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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, December 3, 2007

5:30 P.M. – Regular Meeting
David B. Roberts Council Chambers
&
*Hilton Americas Houston, 1600 Lamar Street, Houston, Texas

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor Sander called the regular meeting to order in the Dave B. Roberts Council Chambers at 5:37 p.m.

Present: Council Members Cooley (Council Member Cooley joined the meeting via teleconference from Houston, TX), McGarvey, Skoglund, Budge and Mayor Sander

Staff Present: Gaebler, Chinn, Lindgren, Lehr, Oliver, Abhar, Campbell, Silva, Haven, Meeks, and

2. METRO CABLE TV TELECAST ANNOUNCEMENT

The Mayor announced the video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

Ernie Vance led the pledge.

4. INVOCATION

Pastor Josiah Watters, First Covenant Church, gave the invocation.

5. PRESENTATIONS

5.1. Mayor Sander presented a Certificate of Recognition to Cordova High School Art Teacher Kristy Kraushar, Region 3 Nominee for the California League of High Schools Educator of the Year Award.

5.2. Economic Development Director Curt Haven gave a presentation on Rancho Cordova's Presence on Foreign Soil.

5.3. Folsom Cordova Unified School District (FCUSD) Chief Financial Officer Debbie Bettencourt, Director of Facilities Matt Washburn, Mark Covington, Marcher Covington Architects, Teri Jamison, Rainforth Grau Architects, gave a presentation on Master Planning for School Facilities and Demonstration of Smart Classroom Board.

5.4. Presentation by the Rancho Cordova Chamber of Commerce was delayed until December 17th.

6. PUBLIC COMMENT

The following individuals addressed the Council:

- Bruce Risley on upcoming Community Events.
- Walt Myers on status of American River Parkway and suggestion to Council to make upcoming meetings regarding the parkway, open to the public.

7. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Skoglund second by Budge and carried by a 5:0 roll call vote the Consent Calendar was approved.

7.1. **Subject:** Ordinance Amending Rancho Cordova Municipal Code Chapter 16.20, Updating the Chapter and Establishing a Rental Housing Inspection Program.
Recommendation; Waive second reading and adopt Ordinance No. 26-2007. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will update Chapter 16.20 of the City's Municipal Code , "Rancho Cordova Housing Code," and establish a Rental Housing Inspection Program. The purpose of this Program will be to ensure that all rental housing complies with State mandated minimum housing requirements.
Staff Report: Curt Haven and Kerry Simpson, Economic Development Department and Jose Sanchez, City Attorney's Office

7.2. **Subject:** Resolution Awarding Contract to Mark Thomas & Company for Engineering Services Associates with Phase 2 of the Folsom Boulevard Streetscape Enhancement Project in the amount of $835,165.00. Subject to Satisfactory Pre-Award Audit of Mark Thomas & Company's Procedures by Caltrans and Subsequent Contract Modifications as may be Necessary to Satisfy Federal-aid Requirements.
Recommendation: Adopt Resolution No. 98-2007.
Result of Recommended Action: Upon adoption of this resolution and satisfactory completion of the Caltrans pre-award audit process, the City Manager will execute the contract with Mark Thomas & Company and the project team will move forward with preparing conceptual design alternatives for Phase 2 of the Folsom Boulevard Streetscape Enhancements Project.
Staff Report: Cyrus Abhar, Public Works Department

7.3. **Subject**: Resolution Awarding Contract to Sunridge Anatolia LLC for Application of Contingency Funds for Infrastructure Improvements Associated with Anatolia I Major Roads Improvements in the amount of $135,847.43.
Recommendation: Adopt Resolution No. 138-2007.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract with Sunridge Anatolia, LLC for reimbursement of costs incurred through specific change orders for additional work requested by City staff.
Staff Report: Cyrus Abhar, Public Works Department

