

CITY OF RANCHO CORDOVA
Regular Meeting of the City Council
Monday, June 21, 2004

MINUTES

REGULAR MEETING CALLED TO ORDER

The meeting was called to order at 7:25 p.m. by Mayor Budge.

The Metro Cable TV Telecast announcement was made by Mayor Budge.

ROLL CALL

Present: Council Members: Cooley (arrived at 7:30 p.m.), McGarvey, Sander, Skoglund, and Mayor Budge

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by City Attorney Steve Meyers.

INVOCATION

1. Gene Albaugh, Special Projects Manager, offered the Invocation.

CONSENT CALENDAR

ACTION: On a motion by Sander, seconded by McGarvey, the Consent Calendar below, with the exception of Item 2, was approved by majority roll call vote (Cooley absent).

3. **Subject:** Second Reading and Adoption of Ordinance No. 24-2004, Adding Chapter 16.83 to Title 16 of the Rancho Cordova City Code Relating to Establishment of Development Impact Fees to Finance Cost of Public Facilities within the Sunrise Douglas Community Plan Area. This Fee Program is required to develop the facilities necessary in the Sunridge Specific Plan Area only
Recommendation: (a) Waive reading of the body of the ordinance and adopt Ordinance No. 24-2004; and (b) Adopt Resolution No. 79-2004 approving the Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study **(Roll Call Vote)**.
4. **Subject:** Second Reading and Adoption of Ordinance No. 22-2004, Replacing Existing Title 20, Chapter 20.04 (Surface Mining and Reclamation) with a New Title

20, Chapter 20.04 of the City of Rancho Cordova Municipal Code for Surface Mining and Reclamation

Recommendation: Waive reading of the body of the ordinance and adopt Ordinance No. 22-2004 and direct staff to forward the Ordinance to State Mines and Geology (SMGB) for certification **(Roll Call Vote)**.

5. **Subject:** Consider an Amendment to the City's Holiday Schedule Resolution to Allow Flexibility in Scheduling Holidays Declared by the State and Federal Government

Recommendation: Adopt Resolution No. 82-2004 amending the City's Holiday Schedule Resolution.

6. **Subject:** Consider Lease Agreement Between Sacramento Metropolitan Fire District and the City for Property Located at 3121 Gold Canal Drive, Rancho Cordova, in the Amount of \$7,463.50 per Month Commencing July 1, 2004.

Recommendation: Adopt Resolution No. 88-2004 authorizing execution of lease agreement.

The following item was pulled from the Consent Calendar for individual consideration:

2. **Subject :** Adoption of a Resolution Authorizing the City Manager to Enter into Contracts with Tow Service Vendors and Adoption of a Resolution to Establish a Fee of \$114 to Recover Costs Associated with the Removal, Impound, Storage, or Release of Vehicles

Recommendation: Staff recommends authorizing a Tow Service Agreement through the adoption of a Tow Service Agreement as a Resolution. This action will allow the City Manager, or his designee, to enter into contracts with tow service vendors and allow subsequent amendments or technical changes as needed. Additionally, staff recommends that the City of Rancho Cordova adopt by resolution an administrative fee of \$114 as allowed by law to recoup administrative costs associated with which reflects the City's administrative costs relating to the removal, impound, storage, or release of a properly impounded vehicle. Recommend adoption of Resolution No. 83-2004 and Resolution No. 85-2004.

ACTION: On a motion by Budge, seconded by Sander, Council adopted Resolutions No. 83-2004 and 85-2004. The motion carried by unanimous vote.

ORAL COMMUNICATIONS

7. Public Comment

Linda Aseltine, Rancho Cordova Community Center, advised that Rancho Cordova Neighborhood Center is now administering the RC Community Center as a separate entity (501(3)(c) and introduced Inez Reyes who reported on survey results of Rancho

Cordova students regarding after-school activities they would like in Rancho Cordova (movie theatre, skate park, bowling alley).

Bruce Risley, Rancho Cordova resident, reported on the American Quarter Midget Association's 2004 Western Grand Championship on July 17-24 at the Prairie City Vehicular Recreation Area based in Rancho Cordova at which racecar fans will watch kids from around the nation race quarter midgets.

