



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

**City Hall
David B. Roberts Council Chambers
2729 Prospect Park Drive, Rancho Cordova**

Monday, June 5, 2006

**4:00 P.M. – Closed Session
5:30 P.M. – Regular Meeting**

MINUTES

CLOSED SESSION

Council Met in Closed Session at 4:00 P.M. for the Following Purpose: (For the record, Vice Mayor Sander participated via teleconference from 41 Atlantic Lode Drive, Breckenridge, Colorado, for closed session only.)

1. Conference with Legal Counsel – Anticipated Litigation - Initiation of Litigation Government Code Section 54956.9 (c) (one potential case)

Present were: Council Members Budge, Cooley, Sander (via conference call from Colorado), Skoglund, and Mayor McGarvey

Staff Present: Assistant City Attorney Adam Lindgren, City Manager Ted Gaebler, Libby Silver of Meyers Nave, Public Information Officer Erin Treadwell and Chief Financial Officer Bill Thomas

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor McGarvey called the Regular Meeting to order at 5:53 p.m. and announced the cablecast playback schedule.

Roll Call:

Present: Council Members Budge, Cooley, Skoglund, and Mayor McGarvey

Absent: Vice Mayor Sander

Staff Present: Gaebler, Olea-Moger, Lindgren, Junker, Abhar, Haven, Thomas, Lehr

Pledge of Allegiance

Rancho Cordova Police Department Officer Waters presented the US Flag flown on patrol in Baghdad on election day and led the Pledge.

Invocation

2. Pastor Jim Boyd from Sun River Church gave the invocation.

Closed Session Report

3. Assistant City Attorney Adam Lindgren announced that as a result of a unanimous 5:0 vote with Vice Mayor Sander joining via telephone, Council authorized the City to commence litigation against Sacramento County, the Sacramento County Local Agency Formation Commission, Sacramento County Auditor, and the Executive Director of LAFCO regarding the amount of property tax received by the City.

Presentations

4. Introduction of New Employees were given as follows: Howard Williams, Supervising Building Inspector; Renee McQuade, Building Permit Technician; Anthony (Tony) Ingalls, Accounting Technician; Lisa Canfield, Administrative Assistant; Robin Borre, Management Analyst II; Robin Skipper, Animal Services Officer; Brian Haworth, Management Analyst II; Brenda Lehr, Deputy City Clerk, and Melissa Androlowicz, Records Coordinator/Deputy City Clerk.
5. PB&J Club of Cordova High \$1,600 Donation to City for Kilgore Cemetery Restoration.
6. Proclamation for Robert "Bob" Burns "Outstanding Lodge Secretary of the Year" California-Hawaii Elks Association was given by Council Member Budge.

ORAL COMMUNICATIONS

7. Public Comment

The following individuals addressed the Council:

- a) Maureen Nelson regarding the need for Allied Waste Service to provide more pick-ups per year to help keep the piles of trash off the streets.
- b) Jerry Mayberry from Allied Waste Service regarding concerns and possible solutions to the program.
- c) Conrade Mayer regarding concerns about Allied Waste Service program.
- d) Roland Tanner, Golden State Water Company, regarding his support of Item #9, on the Consent Calendar.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by Skoglund and unanimously carried by 4:0 roll call vote (Sander absent), the Consent Calendar was approved.

8. **Subject:** Minutes of City Council Meetings:
 - a. Special Meeting of April 23, 2006
 - b. Special Meeting of April 27, 2006

Recommendation: Adopt Minutes.

