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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, November 6, 2006
4:00 P.M. – Study Session
5:30 P.M. – Regular Meeting

MINUTES

STUDY SESSION

Call to Order

Mayor McGarvey called the study session to order in the American River Room at 4:10 p.m.

Roll Call

Present: Council Members Budge, Cooley, Skoglund, Sander, and McGarvey
Staff Present: Androlowicz, Lehr, Snyder, Salerno, Miller, Chinn, Gaebler, Beiswenger, and Haven

Public Comment

There were no comments from the public.

Study Session Item

1. **Subject:** The Future of Library Services in Rancho Cordova.
   Recommendation: Receive and discuss information about various aspects of future library services in Rancho Cordova.
   Result of Recommended Action: Staff will receive guidance needed to proceed with various issues concerning library services in Rancho Cordova, which are:
   a) Sacramento Public Library Authority's draft Facilities Master Plan;
   b) Revised Joint Powers Agreement with neighboring jurisdictions for county-wide library services;
   c) Possible opening of a new Civic Center library branch on city hall property; and
   d) Proposal of a joint-use library at the planned Mather-Morrison school site.
   Staff Report: Stephanie Snyder and Alexandra Miller, City Manager's Department
   Advances Goals: 4, 8, 11, and 13

ACTION: No action taken; discussion item only.

ADJOURNMENT OF STUDY SESSION

Mayor McGarvey adjourned the Study Session at 5:34 p.m., and announced Council would take a brief recess before convening the regular meeting.

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor McGarvey called the regular meeting to order in the David B. Council Chambers at 6:00 p.m. and announced the cablecast playback schedule.

Roll Call

Present:	Council Members Budge, Cooley, Skoglund, Sander, and McGarvey
Staff Present:	Androlowicz, Lehr, Olea-Moger, Junker, Haven, Meeks, Sanchez, Lindgren, Gaebler, Chapman, Abhar, Campbell, Chinn, Snyder, Hersch, Beiswenger, and Thornberry

Pledge of Allegiance

Mayor McGarvey led the pledge.

Invocation

2. Akira Sebe, Sacramento Gedatsu Church, gave the invocation

Presentation(s)

3. Proclamation for National Families Week.
4. Proclamation for Veterans' Day.
5. Highway 50 Corridor Study Presentation given by Rex Albright, President CEO of the Rancho Cordova Chamber of Commerce.
6. Sacramento Metropolitan Chamber Study Mission Report given by Dave Butler, Senior Vice President Regional Policy and Economic Development

ORAL COMMUNICATIONS

7. **Public Comment**

   The following individuals addressed the Council:

   - Bruce Risley, Tom Jeske, and Mike O'Brien on Rancho Cordova Community Clean-Up Day.
   - Patricia Owens on rent stabilization ordinance.
   - Dotty Burnett on rent stabilization ordinance.

CONSENT CALENDAR ITEMS

ACTION: Motion by Budge second by Skoglund and unanimously carried, the Consent Calendar was approved.

8. **Subject:** Minutes of City Council Meetings:
    a. Regular Meeting of September 5, 2006
    b. Regular Meeting of September 18, 2006
    c. Special Meeting of September 26, 2006

   Recommendation: Adopt Minutes.

9. **Subject:** Quarterly Treasurer's Report.
   Recommendation: Receive and file report.
   Result of Recommended Action: This report is intended to provide the City Council with information concerning the City's investment portfolio. This report will meet requirements as provided by state law.
   Staff Report: Bill Thomas, Finance Department
   Advance Goal: 11

10. **Subject:** Approval of Parcel Map Titled "A Subdivision of Parcel 3 as Shown on That Parcel Map Recorded in Book 118 of Parcel Maps, at Page 24, Subdivision No. RC-06-228" Also Known as 10670 & 10680 White Rock Road, Located Along the South Side of White Rock Road Approximately 235 Feet West of Quality Drive.
    Recommendation: Approve parcel map.
    Result of Recommended Action: Approval of this recommended action will result in the recording of the final parcel map creating 2 industrial/business/commercial zoned parcels.
    Staff Report: Cyrus Abhar, Public Works Department
    Advance Goal: 4

11. **Subject:** Resolution Approving Second Amendment to Agreement for Legal Services Between the City and Meyers Nave.
    Recommendation: Adopt Resolution 184-2006 to:
    a) Promote Adam U. Lindgren, a principal in the firm of Meyers Nave, from Assistant City Attorney to City Attorney for the City;
    b) Retain Steven R. Meyers, a principal in the firm of Meyers Nave, in his current capacity as General Counsel for the Community Redevelopment Agency of the City of Rancho Cordova;
    c) Appoint Steven R. Meyers as Special Counsel for the City;
    d) Appoint Joseph J. Chapman and Jose M. Sanchez, associates in the firm of Meyers Nave as Deputy City Attorneys; and
    e) Update the compensation paragraph to add a Consumer Price Index adjustment to Meyers Nave's rates effective July 1, 2007

