CONCURRENT MEETING
CITY COUNCIL/COMMUNITY REDEVELOPMENT AGENCY (CRA)/ RANCHO CORDOVA FINANCING CORPORATION (RCFC)

City Council Chambers
2729 Prospect Park Drive, Rancho Cordova

Tuesday, February 21, 2006

4:00 P.M. – Closed Session
5:30 P.M. – Regular Meeting

MINUTES

CLOSED SESSION

Council Adjourned to Closed Session at 4:00 p.m. for the Following Purpose:

1. Personnel – Public Employee Annual Performance Evaluation (Government Code Section 54957) Title: City Attorney

Present in Closed Session were Council Members Budge, Cooley, Sander, Skoglund, and Mayor McGarvey; City Attorney Steve Meyers and Assistant City Attorney Adam Lundgren.

ADJOURN TO REGULAR MEETING

REGULAR MEETING

Call to Order

Mayor McGarvey called the meeting to order at 5:32 p.m., welcomed everyone to the new Council Chambers, and announced the cablecast playback schedule.

Present: Council Members Budge, Cooley, Sander, Skoglund, & Mayor McGarvey
Staff Present: Gaebler, Hare, Meyers, Olea-Moger, Lindgren, Abhar, Junker, Campbell, McMahon, Thomas, Carney, Trimberger, Garcia

Report from Closed Session

The Mayor reported Council conducted its annual evaluation of City Attorney services and concluded the service delivery was excellent.

Pledge of Allegiance

Brandon McCaskey of Cub Scout Pack 28 Den 4 led the Pledge of Allegiance.

Invocation

2. Reverend Roland Stringfellow, Metropolitan Community Church, gave the invocation.

Presentation

3. New Staff Introductions:
   Jeanette Cervantes, Customer Service Specialist
   Mark Thomas, Associate Civil Engineer
   Todd Humphrey, Facilities Services Manager
   Moni Ebrahimi, Attorney
   Jose Sanchez, Attorney

ORAL COMMUNICATIONS

4. **Public Comment:**

   There were no speakers.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by Cooley and unanimously carried by 5:0 roll call vote, Council approved the Consent Calendar with the exception of Item #7 that was pulled for separate discussion.

5. **Subject:** Minutes of City Council Meetings
   a. Special Meeting of November 1, 2005
   b. Regular Meeting of January 17, 2006

6. **Subject:** Second Reading of Ordinance No. 01-2006 Zoning Text Amendment Revisions Changing the Functions of "Zoning Administrator" to "Planning Director" and Deletion of Irrelevant Zoning Code Sections.
   Recommendation: Waive second reading and adopt Ordinance No. 01-2006. **(Roll Call Vote)**
   Result of Recommended Action: The changes will result in faster approvals of minor permits that are now heard by the Planning Commission. It also removes provisions from the Code that do not apply to the City.
   Staff Responsible: Paul Junker, Planning

8. **Subject:** Sidewalk Maintenance Project 2006.
   Recommendation: Award $93,900 contract to Vanguard Construction for the repair of damaged gutters and sidewalks.
   Result of Recommended Action: Vanguard Construction will replace damaged gutters and sidewalks in approximately 19 locations throughout the City. Construction will begin in March 2006 and be done in May 2006.
   Staff Responsible: Cyrus Abhar, Public Works

9. **Subject:** Resolution Authorizing Execution of the Rubberized Asphalt Concrete Incentive Grant.

Recommendation: Adopt Resolution No. 18-2006.
Result of Recommended Action: Approval will authorize the City to apply for $170,000 in State grants to pay for rubberized asphalt concrete overlay for eight roads in the City.
Staff Responsible: Cyrus Abhar, Public Works

10. **Subject:** Resolution Approving Subdivision No. RC-03-002.0 Final Map of a Large Lot Map of North Douglas and Execute Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 17-2006.
Result of Recommended Action: The action creates a new 8-lot subdivision and authorizes the City to enter into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities by the developer within the subdivision.
Staff Responsible: Cyrus Abhar, Public Works

