



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

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Monday, September 20, 2010

**4:00 P.M. – Joint Study Session
City Council and Planning Commission
American River Community Room - North**

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

MINUTES

A. JOINT STUDY SESSION – CALL TO ORDER / ROLL CALL

Mayor Cooley called the joint special meeting to order in the American River North room at 4:08 p.m.

Council Members Present: Sander, Budge, Skoglund (at 4:18 p.m.), McGarvey and Cooley

Council Members Absent: None

Planning Commissioners Present: Burke, Johnson, and Savorn

Planning Commissioners Absent: Cummings, Konarski, Smith, and Vance

Staff Members Present: Gaebler, Cuppy, Chinn, Haven, Abhar, Junker, Loveless, Silva, Runner, Diamond, and Pearl

B. PUBLIC COMMENT

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

C. JOINT STUDY SESSION ITEM

Subject: City Gateway Sign Design Concepts

Recommendation: Review, discuss, and provide direction to staff and the consultant design team on proposed conceptual City gateway sign designs.

Result of Recommended Action: Direction from the City Council and Planning Commission will allow staff to proceed with refinements to gateway sign design. If conceptual designs are finalized by mid-November of this year, the first gateway sign may be constructed as early as Fall 2011.

Staff Report: Paul Junker, Planning Department

Advances Goals: 1, 9, and 12

ACTION: Discussion item only, no action taken.

D. ADJOURNMENT OF STUDY SESSION

Mayor Cooley adjourned the joint special meeting to regular meeting in the David B. Roberts Council Chambers at 5:23 p.m.

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor Cooley called the regular meeting to order in the David B. Roberts Council Chambers at 5:56 p.m.

Council Members Present: Sander, Budge, Skoglund, McGarvey (arrived at 5:58 p.m.) and Cooley

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Cuppy, Lehr, Diamond, Haven, Junker, Chinn, Flory, Taylor, Simpson, Hatch, Runner, Gassaway, Arndt, Abhar, and McMurtry

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk announced the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on Jane Daly to lead the Pledge.

4. INVOCATION

David McFarland, New Life Center, gave the invocation.

5. PRESENTATIONS

- 5.1 Mayor Cooley presented a proclamation to Francis Johnson in recognition of Constitution Week (September 17-23).
- 5.2 Director Janet Baker presented a report on updates of County Regional Parks.
- 5.3 Economic Development Manager Micah Runner and Management Technician Megan McMurtry, and Rancho Cordova Chamber of Commerce Director of Business and Economic Development Matt Yancey and President Jane Daly presented a report on the July 23, 2010 Rancho Cordova Business Walk.

6. PUBLIC COMMENT

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

- Paul Junker, Planning Director regarding scheduling a bus tour with the City Council of the South Sunrise Special Planning Area / auto dismantling area on Monday, October 18 from 2:00 p.m. – 4:00 p.m.
- Sgt. Greg Johnson of the Rancho Cordova Police Department regarding invitation to Council and staff to participate in the Relay for Life on October 2 and 3, 2010 at Mills Middle School from 6:00 a.m. to 9:00 a.m.
- Kerry Simpson regarding a regional project to vaccinate pets for free and participate in World Rabies Day on September 24 from 8:00 a.m. to 5:00 p.m. at the Rancho Cordova Neighborhood Services Center.

Mayor Cooley closed the public comment period.

7. COUNCIL REPORTS

Council Members reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

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

8.1 **Subject:** Regular Meeting Minutes of September 7, 2010.

Recommendation: Adopt Minutes.

8.2 **Subject:** Ordinances Approving the Limited Entitlement for Rio del Oro Specific Plan, a Project that Proposes Mixed Use Development on Approximately 3,828 Acres Northeast of Sunrise and Douglas Boulevards – Project No. RC-04-052 – Amendment to Aerojet Special Planning Area, Development Agreement, and Environmental Impact Report

Recommendation: That Council:

- a) Waive second reading and adopt Ordinance No. 14-2010 approving the Rio del Oro Specific Plan that would establish a land plan, zoning standards, and design guidelines, as well as preliminary phasing and financing concepts to guide subsequent detailed finance and phasing plans **(Roll Call Vote)**; and
- b) Waive second reading and adopt Ordinance No. 15-2010 amending the Aerojet Special Planning Area that was previously approved by Sacramento County. Approval would affect land within the Rio del Oro project area and amend the City's Zoning Map and Section 23.322.030(C)(4) of the Zoning Code to delete the Rio Del Oro Specific Plan Area from the Aerojet Special Planning Area **(Roll Call Vote)**; and
- c) Waive second reading and adopt Ordinance No. 16-2010 approving a Development Agreement that will establish necessary guarantees for the City and Applicant regarding current and future project entitlements and approving Two Tier 1 Development Agreements for the Rio del Oro Project **(Roll Call Vote)**; and

Result of Recommended Action: The actions listed above will complete the first stage of project review (Tier 1 Approvals) for the Rio del Oro project. These approvals will establish the mix of land uses within the project (residential, commercial, office, etc.), major road alignments, and the general character of the project. A later stage of the project review, Tier 2 Approvals, will address detailed issues related to the project, including obligations that the developer must meet during project construction. No construction can occur within the project until the Tier 2 Approvals have been completed.