9. **Subject:** Resolution of Intention to Grant Water Franchises to the Golden State and California American Water Companies.
Recommendation: Adopt Resolution No. 80-2006.
Result of Recommended Action: Passage of this resolution will announce the intention of the City to grant water franchises to the Golden State and California American Water Companies for the purposes of operating and maintaining water pipelines within the City's rights-of-way. The resolution will also set a public hearing date for consideration of the franchises.
Staff Report: Cyrus Abhar, Public Works Department; Joseph Chapman, City Attorney's Office
10. **Subject:** A Resolution Creating Special Tax Area Zone 27 and an Ordinance Establishing a Special Tax for Police Protection Services for the Arista Del Sol Subdivision, Owned by Arista Del Sol, LP; Project No. RC-04-077.
Recommendation: Adopt Resolution No. 87-2006 and waive the first reading and introduce Ordinance No. 30-2006 establishing a Special Tax for Police Protection Services.
(Roll Call Vote)
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Arista Del Sol Subdivision.
Staff Report: Adam Lindgren, City Attorney's Office
11. **Subject:** A Resolution Creating Special Tax Area Zone 28 and an Ordinance Establishing a Special Tax for Police Protection Services for the Douglas 98 Subdivision, Owned by Douglas Road 98, LP; Project No. RC-03-025.
Recommendation: Adopt Resolution No. 89-2006 and waive the first reading and introduce Ordinance No. 32-2006 establishing a Special Tax for Police Protection Services.
(Roll Call Vote)
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Douglas 98 Subdivision.
Staff Report: Adam Lindgren, City Attorney's Office
12. **Subject:** A Resolution Creating Special Tax Area Zone 29 and an Ordinance Establishing a Special Tax for Police Protection Services for the Douglas 103 Subdivision, Owned by Douglas Grantline 103, LLC; Project No. 05-134.
Recommendation: Adopt Resolution No. 90-2006 and waive the first reading and introduce Ordinance No. 33-2006 establishing a Special Tax for Police Protection Services.
(Roll Call Vote)
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Douglas 103 Subdivision.
Staff Report: Adam Lindgren, City Attorney's Office
13. **Subject:** A Resolution Creating Special Tax Area Zone 30 and an Ordinance Establishing a Special Tax for Police Protection Services for the Montelena Subdivision, Owned by CP Sunridge, LLC; Project No. RC-04-132.

Recommendation: Adopt Resolution No. 81-2006 and waive the first reading and introduce Ordinance No. 24-2006 establishing a Special Tax for Police Protection Services.
(Roll Call Vote)

Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Montelena Subdivision.

Staff Report: Adam Lindgren, City Attorney's Office

14. **Subject:** A Resolution Creating Special Tax Area Zone 31 and an Ordinance Establishing a Special Tax for Police Protection Services for the Anatolia IV Subdivision, Owned by Sunridge – Anatolia, LLC; Project No. RC-03-023.

Recommendation: Adopt Resolution No. 86-2006 and waive the first reading and introduce Ordinance No. 29-2006 establishing a Special Tax for Police Protection Services.
(Roll Call Vote)

Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Anatolia IV Subdivision.

Staff Report: Adam Lindgren, City Attorney's Office

15. **Subject:** A Resolution Creating Special Tax Area Zone 32 and an Ordinance Establishing a Special Tax for Police Protection Services for the Cresleigh Sunridge Subdivision, Owned by Cresleigh Homes, Inc.; Project No. RC-03-027.

Recommendation: Adopt Resolution No. 88-2006 and waive the first reading and introduce Ordinance No. 31-2006 establishing a Special Tax for Police Protection Services.
(Roll Call Vote)

Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Cresleigh Sunridge Subdivision.

Staff Report: Adam Lindgren, City Attorney's Office

16. **Subject:** A Resolution Creating Special Tax Area Zone 33 and an Ordinance Establishing a Special Tax for Police Protection Services for the Sunridge Park – Phase II Subdivision, Villages 2B, 5C and 5D, Owned by Sunridge Park, LP; Project No. RC-04-096.

Recommendation: Adopt Resolution No. 84-2006 and waive the first reading and introduce Ordinance No. 27-2006 establishing a Special Tax for Police Protection Services.
(Roll Call Vote)

Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Sunridge Park - Phase II Subdivision, Villages 2B, 5C and 5D.

Staff Report: Adam Lindgren, City Attorney's Office

17. **Subject:** A Resolution Creating Special Tax Area Zone 34 and an Ordinance Establishing a Special Tax for Police Protection Services for the Sunridge Park – Phase II Subdivision, Villages 1B, 4C, 4D, 8C and 11B, Owned by Pleasant Valley Investments, LC; Project No. RC-04-096.

