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

Tuesday, September 5, 2006
5:30 P.M. – Regular Meeting

MINUTES

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor McGarvey called the regular meeting to order at 5:43 p.m. and announced the cablecast playback schedule.

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

Staff Present: Gaebler, Meyers, Olea-Moger, Lehr, Junker, Beiswenger, Hersch, Abhar, M. Thomas, Stricker, Garcia, Chapman and Treadwell.

Pledge of Allegiance

Susan Patterson led the Pledge.

Invocation

1. Reverend Jim Boyd, Sun River Church, gave the invocation.

Presentations

AT THIS POINT the Mayor added introductions of new employees:

1a. Introduction of new employees: Chief of Police, Reuben Meeks, Rancho Cordova Police Department; Alison Thornberry, Assistant Planner, Planning Department.

2. Presentation from SMUD Board Member, Susan Patterson, and Yolo County Supervisor, Mariko Yamada, on Yolo County Service Proposal.

ACTION: Motion by Cooley second by Budge and unanimously carried, Council directed staff to prepare a resolution for adoption in support of Measure L on September 18th regular meeting agenda.

3. Presentation from Children Now's Director, Andrea Margolis, on Proposition 86 – The Tobacco Tax of 2006.

   The following individual addressed the council:

   - Rex Albright undecided position, but hopes opposing side of measure can speak at September 18th meeting.

ACTION: Motion by McGarvey second by Cooley to support the Proposition failed, due to lack of majority vote. (Ayes: McGarvey, Cooley, Noes: Sander, Skoglund, Abstention: Budge).

4. Proclamation for International Literacy Month 2006.

ORAL COMMUNICATIONS

4a. **Public Comment**

The following individuals addressed the Council:

- Ernest Vance to recognize Council Member Skoglund's presentation at the American Independent Party Convention.
- Pedro Hernandez to represent the Mobility Impaired Disabled Independent Living organization and to ask for the installation of a sidewalk on the north side of Folsom Blvd. near McGregor.
- Beverly Walker to support the installation of a sidewalk on the north side of Folsom Blvd. near McGregor.
- Brian Watkinson to seek clarification of Business License Fee charges.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Cooley second by Sander and unanimously carried by roll call vote, Council approved the Consent Calendar Items, except Items #8 and #9, which were pulled for separate discussion.

5. **Subject:** Minutes of City Council Meetings:
   a. Special Meeting of March 28, 2006
   b. Special and Regular Meeting of April 3, 2006
   c. Special Meeting of May 23, 2006
   d. Regular Meeting of June 19, 2006

   Recommendation Adopt Minutes.

6. **Subject:** Ellenwood Condominiums RC-05-148 Development Agreement.
   Recommendation: Waive second reading and adopt 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

7. **Subject:** Approve Amendment to California Public Employees' Retirement System Contract
   Recommendation: Waive second reading and adopt 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

   The following items were pulled for separate discussion:

8. **Subject:** Approval of Transit Master Plan, Final Document
   Recommendation: Council approved the Transit Master Plan "Concept" on June 5, 2006. Staff recommends Council approve final version of Transit Master Plan Report for adoption and release for publication.
   Result of Recommended Action: Approval of the final Transit Master Plan Report will provide a platform for the implementation of elements of the plan, including shuttle services in the short term, planning for Regional Transit's BRT Routes and the initiation of the Signature Service over a mid term horizon.
   Staff Report: Cyrus Abhar and Mark Thomas, Public Work Department
   Advances Goals: 2, 3, 4, 7 and 8

ACTION: Motion by Budge second by Cooley and unanimously carried, Council approved the final version of Transit Master Plan Report.

9. **Subject:** Approval of Parcel Map Title "Capital Village Commercial, Subdivision No. RC-05-193"
   Recommendation: Approve parcel map of "Capital Village Commercial, Subdivision No. RC-05-193" being a portion of Parcels 47, 48, 50, 51 and all of parcel 49 of 93 PM 7, located along the east side of Zinfandel Drive between International Drive and Data Drive.
   Result of Recommended Action: Approval of this recommended action will result in the recording of the final parcel map creating 13 new commercially zoned parcels.
   Staff Report: Cyrus Abhar and Marilyn Phelps, Public Work Department
   Advances Goals: 3 and 6

ACTION: Motion by Budge second by Cooley and unanimously carried, Council approved the Capital Village Commercial, Subdivision No. RC-05-193, Parcel Map with the following condition:

- That Public Works determine owner of the landscape easement in order to obtain a quitclaim deed to effect abandonment of the easement.

