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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, July 7, 2008

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

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:42 p.m.

Council Members:	Cooley, McGarvey, Sander, Skoglund, and Mayor Budge
Staff Present:	Gaebler, Lindgren, Lehr, Leitner, Kellerman, Oliver, Haven, Boerger, Simpson, Nichols, Abhar, Harriman, Cuppy, Snyder, Belgram, Williams, Silva, Santini, Salerno, Runner, Flory, Junker, Chinn, Pearl, Irvin and Loveless

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor announced the meeting video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on Eppie Johnson to lead the Pledge.

4. INVOCATION

Pastor Mark Shetler, First Covenant Church, gave the invocation.

5. PRESENTATIONS

5.1 Eppie Johnson gave a presentation on Eppie's Great Race scheduled on July 19, 2008.

5.2 Economic Development Director Curt Haven, Supervising Building Inspector Howard Williams, Neighborhood Services Manager Kerry Simpson, and Kris Kirkpatrick from Peppers TV gave a presentation on Blight Busters – Building Relationships – Reinventing Cities.

5.3 New city employee Becky Belgram, Accountant was introduced by Finance Director Donna Silva.

The Mayor added the following presentation to the agenda:

City Manager Ted Gaebler introduced Mindy Cuppy as the City's new City Clerk starting on August 18th.

6. PUBLIC COMMENT

The following individuals addressed the Council:

- Janet Huddle on amendment of residential garage sale sign guidelines.
- Bryce Everett on Council support to attend People-to-People world leadership in Washington, D.C.
- Joy Moon on police department entering property.
- Eagle Scout Troops 601 and 325 introduced themselves and were present at the Council meeting for the purpose of obtaining their communication merit badges.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

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

8.1 **Subject:** Special and Regular Meeting of June 16, 2008
Recommendation: Adopt Minutes.

8.2 **Subject:** Folsom Boulevard Specific Plan Amendment
Recommendation: Waive second reading and adopt Ordinance No. 13-2008. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will supersede Section 3 of Ordinance No. 57-2006 that pertains to the Folsom Boulevard Specific Plan (FBSP) only by amending the Folsom Boulevard Specific Plan to provide clarity on policies, guidelines and development standards that guide development and redevelopment of the project area.
Staff Report: Paul Junker, Planning Department

8.3 **Subject:** Resolution Authorizing the City Manager to Execute a Third Contract Amendment with DKS Associates in the Amount of $100,000 for On-Call Traffic and Transportation Planning Services (Contract No. 102-2008)
Recommendation: Adopt Resolution No. 73-2008.
Result of Recommended Action: Original Contract No. 1-2006 is being amended to extend the term of on-call professional services to December 31, 2012 and increase the current limit from $400,000 to $500,000 for traffic and transportation planning services to support the Public Works Department in response to complex transportation and traffic analysis issues. Work performed related to development projects will be funded through developer deposits. Work related to City traffic issues will be funded through either the transportation impact fees or project capital funds.
Staff Report: Cyrus Abhar, Public Works Director

8.4 **Subject:** Resolution Declaring the Results of Mail Ballot Election for Rancho Cordova Transit-Related Services Special Tax Area Zone 10 (Mather Office Complex Buildings)
Recommendation: Adopt Resolution No. 76-2008.
Result of Recommended Action: Adoption of this resolution will declare the result of the transit-related services tax election concerning Transit-Related Services Special Tax Area Zone 10, which will assist the City in meeting the costs of providing City transit-related services by establishing a special tax for transit services for the Mather Office Complex Buildings.
Staff Report: Cyrus Abhar, Public Works Department

8.5 **Subject:** Community Redevelopment Agency Resolutions Authorizing the Use of the Polanco Act and Adopting Procurement Procedures to Clean-up and Reuse Contaminated Sites within the Redevelopment Project Area.
Recommendation: That Council:
a) Adopt Community Redevelopment Agency Resolution No. CRA 8-2008 Authorizing the use of the Polanco Redevelopment Act ("Act") (AB 3193, Chapter 1113, Statutes of 1990, Polanco); and'
b) Adopt Community Redevelopment Agency Resolution No. CRA 9-2008 Allowing the clean-up and reuse of contaminated sites within the City of Rancho Cordova's Redevelopment Project Area.

Result of Recommended Action: Adoption of these Community Redevelopment Agency resolutions will authorize the City of Rancho Cordova to utilize the protective provisions, the cost recovery provisions, and the information gathering provisions of the Polanco Act for the revitalization of Rancho Cordova's Redevelopment Project Area.
Staff Report: Micah Runner, Economic Development Department

8.6 **Subject:** Resolution Authorizing the City Manager to Purchase a Backup Generator for City Hall Located at 2729 Prospect Park Drive
Recommendation: Adopt Resolution No. 91-2008.
Result of Recommended Action: Adoption of this resolution will authorize the purchase of a backup generator to provide power to City Hall during emergencies.
Staff Report: Todd Humphrey, Facilities Department and Sandy Salerno, Special Projects

