



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, September 14, 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

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 General Warrant No. 015155 through 015382 dated August 12 and 23, 2005 [p. 1-28]
- 5.2 Approve Minutes of the Regular City Council Meeting [p. 1-15]
- 5.3 Accept Subdivision Improvements for Kendrick Oaks ([Resolution](#)) [p. 1-3]
- 5.4 Approval of a financial commitment of Eight Million Fifty Four Thousand Six Hundred Twenty Dollars (\$8,054,620) and the implementing loan documents and regulatory agreement between the City of Elk Grove and UHC Elk Grove, LP, for affordable housing for Stoneridge at Elk Grove Apartment Project ([Resolution](#)) [p. 1-95]
- 5.5 Authorize Professional and Administrative positions and salary in the City Attorney’s Department ([Resolution](#)) [p. 1-7]
- 5.6 Authorize the City Manager or his designee to execute an agreement with David Carli and Sandy Carli for the acquisition of a conservation easement, a portion of APN 134-0130-001, and

all of APN 134-0130-018 (158.48 acres) for the preservation of Swainson's Hawk foraging habitat ([Resolution](#)) p. 1-7]

- 5.7** Accept donation of used computers from the Sacramento SPCA [p. 1]
- 5.8** Approve a proclamation of recognition celebrating the naming of the Katherine L. Albiani Middle School [p. 1]
- 5.9** Approve a proclamation of recognition celebrating the naming of the Helen Carr Castello Elementary School [p. 1]
- 5.10** Authorize the City Manager or designee to enter into a Lease Agreement with Jackson II, LLC for the real property located at 9300 West Stockton Boulevard, Suite 205 for use as a Police Recruitment Center on the terms and conditions identified in the Lease Agreement ([Resolution](#)) [p. 1-6]
- 5.11** Approve Monthly Treasurer's Report for July 2005 [p. 1-6]
- 5.12** Authorize the City Manager or his designee, to execute a Real Estate Acquisition Agreement and related documents for the purchase of an office/warehouse building located at 1535 East Stockton Boulevard from James Hull and Adele Hull, APN 134-0510-023 ([Resolution](#)) [p. 1-8]
- 5.13** Adopt a resolution declaring the intention to form Street Lighting Maintenance District No. 1, Zone 2, to levy and collect assessments, approve the Engineer's Report, set a public hearing and conduct a property owner ballot procedure according to the requirements of Proposition 218 ([Resolution](#)) [p. 1-29]
- 5.14** Amend the 2005-2006 fiscal year budget to approve the reclassification of the Executive Administrative Assistant position ([Resolution](#)) [p. 1-2]
- 5.15** Amend the fiscal year 2005-06 budget and adopt the proposed changes to the employee benefit plan, specifically its cafeteria plan, effective January 1, 2006 ([Resolution 1 & 2](#)) [p. 1-3]

- 5.16** Authorize the payment of fees associated with the Delta Breeze Vineyard project as alternative mitigation for loss of Swainson's hawk foraging habitat for projects over 40 acres and greater [p. (Resolution) 1-5]

6. PUBLIC HEARINGS

- 6.1 SUBJECT:** Continued Public Hearing to consider a Resolution of the City Council of the City of Elk Grove Declaring the Necessity and Authorizing the Commencement of Eminent Domain Proceedings to Secure Real Property Interests for the Construction of the Grant Line Road State Route 99 Interchange Project ([Resolutions](#)) [p. 1-403]

STAFF REPORT: Bob Lee, Development Services
Julie Cline, Real Property Manager

PUBLIC COMMENT:

RECOMMENDATION: Approve resolutions authorizing and directing the City Attorney to prepare, commence and prosecute proceedings in eminent domain for the purpose of acquiring necessary rights-of-way and real property interests for the Grant Line Road/State Route 99 Interchange Reconstruction Project, various properties

COUNCIL ACTION:

- 6.2 SUBJECT:** Consideration and approval of the 2004-2005 Consolidated Annual Performance and Evaluation Report (CAPER) ([Resolution](#)) [p. 1-61]

STAFF REPORT: Steve Flint, Development Services
Pamela Speciale, CDBG Coordinator



PUBLIC COMMENT:

RECOMMENDATION: Adopt a resolution to approve the FY 2004-2005 Consolidation Annual Performance and Evaluation Report (CAPER)

COUNCIL ACTION:

