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

City Council Chambers
2729 Prospect Park Drive, Rancho Cordova
and
*****Caribbean Beach Resort**
900 Cayman Way, Lake Buena Vista, Florida

Monday, March 6, 2006
5:30 P.M. – Regular Meeting

MINUTES

REGULAR MEETING

Call to Order

Mayor McGarvey called the meeting to order at 5:37 p.m. and announced the cablecast playback schedule.

Present: Council Members Budge, ***Cooley (joined the meeting for Item 15), Skoglund, Sander & Mayor McGarvey
Staff Present: Gaebler, Hare, Olea-Moger, Lindgren, Abhar, Junker, Johns, Garcia, Miller, Trimberger, Treadwell, Snyder

Pledge of Allegiance

Cub Scout Pack 28 Den 2 led the Pledge of Allegiance.

Invocation

1. Cub Scout Pack 28 Den 2 Scout Master gave the invocation.

Presentations

2. State Department of Parks & Recreation Superintendent Robert Williamson (note this item was continued to April 3rd)
3. Recognition of Rancho Cordova Christmas Lights Award Winners
4. Proclamation for Arbor Day

***NOTE: Council Member Cooley joined the meeting for Item #15 via conference call from Florida

ORAL COMMUNICATIONS

5. **Public Comment**

The following speakers addressed the Council:

(a) Larry Ladd regarding well-head treated drinking water in White Rock area

(b) Rex Albright, Chamber CEO, regarding Capital Air Show on March 18th and March 19th

(c) Walt Myers to compliment the Public Works Department for its quick response to fix a reported pothole

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by Skoglund and carried by 4:0 roll call vote (Cooley absent), Council approved the Consent Calendar Items with the amendment to Item #7 for the changes outlined in the Supplement to Agenda Item No. 14 at the February 21, 2006 Council meeting that was approved by the Council.

6. **Subject:** Minutes of City Council Meetings
   a. Special Meeting of November 9, 2005
   b. Special Meeting of November 14, 2005

   Recommendation: Approve Minutes.

7. **Subject:** Second Reading and Adoption of Ordinance No. 07-2006 Approving Development Agreements for Douglas 103, Douglas 98, Grantline 208, and Arista del Sol
   Recommendation: Waive second reading and adopt Ordinance No. 07-2006. **(Roll Call Vote)**
   Result of Recommended Action: The proposed agreements tax property in the development to pay for added police protection services, collect funds from the developer for existing park renovation and new park construction, and annex the development into a road maintenance district.
   Staff Responsible: Bill Campbell, Planning

8. **Subject:** Second Reading and Adoption of Ordinance No. 08-2006 Amending the Specific Plan and Approving the Rezone of SunRidge East Projects.
   Recommendation: Waive second reading and adopt Ordinance No. 08-2006. **(Roll Call Vote)**
   Result of Recommended Action: The approval will allow the eastern portion of the SunRidge Specific Plan to develop according to the General Plan, protect over 120 acres of sensitive wetlands habitat, and provide needed infrastructure.
   Staff Responsible: Bill Campbell, Planning

9. **Subject:** Kilgore Cemetery Updated Gate and Fence Design.
   Recommendation: Approve the updated design concept of the proposed gate and fence.
   Result of Recommended Action: Approval will allow staff to incorporate an update of the previously reviewed design into final construction drawings.
   Staff Responsible: Cyrus Abhar, Public Works

***NOTE: Council Member Cooley joined the meeting for Item #15 via conference call from Florida

10. **Subject:** Resolution Endorsing Assembly Bill 2137 Regarding Weighted Voting Structure for Sacramento Regional Transit District (RT).
Recommendation: Adopt Resolution No. 23-2006.
Result of Recommended Action: The action will endorse legislative changes to the current method of voting by the RT Board ("one member, one vote") to a weighted voting system that will allow and promote greater participation by regional members.
Staff Responsible: Stephanie Snyder, City Manager's Office

11. **Subject:** Resolution Supporting Regional Flood Control.
Recommendation: Adopt Resolution No. 24-2006.
Result of Recommended Action: The action will support the efforts of California's Governor, its State Legislators, and the City's Congressional Representatives to obtain federal funding needed for strengthening levees and achieving a 200-year level of flood protection.
Staff Responsible: Stephanie Snyder, City Manager's Office

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 Skoglund and carried by 3:0 vote (Cooley absent and Budge abstaining) Council adopted Resolution No. 22-2006.

