



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

Daniel Briggs, Mayor

Jim Cooper, Mayor Pro Tem
Sophia Scherman, Councilmember

Michael Leary, Councilmember
Rick Soares, Councilmember

REGULAR MEETING OF THE CITY COUNCIL
Wednesday, June 22, 2005
6:30 P.M.

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

The Elk Grove City Council welcomes, appreciates, and encourages participation in the City Council Meeting. 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 City Clerk prior to the start of the meeting.

AGENDA

- 1. CALL TO ORDER/ROLL CALL**
 - 1.1 Roll Call
 - 1.2 Pledge of Allegiance
- 2. APPROVAL OF AGENDA**
- 3. PRESENTATIONS/ANNOUNCEMENTS**

3.1 City of Elk Grove model of contracting for development-related services, by Professor Robert Waste, Ph.D

4. PUBLIC COMMENT

Members of the audience may comment on matters that are not included on the agenda. Each person will be allowed three minutes, or less if a large number of requests are received on a particular subject. No action may be taken on a matter raised under “Public Comment” until the matter has been specifically included on an agenda as an action item. If a member of the public wants a response to a specific question, they are encouraged to contact any member of the Council or the City Manager at any time.

5. CONSENT CALENDAR ITEMS

The Consent Calendar items are ones 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

5.1 Approve Warrant Nos. 013715 through 013849 dated June 1, 2005 [p. 1-23]

5.2 Approve Minutes of the Special City Council Meetings of May 6, 2005 and June 8, 2005 [p. 1-5]

5.3 Approve the Budget Adjustments for Fiscal Year 2004-05 ([Resolution](#)) [p. 1-3]

5.4 Adopt [Ordinance No. 23-2005](#), an ordinance of the City Council of the City of Elk Grove amending sections 16.91.030, 16.91.040, and 16.91.050 of the City of Elk Grove Municipal Code relating to disbursements of park and fire facilities development impact fees for Eastern Elk Grove [p. 1-2]
(Second Reading) ([Resolution](#))

5.5 Approve a Proclamation of Recognition, A Salute to the Red, White & Blue [p. 1]

- 5.6 Accept subdivision improvements for Bilby Ranch Unit 2, East Meadows Unit 1A, East Meadows Unit 1B, East Meadows Unit 2, Elk Grove Meadows Unit 3A, Elk Grove Meadows Unit 3B, Elk Grove Meadows Unit 3C, Elliot Ranch East, and Newton Ranch ([resolution](#)) [p. 1-3]
- 5.7 Levy assessments in Street Maintenance District No. 1 for Fiscal Year 2005-06 ([Resolution](#)) [p. 1-9]
- 5.8 Levy a special tax in the East Franklin Community Facilities District No. 2002-1, for Fiscal Year 2005-06 ([Resolution](#)) [p.1-7]
- 5.9 Levy of a special tax in the Community Facilities District No. 2003-1 (Poppy Ridge) for Fiscal Year 2005-06 (Resolution) [p. 1-8]
- 5.10 Levy a special tax in the Community Facilities District No. 2003-2 (Police Services) for Fiscal Year 2005-06 (Resolution) [p. 1-6]
- 5.11 Accept the Grant Line Road and East Stockton Boulevard Traffic Signal Project as complete and authorize the City Engineer to file a Notice of Completion with the Sacramento County Recorder ([Resolution](#)) [p. 1-3]
- 5.12 Accept the East Stockton Boulevard and Sheldon Road Interim Improvement Project as complete and authorize the City Engineer to file a Notice of Completion with the Sacramento County Recorder; and authorize an additional appropriation for the project ([resolution](#)) [p. 1-5]
- 5.13 Authorize the City Manager or his designee to execute a contract with Bartig, Basler & Ray, Certified Public Accountants for the 2004-05 fiscal year financial audit ([Resolution](#)) [p. 1-24]
- 5.14 Authorize the City Manager or his designee to execute a contract with Geovec, Inc., to provide consulting services for the development and hosting of a geographic information system web site ([Resolution](#)) [p. 1-38]

