

MINUTES OF THE CITY COUNCIL
REGULAR MEETING
Wednesday, February 13, 2008

CALL TO ORDER/ROLL CALL

Mayor Davis called the regular City Council meeting of February 13, 2008 to order at 6:03 p.m.

Present: Mayor Davis, Council Members Leary, and Scherman

Absent: Vice Mayor Hume, Council Member Cooper

Boy Scouts from the audience led the Pledge of Allegiance.

Mayor Davis asked that a moment of silence be observed.

APPROVAL OF AGENDA

Motion: M/S Leary/Scherman to approve the agenda. The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Hume, Cooper)

CLOSED SESSION

None.

PRESENTATIONS/ANNOUNCEMENTS

Agenda item No. 4.1: Genevieve Shiroma, Director of Sacramento Municipal Utility District (SMUD) Ward 4, presented the agency's response to the January 2008 storm. SMUD rated the storm as a one in fifty year event, with winds up to 70 mph and over 150,000 outages. SMUD handled over 100,000 calls during the event and had the majority of outages corrected by the second day, and invited City and community input on how to improve services during storm and similar emergency events.

Agenda Item No. 4.2: Kara Reddig, Assistant to the City Manager, introduced the Chairs of the Disability Advisory Committee (DAC) and the Historic Preservation Committee to present the "Year in Review" for their respective committees addressing goals accomplished in 2007 with a look forward to goals for 2008.

David Morgan, Chair of the DAC, highlighted accomplished goals for 2007: 1) the completion of the Self-Evaluation and Transition Plan, 2) training staff on Americans with Disabilities Act (ADA) codes and disability needs, 3) creation of a complaint and access awareness form on internet, 4) proclaiming October as Disability Awareness month, and 5) starting the awards program "Above and Beyond" to annually recognize members of the community creating unique access options or displaying active

involvement on issues of disability access. Mr. Morgan reported that the DAC has secured \$150,000 in Community Development Block Grant (CDBG) funds for use in addressing access areas as prioritized by the DAC. Goals for 2008 include: 1) continued implementation of the Self-Evaluation and Transition Plan, 2) creating a special needs contingency plan for emergency situations, and 3) examining the Old Town library design for ADA compliance.

Council Member Scherman inquired whether the City had enforcement options for the complaint and access awareness contact program for non-ADA compliance. Mr. Morgan reported that the contact program primarily is an evaluation and education awareness program, not a regulatory process. In reported cases so far, all parties have been cooperative and further regulatory measures have not been necessary.

Phillip Stark, Chair of the Historic Preservation Committee, reported that the newly formed committee had completed: 1) summation of five developmental reviews, 2) established contact with the community, 3) worked to establish design standards thresholds, and 4) became educated on the rules and regulations of being a committee under the Brown Act and the Fair Political Practices Act. Mr. Stark commended the staff support provided by John Smoley. For 2008 the committee will be focusing on the creation of a list of historical properties and resources.

NOTE: *Special Presentation to City Clerk Peggy Jackson.*

Mayor Davis announced a special presentation to retiring City Clerk Peggy Jackson in recognition of her seven years of service to the City. He presented a clock keepsake and read the engraved statement, a quote from Mark Twain, "*The miracle, or the power, that elevates the few is to be found in their industry, application and perseverance under the promptings of a brave and determined spirit.*" Mayor Davis thanked Ms. Jackson for holding to the highest principles during her tenure of over 150 council meetings, providing a transparent and open government to the community.

City Clerk Peggy Jackson thanked the Council for the opportunity to serve and thanked the City and citizens for the warm reception she experienced in becoming a member of the community. She closed reflecting on the honor it has been to serve during this part of the City's history.

Mayor Davis announced that Laguna Rescue 2008 is calling for volunteer role players to assist with the law enforcement training exercise.

PUBLIC COMMENT

Sarah Johnson raised concern that the City is late in promoting environmentally sustainable policies. A recent forum was held regarding regional green policy attended by representatives from all local cities and counties. Ms. Johnson noted that City staff attended the event, but that none of the City's elected representatives attended. Ms. Johnson believed that opportunities were missed to be a part of a regional dialogue and to network with other agencies. Ms. Johnson felt that the absence of an elected

representative at such a meeting sends a message that green policies are not important to the City. She believed the City should take action to be a leader in promoting environmentally sustainable policies.

