 Reichmuth Park-Development	Revenue Sharing	General Fund	--	--
H-44 Sacramento High School-Development	Revenue Sharing	General Fund	--	--
H-45 Senior Citizen Center-Reroof	Revenue Sharing	General Fund	17,000	17,000
H-46 Seymour Park-Development	Revenue Sharing	General Fund	--	--
H-48 South Natomas Area-Acq. & Dev.	Revenue Sharing	General Fund	--	--
H-49 South Pocket Area-Acq.	Revenue Sharing	General Fund	--	--
H-50 So. Pocket Area-Dev.	Revenue Sharing	General Fund	8,000	--
H-53 21st Street Greenbelt	Revenue Sharing	General Fund	86,500	--
H-55 Valley Hi Park-Development ⁽²⁾	Revenue Sharing	General Fund	--	--
H-56 Valley Vista Park-Dev.	Revenue Sharing	General Fund	--	--
J-2 Hoofed Animal Barn	Revenue Sharing	General Fund	5,500	5,500
J-4 Lemur Island	Revenue Sharing	General Fund	--	--
K-6 Haggin Oaks Restroom	Golf Fund	Golf Fund	--	30,000
L-2 Harbor Dredging	Boat Harbor Fund	Boat Harbor Fund	50,000	80,000
N-1 Sacramento History Center	Grants Fund --Public Sub. SHRA Fund --	County SHRA Fund SHC, Inc.	740,000 602,000 --	1,000,000 1,100,000 600,000

(2) Also moved project from 1985-86 to 1984-85.

NOTE: If source of funding is the same for the new/old categories, project funds have merely been shifted to 1983-84. If no source of funding appears in the "new" column, the project has been eliminated from the 5 year program.

EXHIBIT II (Continued)

Revised 9-21-82

TITLE	SOURCE OF FUNDING		1982-83 AMOUNT	
	OLD	NEW	OLD	NEW
0-1 Central Library A/C	Revenue Sharing	General Fund	--	--
0-2 Central Library Office	Revenue Sharing	General Fund	--	--
0-3 King Library Carpet	Revenue Sharing	General Fund	--	--
0-4 Central Library Elevator	Revenue Sharing	General Fund	--	--
P-1 Squad Room Heating & Air	Revenue Sharing	General Fund	\$25,000	\$25,000
P-2 Police Station Annex	Revenue Sharing	General Fund	12,000	12,000
P-3 Police Dept. Property Room A/C	Revenue Sharing	General Fund	5,500	5,500
P-4 Modification of Police Annex Bldg.	Revenue Sharing	General Fund	5,000	--
P-5 Hall of Justice Remodeling- Basement	Revenue Sharing	General Fund	--	--
P-6 Expansion of ID Section	Revenue Sharing	General Fund	--	--
P-7 Mobile Digital Terminals- Purchase/Install	Revenue Sharing	General Fund	--	--
P-8 Renovate Old Emerg. Hospital	Revenue Sharing	General Fund	--	--
Q-1 Fire Station 13, Reroof	Revenue Sharing	General Fund	10,000	10,000
Q-2 Fire Station 20-Storage, Reroof	Revenue Sharing	General Fund	10,000	--
Q-3 Fire Stat. 14-Extend Appartus Room	Revenue Sharing	General Fund	--	--
Q-4 Fire Stat. 16-Widen Driveway	Revenue Sharing	General Fund	--	--
Q-5 Fire Stat.-2nd Restroom	Revenue Sharing	General Fund	--	--
Q-6 Firefighter Training Classroom	Revenue Sharing	General Fund	--	--
R-3 Energy Conservation	Revenue Sharing	General Fund	125,000	46,000
R-4 Van Alystine Roof	Revenue Sharing	General Fund	6,000	6,000
R-7 City Hall Renovation	Revenue Sharing	General Fund	--	--
R-8 Bldg #9, Corp. Yard	Revenue Sharing	General Fund	--	--
R-5 Install Sec. Equip City Corp. Yard	Revenue Sharing	General Fund	33,000	33,000

NOTE: If source of funding is the same for old/new, project funds have merely been shifted to 1983-84. If no source of funding appears in the "new" column, the project has been eliminated from the 5 year program.



