



# REPORT TO COUNCIL 5

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
www.CityofSacramento.org

**CONSENT**  
**OCTOBER 20, 2009**

**Honorable Mayor and  
Members of the City Council**

**Title: Agreement/Purchase and Sale of Real Property: Manor Recreation &  
Swimming Club (L19801000)**

**Location/Council District:** 6000 61st Street, Council District 6

**Recommendation:** Adopt a Resolution: 1) authorizing the City Manager or the City Manager's designee to execute an Agreement for Purchase and Sale of Real Property with the Manor Recreation & Swimming Club in the amount of \$506,415; and 2) authorizing the City Manager or the City Manager's designee to execute such additional documents and to take such additional actions as necessary to implement the Agreement.

**Contacts:** Marianne Wetzel, Supervisor, Real Estate Services Section, 808-6270; Jan Ebert, Real Property Agent, 808-1968; Mary de Beauvieres, Principal Planner, 808-8722

**Presenters:** Not applicable

**Department:** General Services, Parks and Recreation

**Division:** Facilities and Real Property Management, Park Planning and Development Services

**Organization Nos:** 13001551 and 19001111

### **Description/Analysis**

**Issue:** Subject to City Council approval, an Agreement for Purchase and Sale of Real Property has been negotiated with the Manor Recreation & Swimming Club for the City to acquire approximately 2.50± acres of real property, in fee, located at 6000 61st Street, further identified as Assessor Parcel Number (APN): 038-0021-001. The acquisition purchase price is \$506,415. The purchase price is based on an independent fee appraisal adjusted for demolition and corrective site work expenses to be borne by the City.

**Policy Considerations:** This acquisition is consistent with Sacramento City Code, Title 3. Providing parks and recreation facilities is consistent with the City's strategic plan goal to enhance liveability in Sacramento neighborhoods.

The *2008 Park and Recreation Programming Guide* identifies the acquisition of the Manor Recreation and Swimming Club and development of a neighborhood park as a priority project.

**Commission/Committee Action:** Not applicable.

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The Environmental Planning Services staff has reviewed the proposed Manor Recreation & Swimming Club acquisition and has determined that the project is exempt from the requirements of the CEQA, under Classes 1 and 3, Section Numbers 15301(1) and 15303 of the CEQA Guidelines. Section 15301(1) exempts projects that consist of the demolition and removal of individual small structures, and Section 15303 exempts projects consisting of construction and location of limited numbers of new, small facilities or structures and the installation of small new equipment and facilities in small structures.

**Sustainability Considerations:** Not applicable

**Rationale for Recommendation:** The approval of the agreement with the Manor Recreation & Swimming Club will allow the City to acquire the property for eventual development as a neighborhood park. Acquisition of this park site will lessen the need for parkland in the Fruitridge Broadway Community Planning Area, a park deficient planning area.

**Financial Considerations:** Sufficient funding exists in the Block Grant/Housing & Redevelopment Fund (Fund 2700) in the Manor Recreation & Swimming Club capital improvement project (L19801000) to execute the Agreement for Purchase and Sale of Real Property with the Manor Recreation & Swimming Club in the amount of \$506,415.

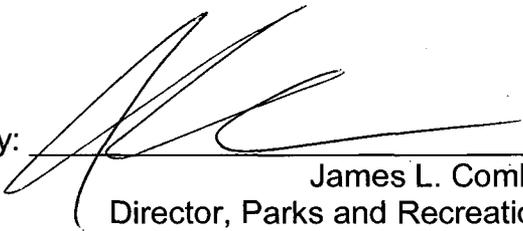
**Emerging Small Business Development (ESBD):** No goods or services are being purchased as a result of this report.

Respectfully Submitted by:



Cynthia Kranc  
Facilities Manager

Approved by:   
Reina J. Schwartz  
Director, Department of General Services

Approved by:   
James L. Combs  
Director, Parks and Recreation

Recommendation Approved:

  
Ray Kerridge  
City Manager

**Table of Contents:**

Report	Pg 1
<b>Attachments</b>	
1 Background Information	Pg 4
2 Resolution	Pg 6
3 Exhibit A – Map of subject parcel	Pg 7

**Attachment 1****Background Information**

Manor Recreation & Swimming Club, a California corporation, owns the existing 2.50± acre parcel located on the south end of 61st Street, south of 40th Avenue. The property is currently used as a private recreation swim club.