Mayor Davis replied he was registered to attend but missed the event due to scheduling conflicts.

Phillip Stark, President of the Old Town Elk Grove Foundation, first thanked City Clerk Peggy Jackson for serving as a role model for good government. Mr. Stark then announced upcoming Foundation sponsored events for 2008: 1) the annual photo contest, 2) preparation of a time capsule, and 3) the Dickens Faire. The Foundation is implementing a signage program to celebrate the historical significance of Old Town. Mr. Stark requested from Council aid from the Public Works Department to mount approximately six signs and provide direction on design specifications and materials standards.

Council Member Scherman indicated staff will work with the Foundation, and as necessary prepare an item to bring the matter before Council at a future date.

Mike Harry requested that his property be included in the Master Planning of the Sphere of Influence amendment area south of Elk Grove. The property, located at 8810 Eschinger Road, consists of 700 acres of cattle ranch. Mr. Harry believed the property conforms to requirements for inclusion in the study area, and that if the property was urbanized there would be space to provide an open space buffer.

CONSENT CALENDAR ITEMS

Motion: M/S Leary/Scherman to approve the Consent Calendar, removing Agenda Item No. 6.11. The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Hume, Cooper)

Agenda Item No. 6.1: Approved City Council Meeting Minutes of: a) January 23, 2008 Special Meeting; and b) January 23, 2008 Regular Meeting as presented

Agenda Item No. 6.2: Received report on City Manager approved purchases and contracts authorized by City Purchasing Ordinance, filed through February 4, 2008

Agenda Item No. 6.3: **Ordinance No. 3-2008** adopted amending Article II, Section 23.14.040 of the Zoning Code to establish a mandatory onsite noticing requirement for pending private development projects (**Second Reading**)

Agenda Item No. 6.4: Accepted Comprehensive Annual Financial Report and Single Audit for fiscal year ending June 30, 2007

Agenda Item No. 6.5: **Resolution No. 2008-28** adopted approving the Initial Study/Mitigated Negative Declaration and the Mitigation Monitoring Reporting Program

and approving the Franklin Boulevard/Elk Grove Boulevard Intersection Widening and Bus Turnouts Project

Agenda Item No. 6.6: **Resolution No. 2008-29** adopted approving a Fiscal Year 2007-08 budget increase for the Grant Line Road/State Route 99 Interchange Reconstruction Project in the amount of \$2,391,156

Agenda Item No. 6.7: **Resolution No. 2008-30** adopted authorizing the Mayor to execute Reimbursement Agreement No. RC2007-01 with Woodside Bilby Ranch, Inc. in an amount not to exceed \$547,926 for privately constructed public facilities in the Landscape Corridor component of the East Franklin Fee Program

Agenda Item No. 6.8: **Resolution No. 2008-31** adopted waiving competitive bidding and authorizing the City Manager to execute a consultant services contract in the amount of \$223,000 with Larry Walker & Associates for a Stormwater Quality Monitoring Program and to increase the Storm Drainage Fiscal Year 2007-08 budget by \$89,200 from available fund balance

Agenda Item No. 6.9: **Resolution No. 2008-32** adopted approving Federal Fiscal Year 2009 earmark funding requests

Agenda Item No. 6.10: Approved Arbor Day proclamation and adopted **Resolution No. 2008-33** authorizing the City Manager to expend \$139,320 from the Tree Mitigation Fund for City of Elk Grove Greenprint Program Tree Plantings

Agenda Item No. 6.12: **Resolution No. 2008-34** adopted declaring intention to annex territory to Community Facilities District No. 2006-1 and to levy a special tax to pay for Maintenance Services (Annexation No. 8)

Agenda Item No. 6.13: Approved update of hourly fee schedule for legal services provided by Kronick, Moskovitz, Tiedemann & Girard

NOTE: Item 6.11 was heard out of order as listed below.

Agenda Item No. 6.11: **Resolution No. 2008-35** adopted authorizing the City Manager to execute a 1-year contract extension in an amount not to exceed \$40,000 (*revised total amount of \$86,000 over 2-year term*) with Blais & Associates, Inc. for grant writing services

Council Member Scherman raised concern over the outlined grant activity (attachment 2 of the staff report) under the line item titled California Wellness Foundation regarding comments indicating the Infuze and Tools for Life programs.

