CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, December 17, 2007

5:30 P.M. – Regular Meeting
David B. Roberts Council Chambers

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Outgoing Mayor Sander called the regular meeting to order in the Dave B. Roberts Council Chambers at 5:34 p.m.

Present: Council Members Cooley, McGarvey, Incoming Vice Mayor Skoglund, Incoming Mayor Budge and Outgoing Mayor Sander
Staff Present: Gaebler, Chinn, Lindgren, Olea-Moger, Lehr, Oliver, Leitner, Abhar, Junker, Silva, Haven, Snyder, Meeks, Trimberger, Salerno, Stricker, Flory, Simpson, Sparkman, Harriman and Runner

2. METRO CABLE TV TELECAST ANNOUNCEMENT

The Mayor announced the video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

Shelly Blanchard led the pledge.

4. INVOCATION

Chaplain Bob Benton, Rancho Cordova Law Enforcement, Emergency Responders, gave the invocation.

5. SPECIAL CEREMONIES

5.1. City Clerk Anna Olea-Moger administered the Oath of Office to Incoming Mayor Linda Budge.

5.2. Mayor Linda Budge presented a plaque and "Ship of the State" ship to Outgoing Mayor David Sander.

5.3. City Clerk Anna Olea-Moger administered the Oath of Office to Incoming Vice Mayor Dan Skoglund.

Mayor Budge added the following Item 5.4 to the agenda:

5.4. Reports from Outgoing Mayor Sander and Incoming Mayor Budge

6. PRESENTATIONS

6.1. The following staff introduced new City Employees:

- Neighborhood Services Supervisor Kerry Simpson introduced Michael Rodriguez, Code Enforcement Officer and Randy Cagle, Animal Services Officer;
- Finance Director Donna Silva introduced Rebecca Santini, Senior Finance Analyst
- Planning Director Paul Junker introduced Shannan Loveless, Associate Planner

6.2. Police Chief Reuben Meeks and City Attorney Adam Lindgren reported on Alcohol Awareness and Underage Drinking.

7. PUBLIC COMMENT

The following individuals addressed the Council:

- Joy Moon regarding request for City support to improve living standards in her neighborhood.
- Lee Frechett on upcoming Community Council events.

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Skoglund second by Cooley and carried by a 5:0 roll call vote the Consent Calendar was approved, except Items 8.2, 8.5, 8.7 and 8.8, which were pulled for separate discussion.

8.1. **Subject:** Special and Regular Meeting Minutes of November 19, 2007.
Special Meeting Minutes of November 27, 2007.
Recommendation: Adopt Minutes.

8.3. **Subject:** Ordinance Amending the City's Codes in Preparation for Codification of the City's Municipal Code.
Recommendation: Waive second reading and adopt 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

8.4. **Subject:** Resolution Awarding Contract to Wildan, Inc. for Construction Management and Plan Review Services in the Amount of $800,000.
Recommendation: Adopt Resolution No. 135-2007.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract with Wildan, Inc. for Construction Management and Plan Review Services.
Staff Report: Cyrus Abhar, Public Works Department

8.6. **Subject:** Resolution Authorizing Transition Agreement with the County of Sacramento for Transition of Miscellaneous Extended Transportation Services for the Detachment of County Service Area (CSA) No. 10 in the Amount of $922,000.00
Recommendation: Adopt Resolution No. 144-2007
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute the Transition Agreement with the County of Sacramento in order that the following be addressed:
Timing of the transfer of funds collected in CSA No. 10;
Continuation of the provision of miscellaneous extended services; and
Will complete the final action of the detachment from CSA No. 10 from the County.
Staff Report: Cyrus Abhar, Public Works Department