Recommendation: Adopt Resolution No. 83-2006 and waive the first reading and introduce Ordinance No. 26-2006 establishing a Special Tax for Police Protection Services.
(Roll Call Vote)

Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Sunridge Park – Phase II Subdivision, Villages 1B, 4C, 4D, 8C and 11B.

Staff Report: Adam Lindgren, City Attorney's Office

18. **Subject:** A Resolution Creating Special Tax Area Zone 35 and an Ordinance Establishing a Special Tax for Police Protection Services for the Sunridge Park – Phase II Subdivision, Villages 9B and 10B, Owned by Beazer Homes Holding Corp.; Project No. RC-04-096.

Recommendation: Adopt Resolution No. 85-2006 and waive the first reading and introduce Ordinance No. 28-2006 establishing a Special Tax for Police Protection Services.

(Roll Call Vote)

Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Sunridge Park – Phase II Subdivision, Villages 9B and 10B.

Staff Report: Adam Lindgren, City Attorney's Office

19. **Subject:** A Resolution Creating Special Tax Area Zone 36 and an Ordinance Establishing a Special Tax for Police Protection Services for the Sunridge Park – Phase II Subdivision, Lots D, E, F, G and 11, Owned by Sunridge Park, LLC; Project No. RC-04-096.

Recommendation: Adopt Resolution No. 82-2006 and waive the first reading and introduce Ordinance No. 25-2006 establishing a Special Tax for Police Protection Services.

(Roll Call Vote)

Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing City law enforcement services by creating a special tax area zone and establishing a special tax for police protection services for the Sunridge Park – Phase II Subdivision, Lots D, E, F, G and 11.

Staff Report: Adam Lindgren, City Attorney's Office

20. **Subject:** Resolution to Transfer Delinquent Refuse Service Charges to Tax Bills

Recommendation: Adopt Resolution No. 79-2006 and set a public hearing for July 17, 2006.

Result of Recommended Action: Delinquent refuse service charges will be collected on the tax roll. As of May 1, 2006, the total number of potential accounts identified to transfer delinquent charges to the property taxes is 802 for a total amount of \$111,737.47.

Staff Report: Cyrus Abhar, Public Works Department

21. **Subject:** Resolution Approving Subdivision No. RC-03-001.02A Final Map of Sunridge Park Village No. 2A and Execute Subdivision Improvement Agreement

Recommendation: Adopt Resolution No. 61-2006 approving the subdivision titled "Final Map Sunridge Park Village No. 2A", consisting of 42 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with Sunridge Park Limited Partnership, a California Limited partnership and the recording of the final subdivision map creating 42 new residentially zoned lots.

Staff Report: Cyrus Abhar and Marilyn Phelps, Public Works Department

22. **Subject:** Resolution Approving Subdivision No. RC-03-001.05A Final Map of Sunridge Park Village No. 5A and Execute Subdivision Improvement Agreement.

Recommendation: Adopt Resolution No. 62-2006 approving the subdivision title "Final Map Sunridge Park Village No. 5A", consisting of 56 proposed lots, located on the south side of Douglas Road approximately 1,320 feet east of Jaeger Road.

Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public road and utilities with Sunridge Park Limited Partnership, a California Limited partnership and the recording of the final subdivision map creating 56 new residentially zoned lots.

Staff Report: Cyrus Abhar and Marilyn Phelps, Public Works Department

CONSENT PUBLIC HEARING ITEMS

Mayor McGarvey opened the Consent Public Hearing for Items #23-25. There were no speakers. Mayor McGarvey closed the Consent Public Hearing.

ACTION: Motion by Budge second by Cooley and unanimously carried by 4:0 roll call vote (Sander absent), Council approved the Consent Public Hearing items, with exception of Item #25, which was pulled for separate discussion.

23. **Subject:** Grantline 208 RC-04-064 – A Development Agreement for a 724-Unit Residential Development Located within the Sunridge Specific Plan.