Troy Brown, Budget Manager, clarified that the grant program would be requested to expand services through the Youth Services Program and its new manager, Jim Miller.

Council Member Scherman stated that the two named programs did not work and were pulled from the Elk Grove Unified School District. Additionally, the programs were operated by family members of current staff member, Mr. Miller. She voiced her opinion that, if the programs continue to be operated by the Miller family, then pursuing these programs now with Mr. Miller on staff would present a conflict of interest for the City.

Cody Tubbs, Deputy City Manager, clarified that the agenda item is to authorize use of the grant firm, and not a commitment to pursuing particular grant programs or categories. Mr. Tubbs recommended approval of the contract extension, and noted staff would ensure all pursued categories would be examined closely for possible conflicts of interest.

Mayor Davis spoke in favor of the contract extension expanding the scope of departments served from the Police Department to also include Neighborhood Services. He also expressed the need for an aggressive approach to pursuing grant funds to supplement City revenues.

Council Member Leary commented on the importance of not interrupting current grant writing services so that continued alternative sources of revenue can be sought as the City faces future budget constraints in light of recent negative economic forecasts.

Motion: *M/S Leary/Scherman to approve staff's recommendation. The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Hume, Cooper)*

PUBLIC HEARINGS

Agenda Item No. 7.1: A public hearing to consider establishing an installation and maintenance fee for the mandatory onsite noticing requirement for pending private development projects

RECOMMENDATION:

Adopt resolution establishing an installation and maintenance fee of \$350 per project as defined in Section 23.14.040 of the Zoning Code for the mandatory onsite noticing requirements for pending private development projects.

Mayor Davis declared the public hearing open.

NOTE: *No verbal staff report provided.*

PUBLIC COMMENT:

None.

Mayor Davis declared the public hearing closed.

In reply to Council Member Scherman's request for clarification, **Ms. Shalamunec** confirmed that signs were expected to be re-used two to three times on different projects.

Motion: ***M/S Leary/Scherman*** to adopt **Resolution No. 2008-36** establishing an installation and maintenance fee of \$350 per project as defined in Section 23.14.040 of the Zoning Code for the mandatory onsite noticing requirements for pending private development projects. ***The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Hume, Cooper)***

Agenda Item No. 7.2: A public hearing to consider the Bond Waterman Retail Project Rezone, Design Review, Conditional Use Permit, Tentative Parcel Map, and Uniform Sign Program (EG-07-049; APNs: 127-0010-082 and 127-0010-095)

RECOMMENDATION:

The Planning Commission recommends (5-0) that the City Council:

1. Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (MMRP) for the Bond Waterman Retail Project;
2. Introduce and waive the full reading, by substitution of title only, an Ordinance amending the City of Elk Grove Zoning Map from Agricultural Residential (5-acre minimum) Multifamily AR-5(MF) to Shopping Center Multifamily SC(MF) for the Bond Waterman Retail Project; and
3. Adopt resolution approving a Design Review, Conditional Use Permit, Tentative Parcel Map and Uniform Sign Program for the Bond Waterman Retail Project, subject to the Findings and Conditions of Approval/MMRP.

Mayor Davis declared the public hearing open.

Sarah Kirchgessner, Project Planner, provided an overview of the staff report and recommendation. Regarding the rezone, the applicant requested to retain the multifamily zoning overlay. The project includes two drive-thru facilities requiring future tenants to apply for Conditional Use Permits as the driveways are less than 300' from residential zones. Two free-standing signs were allowed for the project due to its location on a major intersection. The Planning Commission reviewed the project in January 2008 and recommended the project for approval, deferring the issue of any Condition of Approval (COA) for hours of operation to the Council. The COAs approved by the Planning Commission were updated (filed) to remove one item and to change select timing issues.

Franklin Burris, applicant, described the process of his agency's standard practice of initiating community involvement. Two neighborhood meetings, established early in the planning process, yielded an active dialogue with residents in the vicinity of the project. Mr. Burris thanked the community for its feedback and staff for its responsiveness. In response to Council Member Scherman's inquiry asking what restaurant tenant community members were hoping the project would attract, Mr. Burris replied there is a preference for a unique owner; however, it is uncertain at this time what type of tenant would be attracted to the project site.

