RESOLUTION NO. 2024-116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE AUTHORIZING THE CITY MANAGER TO EXECUTE A COST SHARING AGREEMENT WITH THE SACRAMENTO ZOOLOGICAL SOCIETY FOR PHASES 1A AND 1B OF THE NEW ZOO AT ELK GROVE PROJECT; AMENDING THE FISCAL YEAR 2024-25 BUDGET AND 2024-2029 CAPITAL IMPROVEMENT PROGRAM; AND DISPENSING WITH THE FORMAL REQUEST FOR PROPOSAL PROCEDURE PURSUANT TO ELK GROVE MUNICIPAL CODE SECTION 3.42.140(B)(3) AND AUTHORIZING THE CITY MANAGER TO EXECUTE MASTER SERVICES CONTRACTS WITH SHR STUDIOS, INC. AND KIMLEY-HORN AND ASSOCIATES, INC., FOR DESIGN SERVICES FOR THE NEW ZOO AT ELK GROVE PROJECT (NO FURTHER CEQA REVIEW REQUIRED)

WHEREAS, on May 8, 2024, the City Council adopted Resolution No. 2024-069, certifying an Environmental Impact Report for the New Zoo at Elk Grove Project (the "Project"); and

WHEREAS, on May 8, 2024, the City Council adopted Resolution No. 2024-070, approving the Project; and

WHEREAS, the City Council desires to advance the Project consistent with the draft Financing Plan presented at the May 8, 2024, City Council meeting; and

WHEREAS, for the reasons presented, it is not in the City's best interest to conduct a formal request for proposal process for design services for the Project.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby finds no further CEQA review is required based upon the following finding:

<u>Finding</u>: In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report has been prepared for the Project, which reflects the independent judgment and analysis of the City, and was certified by the Council.

<u>Evidence</u>: Development of the Project requires an Environmental Impact Report (EIR). That EIR was certified by the City Council on May 8, 2024, by Resolution No. 2024-069. The proposed actions to enter into the Cost Sharing Agreement, amend the Budget and Capital Improvement Program, and enter into design contracts further the Project as analyzed in the EIR and are consistent with the Project Description. Therefore, no further analysis is required.

AND, BE IT FURTHER RESOLVED that the City Council of the City of Elk Grove hereby authorizes the City Manager to execute the Cost Sharing Agreement with the Sacramento Zoological Society (the "Society"), in substantially the form presented.

AND, BE IT FURTHER RESOLVED, that the City Council amends the Fiscal Year 2024-2025 Budget and 2024-2029 Capital Improvement Program as presented in Exhibits A and B, respectively, and incorporated herein by this reference.

AND, BE IT FURTHER RESOLVED, that the Finance Director is authorized to recognize funds deposited by the Society in the Zoo Partner Funding Fund as provided in the Cost Sharing Agreement and to make those funds available to the Project as they are received.

AND, BE IT FURTHER RESOLVED, that the Public Works Director is authorized to transfer funds assigned by this Resolution, or any future Resolution, or as recognized by the Finance Director as authorized by this Resolution for the Project, between and among any of the designated Zoo (WZO) projects created by this Resolution.

AND, BE IT FURTHER RESOLVED, that the City Council hereby dispenses with the formal request for proposal procedure pursuant to Elk Grove Municipal Code Section 3.42.140(B)(3) and authorizes the City Manager to execute the Master Services Agreement with SHR Studios, Inc. (SHR), in substantially the form presented, for professional architectural and engineering services for the Project for a total amount not to exceed amounts budgeted for this purpose and subject to approval of those amounts by the City Council as part of the annual budget process.

AND, BE IT FURTHER RESOLVED, that the City Manager is authorized to sign all amendments to the SHR Master Services Agreement, provided that that the total contract amount does not exceed the amounts budgeted for this purpose as approved by the City Council.

AND, BE IT FURTHER RESOLVED, that the City Council hereby dispenses with the formal request for proposal procedure pursuant to Elk Grove Municipal Code Section 3.42.140(B)(3) and authorizes the City Manager to execute the Master Services Agreement with Kimley-Horn, in substantially the form presented, for professional engineering services for the Project for a total amount not to exceed amounts budgeted for this purpose and subject to approval of those amounts by the City Council as part of the annual budget process.