Recommendation: Waive the first reading and introduce Ordinance No. 34-2006 approving a Development Agreement between the City of Rancho Cordova and Pulte Homes Corporation for the Grantline 208 development project. **(Roll Call Vote)**

Result of Recommended Action: The Development Agreement will allow the project to final the map. The project will be supporting the City by providing a special tax for police services, funds to improve parks and streets within the community, and advance funding for the construction of the major roads.

Staff Report: William Campbell, Planning Department

24. **Subject:** Sunridge Park - Phase II RC-06-226 Rezone.

Recommendation: Waive the first reading and introduce Ordinance No. 35-2006 approving the rezone for the Sunridge Park - Phase II development project. **(Roll Call Vote)**

Result of Recommended Action: The rezone will enable the completion of the project and allow the developer to dedicate the needed park area to support this portion of the project. The dedicated park area increases in this portion of the Specific Plan, to make up for some of the park short fall in the early stages of the Specific Plan. It will also allow the utility companies to place their systems in the southern portion of the project area that will allow future projects to move forward as well.

Staff Report: William Campbell, Planning Department

The following item was pulled for individual consideration:

25. **Subject:** Capital Village RC-04-123 Special Planning Area Amendment.

Recommendation: Determine the Mitigated Negative Declaration prepared for the project is adequate and consistent with the requirements of the California Environmental Quality Act (CEQA) Guidelines and waive the first reading and introduce Ordinance No. 36-2006 approving amendments to the Capital Village, Special Planning Area. **(Roll Call Vote)**

Result of Recommended Action: The amendments to the Capital Village Special Planning Area relate to the residential portion of the property. The amendments will allow minor intrusions of buildings of less than one foot into side and rear yard setbacks when a lot is irregular in shape. The amendments would also identify the location for trash and

recycle bin storage, require screening of the bin storage area, and identify the location for placement of the bins on trash day.

Staff Report: Jeffrey Beiswenger, Planning Department

ACTION: Motion by Cooley second by Skoglund and unanimously carried by 4:0 roll call vote (Sander absent), Council approved the amendments to the residential portion of the Capital Village Special Planning Area.

PUBLIC HEARING ITEMS

26. **Subject:** San Joaquin Valley College, RC-05-208 – Appeal of Planning Commission Denial of Conditional Use Permit. **(Continued from the May 15, 2006 Regular City Council Meeting)**

Recommendation: Continue this item to the June 19, 2006 Regular City Council meeting to allow the applicant and staff more time to research site planning, opportunities for building mounted signage, and sign code interpretation.

Result of Recommended Action: This item will be continued to the next City Council meeting.

Staff Report: Jeffrey Beiswenger, Planning Department

Mayor McGarvey opened the public hearing for Item #26. There were no speakers. Mayor McGarvey closed the public hearing.

ACTION: Motion by Cooley second by Budge and carried by a 4:0 vote (Sander absent), Council continued the San Joaquin Valley College, RC-05-208 - Appeal of Planning Commission Denial of Conditional Use Permit to the June 19, 2006 City Council Meeting.

27. **Subject:** FY 2006-07 Preliminary Budget.

Recommendation: Direct staff to process changes discussed during the public hearing, if any, and return with a FY 2006-07 Adopted Budget for final deliberation at the June 19, 2006 Regular City Council Meeting.

Result of Recommended Action: The public hearing will provide final input on the budget to be adopted on June 19, 2006 and used for guiding finances and City operations through the next fiscal year.

Staff Report: Bill Thomas, Finance Department

Mayor McGarvey opened the public hearing for Item #27. The following individuals addressed the Council:

- Rebecca Sloan suggests Council take an opportunity to partner with non-profits under Community Council.
- Conrad Mayer supports the staff recommendations within the budget.

Mayor McGarvey closed the public hearing.

ACTION: Pubic hearing item only. No action taken.

AT THIS POINT Council took a brief recess. The Council reconvened.

REGULAR CALENDAR ITEMS

The Mayor re-ordered the agenda to take Item #29 next.

29. **Subject:** City of Rancho Cordova Community Redevelopment Agency Approval of the Report to Council on the Proposed Redevelopment Plan for the Rancho Cordova Redevelopment Project Area and Transmittal of the Plan, the Report and the Final EIR on the Plan to the City Council.

