



Incorporated July 1, 2000
Website: www.elkgrovecity.org

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Gary Davis

Vice Mayor/Vice President

Steve Ly

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Patrick Hume, Council Member/Agency Board Member

Darren Suen, Council Member/Agency Board Member

**ELK GROVE CITY COUNCIL REGULAR MEETING
ELK GROVE FINANCE AUTHORITY REGULAR MEETING
CONCURRENT AGENDA
Wednesday, July 13, 2016
6:00 P.M.**

**Elk Grove City Hall
8400 Laguna Palms Way, Elk Grove, CA 95758
City Council Chambers**

The Elk Grove City Council welcomes, appreciates, and encourages participation in the City Council Meeting. The City Council requests that you limit your presentation to three (3) minutes per person so that all present will have time to participate. The City Council reserves the right to reasonably limit the total time for public comment on any particular noticed agenda item as it may deem necessary.

If you wish to address the Council during the meeting, please complete a Speaker Card and give it to the Assistant City Clerk prior to consideration of the agenda item.

AGENDA

1. CALL TO ORDER / ROLL CALL

- 1.1 Roll Call
- 1.2 Pledge of Allegiance
- 1.3 Moment of Silence

2. APPROVAL OF AGENDA

3. CLOSED SESSION

None.

4. PRESENTATIONS / ANNOUNCEMENTS

None.

5. PUBLIC COMMENT

Members of the audience may comment on any item of interest to the public within the subject matter jurisdiction of the City Council. Each person will be allowed three minutes, or less if a large number of requests are received on a particular subject. The City Council cannot take action on non-agendized items raised under "Public Comment" until the matter has been specifically included on an agenda as an action item. Members of the public desiring a response to a specific question are encouraged to contact any member of the Council or the City Manager at any time. Those audience members who wish to address a specific agendized item are encouraged to offer their public comments during consideration of that item.

6. GENERAL ADMINISTRATION INFORMATION

7. COUNCIL COMMENTS / REPORTS / FUTURE AGENDA ITEMS

1. Reports on Regional Boards, Commissions, Committees
2. Travel/Training Expenditures Disclosure *(in accordance with Resolution No. 2009-212 and Government Code § 53232.3(d))*

8. CONSENT CALENDAR ITEMS

The Consent Calendar items are those expected to be routine and non-controversial. They will be acted upon by the City Council after providing an opportunity for public comment.

PUBLIC COMMENT

8.1 Approve City Council Meeting Minutes of the May 11, 2016 special meeting [p. 1-3] (CITY CLERK)

8.2 Receive report on City Manager approved purchases and contracts authorized by Elk Grove Municipal Code Chapter 3.42 Contracts and Purchasing, and projects awarded under the Uniform Public Construction Cost Accounting Act, filed through July 6, 2016 [p. 1-2] (CITY CLERK)

- 8.3** Receive report on Requests for Proposals, Qualifications, and Bids [p. 1-2] (CITY CLERK)
- 8.4** Adopt resolution finding the Big Horn / Laguna Bus Stop and Sidewalk Project (WAC021) exempt under the California Environmental Quality Act; authorizing the City Manager to execute a construction contract with FBD Vanguard Construction, Inc. in the amount of \$154,974.70; and authorizing the City Engineer to approve change orders not-to-exceed \$23,246 [p. 1-7] (PUBLIC WORKS)
- 8.5** Adopt resolution accepting the 2015 Slurry Seal Project (WPR009) as complete; and authorizing the City Engineer to prepare and the City Clerk to file the Notice of Completion with the Sacramento County Recorder [p. 1-4] (PUBLIC WORKS)
- 8.6** Adopt a resolution authorizing the City Manager to execute and file applications with the Federal Transit Administration (FTA), an operating administration of the United States Department of Transportation, for Federal transportation assistance authorized by United States Code 49 Chapter 53, Title 23, or other Federal statutes administered by the FTA (superseding Resolution No. 2016-064) [p. 1-8] (TRANSIT)
- 8.7** Adopt resolution authorizing the City Manager to execute the City of Elk Grove Master Agreement No. 64A0176 and all Program Supplements for State-funded transit projects and any Amendments thereto with the California Department of Transportation [p. 1-30] (TRANSIT)
- 8.8** Adopt resolution dispensing with the formal bidding requirements per Elk Grove Municipal Code Section 3.42.180(B)(3) and authorizing the City Manager to execute a contract with Performance Automotive Group Inc., a California corporation dba Elk Grove Ford for the purchase of ten fiscal year replacement and one additional patrol Ford Police Interceptor Utility Vehicles in an amount not-to-exceed \$364,000, with an option to purchase an additional three vehicles for a total contract amount not-to-exceed \$463,000 [p. 1-25] (FLEET)