CITY OF SACRAMENTO

EXHIBIT III

DEPARTMENT OF FINANCE

915 I STREET
ROOM 112

SACRAMENTO, CALIFORNIA 95814
TELEPHONE (916) 449-5736

JACK R. CRIST
DIRECTOR OF FINANCE

ROBERT C. LELAND
ASSISTANT DIRECTOR

August 18, 1982
FA:82276:RCL:KMF

Budget and Finance Committee and
Planning and Community Development Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: Revised 1982-83 Capital Improvement Program

SUMMARY

The Proposed 1982-83 Capital Improvement Program (CIP) has been previously submitted as part of the 1982-83 Proposed Budget document. However, Committee and Council actions in adopting the 82-83 Approved Budget modified several projects in terms of funding source or year of funding. Attached to this memo are "errata" sheets indicating these changes and, in some cases, presenting new projects not included within the original submittal.

This report summarizes changes made to the Proposed 1982-88 CIP, outlines major areas of capital funding needs to be addressed in separate, forthcoming reports, and describes a new calendar and procedures to be implemented starting with next year's CIP.

The calendar for this year's CIP hearings is:

August 24 (3 pm)	Parks, Camp Sacramento, Zoo, Golf, Boat Harbor, Museums, Library, Police, Fire, General Government
August 31 (3 pm)	Streets, Neighborhood Improvements, Water, Sewer, Surface Drainage, Waste Removal, Parking, Bikeways

BACKGROUND

Changes from Proposed Budget

See Exhibit I (New Projects) and Exhibit II (Project Changes), for a summary of each addition or change. Exhibit III contains each project detail affected with the corresponding changes from the 82-83 Proposed Budget, including write-ups on the new projects.

Master Plans in Progress

Due to on-going work on master plans by several departments, the project detail for these areas in this year's CIP is far from concrete in terms of scheduling, priorities and costs. Staff plans to incorporate these master plans into subsequent CIP's as they are completed.

Parks. Council has approved a grant for Community Services to completely revise their Park Master Plan. Completion is anticipated in about 18 months, which means the revised priorities will not be available until the 1984-89 CIP. In the meantime, a full complement of projects is proposed, but with the foreknowledge that revised priorities may significantly alter the completion date of any projects now proposed beyond 1982-83.

The Parks CIP presents special funding questions. Community Services relies upon grants (primarily 1976 and 1980 State Bond revenues) and Quimby Act Funds to aid in the completion of various capital facilities. Grants are not a guaranteed revenue source; they must be applied for, they fund specific projects, and local contributions or "matches" are usually required. Quimby Funds, which become available when a final residential subdivision map is filed, may be used for any Park capital projects with two key restrictions: Quimby Act Funds may only be used within the specific "area of benefit" where the fees were originally collected, and these fees must be "committed" for project use within 5 years or be returned to the property owner.

Since both the Grant and Quimby Act Funds are "future" revenue sources (in that neither can be counted as revenue until they are actually received) it is almost impossible to confidently predict whether projected revenues will match expenditures over a one-year period, much less 5 years.

Of particular concern in the Parks area is the application of Quimby Act funds which must be spent to benefit the area from which the funds were generated. Staff is developing a more accurate means of projecting Quimby Act funds by geographic area as an aid to the scheduling of projects to be funded by this source. Since different areas will generate their funds at different rates, sufficient Quimby funds may not accrue for a given project until a few years down the line. Quimby Act projects should not be scheduled "before their time"; if a given project is a high priority but Quimby funds are not projected to be available by the year proposed for project funding, then an alternative source of funds must be designated.

By the 1983-88 CIP, these Park revenue sources will be more adequately addressed, and with a year's Quimby Act experience, the current scheduling of Quimby funded projects may be revised.

