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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, April 21, 2008

5:00 P.M. – Closed Session
Community Board Room

5:30 P.M. – Regular Meeting
David B. Roberts Council Chambers

MINUTES

A. CLOSED SESSION

Council adjourned to Closed Session at 5:00 p.m. in the Community Board Room to discuss the following item(s):

Conference with Legal Counsel – Anticipated Litigation Government Code 54956.9 (b) (one potential case).

B. ADJOURNMENT

Mayor Budge adjourned the special meeting at 5:37 p.m.

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:45 p.m. and asked for a moment of silence in honor of former Mayor Dave Roberts passing in 2004.

Present:	Council Members McGarvey, Sander, Skoglund, and Mayor Budge
Absent:	Council Member Cooley
Staff Present:	Gaebler, Lindgren, Leitner, Lehr, Oliver, Kellerman, Garcia, Abhar, Junker, Snipes, Chapman, Pearl, Angell, Harriman, Haven, Grilley, Chinn, Meeks

2. OPEN SESSION – REPORT FROM CLOSED SESSION

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

3. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor announced the meetings video recording and playback schedules.

4. PLEDGE OF ALLEGIANCE

The Mayor called on Girl Scout Troop Number 879 who performed a Color Guard Ceremony and led the Pledge of Allegiance.

5. INVOCATION

Chaplain Dianna Kent, Rancho Cordova Law Enforcement, First Responders, gave the invocation.

6. PRESENTATIONS

6.1 City Manager Ted Gaebler presented a Proclamation to Lisa Canfield on behalf of all the administrative professionals working for the City during Administrative Professionals Week (April 20th through April 26th, 2008) on behalf of Sacramento Chapter of IAAP Chapter Member. The following staff members were present to be honored: Leitner, Cuppy, Lehr, Lopez, Canfield, Ulm, Nobriga, Fortunka, Oliver, Cervantes, Crone, Reese, Pierce, Kellerman.

6.2 City Manager Ted Gaebler and Sean Davis of OfficeTeam Administrative Staffing recognized Stacy Leitner for being a finalist for the Administrative Excellence Award.

The Mayor added the following presentation to the agenda:

6.2a Council Member McGarvey presented a Proclamation to Shelly Blanchard of Grapevine Independent in recognition of their 40th Anniversary.

6.3 Bryan Godbe and Alice Chan of Godbe Research gave a report on Public Opinion Survey Results.

7. PUBLIC COMMENT

The following individuals addressed the Council:

- Mike Barnbaum on Bike Commute Month in May and SACOG report mentioning the City of Rancho Cordova.
- Bruce Risley on Shriners Concour de Elegance event on May 18th.
- Sandra Hamameh on inclusionary housing in Rancho Cordova.
- Walt Meyers on re-ordering Council agenda to bring more prevalent items first in order for interested individuals to hear items at an earlier hour.

8. COUNCIL REPORTS

Council reported on events since the last meeting.

9. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by McGarvey second by Skoglund and carried by a 4:0 roll call vote (Cooley absent), the Consent Calendar was approved, except Item 9.7 which was pulled for further discussion.

9.1 **Subject:** Meeting Minutes:
a) Special and Regular Meeting Minutes of January 22, 2008;
b) Regular Meeting Minutes of March 17, 2008; and
c) Special Meeting Minutes of March 25, 2008.
Recommendation: Adopt Minutes.

9.2 **Subject:** Ordinance Establishing a Special Tax for Transit-Related Services for the Mather Office Complex, Building A.
Recommendation: Continue second reading of Ordinance No. 7-2008 to May 5th. **(Roll Call Vote)**
Result of Recommended Action: This item is being continued to allow staff time to reconsider the proposed maximum tax rates imposed by the ordinance.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 11

9.3 **Subject:** Ordinance Establishing a Special Tax for Transit-Related Services for the Department of Environmental Management Office Building.
Recommendation: Waive second reading and adopt Ordinance No. 8-2008. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will assist the City to meet the costs of providing transit-related services by establishing a special tax for transit-related services for the Department of Environmental Management Office Building.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 11

