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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, August 4, 2008

4:00 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 4:04 p.m.

Council Members Cooley, McGarvey, Sander, Skoglund, and Mayor Budge

Council Members Present:	Cooley, McGarvey, Skoglund, and Mayor Budge
Council Members Absent:	Sander
Staff Present:	Gaebler, Lindgren, Lehr, Leitner, Kellerman, Oliver, Haven, Abhar, Cuppy, Snyder, Silva, Santini, Salerno, Flory, Trimberger, Junker, Chinn, Holt, Miller, Sparkman, Thomas, Harriman, Pearl, Johns, Lopez and McMurtry

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor announced the meeting video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on George Burnash to lead the Pledge.

4. INVOCATION

Pastor Glenda Harr, First Covenant Church gave the invocation.

ADDED URGENCY ITEM

10.3 **Subject:** Urgency Resolution No. 99-2008 Opposing Fiscally Irresponsible State Budget Decisions that Would "Borrow" Local Government, Redevelopment and Transportation Funds
Recommendation: Adopt Resolution No. 99-2008.

City Attorney Adam Lindgren requested that the City Council make the finding that the need for immediate action came to the attention of the City after the posting of the agenda. He indicated that if adopted by the City Council, this resolution will be provided to the State Legislature in support of the League of California Cities effort on behalf of City's to preserve local government funds.

ACTION: Motion by Cooley second by McGarvey and carried by a 4:0 roll call vote (Sander absent), the City Council made the finding that the need for immediate action came to the attention of the City after the posting of the agenda.

ACTION: Motion by Cooley second by McGarvey and carried by a 4:0 roll call vote (Sander absent), the City Council adopted Resolution No. 99-2008.

5. PRESENTATIONS

5.1 Council Member Cooley Presented a Proclamation to Dennis Dworman, Hazel Berman and Barbara Jones for EDS Employees' Exemplary Volunteerism to the Community.

5.2 Economic Development Director Curt Haven Presented Certificates of Recognition for the City of Rancho Cordova "Best in Business":

- Neighborhood Pioneer Recognition to owners Mr. and Mrs. Kevin McAninch from Auto Expressions; and
- Exceptional Enterprise Recognition to HR Director for the School Systems division Celeste Lemen from Pearson Recognition Program

6. PUBLIC COMMENT

The following individuals addressed the Council:

- George Burnash regarding code violation letters mailed by Code Enforcement and Building and Safety Department
- Fran Reece regarding code violation letters mailed by Code Enforcement and Building and Safety Department
- Lottie Strain regarding code violation letters mailed by Code Enforcement and Building and Safety Department

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 4:0 roll call vote (Sander absent), the Consent Calendar was approved, except Items 8.2, 8.4, 8.5 and 8.6 were pulled for separate discussion.

8.1 **Subject:** Minutes of June 30, 2008 Special Meeting and July 7, 2008 Regular Meeting
Recommendation: Adopt Minutes.

8.3 **Subject:** A Resolution Creating Special Tax Area Zone 11 and An Ordinance Establishing a Special Tax for Transit-Related Services for the Sunrise Palms Plaza Project
Recommendation: That Council:
a) Adopt Resolution No. 89-2008 **(Requires Three Affirmative Votes to Pass)**
b) Waive the first reading and introduce Ordinance No. 17-2008 establishing a Special Tax for Transit-Related Services for the Sunrise Palm Plaza Project. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for the Sunrise Palms Plaza Project.
Staff Report: Cyrus Abhar, Public Works Department

The following Agenda Items 8.2, 8.4, 8.5 and 8.6 were pulled for separate discussion:

8.2 **Subject:** Resolution Authorizing City Manager to Execute 1st Amendment Contract No. 105-2008 with Goodwin Consulting Group in the Amount of $100,000 for On-Call Transportation Fee Nexus Study Updates and Related Services
Recommendation: Adopt Resolution No. 83-2008. **(Requires Three Affirmative Votes to Pass)**
Result of Recommended Action: The contract amendment will extend the term of on-call professional services to December 31, 2012 and increase the current limit from $77,500 to $177,500 for transportation fee updates and related services to support the Public Works Department in response to complex transportation impact fee updates and related cash flow analysis issues. Work related to City transportation impact fee and funding issues will be funded through either the transportation impact fees or project capital funds.
Staff Report: Cyrus Abhar, Public Works Department

8.4 **Subject:** Resolution Authorizing the City Manager to Execute 1st Amendment Contract No. 112-2008 with KASL Consulting Engineering in the Amount of $150,000 for On-Call Surveying and Engineering Design Services
Recommendation: Adopt Resolution 88-2008. **(Requires Three Affirmative Votes to Pass)**
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract amendment with KASL Consulting Engineering, Inc. to increase the current limit from $150,000 to $300,000. The contract amendment will provide continued surveying and engineering design services to support the Public Works Department.
Staff Report: Cyrus Abhar, Public Works Department