8.9. **Subject**: Resolution Authorizing Agreement with the County of Sacramento for Household Hazardous Waste Collection Program in the Amount of $25.00 per Vehicle for a Period of 5 Years.
Recommendation: Adopt Resolution No. 150-2007.
Result of Recommended Action: Adoption of this resolution will authorize the execution of an Agreement with Sacramento County to allow City residents and small businesses to continue to deliver hazardous wastes to the County's Permanent Household Hazardous Waste Collection Facility ("PHHWCF"), located at the North Area Recovery Station ("NARS"), at 4450 Roseville Road, North Highlands. This action will contribute to the safe and efficient collection, transportation, recycling and disposal of hazardous wastes generated in the City.
Staff Report: Cyrus Abhar, Public Works Department

The following items were pulled for separate discussion:

8.2. **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 second reading and adopt 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

ACTION: Motion by Cooley second by McGarvey and carried by a 5:0 roll call vote, Council waived second reading and adopted Ordinance No. 28.2007.

8.5. **Subject:** Resolution Authorizing Memorandum of Agreement with the Cordova Recreation and Park District (CRPD) for Pass Through of Sunrise Douglas Park Impact Fees for the Anatolia I & II Bike/Pedestrian Trail, Eagle's Nest Park, Sandpiper Park and Argonaut Park.
Recommendation: Adopt Resolution No. 137-2007.
Result of Recommended Action: Adoption of this resolution will allow the Finance Department to process reimbursement requests totaling $5,684,890.
Staff Report: Donna Silva, Finance Department

ACTION: Motion by Sander second by McGarvey and carried by a 5:0 vote, Council adopted Resolution No. 137-2007.

8.7. **Subject:** Community Redevelopment Agency Resolution Authorizing Replacement Housing Plan for Grandee Apartments Acquisition.
Recommendation: Adopt Agency Resolution No. CRA-148-2007.
Result of Recommended Action: Adoption of this resolution will require the agency to submit a replacement housing plan to the Board for any action that will lead to the destruction or removal of dwelling units from the low and moderate income housing market. Approval of the plan is required before the Agency can finalize the acquisition of the Grandee Apartments.
Staff Report: Reed Flory, Housing Administration Department

8.8. **Subject:** Community Redevelopment Agency Resolution Authorizing Agreement with Kevin M. Powell and Maryam Novbakhtian, Owners of Grandee Apartments, Located at 10545-10591 Folsom Boulevard, in the Amount of $1,340,000.
Recommendation: Adopt Agency Resolution No. CRA-149-2007.
Result of Recommended Action: Adoption of this resolution will authorize the Agency Executive Director to execute an Agreement with the owners of Grandee Apartments.
Staff Report: Micah Runner, Economic Development Department

ACTION: One motion by Sander second by Cooley and carried by a 5:0 vote for Agenda Items 8.7 and 8.8, Council adopted Resolution Nos. CRA 148-2007 and CRA-149-2007

9. COUNCIL REPORTS

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

10. CONSENT PUBLIC HEARING ITEMS – ROLL CALL VOTE

Mayor Budge opened the Consent Public Hearing comment period. The following individual addressed the Council:

- Leslie Botos in support of Consent Calendar Item 10.5.

Mayor Budge closed the Consent Public Hearing comment period.

ACTION: Motion by McGarvey second by Skoglund and carried by a 5:0 roll call vote with Council Member Sander recusing himself from Item 10.5 only, the Consent Public Hearing Items were approved.

10.1. **Subject:** Ordinances Adopting 2007 California Mandated Building Codes.
Recommendation: Waive second reading and adopt 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 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

10.2. **Subject:** Urgency Ordinance Extending a Temporary Moratorium on the Establishment, Expansion or Relocation of Recycling Businesses, Check Cashing Businesses, Pawn Shops, Resale Shops, Smoke Shops and Tattoo Parlors Pending the Review and Possible Amendment of Zoning Regulations Applicable to Such Businesses.
Recommendation: Adopt Urgency Ordinance No. 27-2007. **(Roll Call and 4/5ths Vote Required)**
Result of Recommended Action: Adoption of this Urgency Ordinance will prohibit the establishment, expansion, or relocation of recycling businesses, check cashing businesses, pawn shops, resale shops, smoke shops and tattoo parlors in Rancho Cordova, for a period of one (1) year, pending the City's review and amendment of zoning regulations applicable to such businesses.
Staff Report: Adam Lindgren and Jose Sanchez, City Attorney's Office, Curt Haven, Economic Development Department, and Jeff Beiswenger, Planning Department

