



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, July 27, 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 Present Certificates of Recognition to Carolyn Cords and Joseph Bozzie for their life saving efforts on June 25, 2011 at Carmel Beach [p. 1-2]
- 4.2 Presentation of the Elk Grove Diversity Awareness Program by Public Information Officer Christine Brainerd

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 May 2011 Treasurer's Report [p. 1-2] (FINANCE)
- 8.2 Approve September 29, 2010 Special City Council Meeting Minutes [p. 1-7] (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 July 20, 2011 [p. 1] (CITY CLERK)
- 8.4 Receive report on Requests for Proposals, Qualifications, and Bids [p. 1-2] (CITY CLERK)
- 8.5 Adopt resolution authorizing the City Manager to execute a contract with Les Schwab Tire Centers of California, Inc. for new and recapped tires and tires services including roadside services for City owned vehicles for a three year term, with an option of one, two-year extension, in an amount not to exceed \$655,000 [p. 1-21] (FLEET)
- 8.6 Adopt resolution amending the Fiscal Year 2011-12 Information Technology Fund Budget to reflect revenue and expenditures related to funds awarded from the Sacramento Metropolitan Cable Television Commission through Public Education and Government Channel Facilities fees in the amount of \$84,731 [p. 1-17] (CITY MANAGER)
- 8.7 Adopt resolution waiving the informal solicitation requirements per Elk Grove Municipal Code Section 3.42.130 (B) and authorizing the City Manager to execute a contract with Joe A. Gonsalves & Son, Inc. for State Government Relations Services in annual amounts of \$42,000 for a total three year term *[with a total not-to-exceed amount over three years of \$126,000]* [p. 1-25] (CITY MANAGER)
- 8.8 Adopt resolution authorizing the City Manager to execute a contract with the County of Sacramento for the Calvine Road Traffic Signal System Upgrade Project in an amount not to exceed \$110,000 [p. 1-17] (PUBLIC WORKS)
- 8.9 Adopt resolution authorizing the City Manager to execute a consultant contract amendment with URS Corporation for the Elk Grove Creek Trail Crossing at State Route 99 Project, extending the term to December 31, 2013 in the amount of \$84,415 *[for a total compensation amount not-to-exceed \$1,029,430]* [p. 1-14] (PUBLIC WORKS)

- 8.10 Adopt resolution authorizing the City Manager to execute a construction contract with North West Surfacing for the Elk Grove-Florin Road Pedestrian Improvements Project in the amount of \$51,399.14 and authorizing the City Engineer to approve change orders not-to-exceed \$10,279.83, and authorizing the City Manager to execute a construction contract with Biondi Paving, the second lowest bidder, if North West Surfacing does not meet filing obligations [p. 1-8] (PUBLIC WORKS)
- 8.11 Adopt resolution authorizing the City Manager to execute a construction contract with North West Surfacing for the Markofer Elementary School Bicycle / Pedestrian Trail Improvement Project in the amount of \$120,439.47 and authorizing the City Engineer to approve change orders not-to-exceed \$18,065.92 and authorizing the City Manager to execute a construction contract with B & B Asphalt, the second lowest bidder, if North West Surfacing does not meet filing obligations [p. 1-9] (PUBLIC WORKS)
- 8.12 Authorize recruitment for vacancy on the Historic Preservation Committee [p. 1-5] (CITY CLERK)
- 8.13 Authorize calling a Special Meeting for August 10, 2011 at 6:00 p.m. in the Council Chamber to receive reports and address actions related to citywide initiative projects, such as the Civic Center, Promenade Mall, and South Habitat Conservation Plan [p. 1] (CITY CLERK)
- 8.14 Adopt resolution authorizing the City Manager to execute a contract with Spinitar, Inc. for the Operation and Maintenance of the City Hall Audio Visual Equipment for a three year term with the option of three, one-year extensions in an amount not-to-exceed \$397,300 over the six year period [p. 1-29] (INFORMATION TECHNOLOGY)

9. **PUBLIC HEARINGS**

- 9.1 **SUBJECT:** A public hearing to consider extending the moratorium on large retail establishments in excess of 50,000 square feet, specifically including general retail, and grocery / supermarket uses [p. 1-6]

STAFF REPORT:

Taro Echiburú, Planning Director



PUBLIC COMMENT:

RECOMMENDATION

Adopt and waive the full reading, by substitution of title only, an Urgency Ordinance extending a Moratorium on Large Retail Establishments in excess of 50,000 square feet, specifically including General Retail, and Grocery / Supermarket uses.

