



*Incorporated July 1, 2000*  
*Website: [www.elkgrovecity.org](http://www.elkgrovecity.org)*

Steve Ly, Mayor

Patrick Hume, Vice Mayor  
Steven M. Detrick, Council Member

Stephanie Nguyen, Council Member  
Darren Suen, Council Member

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**ELK GROVE CITY COUNCIL REGULAR MEETING**  
**Wednesday, October 23, 2019**  
**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 Recognition of the City of Elk Grove Disability Advisory Committee's 13<sup>th</sup> Annual *Above and Beyond* Program Accessibility Award

[4.2](#) Proclamation declaring October 20-26, 2019 as Friends of the Library Week [p. 1]

[4.3](#) Proclamation declaring October 2019 as American Pharmacists Month [p. 1]

4.4 Diversity and Inclusion Commission – Annual Update

4.5 New Hire Introductions

#### **5. PUBLIC COMMENT**

Members of the audience may comment on any item not on the agenda that is of interest to the public and 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. The City Council cannot take action on non-agendized items raised under "Public Comment" until the matter has been specifically included on an agenda as an action item. Members of the public desiring a response to a specific question are encouraged to contact any member of the Council or the City Manager at any time. Those audience members who wish to address a specific agendized item are encouraged to offer their public comments during consideration of that item.

#### **6. GENERAL ADMINISTRATION INFORMATION**

#### **7. COUNCIL COMMENTS / REPORTS / 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 those 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 Treasurer's Report and Other Post-Employment Retirement Benefits (OPEB) Report for September 2019 [p. 1-9] (FINANCE)
- 8.2** Receive the monthly Disbursement Summary and AP Check Register Listing for September 1, 2019 through September 30, 2019, showing Automatic Clearing House Nos. 16659 through 16761; General Warrant Nos. 121154 through 121478; and Electronic Fund Transfer Nos. 90071632 through 90071652 [p. 1-46] (FINANCE)
- 8.3** Approve City Council meeting minutes of the October 9, 2019 special meeting [p. 1-4] (CITY CLERK)
- 8.4** Receive report on City Manager approved purchases and contracts authorized by Elk Grove Municipal Code Chapter 3.42 Contracts and Purchasing, and projects awarded under the Uniform Public Construction Cost Accounting Act, filed through October 15, 2019 [p. 1-2] (CITY CLERK)
- 8.5** Receive report on Requests for Proposals, Qualifications, and Bids [p. 1] (CITY CLERK)
- 8.6** Receive the Fiscal Year (FY) 2019-2024 Capital Improvement Program Quarterly Status Report for the First Quarter of FY 2020 [p. 1-15] (PUBLIC WORKS)
- 8.7** Receive the Elk Grove Tourism Marketing District Annual Report for Fiscal Year 2018-19 [p. 1-17] (ECONOMIC DEVELOPMENT)
- 8.8** Adopt resolution ratifying the Agreement for Purchase and Sale and Joint Escrow Instructions and the First Amendment to the Agreement for Purchase and Sale and Joint Escrow Instructions for property located at Bruceville Road and Big Horn Boulevard [APN: 116-0012-064] and authorizing the close of escrow (CEQA Exempt) [p. 1-27] (REAL PROPERTY)
- 8.9** Adopt resolution authorizing the City Manager to execute the First Amendment to Contract No. C-16-527 with Interwest Consulting Group for building permitting and inspection services [p. 1-5] (DEVELOPMENT SERVICES)

- 8.10** Adopt resolution authorizing the City Manager to execute the First Amendments to contracts with Associated Right of Way Services (C-16-584) and Seevers Jordan Ziegenmeyer dba Integra Realty Resources (C-16-581) for On-Call Appraisal Services related to Quimby Parkland Dedication In-Lieu Fee Calculations [p. 1-9] (DEVELOPMENT SERVICES)
- 8.11** Adopt resolutions declaring intention to: 1) annex territory to Community Facilities District No. 2003-2 (Police Services) and to levy a special tax to pay for police services (Annexation No. 49); 2) annex territory to Community Facilities District No. 2006-1 (Maintenance Services) and to levy a special tax to pay for maintenance services (Annexation No. 55); 3) annex territory to Street Maintenance District No. 1, Zone 3-Z (Annexation No. 37) and to levy a special tax to pay for street maintenance; 4) annex territory to Storm Water Drainage Fee Zone 2 (Annexation No. 30) pursuant to the Benefit Assessment Act of 1982 for the Pleasant Grove School Road Project [p. 1-121] (FINANCE)
- 8.12** Adopt resolution authorizing the City Manager to execute an amendment to the Credit Reimbursement Agreement with Taylor Morrison of California, LLC (Contract No. C-19-196), for privately constructed public facilities for Madeira East Village 8 (Subdivision No. 03-481.08), which facilities are included in the Elk Grove Roadway Fee Program [p. 1-15] (FINANCE)
- 8.13** Adopt resolution authorizing the City Manager to enter into a ten-year lease agreement with the Senior Center of Elk Grove for use of a portion of the City facility at 8230 Civic Center Drive (No further CEQA Review Required) [p. 1-47] (HOUSING AND PUBLIC SERVICES)
- 8.14** Adopt resolution approving the transfer of ownership of the Agave Apartments property from Agave Associates, LP, to Agave by Vintage, LP (CEQA Exempt) [p. 1-23] (HOUSING AND PUBLIC SERVICES)
- 8.15** Adopt resolution approving a License Agreement between the City of Elk Grove and the Elk Grove Community Garden and Learning Center [p. 1-10] (RECYCLING & WASTE)

