

## **CITY OF ELK GROVE**

Incorporated July 1, 2000

### **MINUTES OF THE CITY COUNCIL Regular City Council Meeting April 4, 2001 Elk Grove Community Services District Board Room**

#### **CALL TO ORDER/ROLL CALL**

**Mayor Cooper** opened the regular City Council meeting of April 4, 2001 at 6:40 p.m.

Present: Mayor Cooper, Mayor Pro Tem Soares, Council Members Briggs

Absent: Council Members Leary and Scherman

The Mayor noted that Council Member Leary is on vacation and Council Member Scherman is absent due to an injury.

Mayor Cooper led the Pledge of Allegiance.

#### **PUBLIC COMMENT**

**John Stoppelman**, President of the Chamber of Commerce, announced that the plans for the fall opening of the new Bruceville Road United States Post Office branch is on track. He thanked the community and task force for their endeavors to work with the postal service to secure the opening.

**John Manderfeld**, of Marin Management, gave a presentation on the opening of the Hilton Garden Inn at Laguna Road and Interstate 5. He introduced three of the five partners and distributed a fact sheet on the development of the hotel. He stated that the hotel is a full-service hotel which will provide conference facilities, recreational facilities, a restaurant, guest-room services, etc. He stated that the Sacramento Valley Conference Center, consisting of 5,200 square feet offering meeting and banquet services, will be attached to the hotel.

Mr. Manderfeld noted that the Inn expects to offer employment to 80 people, of which three-quarters will be full-time, permanent positions. Through transient occupancy tax, sales tax, and increased property taxes, approximately \$610,000 will be generated in tax revenues during the first year of operation. He approximated that the Inn will be operating by late next year.

**Mayor Cooper** noted that while the hotel is not in the current city limits, it is in an area expected to be annexed. He noted the Council's support of new commerce and hotel accommodations in the City of Elk Grove.

**Mayor Pro Tem Soares** requested Mr. Manderfeld to address concerns raised in the West Laguna area.

**Mr. Manderfeld** stated that some of the neighbors have expressed concern about the height of the building, and that there are currently no buildings of a similar height. He stated that based on the available land, and a desire to create a lush landscape area around the facility, the developer sought a more prominent edifice, visible to the freeway to attract business to the community, with a good architectural presence.

In response to **Mayor Pro Tem Soares** regarding when the project would be considered by the Sacramento County Board of Supervisors, **Mr. Manderfeld** estimated the item would be heard in May or June.

### **APPROVAL OF AGENDA**

***Motion:*** *Moved by Council Member Briggs, seconded by Mayor Pro Tem Soares to approve the agenda. Motion carried by a vote of 3-0; Absent: Leary, Scherman*

### **PRESENTATIONS/ANNOUNCEMENTS**

No items scheduled

### **CONSENT CALENDAR ITEMS**

***Motion:*** *Moved by Council Member Briggs, and seconded by Mayor Pro Tem Soares to approve consent calendar items (5.1, 5.2, 5.3). Motion carried by a 3-0 vote; Absent: Council Members Leary and Scherman*

**Agenda Item No. 5.1** -- *Approve Minutes of March 14, 2001 Regular City Council Meeting*

**Agenda Item No. 5.2** -- *A Resolution authorizing the Mayor to Execute a Subdivision Agreement between the City of Elk Grove and Fox Meadows -Elk Grove Lot Option LP, a California Limited Partnership and U.S. Home Corporation, a Delaware Corporation for Fox Meadows Unit No. 1 – 14 Lots*

**Agenda Item No. 5.3** -- *A Resolution authorizing the Mayor to Execute a Subdivision Agreement between the City of Elk Grove and Fox Meadows -Elk Grove Lot Option LP, a California Limited Partnership and U.S. Home Corporation, a Delaware Corporation for Fox Meadows Unit No. 2 – 75 Lots*

## **PUBLIC HEARINGS**

### **Agenda Item No. 6.1** – *A Public Hearing to Consider Adopting Revision of Standards and Requirements for Special Planning Areas (SPAs)*

**Eric Norris**, Planning Manager, stated that the item for consideration takes the City's existing standards for SPAs and incorporates the types of actions common to other cities in California. He called the Council's attention to Page 65 of the agenda packet, noting that one of the changes proposed will allow that an SPA can be initiated anywhere in Elk Grove. Of the 20 cities contacted, none had provisions on SPAs as restrictive as Elk Grove's.

He reviewed the proposed changes: 1) An SPA could be implemented in any location; 2) an SPA could be processed as any other zone change; and 3) the ordinance expands the amount of information provided for an SPA.

Mr. Norris reported that the Planning Commission recommended that the City Council adopt the proposed ordinance.

**Mayor Cooper** opened the public hearing. There were no requests by the public to speak.

***Motion: Moved by Council Member Briggs, seconded by Mayor Pro Tem Soares to waive the full reading of the ordinance by substitution of title only and introduce Ordinance No. 02-2001, amending the Zoning Code to Revise Standards and Requirements for Special Planning Areas (SPAs). Motion passed by a vote of 3-0; Absent: Council Members Leary and Scherman***

## **REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS**

### **Agenda Item No. 7.1** -- *Establishing a General Municipal Election Date, Request the Sacramento County Registrar of Voters to Provide Election Services to the City of Elk Grove*

**City Clerk Peggy Jackson** reviewed the action taken by the City Council at the meeting of March 28, 2001 to consolidate the City's election with the State-wide general election.