- 9.2 **SUBJECT:** A continued public hearing (*from June 22, 2011*) to consider an extension to the existing project approvals for the previously approved Vineyard at Madeira Shopping Center Project located at the southeast corner of Bruceville Road and Whitelock Parkway (EG-11-016; APNs 132-2170-002 through 006) [p. 1-51]

STAFF REPORT:

Christopher Jordan, Planning Manager



PUBLIC COMMENT:

RECOMMENDATION

Adopt resolution:

- 1) Finding no further California Environmental Quality Act (CEQA) review is necessary for the extension to the approvals for the Vineyard at Madeira Shopping Center project pursuant to Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines); and
- 2) Approving the extension of the project approvals, subject to the findings and conditions of approval, for the Vineyard at Madeira Shopping Center project (EG-11-016).

- 9.3** **SUBJECT:** A public hearing to consider the Rezone of approximately 3.96 acres from Highway Travel Commercial (TC) to General Commercial (GC) at the current site of Gold's Gym located at 2285 Longport Court (EG-11-020; APN: 119-1990-005) [p. 1-75]

STAFF REPORT:

Adam Peterson, Project Planner



PUBLIC COMMENT:

RECOMMENDATION

The Planning Commission recommends (5- 0):

- 1) Adopt resolution finding the Gold's Gym Rezone project (EG-11-020) exempt from the California Environmental Quality Act pursuant to Section §15301 and §15183 of Division 6 of Chapter 3 of Title 14 of the California Code of Regulations (State CEQA Guidelines); and
- 2) Introduce and waive the full reading, by substitution of title only, an Ordinance amending the City of Elk Grove Zoning Map from Highway Travel Commercial (TC) to General Commercial (GC) for the Gold's Gym Rezone Project EG-11-020 (APN: 119-1990-005).

- 9.4** **SUBJECT:** A public hearing to consider introduction of ordinances: 1) adding Elk Grove Municipal Code Sections 16.04.200 and 16.04.210 to Title 16 relating to Repair and Reconstruction of Damaged Structures; and 2) adding Elk Grove Municipal Code Chapter 16.06 relating to placards used to denote conditions concerning the continued occupancy of buildings [p. 1-15]

STAFF REPORT:

Richard Renfro, Building Official



PUBLIC COMMENT:

RECOMMENDATION

- 1) Introduce and waive the full reading, by substitution of title only, an ordinance adding Elk Grove Municipal Code Sections 16.04.200 and 16.04.210 of Title 16 relating to repair and reconstruction of damaged buildings; and
- 2) Introduce and waive the full reading, by substitution of title only, an ordinance adding Elk Grove Municipal Code Chapter 16.06 relating to placards used to denote conditions relating to continued occupancy of buildings.

10. REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

- 10.1 SUBJECT:** Consider a resolution ordering the collection of delinquent special taxes in Community Facilities District 2005-1 (Laguna Ridge) by action to foreclose the lien of special tax and receive an update on delinquencies in Community Facilities Districts 2002-1 (East Franklin) and 2003-1 (Poppy Ridge) [p. 1-34]

STAFF REPORT:

Andrew Keys, Accounting Manager



PUBLIC COMMENT:

RECOMMENDATION:

Adopt resolution ordering the collection of Delinquent 2010-11 Special Taxes in Community Facilities 2005-1 (Laguna Ridge) by Action to Foreclose the Lien of Special Tax.

- 10.2 SUBJECT:** City Sidewalk Maintenance Policy [p. 1-35]

STAFF REPORT:

John Scott, Public Works Operations & Maintenance Manager
Richard Shepard, Public Works Director / City Engineer



PUBLIC COMMENT:

RECOMMENDATION:

Staff requests direction on the development of a City Sidewalk Maintenance Policy.

10.3 SUBJECT: Consider resolution approving the submittal of an application to the California Department of Housing and Community Development for funding under the HOME Investment Partnerships Program, including the HOME program guidelines, and, if selected, authorize the City Manager to execute the standard agreement to participate in the HOME Investment Partnerships Program [p. 1-81]

STAFF REPORT:

Sarah Bontrager, Housing Program Manager



PUBLIC COMMENT:

RECOMMENDATION

Adopt resolution:

- 1) Approving the submittal of an application to the California Department of Housing and Community Development (HCD) for funding under the HOME Investment Partnership Program (HOME); and
- 2) Authorizing the City Manager to execute a Standard Agreement, and execute and file any related documents necessary to participate in the HOME Program, with HCD if selected to receive HOME funds.

This is a time-sensitive item for which action must be conducted prior to the application due date of August 16, 2011.

10.4 SUBJECT: Designation of voting delegate and alternate(s) to the 2011 League of California Cities Annual Conference [p. 1-5]

STAFF REPORT:

Jason Lindgren, City Clerk



PUBLIC COMMENT:

RECOMMENDATION:

Appoint a voting delegate and alternate delegate(s) to represent the City of Elk Grove at the 2011 League of California Cities Annual Conference business meeting.

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.