



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

**City Hall  
2729 Prospect Park Drive, Rancho Cordova**

**Monday, October 1, 2007**

**5:30 P.M. – Regular Meeting**

**MINUTES**

**1. REGULAR MEETING – CALL TO ORDER / ROLL CALL**

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: Gaebler, Chinn, Lindgren, Olea-Moger, Lehr, Haven, Runner, Simpson, Abhar, Scott, Lopez, Stricker, Junker, Cappel, Beiswenger, Johns, Silva, Meeks, Snyder, and Miller

**2. METRO CABLE TV TELECAST ANNOUNCEMENT**

The Mayor announced the video recording and playback schedules.

**3. PLEDGE OF ALLEGIANCE**

David Edmunds, led the Pledge.

**4. INVOCATION**

Pastor Fred Hammer, First Covenant Church, gave the invocation.

**5. PRESENTATIONS**

- 5.1. Mayor Sander presented a Proclamation to Muriel Johnson, Director of California Arts Council, for California Arts Day on October 5<sup>th</sup>.
- 5.2. Mayor Sander presented a Proclamation to Beth Hassett, Executive Director of WEAVE, Inc., for October Domestic Violence Awareness Month.
- 5.3. Vice Mayor Budge presented a Proclamation to Gudelia Castillo, Director of Spanish Saturday School, for Hola Day on October 1<sup>st</sup>.

## **6. PUBLIC COMMENT**

The following individuals addressed the Council:

- Kevin Jenkins on expansion of geographic boundaries of Lincoln Village Neighborhood Association.
- James Bonomo on proclamations presented at Council meetings for all nationalities.

## **7. CONSENT CALENDAR ITEMS – ROLL CALL VOTE**

**ACTION:** Motion by Budge second by Skoglund and carried by a 4:0 roll call vote (Budge abstaining on Agenda Item 7.3 and Cooley absent), the Consent Calendar was approved, except for Agenda Item 7.5 and Agenda Item 7.6, which were pulled for separate discussion.

- 7.1. **Subject:** Special Meeting Minutes of September 11, 2007.  
Regular and Special Meeting Minutes of September 17, 2007.  
Special Meeting Minutes of September 25, 2007.

**Recommendation:** Adopt Minutes.

- 7.2. **Subject:** Ordinance Establishing a Special Tax for Transit-Related Services for the Old Placerville Road Project.

**Recommendation:** Waive second reading and adopt Ordinance No. 21-2007 establishing a special tax for Transit-Related Services for the Old Placerville Road project. **(Roll Call Vote)**

**Result of Recommended Action:** Adoption of this resolution and ordinance will assist the City to meet the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for the Old Placerville Road project.

**Staff Report:** Cyrus Abhar, Public Works Department

- 7.3. **Subject:** Ordinance Amending Chapter 5.50, “Cable Television Ordinance”.

**Recommendation:** Waive second reading and adopt Ordinance No. 22-2007. **(Roll Call Vote)**

**Result of Recommended Action:** This ordinance accomplishes changes requested by the Sacramento Metropolitan Cable Commission, which relate to the timing of meetings held by the Commission and the dissolution of the Commission.

**Staff Report:** Joe Chapman, City Attorney’s Office

- 7.4. **Subject:** Appeal of Planning Commission Decision on Capital Village Townhomes/Villas Design Review Amendment, Project No. RC-07-308, Located East of Zinfandel Drive and South of Data Drive/Disk Drive, Extending South Past International Drive. **(Continued from September 17 – Public Comment Period Closed)**

**Recommendation:** Adopt Resolution No. 112-2007 reflecting Council-directed changes to the Conditions of Approval made on September 17<sup>th</sup> meeting and supplemental staff report.

**Result of Recommended Action:** Approval of project will allow the applicant to obtain building permits to construct the redesigned Villas in Capital Village with certain stipulations. The approval requires the following:

1. Revised building elevations are submitted to incorporate additional building heights;
2. Revised site plan is provided that specifies that three buildings facing the park will be constructed as three-story buildings; and

3. New color palette be submitted that is compatible with the other residential home styles on the property. The new color palette will apply to villas facing these other housing types.

**Staff Report:** Jeffrey Beiswenger, Planning Department

**The following items were pulled for separate discussion:**

- 7.5. **Subject:** Allocation of Park Renovation Fees and Resolution Awarding of Contract to C & C Construction for Construction of Frontage Improvements for White Rock Park in the Amount of \$215,811.75.

**Recommendation:** That Council:

1. Authorize the allocation of \$100,000 of the City's Park Renovation Fee to construct frontage improvements at White Rock Park.
2. Adopt Resolution No. 95-2007 authorizing the City Manager to execute a construction services agreement for construction of sidewalk and frontage improvements.

**Result of Recommended Action:** City staff will use the City's Park Renovation Fee along with \$130,000 of Sacramento Housing and Redevelopment Agency (SHRA) and \$50,000 from the City's Redevelopment Program to construct the park frontage improvements.