AND, BE IT FURTHER RESOLVED, that the City Manager is authorized to sign all amendments to the Kimley-Horn Master Services Agreement, provided that that the total contract amount does not exceed the amounts budgeted for this purpose as approved by the City Council.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 26th day of June 2024

BOBBIE SINGH-ALLEN, MAYOR of the

CITY OF ELK GROVE

ATTEST:

.INDGREN. CITY CLERK

APPROVED AS TO FORM:

JÓNATHAN P. HOBBS. CITY ATTORNEY

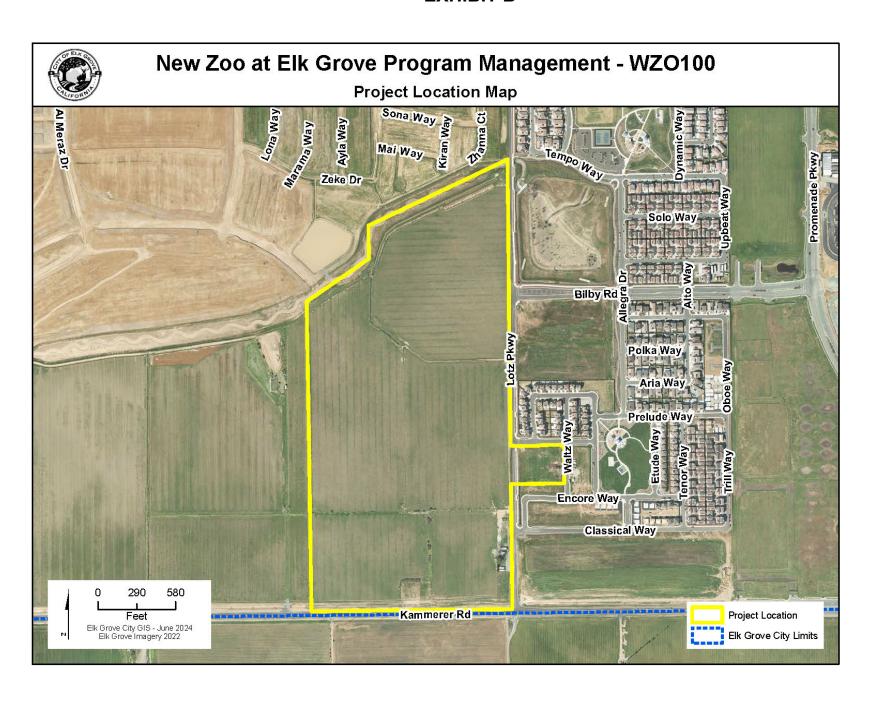
EXHIBIT A

Amendment to the Fiscal Year 2024-2025 Budget

Account Number 105 - Economic Develop	nt Number Account Description Economic Development Fund		Current Budget		Adjustment	Revised Budget		
Revenue Adjustme								
•	n Fund Balance	\$	-	\$	3,000,000.00	\$	3,000,000.00	
Total R	Revenue Adjustments	\$	-	\$	3,000,000.00	\$	3,000,000.00	
Expense Adjustme	nt							
1054120-54	56610 Other Capital Improvements	\$	-	\$	3,000,000.00	\$	3,000,000.00	
Total E	xpense Adjustments	\$	-	\$	3,000,000.00	\$	3,000,000.00	
106 - Capital Reserve Fu								
Revenue Adjustme				_		_		
	n Fund Balance	\$	-	\$	5,223,591.00	\$	5,223,591.00	
Total R	Revenue Adjustments	\$	-	\$	5,223,591.00	\$	5,223,591.00	
Evnanca Adiustma	nt.							
Expense Adjustme		ф		ф	2.045.770.00	ф	2.045.770.00	
	56605 Preliminary Engineering	\$	-	ф ф	2,045,776.00	\$	2,045,776.00	
	56608 Construction Engineering	\$	-	\$	2,310,465.00	\$	2,310,465.00	
	56610 Other Capital Improvements	\$ \$	-	\$ \$	867,350.00	\$	867,350.00	
Total E	xpense Adjustments	Ф	-	Ф	5,223,591.00	\$	5,223,591.00	
246 - Wilton Rancheria (Casino							
Revenue Adjustme								
· ·	n Fund Balance	\$	_	\$	600,000.00	\$	600,000.00	
	Revenue Adjustments	\$		\$	600,000.00	\$	600,000.00	
Total	novonao najaotinonto	Ψ		Ψ_	000,000.00	Ψ	000,000.00	
Expense Adjustme	nt							
•	56608 Construction Engineering	\$	-	\$	500,000.00	\$	500,000.00	
	56610 Other Capital Improvements	\$	-	\$	100,000.00	\$	100,000.00	
	xpense Adjustments	\$	-	\$	600,000.00	\$	600,000.00	
328 - Elk Grove Roadway	/ Fee							
Revenue Adjustme	nt							
Transfer from	n Fund Balance	\$	-	\$	2,750,000.00	\$	2,750,000.00	
Total R	levenue Adjustments	\$	-	\$	2,750,000.00	\$	2,750,000.00	
Expense Adjustme								
	56605 Preliminary Engineering	\$	-	\$	2,500,000.00	\$	2,500,000.00	