Mayor Davis thanked the applicant for its approach to foster community involvement early in the process. Mayor Davis observed that the comparatively rapid process of

approval for this project is evidence that engaging the public early is beneficial to expediting project approval.

Mr. Burris responded that the early involvement with the community and the input of the public brought added value and produced a better project.

PUBLIC COMMENT:

Sarah Johnson agreed with the comments of Mayor Davis and thanked Mr. Lux Taylor and Mr. Burris for maintaining open and receptive lines of communication with the public and being easy to work with.

Kathy Lee commended the efforts of Sarah Johnson and spoke in support of the process and flexibility of the applicants. Ms. Lee noted two outstanding issues of increased traffic from the project having two drive-thru lanes and limits on hours of operation. Overall Ms. Lee was impressed that the project yielded little controversy.

Mayor Davis declared the public hearing closed.

Council deliberated on the hours of operation issue. **Ms. Kirchgessner** replied that there were currently no Conditions of Approval limiting hours of operation. **Council Member Leary** inquired if the issue could be brought up at a future date. Planning Director **Christine Crawford** explained the opportunity to levy conditions should be done as part of the project approval as it is difficult to levy such a condition later.

Mayor Davis favored providing flexibility in the hours of operation in order to attract a tenant, suggesting the hours of 6:00 a.m. to 12:00 a.m. **Council Member Scherman** expressed urgency to establish hours now in order to address the community concern over the lack of restrictions on the hours of operation.

Ms. Crawford stated that a future tenant can apply for an amendment to the hours of operation condition at a future date if the condition would interfere with its business.

Motion #1: *M/S Leary/Scherman* to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan (MMRP) for the Bond Waterman Retail Project. ***The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Hume, Cooper)***

Motion #2: *M/S Leary/Scherman* to introduce and waive the full reading, by substitution of title only, **Ordinance No. 4-2008** amending the City of Elk Grove Zoning Map from Agricultural Residential (5-acre minimum) Multifamily AR-5(MF) to Shopping Center Multifamily SC(MF) for the Bond Waterman Retail Project. ***The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Hume, Cooper)***

Motion #3: *M/S Leary/Scherman* to adopt **Resolution No. 2008-37** approving a Design Review, Conditional Use Permit, Tentative Parcel Map and Uniform Sign Program for the Bond Waterman Retail Project, subject to the Findings and amended

Conditions of Approval/MMRP *including the filed supplemental information and a 6:00 a.m. to 12:00 a.m. hours of operation condition. The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Hume, Cooper)*

Agenda Item No. 7.3: A public hearing to consider amending the Elk Grove Zoning Map from Agricultural Residential (5-acre minimum) AR-5 to Shopping Center SC for the Elk Grove Church of Christ project and adopting a resolution approving a Design Review (EG-07-083; APN: 116-0030-003)

RECOMMENDATION:

The Planning Commission recommends (3-2) that the City Council:

1. Introduce and waive the full reading, by substitution of title only, an Ordinance amending the City of Elk Grove Zoning Map from Agricultural Residential (5-acre minimum) AR-5 to Shopping Center SC for the Elk Grove Church of Christ Project; and
2. Adopt resolution approving a Design Review for the Elk Grove Church of Christ Project, subject to the Findings and Conditions of Approval.

Mayor Davis declared the public hearing open.

Nina Stevens, Project Planner, provided an overview of the staff report and recommendation. Ms. Stevens noted that the existing driveway will be lost due to the Sheldon Road Interchange Project and the driveway will be relocated to East Stockton Boulevard. The difference of uses between the project and zoning for surrounding properties led the Planning Commission to deny a reciprocal access condition of approval. The Planning Commission recommended approval of the project, and since that time the applicant and adjacent property owner have met considering a land swap to mediate the reciprocal access issue. The indicated changes of the land swap would be minor and could be approved administratively without a need to come before Council again.

George Haywood, applicant, reported the completion of successful negotiations with George Carpenter, representing Family Real Property LC, and that the parties had reached an agreement.

PUBLIC COMMENT:

Kathy Wolfe requested that Council consider extending Cantwell Drive to complete south side reciprocal access and to release the church from being landlocked due to the Sheldon Road Widening Project.

Fritz Buchman, City Engineer, stated that the church has never been landlocked and has had the use of an easement to provide access from East Stockton Boulevard.

Mayor Davis declared the public hearing closed.