**Staff Report:** Cyrus Abhar, Public Works Department

**Growing Strong Neighborhoods**

**ACTION:** Motion by Budge second by McGarvey and carried by a 4:0 vote (Cooley absent), Council voted to reject all bids due to federal funding requirements not being included in the original bid documents, authorize re-bidding of the project and authorize the City Manager to execute a contract with the lowest responsive bidder for amount not to exceed \$500,000.

- 7.6. **Subject:** Ordinance Amending the City's Codes in Preparation for Codification of the City's Municipal Code.

**Recommendation:** Waive first reading and introduce Ordinance No. 24-2007. **(Roll Call Vote)**

**Result of Recommended Action:** Adoption of the ordinance will make a substantial number of housekeeping changes to the City's codes, as adopted via adoption of Sacramento County's provisions following incorporation. The housekeeping changes include cleaning up reference errors and eliminating unneeded provisions.

**Staff Report:** Anna Olea-Moger, City Clerk's Department and Joseph Chapman, City Attorney's Office

**ACTION:** Motion by Budge second by Skoglund and carried by a 4:0 roll call vote (Cooley absent, Council continued Agenda Item 7.6 to a future meeting to allow staff time to modify language.

**8. 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 Budge second by Skoglund and carried by a 4:0 vote (Cooley absent), Council adopted Resolution Nos. 115-2007, 116-2007, 117-2007 and 118-2007.

- 8.1. **Subject:** Resolutions for Sunrise North Douglas Community Facilities District No. 2005-1.  
**Recommendation:** Adopt the following Resolutions:

1. Resolution No. 115-2007 Amending Authorized Facilities and Special Tax Formula for Community Facilities District No. 2005-1 and Authorizing the Submitting of Amendments to Qualified Electors.
2. Resolution No. 116-2007 Declaring Results of Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien.
3. Resolution No. 117-2007 Authorizing the Issuance of Special Tax Bonds for and on Behalf of the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1, Approving and Directing the Execution of a Fiscal Agent Agreement, Approving the Form of Preliminary Official Statement, Approving Sale of Such Bonds, and Approving Other Related Documents and Actions.
4. Resolution No. 118-2007, Approving Funding, and Construction and Acquisition Agreement in Connection with Sunridge Park Community Facilities District No. 2005-1.

**Result of Recommended Action:** Adoption of the resolutions will put into effect the ability of the City to tie the special police tax that is part of the development agreement(s) to the issuance of Mello Roos bonds. This will provide a method of guaranteeing that the special police tax will continue as long as the bonds are outstanding. Additionally, approval of these resolutions will expand the list of facilities and approve documents related to and the actual sale of bonds.

**Staff Report:** Donna Silva, Finance Department

## **9. PUBLIC HEARING ITEMS**

None

## **10. REGULAR CALENDAR ITEMS**

- 10.1. **Subject:** Updates from Council Workshop on the Fiscal Year 2007-08 Budget.  
**Recommendation:** Discuss updates that were requested during the City Council workshop for the FY 2007-08 Budget.  
**Result of Recommended Action:** Staff will receive further direction regarding the Council's requested updates and follow-up items that were raised during the June 4, 2007 Council workshop and public hearing for the FY 2007-08 budget.  
**Staff Report:** Donna Silva, Finance Department  
**Growing Strong Neighborhoods**

Mayor Sander opened the public comment period on Item #10.1. There were no speakers. Mayor Sander closed the public comment period on Item #10.1.

**ACTION:** No action taken; discussion item only.

- 10.2. **Subject:** Draft Folsom Boulevard Specific Plan  
**Recommendation:** Review and discuss Draft Folsom Boulevard Specific Plan and provide comments on document organization and content.  
**Result of Recommended Action:** Council comments on the Administrative Draft Specific Plan will allow staff to finalize the Draft Folsom Boulevard Specific Plan. Council comments and direction will be solicited, but no formal action is requested or anticipated.  
**Staff Report:** Paul Junker and Loreli Cappel, Planning Department  
**Growing Strong Neighborhoods**

Mayor Sander opened the public comment period on Item #10.2. There were no speakers. Mayor Sander closed the public comment period on Item #10.2.

**ACTION:** No action taken; discussion item only.

#### **11. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

None

#### **12. COUNCIL REPORTS**

None

#### **13. CITY MANAGER'S REPORT**

City Manager Ted Gaebler announced City Clerk Department's Update would be continued to a future meeting.

#### **14. CLOSED SESSION**

No items scheduled for this meeting

#### **15. OPEN SESSION – REPORT FROM CLOSED SESSION**

Not applicable for this meeting

#### **16. ADJOURNMENT**

Mayor Sander adjourned the regular meeting at 9:01 p.m.

A handwritten signature in cursive script, reading "Anna Olea-Moger", written over a horizontal line.

Anna Olea-Moger, CMC, City Clerk