CONSENT PUBLIC HEARING ITEMS – ROLL CALL VOTE

ACTION: Motion by Sander second by Budge and unanimously carried by roll call vote, Council approved the Consent Public Hearing items.

10. **Subject:** Elections on the Proposition of Amending the Rate and Method of Apportionment and Authorized Facility and Resources for Community Facilities District's 2004-1 Sunridge Park and 2005-1 North Douglas **(Continued from August 7, 2006)**
    Recommendation: Continue the public hearing and elections to September 18, 2006 at the request of the developer.

Result of Recommended Action: No action to be taken on September 5, 2006.
Staff Report: Bill Thomas, Finance Department
Advances Goals: 5, 7 and 10

11. **Subject**: Two Ordinances Granting a Water Franchise to the Golden State Water Company and California American Water Company
Recommendation: Waive first readings and introduce Ordinance No. 52-2006 granting a water franchise to Golden State Water Company and Ordinance No. 53-2006 granting a water franchise to California American Water Company. **(Roll Call Vote)**
Result of Recommended Action: Passage of these ordinances will grant water franchises to the Golden State and California American Water Companies for purposes of operating and maintaining water pipelines within the City's rights-of-way
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 7 and 10

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

REGULAR CALENDAR ITEM

AT THIS POINT the Mayor reordered the agenda to hear Item #14 before the Public Hearing Items.

14. **Subject**: Kilgore Cemetery Restoration Project Approval of Contingency and Award of Contract to PBM Construction, Inc.
Recommendation: Adopt Resolution No. 160-2006
Result of Recommended Action: Award of the contract for the Kilgore Cemetery Restoration Project will authorize execution of a construction contract in the amount of $929,929.00. Staff recommends that Council approve an additional contingency of $50,000.00 which would be utilized if necessary to pay for unforeseen costs or change orders. The restoration will begin following execution of the contract and is anticipated to be completed by summer of 2007.
Staff Report: Cyrus Abhar and Albert Stricker, Public Work Department
Advances Goals: 1, 3, 5 and 9

Mayor McGarvey opened the public comment for Item #14. The following individuals addressed the Council:

- Carol Krause in opposition of the project.
- Janet Huddle in support of the project.

Mayor McGarvey closed the public comment.

ACTION: Motion by Budge second by Cooley and unanimously carried, Council adopted Resolution No. 160-2006.

PUBLIC HEARING ITEMS

12. **Subject**: Old Placerville Road RC-05-183, Tentative Subdivision Map, Residential Design Review, Special Development Permit and Development Agreement
Recommendation: That Council:
(a) Find the Mitigated Negative Declaration for Old Placerville Road adequately addresses the requirements of the California Environmental Quality Act (CEQA) Guidelines;

(b) Waive first reading and introduce Ordinance No. 50-2006 rezoning a portion of the property to RD-10 **(Roll Call Vote)**;
(c) Adopt Resolution No. 158-2006 approving the Tentative Subdivision Map and Residential Design Review, subject to the Conditions of Approval and approve the Special Development Permit; and
(d) Waive first reading and introduce Ordinance No. 51-2006 approving a Development Agreement **(Roll Call Vote)**.

Result of Recommended Action: Approval of the Tentative Subdivision Map will allow for the creation of 40 parcels with four parcels designated for office buildings, 35 residential parcels designated for single-family homes, and one parcel designated for an access driveway. The rezone will divide the property into two zoning districts: MP Zone on 2.5 acres for the office buildings and RD-10 zone on 2.5 acres for the residential development. The Special Development Permit will allow for the deviation of typical lot size and setback requirements. The Residential Design Review will allow for the construction of the single-family homes according to the approved plans. A Development Agreement accompanies the project approval.
Staff Report: Jeffrey Beiswenger, Planning Department
Advances Goals: 1, 6 and 7

Mayor McGarvey opened the public hearing for Item 12. The following individual addressed the Council:

- Kevin Jenkins in support of the project.