	56610 Other Capital Improvements	\$	-	\$	250,000.00	\$	250,000.00	
Total E	xpense Adjustments	\$	-	\$	2,750,000.00	\$	2,750,000.00	
343 - CFD 2003-1 Poppy	_							
Revenue Adjustme		•			0.000.000.00		0.000.000.00	
	n Fund Balance	\$	-	\$	2,000,000.00	\$	2,000,000.00	
i otal R	Revenue Adjustments	\$	-	\$	2,000,000.00	\$	2,000,000.00	

Expense Adjustment						
3434120-5456605 Preliminary Engineering	\$	-	\$	2,000,000.00	\$	2,000,000.00
Total Expense Adjustments	\$	-	\$	2,000,000.00	\$	2,000,000.00
344 - CFD 2005-1 Laguna Ridge						
Revenue Adjustment					_	
Transfer from Fund Balance	\$	-	\$	250,000.00	\$	250,000.00
Total Revenue Adjustments	\$	-	\$	250,000.00	\$	250,000.00
Expense Adjustment						
3444120-5456608 Construction Engineering	\$	_	\$	250,000.00	\$	250,000.00
Total Expense Adjustments	\$	-	\$	250,000.00	\$	250,000.00
393 - Measure A SSPBF						
Revenue Adjustment						
Transfer from Fund Balance	\$	-	\$	500,000.00	\$	500,000.00
Total Revenue Adjustments	\$	-	\$	500,000.00	\$	500,000.00
Expense Adjustment						
3934120-5456608 Construction Engineering	\$	_	\$	500,000.00	\$	500,000.00
Total Expense Adjustments	\$	-	\$	500,000.00	\$	500,000.00
TDD T D						
TBD - Zoo Partner Funding						
Revenue Adjustment	•		4	4 000 000 00	4	4 000 000 00
Transfer from Fund Balance	\$	=	\$	4,000,000.00	\$	4,000,000.00
Total Revenue Adjustments	\$	-	\$	4,000,000.00	\$	4,000,000.00
Expense Adjustment						
TBD4120-5558005 Preliminary Engineering	\$	-	\$	4,000,000.00	\$	4,000,000.00
Total Expense Adjustments	\$	-	\$	4,000,000.00	\$	4,000,000.00
Total Revenue Adjustments	\$	-	\$	18,323,591.00	\$	18,323,591.00
Total Expense Adjustments	\$	_		18,323,591.00		18,323,591.00
,,	•		•	, , ,	•	, , ,

EXHIBIT B



New Zoo at Elk Grove Program Management and Fees

Project #:

WZO100

Section 1 Description

This Project will provide program and project management support for projects with the WZO designation and the payment of associated development impact fees. The Project is located on an approximately 100 acre site at the northwest corner of Kammerer Road and Lotz Parkway.

Project Justification

The New Zoo at Elk Grove Project is consistent with the City's General Plan, broader goals and priorities, and the City Council affirmed Mission, Vision and Goals.