11. **Subject:** Final Map Approval for Subdivision No. RC-04-096 a Large Lot Map for Sunridge Park Phase II Located on South Side of Douglas Blvd, East of Jaeger Road.
Recommendation: Approve the Final Map.
Result of Recommended Action: The action will result in the City recording the final subdivision map creating ten new lots.
Staff Responsible: Cyrus Abhar, Public Works

12. **Subject:** Resolution Authorizing City Manager to Purchase Four Trucks, Not to Exceed $70,000, from Folsom Lake Ford for Building and Safety Activities.
Recommendation: Adopt Resolution No. 21-2006.
Result of Recommended Action: The action will allow waiving of the formal bidding procedures and purchasing of four trucks under the existing State of California award.
Staff Responsible: Bill Thomas, Finance

The following item was pulled for separate discussion:

7. **Subject:** Second Reading of Ordinance No. 05-2006 Levying Special Tax Within Community Facilities District No. 2005-2 (Landscape Maintenance).
Recommendation: Waive second reading and adopt Ordinance No. 05-2006. **(Roll Call Vote)**
Result of Recommended Action: The action will authorize a special tax that will pay for landscape maintenance services within the Capital Village subdivision. The tax will be paid solely by property owners in Capital Village.
Staff Responsible: Cyrus Abhar, Public Works

ACTION: Motion by Sander second by Budge and carried by 5:0 roll call vote, Council adopted Ordinance No. 05-2006.

CONSENT PUBLIC HEARING ITEM

Mayor McGarvey opened the Consent Public Hearing. There were no speakers. Mayor McGarvey closed the Consent Public Hearing.

ACTION: Motion by Sander second by Budge and carried by 5:0 roll call vote, Council adopted Resolution No. 20-2006.

13. **Subject**: Resolution to Utilize State Citizen's Option for Public Safety Program Funds (COPS).
Recommendation: Adopt Resolution No. 20-2006.

Result of Recommended Action: The action will provide an additional budget appropriation of $151,522 for fiscal year 2006 in the Police Department budget and comply with State mandates for an adopted plan for expenditure of State Supplemental Law Enforcement Funds.
Staff Responsible: Bill Thomas, Finance

PUBLIC HEARING ITEM

14. **Subject:** SunRidge East – Project No. RC-04-124 - General Plan Amendment, Specific Plan Amendment, Rezoning, Tentative Maps, and Development Agreements for Four Subdivisions, Known as Douglas 98 RC-03-025, Grant Line 208 RC-04-064, Arista Del Sol RC-04-077 and Douglas 103 RC-04-134.
Recommendation:
a. Adopt Resolution No. 16-2006, approving the Mitigated Negative Declaration, and the General Plan Amendment; and
b. Waive first reading and introduce Ordinance No. 08-2006, amending the Specific Plan and approving the Rezone of the SunRidge East Projects, within the SunRidge Specific Plan **(Roll Call Vote)**; and
c. Adopt Resolution No. 12-2006 for Douglas 103, Resolution No. 13-2006 for Douglas 98, Resolution No. 14-2006 for Grant Line 208 and Resolution No. 15-2006 for Arista del Sol subdivisions approving the Tentative Subdivision Maps, subject to the Conditions of Approval for each project; and
d. Waive first reading and introduce Ordinance No. 07-2006 approving four Development Agreements for each individual project. **(Roll Call Vote)**

Result of Recommended Action: The approval will allow the eastern portion of the SunRidge Specific Plan to be developed with 2,624 homes and 23.8 acres of commercial that could support a minimum of 200,000 of new shops and businesses.
Staff Responsible: Bill Campbell, Planning

Mayor McGarvey opened the public hearing. The following individual addressed the Council on Item #14:

Jim Galavan, Woodside Homes, to support the project

Mayor McGarvey closed the public hearing.

ACTION: Motion by Sander second by Budge and carried by 5:0 roll call vote, Council adopted Resolution No.16-2006, introduced Ordinance No. 08-2006, adopted Resolution Nos. 12-2006, 13-2006, 14-2006, 15-2006, introduced Ordinance No. 07-2006 and stipulated that the language proposed for SunRidge East Development Agreements be as reflected in the Assistant City Attorney's Supplemental Memorandum and Conditions of Approval as provided in Exhibit B.1.