8.5 **Subject:** Resolution Authorizing the City Manager to Execute 2nd Amendment Contract No. 113-2008 with Bureau Veritas North America, Inc. in the Amount of $100,000 for Additional Building Plan Review and Inspection Services Support for the Building and Safety Department
Recommendation: Adopt Resolution No. 98-2008. **(Requires Three Affirmative**

Votes to Pass)
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract amendment with Bureau Veritas North America, Inc. to increase the current limit from $100,000 to $200,000. The contract amendment will provide additional building plan review and inspection services support for the Building and Safety Department. Funding will be collected through permit fee revenue.
Staff Report: Thomas L. Trimberger, Building and Safety Department

8.6 **Subject**: Resolution Authorizing the City Manager to Execute a 2nd Amendment to Contract No. 141-2007 with Patty Lohse for Consulting Services in the Amount of $125,000

Recommendation: Adopt Resolution 92-2008. **(Requires Three Affirmative Votes to Pass)**

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract amendment with Patty Lohse to increase the current limit from $100,000 to $225,000. The contract amendment will provide continued support for management of project accounting and assistance with other projects in the Finance Department.

Staff Report: Donna Silva, Finance Director

Mayor Budge requested clarification on the following items pulled from the Consent Calendar:

- Regarding Item 8.4 (KASL Contract) -- is this an on-call contract? Cyrus Abhar responded that it is.
- Regarding Item 8.6 (Patty Lohse Contract) -- why is this seemingly ongoing position not being filled as a permanent Sr. Accountant position? Donna Silva responded that Ms. Lohse has the "head knowledge" currently needed to complete the reconciliation of project accounting.
- Regarding Item 8.2 (Goodwin Contract) – why the increased cost for this one contractor? (Cyrus Abhar responded that Goodwin provides a very specialized/unique service.)

Mayor Budge said she wanted to make sure that City contracts provide flexibility and are fiscally advantageous and sound. She also said, regarding the frequency of contract extensions, the City should be considering "at what point do we do a competitive bid again to make sure we are getting the best price?"

ACTION: Motion by Cooley second by McGarvey and carried by a 4:0 roll call vote (Sander absent), Items 8.2, 8.4, 8.5 and 8.6 were approved by one motion.

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 Skoglund second by Cooley and carried by a 4:0 roll call vote (Sander absent), the Consent Public Hearing Items were approved, except Item 9.1 was pulled for separate discussion.

9.2 **Subject:** Resolution Authorizing Delinquent Allied Waste Refuse Service Charges to be Collected on the Fiscal Year 2008-09 Property Tax Bill
Recommendation: That Council:
a) Adopt Resolution No. 80-2008 Authorizing Delinquent Refuse Service Charges to Be Collected on the Tax Roll **(Requires Three Affirmative Votes to Pass)**; and
b) Direct the City Clerk to file a copy of the delinquent service charges report with the County Auditor on or before August 25, 2008.
Result of Recommended Action: Delinquent refuse service charges will be added to the tax roll thereby allowing Allied Waste to collect past due accounts.
Staff Report: Donna Silva and Rebecca Santini, Finance Department

9.3 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Assessments for Rancho Cordova Road Maintenance Assessment District
Recommendation: Adopt Resolution No. 78-2008. **(Roll Call Vote and Requires Three Affirmative Votes to Pass)**
Result of Recommended Action: Adoption of this resolution will authorize the annual levy and collection of assessments in the District for Fiscal year 2008-2009. This assessment applies only to new development areas annexed to the District including Capital Village, Sundance, and Anthology at Anatolia and provides funding for streetlight and road maintenance funding in those areas.
Staff Report: Cyrus Abhar, Public Works Department

9.4 **Subject:** Adopt Resolutions Approving Annual Levy Report of Fiscal Year 2008-2009 Transit Related Services Benefit District, Zone No. 1 and Zone No. 2 (Formerly County of Sacramento, County Service Area No. 10, Benefit Zone No. 1 and Benefit Zone No. 2)
Recommendation: Adopt Resolution No. 81-2008 and Resolution No. 82-2008. **(Roll Call Vote and Requires Three Affirmative Votes to Pass)**
Result of Recommended Action: Adoption of these resolutions will authorize and establish Fiscal Year 2008-2009 service charges for certain miscellaneous extended services within Transit Related Services Benefit District, Zone No. 1 and Zone No. 2 (formerly County of Sacramento, County Service Area No. 10, Benefit Zone No. 1 and Benefit Zone No. 2). The Transit Related Services Benefit District Zone No. 1 and Zone No. 2 annual levy will be added to the County tax roll for the 2008-2009 Fiscal Year.
Staff Report: Donna Silva and Rebecca Santini, Finance Department

The following Agenda Item 9.1 was pulled for separate discussion:

