



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

James Cooper, Mayor

Michael P. Leary, Mayor Pro Tem
Patrick Hume, Council Member

Gary Davis, Council Member
Sophia Scherman, Council Member

REGULAR MEETING OF THE CITY COUNCIL
Wednesday, August 22, 2007
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. Because there is a great deal of business to conduct, 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 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

- 4.1** Presentation by Larry Greene, Air Pollution Control Officer for Sacramento Metropolitan Air Quality Management District, regarding Sacramento County Mandatory No-Burn Restrictions (Proposed Rule 421)

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. No action may be taken on non-agendized items 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. Members of the audience wishing to address a specific agendized item are encouraged to offer their public comment during consideration of that item.

6. 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

- 6.1** Adopt [Ordinance No. 23-2007](#) amending the City of Elk Grove Zoning Code (Article 23 of the Elk Grove Municipal Code) Pertaining to Big Box Retail/Discount Superstores [p. 1-9]
(Second Reading)
- 6.2** Adopt [Ordinance No. 25-2007](#) amending the City of Elk Grove Zoning Map for a 75.1 acre parcel from 12.3 acres of Light Industrial, 27.3 acres of Industrial Office Park, 9.7 acres of Limited Commercial, and 10.8 acres of Open to 25.7 acres of Light Industrial, 19.1 acres of General Commercial, 3.3 acres of Shopping Center Commercial, and 10.7 acres of Open Space, for the Waterman Park 75 #2 Project No. EG-06-1158, APN: 134-0182-001 [p. 1-4]
(Second Reading)

- 6.3 Approve General Warrant No. 30695 through 31344 dated July 1, 2007 through July 31, 2007, Electronic Fund Transfer 2007136 through 2008010, and Automatic Clearing House [p. 1-65]
- 6.4 Adopt [resolution](#) authorizing the City Manager to execute a contract amendment with the George Hills Company, Inc. extending the contract term to January 31, 2008 for Liability Claims Adjusting and Administration Services in an amount not to exceed \$20,000 [p. 1-5]
- 6.5 Authorize the Mayor to sign a letter in support of community efforts to relocate the Towe Auto Museum to the City of Elk Grove [p. 1-4]
- 6.6 Adopt [resolution](#) approving the business rules between the City of Elk Grove and Redflex Traffic Systems, Inc. for the Red Light Photo Enforcement Program [p. 1- 18]
- 6.7 Adopt [resolution](#) accepting the subdivision improvements for Jasmine Condominiums [p. 1-21]
- 6.8 Adopt [resolution](#) approving Parcel Map No. 04-637.00 Laguna Professional Center [p. 1-6]
- 6.9 Adopt [resolution](#) authorizing the City Manager to execute an amendment with Bickmore Risk Services extending the contract for safety and risk management professional services through December 31, 2007 [p. 1-5]
- 6.10 Receive report on City Manager approved purchases and contracts authorized by City Purchasing Ordinance, filed through August 7, 2007 [p. 1-3]
- 6.11 Approve City Council meeting minutes of: a) June 27, 2007 (Regular Meeting); b) July 25, 2007 (Special Meeting); c) July 25, 2007 (Regular Meeting); d) July 31, 2007 (Special Meeting); e) August 8, 2007 (regular/canceled meeting); and f) August 15, 2007 (Special Meeting) [p. 1-30]

- 6.12 Adopt **resolution** amending the Fiscal Year 2007-08 Budget by \$31,000 to modify the salary range for the position of Finance Director, changing the title of Finance Manager to Assistant Finance Director and funding the position, and un-funding the position of Accounting Manager [p. 1-4]
- 6.13 Adopt **resolution** authorizing the City Manager to execute a Revocable Permit Agreement with the Elk Grove Auto Mall Association for a pylon entrance sign [p. 1-10]
- 6.14 Adopt **resolution** authorizing the City Manager to execute a City Loan Agreement of \$60,000 under the Owner-Occupied Housing Rehabilitation Loan Program for APN 134-0470-049 [p. 1-4]
- 6.15 Adopt **resolution** declaring intention to levy street maintenance assessments for certain properties located in the Laguna Ridge area which represents Annexation No. 2 into Street Maintenance District No. 1, Zone 5 [p. 1-13]
- 6.16 Adopt **resolution** declaring intention to annex territory to Community Facilities District No. 2006-1 (Maintenance Services) and to levy a special tax to pay for certain Maintenance Services (Annexation No. 7) [p. 1-29]
- 6.17 Adopt **resolution** declaring intention to levy street maintenance assessments for certain properties located in the Eastern Area which represents Annexation No. 11 into the Street Maintenance District No. 1, Zone 3 [p. 1-14]
- 6.18 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 certain Police Services (Annexation No. 13) [p. 1-15]

