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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, July 2, 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 5:35 p.m.

Present: Council Members Cooley, McGarvey, Skoglund, Budge and Mayor Sander
Staff Present: Gaebler, Lindgren, Olea-Moger, Lehr, Junker, Abhar, Norris, Haven, Chinn, Hadley, Campbell, Silva, Snyder, Meeks and Oliver

Pledge of Allegiance

Curt Haven led the pledge.

Invocation

1. Pastor Dan Wade, First Covenant Church gave the invocation.

Presentation(s)

2a. Presentation of key to the City to Budweiser Clysdale team handlers Kendra and Eric, including Buddy the Clysdale and Dottie the Dalmatian.
2. Proclamation to Clarence Parkins for becoming 1st RC Rotary District Governor in last 37 years.

ORAL COMMUNICATIONS

3. **Public Comment**

The following individuals addressed the Council:

- Walt Myers on the rotation of traffic lights on Folsom Blvd.

CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Cooley second by Budge and carried by a 5:0 roll call vote, the Consent Calendar was approved, except for Item #13 that was pulled for separate discussion.

4. **Subject:** Minutes of City Council Meeting:
   a. Regular Meeting of June 18, 2007.
   b. Special Meeting of June 26, 2007.

   Recommendation: Adopt Minutes.

5. **Subject:** Ordinance Adopting a Program for the Use of Eminent Domain by the Community Redevelopment Agency of the City of Rancho Cordova to Acquire Non-Residential Real Property Pursuant to SB 53.
   Recommendation: Waive second reading and adopt Ordinance 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

6. **Subject:** Ordinance Amending 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 RT Light Rail Corridor.
   Recommendation: Waive second reading and adopt Ordinance 15-2007. **(Roll Call Vote)**
   Result of Recommended Action: The two amendments will permit higher density residential projects to be located 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

7. **Subject:** Ordinance Prezoning the City's Sphere of Influence.
   Recommendation: Waive second reading and adopt Ordinance No. 12-2007. **Continued from June 18. (Roll Call Vote)**
   Result of Recommended Action: The proposed prezoning of the City's Sphere of Influence is a required component of the City's application to the Sacramento Local Agency Formation Commission (LAFCo) to annex the area. With the Council's approval of the prezoning, staff will complete and submit the City's application to the LAFCO, beginning that agency's process of review and approval. The proposed prezoning will apply City zoning (including several new mixed-use zoning districts) to lands within the Sphere of Influence. The proposed zoning will take effect after the annexation is approved by the LAFCo.
   Staff Report: Paul Junker and Eric Norris Planning Department and Eric Norris

8. **Subject:** Approval of Subdivision Titled "Subdivision No. RC-04-096.08B Final Map of Sunridge Park Phase II Village 8B".
   Recommendation: Submitted herewith for approval is the subdivision titled, "Final Map of Sunridge Park Phase II Village 8B", consisting of 14 proposed lots, located on the north side of Borderlands Drive at Conservancy Way.
   Result of Recommended Action: Approval of this recommended action will result in the City approving the recording of the final subdivision map creating 14 new residentially zoned lots.
   Staff Report: Cyrus Abhar, Public Works Department

9. **Subject:** Approval of Subdivision Titled "Subdivision No. RC-04-096.11B Final Map of Sunridge Park Phase II Village 11B".
   Recommendation: Submitted herewith for approval is the subdivision titled, "Final Map of Sunridge Park Phase II Village 11B", consisting of 3 proposed lots, located on the southeasterly side of Preserve Way approximately 100 feet southwesterly of Canyonlands Drive.
   Result of Recommended Action: Approval of this recommended action will result in the City approving the recording of the final subdivision map creating 3 new residentially zoned lots.
   Staff Report: Cyrus Abhar, Public Works Department