Water Plant Expansion. The Water and Sewer Division is preparing a long-term plan for water capital needs, that will be

ready for the 1983-88 CIP. Attention is being focused on the eventual expansion of the American River Treatment Plant and the costs thereof. Impacts on rates and the need for revenue bonds will be discussed in next year's CIP.

Parking. An initial long-range plan for parking facilities will be included as a separate report at the August 31st hearing. A more formal plan will be incorporated into the 1983-88 CIP.

Libraries. The Library has been working on a master plan for some time now, and is nearing completion. No projects have been scheduled for 1982-83 due to lack of funds, and future year projects are major of maintenance in nature, and do not address any potential master plan concerns. A complete plan for the Library should be embodied in the 1983-88 CIP.

Major Issues to be Addressed Later

This CIP is conspicuous by the absence of certain key projects. Unfortunately, inadequate information exists at this time to properly treat these projects within the context of the current CIP.

Light Rail. Local funding requirements for the Light Rail project equal 5% of the total project cost. "Local" means the aggregate of City, County and SRTD contributions. To date, no funding split between these three entities has been agreed upon. While contributions were initially proposed for the period 1982-83 through 1984-85, the exact schedule has yet to be determined. While Congressional action on initial planning funds has been forthcoming, no one can predict the timing or magnitude (or certainty) of the construction funds which comprise the bulk of the total project funds. Further complicating matters is that contributions may be either cash (Gas Tax, General Fund, Tax Increments, or Parking Fund) or "in-kind" (i.e., relocation of sewers, building grade separations or park'n ride lots, etc). It is unclear which City actions taken to date or already planned may thus qualify as "in-kind" contributions.

Due to the many uncertainties surrounding financing of Light Rail, this subject will have to be addressed in subsequent reports. Staff plans to make a special presentation of Light Rail in the 1983-84 CIP.

Memorial Auditorium. A consultant's study has been completed on a proposed three-phase renovation of the aging auditorium's interior. Staff is presently examining various financing options, including the possibility of cutting total costs by completing the renovation in one phase. Options under study include revenue bonds and various creative financing approaches. Recommendations will be forthcoming in a separate report.

Fire Station 11

The amended Fire Master Plan envisioned construction of a new Station 11 in 1980-81 at Florin and Havenside, due to population growth in the Pocket Area, with operations commencing in 1981-82. Budgetary constraints resulted in project delays, and all remaining funding was eliminated during 1982 to help balance the 1981-82 and 1982-83 budgets.

Plans have been prepared for the station which incorporate an energy efficient solar heating design. Completion of the Station, whether using these plans, or employing an alternative design such as for the new Station 17, which would require new plans, would probably cost between \$600,000 to \$750,000.

There is no general purpose funding of this magnitude anticipated to be available in 1982-83. Once completed, additional annual operating budget costs of some \$567,000 would be required to staff and operate the station. It is anticipated that funding for construction will be incorporated into the next year's CIP, for 1983-84.

A separate report will be forthcoming to recommend the type of construction to be employed and a building timetable.

Housing and Redevelopment Agency.

1982 is the transition year for moving CDBG funding responsibilities from the City to the Agency. Starting with the 1983-88 CIP, all CDBG proposals for the current year will have been approved during the preceding Agency budget process. Availability of CDBG funding for all projects proposing its use in this CIP was not so determined in advance.

Another issue raised this year is the role of Agency funding for City CIP projects. Acting as the Agency, the Council voted to (1) substitute \$1.1 million in tax increments for History Center General Fund money, (2) to substitute \$243,000 in tax increments for Fire Station 2 General Fund money, and (3) to forego \$805,000 in Agency revenue from City lease payments on Agency parking facilities. These actions imply a growing interrelationship between Agency funds and CIP priorities, and those of the City's. Starting with the 1983-88 CIP, the current Agency CIP plans and funding sources will be included as an information item, so the Council can see the "total CIP picture" with respect to Agency/City resources.