- 8.9** Adopt resolution approving and confirming the report of delinquent public nuisance abatement costs and requesting a new direct levy be submitted to Sacramento County in order to impose special assessments on the delinquent parcels and to collect such assessments on the Fiscal Year 2016-17 secured tax roll [p. 1-13] (DEVELOPMENT SERVICES)
- 8.10** Adopt resolution authorizing the Finance Director to sell or otherwise dispose of surplus City property in the form of Law Enforcement Vehicles and Law Enforcement Equipment [p. 1-4] (FINANCE)
- 8.11** Adopt resolution declaring intention to annex territory to Community Facilities District No. 2003-2 (Police Services) and to levy a special tax to pay for police services (Annexation No. 38) [p. 1-20] (FINANCE)
- 8.12** Adopt resolution authorizing the City Manager to execute Agreements for Acquisition of Fee Interest in Real Property located at 7809 Kammerer Road [APN: 132-0300-012]; Real Property located at 7909 Kammerer Road [APN: 132-0300-014]; Real Property located at 8051 Kammerer Road [APN: 132-0300-016]; together with relocation assistance claims and payments associated with the Southeast Policy Area Shed "C" Drainage Channel and Detention Basin Project (CEQA Exempt) [p. 1-64] (REAL PROPERTY)

9. PUBLIC HEARINGS

- 9.1** **SUBJECT:** A public hearing to consider amendments to the Parks and Recreation Master Plan and Title 22 of the Elk Grove Municipal Code relative to Park Requirements; Establishment of a new user fee for the calculation of in lieu parkland dedication (CEQA Exempt) [p. 1-164]

STAFF REPORT:

Christopher Jordan, Assistant to the City Manager

PUBLIC COMMENT:

RECOMMENDATION:

The Planning Commission recommends (5-0):

- 1) Adopt resolution amending the Parks and Recreation Master Plan; and
- 2) Introduce and waive the full reading, by substitution of title only, an ordinance amending Elk Grove Municipal Code Chapter 22.40, Park and Recreation Dedication and Fees; and
- 3) Adopt resolution setting forth deposits for services related to park dedication in lieu fee calculation.

- 9.2** **SUBJECT:** A Public Hearing to consider adopting an Addendum to the Laguna Ridge Specific Plan Environmental Impact Report and Civic Center Aquatics Complex Subsequent Environmental Impact Report; an amendment to the Laguna Ridge Specific Plan; a District Development Plan, Parking Reduction Permit, and Tentative Subdivision Map for the Civic Center South Property Project; a Capital Improvement Program Design Review for Minor Design Review for the Veterans Hall; and a Capital Improvement Program Design Review for Major Design Review for the Aquatics Center [p. 1-141]

STAFF REPORT:

Christopher Jordan, Assistant to the City Manager

PUBLIC COMMENT:

RECOMMENDATION:

The Planning Commission recommends (3-2; *Maita and Murphey no*) the City Council adopt a resolution:

- 1) Adopting the Addendum to the Laguna Ridge Specific Plan Environmental Impact Report (EIR) and Civic Center Aquatics Complex Subsequent Environmental Impact Report (SEIR) for the Civic Center South Property Project (EG-13-003A), subject to findings and mitigation measures; and
- 2) Approving the proposed Specific Plan Amendment to add an alternative cross section for Civic Center Drive; and
- 3) Approving the District Development Plan, CIP Design Review, Parking Reduction Permit, and Tentative Subdivision Map for the Civic Center South Property Project (EG-13-003A), subject to the findings and conditions of approval.

