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, August 7, 2006

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

MINUTES

CLOSED SESSION

Council Met in Closed Session for the Following Purpose:

A. Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9 (a) – City of Rancho Cordova vs. County of Sacramento

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

Staff Present: Steve Meyers, City Attorney; Adam Lindgren, Assistant City Attorney; Ted Gaebler, City Manager; Erin Treadwell, Public Information Officer; Lillian Hare, City Clerk/Human Resources Director

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor McGarvey called the regular meeting to order at 5:45 p.m. and announced the cablecast playback schedule.

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

Staff Present: Gaebler, Lindgren, Hare, Lehr, Thomas, Junker, Abhar, Campbell

Pledge of Allegiance

Bill Thomas led the Pledge.

Invocation

1. Pastor Steve Curran, Mayhew Community Baptist Church, gave the invocation.

Closed Session Report

Assistant City Attorney Adam Lindgren advised there was no reportable action as a result of Closed Session discussion.

Presentation(s)

2. Introduction of new City Employees: Anna Olea-Moger, City Clerk, City Clerk's Department; Michael Manasco, Assistant Civil Engineer and Marilyn Phelps, Assistant Land Surveyor, Public Works Department; Marilyn Natividad, Sr. Accountant and Kristin Larsen, Financial Services Manager, Finance Department; Marc Pelote, Residential Building Inspector, Building Department; and Diana Renteria, Human Resources Technician, Human Resources Department.
3. Presentation Commemorating 50th Anniversary of Sister Cities International was given by Stephanie Synder and Betsy Carlson.
4. Recognition of Mayor McGarvey's Birthday by City Manager Ted Gaebler.

ORAL COMMUNICATIONS

5. **Public Comment**

The following individuals addressed the Council:

- Trisha Stanionis reported on Family Day/Family Meal Campaign.
- Conrad Mayer reported on 4th of July event.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by Sander and carried by a 4:0 roll call vote (Cooley absent), the Consent Calendar was approved except Items #13 and #17, which were pulled for separate discussion.

6. **Subject:** Minutes of City Council Meetings:
   a. Regular Meeting of February 21, 2006
   b. Regular Meeting of March 6, 2006
   c. Regular and Special Meeting of March 20, 2006
   d. Special Meeting of April 25, 2006
   e. Special Meeting of July 10, 2006

   Recommendation: Adopt Minutes.

7. **Subject:** The Preserve - Special Planning Area Rezone, Tentative Subdivision Map and Development Agreement; RC-03-052.
   Recommendation: That Council:
   (a) Waive second readings and introduce Ordinance No. 40-2006 approving the Special Planning Area Rezone and Ordinance No. 41-2006 accepting the terms of the draft Development Agreement **(Roll Call Vote)**
   (b) Adopt Resolution No. 108-2006 approving the Tentative Subdivision Map.
   Result of Recommended Action: Approval will allow the orderly development of a key parcel within the Sunridge area. This project will allow the extension of two major streets from the Anatolia's to connect Sunrise Blvd. to Grantline Road and Douglas Road to Kiefer Road. One of the major General Plan Land Use components will be implemented by this project that will provide a "Town Center" commercial node to support the new residential development.
   Staff Report: William Campbell, Planning Department
   Advances Goals: 1, 2, 6 and 7

8. **Subject:** Mather Field Road – Highway 50 Interchange Landscaping Project Award of Contract.
   Recommendation: Adopt Resolution No. 149-2006 and Resolution No. 152-2006.
   Result of Recommended Action: Award the Mather Field Road–Highway 50 Interchange Landscaping Project to the lowest responsive bidder, Watkin & Bortolussi, Inc., in the amount of $1,860,479.40. Watkin & Bortolussi, Inc. will furnish all labor, materials, and equipment for the landscaping and irrigation, removing/replacing curb, gutter, gore pavement, installing contrasting pavement, and asphalt repair in the Mather Field Road – Highway 50 Interchange. Construction will begin in September 2006 upon City Council approval and will be completed in the Spring of 2007.
   Staff Report: Cyrus Abhar and Kathy Garcia, Public Works Department
   Advances Goal: 1