Motion #1: *M/S M/S Leary/Scherman* to introduce and waive the full reading, by substitution of title only, **Ordinance 5-2008** amending the City of Elk Grove Zoning Map from Agricultural Residential (5-acre minimum) AR-5 to Shopping Center SC for the Elk Grove Church of Christ Project. ***The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Hume, Cooper)***

Motion #2: *M/S Leary/Scherman* to adopt **Resolution No. 2008-38** approving a Design Review for the Elk Grove Church of Christ Project, subject to the Findings and Conditions of Approval. ***The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Hume, Cooper)***

REGULAR AGENDA ACTION ITEMS/RECOMMENDATIONS

Agenda Item No. 8.1: Receive the Fiscal Midyear 2007-08 Financial Review and amend the 2007-08 budget

The Council recessed at 7:26 p.m. and reconvened at 7:35 p.m. with Vice Mayor Hume and Council Member Cooper absent.

RECOMMENDATION:

Receive the fiscal year 2007-08 financial review and adopt a resolution:

1. Amending the current fiscal year 2007-08 budget;
2. Amending the 2007-12 Capital Improvement Plan; and
3. Approving reclassification of positions.

Troy Brown, Budget Manager, provided an overview of the staff report and recommendation. Mr. Brown reported that, overall, the City's finances are sound. He stated that projected revenues included in the 2007-08 budget from the Elk Grove Auto Mall expansion and the opening of only one of two anticipated hotels would not be realized until the third quarter of 2008. Mr. Brown detailed that the City maintains 46 different funds, all of which remain stable, providing funding for City operations and Capital Improvement Plan (CIP) projects. Mr. Brown focused the discussion on General Fund revenues, which comprise 38% of all revenues. He explained that General Fund revenues deserve close attention at the mid-year review as they are most susceptible to economic volatility. Reductions in expected revenues forecast during the creation of the 2007-08 budget account for the mid-year report, which indicates that the 2007-08 budget is balanced, but that the City is experiencing a structural deficit of \$2.3 million.

Mr. Brown further explained that the budget is balanced through the use of one-time resources: 1) returns from the early opening of the Police Department from County services, 2) the transfer of computer technology funds, and 3) savings from organizational restructuring. Continuing downward economic conditions have reduced total revenues and staff project that finances will be constrained until 2010. General Fund revenues have decreased because of a lessening return on sales tax. Because real property values have been assessed downward, property tax returns will also decrease in future cycles and the next revenue neutrality increment increase will not occur until 2011. Sales are down in several sectors and there is a decrease in fee

revenues primarily in the Building and Public Works Departments. The reduction in revenue has seen a mutual decrease in expenditures as fewer fees relate to less service need. The mid-year review finds the City in a structural deficit of \$2.3 million because of reduced revenues, but the resulting decrease in expenditures, use of one-time resources, and organizational cost savings projects that the City will experience a surplus of \$63,000 by budget year end.

In response to Mayor Davis, Mr. Brown confirmed that the City is fiscally responsible; however, economic conditions facing the State could affect City operations. The State faces a budget deficit and has options such as deferring gas tax revenues to local government for up to five months. The resulting delay in cash flow could hamper the timing of CIP projects. Similar revenue delay controls, such as the sell back by the State of the 2005 recovery bonds, could result in similar cash flow timing complications. Returning to City finances, the 2008-09 budget and CIP 2008-13 are underway. The \$2.3 million structural deficit will require fiscal discipline on the part of the City in planning these budgets. Additionally, the criteria of the Community Services Grant process are being evaluated to bring back options to present to Council in March. Mr. Brown concluded that the City continues to maintain its \$12.9 million reserve fund.

Council Member Leary stated that the flexibility of the contract model for services, such as those provided in the Public Works and Building Departments, has saved the City from being forced to choose between deficit spending or making difficult cuts in personnel.

Council Member Scherman reported that the Ad Hoc Committee for Comprehensive Review of City Services is looking forward to the Sinclair report to see if opportunities are available to reduce costs. Council Member Scherman noted that tightening expenditures related to the City budget will reduce spending in programs such as the Community Services Grant program.

Mr. Brown sought direction regarding whether Council wanted to review the Community Services Grant process criteria and Mayor Davis confirmed that the Council would like to review the process.

Council Member Leary requested that staff review current City fees.