CIP Procedural Changes on the Horizon

Staff has evaluated the budget process over the past year, and recommends several changes in the CIP calendar and procedures. It is proposed that the following changes become effective with next year's CIP:

1. Move Committee consideration of the CIP up from August to April.

The Committee will review projects and give a tentative CIP recommendation. Upon completion of the Committee's Budget review, the resolution that goes to Council for the Approved Budget will include the CIP approval with any necessary amendments due to changes between April and June in projected funding availability.

- a. This timing change will allow all budget adoption work to be finished as of July 1. This will allow staff to concentrate solely on implementing the entire budget during July 1-September 1. This will improve staff efficiency, and will result in faster budget finalization.
- b. The time lag between department request and Council action (now up to nine months) will be reduced substantially. Making the issue of more immediate concern and importance will improve the quality and timeliness of the proposals considered by the Committee.
- c. Projects may begin promptly at the start of the fiscal year without losing time later on due to inclement weather. Currently, nearly one-quarter of the year is lost, or individual projects must run ahead of the budget to get started, which defeats the idea of reviewing all proposals concurrently as an aid to priority-setting.
- d. The Committee will be exposed to long-term capital needs before the short-term operating decisions are made. The needs can thus be established first, and without the immediate concern of funding availability, greater discussion may be focussed on priorities.
- e. At present the CIP is subject to modification by the Committee in June to "fix" the Operating Budget, before the Committee has actually formally reviewed the CIP. This "cart before the horse" process deprives the Committee of information which may be needed to make appropriate changes.
- f. The problem of issuing a "Revised Proposed CIP", after adoption of the budget, is avoided, which presently expends staff time needlessly.

2. Reduce the CIP scope from 6 years to 5 years.

This is in line with many CIP plans of major cities.

Six years is a long time over which to project needs. The longer the time frame, the more subject the plan is to annual revisions. Use of staff time in maintaining the extra year is unproductive. The most concrete priorities are found in the first year or two in any event. This change was proposed in the 82-83 Budget document.

3. Prepare 5-year revenue projections by fund.

This will indicate available anticipated resources for use in funding capital improvements, by projecting revenue growth and competing operating budget requirements. For the utility enterprises, rate impacts and status of capital reserves will be examined. This will give a clearer picture of financing capabilities over the life of the proposed CIP, with "advance notice" of the potential need for fee or tax increases, or bond issues. This will also serve as a restraining factor on the magnitude of projects proposed to be funded from a given source in any one year. If more projects are designated for a year than can reasonably be expected to be funded, expectations are inappropriately raised. This will force a more realistic look at priorities, with those of lesser need being pushed into future years. This change was proposed in the 82-83 Budget document.

4. Index project cost figures in future dollars.

This will treat all projects from all departments in the same fashion. Since revenue projections are in future year (inflated) dollars, and not all project costs are, the erroneous impression is conveyed that our resources will buy more than they really can, i.e., a \$200,000 project today cannot be "bought" for the same price 5 years hence. By "growing" base costs for all projects by the same index of government capital costs, a clearer picture of resources versus costs will be presented. This change was proposed in the 1982-83 Budget document.

5. Individual project detail will be retained.

The same basic format of information on each project (description, justification, scheduling, funding source by year, map, etc.) will be retained in future CIP's. This allows all information on a given project to be centralized in one location.

RECOMMENDATION

Staff recommends adoption of the attached resolution approving the Proposed 1982-83 CIP as amended, and revising the CIP content and procedures effective with the 1983-84 CIP.