Notes

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Section 2 Impact to Annual Operating Budget

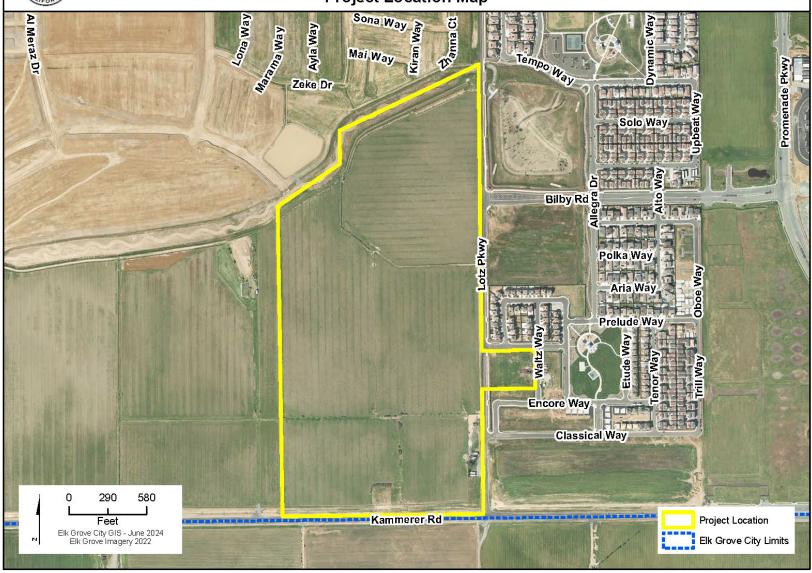
The Sacramento Zoological Society will be responsible for the operation and general maintenance of the New Zoo.

Section 3				Estimated P	oject Costs					
Type of Expenditure	Expenses Prior to FY 23/24	Revised Budget FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	Future \$	Total	
Other Capital Improvement	-	-	750,030	10,587,927	250,000	300,000	250,000	=	12,137,957	
									-	
Total Capital Costs	-	-	750,030	10,587,927	250,000	300,000	250,000	-	12,137,957	
Section 4 Method(s) of Financing										
Funding Source(s)	Expenses Prior to FY 23/24	Revised Budget FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	Future \$	Total	
106 GF Capital Reserve Fund	-	-	650,030	-	250,000	300,000	250,000	-	1,450,030	
246 Wilton Rancheria	ı	-	100,000	-	-	1	1	1	100,000	
328 Elk Grove Roadway Fee	-	-	=	100,000	=	=	=	=	100,000	
TBD Zoo Partner Funding	ı	-	-	350,000	-	-	-	-	350,000	
999 Unidentified	-	-	-	10,137,927	-	-	-	-	10,137,927	
									-	
Total Program Financing	-	-	750,030	10,587,927	250,000	300,000	250,000	-	12,137,957	



New Zoo at Elk Grove Onsite Improvements - WZO101

Project Location Map



New Zoo at Elk Grove Onsite Improvements

Project #:

WZO101

Section 1 Description

This Project will result in the construction of all onsite improvements for the New Zoo including but not limited to earthwork, flatwork, facilities, buildings, exhibits, and utilities. The Project is located on an approximately 100 acre site at the northwest corner of Kammerer Road and Lotz Parkway.

Project Justification

The New Zoo at Elk Grove Project is consistent with the City's General Plan, broader goals and priorities, and the City Council affirmed Mission, Vision and Goals.