Mayor Davis stated that the City is well positioned to handle changes in the economy with the support of several factors: 1) increased commercial building activity including the Promenade Mall, 2) investment in hospital construction, 3) the partnership with the Economic Development Corporation, and 4) upcoming results from the Sinclair Report to help make the city more business friendly.

Council Member Scherman noted that having the Police Department as part of the City has reduced the effect of outside agency budget constraints since the City is no longer reliant on these agencies to provide law enforcement services.

Jim Estep, Interim City Manager, reported that staff is currently reviewing City fees and the fee process. The review is examining both direct impacts of each fee and economic impacts fees have on business investment.

PUBLIC COMMENT:

None.

Mayor Davis closed public comment.

Motion: M/S Scherman/Leary to adopt **Resolution No. 2008-39** 1) Amending the current fiscal year 2007-08 budget; 2) Amending the 2007-12 Capital Improvement Plan; and 3) Approving reclassification of positions. ***The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Hume, Cooper)***

Agenda Item No. 8.2: Discuss and receive direction on seven recommended sites for a Solid Waste Transfer Station

RECOMMENDATION:

Identify select locations for the Transfer Station project for use in planning and environmental review (SW0001)

Cedar Kehoe, Integrated Waste Manager, provided an informational overview of the staff report. Ms. Kehoe clarified that a transfer station is not a landfill, but rather a facility to move waste quickly from small to large volume vehicles to transport waste to landfills outside of the City limits. Four public meetings were conducted last year and staff plans for increased public outreach in the future. Issues facing the City include: 1) increasing waste tonnage produced by the City, 2) current necessity to haul waste and pay fees to regional transfer stations, 3) an expanding list of hazardous waste materials that increases the variety and amounts of fees, and 4) the necessity to meet a 50% diversion mandate from the State. The project is also exploring the option to include a Material Recovery Facility. Benefits of having a City operated Transfer Station include: 1) revenue from fees, 2) added jobs, 3) local management control, 4) reduced traffic, 5) rate stabilization, and 6) provision of convenient recycling options for citizens. Potential drawbacks of the project are a central topic staff would like to discuss with the citizens through future public outreach efforts

Bob Williamson, Project Coordinator, provided an overview of the site analysis of the staff report and recommendation. Mr. Williamson reported that, for site selection, the process should not disrupt current businesses and should seek sites currently for sale. Staff recommended proceeding with analysis of sites 1A, 1B, 1C and 2 and to remove site 3 from consideration.

Council Member Leary observed that site 2 near Grant Line Road would involve a parcel take and would impact a local business. Council Member Leary noted site 2 used to have a gas station and requested to receive a copy of the preliminary environmental study regarding the site.

Mayor Davis observed that Site 2 was preferential, as it is the furthest away from residences, parks, and school; and closest to the freeway.

Council Member Leary spoke in support of the Transfer Station project as a long range plan to reduce future costs.

Council Member Scherman agreed with Mayor Davis regarding site 2.

PUBLIC COMMENT:

None.

Mayor Davis closed the Public Comment

Council directed for the continued study of sites 1 and 2, to exclude any further study of site 3, and to commence public outreach programs for the Transfer Station project.

Agenda Item No. 8.3: 2006-13 Housing Element Update – Policy Discussion

RECOMMENDATION:

Provide input and direction to continue the ongoing programs contained in the 2003 Housing Element, as identified and evaluated in Attachment 1 of the staff report and provide direction regarding the preferred approach to providing the requisite inventory of sites to accommodate the 2006-2013 Regional Housing Needs Allocation.

Jim Carney, Housing Advisor, provided an overview of the staff report and recommendation. Mr. Carney noted the creation of the new “extremely low income” category by State law. The Affordable Housing Fee Program has produced approximately 1,400 units; the Housing Element Update has identified the need to inventory sites to provide an additional 5,600 housing units for the low to extremely low categories. Options to meet the inventory include increased acreage of high density zoning designations, creating 80/20 splits of high density/mixed use zoning, and increasing existing high density zoning to RD-30 or higher. Staff recommends creating the inventory using a combination of approaches, excluding use of any inclusionary housing requirements. Mr. Carney closed stating that the Housing Element Update only needs to plan for available acreage for affordable housing; the building and construction of actual units is handled by the private sector.

PUBLIC COMMENT:

None.

Mayor Davis closed public comment.