* 7:30 P.M. - BREAK

REGULAR CALENDAR ITEMS

AT THIS POINT, Mayor McGarvey reordered the agenda to take Item #16 next and announced that Item #15 would be heard at the end of the Regular Calendar items, following Item #22.

16. **Subject:** City Policy on Street Truck Parking.
Recommendation: Direct staff regarding desired policy for street truck parking within the City.
Result of Recommended Action: Public Works and Police Department staffs will implement the method selected by the Council to restrict truck parking.
Staff Responsible: Cyrus Abhar, Public Works and Tom McMahon, Police

ACTION: Motion by Sander second by Budge and carried by 5:0 roll call vote, Council voted to direct staff return at the second meeting in March with a draft ordinance restricting street truck parking for areas zoned M2 on both sides of the street.

17. **Subject:** Neighborhood Traffic Management Program (NTMP) Process.
Recommendation: Approve the Neighborhood Traffic Management Program process for traffic calming devices on existing residential streets and neighborhoods.
Result of Recommended Action: The action will establish a process for residents to request traffic calming devices such as speed humps on their street or in their neighborhood.
Staff Responsible: Cyrus Abhar and Kathy Garcia, Public Works

ACTION: Motion by Budge second by Cooley and carried by 5:0 roll call vote, Council approved the recommendation.

AT THIS POINT, Mayor McGarvey reordered the agenda to take Item #19 followed by Item #20 next

19. **Subject:** Review of Draft Housing Plan.
Recommendation:
a. Review the Draft Housing Plan, including the Housing Program/Housing Element
b. Accept public comment
c. Provide direction to staff
d. Direct staff to submit the Housing Program/Element to HCD for initial review
Result of Recommended Action: The City Council will conduct its first formal review of the Draft Housing Plan. Following review and discussion, the Council will decide whether the Draft Housing Plan is ready to submit to the Department of Housing and Community Development (HCD) for initial review. The City will continue to review and possibly revise the Housing Plan over the next two months and the Housing Plan will return to the City Council for final review in May/June 2006.
Staff Responsible: Paul Junker, Planning

Mayor McGarvey opened the public comment period. The following individuals addressed the Council on Item #19.

(a) Greg Sparks to support the item
(b) Gerald Shupe to support the item
(c) Russ Lefebre to oppose the item
(d) Sheryl Lautsbaugh to support the item
(e) Marc Taylor to support the item
(f) Leo Anuszczxk to support the item
(g) Mickey Boughton to support the item
(h) Danelle Saldana to support the item
(i) Kathy Pounds to support the item

(j) Norma Jennings to support the item
(k) David Engberg to support the item
(l) Scott Jennings to support the item
(m) Russ Davis to oppose the item
(n) Matt Cummings to support the item
(o) Ethan Evans to support the item
(p) Bob Shattuck to oppose the item
(q) Pam McCallister to say some commitment to formula for low and moderate income is needed
(r) Ardie Zahedani to oppose the item
(s) Rex Albright to oppose the item
(t) Frances Gracechild to support the item

ACTION: Motion by Cooley second by McGarvey to extend June 30th deadline to July 31st in order to allow staff more time to develop an affordable housing strategy involving the nonprofit groups who addressed Council tonight. Motion failed on 2:3 vote (Budge, Sander, Skoglund dissenting).

ACTION: Motion by Budge second by Sander and unanimously carried by 5:0 vote, Council voted to continue this item to March 6th meeting and to get their comments to staff in next two days.

