



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

**City Council Chambers
2729 Prospect Park Drive, Rancho Cordova**

Monday, March 20, 2006

MINUTES

CLOSED SESSION

Call to Order

Mayor McGarvey called the special meeting to order at 3:45 p.m.

Present: Council Members Budge, Sander, Skoglund and Mayor McGarvey
Absent: Council Member Cooley

Staff Present: Gaebler, Lindgren, Meyers

Oral Communications

None

The Council Adjourned to Closed Session at 3:46 p.m. for the following purpose:

1. Conference with Legal Counsel – Anticipated Litigation Significant Exposure to Litigation Government Code Section 54956.9 (b) (one case).

Present in Closed Session were all Council Members but Council Member Cooley; and Ted Gaebler, City Manager, Steve Meyers, City Attorney, and Adam Lindgren, Assistant City Attorney.

The Council reconvened into open session at 4:00 p.m.

Report from Closed Session

There was no reportable action from Closed Session.

Adjournment

The meeting adjourned at 4:00 p.m.

SPECIAL MEETING

Call to Order

The meeting was called to order at 4:16 p.m. by Mayor McGarvey.

Roll Call:

Present: Council Members Budge, Skoglund, Sander & Mayor McGarvey

Absent: Council Member Cooley

Staff Present: Gaebler, Hare, Carne, Junker, Lindgren, McMahon, Meyers, Snyder

Presentations

2. Recognition of Dick Margarita, Deputy District Attorney, for service as Community Prosecutor for Rancho Cordova

A proclamation was presented by Mayor McGarvey.

3. Recognition of Council Member Cooley's Birthday

Mayor McGarvey acknowledged Council Member Cooley's birthday on March 18.

ORAL COMMUNICATIONS

4. Public Comment

Pat Monahan congratulated Dick Margarita for his service as Deputy District Attorney. He also thanked the Council for the wonderful Air Show at Mather.

CONSENT CALENDAR ITEMS

ACTION: Motion by Budge second by Skoglund and carried by 4:0 roll call vote (Cooley absent), Council approved the Consent Calendar Items with a correction to the Minutes of Item #5 (b) to show the meeting called to order at 5:40 p.m. rather than 5:40 a.m.

5. **Subject:** Minutes of City Council Meetings
 - a. Special Meeting of November 15-16, 2005.
 - b. Special Meeting of November 29, 2005.
 - c. Regular Meeting of December 19, 2005.
 - d. Special Meeting of February 28, 2006.

Recommendation: Approve Minutes.

6. **Subject:** Central Sacramento County Groundwater Management Plan Conceptual Governance Structure
Recommendation: Conceptually approve the proposed governance structure of the Central Sacramento County Groundwater Management Plan.
Result of Recommended Action: Approval by the City Council will allow staff to move forward with development of a detailed governance structure. It is proposed that a joint powers agreement be formed to create an independent board of directors managing the objectives of the Central Sacramento County Groundwater Management Plan. Fiscal impact to the City would be roughly \$10,000 to \$15,000 per year to pay the City's share for ongoing data collection, analysis and reporting. The total cost would be paid collectively by all members of the board and is anticipated to be roughly \$300,000 per year.
Staff Responsible: Cyrus Abhar, Public Works
7. **Subject:** Contract Amendment #1, in the Amount of \$103,851.00, to Contract Between Beebe Corporation and the City of Rancho Cordova for the New City Hall Project, Site Work Trade.
Recommendation: Approve the contract amendment.
Result of Recommended Action:

ACTION ITEMS

8. **Subject:** Senate Bill (SB) 1776 Redefining the American River Parkway Plan to Include the City of Rancho Cordova.
Recommendation: Authorize the City Council Subcommittee for the American River Parkway Plan (Mayor McGarvey and Council Member Budge) to attend the March 21, 2006 meeting of the Sacramento County Board of Supervisors and request that the Board postpone taking a position on SB 1776 until Senator Cox has convened a meeting of the three affected jurisdictions (County of Sacramento, City of Sacramento, and City of Rancho Cordova).
Result of Recommended Action: The action will allow two members of the City Council who have been involved with the American River Parkway Plan to speak on behalf of the City, requesting that the County Board of Supervisors delay taking a position on SB 1776 until all three agencies impacted by the bill can discuss the issues and implications.
Staff Responsible: Stephanie Snyder, City Manager's Office

ACTION: Motion by Sander second by Skoglund and carried by 4:0 vote (Cooley absent), Council authorized the City Council subcommittee for the American River Parkway Plan (Mayor McGarvey & Council Member Budge) to attend the March 21, 2006 meeting of the Sacramento County Board of Supervisors and request that the Board postpone taking a position on SB 1776 until Senator Cox has convened a meeting of the three affected jurisdictions (County of Sacramento, City of Sacramento and City of Rancho Cordova).