10. **Subject:** Approval of Subdivision Titled "Subdivision No. RC-04-096.04C Final Map of Sunridge Park Phase II Village 4C".
    Recommendation: Submitted herewith for approval is the subdivision titled, "Final Map of Sunridge Park Phase II Village 4C", consisting of 14 proposed lots, located along Kibbie Lake Way, Quarter Dome Circle and Borderlands Drive.
    Result of Recommended Action: Approval of this recommended action will result in the City approving the recording of the final subdivision map creating 14 new residentially zoned lots.
    Staff Report: Cyrus Abhar, Public Works Department

11. **Subject:** Approval of Subdivision Titled "Final Map of Stone Creek Phase 1 Subdivision No. 05-205.1".
    Recommendation: Submitted herewith for approval is the subdivision titled "Final Map of Stone Creek Phase 1" consisting of 16 proposed lots, located along the north side of North Mather Boulevard and along Bear Hollow Drive, Spoto Drive and Zinfandel Drive.
    Result of Recommended Action: Approval of this recommended action will result in the City approving the recording of the final subdivision map creating 16 new industrial/business/commercial zoned lots.
    Staff Report: Cyrus Abhar, Public Works Department

12. **Subject:** Approval of Parcel Map Titled 2890 Kilgore Road Commercial Condominium Conversion; Subdivision No. 06-235.
    Recommendation: Submitted herewith for approval is the parcel map Titled 2890 Kilgore Road Commercial Condominium conversion; Subdivision No. 06-235 located on the south side of Kilgore Road approximately 1,060 feet east of Trade Center Drive.
    Result of Recommended Action: Approval of this recommended action will result in the recording of the final parcel map creating 1 commercial condominium lot.
    Staff Report: Cyrus Abhar, Public Work's Department

14. **Subject:** Resolution for Sunridge Anatolia Community Facilities District (CFD) No. 2003-1 Special Tax Bond Series 2007.
    Recommendation: Adopt Resolution No. 82-2007.
    Result of Recommended Action: City staff will be authorized to proceed with the bond issuance and closure of the third Special Tax Bond Series for the Sunridge Anatolia CFD No. 2003-1.
    Staff Report: Joe Chinn and Sandy Salerno, City Manager's Department

15. **Subject:** Resolution for Sunridge Park Area Community Facilities District (CFD) No. 2004-1 Funding, Construction and Acquisition Agreement.
    Recommendation: Adopt Resolution No. 75-2007.

Result of Recommended Action: Approval of the resolution and acquisition agreement will provide for the funding, construction, and acquisition of public infrastructure and facilities in the Sunridge Park Project area, as is consistent with the proceedings of the initiation formation of the Sunridge Park CFD No.2004-1.
Staff Report: Joe Chinn, City Manager's Department

16. **Subject:** Resolution Authorizing the City Manager to Execute Contract, in the Amount of $162,500, with MobileHwy, LLC, for Mobile Application Interface for Building Inspectors & Neighborhood Services Code Enforcement Officers to Access Data Remotely.
Recommendation: Adopt Resolution No. 86-2007.
Result of Recommended Action: Execution of this contract will provide mobile application interface with Hansen Software to allow Building Inspectors and Neighborhood Services Code Enforcement Officers remote access to data improving customer service.
Staff Report: Tom Trimberger, Building Department and Jay Hadley, IT Department

The following item was pulled for separate discussion:

13. **Subject:** Resolution Authorizing the City Manager to Execute a Commercial Solid Waste and Recyclables Collection Franchise Agreement Between the City and Mini Drops, Inc.
Recommendation: Adopt Resolution No. 76-2007.
Result of Recommended Action: The Commercial Solid Waste and Recyclables Collection Franchise Agreement between the City and Mini Drops Inc. will allow Mini Drops Inc. to provide waste collection and recycling services to commercial businesses and multi-family complexes in the City of Rancho Cordova. The agreement also requires that Mini Drops Inc. pay an eight percent (8%) franchise fee on gross revenues received for providing commercial solid waste services within the City.
Staff Report: Cyrus Abhar, Public Work's Department
Advances Goal: 3

ACTION: Motion by Budge second by Skoglund and carried by a 5:0 vote, the Council adopted Resolution No. 76-2007.