AT THIS POINT, Council took a brief recess; the full Council reconvened

20. **Subject:** American River Parkway Plan Conceptual Proposals Report.
Recommendation: Review the City's and Cordova Recreation & Park District's conceptual revisions to the American River Parkway Plan, provide direction for changes as needed, and direct staff to continue moving forward to the Parkway Plan Update Citizens Advisory Committee for further consideration.
Result of Recommended Action: Direction on the conceptual revisions will allow staff to continue representing Rancho Cordova's interests in the American River Parkway Plan Update. The proposed revisions relate to land use designations in the Parkway Plan and, if included in the updated Parkway Plan, will guide future land uses in Rancho Cordova's portion of the Parkway.
Staff Responsible: Paul Junker, Planning

Mayor McGarvey opened the public comment period. The following individuals addressed the Council on Item #20.

(a) Margie Gudeman to oppose the item
(b) Cheri Hostler to oppose the item
(c) Valerie Laytham to oppose the item
(d) Robert Davis to oppose the item
(e) Pam McCallister in regards to the item
(f) Bob Hansen in regards to the item
(g) Betsy Weiland in regards to the item
(h) Mark Schroeder in regards to the item

ACTION: No action required; discussion only.

Mayor advised Item #18 would be deferred to future meeting due to lateness of the hour (12:09 a.m.)

18. **Subject:** Annual Report on Residential Solid Waste Collection and Recycling Services Contract with Allied Waste Services, Inc., Report on Status of Recycling and Planning Process (AB 939) and Commercial Solid Waste Issues.
Recommendation: Receive and file the annual report on the status of various residential and commercial solid waste issues.
Result of Recommended Action: Information about Allied Waste services and other solid waste related issues will be provided. Staff will receive input from the Council and input from the community regarding solid waste issues. The report includes summaries on residential collection services, commercial hauler franchise fees, illegal dumping issues, 2005 residential tonnages, garbage cart distribution, on-call Neighborhood Cleanup Program, Used Oil Block Grant, annual rate adjustment, update on commercial solid waste programs and update on AB 939 planning process (recycling diversion rate within the City).
Staff Responsible: Cyrus Abhar, Public Works

Motion by Budge second by Skoglund and carried by 5:0 vote, Council voted to suspend Resolution No. 113-2004 and continue business past 11 p.m.

21. **Subject:** City/Cordova Recreation and Parks District Memorandum of Understanding for Mather Sports Complex.
Recommendation: Adopt Resolution No. 19-2006 approving various Mather Sports Complex park improvements proposed by the Cordova Recreation and Park District (CRPD) and authorizing the City Manager to sign a Memorandum of Understanding between City and CRPD to pay for improvements with park fees collected by the Capital Village development project.
Result of Recommended Action: The action approves various park improvements at the Mather Sports Complex and makes park fees collected from the Capital Village project available to help pay for the improvements. These actions will allow CRPD to proceed with design and construction of park improvements at the Mather Sports Complex.
Staff Responsible: Paul Junker, Planning

ACTION: Motion by Sander second by Cooley and carried by 5:0 vote, Council adopted Resolution No. 19-2006.

22. **Subject:** Legislative Priorities for Fiscal Year (FY) 07.
Recommendation: Provide direction to staff for FY 07 appropriation requests and for platform for discussions with legislators during National League of Cities Congressional Conference March 10-15, 2006.
Result of Recommended Action: The recommended actions will authorize submission of at least one request for federal funding for projects consistent with the Council's and community's priorities, and provide framework for discussions that the Mayor and Council members will hold with congressional representatives during the March conference in Washington, D.C.
Staff Responsible: Stephanie Snyder, City Manager

ACTION: Motion by Budge second by Sander and unanimously carried, Council approved the recommended FY 07 appropriations request as outlined in the staff report.

15. **Subject:** Quarterly Financial Report.
Recommendation: Receive and file report.

Result of Recommended Action: Council Members and members of the community will be informed of the City's financial status.
Staff Responsible: Bill Thomas, Finance

ACTION: No action required; information only.

CORRESPONDENCE

None

COUNCIL REPORTS

None

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

CITY MANAGER'S REPORT

23. Finance Department – Chief Finance Officer Bill Thomas reported on Finance Department activities

ADJOURNMENT

The meeting adjourned at 1:20 a.m.

Anna Olea-Moger

Anna Olea-Moger, CMC, Assistant City Clerk