9. **Subject:** Resolution Declaring the Result of Mail Ballot Election Regarding the Special Tax for Police Services for Special Police Tax Area Zone 2A (Sundance Subdivision); RC-04-122.
   Recommendation: Adopt Resolution No. 155-2006.
   Result of Recommended Action: Adoption of this resolution will declare the result of the police tax election concerning Special Police Tax Zone 2A, which will assist the City to meet the costs of providing City law enforcement services by establishing a special tax for police protection services for the Sundance Subdivision.
   Staff Report: Adam Lindgren, City Attorney's Office
   Advances Goals: 5 and 10

10. **Subject:** Resolution Declaring the Result of Mail Ballot Election Regarding the Special Tax for Police Services for Special Police Tax Area Zone 37 (Grantline 208 Subdivision); RC-04-064.
    Recommendation: Adopt Resolution No. 156-2006.
    Result of Recommended Action: Adoption of this resolution will declare the result of the police tax election concerning Special Police Tax Zone 37, which will assist the City to meet the costs of providing City law enforcement services by establishing a special tax for police protection services for the Grantline 208 Subdivision.
    Staff Report: Adam Lindgren, City Attorney's Office
    Advances Goals: 5 and 10

11. **Subject:** Resolution Approving Subdivision No. RC-05-157 Final Map of Anthology at Anatolia and Execute Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 126-2006.
Result of Recommended Action: Approval will result in the city entering into a Subdivision Improvement Agreement guaranteeing the construction of public roads and utilities with CH (Anatolia I), L.P., a California Limited Partnership and the recording of the final subdivision map creating 118 new residentially zoned lots, located on the south side of Douglas Road approximately 894 feet east of Sunrise Boulevard.
Staff Report: Cyrus Abhar and Marilyn Phelps, Public Works Department.
Advances Goals: 3 and 6

12. **Subject:** A Resolution Accepting Two Easements for Right of Way and One Easement for Light and Air, from Buzz Oates Development, L.P., which were previously granted to the County of Sacramento.
Recommendation: Adopt Resolution No. 147-2006.
Result of Recommended Action: Adoption of this resolution will result in the City's acceptance of three easements that were granted to the County of Sacramento pursuant to County conditions attached to an application for a parcel to be certified as lawful. Since the time these conditions were imposed, the City of Rancho Cordova has incorporated resulting in the proper grantee for the three easements to be the City and not the County.
Staff Report: Cyrus Abhar, Public Works Department and Adam Lindgren, City Attorney's Office
Advances Goals: 2 and 7

14. **Subject:** Resolution Approving and Executing the Granting of an Easement for Water Pipeline to Sacramento County Water Agency Through a Drainage Channel Owned in Fee by the City of Rancho Cordova.
Recommendation: Adopt Resolution No. 142-2006.
Result of Recommended Action: Approval of this recommended action will result in the City granting an easement for a water pipeline to the Sacramento County Water Agency through property owned in fee by the City to provide water service to the proposed Anatolia Fire Station.
Staff Report: Cyrus Abhar and Marilyn Phelps, Public Works Department
Advances Goals: 3 and 6

15. **Subject:** Resolution Approving Subdivision No. RC-04-123.2 Final Map of Capital Village Phase II, Consisting of 187 Proposed Lots, Located Between International Drive and Disc Drive at Prospect Park Drive and Execute Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 143-2006.
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 Beazer Homes Holdings Corp., a Delaware Corporation and the recording of the final subdivision map creating 187 new residentially zoned lots.
Staff Report: Cyrus Abhar and Marilyn Phelps, Public Works Department
Advances Goals: 3 and 6

16. **Subject:** Resolution Approving Subdivision No. RC-03-003.02 Final map of Anatolia III, Village 23, Consisting of 116 Proposed Lots, Located at the Northwest Corner of Jaeger Road and Kiefer Road and Execute Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 144-2006.
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 Lennar Renaissance, Inc., a California Corporation and the recording of the final subdivision map creating 116 new residentially zoned lots.
Staff Report: Cyrus Abhar and Marilyn Phelps, Public Works Department
Advances Goals: 3 and 6

18. **Subject:** Approve Amendment to California Public Employees' Retirement System Contract.
Recommendation: That Council:
(a) Adopt Resolution No. 151-2006.
(b) Waive first reading introduce Ordinance No. 49-2006. **(Roll Call Vote)**
Result of Recommended Action: The City will have the ability to provide 2 years of additional retirement service credit to employees whose positions are eliminated due to a reduction and re-structuring of positions within their department(s).
Staff Report: Lillian Hare, City Clerk's Department
Advances Goal: 11

