



Incorporated July 1, 2000
Website: www.elkgrovecity.org

Steve Ly, Mayor

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

Stephanie Nguyen, Council Member
Darren Suen, Council Member

ELK GROVE CITY COUNCIL REGULAR MEETING
Wednesday, August 28, 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 Proclamation recognizing September 2019 as Prostate Cancer Awareness Month [p. 1]

4.2 Proclamation declaring September 8, 2019 as International Literacy Day [p. 1]

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 June 2019 (corrected) and July 2019 [p. 1-17] (FINANCE)

8.2 Receive the monthly Disbursement Summary and AP Check Register Listing for July 1, 2019 through July 31, 2019, showing Automatic Clearing House Nos. 16414 through 16532; General Warrant Nos. 120429 through 120720; and Electronic Fund Transfer Nos. 90071590 through 90071609 [p. 1-50] (FINANCE)

- 8.3** Approve City Council meeting minutes of the: 1) July 24, 2019 special and regular meetings; and 2) May 8, June 26, and July 10, 2019 regular meetings [p. 1-44] (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 August 20, 2019 [p. 1-4] (CITY CLERK)
- 8.5** Receive report on Requests for Proposals, Qualifications, and Bids [p. 1-2] (CITY CLERK)
- 8.6** Adopt resolution dispensing with the competitive proposal process pursuant to EGMC 3.42.188(B)(3) and authorizing the City Manager to execute the fourth amendment to the contract with KP Research Services, Inc. (C-15-528) for Peace Officer Standards and Training (POST) pre-employment background investigations in the amount of \$70,000, or other amount as may be directed by the City Council, for a total contract not-to-exceed amount of \$179,000 through December 31, 2020 [p. 1-29] (POLICE)
- 8.7** Adopt resolution authorizing the City Manager to execute an agreement with LC Action Police Supply, LTD. for the one-time purchase of firearms and firearms accessories for the Elk Grove Police Department in an amount not to exceed \$113,290, or other amount as may be directed by the City Council [p. 1-12] (POLICE)
- 8.8** Adopt resolution dispensing with the formal bidding requirements per Elk Grove Municipal Code Section 3.42.180(B)(3) and authorizing the City Manager to execute a contract with Elk Grove Auto Group, Inc., a California corporation, for the purchase of six light-duty pickup trucks for the Public Works Operation and Maintenance Division and one replacement light-duty pickup truck for the Police Department in an amount not-to-exceed \$158,500, or other amount as may be directed by the City Council [p. 1-55] (FACILITIES AND FLEET)

- 8.9** Adopt resolution dispensing with the formal bidding requirements per Elk Grove Municipal Code Section 3.42.180(B)(3) and authorizing the City Manager to execute a contract with LDV Custom Specialty Vehicles for the purchase of a Police Mobile Command Vehicle in an amount not-to-exceed \$494,000, or other amount as may be directed by the City Council, and authorizing the City Facilities and Fleet Manager to approve change orders not-to-exceed \$50,000 [p. 1-55] (FACILITIES AND FLEET)
- 8.10** 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 second amendment to the contract with Insurance Tracking Services, Inc., for insurance certificate tracking services for a period of three years with three optional one-year extensions, in the amount up to \$56,000, or other amount as may be directed by the City Council [*for a total expenditure of funds over the contract term not-to-exceed \$95,000*] [p. 1-29] (RISK MANAGEMENT)
- 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. 48); 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. 54); 3) annex territory to Street Maintenance District No. 1, Zone 5-N (Annexation No. 17) and to levy a special tax to pay for street maintenance; 4) annex territory to Storm Water Drainage Fee Zone 2 (Annexation No. 29) pursuant to the Benefit Assessment Act of 1982 for the Bruceville Meadows and Trojan Storage Expansion Projects [p. 1-126] (FINANCE)
- 8.12** Adopt resolution amending the Fiscal Year 2019-2020 Budget and 2019-2024 Capital Improvement Program for the Elk Grove Multi-Sport Park Complex Project (WFC004) in the amount of \$500,000 [p. 1-5] (STRATEGIC PLANNING)
- 8.13** Adopt resolution authorizing the City Engineer to reject all bids received for the Public Infrastructure Maintenance (PIM) project (OM1904) and directing the City Engineer to re-bid the Project [p. 1-4] (PUBLIC WORKS)

