



*Incorporated July 1, 2000*  
*Website: [www.elkgrovecity.org](http://www.elkgrovecity.org)*

**Rick Soares, Mayor**

**Sophia Scherman, Mayor Pro Tem**  
**Daniel Briggs, Council Member**

**Jim Cooper, Council Member**  
**Michael Leary, Council Member**

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**REGULAR MEETING OF THE CITY COUNCIL**  
**Wednesday, November 8, 2006**  
**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 Present Certificate of Recognition to Dave Armendariz for his contributions to the City of Elk Grove Disability Advisory Committee

- 3.2 Lois Wright, Sacramento Municipal Utility District Government Affairs Representative, will provide a presentation regarding SMUD Bringing Solar Power to Elk Grove
- 3.3 Executive Director Paula Birdsong and Marketing Director Kendall Person of MADD (*Mothers Against Drunk Driving*) California will present awards to the Elk Grove Police Department “Blue Crew” which set national fundraising records at the 3<sup>rd</sup> Annual Strides for Change event
- 3.4 Cedar Kehoe, Solid Waste Manager, will provide a presentation regarding upcoming E-Waste Collection Events to be held in Elk Grove

#### 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 Minutes of the October 25, 2006 Regular City Council Meeting [p. 1-10]
- 5.2 Adopt [Ordinance No. 44-2006](#) amending the Elk Grove Zoning Map from BP to RD-20 for 6915 Elk Grove Boulevard, APN 116-0061-103, Project No. EG-092 (GPA 06-001) [p. 1-3]  
**Second Reading**

- 5.3 Adopt [Ordinance No. 45-2006](#) repealing and reenacting Chapter 9.96 of the Elk Grove Municipal Code relating to emergency alarms [p. 1-9]  
**Second Reading**
- 5.4 Adopt [resolution](#) approving 2007-08 Legislative Principles [p. 1-40]
- 5.5 Adopt [resolution](#) authorizing the City Manager, or his designee, to execute Change Order No. 2 to Contract No. C-06-208 in the amount of \$134,313 between the City of Elk Grove and SW Allen Construction, Inc. for Construction of the Police Fleet Facility (Police Services) [p. 1-6]
- 5.6 Adopt [resolution](#) authorizing the City Manager, or his designee, to approve a purchase order in the amount of \$113,714 for 20 Panasonic Toughbooks (laptop computers) from Raymar Information Technology and to transfer \$57,000 from the General Fund Police Reserve, and \$56,000 from the Police Capital Facilities Fee Fund to the 2006-07 Police Department Budget (Police Services) [p. 1-3]
- 5.7 Adopt [resolution](#) granting to the Elk Grove Community Services District, in Fee Simple, Lot A for Landscape Purposes and Lot B for Open Space Purposes, located within Newton Ranch Unit No. 3 (Subdivision 02-370.03) [p. 1-9]
- 5.8 Adopt [resolution](#) accepting the Slurry Seal and Micro-Surfacing Project 2006 as complete and authorizing the City Engineer to prepare the Notice of Completion and the City Clerk to file the Notice of Completion with the Sacramento County Recorder [p. 1-4]
- 5.9 Adopt [resolution](#) authorizing the City Engineer to submit an expenditure plan request for the City of Elk Grove Fiscal Year 2004-05 and 2005-06 Measure A Interest and Supplemental Allocations and amend the 2006-07 Budget by adding \$789,301 in Measure A revenues and expenditures [p. 1-6]

- 5.10 Adopt [resolution](#) approving Final Map and Subdivision Improvement Agreement for Subdivision No. 03-479.01 Del Webb Village 1 [p. 1-36]
- 5.11 Adopt [resolution](#) approving Final Map and Subdivision Improvement Agreement for Subdivision No. 03-479.06 Del Webb Village 6 [p. 1-31]
- 5.12 Adopt [resolution](#) approving Final Map and Subdivision Improvement Agreement for Subdivision No. 04-764.01 The Grove at Laguna Ridge Village 1 [p. 1-30]
- 5.13 Adopt [resolution](#) approving Final Map and Subdivision Improvement Agreement for Subdivision No. 04-764.03 The Grove at Laguna Ridge Village 3 [p. 1-31]
- 5.14 Adopt [resolution](#) approving Final Map and Subdivision Improvement Agreement for Subdivision No. 04-764.04A The Grove at Laguna Ridge Village 4A [p. 1-32]
- 5.15 Adopt [resolution](#) authorizing the Mayor, or his designee, to execute a Public Improvement Agreement with Pulte Home Corporation for Phase 2 of the Laguna Ridge Specific Plan [p. 1-21]
- 5.16 Adopt [resolution](#) authorizing the Mayor, or his designee, to execute a Public Improvement Agreement with Reynen & Bardis (Laguna Ridge) LP for Phase 2 of the Laguna Ridge Specific Plan [p. 1-21]
- 5.17 Adopt [resolution](#) authorizing the City Manager, or his designee, to execute a contract with Vali Cooper & Associates, Inc. for professional construction management services for the Grant Line Road/State Route 99 Interchange Reconstruction Project for an amount not to exceed \$2,356,955 [p. 1-33]
- 5.18 Accept the June 30, 2006 Annual Development Impact Fee Report [p. 1-31]
- 5.19 Approve a Certificate of Recognition honoring Dr. Arnold Adreani as the 2006 Elk Grove Citizen of the Year