    Result of Recommended Action: Adoption of resolution will confirm Council direction following the City Attorney's performance review on October 12, 2006.
    Staff Report: Ted Gaebler, City Manager's Office
    Advances Goals: 1 through 13

12. **Subject:** Resolution Authorizing City Manager to Execute Contract with Wood Rodgers, Inc. in the Amount not to exceed $700,000.00 for Engineering Design Services for the International Drive Extension Project Which will Extend International Drive to Intersect with

Sunrise Boulevard from its Current Terminus at Kilgore Road including construction of a new bridge over Folsom South Canal.
Recommendation: Adopt Resolution No. 179-2006.
Result of Recommended Action: The recommended action will allow the City Manager to execute a contract for consultant services with Wood Rodgers, Inc. for engineering design work and documentation support for the preparation of construction plans and specifications for the International Drive Extension Project which will include a six-lane roadway, and will include a new bridge over the Folsom South Canal in the eastern portion of the project area. The project will also include signalization of the intersections of International Drive/Kilgore Road and International Drive/Sunrise Blvd/Monier Circle. Funding for the engineering design services will be provided from the Transportation Impact Fees Fund.
Staff Report: Cyrus Abhar, Public Works Department
Advance Goal: 2

13. **Subject**: Resolution Authorizing City Manager to execute the Sunrise Douglas Community Plan Development Impact Fee Program Credit/Reimbursement Agreement with Lennar Renaissance, Inc. and Cordova Recreation and Park District for the Anatolia III Park Improvements.
Recommendation: Adopt Resolution No. 172-2006.
Result of Recommended Action: Approval will allow Developer to proceed with community park improvements and receive fee credits and reimbursements for the constructed park facilities.
Staff Report: Joe Chinn, City Manager's Office
Advances Goals: 1, 7, and 12

CONSENT PUBLIC HEARING ITEMS

ACTION: Motion by Budge second by Sander and unanimously carried, the Consent Public Hearing Items were approved, except for Items #14 and #15 which were pulled for separate action.

16. **Subject**: Resolution Approving Parlin Commerce Center RC-06-241 Design Review at the South East Corner of White Rock Road and Fitzgerald Road.
Recommendation: Adopt Resolution 183-2006.
Result of Recommended Action: Approval will allow for the remodel of an existing industrial/office building on the southeast corner of White Rock Road and Fitzgerald Road. The existing landscape planters will be replanted to complement the building's remodel.
Staff Report: Bill Campbell, Planning Department
Advances Goals: 1 and 8

17. **Subject**: Elections on the Proposition of Amending the Rate and Method of Apportionment and Authorized Facility and Resources for CFD's 2004-1 and 2005-1. **(Continued from July 5, July 17, August 7, September 5, September 18).**
Recommendation: Continue the public hearing item to the November 20, 2006 regular meeting.
Result of Recommended Action: No action to be taken.
Staff Report: Bill Thomas, Finance Department
Advances Goals: 5, 7, and 10

The following item was pulled for separate discussion:

14. **Subject:** Resolution Approving Tri Tool Facility RC-06-243 Design Review at the North West corner of Security Park Drive and Quicksilver Drive.
Recommendation: Adopt Resolution 181-2006.
Result of Recommended Action: Approval will allow the applicant to apply for permits to construct the industrial facility and related site improvements.
Staff Report: Jeffrey Beiswenger and Alison Thornberry, Planning Department
Advances Goals: 1 and 9

ACTION: Motion by Sander second by Cooley and unanimously carried, Council adopted Resolution No. 181-2006 with the following change:

An evergreen screen shall be required along the western edge of the Tri Tool site to visually screen the site from view of the future Rio del Oro residential community on the opposite side of the planned wetland preserve.

The following item was pulled for separate discussion:

15. **Subject:** Resolution Approving Goddard School RC-06-246 Design Review and Tentative Parcel Map located at South of Intersection of Zinfandel Drive and Bear Hollow Drive.
Recommendation: Adopt Resolution 182-2006.
Result of Recommended Action: Action will approve the following:
a) A Tentative Parcel Map dividing one parcel into two for a future office building; and
b) Design Review for a private daycare facility
Approval of Design Review will allow for the construction of an 8,000 sq. ft. building to serve as a private child daycare facility for ages six weeks to six years. This facility will be adjacent to Navigator Elementary School and a residential neighborhood in the Villages of Zinfandel on Bear Hollow Drive.
Staff Report: Anne Hersch, Planning Department
Advances Goals: 1, 6, and 8

ACTION: Motion by Sander second by Budge and unanimously carried, Council adopted Resolution No. 182-2006.