REGULAR CALENDAR ITEMS (RE-ORDERED) – ITEMS 12-20 CONSOLIDATED INTO ONE ACTION

12. **Subject:** A Resolution Creating Special Tax Area Zone 8 and an Ordinance Establishing a Special Tax for Police Protection Services for the Stone Creek Subdivision RC 04-067
Recommendation: Staff recommends that the City Council adopt Resolution No. 90-2004 and waive the first reading and introduce Ordinance No. 27-2004.
13. **Subject:** A Resolution Creating Special Tax Area Zone 7 and an Ordinance Establishing a Special Tax for Police Protection Services for the Villages of Zinfandel, Village No. 8 ("Alexander Collection of Stonecreek") Subdivision RC 03-0333.
Recommendation: Staff recommends that the City Council adopt Resolution No. 91-2004, waive the first reading, and introduce Ordinance No. 31-2004.
14. **Subject:** Resolution creating Special Tax Area 5 within the Rancho Cordova Special Police Tax Area and an Ordinance Establishing a Special Tax for Police Protection for Anatolia I (Village 7) and Anatolia II (Villages 9 & 12) Subdivisions RC 04-098
Recommendation: Staff recommends that the City Council adopt Resolution No. 92-2004, waive the first reading, and introduce Ordinance No. 34-2004.
15. **Subject:** Resolution creating Special Tax Area 6 within the Rancho Cordova Special Police Tax Area and an Ordinance Establishing a Special Tax for Police Protection for Anatolia I (Villages 1, 3, 4, and 8) and Anatolia II (Village 15) Subdivisions RC 04-099
Recommendation: Staff recommends that the City Council adopt Resolution No. 93-2004, waive the first reading, and introduce Ordinance No. 35-2004.
16. **Subject:** A Resolution creating Special Tax Area Zone 9 and an Ordinance Establishing a Special Tax for Police Protection Services for the Sunridge Park Subdivision, Villages 1A, 4A, 6, 7, 8A and 11A and a Portion of Unit A, Owned by Pleasant Valley Investments, RC 03-001
Recommendation: Staff recommends that the City Council adopt Resolution No. 94-2004, waive the first reading, and introduce Ordinance No. 32-2004.

17. **Subject:** A Resolution creating Special Tax Area Zone 10 and an Ordinance Establishing a Special Tax for Police Protection Services for the Sunridge Park Subdivision, Village 3, Owned by Rancho 80, LLC, RC 03-001
Recommendation: Staff recommends that the City Council adopt Resolution No. 95-2004, waive the first reading, and introduce Ordinance No. 33-2004.
18. **Subject:** A Resolution creating Special Tax Area Zone 11 and an Ordinance Establishing a Special Tax for Police Protection Services for the Sunridge Park Subdivision Villages 2A & 5A, and a Portion of Unit A, Owned by Sunridge Park, LP, RC 03-001
Recommendation: Staff recommends that the City Council adopt Resolution No. 96-2004 and waive the first reading and introduce Ordinance No. 28-2004,
19. **Subject:** A Resolution creating Special Tax Area Zone 12 and an Ordinance Establishing a Special Tax for Police Protection Services for the Sunridge Park Subdivision, Village 9A & 10A and a Portion of Unit A, Owned by Beazer Homes Holdings Corporation, RC 03-001
Recommendation: Staff recommends that the City Council adopt Resolution No. 97-2004, waive the first reading, and introduce Ordinance No. 30-2004.
20. **Subject:** A Resolution creating Special Tax Area Zone 13 and an Ordinance Establishing a Special Tax for Police Protection Services for the Sunridge Park Subdivision, Unit A, Owned by Sunridge Investors, LLC, RC 03-001
Recommendation: Staff recommends that the City Council adopt Resolution No. 98-2004, waive the first reading, and introduce Ordinance No. 29-2004.

ACTION: On a motion by Cooley, seconded by McGarvey, Council adopted Resolutions No. 90-2004, 91-2004, 92-2004, 93-2004, 94-2004, 95-2004, 96-2004, 97-2004, and 98-2004; waived first readings and introduced Ordinances No. 27-2004, 31-2004, 34-2004, 35-2004, 32-2004, 33-2004, 28-2004, 30-2004, and 29-2004. Motion carried by unanimous roll call vote.

PUBLIC HEARINGS

8. **Subject:** Horn Road Self Storage RC-03-062 - Conditional Use Permit, Variance and Development Plan Review. The applicant is requesting a Conditional Use Permit to allow an on-site Managers/Caretaker Apartment on the self-storage site, a Variance to allow a reduction in the required setback from 75 feet to 25 feet and Development Plan Review. The proposed project will be located at 9973 Horn Road in the M-1(NPA) zoning (Continued from May 3rd Regular Meeting).
Recommendation: Continue to July 6th Regular Meeting at the request of the applicant.