The following Agenda Item 8.7 was pulled for separate discussion:

8.7 **Subject:** Resolution of Intent to Transfer Delinquent Refuse Services Charges to the Tax Roll for 2008/2009
Recommendation: That Council:
a) Adopt Resolution No. 79-2008 Intention to Transfer Delinquent Refuse Services Charges to the Tax Roll for 2008/2009
b) Set a public hearing for August 4, 2008 to initiate Transfer of Delinquent Refuse Services charges to the tax roll.
Result of Recommended Action: The recommended action will begin the process to allow delinquent refuse service charges to be collected on the property tax rolls.
Staff Report: Donna Silva and Rebecca Santini, Finance Department

ACTION: Motion by Skoglund second by Cooley and carried by a 5:0 roll call vote, Council adopted Resolution No. 79-2008 and set a public hearing for August 4 to initiate Transfer of Delinquent Refuse Services charges to the tax roll.

9. CONSENT PUBLIC HEARING ITEMS

The Mayor opened the Consent Public Hearing Comment Period. There were no speakers. The Mayor closed the Consent Public Hearing Comment Period.

ACTION: Motion by Sander second by McGarvey and carried by a 5:0 vote, the Consent Public Hearing Items 9.1, 9.2, 9.4 and 9.5 was approved, Agenda Item 9.3 was moved from Consent Public Hearing to Agenda Item 8.7 on Consent Calendar.

9.1 **Subject:** Resolution Approving the Annual Levy and Collection of Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2008/2009
Recommendation: Adopt Resolution No. 68-2008.
Result of Recommended Action: The recommended action is a public hearing set at the June 2, 2008 meeting, which directed the preparation of the Engineer's Report, required as part of the process to continue the annual levy and collection of assessments in the District in the same amounts as charged in previous years. The public hearing provides interested parties the opportunity to comment on the final Engineer's Report. There are no new impacts to existing or new residents.
Staff Report: Donna Silva and Rebecca Santini, Finance Department.

9.2 **Subject:** Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Road Maintenance Assessment District
Recommendation: Adopt Resolution No. 77-2008.
Result of Recommended Action: The recommended actions are required as part of the process to continue the Annual Levy and Collection of Assessments in the District to provide for the maintenance and operation costs of certain streets and street lighting services. The assessments only apply to specific newly developed areas that are part of the District as identified in the Engineer's Report.
Staff Report: Cyrus Abhar, Public Works Department

9.3 Agenda Item 9.3 was accidentally placed on Consent Public Hearing Calendar. This item was removed and placed on regular Consent Calendar as Agenda Item 8.7. The public hearing item is scheduled for public hearing on August 4th.

9.4 **Subject:** Fresh and Easy Neighborhood Market Design Review, Project No. RC-08-348, Located at 2210 Sunrise Boulevard

Recommendation: That Council:

a) Accept the Planning Commission recommendation to determine the project is Categorically Exempt under Section 15302, replacement or reconstruction of existing structures, of the California Environmental Quality Act (CEQA) Guidelines; and
b) Adopt Resolution No. 84-2008.

Result of Recommended Action: The proposed Fresh & Easy Market will replace former Price Less Drugstore and help revive the shopping center by filling that vacancy, and provide a neighborhood store within walking distance of the Sunriver neighborhood.

Staff Report: Shannan Loveless, Planning Department

9.5 **Subject:** Zinfandel Place Design Review Amendment and Sign Conditional Use Permit Amendment, Project No. RC-08-354, Located at 3101 Zinfandel Drive

Recommendation: That Council:

a) Accept the Planning Commission recommendation to find the Mitigated Negative Declaration (MND) prepared for Zinfandel Place adequately addresses any impacts associated with this request; and
b) Adopt Resolution No. 85-2008.

Result of Recommended Action: Approval of the Design Review Amendment will allow changes to the design of the Zinfandel Place outdoor plaza. Approval of the Conditional Use Permit will allow another over height freestanding monument sign of 17' x 6" within the Special Sign Corridor.

Staff Report: Katja Irvin, Planning Department

10. PUBLIC HEARING ITEMS

NONE

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** Resolution Adopting National Incident Management System (NIMS) for the City of Rancho Cordova's Emergency Incident Management, Prevention, Preparedness, Response, Recovery and Mitigation Programs and Activities

Recommendation: Adopt Resolution No. 86-2008.

Result of Recommended Action: By adopting NIMS, the City will meet Homeland Security Presidential Directive (HSPD-5) compliance requirements.

Staff Report: Lt. Rosanne Richeal, Rancho Cordova Police Department and Sandy Salerno, Special Projects

ACTION: Motion by Cooley second by McGarvey and carried by a 5:0 vote, Council adopted Resolution No. 86-2008 and 87-2008 under one motion.

11.2 **Subject:** Resolution Adopting Emergency Operations Plan Implementation for the City of Rancho Cordova's Emergency Incident Management, Prevention, Preparedness, Response, Recovery and Mitigation Programs and Activities

Recommendation: Adopt Resolution No. 87-2008.