An existing goal of the Department of Parks and Recreation (DPR) is to add additional public parkland and recreational opportunities to the Fruitridge Manor neighborhood area. The entire Fruitridge Manor neighborhood, bounded by 65<sup>th</sup> Street to the east, Fruitridge Road to the north, and the City limits to the south and west, known as the Fruitridge Broadway Community Planning Area, has no designated parks.

It is DPR's intention to remove all existing structures, including the pool, after the City acquires the property. City staff has estimated the cost for this work to be \$71,585. Due to the age of the buildings it is assumed there will be lead based paint and asbestos that will need to be properly removed. The estimated cost for this hazardous material removal is \$22,000. City staff has also been made aware of a drainage issue causing flooding on adjacent private property that will be corrected as part of the demolition of the site. The estimated cost for the drainage correction to the site is \$25,000. The total estimated cost for demolition and site work is \$118,585. There are sufficient funds available in the project budget (Fund 2700), after subtracting the acquisition cost to cover the estimated cost of the demolition and site work. The demolition of the Manor Recreation & Swimming Club is expected to begin in December 2009/January 2010 and to be completed shortly thereafter. Staff will follow the City procurement guidelines when securing the contracts needed to have this work completed.

On October 28, 2008 City Council adopted Resolution No. 2008-691 authorizing the City Manager to execute agreements necessary to carry out the 2009 One-Year Action Plan for City's housing and community development needs. The City and the Sacramento Housing and Redevelopment Agency (SHRA) subsequently entered into City Agreement No. 2001-0224-246, an Individual Project Agreement (IPA) allocating \$707,000 for the acquisition of the Manor Recreation & Swimming Club. An amendment to the IPA is currently being processed to change the project scope to include demolition of the structures, remediation and grading of the site, securing the site for public safety, and preparation of a master plan for the eventual development of the site as a neighborhood park.

The new park master plan, to be developed and approved by City Council at a later date, will determine the amenities that will be included, when this site is developed as a neighborhood park. Neighborhood parks typically may include improvements such as a tot lot, an adventure area, unlighted sports fields or sport courts, a group picnic area, walkways and landscaping. The City will postpone development until DPR can secure additional funds from SHRA and other sources. In the interim, it is DPR's intention to

keep the site secure by placing locks on the existing fence/gates until such time as the funds are made available to develop the site.

**RESOLUTION NO. 2009-XXXX**

Adopted by the Sacramento City Council

October 20, 2009

**AUTHORIZING AN AGREEMENT FOR PURCHASE AND SALE OF REAL PROPERTY WITH THE MANOR RECREATION & SWIMMING CLUB (L19801000)**

**BACKGROUND**

- A. An Agreement for Purchase and Sale of Real Property has been negotiated with the Manor Recreation & Swimming Club to acquire fee title to real property located at 6000 61st Street, further identified as a portion of Assessor Parcel Number (APN): 038-0021-001, and shown on Exhibit A.
- B. Approval of the Agreement for Purchase and Sale of Real Property with the Manor Recreation & Swimming Club will allow the City to acquire the property for eventual development as a neighborhood park. Acquisition of this park site will lessen the need for parkland in the Fruitridge Broadway Community Planning Area, a park deficient planning area.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The City Manager or the City Manager's designee is hereby authorized to execute an Agreement for Purchase and Sale of Real Property with the Manor Recreation & Swimming Club in the amount of \$506,415 in the form presently on file with the Office of the City Clerk.
- Section 2. The City Manager or the City Manager's designee is hereby authorized to execute such additional documents and to take such additional actions as necessary to implement the Agreement.

Table of Contents:

Exhibit A – GIS Location Map

# EXHIBIT A

## GIS MAP