CONSENT PUBLIC HEARING ITEM

Mayor Sander opened the Consent Public Hearing comment period. There were no speakers. Mayor Sander closed the Consent Public Hearing comment period.

ACTION: Motion by McGarvey second by Cooley and carried by a 5:0 vote, the Consent Public Hearing Calendar was approved.

17. **Subject:** Resolution Authorizing Design Review of the Snack Building at Mather Sports Center – Project No. RC-07-280, located west of Mather Field Road.
Recommendation: Adopt Resolution 79-2007.
Result of Recommended Action: Cordova Recreation and Parks District (CRPD) proposes to renovate the existing Mather Sports Center with three new lighted softball fields, a new snack bar/restroom, a new soccer field, a skate park and a roller hockey rink, along with other park amenities, including new landscaping. Electrical improvements will include a new public announcement system, wireless score boards, improved field lighting and other underground electrical improvements. Councils direction will allow CRPD to finalize project design and enter into contract negotiations for project construction. Formal approval of the design will occur at a future meeting.
Staff Report: William Campbell, Planning Department.

PUBLIC HEARING ITEMS

None

REGULAR CALENDAR ITEMS

18. **Subject**: Resolution Adopting a Negative Declaration for the Annexation of the Sphere of Influence.
Recommendation: Adopt Resolution No. 80-2007.
Result of Recommended Action: Through approval of Resolution No. 80-2007, the City Council would adopt the Negative Declaration prepared for the annexation of the City's current Sphere of Influence. This action would complete the City's environmental review as required under the California Environmental Quality Act (CEQA) for all City actions associated with annexation of the current Sphere of Influence.
Staff Report: Paul Junker, Planning 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 Budge second by McGarvey and carried by a 5:0 vote, the Council adopted Resolution No. 80-2007.

19. **Subject**: Resolution Initiating Annexation of the City's Sphere of Influence.
Recommendation: Adopt Resolution No. 81-2007.
Result of Recommended Action: The adoption of the attached Resolution is required by state law as part of the City-initiated annexation. This item will complete the package of items which need to be submitted to the LAFCo to start that agency's review of the proposed annexation. Staff anticipates submitting the application within one week after the City Council's adoption of the Resolution. Once the City's application is submitted to the LAFCo, two processes will start: LAFCo staff will start their review and analysis of the proposed annexation, and the City and the County of Sacramento will enter into negotiations to share tax revenues collected in the annexation area. The tax sharing negotiation process must be completed before the LAFCo Board of Directors can hold a public hearing. environmental impacts other than those already identified in the General Plan Final EIR.
Staff Report: Paul Junker, Planning Department

Mayor Sander opened the public comment period on Item #19. There were no speakers. Mayor Sander closed the public hearing on Item #19.

ACTION: Motion by McGarvey second by Skoglund and carried by a 5:0 vote, the Council adopted Resolution No. 81-2007.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

COUNCIL REPORTS

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

CITY MANAGER'S REPORT

City Manager Ted Gaebler announced the July 10th Work Session and July 16 Study Session will be cancelled, and also discussed arrangements for the City's 5th Birthday next year (July 1, 2008).

ADJOURN TO CLOSED SESSION

Mayor Sander adjourned to Closed Session.

Present: All Council Members, City Manager Ted Gaebler, Assistant City Manager Joe Chinn, City Attorney Adam Lindgren,

Council Met in Closed Session for the Following Purpose:

20. Conference with Legal Counsel – Anticipated Litigation Government Code Section 54956.9(b) – (one case).
21. Conference with Legal Counsel – Anticipated Litigation - Initiating Litigation Government Code Section 54956.9(c) (one case).

OPEN SESSION – REPORT FROM CLOSED SESSION

Closed Session Report:

22. City Attorney Adam Lindgren reported there was no reportable action.

ADJOURNMENT

Mayor Sander adjourned the meeting at 8:28 p.m.

Anna Olea-Moger

Anna Olea-Moger, CMC, City Clerk