



Incorporated July 1, 2000
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**ELK GROVE CITY COUNCIL REGULAR MEETING
ELK GROVE FINANCE AUTHORITY REGULAR MEETING
REDEVELOPMENT AGENCY REGULAR MEETING
CONCURRENT AGENDA
Wednesday, October 13, 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

None.

4. PRESENTATIONS/ANNOUNCEMENTS

4.1 Proclamation declaring October 2010 as Disability Awareness Month [p. 1]

4.2 Recognize the City of Elk Grove Disability Advisory Committee's 4th Annual Above and Beyond Program Accessibility Award recipients

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 No. 2009-212 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. 2124 through 2272 dated September 1, 2010 through September 30, 2010, General Warrant Nos. 54921 through 555688, and Electronic Fund Transfer Nos. 2011039 through 2011051 [p. 1-80] (FINANCE)
- 8.2 Approve September 22, 2010 Special City Council Meeting Minutes [p. 1-3] (CITY CLERK)
- 8.3 Receive report on City Manager approved purchases and contracts authorized by Elk Grove Municipal Code Chapter 3.42 Contracts and Purchasing, filed through October 6, 2010 [p. 1-2] (CITY CLERK)
- 8.4 Receive report on Requests for Proposals, Qualifications, and Bids [p. 1-2] (CITY CLERK)
- 8.5 Adopt a resolution accepting the Intelligent Transportation Systems Phase 1C Project as complete and authorizing the City Engineer to prepare a Notice of Completion and the City Clerk to file the Notice of Completion with the Sacramento County Recorder [p. 1-4] (PUBLIC WORKS)
- 8.6 Adopt a resolution authorizing the City Manager to execute a construction contract with Hemington Landscape Services, Inc. in the amount of \$78,219 for the Williamson Drive Sidewalk Improvements Project and authorizing the City Engineer to approve change orders not-to-exceed \$23,500 [p. 1-8] (PUBLIC WORKS)
- 8.7 Adopt a resolution authorizing the City Manager to execute a construction contract with Watkin and Bortolussi, Inc., in the amount of \$2,691,000 for the Grant Line Road / State Route 99 and Sheldon Road / State Route 99 Interchange Landscaping Projects and authorizing the City Engineer to approve change orders not-to-exceed \$403,650 [p. 1-8] (PUBLIC WORKS)
- 8.8 Adopt a resolution finding the Library South Stair Refurbishment Project exempt from CEQA, and directing the filing of a Notice of Exemption, authorizing the City Manager to execute a construction contract for an amount not-to-exceed

\$6,800 with M.C. White Construction and authorizing the City Engineer to approve change orders not-to-exceed \$2,000 [p. 1-5] (PUBLIC WORKS)

8.9 Adopt a resolution authorizing the City Manager to enter into a lease agreement with the Teen Center USA for use of the City facility at 8978 Elk Grove Boulevard [p. 1-25] (FACILITIES)

8.10 Amend the Fiscal Year 2010-11 Budget to reappropriate Facility Reserve funds for the Police Reorganization Tenant Improvement Project [p. 1-3] (FACILITIES)

9. **PUBLIC HEARINGS**

9.1 **SUBJECT:** A public hearing to consider: **A)** adoption of resolutions calling an election and declaring results of the special election for annexation to Community Facilities District No. 2006-1 (Maintenance Services) and introduction of an ordinance levying and apportioning the special tax to the annexing area (Annexation No. 16); **B)** adoption of resolutions calling an election and declaring results of the special election for annexation to Community Facilities District No. 2003-1 (Poppy Ridge) and introduction of an ordinance levying and apportioning the special tax to the annexing area (Annexation No. 3); **C)** adoption of a resolution determining to levy street maintenance assessments for certain properties in the East Franklin Area which represents Annexation No. 2 into Street Maintenance District No. 1 – Zone 1A; and **D)** adoption of a resolution amending the Fiscal Year 2010-11 Budget to reflect additional revenue and offsetting expenses for these annexations [p. 1-89]

STAFF REPORT:

Andrew Keys, Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

A-1) Adopt 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. 2006-1 (Maintenance Services) to the qualified electors;
- A-2) *(Following tabulation and certification of ballot results by the Interim City Clerk)* Adopt resolution declaring the results of the special election held on October 13, 2010 for the sixteenth annexation to Community Facilities District No. 2006-1 (Maintenance Services); and
- A-3) Introduce and waive the full reading, by substitution of title only, an ordinance levying and apportioning the special tax in territory annexed to Community Facilities District No. 2006-1 (Maintenance Services) Annexation No. 16; **AND**
- B-1) Adopt 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. 2003-1 (Poppy Ridge) to the qualified electors;
- B-2) *(Following tabulation and certification of ballot results by the Interim City Clerk)* Adopt resolution declaring the results of the special election held on October 13, 2010 for the third annexation to Community Facilities District No. 2003-1 (Poppy Ridge); and
- B-3) Introduce and waive the full reading, by substitution of title only, an ordinance levying and apportioning the special tax in territory annexed to Community Facilities District No. 2003-1 (Poppy Ridge) Annexation No. 3; **AND**
- C) Conduct a public hearing on Supplement No. 2 to the Engineer's Report, the question of levying assessments within Street Maintenance District No. 1 – Zone 1A and creating a subset of Zone 1 to be titled Street Maintenance District No. 1, Zone 1-A for certain property in the East Franklin Area pursuant to the Benefit Assessment Act of 1982. Following the close of the public hearing and tabulation of ballot results, staff recommends the adoption of a resolution determining to Levy Assessments in Street Maintenance District No. 1 – Zone 1-A (Annexation 2).
- D) Adopt resolution amending the Fiscal Year 2010-11 Budget to reflect additional revenue and offsetting expenses for these annexations.

- 9.2** **SUBJECT:** A public hearing to consider introduction of an Ordinance repealing and reenacting various chapters of Title 16 of the Elk Grove Municipal Code relating to Building and Construction and adopting the 2010 Editions of the California: Administrative Code, Building Code, Plumbing Code, Electrical Code, Mechanical Code, Green Building Code and Residential Code [p. 1-9]

STAFF REPORT:

Richard Renfro, Chief Building Official



PUBLIC COMMENT:

RECOMMENDATION

Introduce and waive the full reading, by substitution of title only, an Ordinance amending Title 16 of the Elk Grove Municipal Code relating to buildings and construction and adopting by reference the 2010: California Administrative Code, California Building Code; California Residential Code; California Green Building Standards Code; California Plumbing Code; California Electrical Code; and California Mechanical Code.

- 9.3** **SUBJECT:** Continue public hearing to October 27, 2010 to consider an amendment to Section 8.1.4, Guiding Principles for Infrastructure and Public Facilities, and Table 8-1, Required On and Off-site Circulation Infrastructure, of the Laguna Ridge Specific Plan [p. 1-37]

STAFF REPORT:

Fritz Buchman, P.E., Public Works Division Manager



PUBLIC COMMENT:

RECOMMENDATION

Open the public hearing and continue it until October 27, 2010 to allow for additional noticing.

10. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

10.1 SUBJECT: Consider adopting a resolution or provide direction regarding a Pilot Program offering limited regional service to Sacramento for ADA-certified *e-van* passengers [p. 1-9]

STAFF REPORT:

Tiffani Fink, Transit System Manager



PUBLIC COMMENT:

RECOMMENDATION:

Adopt resolution or provide direction on a pilot program offering limited regional service to Sacramento for Americans with Disabilities Act (ADA)-certified *e-van* passengers.

10.2 SUBJECT: Receive information on Sacramento Regional County Sanitation District's (SRCSD) new National Pollutant Discharge Elimination System (NPDES) Permit and associated fee increases, and ratify the City's letter of opposition to the new NPDES permit requirements [p. 1-4]

STAFF REPORT:

Richard Shepard, Public Works Director / City Engineer



PUBLIC COMMENT:

RECOMMENDATION:

Receive information on SRCSD's new NPDES Permit and associated fee increases and ratify a letter of opposition of the new NPDES permit requirements being placed on Sacramento Regional Sanitation District.

10.3 SUBJECT: Discussion of Affordable Housing Loan Program Guidelines, the Affordable Housing Loan Committee and associated policies [p. 1-26]

STAFF REPORT:

Jennifer Estrella, Senior Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

Review and discuss the Affordable Housing Loan Program Guidelines and the timing of how loan applications are brought forth to City Council for review. Provide direction to staff to revise the original Guidelines as deemed appropriate during discussion or affirm the existing Guidelines.

If the Guidelines are affirmed, appoint the Affordable Housing Loan Committee members.