- 8.14** Adopt resolution dispensing with the formal request for proposal process pursuant to Elk Grove Municipal Code Section 3.42.140(B)(3) and authorizing the City Manager to execute the third amendment to the contract with Roebbelen Construction Management Services, Inc. for construction management services related to the Aquatics Center and Commons Area and Community Center Projects, increasing the total contract amount by \$140,000, or such other amount as may be directed by the City Council [*for a total contract amount not-to-exceed \$2,692,365*] [p. 1-8] (PUBLIC WORKS)
- 8.15** Adopt resolution finding the FY20 Citywide Crack Seal Project (OM2001) exempt under the California Environmental Quality Act (CEQA) and approving the Project; authorizing the City Manager to execute a construction contract with Global Road Sealing, Inc. for the FY20 Citywide Crack Seal Project (OM2001) in the amount of \$603,342; authorizing the City Engineer to approve change orders not-to-exceed \$60,000; and authorizing the City Manager to execute a construction contract with the second lowest bidder if the first lowest bidder does not meet filing obligations [p. 1-12] (PUBLIC WORKS)
- 8.16** Adopt resolution authorizing the City Manager to execute a contract with John F. Torti Architectural Corporation (dba Torti Gallas + Partners) for the Kammerer Road Urban Design Study project in an amount not to exceed \$285,650, or such other amount as may be directed by the City Council [p. 1-25] (STRATEGIC PLANNING)
- 8.17** Adopt resolution amending the Fiscal Year 2019-2020 Budget for various Strategic Planning Division projects [p. 1-3] (STRATEGIC PLANNING)
- 8.18** Adopt resolution approving the Final Map for Fieldstone North Village 5 (Subdivision No. 13-004-05) and authorizing the City Manager to execute the Subdivision Improvement Agreement (CEQA Exempt) [p. 1-29] (DEVELOPMENT SERVICES)
- 8.19** Adopt resolution approving the Final Map for Madeira South Village 1B (Subdivision No. 10-020-1B) and authorizing the City Manager to execute the Subdivision Improvement Agreement (CEQA Exempt) [p. 1-31] (DEVELOPMENT SERVICES)

8.20 Adopt resolution approving the Final Map for Madeira South Village 2B (Subdivision No. 10-020-2B) and authorizing the City manager to execute the Subdivision Improvement Agreement (CEQA Exempt) [p. 1-29] (DEVELOPMENT SERVICES)

8.21 Adopt resolution approving the Final Map for Madeira South Village 3B (Subdivision No. 10-020-3B) and authorizing the City Manager to execute the Subdivision Improvement Agreement (CEQA Exempt) [p. 1-28] (DEVELOPMENT SERVICES)

9. PUBLIC HEARINGS

9.1 A Public Hearing to consider a Rezone, Tentative Subdivision Map, Design Review for Subdivision Layout, and Exception from roadway network design standards for the Heartstone Homes Project located at 8965 Brown Road (PLNG18-104; APN: 121-0140-019) (No Further CEQA Review Required) [p. 1-42]

STAFF REPORT:

Sarah Kirchgessner, Senior Planner

PUBLIC COMMENT:

RECOMMENDATION

The Planning Commission recommends (4-0 vote, Murphey absent):

- 1) Introduce and waive the full reading, by substitution of title only, an ordinance finding that no further environmental review is required from the California Environmental Quality Act (CEQA) pursuant to Stated CEQA Guidelines Sections 15183 and approving a rezone from AR-5 (Agricultural Residential - 5 acre minimum) to RD-7 (Low Density Residential 7 du/acre) for the Heartstone Homes Project (PLNG18-104) Assessor Parcel Number 121-0140-019; and
- 2) Adopt resolution approving a Tentative Subdivision Map, Design Review for Subdivision Layout, and Exception from roadway network design standards for the Heartstone Homes Project (PLNG18-104) subject to findings and conditions of approval contained in the draft Resolution.