7.4. **Subject:** Resolution Awarding 2nd Amendment to the Credit/Reimbursement Agreement with Sunridge Anatolia LLC for Anatolia I Major Roads.
Recommendation: Adopt Resolution No. 139-2007
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a first amendment to the Credit/Reimbursement Agreement with Sunridge Anatolia, LLC (the Developer) to allow the release of progress payments for costs covered by the agreement.
Staff Report: Cyrus Abhar, Public Works Department

7.5. **Subject:** Ordinance Amending Rancho Cordova Municipal Code Section 4.54.375(b), Relating to the Permitting and Sale of Fireworks in the City.
Recommendation: Waive first reading and introduce Ordinance No. 28-2007 **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will clarify the requirements for organizations selling fireworks to submit a financial statement to the City demonstrating that the particular organization used the net proceeds from fireworks sales derived from its operations for non-profit charitable purposes only.
Staff Report: Adam Lindgren, City Attorney's Office

7.6. **Subject:** Resolution and Ordinances Adopting 2007 California Mandated Building Codes.
Recommendation: That Council:
1. Adopt Resolution No. 141-2007; and
2. Waive first reading and introduce Ordinance Nos. 29-2007, 30-2007, 31-2007, 32-2007, 33-2007, 34-2007 and 35-2007. **(Roll Call Vote)**

Result of Recommended Action: Adoption of the resolution and ordinances will bring the City's building codes current with state-mandated codes effective on January 1, 2008.
Staff Report: Adam Lindgren, City Attorney's Office and Tom Trimberger, Building & Safety Department

8. CONSENT PUBLIC HEARING ITEMS – ROLL CALL VOTE

Mayor Sander opened the Consent Public Hearing comment period. There were no speakers. Mayor Sander closed the Consent Public Hearing comment period.

ACTION: Motion by Cooley second by McGarvey and carried by a 5:0 roll call vote the Consent Public Hearing Items were approved.

8.1. **Subject:** Resolution Approving Mills Shopping Center Pad E Design Review, Conditional Use Permit, and Non-Conforming Use Permit, Project No. RC-07-313, Located at 10359 Folsom Boulevard. **(Continued from November 19th)**
Recommendation: Adopt Resolution No. 133-2007.
Result of Recommended Action: Adoption of this resolution will approve the following entitlements:
1. Design Review for the renovation and addition to Pad E of the Mills Shopping Center;
2. Conditional Use Permit for a drive-up window and improvement of the commercial viability of the Mills Shopping Center; and
3. Non-conforming Use Permit (NUP) to allow for expansion of the commercial use in the Medium Density Residential Zone of the Folsom Boulevard Specific Plan (FBSP). Pad E is one of the last buildings in the center to be renovated and its completion will complement the Folsom Boulevard corridor.

Staff Report: William Campbell, Planning Department

8.2. **Subject**: Urgency Resolution Extending the City's Authority to Continue Current Development Impact Fees for the Provision of Transportation Improvements.
Recommendation: Adopt Urgency Resolution No. 140-2007. **(Roll Call and 4/5ths Vote)**
Result of Recommended Action: Adoption of this urgency resolution will extend the authority to continue the current transportation impact fees on new development, as imposed by Resolution No. 127-2005, for thirty (30) days. These fees will be used to offset traffic impacts created by new development.
Staff Report: Cyrus Abhar, Public Works Department

8.3. **Subject**: Resolution Approving Sacramento County of Environmental Management Building, Project No. RC-07-310, Design Review, Located at the Southeast Corner of Armstrong Avenue and Bullard Street within the Mather Field Special Planning Area.
Recommendation: Adopt Resolution No. 143-2007.
Result of Recommended Action: The proposed project will continue to set the tone for future developments in the Campus District of the Mather Field Special Planning Area. Its scale and site layout will continue to promote the office campus, with convenient pedestrian paths linking the building to the parking fields and surrounding buildings. The architectural design blends the elements of glass, metal and concrete in a timeless form and will provide and attractive new home for a needed County agency.
Staff Report: William Campbell, Planning Department