- 8.16** Adopt resolution authorizing the City Manager, or authorized designee, to approve and submit applications to the State Department of Parks and Recreation's Per Capita Grant Program, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the grant scope, and amending the Capital Improvement Program in an amount equal to the amount of grant funds awarded [p. 1-5] (PUBLIC WORKS)
- 8.17** Adopt resolution authorizing the addition of an Assistant Chief of Police position and adjusting the Chief of Police salary range [p. 1-6] (HUMAN RESOURCES)
- 8.18** Adopt resolution dispensing with the competitive proposal process pursuant to Elk Grove Municipal Code Chapter 3.42 and authorizing the City Manager to enter into a contract with Ralph Andersen and Associates for Executive Search services for three years in an amount not-to-exceed \$100,000, or other such amount as may be directed by the City Council [p. 1-25] (HUMAN RESOURCES)
- 8.19** Adopt resolution dispensing with the formal request for proposal procedures pursuant to Elk Grove Municipal Code Section 3.42.140(B)(3), and authorizing the City Manager to execute a first amendment to the contract with George Hills Company, Inc., for subrogation services extending the contract expiration to June 30, 2023 and increasing the contract amount to \$165,000, or such other amount as directed by the City Council [p. 1-28] (RISK MANAGEMENT)
- 8.20** Adopt resolution authorizing the City Manager to accept grant funding for concentrated traffic enforcement strategies from the California Office of Traffic Safety and amend the Police Department's budget to appropriate grant funds up to the amount of \$150,000 [p. 1-18] (POLICE)
- 8.21** Adopt resolution authorizing the City Manager to apply for grant funding from the U.S. Department of Justice Drug Enforcement Administration to implement a strategic enforcement initiative as part of the Organized Crime Drug Enforcement Task Force and amend the Police Department's budget in the amount of \$4,000 if awarded [p. 1-3] (POLICE)

## 9. **PUBLIC HEARINGS**

**9.1** **SUBJECT:** A public hearing to consider the issuance of bonds by the California Statewide Communities Development Authority in support of the Agave Apartments project (TEFRA Hearing) (CEQA Exempt) [p. 1-8]

**STAFF REPORT:**

Sarah Bontrager, Housing and Public Services Manager

**PUBLIC COMMENT:**

**RECOMMENDATION**

- 1) Conduct a public hearing under the requirements of the Tax Equity and Fiscal Responsibility Act of 1982 (TEFRA) and the Internal Revenue Code of 1986, as amended, in connection with the proposed issuance of one or more series of revenue bonds by the California Statewide Communities Development Authority (CSCDA); and
- 2) Adopt resolution approving the issuance of the bonds by the CSCDA for the benefit of Agave by Vintage, LP or a partnership of which Vintage Housing Development, Inc. or a related person or entity to the Developer is the general partner, to provide for the financing or refinancing of the acquisition, rehabilitation, and development of a 188-unit multifamily rental housing project located at 10070 Willard Parkway. Such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Internal Revenue Code, and the California Government Code Section 6500.

**9.2** **SUBJECT:** A Public Hearing to consider introduction of an ordinance amending Elk Grove Municipal Code Section 16.02.010, California Administrative Code; Elk Grove Municipal Code Section 16.04.010, California Building Code; Elk Grove Municipal Code Section 16.10.010, California Residential Code; Elk Grove Municipal Code Section 16.14.010, California Green Building Code; Elk Grove Municipal Code Section 16.24.010, California Plumbing Code; Elk Grove Municipal Code Section 16.28.010, California Electrical Code; Elk Grove Municipal Code Section 16.32.010, California Mechanical Code; and Adopting Elk Grove Municipal Code Chapter 16.09, California Existing Building Code; Elk Grove Municipal Code Chapter 16.11, Historical Building Codes (CEQA Exempt) [p. 1-11]

**STAFF REPORT:**

Shane Diller, Assistant Development Services Director

**PUBLIC COMMENT:**

**RECOMMENDATION**

Introduce and waive the full reading, by substitution of title only, an ordinance:

- 1) Amending certain sections of Title 16 of the Elk Grove Municipal Code relating to Buildings and Construction to implement provisions of the 2019 California State Building Code:
  - 2019 California Administrative Code (Section 16.02.010),
  - 2019 California Building Code (Section 16.04.010),
  - 2019 California Residential Code (Section 16.10.010),
  - 2019 California Green Building Code (Section 16.14.010),
  - 2019 California Plumbing Code (Section 16.24.010),
  - 2019 California Electrical Code (Section 16.28.010), and
  - 2019 California Mechanical Code (Section 16.32.010); and
- 2) Adopting Elk Grove Municipal Code Chapter 16.09 relating to the 2019 California Existing Building Code and Chapter 16.11 relating to the 2019 California Historical Building Code.