Notes

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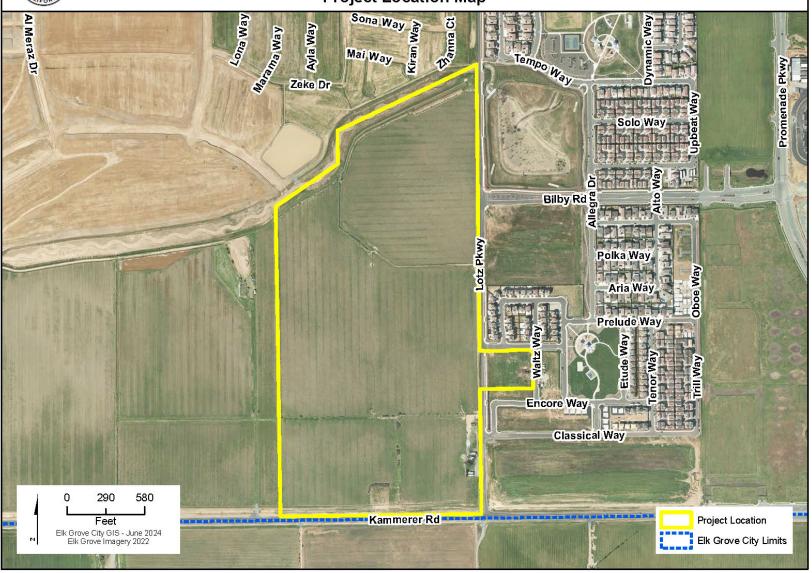
Section 2 Impact to Annual Operating Budget

The Sacramento Zoological Society will be responsible for the operation and general maintenance of the New Zoo.

Section 3				Estimated P	roject Costs				
Type of Expenditure	Expenses Prior to FY 23/24	Revised Budget FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	Future \$	Total
Preliminary Engineering	-	=	6,000,000	7,899,222	750,000	-	-		14,649,222
Other Capital Improvement	-	-	3,000,000	2,654,696	250,000	ı	-	ı	5,904,696
Construction Engineering	=	=	2,000,000	1,500,000	3,135,611		=		6,635,611
Construction Contract	-	=	-	-	191,545,200	-	-		191,545,200
CIP Fixtures Furnishings and Equipment	-	-	-	-	5,000,000	-	-	1	5,000,000
Total Capital Costs	-	-	11,000,000	12,053,918	200,680,811	-	-	-	223,734,729
Section 4 Method(s) of Financing									
Funding Source(s)	Expenses Prior to FY 23/24	Revised Budget FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	Future \$	Total
101 General Fund	-	-	-	2,154,696	2,301,902	-	-	-	4,456,598
105 GF Econ Development	-	-	3,000,000	-	10,395,101	-	-	-	13,395,101
106 GF Capital Reserve Fund	-	-	2,500,000	5,556,596	3,719,933	-	-	-	11,776,529
235 Tree Mitigation	-	-	-	500,000	1,000,000	-	-	-	1,500,000
246 Wilton Rancheria	-	=	500,000	-	8,000,000	-	-		8,500,000
343 CFD 2003-1 Poppy Ridge	-	-	2,000,000	-	4,645,255	=	-	-	6,645,255
TBD Zoo Partner Funding	-	-	3,000,000	3,842,626	66,250,000	-	-	=	73,092,626
999 Unidentified	-	-	-	-	104,368,620	-	-	-	104,368,620
Total Program Financing	-	-	11,000,000	12,053,918	200,680,811	-	-	-	223,734,729



New Zoo at Elk Grove Roadway Improvements and Parking Lots - WZO102 Project Location Map



New Zoo at Elk Grove Roadway Improvements and Parking Lots

Project #:

WZO102

Section 1 Description

This Project will result in the construction of new roadways, intersections, parking lots, utility work, and improvements to existing roadways. New roadways include B Drive south of Shed C and Classical Way between Lotz Parkway and B Drive. Existing roadway improvements include Kammerer Road near the Lotz Parkway intersection and Lotz Parkway south of Shed C.