The Mayor opened the public comment opportunity. There were no requests to speak. Mayor Cooper closed the public comment opportunity.

**Motion: Moved by Council Member Briggs, seconded by Mayor Pro Tem Soares to:**

- 1) to waive the full reading of the ordinance by substitution of title only and introduce Ordinance No. 03-2001, an ordinance of the City Council of the City of Elk Grove establishing the date for general municipal elections; and**
- 2) to adopt Resolution No. 2001-17 authorizing the services of the Sacramento County Department of Registrar of Voters and Elections for the election administration;**

**The motion carried by a vote of 3-0; Absent: Council Members Leary and Scherman.**

**Agenda Item No. 7.2 -- Draft City Purchasing Policy – Review and Comments Only**

**City Manager David Jinkens** explained that the City of Elk Grove currently operates under the general laws of the State of California applicable to procurement. Adoption of a procurement policy by ordinance would define the rules and regulations specific to the City of Elk Grove.

The policy will maximize the purchasing value of funds and provide safeguards for maintaining a system of quality and integrity and provide for an external and internal system of checks and balances. He noted that the ordinance establishes and defines the duties and responsibilities of the Purchasing Officer and defines the process for soliciting and awarding bids and Requests for Proposals. Purchasing through the State contract process is also an option provided by the ordinance.

Mr. Jinkens noted that the ordinance also provides a process for the disposition of surplus property no longer of value or use by the City, end-of-year accounting, and a solicitation and compliance form.

**Council Member Briggs** suggested that as part of the purchasing/procurement process, notification should be provided to the Chamber of Commerce.

**Mr. Jinkens** noted that a provision could be added to the policy that any bid or solicitation for proposals be sent to the Chamber of Commerce.

In response to a question by **Mayor Pro Tem Soares** relative to a “home town” provision, allowing a percentage of leeway on a competitive bid, **Mr. Jinkens** explained that the policy provides that in the event bids of equal quality value and price are received, a preference is given to the local bidder.

**Mayor Cooper** opened the public comment opportunity.

**Janet Toppenberg**, Executive Director of the Chamber of Commerce, stated that she was pleased with Section 10, relative to local preference. She expressed a concern

with several exceptions noted in the policy. She requested that the Council express their intent to reach out to local business.

With no other requests to speak, **Mayor Cooper** closed the public comment period.

**Mr. Jinkens** noted that the ordinance would be returned to the next agenda for action.

## **GENERAL ADMINISTRATION INFORMATION**

**Agenda Item No. 8.1** -- *Request for Proposals (RFP) for Janitorial Services for New City Hall – Information Only – Proposals due April 18, 2001*

**City Manager David Jinkens** noted that this was an informational item, noting that the request for proposals would be posted to the City's website, given to the Chamber of Commerce and published in the newspaper.

**Mr. Jinkens** also reported the following:

1. On the City's behalf, Congressman Pombo has requested an allocation of COPs (Community Oriented Policing) grant funds.
2. **Congressman Matsui** has been assisting in securing the Post Office site for the City of Elk Grove.
3. The County of Sacramento is considering how they may assist the City of Elk Grove in funding for the Sheldon Road Interchange. This is a concerted effort on behalf of Supervisor Nottoli, Warren Hirada, Cheryl Creason, Tom Zlotkowski, and Maureen Zamarripa. Congressman Pombo is also submitting a request for funding for the project as well.

In response to **Mayor Cooper's** request on the timeline for developing the Request for Proposals for a telephone system for the new City Hall, **Finance Director Albaugh** responded that the project is in the process and should be completed by next week.

**Mayor Pro Tem Soares** noted that the City of Sacramento shares the Sheldon Road Interchange project boundary. In response to Mr. Soares' question as to the response received from the City of Sacramento to the City's request for support funding, **Mr. Jinkens** noted no response has been received from City of Sacramento City Manager Bob Thomas.

**Mr. Jinkens** noted that escrow for the purchase of the new city hall has closed and the City now has possession of the property.

**Mayor Cooper** requested Chief Flint to provide a brief update on law enforcement services.

**Chief Flint** noted that the department is moving ahead with training and equipment purchases.

**Mr. Jinkens** stated that he and City Attorney Tony Manzanetti have been moving ahead on the contract for services for law enforcement with steady progress. He noted talking with Mr. Hammergren on service plan issues.

**Mr. Manzanetti** noted that there are approximately eight business points to be negotiated.

## **COUNCIL COMMENTS/FUTURE AGENDA ITEMS**

### **Council Member Briggs**

- Requested that policy on parking enforcement be discussed at a future meeting.
- Stated that he received a phone call from a concerned citizen that there is some activity behind the alleyway off Elk Grove –Florin behind the carwash. The citizen reported unsuccessful attempts to have law enforcement check out the unusual activity. He asked the citizen be contacted by a law enforcement representative

**Mr. Jinkens** noted that a meeting was held with code, building and law enforcement personnel today. He stated that a report will be forthcoming on the current policies.

### **Mayor Pro Tem Soares**

- Requested an update on LAFCo.

**Mr. Jinkens** responded that an item will be scheduled for the meeting of April 11.

## **CLOSED SESSION**

No closed session items were scheduled.

**ADJOURNMENT**

With no other city business to conduct on the agenda, the Regular City Council Meeting of April 4, 2001 adjourned at 7:23 p.m.

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**PEGGY E. JACKSON, CITY CLERK**

**ATTEST:**

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**JAMES A. COOPER, MAYOR of the  
CITY OF ELK GROVE**