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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, June 18, 2007

5:30 P.M. – Regular Meeting

MINUTES

REGULAR MEETING – CALL TO ORDER

Call to Order

Mayor Sander called the regular meeting to order in the Dave B. Roberts Council Chambers at 5:40 p.m.

Present:	Council Members McGarvey, Skoglund, Budge and Mayor Sander
Absent:	Council Member Cooley
Staff Present:	Androlowicz, Gaebler, Lindgren, Haven, Olea-Moger, Silva, Snyder, Simpson, Crone, Junker, Trimberger, Abhar, Salerno, Chinn, and Campbell

Pledge of Allegiance

Paul Junker led the Pledge of Allegiance.

Invocation

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

Presentation(s)

2. Introduction of the following New City Employee: Jessica Crone, Customer Service Specialist, Neighborhood Services by Neighborhood Services Manager Kerry Simpson.
3. Presentation of Proclamation to Elks Club in recognition of Americanism Month. Essay read by Abby Lane.

ORAL COMMUNICATIONS

4. **Public Comment**

   The following individuals addressed the Council:

   - Archbishop Mikhael on the Police Department's response time to an incident and lack of assistance to the disabled.

- Scottie Moore presented Certificates of Appreciation to the Council for their part in Spay and Neuter Day.
- Sherrie Laughtsbaugh with Citizens for Rancho Cordova Affordable Growth on the support of affordable housing petition the group has been circulating around the community.
- Mike Barnbaum on the upcoming 4th of July activities.
- Bruce Risley on the Kiwanis Club participation at the Air Show and the upcoming Shriner's Childrens Hospital Concourse Event.
- Pam Nelson on Beazer Homes Capital Village Luncheon Event being held on Wednesday, June 20, 2007.

CONSENT CALENDAR ITEMS

ACTION: Motion by Budge second by McGarvey and carried by a 4:0 roll call vote (Cooley absent), the Consent Calendar was approved, except for Item # 7 and Item # 9, which were pulled for separate discussion.

5. **Subject:** Minutes of City Council Meetings:
   a. Special Meeting of May 22, 2007.
   b. Special and Regular Meeting of June 4, 2007.
   Recommendation: Adopt Minutes.

6. **Subject:** Adoption of Ordinance No. 12-2007 Prezone Property to Various Mixed Use, Industrial, and other Designations.
   Recommendation: Continue item to July 2nd.
   Result of Recommended Action: This item is being continued to allow the City Council to consider amendments to Zoning Code provisions for transit oriented development that will apply to portions of the annexation area.
   Staff Report: Paul Junker, Planning Department

8. **Subject:** Resolution Updating Signatories on the City's Accounts.
   Recommendation: Adopt Resolution No. 66-2007.
   Result of Recommended Action: The Finance Director will be an authorized signer on the City's checking and payroll accounts.
   Staff Report: Donna Silva, Finance Department

10. **Subject:** Resolution Ordering Change to Rate and Method of Apportionment of Special Taxes Which Secure Bonds for Purpose of Providing Moneys for the Construction and Acquisition of Improvements within the Sunridge Anatolia Community Facilities District No. 2003-1.
    Recommendation: Adopt Resolution No. 72-2007.
    Result of Recommended Action: This change brings the special tax levies into conformity with changes in the development plans for the property as requested by the developer.
    Staff Report: Joe Chinn, City Manager's Office & Sandy Salerno, Finance Department

11. **Subject:** Resolution Approving Subdivision No. RC-04-096.09B Final Map of Sunridge Park Phase II Village 9B and Execute Subdivision Improvement Agreement.
    Recommendation: Adopt Resolution No. 70-2007.
    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 Beazer Homes Holdings., a Delaware Corporation and the recording of the final subdivision map creating 29 new residentially zoned lots.
Staff Report: Cyrus Abhar, Public Works Department

12. **Subject:** CRA Resolution Adopting the Fiscal Year 2006-2007 Operating Budget for the Community Redevelopment Agency of the City of Rancho Cordova.
Recommendation: Adopt CRA Resolution No. 74-2007.
Result of Recommended Action: The redevelopment agency budget, as presented in workshops and public hearings last year, will be formally adopted by the board of the redevelopment agency.
Staff Report: Donna Silva, Finance Department

The following items were pulled for a separate discussion:

7. **Subject:** Resolution of Intent to Transfer Delinquent Refuse Service Charges to the Tax Roll.
Recommendation: Adopt Resolution No. 65-2007.
Result of Recommended Action: This action will begin the process to allow delinquent refuse service charges to be collected on the property tax rolls. Upon approval of the resolution, a public hearing date of July 16 will be set. Public Hearing will be noticed appropriately.
Staff Report: Sandy Salerno, Finance Department

ACTION: Motion by Skoglund second by Budge, and carried by a 4:0 vote (Cooley absent) Council adopted Resolution No. 65-2007

9. **Subject:** Resolution Authorizing the City Manager to Execute a Grant Agreement with the Cordova Community Council.
Recommendation: Adopt Resolution No. 69-2007.
Result of Recommended Action: The City will make funds available to the Cordova Community Council for the first year of a gradually decreasing three-year grant to provide a professionally managed umbrella organization for Rancho Cordova non-profits that will provide volunteer management and community event support.
Staff Report: Stephanie Snyder, City Manager's Office

ACTION: Motion by Budge second by Skoglund and carried by a 3:0 vote (Cooley absent, Sander abstain), Council adopted Resolution No. 69-2007

CONSENT PUBLIC HEARING ITEM – ROLL CALL VOTE

Mayor Sander opened the Consent Public Hearing comment period. The following individual addressed the Council on Item #14.