Project Justification

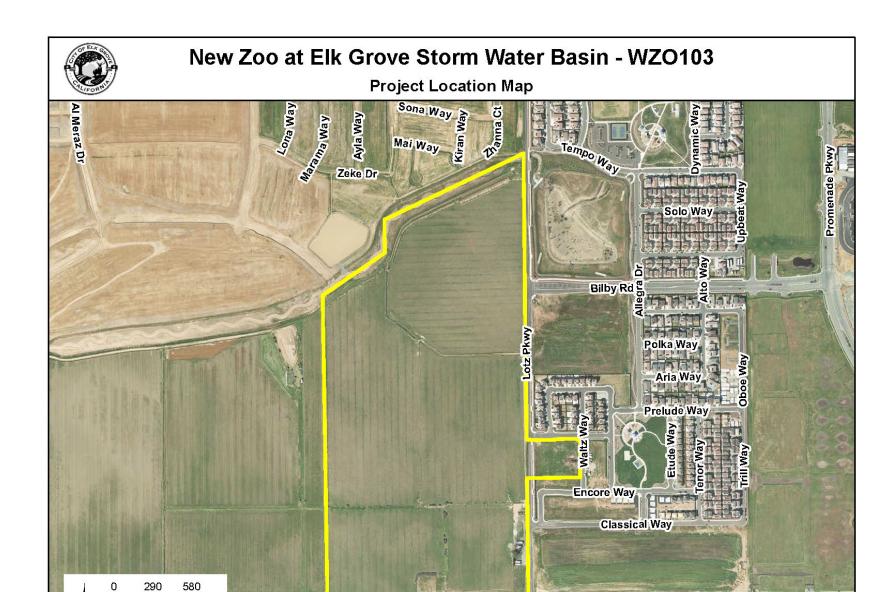
The New Zoo at Elk Grove Project is consistent with the City's General Plan, broader goals and priorities, and the City Council affirmed Mission, Vision and Goals.

Notes

Section 2 Impact to Annual Operating Budget

The Project creates an incremental increase on operating budgets for roadway maintenance work. Water, sewer and other utility facilities will be owned, operated and maintained by their respective utilities.

Section 3				Estimated Pr	oject Costs				
Type of Expenditure	Expenses Prior to FY 23/24	Revised Budget FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	Future \$	Total
Preliminary Engineering	-	-	3,500,000	1,110,753	-	-	-	-	4,610,753
Other Capital Improvement	-	-	250,000	432,397	-	-	-	-	682,397
Construction Engineering	-	-	1,250,000	500,000	-	-	-	-	1,750,000
Construction Contract	-	-	-	45,738,786	-	-	-	-	45,738,786
Total Capital Costs	-	-	5,000,000	47,781,936	-	-	-	-	52,781,936
Section 4			<u>, </u>	Method(s) o	f Financing	•			
Funding Source(s)	Expenses Prior to FY 23/24	Revised Budget FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	Future \$	Total
106 GF Capital Reserve Fund	-	-	500,000	20,317,651	-	-	-	-	20,817,651
246 Wilton Rancheria	-	-	-	8,007,785	-	-	-	-	8,007,785
328 Elk Grove Roadway Fee	-	-	2,750,000	7,834,301	-	-	-	-	10,584,301
338 External Agencies Fund	-	-	-	2,788,009	-	-	-	-	2,788,009
344 CFD 2005-1 Laguna Ridge	-	-	250,000	4,334,190	-	-	-	-	4,584,190
393 Meas A Safety/StScape/Bike/Ped	-	-	500,000	600,000	-	-		=	1,100,000
TBD Zoo Partner Funding	-	-	1,000,000	3,900,000	-	-	-	-	4,900,000
Total Program Financing		-	5,000,000	47,781,936		-			52,781,936



Kammerer Rd

Feet
Elk Grove City GIS - June 2024
Elk Grove Imagery 2022

Project Location

Elk Grove City Limits

New Zoo at Elk Grove Storm Water Basin WZO103

Section 1 Description

This Project will result in the construction of a new stormwater detention basin and outfall structure into Shed C that will support the new zoo development. The Project is located on an approximately 100 acre site at the northwest corner of Kammerer Road and Lotz Parkway.

Project Justification

The New Zoo at Elk Grove Project is consistent with the City's General Plan, broader goals and priorities, and the City Council affirmed Mission, Vision and Goals.