19. **Subject:** Resolution Authorizing Application to the State Department of Industrial Relations for Certificate of Consent to Self-Insure Workers' Compensation Liabilities.
Recommendation: Adopt Resolution No. 153-2006.
Result of Recommended Action: Action will allow the City Manager authorization to make application to the State of California Industrial Relations Department for a certificate of consent to self-insure workers' compensation liabilities.
Staff Report: Bill Thomas, Finance Department
Advances Goals: 3 and 10

The following items were pulled for discussion:

13. **Subject:** Designation of Voting Delegate and Alternate for 2006 League Annual Conference – September 6-9, San Diego.
Recommendation: Adopt Resolution No. 114-2006, designating a Voting Delegate and an Alternate for the 2006 League Annual Conference.
Result of Recommended Action: The Voting Delegate and/or Alternate will be able to represent the City by Voting at the Annual Business Meeting of the League of California Cities.
Staff Report: Lillian Hare, City Clerk's Department
Advances Goal: 12

ACTION: Motion by Sander second by Budge and carried by 4:0 vote (Cooley absent), Council adopted Resolution No. 114-2006 (Council Member Sander asked that the "s" be removed from his name on the resolution) approving the designation of Voting Delegate and Alternate for 2006 League Annual Conference – September 6-9, San Diego.

17. **Subject:** Resolution in Support of Proposition 86 – The Tobacco Tax of 2006.
Recommendation: Adopt Resolution No. 148-2006.
Result of Recommended Action: Adoption of the resolution supports the Coalition for a Healthy California's initiative intended to reduce smoking, especially among children, and fund critical health care priorities such as disease prevention, medical research, children's health insurance, and emergency room care.
Staff Report: Anna Olea-Moger, City Clerk's Department
Advances Goals: 3, 8, and 12

ACTION: Motion by Budge second by Skoglund and carried by 4:0 vote (Cooley absent), Council continued this item to a future meeting.

CONSENT PUBLIC HEARING ITEMS – ROLL CALL VOTE

Mayor McGarvey opened the Consent Public Hearing for items #20-22. There were no speakers. Mayor McGarvey closed the Consent Public Hearing.

ACTION: Motion by Budge second by Skoglund and carried by a 4:0 roll call vote (Cooley absent), Council approved the Consent Public Hearing items.

20. **Subject:** Ellenwood Condominiums RC-05-148 Development Agreement.
Recommendation: Waive first reading and introduce Ordinance No. 48-2006 approving the Development Agreement for the Ellenwood Condominiums. **(Roll Call Vote)**
Result of Recommended Action: The Development Agreement will allow the project to record the final map and obtain the Department of Real Estate clearance for condominiums. The project will be supporting the City by providing a special tax for police services and providing funds to Cordova Recreation and Parks District to improve existing parks within the community.
Staff Report: William Campbell, Planning Department
Advances Goals: 6 and 10

21. **Subject:** Bramano Hotel RC-06-237 Design Review.
Recommendation: That Council determine the project is Categorically Exempt under Section 15301, Existing Facilities of the California Environmental Quality Act (CEQA) Guidelines, and adopt Resolution No. 145-2006.
Result of Recommended Action: Approval will allow the applicant to make exterior improvements to the Bramano Hotel. This includes new paint, upgraded spa facilities, a stamped concrete driveway, canopy entryway, and new landscaping.
Staff Report: Anne Hersch, Planning Department
Advances Goal: 1

22. **Subject:** Elections on the Proposition of Amending the Rate and Method of Apportionment and Authorized Facility and Resources for CFD's 2004-1 and 2005-1.
Recommendation: Continue the public hearing and elections to September 5, 2006 at the request of the developer.
Result of Recommended Action: No action to be taken on August 7.
Staff Report: Bill Thomas, Finance Department
Advances Goals: 5, 7 and 10

REGULAR CALENDAR ITEMS

23. **Subject:** 2006 Rancho Cordova Pavement Rehabilitation Project Award of Contract.
Recommendation: Adopt Resolution No. 150-2006.
Result of Recommended Action: Award 2006 Rancho Cordova Pavement Rehabilitation Project to the lowest responsive bidder, Granite Construction, Inc., in the amount of $2,998,998.00. Granite Construction, Inc. will furnish all labor, materials, and equipment for the placement of rubberized asphalt concrete pavement overlay, for the removal and replacement of curb, gutter and sidewalk improvements, for the installation of sidewalk ramps, storm drainage inlets, storm drain pipes and thermoplastic pavement striping and marking and for asphalt pavement removal and reconstruction within the limits of work. Construction will begin in the Spring of 2007.