- 9.3 SUBJECT:** Conduct Public Hearings in consideration of resolutions calling special elections and declaring results of the special elections to annex certain territory as described to Community Facilities District No. 2003-2 (Police Services); Community Facilities District No. 2006-1 (Maintenance Services); Street Maintenance District No. 1; and Storm Water Drainage Fee Zone 2, and to introduce ordinances levying and apportioning the special tax to the annexing areas for the Bruceville Meadows and Trojan Storage Expansion Projects [p. 1-122]

**STAFF REPORT:**

Kara Taylor-Seeman, Finance Analyst

**PUBLIC COMMENT:**

**RECOMMENDATION**

- A-1) Adopt resolution calling a special election to submit the question of levying a special tax within the area proposed to be annexed to Community Facilities District No. 2003-2 (Police Services) to the qualified electors; and



- A-2) (*Following tabulation and certification of ballot results by the City Clerk*) Adopt resolution declaring results of the special election held on October 23, 2019 for the forty-eighth annexation to Community Facilities District No. 2003-2 (Police Services); and
- A-3) Introduce and waive the full reading, by substitution of title only, an ordinance levying and apportioning the special tax in territory annexed to Community Facilities District No. 2003-2 (Police Services) (Annexation No. 48) and amending Elk Grove Municipal Code Section 3.18.010; **AND**
- B-1) Adopt resolution calling a special election to submit the question of levying a special tax within the area proposed to be annexed to Community Facilities District No. 2006-1 (Maintenance Services) to the qualified electors; and
- B-2) (*Following tabulation and certification of ballot results by the City Clerk*) Adopt resolution declaring results of the special election held on October 23, 2019 for the fifty-fourth annexation to Community Facilities District No. 2006-1 (Maintenance Services); and
- B-3) Introduce and waive the full reading, by substitution of title only, an ordinance levying and apportioning the special tax in territory annexed to Community Facilities District No. 2006-1 (Maintenance Services) (Annexation No. 54) and amending Elk Grove Municipal Code Section 3.19.010; **AND**
- C) Adopt resolution determining to levy assessments in Street Maintenance District No. 1, Zone 5-N (Laguna Ridge) (Annexation No. 17) ; **AND**
- D) Adopt resolution determining to levy assessments in Storm Water Drainage Fee Zone 2 (Annexation No. 29).

**9.4** **SUBJECT:** A public hearing to receive input regarding the content of draft maps for transitioning to by-district (district-based) City Councilmember elections consistent with Elections Code section 10010 [p. 1-18]

**STAFF REPORT:**  
Jason Lindgren, City Clerk

**PUBLIC COMMENT:**



**RECOMMENDATION**

Receive input from the public and City Council regarding the content of draft maps and the proposed sequence of elections for transitioning to by-district (district-based) City Council-member elections.

- 9.5** **SUBJECT:** A public hearing to consider introduction of an ordinance approving a district map and requiring members of the City Council to be elected by district with an elected mayor consistent with Elections Code section 10010 and Government Code section 34886 [p. 1-15]

**STAFF REPORT:**

Jason Lindgren, City Clerk

- PUBLIC COMMENT:**

**RECOMMENDATION**

Introduce, by substitution of title only, an ordinance approving a district map and requiring members of the City Council to be elected by district with an elected mayor consistent with Elections Code section 10010 and Government Code section 34886.

**10. REGULAR AGENDA ACTION ITEMS / RECOMMENDATIONS**

- 10.1** **SUBJECT:** Receive information and provide direction to staff related to Compassion Elk Grove [p. 1-4]

**STAFF REPORT:**

Carrie Whitlock, Strategic Planning and Innovation Program Manager

- PUBLIC COMMENT:**

**RECOMMENDATION:**

Staff recommends that the City Council receive information on Compassion Elk Grove and provide direction to staff as appropriate.

**10.2 SUBJECT:** Authorize the Mayor to sign a letter opposing Micro-Enterprise Home Kitchen Operations in Sacramento County [p. 1-5]

**STAFF REPORT:**

Shane Diller, Assistant Development Services Director

**PUBLIC COMMENT:**

**RECOMMENDATION:**

Staff recommends the City Council authorize the Mayor to sign and send a letter to the Sacramento County Board of Supervisors noting the City's opposition to the permitting of Micro-Enterprise Home Kitchen Operations in Sacramento County.

**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 / TTY 888-435-6092. 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.