Result of Recommended Action: By adopting the City of Rancho Cordova Emergency Operations Plan, the City will have a formal operational plan in the event of an emergency.

Staff Report: Lt. Rosanne Richeal, Rancho Cordova Police Department and Sandy Salerno, Special Projects

ACTION: Motion by Cooley second by McGarvey and carried by a 5:0 vote, Council adopted Resolution No. 86-2008 and 87-2008 under one motion.

AT THIS POINT (8:32) the Council took a brief recess. The full council reconvened at 8:42 p.m.

11.3 **Subject:** Embassy / Candlewood Suites Infrastructure Development Negotiation Terms
Recommendation: Adopt Community Redevelopment Agency Resolution No. CRA 6-2008.
Result of Recommended Action: Adoption of this Community Redevelopment Agency resolution will provide direction to the Agency Executive Director on acceptable negotiation terms for an agreement with the developer of the Embassy / Candlewood Suites, which when finalized will be brought back to Agency Board for Approval.
Staff Report: Micah Runner, Economic Development Department

ACTION: Motion by Sander second by Cooley and carried by a 5:0 vote, Agency adopted Community Redevelopment Agency Resolution No. CRA 6-2008.

11.4 **Subject:** Memorandum of Understanding and Exclusive Right to Negotiate with Urban Housing Communities
Recommendation: Adopt Community Redevelopment Agency Resolution No. CRA 7-2008.
Result of Recommended Action: Adoption of this Community Redevelopment Agency resolution will provide the Agency Executive Director authorization to execute the Memorandum of Understanding and Exclusive Right to Negotiate with Urban Housing Communities, LLC (UHC). This action will allow UHC time to bring back a formal development proposal on property including the former Stagger Inn.
Staff Report: Reed Flory, Economic Development Department

The Mayor opened the public comment period. The following individuals addressed the Council:

- Sherry Lautsbaugh on concern for Stagger Inn project not being initiated.
- Marla Douglas on clarification on eminent domain with respect to residential dwellings within the Community Redevelopment Agency area.

The Mayor closed the public comment period.

ACTION: Motion by Cooley second by McGarvey and carried by a 5:0 vote, Agency adopted Community Redevelopment Agency Resolution No. CRA 7-2008.

11.5 **Subject:** Utility User Tax Reduction and Fairness Measure Resolution Establishing November 4, 2008 as the Date for an Election on Ordinance No. 19-2008 Utility User Tax
Recommendation: Adopt Resolution No. 59-2008.
Result of Recommended Action: Adoption of this resolution will place a measure on the November 2008 ballot seeking voter approval of a revised Utility User Tax ordinance.
Staff Report: Donna Silva, Finance Department

The Mayor opened the public comment period. There were no speakers. The Mayor closed the public comment period.

ACTION: Motion by McGarvey second by Skoglund and failed by a 3:1:1 (Cooley abstaining, Sander dissenting) as a 2/3rds majority was required for passage.

11.6 **Subject:** Discussion and Possible Direction in Response to Council Member Sander's Request that the Council Discuss and Decide on "Prioritization" of Community Values
Result of Recommended Action: Discussion, clarification and possible direction.
Staff Report: Ted Gaebler, City Manager's Office

The Mayor opened the public comment period. The following individuals addressed the Council:

- Sherry Lautsbaugh on concern for being homeless vs. need for a new road.
- Dennis Rogers on rationalization of the prioritization of City values.

The Mayor closed the public comment period.

ACTION: By consensus the Council determined to review the development fee report prepared by EPS and provided to the Council by the Assistant City Manager; to direct staff to provide the EPS report to the Building Industry Association and interested developers so that a discussion can take place leading to determining the points of agreement and disagreement on the data; the BIA requested to provide a response with a high degree of specificity regarding points of disagreement with the data in the EPS report.

Individual Council Members made the following suggestions/requests:

Budge: We need "line item" comparison not "bottom line" totals. The strategy is to begin by looking at fees – Dennis and Sam should work with the Assistant City Manager to figure out points of agreement and disagreement.

McGarvey: We need to prioritize our desires/standards so that we can compete with anyone in the area.

Cooley: It would be helpful to see some of the development agreements negotiated by other jurisdictions where costs are put into the development agreement rather than collected as fees.

Skoglund: Staff has provided us with fee information previously. It would be helpful if we knew the economics of a developer's profit margin per home, though we may not be able to get that information.

Sander: We need to set strong priorities after looking at all the issues; sit down with various development interests and talk about the economics of their business and how we can mesh our interests with what works for them with both infill and "green field" development. We also need to talk about buyer interest and mentality at this time and the momentum that determines if development happens.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

NONE

13. CITY MANAGER'S REPORT

NONE

14. CLOSED SESSION

No Closed Session was held.

15. OPEN SESSION – REPORT FROM CLOSED SESSION

There was no report to be made as the Closed Session was not held.

16. ADJOURNMENT

Mayor Budge adjourned the regular meeting to August 4th at 4:00 p.m.

Stacy Leitner

Stacy Leitner, Interim City Clerk