12. **Subject:** Resolution Extending An Interim Authorization for Supplemental Community Facilities Fees in Rancho Cordova to Fund Construction of Municipal Facilities Related to Animal Services, Telecommunication & Computer Systems, and a Records Management System.
Recommendation: Hold public hearing and adopt Resolution No. 22-2006.
Result of Recommended Action: The resolution will extend for 30 days the temporary authorization granted by the City Council on February 6, 2006, for the immediate collection of new development impact fees for the above-stated purposes. The fees will be collected from applicants for new development projects in the City.
Staff Responsible: Bill Thomas, Finance

PUBLIC HEARING ITEMS

There were no public hearing items

REGULAR CALENDAR ITEMS

13. **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 annual report.
Result of Recommended Action: The report will provide information about Allied Waste services and other solid waste related issues. Staff will receive input from the Council and input from the community regarding solid waste issues. The report includes summaries on

***NOTE: Council Member Cooley joined the meeting for Item #15 via conference call from Florida

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

ACTION: No action required; information item only.

AT THIS POINT, Mayor McGarvey reordered the agenda to take Item #16 next

16. **Subject:** Highway 50 Bus/Carpool Lane and Community Enhancements Project
Recommendation: Conceptually approve the scope of community enhancements proposed along Highway 50 within Rancho Cordova.
Result of Recommended Action: Approval of the conceptual scope will allow staff to negotiate with Caltrans to include community enhancements with their installation of new bus and carpool lanes on Highway 50 within Rancho Cordova. Community enhancements proposed by staff consist of approximately 4.5 miles of new sound walls and the new landscaping along the corridor.
Staff Responsible: Cyrus Abhar, Public Works

ACTION: Motion by Sander second by Budge and carried by 4:0 vote (Cooley absent), Council approved the conceptual scope of community enhancements proposed along Highway 50.

14. **Subject:** Review of Community Room Rental Policy.
Recommendation: Review and comment on the proposed City Hall community room rental policy.
Result of Recommended Action: The proposed policy addresses both the objective of operating revenues and serving the community. Once Council has reviewed the policy, City staff will begin renting City Hall facilities.
Staff Responsible: Tom Trimberger, Building

Mayor McGarvey opened the public comment period. The following individuals addressed the Council on Item # 14.

(a) Steve Hinton to recommend the item be reevaluated for nonprofit use
(b) Keith Posehn to support the item
(c) Leroy Adams to support the item
(d) Jennifer Rodacker to support the item being continued
(e) Steve Hinton to support a fee charge for facility use for nonprofits

ACTION: Consensus to continue the item.

AT THIS POINT, Council took a brief recess. All Council Members in attendance reconvened and Council Member Cooley joined the meeting via telephone.

15. **Subject:** Review of Draft Housing Program/Housing Element.
Recommendation: Review final policy issues associated with the Housing Element and provide direction to staff. If the Element is acceptable to the Council, the Council will direct staff to submit the Draft Housing Element to HCD for review.

***NOTE: Council Member Cooley joined the meeting for Item #15 via conference call from Florida

Result of Recommended Action: The City Council will continue its review of the Draft Housing Program. Following review and discussion, the Council will decide whether the Draft Housing Element is ready to submit to the Department of Housing and Community Development (HCD) for initial review. The City will continue to work on specific housing programs over the next two months. The Draft Housing Element will return to the City Council for 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 # 15.