REGULAR CALENDAR ITEM

Mayor McGarvey reordered the agenda to take Item #18a next.

18a. **Subject:** Plan for Joint Coordination between the City and Folsom Cordova Unified School District for Oversight on New Bond Funds.
Recommendation: Approve plan for partnership between agencies to ensure effective and efficient use of funds approved for revitalizing Rancho Cordova schools.
Result of Recommended Action: The public will have participation and greater confidence in the expenditure of new bond monies, and Citywide goals are fostered as school revitalization positively impacts and enhances older neighborhoods.
Staff Report: Vice Mayor David Sander and Council Member Ken Cooley
Advances Goals: 1, 4, 6, 7, 8, 10, and 11

ACTION: Motion by Cooley second by Sander and unanimously carried, Council approved the plan for joint coordination between the City and Folsom Cordova Unified School District for oversight on new bond funds.

PUBLIC HEARING ITEM

18. **Subject:** Urgency Ordinance for Rezoning of Folsom Boulevard and Sunrise Boulevard South Areas.
Recommendation: Adopt Urgency Ordinance No. 57-2006. **(Roll Call and four-fifth's Vote Required)**
Result of Recommended Action: Rezoning of the property within the Folsom Boulevard and Sunrise Boulevard South project area will result in the implementation of the General Plan vision, goals, policies, and land use designations. The expedition of the rezoning in these vital areas of the City will allow for the transformation and revitalization in advance of a comprehensive zoning code update without changing the way existing business operate. Finally, this City-initiated rezoning will save individual property owners time and money as they will not have to apply for a rezoning to develop or redevelop their parcels consistent with the City's vision
Staff Report: Paul Junker, Planning Department
Advances Goals: 1, 5, 8, 9, and 11

ACTION: Motion by McGarvey second by Budge and unanimously carried by roll call vote, Council adopted Urgency Ordinance No. 57-2006.

REGULAR CALENDAR ITEMS

AT THIS POINT Council took a brief recess. The full Council reconvened.

19. **Subject:** Ordinance Amending Chapter 4.22., "Cardrooms" of the Rancho Cordova Municipal Code. **(Continued from October 2)**
Recommendation: Waive the first reading, and introduce Ordinance No. 56-2006. **(Roll Call Vote)**
Result of Recommended Action: Passage of this ordinance will eliminate a two-year local residency/business requirement for cardroom license applicants and extend the sunset provision of the City's Cardroom Ordinance, which is currently set to expire at the end of 2006.
Staff Report: Joseph Chapman, City Attorney's Office
Advances Goals: 1, 8, and 10

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

- Mike Owen in support of the item.
- Sidney Kanazawa in support of the item.
- Bruce Risley in opposition of the item.
- Robert Harris in opposition of the item.
- Rex Albright in opposition of the item.

Mayor McGarvey closed the public comment period for Item #19.

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

20. **Subject**: Urgency Moratorium Ordinance Pertaining to Cardrooms.
Recommendation: Adopt Urgency Ordinance No. 58-2006. **(Roll Call and four-fifth's Vote Required)**
Result of Recommended Action: A 45-day Moratorium prohibiting any uses that may be in conflict with a contemplated zoning proposal will be established.
Staff Report: Joseph Chapman, City Attorney's Office
Advances Goals: 1, 8, and 10

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

- Bruce Risley in opposition of the item.
- Robert Harris in opposition of the item.
- Rex Albright in opposition of the item.
- Sidney Kanazawa in support of the item.

Mayor McGarvey closed the public comment period for Item #20.

ACTION: Motion by Budge second by Cooley and unanimously carried by roll call vote, Council adopted Urgency Ordinance No. 58-2006.

21. **Subject**: Unaudited Financial Report June 30, 2006.
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 Report: Sandy Salerno, Acting Administrative Services Director
Advance Goal: 11

ACTION: No action taken; Discussion item only.

CORRESPONDENCE

Council Members reported on various correspondence since last meeting

COUNCIL REPORTS

None

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Vice-Mayor Sander requested staff pursue the City's official representation on the Mather Redevelopment Area Committee with the Sacramento Housing and Redevelopment Agency (SHRA).

CITY MANAGER'S REPORT

The City Manager reported on:

- City Hall holiday picture date of November 7th at 2:45 p.m.
- City Hall holiday card list sent for editing
- City and County 2x2 list of items being refined and to be presented to Council within a 30-day timeline.
- Two-day Council/Staff retreat scheduled for January.

ADJOURNMENT

Mayor McGarvey adjourned the meeting at 10:13 pm.

Anna Olea-Moger

Anna Olea-Moger, CMC, City Clerk