9.4 **Subject:** Resolution Authorizing the City Manager to Award Construction Contract to Granite Construction Company for 2007/2008 Paving Rehabilitation Project Phase 1 – Coloma Road from Folsom Boulevard to McGregor Drive and Mather Field Road from Highway 50 to Peter McCuen Drive, in the amount of $2,073,370.
Recommendation: Adopt Resolution No. 34-2008.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to award the 2007/2008 Paving Rehabilitation Project Phase 1 to the lowest responsive bidder, Granite Construction Company and accept bid alternate 1 in the amount of $71,151.50 and base bid of $2,002,218.50 for a total bid amount of $2,073.370, to construct a landscape median on Coloma Road between Melaga Way and Dolecetto Drive.
The project includes construction of pedestrian and ADA improvements and an asphalt overlay on Coloma Road from Folsom Boulevard to McGregor Drive as well as pedestrian and ADA improvements, a slurry seal and base repairs to Mather Field Road from Highway 50 to Peter McCuen Drive. A landscape median along Coloma Road from Malaga Way to Dolecetto Drive will be part of this phase of construction. Construction will begin Spring 2008 upon City Council approval and will be completed in the Fall of 2008.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 2, 4, 5, 6, and 8

9.5 **Subject**: Resolution Establishing a Travel and Reimbursement Policy for City Officials.
Recommendation: Adopt Resolution No. 9-2008.
Result of Recommended Action: Adoption of this resolution will establish a travel and reimbursement policy for the City Council, the Planning Commission, and any other boards or commissions that may be appointed by the City Council. The policy will establish guidelines and rules for the types of expenses that officials may be reimbursed for while representing or engaging in City business.

Staff Report: Ted Gaebler, City Manager's Office and Adam Lindgren, City Attorney's Office
Advances Goals: 1 and 11

9.6 **Subject:** Resolution Authorizing City Manager to Execute a Letter of Authorization to Pacific Municipal Consultants for Environmental Services in the Amount of $119,459 for the Zinfandel Drive Extension Project.
Recommendation: Adopt Resolution No. 27-2008.
Result of Recommended Action: The recommended action will allow the City Manager to execute a Letter of Authorization to Pacific Municipal Consultants to complete the environmental document that will be developed for the Zinfandel Drive Extension and Douglas Road Improvements Project.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 8

9.8 **Subject**: Resolution of the City Council Acting as the Governing Body of all its Community Facilities Districts Ordering Judicial Foreclosure of Delinquent Special Taxes Pursuant to the Mello-Roos Community Facilities Act (the Act) of 1982, Ordering the Tax Collector be Credited with those Taxes and Authorizing Retention of Special Counsel.
Recommendation: Adopt Resolution No. 39-2008 granting approval, pursuant to Government Code Section 53356.2: (1) record notices of intent to remove the delinquent special taxes from the tax rolls; and (2) request that the applicable County officials remove current and future delinquent special taxes from the tax rolls.
Result of Recommended Action: This meeting will consider, pursuant to Section 53356.1(b) of the Act, for the CFDs, who covenanted for the benefit of owners of the debt (bondholders), action to collect delinquent special tax levies, which have not been paid when due, by removing the delinquent special taxes from the secured tax roll. This action will commence collection by special counsel to collect the delinquent special taxes, by action brought in the appropriate Superior Court to foreclose the liens.
Staff Report: Donna Silva, Finance Department
Advances Goal: 11

9.9 **Subject**: Resolution Authorizing the City Manager to Execute Three New Non-Exclusive Commercial Solid Waste and Recyclables Collection Franchise Agreements with All Waste Systems, Inc., Aces Waste Services, Inc. and Green Waste Recovery, Inc. (dba $99 Debris Box).
Recommendation: Adopt Resolution No. 40-2008.
Result of Recommended Action: Adoption of this resolution will allow the City Manager to execute three new non-exclusive commercial solid waste and recyclables collection franchise agreements.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 4, 8 and 9

9.10 **Subject:** Resolution Authorizing Execution of Contract with Beazer Homes Holdings Corp. for Payment for Construction of Intersection Improvements at Zinfandel Drive and International Drive.
Recommendation: Adopt Resolution No. 43-2008.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract with Beazer Homes Holdings Corp. for reimbursement of costs incurred for construction of intersection improvements at Zinfandel Drive and International Drive.
Staff Report: Cyrus Abhar, Public Work Department
Advances Goals: 1, 2, 4 and 8

The following item was pulled for further discussion:

9.7 **Subject:** Resolution Designating Mayoral Appointment of Debbie Cannon, a Rancho Cordova Representative to the Sacramento County Sheriff's Outreach Community Advisory Board (SOCAB).
Recommendation: Adopt Resolution No. 33-2008.
Result of Recommended Action: The City of Rancho Cordova will have a representative on the SOCAB whose purpose, as outlined in the Board of Supervisors' Ordinance, is..."to provide collaboration and communication in the establishment and implementation of programs that identify and seek to eradicate conflict, concerns and issues regarding the (Sheriff's) Department and the community it serves."
Staff Report: Stacy Leitner, City Clerk's Department
Advances Goals: 1, 4, 6, and 13

ACTION: Motion by Skoglund second by McGarvey and carried by a 4:0 roll call vote (Cooley absent), Council adopted Resolution No. 33-2008.