Staff Report: Paul Junker, Pam Johns, and Patrick Angel, Planning Department

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- 8.3 **Subject:** Resolution Authorizing the City Manager to Execute Contract Change Order No. 1 to Contract No. 6-2010 with Double B Demolition, Inc. for Urban Infill Demolition of the Woodberry Gardens Apartments in the Amount of \$50,269.15
Recommendation: Adopt Resolution No. 107-2010.
Result of Recommended Action: Adoption of this resolution will allow the City Manager to execute Change Order No. 1 approving modification of cost of contract from \$134,246.00 to \$184,515.15.
Staff Report: Reed Flory and David Gassaway, Housing Administration

9. CONSENT PUBLIC HEARING ITEMS

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

ACTION: Motion by Budge second by Skoglund and carried by a 5:0 roll call vote; Council approved the Consent Public Hearing Item.

- 9.1 **Subject:** Resolution Approving Owner-Occupied Residential Rehabilitation Loan Program (REHAB-O)
Recommendation: Adopt Resolution No. 103-2010.
Result of Recommended Action: Adoption of this resolution will authorize City staff to implement and operate an Owner-Occupied Residential Rehabilitation Loan Program based on policies and guidelines. Loans will be made available to low-to-moderate income homeowners who have exhausted their efforts to obtain a conventional loan for the purpose of rehabilitating their aging homes and bringing them up to health and safety code standards.
Staff Report: Reed Flory, Housing Administration, and Ryan Taylor, Housing Administration/Code Enforcement
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10. PUBLIC HEARING ITEMS

- 10.1 **Subject:** Resolution Adopting the 2009-2010 Consolidated Annual Performance and Evaluation Report (CAPER)
Recommendation: Adopt Resolution No. 108-2010.
Result of Recommended Action: Adoption of this resolution will allow City staff to submit the CAPER to the US Department of Housing and Urban Development (HUD) in accordance with HUD requirements and timelines.
Staff Report: Reed Flory and David Gassaway, Housing Administration
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Mayor Cooley opened the public comment period. There were no speakers. Mayor Cooley closed the public comment period.

ACTION: Motion by Sander second by Budge and carried by a 5:0 roll call vote; Council adopted Resolution No. 108-2010.

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** Ordinance Adding Chapter 6.140 to the Rancho Cordova Municipal Code Relating to Unattended Donation Boxes

Recommendation: Waive first reading and introduce Ordinance No. 21-2010. **(Roll Call Vote)**

Result of Recommended Action: Adoption of this ordinance will add Chapter 6.140 to the City's Municipal Code regulating unattended donation boxes. This ordinance will promote the community's health, safety, and welfare by regulating unattended donation boxes in order to minimize their potential negative impacts, such as illegal dumping.

Staff Report: Adam U. Lindgren, City Attorney's Office

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

- Joseph Mendez in support of the item

Mayor Cooley closed the public comment period.

ACTION: Motion by Budge second by Cooley and carried by a 5:0 roll call vote; Council waived first reading and introduced Ordinance No. 21-2010.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

- Council Member Skoglund would like an update from staff on status of U-haul rentals at Sunny's Market located on Rockingham and Mather Field Road
- Council Member Budge would like a clean-up of the zoning code done in the near future

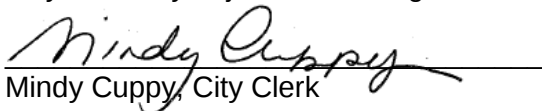
13. CITY MANAGER'S REPORT

Chief of Police Doug Diamond Reported on the following Rancho Cordova Police Department Updates:

- Staffing in 2009 and Staffing Changes in 2010
- Calls for Service Statistics
- 2009 Versus 2010 Arrests Statistics
- 2009 Versus 2010 Reported Crimes Statistics
- Crime Comparison Statistics
- Recent Crime News
 - Mail Fraud Case
 - Anatolia Burglaries
- Traffic Collision Statistics
- Traffic Enforcement Statistics
- Special Service Operations
 - Transient Enforcement Detail
 - Light Rail Operations
 - Enhancing Citywide Goals
- Commitment to Youth – Police Activities League (PAL) Program
- Commitment to Excellence – 2010 Rancho Cordova Police Department Awards

14. ADJOURNMENT

Mayor Cooley adjourned the regular meeting in memory of Madeline Thomas at 8:08 p.m.


Mindy Cuppy, City Clerk