By Council consensus staff was directed to pursue using a combination of presented options as the preferred approach for increasing the inventory of affordable housing.

Agenda Item No. 8.4: Adopt resolution authorizing the Mayor to execute a reimbursement agreement with Reynen & Bardis (Laguna Ridge), L.P., and Pulte

Homes, Inc. for privately constructed public facilities included in the Elk Grove Roadway Fee Program

RECOMMENDATION:

Adopt a resolution authorizing the Mayor to execute a reimbursement agreement for privately constructed public facilities in the Laguna Ridge Specific Plan that are included in the Elk Grove Roadway Fee Program.

NOTE: No verbal staff report provided.

PUBLIC COMMENT:

None.

Motion: *M/S Leary/Scherman* to adopt **Resolution No. 2008-40** authorizing the Mayor to execute a reimbursement agreement for privately constructed public facilities in the Laguna Ridge Specific Plan that are included in the Elk Grove Roadway Fee Program. ***The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Hume, Cooper)***

Agenda Item No. 8.5: Adopt resolution authorizing the Mayor to execute a funding and reimbursement agreement with Reynen & Bardis (Laguna Ridge), L.P., and Pulte Homes, Inc. for the Laguna Ridge Specific Plan Area Fee Program

RECOMMENDATION:

Adopt resolution authorizing the Mayor to execute a funding and reimbursement agreement for advanced consultant expenses for the possible creation of fee programs in the Laguna Ridge Specific Plan planning area.

NOTE: No verbal staff report provided.

PUBLIC COMMENT:

None.

Motion: *M/S Leary/Scherman* to adopt **Resolution No. 2008-41** authorizing the Mayor to execute a funding and reimbursement agreement for advanced consultant expenses for the possible creation of fee programs in the Laguna Ridge Specific Plan planning area. ***The motion passed by the following vote: Ayes: 3; Noes: 0; Absent: 2 (Hume, Cooper)***

GENERAL ADMINISTRATION INFORMATION

Assistant Police Chief Ed Kelly reported that the Police Department and the Youth Program Manager met with the California Police Activities League (PAL) and are working toward putting together a Board to organize this function. The red light camera program grace period is expired and the program is now fully operational. In the five-day period since it has been active, 60 citations have been issued and 150 are currently under review. The Milkbone Corporation is offering a \$5,000 donation to the canine

unit. The canine unit is not in current need so the money donated by Milkbone Corporation will be set aside for future needs as they arise for the canine unit.

Council Member Scherman inquired if citizen complaints regarding the cameras' flashing bulb lights illuminating their nearby homes had been resolved. Assistant Chief Kelly reported that the contractor had been working to address the issue and the matter is close to resolution.

COUNCIL COMMENTS/FUTURE AGENDA ITEMS

Reports on Regional Boards, Commissions, Committees; Travel/Training Expenditures Disclosure (*in accordance with Resolution 2006-295 and Government Code § 53232.3(d)*):

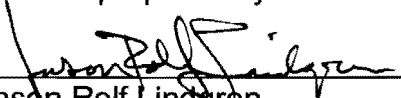
Council Member Leary raised the issue that recently members of the Consumnes Community Services District (CCSD) had been communicating singularly with Council Members. Council Member Leary would like to see that issues involving City action or involvement with other agencies should be brought back to the entire Council for deliberation and not be decided by members individually.

Mayor Davis attended the League of Cities divisional meeting hosted in Elk Grove where statewide issues, primarily involving the state budget, were discussed. He also attended a meeting of Mayors and Board Chairs, a gathering of local representatives who discussed the upcoming Cap to Cap trip and received a presentation from the County Registrar of Voters indicating that voting costs to cities will increase to meet modernization needs. Mayor Davis announced the February 26 Mayoral Summit with the mayors of Elk Grove, Galt and Lodi. Mayor Davis concluded with a request to look into regional planning efforts regarding environmentally sustainable policies in response to citizen concerns raised during the earlier Public Comment of the evening's agenda.


ADJOURNMENT

With no additional business to conduct, the February 13, 2008 City Council meeting was adjourned at 8:44 p.m.

Minutes prepared by:



Jason Rolf Lindgren
City Clerk Department Analyst



PEGGY E. JACKSON
CITY CLERK

ATTEST:


GARY DAVIS, MAYOR