9. **Subject:** Citywide Goals & Objectives
Recommendation: Approve the citywide goals and direct staff to develop action plans for objectives and incorporate objectives in current and future work through the annual budget process.
Result of Recommended Action: The action will approve 12 citywide goals developed over recent months of collaborative work between Council and staff for the purpose of guiding both existing and new projects with a sense of the City's priorities.
Staff Responsible: Stephanie Snyder, City Manager's Office

Discussed additions to the Goals and Objectives:

- Partnering with Cordova Community Council (Foster a Positive Image of Rancho Cordova)
- Work with a Lobbyist to solve transportation and mobility problems and needs within the region (Improve Transportation and Connectivity)
- Monitor what the Federal and State governments are doing that will affect the City's ability to provide accessibility to the latest technology (Ensure the Availability of the Best Public Services in the Region)
- Specific staff action for Neighborhood Watch (Ensure a Safe Community)
- Coordinate with POP Programs and Code Enforcement (Ensure a Safe Community)
- CRM staff action (Ensure a Safe Community)
- Produce regular report on 911 calls (Ensure a Safe Community)
- Determine City position on flood safety – condition of our levies as compared to surrounding area (Ensure a Safe Community)
- Comprehensive market survey of conditions in Rancho Cordova in relationship to surrounding areas (Improve the Quality of Housing in Rancho Cordova)
- Rehabilitation and rejuvenation of residential property (Improve the Quality of Housing in Rancho Cordova)
- Objective that relates to partnering with the Chamber of Commerce (Improve the Quality of Housing in Rancho Cordova)
- Add "And Recreation" following the word "Sports" in the sub-heading "Become a Regional Sports Center" (Drive Diverse Economic Opportunities)
- Identify and offer support to existing associations (Foster Responsible Citizenship)
- Teach people how to set up and manage an association (Foster Responsible Citizenship)

ACTION: Consensus to approve the Citywide Goals & Objectives with the additions and amendments to the staff actions and objectives as discussed this evening. Revised Goals and Objectives to come back at the Budget Workshop.

ADJOURN TO REGULAR MEETING

The special meeting was adjourned at 5:53 p.m.

REGULAR MEETING

Call to Order

Mayor McGarvey called the regular meeting to order at 6:15 p.m. and announced the cablecast playback schedule.

Present: Council Members Budge, Skoglund, Sander & Mayor McGarvey

Absent: Council Member Cooley

Staff Present: Gaebler, Hare, Abhar, Campbell, Haven, Junker, Lindgren, McMahon, Meyers, Snyder, Thomas

Pledge of Allegiance

The Pledge was led by City Clerk Lillian Hare.

Invocation

10. Pastor David McFarland of the New Life Center gave the invocation.

ORAL COMMUNICATIONS

11. Public Comment

The following individual(s) addressed the Council:

Roy Pritchard, no city listed, complained about the County's retirement plan. He said he wanted the local newspaper to run articles on City finances, including an interviewing with the City's Chief Financial Officer.

Tim Foley, Rancho Cordova, congratulated the City on the air show.

Annie Kile, Rancho Cordova Chamber, presented a picture to the Mayor to commemorate the airshow.

Floyd Fowler, Rancho Cordova, complained about the construction of a new two-story building in the business complex near Rockingham, which overlooks his backyard. He lives in the Dunsmore Development.

Council Member Sander said the City should notice the resident as well as the property owner on public notices.

Elke Guenter, Rancho Cordova, requested that the Council extend the General Plan review period. He said there was too much material to go through in a short time.

Walt Meyers, Rancho Cordova, said that potholes are becoming a problem again. He identified potholes on the following streets: Aramon, Coloma, Malaga, Zinfandel, Pinot, Cordova Lane, Chardonnay, Zibbiba, Byrd, and Lambrusca.

PUBLIC HEARING ITEMS

12. **Subject:** Ordinance Amending Rancho Cordova Municipal Code Chapter 10.24, "Parking Regulation," to Add Section 10.24.075, "Prohibition of Parking Commercial and Recreational Vehicles on Public Roadways".

Recommendation: Waive first reading and introduce Ordinance No. 12-2006.

Result of Recommended Action: Introducing the Ordinance is the first step to prohibiting the parking of specified vehicles, such as oversized vehicles, large recreational vehicles, semi-trucks and trailers, detached commercial trailers and similar vehicles, on public roads.

Staff Responsible: Cyrus Abhar, Public Works & Tom McMahon, Police Department

Mayor McGarvey opened the public hearing.

Public Speakers:

Matt Cummings, Rancho Cordova, spoke in support of the ordinance. He said that education is important in going forward with this change.

Tom Wentz, Rancho Cordova, said he supported the proposed ordinance.

Mayor McGarvey closed the public hearing.

ACTION: Motion by Budge second by Sander and carried by 4:0 vote (Cooley absent), Council waived first reading and introduced Ordinance No. 12-2006.

Mayor McGarvey reordered the agenda to take Regular Calendar Item 15 next.