9. PUBLIC HEARING ITEM

9.1. **Subject**: Resolution and Ordinances Approving North Douglas II, Project No. RC-05-185, Rezone, Tentative Subdivision Map, Special Development Permit, and Development Agreement, Located within the North Grantline Planning Area of the Adopted General Plan, and Bordered by the North Douglas Subdivision to the South, West of Grant Line Road and South of Aerojet.
Recommendation: Council continue item to January 22, at the request of the applicant.
Result of Recommended Action: Adoption of the resolution and ordinances will allow for necessary road and trail connections to the surrounding developments, North Douglas to the south and a future adult only project to the north. It will also contribute to the ultimate construction of Douglas Road, linking Sunrise Boulevard to Grant Line Road. The project additional provides for non-vehicular connections for pedestrians and bicycles within and to the exterior of the neighborhoods, and the project will also extend the connection to a very important wetland area through the Rio del Oro Specific Plan and projects to the east.
Staff Report: William Campbell, Planning Department

- Mayor Sander opened the public hearing on Item 9.1. There were no speakers. Mayor Sander closed the public hearing on Item 9.1

ACTION: Discussion item only; No action taken.

10. REGULAR CALENDAR ITEMS

10.1. **Subject**: Ordinance Amending the City's Codes in Preparation for Codification of the City's Municipal Code.
Recommendation: Waive first reading and introduce Ordinance No. 38-2007. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will make a substantial number of housekeeping changes to the City's codes, as adopted via adoption of Sacramento County's provisions following incorporation. The housekeeping changes include cleaning up reference errors and eliminating unneeded provisions.
Staff Report: Anna Olea-Moger, City Clerk's Department and Joseph Chapman, City Attorney's Office

Mayor Sander opened the public comment period on Item 10.1. There were no speakers. Mayor Sander closed the public hearing on Item 10.1

ACTION: Motion by McGarvey second by Budge and carried by a 5:0 roll call vote, Council waived the first reading and introduced Ordinance No. 38-2007, including supplemental report to add "r. All references to Government Code section 25132 shall be changed to Government Code section 36900."

10.2. **Subject**: Selection of Mayor and Vice Mayor.
Recommendation: That Council selects its next Mayor and Vice Mayor.
Result of Recommended Action: That Council appoints its leadership officers, per Resolution No. 05-2004. The ceremonial seating of the new Mayor and new Vice Mayor will take place at the next Council Meeting on December 17th.
Staff Report: Anna Olea-Moger, City Clerk's Department

Mayor Sander opened the public comment period on Item 10.2. There were no speakers. Mayor Sander closed the public hearing on Item 10.1

ACTION: Motion by Skoglund and failed for lack of second, David Sander to be reappointed as Mayor and Dan Skoglund appointed as Vice Mayor.

AMENDED ACTION: Motion by Cooley and second by McGarvey, Council appointed Linda Budge as Mayor and Dan Skoglund as Vice Mayor.

11. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

12. COUNCIL REPORTS

Council Members reported on various events since the last Council meetings.

13. CITY MANAGER'S REPORT

City Manager Ted Gaebler announced that the quarterly issue of the Rancho Cordova City Views Newsletter is in the mail to residents, and annual holiday cards are available for Council to sign.

14. CLOSED SESSION

Council adjourned to Closed Session at 8:34 to discuss the following item:

Present: Council Members Cooley (left meeting at 8:34), McGarvey, Skoglund, Budge and Mayor Sander

Conference with Legal Counsel - Existing Litigation - Government Code Section 54956.9(a). Name of Case: *California Native Plant Society v. City of Rancho Cordova et al.*; Case No. 06CS01311.

15. OPEN SESSION – REPORT FROM CLOSED SESSION

Assistant City Attorney Joe Chapman reported there was no reportable action.

16. ADJOURNMENT

Mayor Sander adjourned the meeting at 9:10 p.m. to Tuesday, December 4, 2007 at 7:00 p.m., located at Sunrise Elementary School, Multipurpose Room, 11821 Cobble Brook Drive, Rancho Cordova.

Brenda Lehr, Deputy City Clerk