Recommendation: Adopt Agency Resolution No. 91-2006 approving the Report to City Council on the proposed Redevelopment Plan for the Rancho Cordova Redevelopment Project Area (Redevelopment Plan) and transmitting the Redevelopment Plan, the Report to Council and the Final EIR on the Redevelopment Plan to the City Council. Adopt Resolution No. 92-2006 accepting the Report to Council on the proposed Redevelopment Plan for the Rancho Cordova Redevelopment Project Area and related documents.

Result of Recommended Action: This action is another step that will enable the Redevelopment Agency to complete the Project Area process.

Staff Report: Curt Haven, Community Redevelopment Agency

ACTION: Motion by Budge second by Skoglund and carried by a 4:0 vote (Sander absent), Council adopted Agency Resolution No. 91-2006 and Council Resolution No. 92-2006.

28. **Subject:** Sacramento County Amendments to the County General Plan, the Mather Specific Plan and the Mather Special Planning Area.

Recommendation: Consider a presentation by the staff of Sacramento County regarding the County's plans for South Mather. Provide comments and recommendations to County staff as determined appropriate. City of Rancho Cordova staff will identify general issues associated with the County's plans that might conflict with the City's planning efforts.

Result of Recommended Action: County staff will consider the Council's comments and recommendations and determine whether any revisions to the County's planning efforts are warranted.

Staff Report: Paul Lake, Sacramento County; Paul Junker, Planning Department

The following individuals addressed the Council:

- Mike Dobson, Sac Metro Fire supports the amendments.

ACTION: Discussion item only. No action was taken.

30. **Subject:** Authorization to Execute Contracts for Construction Management and Plan Review Services.

Recommendation: Authorize the City Manager to execute four contracts for construction management services totaling \$2.4 million, and three contracts for plan review services totaling \$1.2 million. The total contract amount would be \$3.6 million for two-year terms. The proposed contracts would be with engineering consultants and County of Sacramento Construction Management Division to replace existing contracts between the City of Rancho Cordova and County of Sacramento.

Result of Recommended Action: Approval would authorize the City Manager to execute seven contracts totaling \$3.6 million over the course of the next several months. Over 90% of the total amount associated with development and costs would be largely recoverable from direct billing. The remaining \$1.2 million would be utilized for construction

management of publicly funded projects and would be paid primarily through federal, state and local funds.

Staff Report: Cyrus Abhar, Public Works Department

ACTION: Motion by Cooley second by Budge and carried by a 4:0 vote (Sander absent), Council approved the authorization of the City Manager to execute seven contracts totaling \$3.6 million over the course of the next several months.

31. **Subject:** Transit Master Plan Approval – The Project Planning Team has Integrated Comments from the April 3, 2006 Council Workshop which Included Participation by Regional Stakeholders and Property Owners, and is Now Presenting the Report Document for Approval.

Recommendation: Staff recommends Council approve the Transit Master Plan as a supplement to the Circulation Element of the Rancho Cordova General Plan. The approval will be contingent upon the integration of the final comments from the Council and other participants.

Result of Recommended Action: Obtain approval of the Transit Master Plan with the intent of moving forward to implementation planning efforts. These efforts will focus on expansion of City and neighborhood services, coordination with Regional Transit in connecting with regional services and the development of new regional and city services.

Staff Report: Cyrus Abhar, Public Works Department

ACTION: Motion by Budge second by Cooley and carried by a 4:0 vote (Sander absent), Council approved the Transit Master Plan.

CORRESPONDENCE

Council Members reported on recent correspondence.

COUNCIL REPORTS

Council Members reported on various meetings and activities since the last meeting.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council requested the Allied Waste Service program be placed on the July 5, 2006 Regular City Council Meeting.

Council Member Cooley would like the Council to consider placing large bins or dumpsters in neighborhoods for citizens to fill with garbage for dumping.

CITY MANAGER'S REPORT

City Manager, Ted Gaebler reported on National Innovations Conference.

ADJOURNMENT

The meeting adjourned at 9:52 p.m.



Brenda Lehr, Deputy City Clerk