7. **PUBLIC HEARINGS**

- 7.1 **SUBJECT:** Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing: A public hearing to consider the issuance of multifamily housing revenue bonds by the California Statewide Communities Development Authority for Montego Falls Apartments, a 132-unit multifamily rental housing project located at the northwest corner of Bruceville Road and Whitelock Parkway, on behalf of St. Anton Capital, LLC [p. 1-6]

STAFF REPORT:

Jim Carney, Housing Advisor



PUBLIC COMMENT:

RECOMMENDATION:

Adopt [resolution](#) approving the issuance of multifamily housing revenue bonds not to exceed \$15.5 million by the California Statewide Communities Development Authority.

- 7.2 **SUBJECT:** (Request for continuance) A public hearing to consider proposed Municipal Code and Zoning Code Amendments [p. 1-3]

STAFF REPORT:

Christopher Jordan, Planner



PUBLIC COMMENT:

RECOMMENDATION:

Staff requests that the City Council continue the public hearing to consider Municipal Code and Zoning Code Amendments to the regularly scheduled City Council meeting of September 12, 2007 to allow staff additional time to address minor items associated with the project.

8. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

8.1 **SUBJECT:** Adoption of a comprehensive Emergency Management Program [p. 1-21]

STAFF REPORT:
Bob Risedorph, Lieutenant

PUBLIC COMMENT:

RECOMMENDATION:

1. Introduce and waive the full reading, by substitution of title only, an Ordinance amending the Elk Grove Municipal Code to establish Chapter 9.19 of Title 9 relating to Emergency Services Organization and Functions; and
2. Adopt a [Resolution](#) approving Workers' Compensation Benefits for Registered Volunteer "Disaster Service Workers"; and
3. Adopt a [Resolution](#) approving the agreement for participation in the Sacramento County Operational Area Organization; and
4. Adopt a [Resolution](#) adopting the Elk Grove Emergency Operations Plan (EOP), agreeing to utilize the integrated National Incident Management System and Standardized Emergency Management System, authorize the Mayor to execute the EOP Letter of Promulgation and authorize the City Manager to oversee plan implementation and updates.

8.2 **SUBJECT:** Provide direction to the City Manager regarding retiree healthcare benefits [p. 1-9] [Resolution](#)

STAFF REPORT:
Frank Oviedo, Deputy City Manager



PUBLIC COMMENT:

RECOMMENDATION:

Staff recommends the City Council provide direction on recommendations of the Retiree Healthcare Committee. The committee, composed of Council Members Patrick Hume and Michael Leary, recommends that the City Council consider directing the City Manager to execute all necessary agreements related to retiree healthcare benefits:

1. Establish an IRS Section 115 Trust with AIG VALIC and name the City Council of the City of Elk Grove as the Trustee; and
2. Adopt eligibility criteria for employees to participate in the retiree healthcare program and providing a benefit of \$800 per month per eligible retiree; and
3. Set aside and deposit in an irrevocable trust \$1.5 million from the reserve fund to pre-fund this future liability. A portion of the \$1.5 million represents the annual required contribution (ARC) and the balance goes to offset future unfunded liabilities.

- 8.3** **SUBJECT:** Introduction of Ordinance repealing, revising, and reenacting Elk Grove Municipal Code, Title 9, Public Peace, Morals and Safety [p. 1-49]

STAFF REPORT:

Troy Brown. Administrative Manager



PUBLIC COMMENT:

RECOMMENDATION:

Introduce and waive the full reading by substitution of title only, an ordinance repealing Title 9 of the Elk Grove Municipal Code, with the exception of Chapters 9.36, 9.96 and 9.97, renumbering the Chapters of Title 9 and reenacting Title 9 with specific changes to various Chapters.

9. GENERAL ADMINISTRATION INFORMATION

10. COUNCIL COMMENTS/FUTURE AGENDA ITEMS

1. Reports on Regional Boards, Commissions, Committees
2. Travel/Training Expenditures Disclosure *(in accordance with Resolution 2006-295 and Government Code § 53232.3(d))*

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.