ACTION: On a motion by Sander, seconded by McGarvey, Council approved continuation of Horn Road Self Storage Conditional Use Permit Variance and

Development Plan Review to a future meeting at the request of the applicant.
Motion carried by unanimous vote.

Tim Taron of Lennar Communities gave a PowerPoint presentation on this development. Rancho Cordova resident Dennis Dunn advised he supported the development and did hope that park access, speed control and width of roadways would be adequately addressed.

9. **Subject:** North Douglas I and II; Project No. RC-03-002 - A General Plan and Specific Plan Amendment to change the Land Use Designation and Rezone the project area to RD-5, RD-7, RD-10 and Open Space, a 9 acre park and a Large Lot (8 Villages) and Small Lot Tentative Subdivision Map for 680 single family lots within the SunRidge Specific Plan.

Recommendation: (a) Find the Mitigated Negative Declaration prepared for this project is adequate, according to the California Environmental Quality Act; (b) Introduce Ordinance No. 26 -2004 for first reading and waive reading of the body of the Ordinance amending the General Plan and Specific Plan Zoning, according to the attached exhibit; (c) Approve Resolution 84-2004 for the Large and Small Lot Tentative Map, along with the Conditions of Approval/MMRP". (**Roll Call Vote**)

ACTION: On a motion made by McGarvey, seconded by Cooley, Council approved recommended actions (a), (b), and (c) as referenced above. Motion passed by unanimous roll call vote.

10. **Subject:** Resolution Addressing the Interim Authorization for a Community Facilities Fee to Fund Construction of Municipal Facilities to Mitigate Impacts of Future Development on Municipal Facilities within the City of Rancho Cordova

Recommendation: Conduct a public hearing and following analysis of issues discussed adopt one of the following Resolutions: Resolution No. 99-2004, or Resolution No. 100-2004, or Resolution No. 101-2004, or Resolution No. 102-2004.

Rex Albright, CEO of the Rancho Cordova Chamber of Commerce advised the Chamber supports Option 3 (Resolution No. 101-2004) of the staff recommendations but stressed the importance of the City's definition of "pipeline". Brian Cooley with the Building Industry Association advised the BIA supports Option 3 (Resolution No. 101-2004) of the staff recommendations and echoed Mr. Albright's suggestion that "pipeline" be clearly defined. Both Mr. Albright and Mr. Cooley were in concurrence that Council further consider merging the museum fee into the community center fee.

ACTION: On a motion by McGarvey, seconded by Cooley, Council adopted Resolution No. 101-2004 which rescinds the portion of Resolution No. 59-2004 that makes findings that an urgency adoption was necessary and upholds the Fee Program applicability to City development as of July 17, 2004 (60 days after Resolution 59-2004 was adopted). Council further directed staff to come back with possible approaches to inclusion of the museum fee into other fees

and a recommended definition of "pipeline" for Council action at a future meeting.

REGULAR CALENDAR ITEMS

11. Subject Adoption of the Fiscal Year 2004-05 Budget

Recommendation: Adopt Resolution No. 81-2004 adopting an operating budget for the City of Rancho Cordova for the fiscal year beginning July 1, 2004 and ending on June 30, 2005.

Finance Director Bill Thomas provided revised budget pages containing changes as follows:

- (a) Page 9 – Sources and Uses of Funds
- (b) Page 10 – Fund Summaries
- (c) Page 11 General Fund Revenue and Expenditure Summary
- (d) Pages 16-17 General Fund Revenue Summary
- (e) Pages 18-19 Special Revenue Funds – Revenue Summary
- (f) Pages 21-22 General Fund Expenditure Summary
- (g) Pages 23-24 – Special Revenue Funds Expenditure Summary

In addition to the changes outlined above, Mr. Thomas pointed out the following items were raised at Council's preliminary budget meeting of June 7th for consideration:

- (a) Funding of Weed and Seed Coordinator. The Police Department estimates a \$50,000 cost
- (b) Funding request by the Sacramento Public Library in the amount of \$109,718 to allow the library to increase the hours of operation

ACTION: On a motion by Sander, seconded by Budge, Council voted to table action on the Weed and Seed Coordinator funding allowing community volunteer efforts to raise the funding and bring this item back to the Council for consideration no later than July 19th. The motion carried by majority vote; Council Members McGarvey and Cooley dissented.