- 5.15 Authorize the City Manager or his designee to execute a three-year agreement with Sacramento Housing and Redevelopment Agency (SHRA) for participation in the Housing Investment Partnerships Program (HOME) ([Resolution](#)) [p. 1-12]
- 5.16 Authorize the City Engineer or his designee to execute Addendum No. 1 to an agreement for the acquisition of privately-constructed facilities within the City of Elk Grove Community Facilities District No. 2003-1 (Poppy Ridge) ([Resolution](#)) [p. 1-21]
- 5.17 Authorize the Mayor to execute a Elk Grove Roadway Fee Program Reimbursement Agreement with Reynen & Bardis, Woodside Bilby Ranch, and WL Southmeadow Associates for Roadway improvements within the East Franklin Specific Plan Area ([Resolution](#)) [p. 1-33]
- 5.18 Authorize the City Manager or his designee to execute a contract with California Electronic Asset Recovery to provide e-waste collection services on July 30, 2005 ([Resolution](#)) [p. 1-24]
- 5.19 Authorize the City Engineer or his designee to submit a State grant application to the Safe Routes to School Program ([Resolution](#)) [p.]
- 5.20 Authorize the City Manager or his designee to extend the term of the contract for public works and building services for four years and amend the agreement with Interwest Consulting Group, Inc. ([Resolution](#)) [p.]
- 5.21 Authorize the City Manager or his designee to enter into a purchase agreement with County of Sacramento in the amount of \$520,000 for acquisition of real property located at 8978 Elk Grove Boulevard identified as Assessor Parcel Number 125-0142-005; Find the acquisition consistent with the General Plan; approve the carry over of \$274,770 from the General Fund Facility Rental Account in the current Fiscal Year 2004-05 to Fiscal Year 2005-06 to provide funding for acquisition and rehabilitation of the aforementioned property ([Resolution](#)) [p. 1-23]

6. PUBLIC HEARINGS

6.1 SUBJECT: Public Hearing: Call an election and declare the results of the special election for Annexation No. 6 to the Community Facilities District (CFD) No. 2003-2 (Police Services); and to levy and apportion the special tax to pay for certain police services [p. 1-19]

STAFF REPORT: Joe Chinn, Finance Administrator
Andrew Griffin, Finance Analyst

PUBLIC COMMENT:

RECOMMENDATION: After the close of the public hearing, City staff recommends the following:

1) Adopt a [resolution](#) calling an election to submit the question of levying a special tax within the area proposed to be annexed to Community Facilities District No. 2003-2 (Police Services) to the qualified electors;

If the proposition receives approval of more than two-thirds of the votes cast, staff recommends the Council:

2) Adopt a resolution declaring the election results, ordering the annexation of territory to CFD No. 2003-2 (Police Services) Annexation No. 6.; and

3) Introduce and waive the full reading by substitution of title only, an ordinance of the City Council of the City of Elk Grove levying and apportioning the special tax in territory annexed to Community Facilities District No. 2003-2 (Police Services) Annexation No. 6

6.2 SUBJECT: A Public Hearing to consider the written report for Fiscal Year 2005/2006 regarding service charges to be collected in the Laguna West Service Area (formerly County Service Area No. 5) [p. 1-72]

STAFF REPORT: Joe Chinn, Finance Director
Kate Rosenlieb, Finance Analyst

PUBLIC COMMENT:

RECOMMENDATION: Staff recommends adoption of a resolution confirming the written report of Fiscal Year 2005/06 Service Charges and Establishing Fiscal Year 2005-06 Service Charges for Certain Miscellaneous Services in the Laguna West Service Area (formerly County Service Area 5 or CSA 5)

COUNCIL ACTION:

- 6.3 **SUBJECT:** A Public Hearing to consider an appeal by Bryan and Susan Maddox of the Planning Commission's decision to deny approval to an application for a Conditional Use Permit to operate an indoor recreational facility in an M-1 zone (Light Industrial) by Beltway Ventures, Inc. – Pump It Up Party Zone EG-05-799 [p. 1-53]
Location: 10143 Iron Rock Way

STAFF REPORT: Christine Crawford, Planning Manager
Sarah Kirchgessner, Project Planner



PUBLIC COMMENT:

RECOMMENDATION: Staff recommends the City Council uphold the Planning Commission denial of the project and adopt the [resolution](#) denying a Conditional Use Permit for Pump It Up Party Zone Appeal Project No. EG-05-799, subject to findings;

OR

The City Council can approve the project and direct staff to prepare a resolution of approval.