10. CONSENT PUBLIC HEARING ITEMS

10.1 **Subject:** Capital Center Lot 36, Project No. RC-08-336, Design Review, Located at 10799 International Drive, N/E corner of International Drive and Capital Center Drive.
Recommendation: Adopt Resolution No. 41-2008.
Result of Recommended Action: The approval will complete the second phase of this development in the Capital Center project area. The building has been designed to accommodate multiple smaller users, however, is suitable for single occupancy. It will provide another high quality office building along the International Drive corridor and compliment the other developments in the Capital Center area.
Staff Report: Bill Campbell, Planning Department
Advances Goals: 1 and 9

Mayor Budge opened the Consent Public Hearing Comment period. There were no speakers. Mayor Budge closed the Consent Public Hearing Comment period.

ACTION: Motion by McGarvey second by Sander and carried by a 4:0 vote (Cooley absent), the Consent Public Hearing item was approved.

11. PUBLIC HEARING ITEMS

11.1 **Subject:** Ordinance Approving Quimby Parkland Dedication Household Population Factors. **(Continued from December 17, 2007, February 4, 2008 and March 3, 2008)**
Recommendation: Staff recommends this item be tabled to allow further discussions between City staff, Cordova Recreation and Park District (CRPD), and the development community.
Result of Recommended Action: Tabling this item will allow CRPD and the development community to provide additional input on the updating of the City's Household Population Factors. Input from CRPD and the development community might result in revisions to staff's proposal on this item.
Staff Report: William Campbell, Planning Department
Advances Goals: 1, 4 and 8

Mayor Budge opened the Public Hearing Comment period. There were no speakers. Mayor Budge closed the Consent Public Hearing Comment period.

ACTION: By consensus Council continued Item No. 11.1 to a date not yet determined in the future.

11.2 **Subject:** Resolution Certifying the Mitigated Negative Declaration and Adopting the Mitigation Monitoring and Reporting Program and Authorizing Public Works to Initiate Right-of-Way Acquisition and Complete Engineering Design and Advertise to Solicit Construction Bids for the International Drive Extension Project
Recommendation: Adopt Resolution No. 18-2008.
Result of Recommended Action: The recommended action will certify the Mitigated Negative Declaration and adopt the Mitigation Monitoring and Reporting Program which will allow City of Rancho Cordova Planning Department to complete its obligations of environmental analysis and disclosure required under the California Environmental Quality Act for extending International Drive from Kilgore Road to Sunrise Blvd. The recommended action will also allow Public Works to initiate right-of-way acquisition and complete engineering design and advertise to solicit construction bids for the International Drive Extension Project.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 4

Mayor Budge opened the Public Hearing Comment period. There were no speakers. Mayor Budge closed the Consent Public Hearing Comment period.

ACTION: Motion by Skoglund second by Sander and carried by a 4:0 vote (Cooley absent), Council adopted Resolution No. 18-2008.

11.3 **Subject:** Amendment to General Plan Natural Resources Element.
Recommendation: Adopt Resolution No. 42-2008
Result of Recommended Action: The project would amend the language associated with General Plan Natural Resource Element policies NR.1.10, NR.1.11, NR.2.2 and NR.3.2, and action items NR.1.1.1, NR.1.1.3 and NR.1.7.1 in order to clarify the City's intent for these policy provisions. No other amendments to the General Plan are proposed as part of this action.
Staff Report: Paul Junker, Planning Department
Advances Goals: 2, 8 and 11

Mayor Budge opened the Public Hearing Comment period. The following individuals addressed the Council:

- Larry Ladd spoke in opposition to the item and asked the City to consider the cost of the litigation in which the City is already involved.
- Karen Hatzenbeler was not present at the meeting, but asked that her opposition of the item be read into the record.
- Keith Wagner, representing ECOS, Habitat 2020 and CNPS, spoke in opposition to the item, saying a supplemental EIR should be prepared.
- Elke Guenter spoke in opposition to the item.
- Jim Pachl, representing Friends of the Swainson Hawk, spoke in opposition to the item, saying a supplemental EIR should be prepared.
- Dan Gifford, of the Department of Fish and Game, said the City's actions as primary land use authority would set the context for any State or Federal permitting process. He indicated opposition to the project on his speaker card.
- Bill Durston, representing the Sacramento Chapter of Physicians for Social Responsibility, spoke in opposition to the item saying it weakens the protections of the General Plan.
- Carol Witham, representing the California Native Plants Society, spoke in opposition to the item.
- Chris Lewis spoke in opposition to the item and said she concurred with previous speakers.
- Rod Reese spoke in opposition to the item.
- Rebecca Waegell spoke in support of the General Plan and opposed to the proposed amendment.
- Cynthia Garcia, representing Save Our Sand Hill Cranes, spoke in opposition to the item.
- John Berris spoke in opposition to the item.
- Patricia Wilcox spoke in opposition to the item because of lost protection for animals that would result in passing this item.
- Bjorn Gregersen spoke in support of the item, saying that he believed that some flexibility makes for a better General Plan.
- Betsy Weiland spoke in opposition to allowing the use of concrete in creek corridors (NR.3.2).

ACTION: Motion by Skoglund second by McGarvey and carried by a 4:0 vote (Cooley absent), Council closed the Public Hearing Comment period.

ACTION: By consensus, Council continued the item to May 19th.

12. REGULAR CALENDAR ITEMS

12.1 **Subject:** Ordinance Amending the Folsom Boulevard Specific Plan and the Zoning Code Relating to Cardrooms.
Recommendation: Waive second reading and adopt Ordinance No. 9-2008. **(Roll Call Vote)**
Result of Recommended Action: This ordinance will amend the Folsom Boulevard Specific Plan and the Zoning Code in order to change the appropriate zoning designations and parking standards for cardrooms and will have a city-wide effect on the location of cardrooms.

Staff Report: Joe Chapman, City Attorney's Office
Advances Goals: 1, 5, 6 and 9

ACTION: Motion by Skoglund second by McGarvey and carried by a 4:0 vote (Cooley absent), Council continued the item to May 5th in order to re-introduce the 1st reading with the a language modification to allow cardrooms in the convention overlay district without a CUP and directed staff to propose language related to parking requirement reduction.

12.2 **Subject:** Ordinance Amending Municipal Code Chapter 4.22, "Cardrooms".
Recommendation: Waive second reading and adopt Ordinance No. 10-2008. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will modify existing requirements for the licensing and operation of cardrooms. Under the new requirements, the City Manager will be responsible for reviewing cardroom applications and issuing cardroom licenses. In addition to existing criminal background investigation requirements, the City Manager will also review an applicant's operational and business plans prior to issuing a license. An applicant will also be required to file and maintain approved security plans with the Police Department. In terms of operation, the ordinance will allow for an increase in the number of tables from 7 to 9, and will eliminate betting limits.
Staff Report: Joe Chapman, City Attorney's Office
Advances Goals: 1, 6 and 9

ACTION: Motion by McGarvey second by Skoglund and carried by a 4:0 roll call vote (Cooley absent), Council adopted Ordinance No. 10-2008.

12.3 **Subject**: Presentation of the Folsom Boulevard Specific Plan
Recommendation: Receive the updated Draft Folsom Boulevard Specific Plan and briefly discuss the process for reviewing and taking action on adoption of the Specific Plan.
Result of Recommended Action: This presentation will identify key features and benefits of the Specific Plan and will identify recent updates to the Specific Plan. This presentation will enable the City Council to prepare for formal hearings on the adoption of the Folsom Boulevard Specific Plan.
Staff Report: Paul Junker, Planning Department
Advances Goals: 1, 5, 6, 7, 8, 9, and 13

- Karan Hatzenbeler's comments were read from her speaker card by Ms. Leitner. Ms. Hatzenbeler said that she wondered why public hearing items are so far down the agenda.

ACTION: Discussion item only; no action taken.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member McGarvey asked to have the City logo changed to read "Incorporated July 1, 2003."

Mayor Budge would like a metal theft ordinance brought to Council in the near future.

14. CITY MANAGER'S REPORT

City Manager Ted Gaebler reported that the Thursday delivery of Council packets will be reinstated, and a Capital Airshow picture signed by the Blue Angels will be framed and hung at City Hall.

Integrated Waste Manager Steve Harriman gave an update on E-waste Recycling event.

15. ADJOURNMENT

Mayor Budge adjourned the meeting at 11:19 p.m. in memory of the late Mayor David Roberts.

Stacy Leitner

Stacy Leitner, Interim City Clerk