



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

Steven M. Detrick, Mayor

James Cooper, Vice Mayor
Gary Davis, Council Member

Patrick Hume, Council Member
Sophia Scherman, Council Member

ELK GROVE CITY COUNCIL REGULAR MEETING
Wednesday, February 9, 2011
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 Introduction of Sacramento County Sheriff Scott R. Jones
- 4.2 Youth Commission presentation and update
- 4.3 New Customer Service Program, Ask Elk Grove

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. 2796 through 2945 dated January 1, 2011 through January 31, 2011, General Warrant Nos. 57030 through 57873, and Electronic Fund Transfer Nos. 2011107 through 2011118 [p. 1-80] (FINANCE)
- 8.2 Approve January 26, 2011 Special City Council Meeting Minutes [p. 1-4] (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 February 2, 2011 [p. 1-2] (CITY CLERK)
- 8.4 Receive report on Requests for Proposals, Qualifications, and Bids [p. 1-2] (CITY CLERK)
- 8.5 Adopt Ordinance No. 4-2011 amending the City of Elk Grove Zoning Map from RD-4 to RD-5 for the Fieldstone South Amendments project (EG-10-018) APNs 134-0110-136; 134-0110-137; 134-0110-138 **(Second Reading)** [p. 1-4] (PLANNING)
- 8.6 Adopt Ordinance No. 5-2011 adding Chapter 1.15 (Claims Against the City) to Title 1 (General Provisions), adding Chapter 1.18 (Tax and Fee Appeals) to Title 1 (General Provisions), amending Chapter 1.11 (Appeals) to Title 1 (General Provisions), amending Section 3.08.110 (Appeal) to Chapter 3.08 (Uniform Transient Occupancy Tax) to Title 3 (Revenue and Taxation), adding Section 3.12.110 (Appeal) to Title 3 (Revenue and Taxation), and amending Sections 3.40.190(C) (Refunds) and 3.40.200(A) (Appeals) of the Elk Grove Municipal Code regarding establishing procedures for processing claims filed against the City, its officers, employees, agents and volunteers and regarding the “Pay First” rule from Article XIII, Section 32 of the California Constitution **(Second Reading)** [p. 1-10] (RISK MANAGEMENT)
- 8.7 Approve cancellation of the regular City Council meeting of May 11, 2011 due to an anticipated lack of a Council quorum related to participation in the Sacramento Metro Chamber’s “Capitol to Capitol” program [p. 1] (CITY MANAGER)
- 8.8 Adopt resolution authorizing the Finance Department to enter into a City Community Grant with the Elk Grove High School Music Department to assist with upcoming events and low income student activities in the amount of \$5,000 [p. 1-5] (CITY MANAGER)
- 8.9 Authorize recruitment to fill one vacancy on the Youth Commission [p. 1] (CITY CLERK)

9. **PUBLIC HEARINGS**

- 9.1 **SUBJECT:** A public hearing to consider the Tree Ordinance Update to introduce an ordinance repealing and replacing Elk Grove Municipal Code Chapter 19.12 (Tree Preservation and Protection) and repealing Chapter 19.04 (Regulations) [p. 1-49]

STAFF REPORT:

Taro Echiburú, Planning Director



PUBLIC COMMENT:

RECOMMENDATION

The Planning Commission recommends (5-0) that the City Council introduce and waive the full reading, by substitution of title only, an Ordinance repealing and replacing Chapter 19.12 and repealing Chapter 19.04 of the Elk Grove Municipal Code.

- 9.2 **SUBJECT:** Request to conclude, with no action, a public hearing to consider resolution declaring 8679 Adamstown Way a public nuisance and directing a Certificate of Nuisance be placed on the title of the property for continuing Nuisance Code violations for abandoned / vacant buildings or structures and attractive nuisances [APN: 115-1790-009] [p. 1-2]

STAFF REPORT:

Shane Diller, Code Enforcement Manager



PUBLIC COMMENT:

RECOMMENDATION

Open and close the public hearing for this item. No action will be necessary as the item is requested to be pulled. A future abatement lien item will be coming to Council on this issue at a yet to be determined date.

9.3 SUBJECT: A public hearing to consider a Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing regarding issuance of multifamily housing revenue bonds by the California Statewide Communities Development Authority for the Laguna Ridge Apartments on behalf of St. Anton Partners and Pacific Housing, Inc. and consider adopting a resolution approving the issuance of multifamily housing revenue bonds for the purpose of financing the acquisition and construction of the Laguna Ridge Apartments [p. 1-14]

STAFF REPORT:

Jennifer Estrella, Senior Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

Adopt resolution approving the issuance of multifamily housing revenue bonds not to exceed twenty million dollars by the California Statewide Communities Development Authority (CSCDA) for the purpose of financing the acquisition and construction of the Laguna Ridge Apartments.

10. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

10.1 SUBJECT: Consider resolution approving a funding commitment in the amount of nine million six hundred fifty-two thousand two hundred seventeen dollars (\$9,652,217) and authorize the City Manager to execute other necessary documents per the Affordable Housing Loan Program for the Laguna Ridge Apartments project [p. 1-104]

STAFF REPORT:

Jennifer Estrella, Senior Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

Adopt resolution approving a funding commitment in the amount of nine million six hundred fifty-two thousand two hundred seventeen dollars (\$9,652,217) from the City's Affordable Housing Fund and Very Low Income Housing Trust Fund, and authorizing the City Manager to execute other necessary documents for the development of the Laguna Ridge Apartments project.

10.2 SUBJECT: Receive the Fiscal Year 2010-11 mid-year budget review and amend the Fiscal Year 2010-11 Budget, Fiscal Year 2010-15 Capital Improvement Plan and position list [p. 1-9]

STAFF REPORT:

Katy Baumbach, Budget Manager



PUBLIC COMMENT:

RECOMMENDATION:

Review the adopted Fiscal Year (FY) 2010-11 Budget's mid-year financial status and amend the FY 2010-11 Budget, FY 2010-15 Capital Improvement Program (CIP), and position list as needed.

10.3 SUBJECT: Consider resolution awarding a sole source contract with Selectron Technologies, Inc. for provision of Interactive Voice Response (IVR) Solutions Technology software and maintenance in the amount of \$130,550 over a five year period [p. 1-53]

STAFF REPORT:

Andrew Keys, Finance Analyst



PUBLIC COMMENT:

RECOMMENDATION:

Adopt resolution waiving the bidding requirements and authorizing the City Manager, or her designee, to execute a contract with Selectron Technologies, Inc. for Provision of Interactive Voice Response (IVR) Solutions Technology software and its maintenance in the amount of \$130,550 over a five year period.

10.4 SUBJECT: Consider resolution waiving the competitive bidding process and authorizing the City Manager to execute a contract amendment with Granicus, Inc. for installation and support of a Legislative Management Suite, in the amount of \$50,479.20 *[for a total compensation amount not-to-exceed \$104,917.01 covering a two-year, eight month period]* [p. 1-15]

STAFF REPORT:

Jason Lindgren, City Clerk
Nicole Guttridge, Information Technology Manager



PUBLIC COMMENT:

RECOMMENDATION:

Adopt resolution waiving the competitive bidding process and authorizing the City Manager to execute a contract amendment with Granicus, Inc. for installation and support of a Legislative Management Suite in the amount of \$50,479.20 [for a total compensation amount not to exceed \$104,917.01 covering a two year, eight month period].

- 10.5 SUBJECT:** Consider introduction of an ordinance amending various chapters of Titles 14, 15, and 16 of the Elk Grove Municipal Code relating to code enforcement and cost recovery [p. 1-66]

STAFF REPORT:

Shane Diller, Code Enforcement Manager



PUBLIC COMMENT:

RECOMMENDATION:

Introduce and waive the full reading, by substitution of title only, an Ordinance amending Chapters 14.05, 15.12, 16.18, 16.20, and 16.22 of the Elk Grove Municipal Code.

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 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.