REGULAR CALENDAR ITEM

15. **Subject:** Adoption of the Rancho Cordova Redevelopment Project Area

Recommendation: Adopt Agency Resolution No. 29-2006 approving the Preliminary Report on the Rancho Cordova Plan Adoption and authorizing transmittal of the Report to each affected taxing entity, ratifying the Draft Environmental Impact Report (DEIR) for the Rancho Cordova Redevelopment Plan and authorizing transmittal of the DEIR to each affected taxing entity, and approving the Draft Redevelopment Plan for the Rancho Cordova Redevelopment Project and referring the Draft Redevelopment Plan to the Planning Commission.

Result of Recommended Action: Adoption of these documents is a major step in the Redevelopment Plan adoption process which will enable the Agency to leverage and reinvest property tax increment generated in the proposed Project Area. Redevelopment will be powerful financing and implementation tool to help the City realize its exciting vision for the community, including the development of a vibrant downtown

Staff Responsible: Curt Haven, Economic Development/Redevelopment

AGENCY ACTION: Motion by Sander second by Budge and carried by 4:0 vote (Cooley absent), to adopt Agency Resolution No. 29-2006 approving the Preliminary Report on the Rancho Cordova Plan Adoption and authorizing transmittal of the Report to each affected taxing entity, ratifying the Draft Environmental Impact Report (DEIR) for the Rancho Cordova Redevelopment Plan and authorizing transmittal of the DEIR to each affected taxing entity, and approving the Draft Redevelopment Plan for the Rancho Cordova Redevelopment Project and referring the Draft Redevelopment Plan to the Planning Commission.

COUNCIL ACTION: Motion by Budge second by Skoglund and carried by 4:0 vote (Cooley absent), to adopt Council Resolution No. 30-2006.

AT THIS POINT in the meeting, Congressman Lundgren was seated on the dais.

PUBLIC HEARING ITEMS CONTINUED

13. **Subject:** The Montelena Project is seeking a General Plan/Specific Plan Amendment, a Rezone, a Development Agreement, and a Tentative Tract Map that would create 879 single family homes on approximately 252 acres. The Project also proposes nearly 30 acres of parks and public open space and approximately 55 acres of wetland preserve. The application includes a Special Development Permit to vary building setbacks and minimum lot sizes in the RD-10 Zone.

Recommendation: Adopt Resolution No. 25-2006 determining the Mitigated Negative Declaration was completed in accordance with the California Environmental Quality Act (CEQA) Guidelines and approving the General Plan Amendment; and waive first reading

and introduce Ordinance No. 09-2006, amending the Specific Plan and approving the Rezone of the Montelena project, within the SunRidge Specific Plan, according to the attached exhibits; and waive first reading and introduce Ordinance No. 10-2006, approving the Development Agreement; and, adopt Resolution No. 26-2006 approving the Montelena Tentative Subdivision Map, subject to the Conditions of Approval.

Result of Recommended Action: Approval of the project would allow the middle portion of the SunRidge Specific Plan to develop in a manner consistent with the City's Draft General Plan. The project will provide major road connections of Rancho Cordova Parkway (Jaeger Road) and Chrysanthy Blvd., and the project Development Agreement will assure funding for City services.

Staff Responsible: Bill Campbell, Planning

ACTION: Motion by Sander second by Skoglund and carried by 4:0 roll call vote (Cooley absent), Council adopted Resolution No. 25-2006 determining the Mitigated Negative Declaration was completed in accordance with the California Environmental Quality Act (CEQA) Guidelines and approving the General Plan Amendment; and waived first reading and introduced Ordinance No. 09-2006, amending the Specific Plan and approving the Rezone of the Montelena project, within the SunRidge Specific Plan, according to the exhibits; and waived first reading and introduced Ordinance No. 10-2006, approving the Development Agreement; and, adopted Resolution No. 26-2006 approving the Montelena Tentative Subdivision Map, subject to the Conditions of Approval as amended to include an additional pedestrian connection from the Intersection of Street AA & W to Chysanthy Blvd.

14. **Subject:** 5 Star Liquor-Project No. RC-06-221-Public Convenience and Necessity Hearing

Recommendation: Continue to April 17, 2006 at the request of the applicant.

Result of Recommended Action: Continuation will allow more time for the applicant to consult with legal counsel.

Staff Responsible: Anne Hersch, Planning

ACTION: Consensus to approve continuation to April 17.

CORRESPONDENCE

None

COUNCIL REPORTS

None

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Sander requested a discussion of street design standards.

Council Member Sander requested inclusion of weekend enforcement as a component to the Code Enforcement Program.

Council Members Skoglund and Sander requested a report on the process for approving a liquor license and a policy for approval.

Council Member Sander requested that recognition of the volunteers and the Chamber of Commerce for the Capitol Air Show be scheduled for Council meeting recognition.

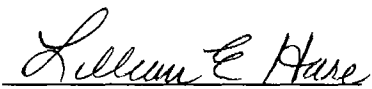
CITY MANAGER'S REPORT

None

ADJOURNMENT

The meeting was adjourned at 8:58 p.m.

Respectfully submitted


Lillian E. Hare, City Clerk