9.1 **Subject:** Resolution Approving CVS Pharmacy Conditional Use Permit, Design Review and a Letter of Public Convenience and Necessity for Off-Site Alcohol Sales, Project No. RC-08-347, Located at the Intersection of Zinfandel Drive and International Drive
Recommendation: That Council:
a) Find the project has been previously assessed in the Capital Village EIR; and
b) Adopt Resolution 97-2008 approving the Conditional Use Permit for the drive-up pharmacy window, the Design Review for the new CVS Pharmacy building and instruct staff to forward a Letter of Public Convenience and Necessity to sell alcohol for off-site consumption to State Alcohol Beverage Control. **(Requires Three Affirmative Votes to Pass)**
Result of Recommended Action: The Capital Village Special Planning Area (CVSPA) had intended to develop a commercial node within the employment center of the City. The proposed use will provide a freestanding building on its own site in a well situated location and serve both the Villages of Zinfandel and the residential units in the CVSPA. The project will also provide convenient commercial services to the numerous employees south of Highway 50 and the residence of Capital Village and the Villages of Zinfandel.

The development of this corner will also compliment the gateway into the Capital Village development.
Staff Report: William Campbell, Planning Department

ACTION: Motion by McGarvey second by Cooley and carried by a 4:0 roll call vote (Sander absent), Council adopted Resolution No. 97-2008 with the following amendment:

- Color palate for project and the monument signage to be consistent with the existing Capital Village commercial development.

AT THIS POINT: Council took a brief recess at 5:57 p.m. The Council reconvened at 6:25 p.m.

10. REGULAR CALENDAR ITEMS

10.1 **Subject:** Transit Implementation Planning Efforts
Recommendation: Staff will request input and direction as part of the development of an implementation plan for demonstration shuttle service. Staff will describe the current status of implementation planning efforts and seek input on the Council's vision for the shuttle service.
Result of Recommended Action: Staff will incorporate the Council's input in the implementation plan that will be presented at the Council meeting on September 2, 2008. The implementation plan will focus on a demonstration shuttle that will travel the Zinfandel corridor to connect employers and residents south of Highway 50 with the Zinfandel Light Rail Station.
Staff Report: Cyrus Abhar, Public Works Department

ACTION: Motion by McGarvey second by Cooley and carried by a 4:0 vote (Sander absent), Council affirmed staff's plan.

10.2 **Subject:** Transportation Infrastructure for East Area
Recommendation: Continue discussion of transportation infrastructure goals for the entire development area east of Sunrise Boulevard ("the East Area"). Clarify timing of improvements based on Level of Service policies. Support a recommendation for the formation of a Funding and Financing Plan that will support entitlements in the "East Area" while meeting the goals and policies of the City's General Plan.
Result of Recommended Action: Following Council direction on transportation improvements and related timing, City staff and representatives from the development community will craft an East Area Transportation Master Plan and Financing Strategy that will guide conditions of approval and development agreements for all property owners in the "East Area".
Staff Report: Cyrus Abhar, Public Works Department

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

- Dennis Dunn in support of recommended improvements
- Sam Miller in support of recommended improvements and how to finance project
- Al Johnson in support of recommended improvements and how to finance project

The Mayor closed the public comment period.

ACTION: Motion by Cooley second by McGarvey and carried by a 4:0 vote (Sander absent),

Council decided upon the key policy direction that construction of the Rancho Cordova Parkway Interchange must be started by the time the 6,500th building permit is issued and with the goal of being completed prior to the issuance of the 8,000th building permit for the new development east of Sunrise Boulevard.

ACTION: Consensus that the Council supported the "next steps" provided in the staff presentation -- beginning a cooperative process to develop a funding strategy for all project improvements by 1) evaluating funding options; 2) discussing fee credit and reimbursement policies; and 3) discussing participation from future development projects leading to the development of an implementation strategy to ensure adequate funding is available when needed.

AT THIS POINT IN THE MEETING Mayor Budge left the meeting. The time was 9:00 p.m.

11. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

NONE

12. CITY MANAGER'S REPORT

The City Attorney Adam Lindgren reported on the newly published Municipal Code. City Manager Ted Gaebler reported on/went over the following items:

- Rancho Cordova Leadership applications for the next (3rd) class are due by Friday, August 15.
- Council's request for clarification on Rio del Oro discussion dates are as follows:
  - August 12 meeting is cancelled
  - August 18 study session prior to the regular meeting is not currently planned to be held
  - August 26 still calendared, Ken Cooley will be absent
- Mindy Cuppy will take over as City Clerk for the August 18 Regular Meeting.
- Clarified that since the Utility Users Tax item did not receive the 2/3rds vote necessary from the Council, it would not be on the ballot this Fall.
- Regarding the "time capsule," it is not too late for Council Members to add items.

13. CLOSED SESSION

None was held.

14. OPEN SESSION – REPORT FROM CLOSED SESSION

NONE

15. ADJOURNMENT

Vice Mayor Skoglund adjourned the regular meeting at 9:13 p.m.

Stacy Leitner

Stacy Leitner, Interim City Clerk