- 9.2** A Public Hearing to consider a resolution adopting the Facility Rental Fee Schedule for the Elk Grove Community Center, Civic Center Commons, and Old Town Plaza [p. 1-85]

STAFF REPORT:

Lana Yoshimura, Community Event Center Manager

PUBLIC COMMENT:

RECOMMENDATION

Adopt resolution adopting the Facility Rental Fee Schedule for the Elk Grove Community Center, Civic Center Commons, and Old Town Plaza.

- 9.3** A Public Hearing to consider amendments to Chapters 23.26 (Use Classification System), 23.27 (Allowed Uses and Required Entitlements), and 23.94 (Wireless Communications Facilities) of the Elk Grove Municipal Code; and a resolution approving a Master License Agreement between the City of Elk Grove and New Cingular Wireless PCS, LLC (EG-18-006) (No Further CEQA Review Required) [p. 1-262]

STAFF REPORT:

Antonio Ablog, Planning Manager

PUBLIC COMMENT:

RECOMMENDATION

Staff and the Planning Commission recommend:

1. Introduce and waive the full reading, by substitution of title only, an ordinance finding that no further environmental review is required pursuant to State CEQA Guidelines Section 15183, 15301, and 15303 for the Cingular Wireless PCS Code Amendment (EG-18-006) and approving amendments to the Elk Grove Municipal Code Title 23 (Zoning), as described and shown at Exhibits A and B of the Ordinance; and
2. Adopt resolution finding no further environmental review is necessary for the Master License Agreement (the "MLA") between the City of Elk Grove and New Cingular Wireless PCS, LLC ("Applicant") for Small Cell Wireless Communications Facilities pursuant to CEQA Section 15183 15301, and 15303 and approving the MLA in substantially the form presented as Exhibit A to the Resolution.

- 9.4** 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. 2006-1 (Maintenance Services) and Storm Water Drainage Fee Zone 2, and to introduce ordinances levying and apportioning the special tax to the annexing areas for the Calvine Pointe Shopping Center and Elk Park Village Projects [p. 1-92]

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. 2006-1 (Maintenance 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 August 28, 2019 for the fifty-third annexation to Community Facilities District No. 2006-1 (Maintenance 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. 2006-1 (Maintenance Services) (Annexation No. 53) and amending Elk Grove Municipal Code Section 3.19.010; **AND**
- B) Adopt resolution determining to levy assessments in Storm Water Drainage Fee Zone 2 (Annexation No. 28).

10. REGULAR AGENDA ACTION ITEMS / RECOMMENDATIONS

- 10.1 SUBJECT:** Receive information regarding residential short-term rentals in the City of Elk Grove and provide direction regarding options for regulating such uses [p. 1-6]

STAFF REPORT:

Shane Diller, Assistant Development Services Director

PUBLIC COMMENT:

RECOMMENDATION:

Receive information from staff regarding residential short-term rentals within the City of Elk Grove and provide feedback and direction on possible amendments to the Elk Grove Municipal Code (EGMC) regulating such short-term rentals within the City.

10.2 SUBJECT: Receive information and provide direction on marketing and branding for the Civic Center campus [p. 1-2]

STAFF REPORT:

Lana Yoshimura, Community Event Center Manager
Kristyn Laurence, Public Affairs Manager

PUBLIC COMMENT:

RECOMMENDATION:

Receive a presentation from staff and provide direction regarding naming and branding concepts for the Civic Center campus.

10.3 SUBJECT: Consider a resolution of the City Council declaring the City's intent to transition to by-district (district-based) City Councilmember elections consistent with Elections Code section 10010 and consider a resolution of the City Council amending the City Clerk Budget by \$40,000 for demographer consulting services [p. 1-12]

STAFF REPORT:

Jason Behrmann, City Manager
Jonathan Hobbs, City Attorney
Jason Lindgren, City Clerk

PUBLIC COMMENT:

RECOMMENDATION:

Adopt resolutions: 1) declaring the City's intent to transition to by-district (district-based) City Councilmember elections consistent with Elections Code section 10010 and 2) amending the City Clerk Budget by \$40,000 for demographer consulting services.

10.4 SUBJECT: Designation of voting delegate and alternate(s) to the 2019 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 2019 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 / 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.