- Bobby Banks regarding clarification on Item #14, the Eminent Domain Ordinance.

Mayor Sander closed the Consent Public Hearing comment period.

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

13. **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Assessments in Rancho Cordova Road Maintenance Assessment District.

Recommendation: Adopt Resolution No. 46-2007.
Result of Recommended Action: Adoption of resolution will authorize the annual levy and collection of assessments in the Road Maintenance Assessment District for Fiscal Year 2007-2008. This assessment applies to new development areas annexed to the district including Capital Village, Sundance, and Anthology at Anatolia. This assessment does not apply to existing residential communities.
Staff Report: Cyrus Abhar, Public Works Department

14. **Subject:** Ordinance Adopting a Program for the Use of Eminent Domain by the Redevelopment Agency to Acquire Non-Residential Real Property Pursuant to SB 53.
Recommendation: Waive first reading and introduce Ordinance No. 13-2007. **(Roll Call Vote)**
Result of Recommended Action: The City will be in compliance with SB 53 and the City's Community Redevelopment Agency's intent is to use eminent domain only to acquire non-residential real property.
Staff Report: Curt Haven, Economic Development Department

15. **Subject:** Ed Fund Office Building Design Review, Project No. RC-07-290 Located in the Mather Special Planning Area on the South Side of Peter McCuen Blvd, West of Debellevue Street.
Recommendation: Adopt Resolution No. 71-2007.
Result of Recommended Action: Approval will allow the applicant to commence construction of two two-story office buildings, with a total gross floor area of 183, 600 square feet, setting the tone for future developments in the Campus District of the Mather Special Planning Area.
Staff Report: William Campbell, Planning Department

PUBLIC HEARING ITEMS – ROLL CALL VOTE

16. **Subject:** Ordinance Approving Zoning Amendments to Chapter 40 of Title II of the Rancho Cordova Zoning Code Regarding Development Standards for Transit Oriented Developments and Creating a Transportation Corridor (T) District, Along the Regional Transit (RT) Light Rail Corridor.
Recommendation: Waive first reading and introduce Ordinance No. 15-2007. **(Roll Call Vote)**
Result of Recommended Action: The two amendments will permit higher density residential projects to be location within ½ mile of a regional transit facility. The additional density will promote several General Plan goals and policies as identified in the Land Use, Urban Design, Economic and Housing Elements. The greater density will have a positive impact on reducing vehicular congestion, reduce air pollution, and stimulate commercial development around the transit nodes.
Staff Report: Paul Junker, Planning Department

Mayor Sander opened the public hearing on Item #16. There were no speakers. Mayor Sander closed the public hearing on Item #16.

ACTION: Motion by Budge second by McGarvey and carried by a 4:0 roll call vote (Cooley absent), Council waived the first reading and introduced Ordinance No. 15-2007.

17. **Subject:** Urgency Ordinance Extending a Temporary Moratorium on the Establishment of New Cardrooms.
Recommendation: Adopt Urgency Ordinance No. 14-2007. **(Roll Call and Four/Fifth's Vote Required)**
Result of Recommended Action: This ordinance will extend the current moratorium on the establishment of new cardrooms in the City.
Staff Report: Joseph Chapman, City Attorney's Office

Mayor Sander opened the public hearing on Item #17. The following individual addressed the Council.

- Bruce Risley regarding the City's anticipated time frame to adopt a permanent ordinance.

Mayor Sander closed the public hearing on Item #17.

ACTION: Motion by Budge second by Skoglund and carried by a 4:0 roll call vote (Cooley absent), Council adopted Urgency Ordinance No. 14-2007.

REGULAR CALENDAR ITEMS

18. **Subject:** Urgency Ordinance Establishing a Temporary Moratorium on Establishment, Expansion, or Relocation of New Massage Establishments Pending the Review and Possible Amendment of City Regulations Applicable To Such Businesses, to Become Effective Immediately.
Recommendation: Adopt Urgency Ordinance No. 16-2007. **(Roll Call and Four/Fifth's Vote Required)**
Result of Recommended Action: Adoption of this Urgency Ordinance will establish a 45-day temporary moratorium on the establishment, expansion, or relocation of massage establishments. This moratorium is needed in order to conduct a study on how best to address the current imminent threats to public safety, health, and welfare resulting from massage establishments.
Staff Report: Adam Lindgren, City Attorney's Department

Mayor Sander opened the public comment period on Item #18. There were no speakers. Mayor Sander closed the public hearing on Item #18.

ACTION: Motion by McGarvey second by Skoglund and carried by a 4:0 roll call vote (Cooley absent), Council adopted Urgency Ordinance No. 16-2007.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

COUNCIL REPORTS

Council Members reported on various events and activities since last meeting.

CITY MANAGER'S REPORT

None

ADJOURNMENT

Mayor Sander adjourned the regular meeting at 7:26 p.m. in memory of Doris Cooley, Council Member Ken Cooley's mother.

Anna Olea-Moger

Anna Olea-Moger, CMC, City Clerk