Mayor McGarvey closed the public hearing.

ACTION: Motion by Cooley second by Sander and unanimously carried by roll call vote, Council:
(a) Waived first reading and introduced Ordinance No. 50-2006,
(b) Adopted Resolution No. 158-2006, with the addition of the following conditions:
1. Require the preservation of trees on the perimeter of the property and other trees will be protected where practical.
2. Require architectural upgrade to façades visible from street.
3. Limit the driveway width to the width established by design approval.
5. Clear identification of trash bin locations for trash pick-up (i.e. install concrete pad)
4. Require applicant submit project CCR's to demonstrate driveway widths cannot be changed, trash bins be placed in a clearly defined location for trash pick-up and require appropriate maintenance.
(c) Waived first reading and introduced Ordinance No. 51-2006.

13. **Subject:** Old Placerville Road Offices RC-06-217, Commercial Design Review
Recommendation: That Council:
(a) Find the Mitigated Negative Declaration for Old Placerville Road Offices adequately addresses the requirements of the California Environmental Quality Act (CEQA) Guidelines;
(b) Adopt Resolution No. 159-2006 approving Commercial Design Review, subject to the Conditions of Approval.

Result of Recommended Action: Approval will allow for the construction of four (4) single-story office buildings totaling 18,700 sq. ft with related parking and a common park area on Old Placerville Road, east of Bradshaw Road.
Staff Report: Anne Hersch, Planning Department

Advances Goals: 1, 6 and 7

ACTION: Motion by Sander second by Budge and unanimously carried, Council adopted Resolution No. 159-2006 with the following changes:

a) Addendum to Conditions of Approval distributed at the meeting adding the following conditions:
Condition 7: A community room shall be provided in Office Building 1 and shall be made available for use by neighboring residents.
Condition 8: A public entrance shall be located at the northeastern corner of Building 1 to allow resident access to the public community room.
b) Incorporate conditions 5, 7, 8, 9, 15, 16, 17, 18, 19, 20, 46 and 47 (Mitigated Measures) from Old Placerville Road RC-05-183 (Item #12 above) and apply to Old Placerville Road Offices RC-06-217
c) Added a condition of approval requiring the placement and design of trash enclosures be approved by the Planning Director prior to building permit.

REGULAR CALENDAR ITEM

15. **Subject:** Report Back on Options and Strategies to Improve the Performance of the Residential Bulky Item Cleanup Program.
Recommendation: That Council:
(a) Receive a presentation on the status of the proposed options and strategies to improve the performance of the residential bulky item pickup program; and
(b) Direct staff to return to Council within sixty (60) days to approve the First Amendment to the Collection Services Contract with Allied Waste in order to establish the "Illegal Pile Collection Fee"; and
(c) Direct staff to proceed with the implementation of the Administrative Citation process in order to issue citations to violators of the established guidelines for the Bulky Item Pickup Program.
Result of Recommended Action: The primary objectives to this staff report are:
(a) Identify potential solutions and strategies to improve the performance of the existing "on-call" bulky item collection program;
(b) Amend Allied Waste's contract to allow the collection of fees for "illegal" bulky item debris piles; and
(c) Establish an Administrative Citation process for repeat violations of bulky item pickup program.
Staff Report: Cyrus Abhar and Kathy Garcia, Public Works Department
Advances Goals: 1, 3, 5, 7 and 9

ACTION: Motion by Sander second by Budge and unanimously carried, Council approved staff recommendations a thru c above.

CORRESPONDENCE

Council Members reported on various correspondences since last meeting.

COUNCIL REPORTS

No council reports were reported on by Council Members.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Vice Mayor Sander requested the City Manager resume scheduling department activity reports.

Vice Mayor Sander requested City staff research and submit recommendations of tree varieties for selection of an official tree for the City.

Council Member Cooley requested the Council's discretionary program be scheduled for review and discussion.

CITY MANAGER'S REPORT

No report by City Manager.

ADJOURNMENT

Mayor McGarvey adjourned the meeting at 11:29 p.m.

Anna Olea-Moger

Anna Olea-Moger, CMC, City Clerk