(a) Paul Ainger to support the item
(b) Robert Lawler regarding the item
(c) Michael Nunes regarding the item
(d) Larry Ladd to recommend tabling the item for further discussion
(e) Nancy Bui to support the item
(f) Michael Dunne to support the item
(g) Ardie Zahedani to oppose inclusionary zoning
(h) Russ Davis to oppose inclusionary zoning
(i) Rex Albright to oppose inclusionary zoning
(j) Brian Cooley to oppose inclusionary zoning
(k) Dave Kalemba to oppose inclusionary zoning
(l) John Hodgson to oppose inclusionary zoning
(m) Bob Shattuck to oppose inclusionary zoning
(n) David Hatch to oppose inclusionary zoning
(o) Andrea Simmons to oppose inclusionary zoning
(p) Conrade Mayer to oppose the item
(q) Valerie Feldman regarding lot sizes
(r) Mike Mitchum regarding community values
(s) Sara Steinheimer regarding alternatives for affordable housing
(t) Ross LeFevre regarding the item
(u) Sherry Lautsbaugh to support the item
(v) Kathy Pounds to support the item
(w) Mary Barker to support the item
(x) Mickey Boughton to support the item
(y) Greg Sparks to support the item
(z) Ethan Evans regarding mixed-income program
(aa) Leroy Adams regarding affordability of housing for veterans
(bb) Judi Thomas to oppose inclusionary zoning
(cc) Timothy R. Foley Jr regarding the item
(dd) Waheed Jawadi regarding the item

ACTION: Motion by Sander second by Skoglund and unanimously carried, Council voted to continue business past 11 p.m., in accordance with Resolution No. 113-2004.

ACTION: Motion by Budge second by Sander to propose alternate action to H.1.1.3 to read as follows: "Create a broad range of options available for use in new neighborhoods throughout the city limits that will result in production of housing affordable to all income levels. Those options will include, but not be limited to, actual construction, land dedication, and/or in-lieu fees." **MOTION WITHDRAWN.**

***NOTE: Council Member Cooley joined the meeting for Item #15 via conference call from Florida

ACTION: Motion by Cooley second by McGarvey to amend Council Member's Budge's motion as follows: "Create a broad range of options available for use in new neighborhoods throughout the city limits that will result in production of 5% very low income/5% low income/5% moderate income. Those options will include, but not be limited to, actual construction, land dedication, and/or in-lieu fees." **MOTION FAILS BY 2-3 VOTE, COUNCIL MEMBERS BUDGE, SKOGLUND AND SANDER DISSENTING.**

ACTION: Motion by Budge to amend her first motion to read as follows: "Create a broad range of options available for use in new neighborhoods and throughout the city limits that will result in production of at least 10% of housing affordable to moderate and lower income levels. Those options will include, but not be limited to, actual construction, land dedication, and/or in-lieu fees." Mayor McGarvey seconded the amendment. **AMENDMENT WITHDRAWN.**

ACTION: Motion by Sander second by Budge and unanimously carried by roll call vote, Council approved the following language change:

H.1.1.3 to read, "Create a broad range of options available throughout the City that will result in the production of housing available to all income levels and will result in the production of at least 10 percent of housing in new neighborhoods being affordable to moderate and lower income levels."

ACTION: By consensus, Council approved the Rental and Substandard Housing Improvement Strategy proposed by Council Member Sander as follows:

H.2.2.3 to read, "Facilitate the rehabilitation and reuse of current single family and two- to four-plex homes, particularly rentals, through acquisition, substantial rehabilitation and upgrades, and market rate resale."

ACTION: Motion by Budge second by Cooley and unanimously carried, Council approved the 2005-2007 Draft Housing Element with changes made tonight.

The Council requested a report back from staff by June 30, 2006 on housing options.

17. **Subject:** Citywide Goals & Objectives
Recommendation: Approve the citywide goals and direct staff to develop action plans for objectives and incorporate objectives in current and future work through the annual budget process.
Result of Recommended Action: The action will approve 12 citywide goals developed over recent months of collaborative work between Council and staff for guiding both existing and new projects with a sense of the City's priorities.
Staff Responsible: Stephanie Snyder, City Manager's Office

ACTION: Consensus to continue the item.

CORRESPONDENCE

None

***NOTE: Council Member Cooley joined the meeting for Item #15 via conference call from Florida

COUNCIL REPORTS

None

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

CITY MANAGER'S REPORT

None

ADJOURNMENT

The meeting adjourned at 1:40 a.m.

Anna Olea-Moger

Anna Olea-Moger, CMC, Assistant City Clerk

***NOTE: Council Member Cooley joined the meeting for Item #15 via conference call from Florida