Staff Report: Cyrus Abhar and Kathy Garcia, Public Works Department
Advances Goals: 1 & 2

Council Member Sander recused himself because of possible conflict of interest due to roads being close to his home.

ACTION: Motion by Budge second by Skoglund and carried by 3:0 vote (Cooley absent, Sander abstaining), Council adopted Resolution No. 150-2006.

24. **Subject:** Creation of the Sacramento Central Groundwater Authority and Appointment of City Representatives.
Recommendation: Adopt Resolution No. 146-2006.
Result of Recommended Action: Adoption would authorize creation of the Sacramento Central Groundwater Authority (SCGA) through execution of a joint powers agreement (JPA). In addition, adoption will authorize appointment of City and Golden State Water Company representatives to the SCGA governing board. Signatories to the JPA would consist of the Cities of Rancho Cordova, Elk Grove, Folsom, Sacramento and the County of Sacramento. Fiscal impact to the City of Rancho Cordova would be $10,000 per year to pay the City's share of ongoing data collection, analysis and reporting. The total cost would be paid collectively by all members of the board and is estimated to be $278,000 per year.
Staff Report: Cyrus Abhar and Albert Stricker, Public Works Department
Advances Goals: 1, 3, 5, 7, 9 and 12

ACTION: Motion by Sander second by Budge and carried by 4:0 vote (Cooley absent), Council adopted Resolution No. 146-2006 approving the creation of the Sacramento Central Groundwater Authority and appointment of Cyrus Abhar as Member and Albert Sticker as Alternate.

The following item was added as an Urgency Item:

ACTION: Motion by Sander second by Budge and carried by 4:0 vote (Cooley absent), Council added Item 25 (listed below to the agenda). For the record, the need for immediate action came to the attention of the City after the posting of the agenda. The need to take immediate action is the possible critical delay and expense of the Rio del Oro project, resulting in the developer requesting separation of components of the environmental documents.

25. **Subject:** Authorize the City Manager to Sign a Memorandum of Agreement between the City and the Department of the Army, to Expedite the Evaluation of Permits under the Army's Jurisdiction.

ACTION: Motion by Sander second by Budge and carried by 4:0 (Cooley absent), Council approved Resolution No. 154-2006 authorizing the City Manager to sign a memorandum of agreement between the City and the Department of the Army to expedite the evaluation of permits under the Army's jurisdiction.

The following item was added as an Urgency Item:

ACTION: Motion by Budge second by Sander and carried by 4:0 vote (Cooley absent), Council added Item 26 (listed below to the agenda). For the record, the need for immediate action came to the attention of the City after the posting of the agenda. The need to take immediate action is the possible action by the Board of Supervisors at their

Board meeting tomorrow on banning alcohol on the American River Parkway, which may impact Hagan Park.

26. **Subject:** Authorize a Letter from the City to the Board of Supervisors regarding the City's Desire to Support the Alcohol Ban on the American River Parkway with the Exception that Property "Owned, Operated or Managed" by the Cordova Recreation and Parks District be Excluded.

ACTION: Motion by Budge second by Sander and carried by 4:0 vote (Cooley absent), Council authorized a letter be drafted and sent by the City Attorney to the Board of Supervisors regarding the City's desire to support the alcohol ban on the American River Parkway with the provision that property "owned, operated or managed" by the Cordova Recreation and Parks District be excluded from the ban.

CORRESPONDENCE

Council Member Sander reported on that Regional Transit was able to wave the horn rule at Lightrail crossings.

Council Member Budge requested the City Attorney's Office look at County Sexual Offender Tax Force draft comments on behalf of the City.

COUNCIL REPORTS

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

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Skoglund would like staff to investigate the possible illegal advertising on Laurelhurst Drive near the 10th of an acre that abuts the freeway.

CITY MANAGER'S REPORT

City Manager reported on scheduled ride-around in the Anatolia area, interviews with candidates for Police Chief, Asst. City Manager, and Administration Services Director.

ADJOURNMENT

Mayor McGarvey adjourned the meeting at 7:21 p.m.

Brenda Lehr, Deputy City Clerk