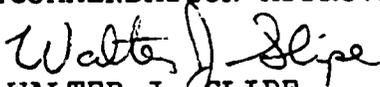
Respectfully submitted,

Attachments



ROBERT C. LELAND
Assistant Director of Finance

RECOMMENDATION APPROVED:



WALTER J. SLIPE
City Manager

EXHIBIT IV

<u>FUND</u>	<u>1982-83</u>
Bikeway	\$ 125,000
Boat Harbor	145,000
Bridge Fee District	270,000
Camp Sacramento	37,000
Community Development Block Grant	1,407,381
Drainage	1,750,000
Gas Tax	920,000
General Fund	467,842
Golf	192,200
Grant	1,340,704
Fleet Management	190,900
Major Street Construction	2,855,000
Parking	319,500
Quimby Act	220,000
Risk Management	45,000
Sacramento History Center, Inc.	600,000
Sacramento Housing and Redevelopment	1,245,000
Sewer	1,846,000
Traffic Safety	54,000
Waste Removal	15,100
Water	<u>1,808,000</u>
TOTAL	<u>\$15,853,627</u>

EXHIBIT V

<u>ACTIVITY</u>		<u>1982-83</u>
<u>General Government & Support Services</u>		
General Government		\$ 341,500
<u>Public Safety</u>		
Police	\$42,500	
Fire	<u>10,000</u>	
Subtotal		52,500
<u>Community Develop & Public Works</u>		
Streets	3,895,000	
Neighborhood Improvement	1,655,000	
Water	1,795,000	
Sewer	1,846,000	
Drainage	1,750,000	
Waste Removal	7,500	
Parking	<u>635,850</u>	
Subtotal		11,609,350
<u>Community, Cultural & Leisure Services</u>		
Bikeways	125,000	
Parks/Recreation	635,577	
Camp Sacramento	37,000	
Zoo	40,500	
Golf	192,200	
Boat Harbor	145,000	
Crocker Art Museum	--	
Museum & History	2,700,000	
Library	<u>--</u>	
Subtotal		<u>2,811,400</u>
GRAND TOTAL		<u>\$15,853,627</u>

RESOLUTION NO. 82-656

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

RESOLUTION SUPPORTING SENATE BILL 358

WHEREAS, Senate Bill 358, which would direct much-needed State monies to our communities' libraries, was passed by the Assembly by a vote of 63 to 3, and by the Senate by a vote of 27 to 3 this summer; and,

WHEREAS, this bill is critical to the continued operation of libraries in that it provides a ten percent match of State funds for libraries that achieve a certain level of local financial support, and a prorated amount of State funding for libraries that fall below that level; and,

WHEREAS, currently Senate Bill 358 is on the Governor's desk, where it can either be signed into law or vetoed; and,

WHEREAS, Sacramentans have a vital interest in the success of Senate Bill 358 -- City libraries receive a high level of support from local citizens and government, but State money is still essential to maintain the fine educational and cultural services our libraries provide;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and members of the Sacramento City Council that we strongly urge the Governor and people of this State to join us in enthusiastically advocating the enactment of Senate Bill 358 for the well-being of a precious resource, our libraries.

MAYOR

ATTEST:

CITY CLERK

APPROVED
BY THE CITY COUNCIL

SEP 21 1982

OFFICE OF THE
CITY CLERK

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RESOLUTION SUPPORTING SB 358

WHEREAS, Senate Bill 358, which would direct much-needed State monies to our communities' libraries; was passed by the Assembly 63 to 3, and by the Senate 27 to 3, this summer; and

WHEREAS, this bill is critical to the continued operation of libraries in that it ~~mandates~~ ^{provides} a 10% match of State funds for libraries that achieve a certain level of local financial support, and a pro-rated amount of State funding for libraries that fall below that level; and

WHEREAS, currently, SB 358 is on the Governor's desk, where it can either be signed into law or vetoed; and

WHEREAS, Sacramentans have a vital interest in the success of SB 358--City libraries receive a high level of support from local citizens and government, but State money is still essential to maintain the fine educational and cultural services our libraries provide;

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Mayor and members of the Sacramento City Council that we strongly urge the Governor and people of this State to join us in enthusiastically advocating the ~~passage~~ ^{enactment} of SB 358 for the well-being of a precious resource, our libraries.