Notes

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Section 2 Impact to Annual Operating Budget

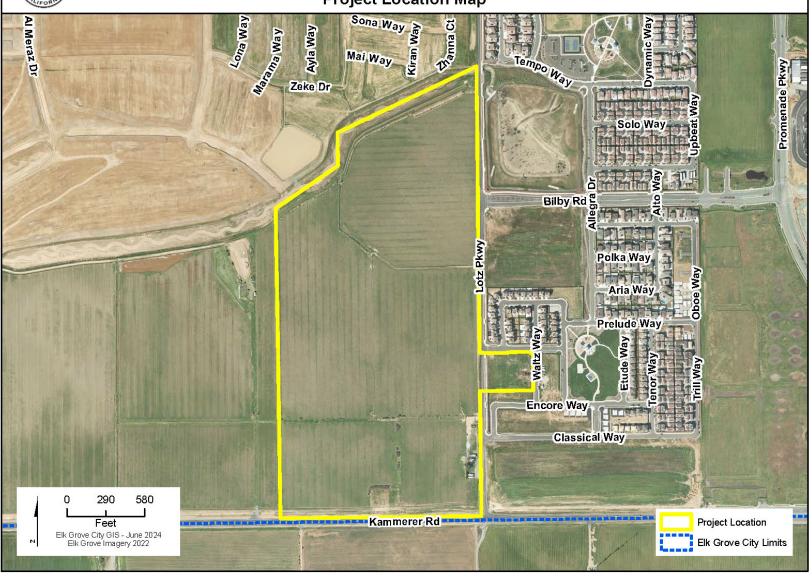
The Project creates an incremental increase on operating budgets for annual drainage maintenance work.

Section 3				Estimated P	roject Costs				
Type of Expenditure	Expenses Prior to FY 23/24	Revised Budget FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	Future \$	Total
Preliminary Engineering	-	-	763,900	-	-	I	ı	-	763,900
Other Capital Improvement	-	-	172,485	-	=	ı	ı	-	172,485
Construction Engineering	-	-	226,163	-	-	ı	-	=	226,163
Construction Contract	-	-	-	7,638,989	_	-	-	-	7,638,989
Total Capital Costs	-		1,162,548	7,638,989		-	-	-	8,801,537
Section 4				Method(s) o	f Financing				
Funding Source(s)	Expenses Prior to FY 23/24	Revised Budget FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	Future \$	Total
106 GF Capital Reserve Fund	-	-	1,162,548	7,638,989	-	-	-	-	8,801,537
Total Program Financing	-	-	1,162,548	7,638,989	-	-	-	-	- 8,801,537



New Zoo at Elk Grove Utility Extensions - WZO104

Project Location Map



New Zoo at Elk Grove Utility Extensions Project #: WZO104

Section 1 Description

This Project will result in the construction of new water and sewer utility connections north of Shed C to the nearest point of connection within the Souza Dairy Development.

Project Justification

The New Zoo at Elk Grove Project is consistent with the City's General Plan, broader goals and priorities, and the City Council affirmed Mission, Vision and Goals.

Notes

Section 2 Impact to Annual Operating Budget

Water, sewer and other utility facilities will be owned, operated and maintained by their respective utilities.

Section 3				Estimated P	roject Costs				
Type of Expenditure	Expenses Prior to FY 23/24	Revised Budget FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	Future \$	Total
Preliminary Engineering	-	-	281,876	-	-	-	-	-	281,876
Other Capital Improvement	-	-	44,835	-	-	-	-	-	44,835
Construction Engineering	-	-	84,302	-	-	-	_	-	84,302
Construction Contract	-	-	=	2,818,761	=	ı	-	-	2,818,761
									-
Total Capital Costs	-	-	411,013	2,818,761	-	•	-	-	3,229,774
Section 4				Method(s) o	f Financing				
Funding Source(s)	Expenses Prior to FY 23/24	Revised Budget FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29	Future \$	Total
106 GF Capital Reserve Fund	-	-	411,013	1,456,850	-	=	-	-	1,867,863
338 External Agencies Fund	-	-	-	1,361,911	-	-	-	-	1,361,911
									-
Total Program Financing	-	-	411,013	2,818,761	-	-	-	-	3,229,774

CERTIFICATION ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-116

STATE OF CALIFORNIA)	
COUNTY OF SACRAMENTO)	ss
CITY OF ELK GROVE)	

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on June 26, 2024 by the following vote:

AYES: COUNCILMEMBERS: Singh-Allen, Brewer, Robles, Spease, Suen

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None

Jason Lindgren, City Clerk City of Elk Grove, California