

RESOLUTION NO. 2021-312

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE AUTHORIZING THE CITY MANAGER TO EXECUTE CONTRACTS WITH HULBERG & ASSOCIATES, INC. DBA VALBRIDGE PROPERTY ADVISORS; WITH SEEVERS JORDAN ZIEGENMEYER DBA INTEGRA REALTY RESOURCES – SACRAMENTO; AND WITH BENDER ROSENTHAL, INC., FOR ON-CALL APPRAISAL SERVICES RELATED TO PARKLAND DEDICATION IN-LIEU FEE CALCULATION, EACH IN AN AMOUNT NOT TO EXCEED \$100,000

WHEREAS, the City of Elk Grove (City) provides discretionary services to development applicants through agreements, for which a user fee is implemented; and

WHEREAS, the City adopted Ordinance No. 13-2016, which amended Chapter 22.40 of the Elk Grove Municipal Code (EGMC), updating the process for calculating in-lieu fees for parkland dedication consistent with state law, whereby the developer will request, and the City will commission, an appraisal of the market value of the developer's land to be used in the calculation of the in-lieu fee; and

WHEREAS, EGMC Chapter 16.80 provides a process for residential developments, that are allowed under the General Plan and EGMC Title 23 (Zoning) to develop without having to first subdivide the land, to provide their fair share of funding towards the acquisition of park land by paying the Park Land In-lieu Fee; and

WHEREAS, to update the City's list of qualified on-call appraisers, a request for proposal was duly advertised on July 26, 2021, and four proposals were received; and

WHEREAS, three out of the four responding appraisal firms were found to be qualified and are being recommended for selection to the City's on-call list; and

WHEREAS, each on-call contract awarded will have a not-to-exceed amount of \$100,000.00 and all work under the contracts will be assigned pursuant to City-initiated task orders consistent with the City's existing contract process; and

WHEREAS, the initial term of the contracts will be for three years, with the option to extend, upon mutual consent of both parties, for up to two additional, one-year periods; and

WHEREAS, Resolution No. 2016-133 created a user fee deposit whereby the developer is responsible for all costs related to the appraisal and the calculation of in-lieu parkland dedication fees.


NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Elk Grove hereby authorizes the City Manager to execute contracts and any optional extensions, with Hulberg & Associates, Inc. dba Valbridge Property Advisors; with Seevers Jordan Ziegenmeyer dba Integra Realty Resources – Sacramento; and with Bender Rosenthal, Inc. (Consultants), in substantially the form presented, for On-Call Appraisal Services related to Parkland Dedication In-Lieu Fee Calculation, each in an amount to exceed \$100,000.00 for a term of three years with the option to extend for up to two additional, one-year periods.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 27th day of October 2021




BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-312

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on October 27, 2021 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Nguyen, Hume, Spease, Suen*

NOES: **COUNCILMEMBERS:** *None*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California