



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

**Sophia Scherman, Mayor**

**Steven M. Detrick, Vice Mayor**  
**James Cooper, Council Member**

**Gary Davis, Council Member**  
**Patrick Hume, Council Member**

---

**REGULAR MEETING OF THE CITY COUNCIL**  
**Wednesday, April 14, 2010**  
**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**

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.

**PUBLIC COMMENT:**

**A) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code § 54956.8

Property Description: 9108 Elk Grove Boulevard  
Elk Grove, CA  
APN: 125-0243-039-0000

City Negotiators: Laura Gill, City Manager

Negotiating parties: Trent Lundin of Freeport Ventures, LLC

Under negotiation: Price and Terms

**4. PRESENTATIONS/ANNOUNCEMENTS**

4.1 Present Certificate of Appreciation to Tyler Bodhaine of Boy Scout Troop 186 for his Eagle Scout Leadership Service Project [p. 1]

4.2 Present proclamation recognizing April 18 to 24, 2010 as "*National Volunteer Week*" with special recognition to Elk Grove Volunteers In Police Services [p. 1]

4.3 Present proclamation recognizing April 26 to 30, 2010 as "*Mosquito Awareness Week*" [p. 1]

4.4 Presentation by Integrated Waste Program Manager Cedar Kehoe regarding Earth Week 2010 Activities

4.5 Presentation by Public Works Director Richard Shepard on the status of the Capital SouthEast Connector

**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. GENERAL ADMINISTRATION INFORMATION**

**7. 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)*)

**8. 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**

- 8.1 Receive Automatic Clearing House Nos. 1077 through 1228 dated March 1, 2010 through March 31, 2010, General Warrant Nos. 52082 through 52712, and Electronic Fund Transfer Nos. 2010102 through 2010106 and 2010108 through 2010117 [p. 1-72] (FINANCE)
- 8.2 Receive February 2010 Treasurer's Report [p. 1-3] (FINANCE)
- 8.3 Approve City Council Meeting Minutes: 1) March 24, 2010 Special Meeting, and 2) March 24, 2010 Regular Meeting [p. 1-13] (CITY CLERK)
- 8.4 Receive report on City Manager approved purchases and contracts authorized by Elk Grove Municipal Code Chapter 3.42 Contracts and Purchasing, filed through April 7, 2010 [p. 1-2] (CITY CLERK)

- 8.5 Receive report on Requests for Proposals, Qualifications, and Bids [p. 1-3] (CITY CLERK)
- 8.6 Adopt Ordinance No. 7-2010 adding Elk Grove Municipal Code Section 6.18.120 and amending Section 6.18.360 relating to “Abandoned Vehicles” **(Second Reading)** [p. 1-2] (COMMUNITY ENHANCEMENT)
- 8.7 Adopt Ordinance No. 8-2010 amending Elk Grove Municipal Code Sections 16.20.100 and 16.20.200 relating to “Housing Code” **(Second Reading)** [p. 1-6] (COMMUNITY ENHANCEMENT)
- 8.8 Adopt resolution accepting the Slurry and Chip Seal Project 2009 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)
- 8.9 Adopt resolution accepting the Asphalt Concrete Overlay and Curb Ramp Improvements Project 2009 and the Elk Grove Boulevard Rehabilitation (Bruceville Road to State Route 99) Project 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)
- 8.10 Adopt resolution accepting the Harbour Point Drive Median Improvements Project 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)
- 8.11 Adopt resolution authorizing the City Manager to execute a construction contract with Republic Intelligent Transportation Services, Inc. for the Poppy Ridge Street Light Replacement / Retrofit Project in the amount of \$150,716 and authorizing the City Engineer to approve change orders not to exceed \$30,000 [p. 1-6] (PUBLIC WORKS)