10.3. **Subject:** Resolution Authorizing a Two-Year Extension to the Non-Exclusive Commercial Solid Waste and Recyclables Collection Franchise Agreements and an Ordinance Amending Ordinance No. 22-2005 Relating to the Regulation of Commercial Solid Waste Collection Franchises.
Recommendation: That Council:
Adopt Resolution No. 147-2007; and
Waive first reading and introduce Ordinance No. 41-2007.
Result of Recommended Action: Adoption of this resolution and ordinance will authorize the City Manager to execute a two year extensions to the Non-exclusive Commercial Solid Waste and Recycling Collection Franchises, executed by the City in December of 2005 and amended in December of 2006.
Staff Report: Cyrus Abhar, Public Works Department

10.4. **Subject:** Resolution Approving Design Review for Fite Corporate Center, Buildings B and C, Project No. RC-07-306, Located at 10101 & 10121 Old Placerville Road. **(Continued from November 19th)**
Recommendation: Adopt Resolution No. 134-2007.
Result of Recommended Action: Adoption of this resolution will complete development of Buildings B and C of the Fite Corporate Center, adding about 145,000 square feet. The final two buildings will complement Building A, which was constructed under the County entitlements, and will also complement the office development occurring in the Mather Field Redevelopment area nearby.
Staff Report: Katja Irvin, Planning Department

10.5. **Subject:** Resolution Approving Design Review for BloodSource Laboratory Building, Project No. RC-07-324, Bordered by Schirra Avenue, Bleckely Street, Armstrong Avenue, and Bullard Street.
Recommendation: Adopt Resolution No. 151-2007.
Result of Recommended Action: Adoption of this resolution will continue to set the tone for future developments in the Campus District of the Mather Field Special Planning Area. The architectural design blends the elements of glass, metal and concrete to provide an attractive new home for one of the premier blood research organizations in the world.
Staff Report: Shannan Loveless, Planning Department

Mayor Budge re-ordered the agenda to take Item 12 before Public Hearing Items.

12. BREAK

AT THIS POINT Mayor Budge requested City Manager Gaebler say a few words on the resignation of City Clerk Anna Olea-Moger and asked that her service to the City be honored at the break along with honoring the new Council officers. Mayor Budge recessed the meeting. The full Council reconvened.

11. PUBLIC HEARING ITEMS

11.1. **Subject:** Ordinance Amending Title 22.40.035 of the Rancho Cordova Municipal Code Relating to the Household Population Factors for Purposes of Calculating Park Dedication Requirements, as Provided in Government Code § 66477 (Quimby Fee).
Recommendation: Waive first reading and introduce Ordinance No. 40-2007. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will amend the household population factors that are the basis for calculating park dedication requirements for new development. Adoption of accurate population factors will ensure that an appropriate amount of park land is provided within future development.
Staff Report: Paul Junker, Planning Department

Mayor Budge opened the public hearing on Item 11.1. The following individuals addressed the Council:

- Martha Lofgren regarding grandfathering in certain projects and providing optional language for developers to negotiate standards.
- Ardie Zahedani regarding open space performance standards, inventory of parks, need for a fee to be put into place, flexibility of single family higher density, and age restrictions.
- Jim Miller regarding inaccurate data if used from 2000 census and calculations on single family category does not work.
- Bob Shaddock in support of the item.

Mayor Budge closed the public hearing on Item 11.1.

ACTION: Motion by Cooley second by Skoglund and carried by a 5:0 vote, Council continued item to February 4th.