COUNCIL ACTION:

- 6.4 **SUBJECT:** A Public Hearing to consider an update to the Old Town Specific Planning Area (SPA) [p. 1-177]

STAFF REPORT: Christine Crawford, Development Services
Bill Pable, Project Planner

PUBLIC COMMENT:

RECOMMENDATION: At the conclusion of the public hearing, consider the Planning Commission's recommendation as follows:

- 1) Adopt the negative declaration prepared for the proposed Specific Plan Area update;
- 2) Approve the Planning Commission's recommendation from its meeting on May 19, 2005, subject to a future General Plan Amendment;
- 3) Introduce and waive the full reading by substitution of title only, an ordinance of the City Council of the City of Elk Grove repealing ordinances SZC85-23, SZC 89-0022, SZC 91-0063, SZC 94-0046, and SZC 97-0010, and adopting the Elk Grove Old Town Specific Planning Area Design Standards and Guidelines, dated May 2005

COUNCIL ACTION:

7. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

7.1 SUBJECT: 2005-10 Transportation Capital Improvements Program (Resolution) [p. 1-120]

STAFF REPORT: Michael Kashiwagi, Public Works Director

PUBLIC COMMENT:

RECOMMENDATION: Adopt a [resolution](#) approving the City of Elk Grove 2005-2010 Transportation Capital Improvement Program and appropriate funding for the transportation projects and programs contained therein

COUNCIL ACTION:

7.2 SUBJECT: Amend Purchasing Ordinance to adjust Informal Purchase Threshold [p. 1-7]

STAFF REPORT: Terry Fitzwater, Assistant City Manager

PUBLIC COMMENT:

RECOMMENDATION: Introduce and waive the full reading by substitution of title only, an Ordinance of the City Council of the City of Elk Grove amending the provisions of Ordinance No. 04-2001 to adjust the informal purchasing threshold and to adjust City Manager approval authority for professional and contractual services

COUNCIL ACTION:

8. GENERAL ADMINISTRATION INFORMATION

- a) Solid Waste Service Survey Results
- b) Transit Update
- c) Police Activities Report

9. COUNCIL COMMENTS/FUTURE AGENDA ITEMS

? Regional Board, Commission, Committee Reports

10. CLOSED SESSION

PUBLIC COMMENT:

Once the closed session has ended, the regular City Council meeting will be reconvened in open session. The Mayor or presiding officer will then make any announcements required by the Brown Act relative to reportable actions taken during the closed session.

A) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Pursuant to GC 54956.9(a)
One (1) case

Elk Grove Community Services District vs. City of Elk Grove,
Sacramento Superior Court Case No. 05AS00612

**B) CONFERENCE WITH LEGAL COUNSEL – Anticipated
Litigation**

Pursuant to GC Section 54956.9 (b)
Five (5) Potential Cases

C) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Pursuant to GC Section 54956.8; One (1) Case:

Real Property: 146-040-39, 146-040-40
Agency Negotiators: John Danielson, Anthony
Manzanetti, Frank Oviedo,
Julie Cline
Negotiating Parties: Delta Breeze Vineyards
Under Negotiation: Price and Terms of Payment

Once the closed session has ended, the regular City Council meeting will be reconvened in open session. The Mayor or presiding officer will then make any announcements required by the Brown Act relative to reportable actions taken during the closed session.

11. 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 City Clerk Peggy Jackson at (916) 683-7111. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.