



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

## **AMENDED AGENDA**

***Subsequent to the publication and posting of the Special Meeting agenda on Friday, December 9, Item 3.1 was submitted for Council consideration.***

**SPECIAL MEETING OF THE CITY COUNCIL**  
**Wednesday, December 14, 2011**  
**4:00 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 City Clerk prior to consideration of the agenda item.

## **AGENDA**

### **1. CALL TO ORDER/ROLL CALL**

1.1 Roll Call

### **2. CLOSED SESSION**

Once the closed session has ended, the special City Council meeting will be reconvened in open session. The Mayor or presiding officer will then make any announcements required by the Brown Act relative to reportable actions taken during the closed session.

**PUBLIC COMMENT:**

**A) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code § 54956.8

Property Descriptions: 9228 Survey Road  
APN: 134-0220-075-0000

City Negotiators: Laura Gill, City Manager

Negotiating parties: Syar Industries (Jim Syar and Mike  
Corrigan, representatives)

Under negotiation: Price and Terms

**B) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code § 54956.8

Property Descriptions: 4.6 acres excess land at the southeast  
corner of the Union Pacific Railroad  
Crossing and Elk Grove Blvd.  
APNs: 134-0010-028-0000,  
134-0010-064-0000, and  
125-0243-023-0000

City Negotiators: Laura Gill, City Manager

Negotiating parties: Union Pacific Railroad Company (Rich  
Gooch, representative)

Under negotiation: Price and Terms

**C) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code § 54956.8

Property Descriptions: 10535 E. Stockton Blvd.  
APN: 134-0510-023-0000

City Negotiators: Laura Gill, City Manager  
Ryan D. DeAngelis, CBRE

Negotiating parties: Tommy Ponder, Cable & Kilpatrick,  
Broker for Nor-Cal Motorsports, Inc.  
Keller Williams (Broker)  
Joseph Satariano (Agent)  
for Jamal Abboushi

Under negotiation: Price and Terms

**D) CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Pursuant to Government Code § 54956.8

Property Descriptions: Approximately 11 acres located north of Big Horn Blvd. and north of Dunstan Place

APNs: 119-0134-013-0000  
and 119-1150-040-0000

City Negotiators: Laura Gill, City Manager

Negotiating parties: Ryland Homes (David Williams and Doug Goldsmith, representatives)

Under negotiation: Price and Terms

**E) CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

Pursuant to Government Code § 54956.9(a):

Four (4) Matters:

1. Friends of Madeira, an unincorporated association (petitioner) v. City of Elk Grove (respondents) Wal-Mart Stores, Inc. Real Party in interest  
Superior Court of California, County of Sacramento  
Case No. 34-2009-80000332
2. Friends of Madeira, an unincorporated association (petitioner) v. City of Elk Grove (respondents)  
Superior Court of California, County of Sacramento  
Case No. 34-2011-80000894
3. Michael Hardy v. City of Elk Grove, et al.  
Superior Court of California, County of Sacramento  
Case No. 2008-80000101
4. City of Elk Grove v. Reynen and Bardis, et al.  
Superior Court of California, County of Sacramento  
Case No. 34-2009-00062455 (consolidated with Case No. 34-2009-00062451)

**F) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION:**

Significant exposure to litigation pursuant to subdivision (b) of Government Code § 54956.9:

One (1) Matter

**G) CONFERENCE WITH LABOR NEGOTIATORS**

Pursuant to Government Code § 54957.6

Agency Designated Representative: Laura Brunson, Human Resources Director

Employee Organization: Elk Grove Police Officers' Association

**H) CONFERENCE WITH LABOR NEGOTIATORS**

Pursuant to Government Code § 54957.6

Agency Designated Representative: Laura Brunson, Human Resources Director

Employee Organization: Elk Grove Police Managers' Association

**I) CONSIDERATION OF APPOINTMENT / EMPLOYMENT OF PUBLIC EMPLOYEE**

Pursuant to Government Code §54957(b)

Title: City Attorney

**J) CONFERENCE WITH LABOR NEGOTIATORS**

Pursuant to Government Code §54957.6

Agency Designated Representative: Mayor Steven M. Detrick

Unrepresented Employee: City Attorney / Interim City Attorney

**3. REGULAR AGENDA ACTION ITEM / RECOMMENDATION**

**3.1 SUBJECT:** Adopt resolution authorizing the City Manager to execute a Settlement Agreement and a Reimbursement Agreement with Reynen and Bardis (Laguna Ridge) LP for Laguna Ridge Specific Plan Area Park Improvements, including a Credit and Reimbursement Agreement for Park Land Dedication and Park Development [p. 1-26]

**STAFF REPORT:**

Becky Craig, Assistant City Manager



**PUBLIC COMMENT:**

**RECOMMENDATION:**

Adopt resolution authorizing the City Manager to execute a settlement agreement and reimbursement agreement with Reynen and Bardis (Laguna Ridge) LP (Developer) in substantially the form presented with the staff report.

Further, staff requests the City Council direct the development of an interfund loan agreement for consideration at its next meeting.

**4. ADJOURNMENT**

*Pursuant to Section 54956 of the Government Code of the State of California, this agenda was posted at a place freely accessible to the public 24 hours in advance of the scheduled meeting.*

***NOTE: Regular Agenda Action Item 3.1 was added to the agenda subsequent to the original posting on 12/09/2011.***

**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 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.