- 6.3 **SUBJECT:** Monterey Village, Project No. EG-04-784: Consider Dunmore Homes' request for a reconsideration of Condition of Approval 80, which requires units to be owner occupied for four years. The subject property is located at the northeast corner of Poppy Ridge road and Franklin Boulevard ([Resolution](#)) [p. 1-19]

STAFF REPORT: Steve Flint, Development Services
Jessica Shalamunec, Planner



PUBLIC COMMENT:

RECOMMENDATION: Approve a Tentative Subdivision Map Amendment for Monterey Village, Project EG-04-784, as it relates to Condition of Approval 80 and subject to the findings

COUNCIL ACTION:

7. **REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS**

- 7.1 **SUBJECT:** Evaluation of Alternative Train Stop Locations and Seek Council Direction on whether or not to pursue a specific location [p. 1-6]

STAFF REPORT: Michael Kashiwagi, Public Works Director
Diane Nguyen, Transportation Program Mgr.



PUBLIC COMMENT:

RECOMMENDATION: The City Council requested that staff research potential Amtrak/Commuter Rail stops in the City of Elk Grove. Staff has prepared a table that analyzed the feasibility of ten sites in Elk Grove. Based on the outcome of this evaluation, staff seeks Council direction on whether or not to identify a

feasible train stop location. If Council directs staff on a specific location, staff will need council authorization to proceed into the General Plan amendment process. If instead, Council directs staff that no location is feasible, staff will need to be directed to inform Caltrans the City does not have a location for a train stop, and as a result, Caltrans will likely rescind their \$800,000 funding commitment.

COUNCIL ACTION:

- 7.2 **SUBJECT:** Library Services and funding; reconsideration of grant funding for the Sacramento Public Library [p. 1-44]

STAFF REPORT: Katy Baumbach, Management Analyst



PUBLIC COMMENT:

RECOMMENDATION: Receive report on public feedback about library services and funding; reconsider community grant request for Sacramento Public Library Authority; direct staff to forward the report to the SPLA Board Members and Executive Director

COUNCIL ACTION:

- 7.3 **SUBJECT:** Donation to the American Red Cross to support the Katrina hurricane relief effort [p. 1]

STAFF REPORT: Peggy Jackson, City Clerk



PUBLIC COMMENT:

RECOMMENDATION: Provide direction on allocating funds for the purpose of donating funds to the American Red Cross to support the Katrina hurricane relief effort

COUNCIL ACTION:

7.4 **SUBJECT:** Review of Regional Boards, Commissions, Committee appointments [p. 1-3]

STAFF REPORT: Peggy Jackson, City Clerk

PUBLIC COMMENT:

RECOMMENDATION: Review current appointments and provide direction

COUNCIL ACTION:

7.5 **SUBJECT:** Amend the contract with the Board of Administration of the California Public Employees' Retirement System (CalPERS) to provide Section 21362.2 and Section 20042 benefits for local safety employees ([Resolution](#)/Ordinance) [p. 1-10]

STAFF REPORT: Terry Fitzwater, Assistant City Manager

PUBLIC COMMENT:

RECOMMENDATION:

1. Adopt a resolution giving notice of the City's intention to amend the agreement between the City of Elk Grove and the Board of Administration of the California Public Employees' Retirement System (CalPERS) to provide Section 21362.2 and Section 20042 benefits for local safety employees; and
2. Introduce and waive the full reading by substitution of title only, an ordinance of the City Council of the City of Elk Grove authorizing an amendment to the contract between the City Council of the City of Elk Grove and the Board of Administration of the California Public Employees' Retirement System (CalPERS)

COUNCIL ACTION:

- 7.6** **SUBJECT:** Consider the request from the Elk Grove Unified School District for City representation at quarterly meetings and appoint one Councilmember to join the Mayor at the meetings [p. 1-3]

STAFF REPORT: Kara Myers, Management Analyst

RECOMMENDATION: Consider the Elk Grove Unified School District's request for City representation at Quarterly meetings between the City of Elk Grove and the Elk Grove Unified School District and select one Councilmember to join with the Mayor in meeting with the Elk Grove Unified School District Board's representatives

COUNCIL ACTION:

8. GENERAL ADMINISTRATION INFORMATION

9. COUNCIL COMMENTS/FUTURE AGENDA ITEMS

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.

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.

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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.