- 10.4 SUBJECT:** Discussion of current loan applications under review by the Affordable Housing Loan Committee: Laguna Ridge Apartments and Waterman Square Phase II [p. 1-88]

STAFF REPORT:

Jennifer Estrella, Senior Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

Provide direction to staff as desired.

- 10.5 SUBJECT:** Consider authorizing the City Manager to execute a professional services contract with Willdan Engineering to perform the department's professional engineering services [p. 1-118]

STAFF REPORT:

Richard Shepard, Public Works Director / City Engineer



PUBLIC COMMENT:

RECOMMENDATION:

Adopt resolution granting the City Manager authority to execute a professional services contract with Willdan Engineering to provide services to the Department of Public Works in accordance with the Request for Proposals issued July 2010.

- 10.6 SUBJECT:** Introduce an ordinance and adopt resolutions relating to Emergency Management Disaster Preparedness [p. 1-9]

STAFF REPORT:

Don Stangle, Emergency Operations Manager



PUBLIC COMMENT:

RECOMMENDATION:

- 1) Introduce and waive the full reading, by substitution of title only, an Ordinance amending Elk Grove Municipal Code Section 9.19.041(A)(6) to update naming conventions relating to emergency services organization and functions; and
- 2) Adopt resolution repealing Resolution No. 2006-169 and approving the California Disaster and Civil Defense Master Mutual Aid Agreement; and
- 3) Adopt resolution repealing Resolution No. 2007-188 and approving a resolution relative to workers' compensation benefits for registered volunteer "disaster service workers".

10.7 SUBJECT: Consider resolutions: 1) adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Transit Yard and Corporation Yard Master Plans Project, and 2) adopting the Transit Yard Master Plan and the Corporation Yard Facilities Master Plan [p. 1-509]

STAFF REPORT:

Bob Williamson, Project Manager



PUBLIC COMMENT

RECOMMENDATION:

Adopt resolutions:

- 1) Adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Transit Yard and Corporation Yard Facilities Master Plans Project; and
- 2) Adopting the Transit Yard Master Plan and the Corporation Yard Facilities Master Plan.

10.8 SUBJECT: Fourth of July Celebration [p. 1-4]

STAFF REPORT:

Laura Gill, City Manager



PUBLIC COMMENT:

RECOMMENDATION:

Receive the report on the 2010 Fourth of July celebration and provide direction regarding the City's involvement in future Fourth of July celebrations.

11. CONVENE THE CITY COUNCIL AND FINANCE AUTHORITY JOINT REGULAR MEETING

11.1 Roll Call

11.2 City Council / Finance Authority Public Hearings

A) SUBJECT: A public hearing to consider adoption by the City Council and the Elk Grove Finance Authority of separate resolutions authorizing the Elk Grove Finance Authority to release the Preliminary Official Statement and Notice of Sale in Connection with the possible issuance of Lease Revenue Bonds to finance land acquisition and construction of a Household Hazardous Waste Collection Facility [p. 1-22]

STAFF REPORT:

Andrew Keys, Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION

- 1) Adopt resolution of the City Council of the City of Elk Grove approving the Notice of Sale and Preliminary Official Statement and authorizing their release in connection with the possible issuance and sale of lease revenue bonds by the Elk Grove Finance Authority to finance land acquisition and construction of a household hazardous waste facility; and
- 2) Adopt resolution of the Board of Directors of the Elk Grove Finance Authority approving the Notice of Sale and Preliminary Official Statement and authorizing their release in connection with the possible issuance and sale of lease revenue bonds by the Elk Grove Finance Authority to finance land acquisition and construction of a household hazardous waste facility.

11.3 Adjournment of the Joint Finance Authority Meeting

12. CONVENE REDEVELOPMENT AGENCY REGULAR MEETING

12.1 Roll Call

12.2 Redevelopment Agency Consent Calendar Items

The Consent Calendar items are ones expected to be routine and non-controversial. They will be acted upon by the Agency Board after providing an opportunity for public comment.

PUBLIC COMMENT

- A) Approve January 13, 2010 Redevelopment Agency Special Meeting Minutes [p. 1-3] (AGENCY SECRETARY)
- B) Adopt resolution authorizing the Executive Director to execute a contract with Impact Sciences, Inc. for Redevelopment Environmental Services in an amount not-to-exceed \$288,255 [p. 1-37] (PLANNING)

12.3 Adjournment of the Redevelopment Agency Meeting

13. 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 Office of the City Clerk 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 Office of the City Clerk, 8401 Laguna Palms Way, Elk Grove, CA.