- 8.12 Adopt resolutions: 1) authorizing the City Manager to execute a construction contract with DeSilva Gates Construction for the Franklin Boulevard / Elk Grove Boulevard Intersection Widening and Bus Turnouts Project in the amount of \$1,005,666 and authorizing the City Engineer to approve construction change orders not to exceed \$151,000 and 2) authorizing the City Manager to execute a consultant contract amendment with Wood Rodgers, Inc. for the Franklin Boulevard / Elk Grove Boulevard Intersection Widening and Bus Turnouts Project in an amount not to exceed \$12,270 [*for a total compensation amount not to exceed \$713,363*] [p. 1-14] (PUBLIC WORKS)
- 8.13 Adopt resolution authorizing the City Manager to sign a Joint Use and Maintenance Easement Agreement with the Cosumnes Community Services District for the Laguna Creek Trail Bridge Project [p. 1-15] (PUBLIC WORKS)
- 8.14 Adopt resolution authorizing the City Manager to execute a task order with Mark Thomas and Company, Inc. for professional engineering services for the Long Leaf Drive Bridge over Elk Grove Creek Project in an amount not to exceed \$135,958 [p. 1-17] (PUBLIC WORKS)
- 8.15 Adopt resolutions: 1) adopting the Initial Study / Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program and approving the Elk Grove Intermodal Rail Station Master Plan Project; and 2) authorizing the City Manager to execute a consultant services contract with Kimley-Horn and Associates, Inc. for the preliminary design of the Elk Grove Intermodal Rail Station Master Plan Project in an amount not to exceed \$429,951 [p. 1-242] (PUBLIC WORKS)
- 8.16 Adopt resolution authorizing the City Manager to execute a construction contract with Wunschel & Sons, Inc. for the Stonebrook Drive Pedestrian / Bicycle Trail Improvement Project in the amount of \$19,970 and authorizing the City Engineer to approve change orders not to exceed \$4,000 [p. 1-5] (PUBLIC WORKS)

- 8.17 Authorize recruitment to fill one vacancy on the Historic Preservation Committee [p. 1-3] (CITY CLERK)
- 8.18 Authorize recruitment to fill one vacancy on the Solid Waste Advisory Committee [p. 1-5] (CITY CLERK)
- 8.19 Adopt resolution authorizing the City Manager to execute an agreement with the Bureau of Land Management, Folsom Resource Area, for the management and administration of the Delta Breeze Vineyard Property for a term of five years in an amount not to exceed \$60,000 [p. 1-59] (PLANNING)
- 8.20 Adopt resolution authorizing the City Manager to negotiate the contract terms and execute an agreement with NeighborWorks HomeOwnership Center Sacramento Region and GALA Construction, Inc. for the Neighborhood Stabilization Program Acquisition / Rehabilitation / Resale Program and authorizing the City Manager to change the contract terms and amount if NeighborWorks does not meet performance requirements [p. 1-7] (PLANNING)
- 8.21 Adopt resolution authorizing the City Manager to enter into a contract with Mission Housing Development Corporation to acquire and lease six affordable housing units in the amount of \$584,928 using Neighborhood Stabilization Program funds and authorizing the City Manager to change the contract terms and amount if Mission Housing does not meet performance requirements [p. 1-103] (PLANNING)
- 8.22 Adopt resolution authorizing staff to modify the terms and conditions of the Fiscal Year 2009-10 Grantee Agreements to allow for payments in advance for the Elk Grove Police Activities League and Elk Grove Teen Center [p. 1-20] (CITY MANAGER)
- 8.23 Adopt resolution authorizing the City Manager to execute the necessary documents for the second amendment to the Banking Services Contract with Bank of America, extending the contract for two, one-year terms and authorizing an expenditure of funds not to exceed \$216,000 *[for a total compensation amount not to exceed \$432,000]* [p. 1-5] (FINANCE)

8.24 Adopt resolution authorizing the City Manager to execute a fee deferral agreement with Edge All Stars to allow deferral terms not included in the current program [p. 1-8] (DEVELOPMENT SERVICES)

9. **PUBLIC HEARINGS**

None.

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

10.1 **SUBJECT:** Receive Quarterly Development Services Project Update Staff Report – Storm Drain Master Plan, South Sacramento Habitat Conservation Plan and Sphere of Influence Amendment [p. 1-128]

**STAFF REPORT:**

Darren Wilson, Development Engineering Manager  
Taro Echiburú, Interim Planning Director



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Receive report and provide staff direction as desired.

10.2 **SUBJECT:** *(Continued from February 24, 2010)* Consider modernization and expansion of Utility User Tax (UUT) Policy and reduction of Utility User Tax Rate [p. 1-7]

**STAFF REPORT:**

Katy Baumbach, Budget Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Provide direction on the following items:

- 1) Modernization of the UUT communications language to reflect technological advances and changes in state and federal law;
- 2) Inclusion of water usage in the UUT ordinance;
- 3) Reduction of the UUT rate from 2.5% to 2.25% or 2%; and
- 4) Preparation of a Proposition 218 ballot measure, to be returned for Council consideration.

**10.3 SUBJECT:** Notice of Intent to Provide Additional Service Credit for Specified Classification and Public Notice of Cost [p. 1-4]

**STAFF REPORT:**

Laura Gill, City Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Receive and file the notice of intent to provide two years additional service credit benefits to specified classification and provide public notice of the potential costs and savings from implementing this program in accordance with CalPERS requirements.

**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 the City Clerk's Office at (916) 478-3635. 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 City Clerk's Office, 8401 Laguna Palms Way, Elk Grove, CA.