ACTION: On a motion by Sander, seconded by McGarvey, Council adopted Resolution No. 81-2004 adopting an operating budget for the City for the FY beginning July 1, 2004 and ending on June 30, 2004.

21. Subject: Street Maintenance Contract. Adoption of Resolution No. 86-2004 Authorizing Execution of the Agreement between the County of Sacramento and the City for Transportation Operations and Maintenance Services

Recommendation: Adopt Resolution No. 86-2004.

Sacramento County Director of Transportation Tom Zlotkowski addressed the Council to answer questions about the proposed three-year service contract. Council Members

expressed concern with the length of the contract and corresponding restriction of local control to Rancho Cordova citizen needs.

ACTION: On a motion made by Cooley, seconded by Budge, Council voted to adopt Resolution 86-2004 authorizing execution of the proposed agreement with the stipulation that it be changed to reflect City's annual payment at base minimum (\$750,000) only for each year and changed termination clause language. The motion carried by majority vote; Council Members Skoglund and Sander dissented.

22. **Subject:** Street Sweeping Contract Adoption of Resolution No. 87-2004
Authorizing the Execution of Agreement between Wells Sweeping LLC and the City for Street Sweeping Services

Recommendation: Adopt Resolution No. 87-2004.

ACTION: On a motion made by Sander, seconded by Cooley, Council voted to adopt Resolution 87-2004 authorizing execution of the proposed agreement with Wells Sweeping LLC for street sweeping services. The motion carried by unanimous vote.

23. **Subject:** Rancho Cordova Territory Transfer Feasibility Study Final Report
Presentation by Economic & Planning Systems, Inc.

Recommendation: Receive report and direct staff as deemed appropriate.

Paul Woods summarized the feasibility study findings made by EPS regarding transferring territory from one school district to another. Based on the data analyses, EPS concluded the nine criteria factors, outlined in the Education Code and CEQA guidelines for territory transfers, appear to be satisfied and the proposed transfer would not adversely affect the existing school districts primarily because the proposal is to transfer territory that is currently unoccupied.

The following residents addressed the Council in support of Rancho Cordova community having its own school district:

- (a) Larry Ladd
- (b) Troy Konarski
- (c) Craig Osborn
- (d) Matt Cummings
- (e) Don Wroth

Steven Looper, Director of Planning for the Elk Grove Unified School District, addressed the Council to advise that EGUSD is in process preparing a response to the EPS Feasibility Study. Following discussion, by consensus, Council directed staff coordinate scheduling a collaborative meeting, to be held in mid July or August, of the three agencies (City of Rancho Cordova, Folsom-Cordova Unified School District, and Elk

Grove Unified School District) to select a reputable consultant to examine the feasibility study data and make a recommendation within a timely manner.

COUNCIL REPORTS

- (a) **Cooley**: Has been named 1st Vice President of the League of California Cities, Sacramento Valley Division. Transportation issues (Measure A) controversy continues and consensus seeking in process for all interested groups.
- (b) **McGarvey**: Proposed moving this agenda item (Council Reports) to beginning of meeting in order to allow those attending the meeting to receive the status reports earlier on and not have to wait until late night hours.
- (c) **Sander**: The July 1, 3 & 4 celebrations being planned in Rancho are building in excitement and demand. Regarding transit-related matters, he pointed out that the RT cancelled its Grand Opening due to President Reagan's funeral and it will be rescheduled to June 28th. The transit equity study work continues with the methodology being crucial.
- (d) **Skoglund**: Loves to see the Rancho Cordova police presence in their patrol cars and motorcycles on traffic patrol throughout the city.
- (e) **Budge**: Invitations to Golden Credit Union headquarters ground breaking on July 8th and to Library storytelling on July 1st. She solicited interest from fellow Council Members to sit on Folsom Lake College Foundation Board to which Council Member McGarvey volunteered as well as whether or not she could confirm RC Council approval to City of Sacramento for further study of downtown arena possibilities to which all agreed yes. She commented on wonderful turnout for the City's Municipal Services Workshop held on June 15th.

ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 12 a.m.

Respectfully submitted,


Anna Olea-Moger, Deputy City Clerk