11.2. **Subject:** Ordinance Amending Chapter 9.96, Title 9, of the City of Rancho Cordova Municipal Code Relating to Emergency Alarms.
Recommendation: Waive first reading and introduce Ordinance No. 42-2007. **(Roll Call Vote)**
Result of Recommended Action: Adoption of the ordinance should result in the reduction of the number of false alarms that require a response by the Rancho Cordova Police Department. This will lead to a reduction in the costs associated with alarms.
Staff Report: Donna Silva, Finance Department
Mayor Budge opened the public hearing on Item 11.2. The following individuals addressed the Council:

- Meada Cashatt in support of the item.
- Rich Jordan in opposition to the item.

- Mark Snider in opposition to the item.
- Andy Anderson in opposition to the item.

Mayor Budge closed the public hearing on Item 11.2.

ACTION: Motion by Cooley second by Sander and carried by a 5:0 roll call vote, Council continued the item.

13. REGULAR CALENDAR ITEMS

13.1. **Subject:** Rancho Cordova Chamber of Commerce Regarding Fiscal Circumstances for Which the City May Provide Interim Solutions.
Recommendation: Consider request and direct appropriate action.
Result of Recommended Action: Council demonstrates its leadership by considering a request from a key membership organization that supports and promotes the economic vitality of Rancho Cordova.
Staff Report: Joe Chinn, City Manager's Office
Advances Goals: 11 and 13

Mayor Budge opened the public comment period on Item 13.1. There were no speakers. Mayor Budge closed the public comment period on Item 13.1.

ACTION: By general consensus, Council Members agreed to delay action on this item at the request of the Chamber. This item will return for formal Council action.

13.2. **Subject:** Council Member Appointments to Regional Boards and Commissions for 2008.
Recommendation: That Council Member appointments for 2008 be determined for the listed Boards and Commissions, reflected in the attachment to the staff report.
Result of Recommended Action: Action on this item will confirm the 2008 Rancho Cordova City Council Member appointees and alternates to various boards and committees within the region to which Rancho Cordova provides leadership representation.
Staff Report: Anna Olea-Moger, City Clerk's Department
Advances Goals: 1 through 13

Mayor Budge opened the public comment period on Item 13.2. There were no speakers. Mayor Budge closed the public comment period on Item 13.2.

ACTION: By general consensus, Council Members agreed to indicate any changes desired; Mayor Budge expressed her desire for another member to serve on the Sacramento Public Library Authority Governing Board. This item will return for formal Council action.

13.3. **Subject:** 2008 City Council Meeting Schedule.
Recommendation: That Council determine its meeting schedule for 2008.
Result of Recommended Action: Action on this item will confirm the 2008 meeting schedule for Rancho Cordova City Council Members.
Staff Report: Brenda Lehr, City Clerk's Department
Advances Goals: 1 through 13

Mayor Budge opened the public comment period on Item 13.3. There were no speakers. Mayor Budge closed the public comment period on Item 13.3.

ACTION: By general consensus, Council Members agreed to submit their comments on the 2008 calendar to staff by January 7th. Adoption of the 2008 City Council Meeting Schedule will return to Council for formal action.

14. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

15. CITY MANAGER'S REPORT

City Manager Ted Gaebler announced

16. CLOSED SESSION

The City Attorney advised Council that there was no longer a need to conduct a closed session; therefore, Council did not meet in Closed Session to discuss the following:

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(a) – (one case) – Name of case: *California Native Plant Society v. City of Rancho Cordova et al;* Case No. 07CS01311.

17. OPEN SESSION – REPORT FROM CLOSED SESSION

Not applicable for this meeting.

18. ADJOURNMENT

Council Member Cooley requested the meeting be adjourned in honor of retiring City Clerk Anna Olea-Moger and that the City Manager prepare a formal resolution of appreciation on behalf of the Council to present to her. Mayor Budge adjourned the meeting at 10:35 p.m.

For

Anna Olea-Moger, CMC, City Clerk