



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, March 23, 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 April 9, 2011 Arbor Day

4.2 Roy Herburger, President of the *Elk Grove Citizen* newspaper, to present the Citizen of the Year award to City Manager Laura S. Gill

4.3 Trails Commission 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 Approve March 9, 2011 Special City Council Meeting Minutes [p. 1-3] (CITY CLERK)
- 8.2 Receive report on City Manager approved purchases and contracts authorized by Elk Grove Municipal Code Chapter 3.42 Contracts and Purchasing, filed through March 16, 2011 [p. 1-3] (CITY CLERK)
- 8.3 Receive report on Requests for Proposals, Qualifications, and Bids [p. 1-2] (CITY CLERK)
- 8.4 Adopt resolutions: 1) declaring intention to annex territory to Community Facilities District No. 2006-1 (Maintenance Services) and to levy a special tax to pay for certain landscaping and maintenance services (Annexation No. 18); 2) declaring intention to annex territory to Community Facilities District No. 2003-2 (Police Services) and to levy a special tax to pay for infrastructure and police services (Annexation No. 18); 3) declaring intention to levy Street Maintenance District No. 1, Zone 3-C (Annexation No. 14); and 4) amending the Fiscal Year 2010-11 Budget to recognize additional revenue and expenditures from annexation fees [p. 1-71] (FINANCE)
- 8.5 Adopt resolution accepting the East Stockton Boulevard / Sheldon Road Park and Ride Lot Landscaping Project construction contract 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)
- 8.6 Adopt resolution waiving the formal request for proposal requirements and authorizing the City Manager to execute the first amendment to the Real Property Management Services contract with Interwest Consulting Group, Inc., in an amount of \$71,000 *[for a total compensation amount not-to-exceed \$120,000]* [p. 1-8] (PUBLIC WORKS)
- 8.7 General Plan Annual Status Report (T. Echiburú) [p. 1-106] (PLANNING)

9. **PUBLIC HEARINGS**

- 9.1 **SUBJECT:** A public hearing to consider approving a nexus study and establishing the amount of fees relative to the Laguna Ridge Supplemental Park Fee [p. 1-85]

STAFF REPORT:

Heather Ross, Economic Development Coordinator



PUBLIC COMMENT:

RECOMMENDATION

Adopt resolution adopting the Laguna Ridge Supplemental Park Fee Program Nexus Study and establishing the amount of fees relative to the Laguna Ridge Supplemental Park Fee.

- 9.2 **SUBJECT:** A public hearing to consider the Fiscal Year 2011-2012 Community Development Block Grant (CDBG) Action Plan Public Review Draft and the 2011-2012 City of Elk Grove Community Service Grants Requests [p. 1-26]

STAFF REPORT:

Sarah Bontrager, Grants Specialist



PUBLIC COMMENT:

RECOMMENDATION

Staff recommends the City Council: 1) provide preliminary approval for the allocation of Fiscal Year 2011-12 Community Development Block Grant (CDBG) funds and authorize the attached 2011-12 Action Plan to be released for public review; and 2) consider the 2011-12 City of Elk Grove Community Service Grants requests.

10. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

10.1 SUBJECT: Provide direction regarding continuation of a pilot program offering limited regional service to Sacramento for Americans with Disabilities Act (ADA) certified *e-van* passengers [p. 1-3]

STAFF REPORT:

Tiffani Fink, Transit System Manager



PUBLIC COMMENT:

RECOMMENDATION:

Provide direction on continuation of limited regional service to Sacramento for ADA certified *e-van* passengers.

10.2 SUBJECT: Civic Center Update and Selection of Preferred Site Plan Design Concept [p. 1-78]

STAFF REPORT:

Eric Norris, Special Projects
Taro Echiburú, Planning Director



PUBLIC COMMENT:

RECOMMENDATION:

Consider the information in this report and the report from Zaha-Hadid Architects and, if appropriate, take the following actions:

- 1) Approve a preferred site plan design for the Civic Center based on the alternatives presented at tonight's meeting; or
- 2) Give direction to staff and Zaha-Hadid Architects for the creation of a different preferred site plan design of the Civic Center (to be approved at a subsequent City Council meeting); or
- 3) Provide direction and request that additional options for the design of the Civic Center site plan be returned to the Council for further review and discussion at a subsequent meeting.

Staff also recommends that the City Council confirm the “program” of public and private facilities to be included in the Civic Center and direct staff and the City’s consultants to begin preparing the Public Financing Plan for the Center. A draft of the Public Financing Plan will be returned to the City Council for review and approval at a future public meeting.

- 10.3 SUBJECT:** Consider resolution approving a funding commitment up to the amount of nine million seven hundred thousand dollars (\$9,700,000) for the Laguna Ridge Apartments affordable housing development by Ridge Elk Grove, LP [p. 1-145]

STAFF REPORT:

Laura Gill, City Manager
Susan Cochran, City Attorney



PUBLIC COMMENT:

RECOMMENDATION:

Adopt resolution approving a funding commitment up to the amount of nine million seven hundred thousand dollars (\$9,700,000) from the City’s Affordable Housing Fund (“AHF”) and Very Low Income Housing Trust Fund (“VLIHTF”) and authorizing the City Manager to execute the implementing loan documents for the Laguna Ridge Apartments affordable housing development by Ridge Elk Grove, LP.

- 10.4 SUBJECT:** Receive report on status of Rail Service to Elk Grove and the Multi-Modal Station Master Plan [p. 1-3]

STAFF REPORT:

Tiffani Fink, Transit System Manager



PUBLIC COMMENT:

RECOMMENDATION:

Receive the report on the status of Rail Service to Elk Grove and the Multi-Modal Station Master Plan.

10.5 SUBJECT: Consider Business Compliance Program payment options for Certificate of Occupancy [p. 1-13]

STAFF REPORT:

Angela Frost, Management Analyst



PUBLIC COMMENT:

RECOMMENDATION:

Consider various payment options for the Certificate of Occupancy to promote the Business Compliance Program, and direct staff to implement the chosen option.

10.6 SUBJECT: Sober Grad Night Sponsorship [p. 1-2]

STAFF REPORT:

Laura Gill, City Manager



PUBLIC COMMENT:

RECOMMENDATION:

Provide direction regarding sponsoring sober grad night activities for seven local high schools that would each receive \$500 for a total not-to-exceed amount of \$3,500.

10.7 SUBJECT: Receive update on Redistricting Services [p. 1-18]

STAFF REPORT:

Jason Lindgren, City Clerk



PUBLIC COMMENT:

RECOMMENDATION:

Receive an update on the responses to the Request for Proposals for Redistricting Services and provide direction as deemed appropriate.

Staff recommends proceeding with contract negotiations with National Demographics Corporation (NDC) under the approval authority of the City Manager, and not activating an optional task order of providing Geographic Information Systems (GIS) public district drawing tools at the scale proposed in the responsive proposals.

10.8 SUBJECT: Appointment of one member to the Youth Commission [p. 1-5]

STAFF REPORT:

Jason Lindgren, City Clerk



PUBLIC COMMENT:

RECOMMENDATION:

Receive information from Council Member Scherman regarding her appointment to the Youth Commission.

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.