



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

Steven M. Detrick, Mayor

James Cooper, Vice Mayor  
Gary Davis, Council Member

Patrick Hume, Council Member  
Sophia Scherman, Council Member

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**ELK GROVE CITY COUNCIL REGULAR MEETING**  
**Wednesday, March 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 Proclamation declaring March 2011 as DeMolay Month
- 4.2 Present Certificate of Recognition to Delores Covington for her receipt of the National Heart, Lung, and Blood Institute Heart Truth Champion Award and *Woman's Day* Red Dress Award Honoree
- 4.3 Historic Preservation Committee presentation and update

**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. 2946 through 3097 dated February 1, 2011 through February 28, 2011, General Warrant Nos. 57874 through 58158, and Electronic Fund Transfer Nos. 2011119 through 2011132 [p. 1-42] (FINANCE)

- 8.2 Receive January 2011 Treasurer's Report [p. 1-2] (FINANCE)
- 8.3 Approve February 23, 2011 Special City Council Meeting Minutes [p. 1-3] (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 March 2, 2011 [p. 1-2] (CITY CLERK)
- 8.5 Receive report on Requests for Proposals, Qualifications, and Bids [p. 1-2] (CITY CLERK)
- 8.6 Adopt resolution approving Subdivision No. 03-479.04, Del Webb-Laguna Ridge Village 4 Final Map [p. 1-17] (PUBLIC WORKS)
- 8.7 Adopt resolution accepting the Police Reorganization Tenant Improvements Project as complete and authorizing the Public Works Director to prepare, and the City Clerk to file, the Notice of Completion with the Sacramento County Recorder [p. 1-3] (PUBLIC WORKS)
- 8.8 Adopt resolution authorizing the City Manager to expend \$64,500 from the Tree Preservation Fund for the City of Elk Grove Greenprint Program tree plantings [p. 1-12] (PLANNING)
- 8.9 Adopt resolution waiving the competitive bidding requirements and authorizing the City Manager to execute a contract with A-Z Bus Sales for vehicle repair for an amount not-to-exceed \$150,000 [p. 1-18] (TRANSIT)
- 8.10 Authorize recruitment to fill vacancies on the Affordable Housing Loan Committee [p. 1] (CITY CLERK)

## 9. PUBLIC HEARINGS

- 9.1 **SUBJECT:** Tax Equity and Fiscal Responsibility Act (TEFRA) Hearing: A public hearing regarding the issuance of multifamily housing revenue bonds by the Association of Bay Area Governments Finance Authority for the Vintage at Laguna II Apartments on behalf of USA Properties Fund, Inc. and LifeSTEPS, Inc. and resolution approving the issuance multifamily housing revenue bonds in an amount not to exceed seven million two hundred fifty thousand dollars (\$7,250,000) for the purpose of financing the acquisition and construction of the Vintage at Laguna II Apartments [p. 1-17]

**STAFF REPORT:**

Jennifer Estrella, Senior Finance Analyst



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Adopt resolution approving the issuance of multifamily housing revenue bonds in an amount not-to-exceed seven million two hundred fifty thousand dollars (\$7,250,000) by the Association of Bay Area Governments Finance Authority for the purpose of financing the acquisition and construction of the Vintage at Laguna II Apartments.

## 10. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

- 10.1 **SUBJECT:** Consider resolution authorizing the City Manager to execute a Funding Commitment in the amount of nine million seven hundred thousand dollars (\$9,700,000) and other necessary documents per the Affordable Housing Loan Program for the Laguna Ridge Apartments project [p. 1-11]

**STAFF REPORT:**

Laura Gill, City Manager  
Susan Cochran, City Attorney



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Adopt resolution approving a funding commitment of nine million seven hundred thousand dollars (\$9,700,000) from the City's Affordable Housing Fund and Very Low Income Housing Trust Fund and the loan documents including the Regulatory Agreement for the Laguna Ridge Apartments Affordable Housing Development by Ridge Elk Grove, LP.

**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.