## **6. PUBLIC HEARINGS**

- 6.1 SUBJECT:** A public hearing to consider adoption of resolutions declaring the necessity and authorizing the commencement of eminent domain proceedings to secure real property interests for the construction of the Sheldon Road/State Route 99 Interchange Reconstruction Project [p. 1-256]

### **STAFF REPORT:**

Bob Lee, City Engineer

Julie Cline, Real Property Manager

### **RECOMMENDATION:**

Adopt 13 Resolutions of Necessity: **A)** Authorizing the acquisition by eminent domain of the property interests (listed below) for the Sheldon Road/State Route 99 Interchange Reconstruction Project

1. Albiani / APN: 115-0161-008
2. Kochoo / APN: 115-0162-012
3. Wood/Demandante-Janiga / APN: 115-0162-010
4. Tsakopoulos, et al / APN: 115-0162-013, 014, 015 & 016; 115-0150-057; 115-1850-076
5. Pino, et al / APN: 115-0150-010
6. Schueffele Revocable Trust / APN: 116-0030-007
7. C. David & Kathleen D. Routt Revocable Trust / APN: 116-0030-005
8. Elk Grove Church of Christ, Inc. / APN: 116-0030-003
9. Family Real Property, Limited Partnership / APN: 116-0030-052 & 053
10. JBM Investments, General Partnership / APN: 116-0030-020 & 021
11. Elk Grove Community Services District / APN: 115-0185-075, 115-0150-056, 116-1310-017, 116-0030-054, 116-1440-049
12. AKT Development/Kramer Ranch Partnership / APN: 116-1440-051
13. Sheldon Terrace, LLC / APN: 116-0021-036

### **B) Making the following findings:**

1. The public interest and necessity require the project;
2. The proposed project is planned or located in the manner that will be most compatible with the greatest public good and least private injury;
3. The property interests are necessary for the proposed project; and
4. The offer required by Government Code section 7267.2 has been made to the owner(s) of the property interests to be acquired.

**C)** Authorizing the City Attorney to file suit in eminent domain to acquire such property interests, to apply for orders for possession before judgment, and to prosecute the actions to final judgment, and **D)** Authorizing the deposit of funds in court from the funds lawfully available.

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

**7.1 SUBJECT:** Repeal Elk Grove Municipal Code Article 9, Chapter 16.20 relating to the Housing Stock Conservation Fee [p. 1-4]

**STAFF REPORT:**

Kate Rosenlieb, Senior Management Analyst  
Michael McGrane, Budget Manager

**RECOMMENDATION:** Introduce and waive the full reading, by substitution of title only, an ordinance repealing Elk Grove Municipal Code Article 9, Chapter 16.20 relating to the Housing Stock Conservation Fee Requirement.

**7.2 SUBJECT:** Policy regarding the use by other public agencies of revenue from development impact fees levied by the City of Elk Grove [p. 1-8]

**STAFF REPORT:**

Kate Rosenlieb, Senior Management Analyst

**RECOMMENDATION:**

Confirm the applicability to the Elk Grove Community Services District Fire Department of the City's policy regarding the use by other public agencies of revenue from development impact fees levied by the City of Elk Grove

## **8. GENERAL ADMINISTRATION INFORMATION**

1. Police activities report – Chief Simmons
2. Review Results of Elk Grove City Employee Survey

**9. COUNCIL COMMENTS/FUTURE AGENDA ITEMS**

1. Reports on Regional Boards, Commissions, Committees

**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) PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

Title: City Manager

Pursuant to Government Code Section 54957

**B) PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

Title: City Attorney

Pursuant to Government Code Section 54957

**11. REGULAR AGENDA ITEM**

- A) Discussion and possible action regarding Council Appointees compensation and benefits – City Manager and City Attorney

**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 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.