10. REGULAR AGENDA ACTION ITEMS / RECOMMENDATIONS

10.1 SUBJECT: Adopt a resolution approving the Elk Grove Community / Senior Center Feasibility Study and authorizing staff to proceed with the design of the facility consistent with the Civic Center Master Plan [p. 1-80]

STAFF REPORT:

Sarah Bontrager, Housing and Public Services Manager

PUBLIC COMMENT:

RECOMMENDATION

Adopt resolution approving the Elk Grove Community / Senior Center Feasibility Study and authorizing staff to proceed with the design of the facility consistent with the Civic Center Master Plan.

10.2 SUBJECT: Consider adoption of a resolution finding no further California Environmental Quality Act (CEQA) review is necessary for the Costco Wholesale Project located at the southeast corner of Elk Grove Boulevard and Bruceville Road and approving a Conditional Use Permit and Major Design Review [EG-15-039; APNs: 132-2120-005, -009, and -010] [p. 1-44]

STAFF REPORT:

Nathan Anderson, Associate Planner

PUBLIC COMMENT:

RECOMMENDATION

By a vote of 3-1 (*Maita no and Tong abstention*) on May 5, 2016, the Planning Commission recommends that the City Council adopt a resolution:

- 1) Finding no further CEQA review is necessary for the Costco Wholesale Project pursuant to Section 15183 of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines); and
- 2) Approving the Conditional Use Permit and Major Design Review for the Costco Wholesale Project, (EG-15-039), subject to the findings and conditions of approval.

10.3 SUBJECT: Consider appointment of one voting member to the Disability Advisory Committee [p. 1-2]

STAFF REPORT:

Jason Lindgren, City Clerk

PUBLIC COMMENT:

RECOMMENDATION

Receive information from Mayor Davis, with the approval of the City Council, regarding appointment of one voting member to the Disability Advisory Committee

10.4 SUBJECT: Provide direction to staff concerning regulation of shooting ranges [p. 1-4]

STAFF REPORT:

Darren Wilson, Development Services Director

PUBLIC COMMENT:

RECOMMENDATION:

Staff recommends that the City Council provide direction concerning regulation of shooting ranges in the City.

10.5 SUBJECT: Consider introduction of an ordinance amending Elk Grove Municipal Code Section 7.00.040(A) to allow City staff to be eligible to join the Historic Preservation Committee [p. 1-6]

STAFF REPORT:

Gerald Park, Senior Planner

PUBLIC COMMENT:

RECOMMENDATION:

Introduce and waive the full reading, by substitution of title only, an ordinance amending Elk Grove Municipal Code Section 7.00.040(A) relating to membership of the Historic Preservation Committee.

11. CONVENE THE CITY COUNCIL AND FINANCE AUTHORITY JOINT REGULAR MEETING

11.1 Roll Call

11.2 SUBJECT: Consider adoption of: 1) a resolution of the City Council confirming approval of the issuance and sale of special tax bonds, and approving and authorizing an official statement for Community Facilities District No. 2005-1 (Laguna Ridge) and approving other related documents and actions; and 2) a resolution of the Board of Directors of the Elk Grove Finance Authority confirming approval of the issuance of special tax revenue bonds and increasing the amount thereof, and approving and authorizing an official statement and bond purchase agreement in connection therewith, for City of Elk Grove Community Facilities District No. 2005-1 (Laguna Ridge) approving related agreements and actions [p. 1-172]

STAFF REPORT:

Brandon Merritt, Finance Analyst

PUBLIC COMMENT:

RECOMMENDATION

Staff recommends that the City Council consider adopting a resolution confirming approval of the issuance and sale of special tax bonds, and approving and authorizing an official statement for Community Facilities District No. 2005-1 (Laguna Ridge) and approving other related documents and actions.

Staff further recommends that the Board of Directors of the Elk Grove Finance Authority consider adopting a resolution confirming approval of the issuance and sale of special tax revenue bonds and increasing the authorized amount thereof, and approving and authorizing an official statement and bond purchase agreement in connection therewith, for City of Elk Grove Community Facilities District No. 2005-1 (Laguna Ridge) and approving related agreements and actions

11.3 Adjournment of the Joint Elk Grove City Council / Elk Grove Finance Authority Meeting

12. ADJOURNMENT

NOTICE REGARDING CHALLENGES TO DECISIONS

Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635 / TTY 888-435-6092. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

GOVERNMENT CODE 54957.5 et seq.

Public records, including writings relating to an agenda item for open session of a regular meeting and distributed less than 72 hours prior to the meeting, are available for public inspection at the Office of the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA.