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

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

**Monday, May 5, 2008**

**4:00 P.M. – Study Session**
**American River Community Room - North**

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

# MINUTES

## A. STUDY SESSION – CALL TO ORDER / ROLL CALL

Mayor Budge called the special meeting to order in the American River North Community Room at 4:20 p.m.

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|---|---|
| Council Members Present: | Cooley, McGarvey, Skoglund (arrived at 5:05 p.m.) and Mayor Budge |
| Absent: | Sander |
| Staff Present: | Gaebler, Lindgren, Leitner, Abhar, and Haven |

## B. PUBLIC COMMENT

None

## C. STUDY SESSION ITEM

**Subject**: Presentation by Cordova Recreation and Park District of the Dave Roberts Community Park Renovation Master Plan.
**Recommendation**: Final review by City Council prior to Cordova Recreation and Park District Board of Directors approval of Dave Roberts Community Park Renovation Master Plan.
**Result of Recommended Action:** Council comments will be considered prior to the Board of Directors adoption of Dave Roberts Community Park Renovation Master Plan.
**Staff Report:** David Edmonds, Cordova Recreation and Park District

**ACTION:** Discussion item only; no action taken. The Council suggested the following items:

- Allow neighbors of the park, along the fence line, the opportunity to provide input on the trees along the shared fence line
- No tall shrubs—this can be a safety issue
- Boulders are a great addition to parks
- Pooper Scoopers (sanitary dispensers) for dogs should be located throughout the park
- Revisit the location of the ball wall; it could be a safety issue
- Next steps for CRPD: take the plan to the CRPD Board for approval

## D. ADJOURNMENT OF STUDY SESSION

Mayor Budge adjourned the special meeting at 5:32 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 5:47 p.m.

| | |
|---|---|
| Present: | Council Members Sander, Cooley, McGarvey, Skoglund, and Mayor Budge |
| Staff Present: | Gaebler, Chinn, Lehr, Leitner, Kellerman, Lindgren, Abhar, D. Snyder, Trimberger, Meeks, McQuade, Becker, Snipes, Junker, Haven, Samuelson, Pearl, Runner, Silva, Irvin, Resha and Loveless |

## 2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor announced the meeting video recording and playback schedules.

## 3. PLEDGE OF ALLEGIANCE

The Mayor called on Tom Trimberger to lead the Pledge.

## 4. INVOCATION

Pastor Josiah Watters, First Covenant Church, gave the invocation.

## 5. PRESENTATIONS

5.1 Council Member Cooley presented a proclamation to 50 Corridor Transportation Management Association Executive Director Rebecca Garrison for May 2008 National Bike Commute Month. Navigator Elementary School Principal Denise Burns gave a brief report on Walk to School Wednesdays. Public Works Director Cyrus Abhar gave a brief report on National Bicycle Greenway Month 2008.

5.2 Council Member Sander presented a proclamation to Joe Samora with Adult and Aging Commission for May 2008 Older Americans Month. Joe Samora introduced Beverly Dunn as the Cordova Senior Center Secretary.

5.3 Council Member McGarvey presented a proclamation to Dan Haverty, President of American Society for Public Administration (ASPA), for Public Service Recognition Week (May 5-11).

5.4 Vice Mayor Dan Skoglund presented a proclamation to Chief Building Official Tom Trimberger for Building and Safety Week (May 4-10).

## 6. PUBLIC COMMENT

The following individuals addressed the Council:

- Dottie Burnette on request for Council to publicly oppose Proposition 98 and support Proposition 99.
- Beverly Taylor's letter regarding graffiti on her fence was read into the record by Interim City Clerk Stacy Leitner.

## 7. COUNCIL REPORTS

Council reported on events since the last meeting.

**AT THIS POINT Council Member Cooley left the meeting (6:15 p.m.)**

## 8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

**ACTION:** Motion by Skoglund second by McGarvey and carried by a 4:0 roll call vote (Cooley absent), the Consent Calendar was approved, except for Agenda Item 8.7, which was pulled for separate discussion.

8.1 **Subject:** Minutes:
a) Special Meeting Minutes of April 15, 2008.
b) Regular Meeting Minutes of April 21, 2008.
c) Special Meeting Minutes of April 29, 2008.
**Recommendation:** Adopt Minutes.

8.2 **Subject:** Quarterly Treasurer's Report.
**Recommendation**: Receive and File Report.
**Result of Recommended Action:** This report is intended to provide Council with information concerning the City's investment portfolio. This report will meet requirements as provided by state law.
**Staff Report:** Donna Silva, Finance Department

8.3 **Subject:** Ordinance Amending the Folsom Boulevard Specific Plan and the Zoning Code Relating to Cardrooms. **(Continued from April 21)**
**Recommendation**: Waive first reading and introduce 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

8.4 **Subject**: General Plan 2007 Annual Report.
**Recommendation**: Receive the 2007 General Plan Annual Report from the Planning Commission as required by State law.
**Result of Recommended Action:** By receiving this report from the Planning Commission, the City Council is satisfying its statutory obligation under State law. No further action is required on the part of the City Council.
**Staff Report:** Paul Junker and Christopher Jordan, Planning Department

8.5 **Subject:** Resolution Authorizing the City Manager to Sign an Amendment to the Agreement with Sandy Salerno for Consulting Services.
**Recommendation**: Adopt Resolution No. 35-2008.
**Result of Recommended Action:** Approval will allow Ms. Salerno to continue management assistance to the Redevelopment Agency and the City Manager's Office.
**Staff Report:** Joe Chinn, City Manager's Office

8.6 **Subject:** Resolution Authorizing the City Manager to Sign an Amendment to the Agreement with Donna Hall for Consulting Services.
**Recommendation**: Adopt Resolution No. 37-2008.
**Result of Recommended Action**: Approval will allow Donna Hall to continue management assistance under direction of the City Manager's Office.
**Staff Report:** Joe Chinn, City Manager's Office

**The following item was pulled for separate discussion:**

8.7 **Subject:** Resolution Authorizing the City Manager to Award Contract for Construction of the 2008 Traffic Calming Project for Improvements on Georgetown Drive, La Loma Drive, and West La Loma Drive in the Amount of $48,797.
**Recommendation**: Adopt Resolution No. 44-2008.
**Result of Recommended Action:** Adoption of this resolution will authorize the City Manager to execute a construction contract with Biondi Paving, Inc. for 2008 Traffic Calming Project in an amount of $48,797.
Biondi Paving will install speed humps and a raised crosswalk on Georgetown Drive, La Loma, and West La Loma Drive. Construction will begin Spring 2008 upon City Council approval and will be completed in the Summer of 2008.
**Staff Report:** Cyrus Abhar, Public Works Department

The following individual addressed the Council:

- Robert Pawlik in support of installation of speed bumps because of the proximity of Cordova Meadows Elementary School.

**ACTION:** Motion by Sander second by McGarvey and carried by a 4:0 vote (Cooley absent), Council adopted Resolution No. 44-2008.

**AT THIS POINT Council Member Cooley joined the meeting (6:45 p.m.)**

## 9. REGULAR CALENDAR ITEMS

9.1 **Subject**: La Placita Street Lighting Project Update.
**Recommendation**: That Council:
1. Receive and file the petition and hear testimony from residents who live on and near La Placita Drive requesting that the City not go forward with the La Placita Drive Street Lighting Project; and
2. Direct Public Works staff to either proceed with the installation of the street lights on La Placita Drive or to seek alternative locations.

**Result of Recommended Action:** The recommended action will result in the placement of seven solar powered street lights on La Placita Drive or on an alternative eligible location.
**Staff Report:** Cyrus Abhar, Public Works Department

The following individuals addressed the Council:

- Robert Pawlik in support of placement of the street lights on La Placita.
- Therese Burke in opposition to placement of the street lights on La Placita.
- Therese Volke in opposition to placement of the street lights on La Placita.
- Shaun Newmarch in support of the placement of the street lights on La Placita but in opposition to the design of the lights; would like a more traditional style.
- Anonymous caller, who lives on La Placita, in support of the placement of street lights on La Placita.
- Scottie Moore in opposition to the placement of the street lights on La Placita.
- Ray Haag's written comments in support of street lights on La Placita were read by Mayor Budge.

**ACTION:** Motion by Cooley second by McGarvey and carried by a 5:0 vote, Council requested staff to find an alternative location within the Community Development Block Grant qualifying area for placement of seven solar powered streetlights; criteria to be considered is proximity to a school and location where additional light could significantly increase safety and decrease crime.

**ACTION:** Consensus by Council to direct staff to bring forward as a Consent Calendar item a report on the placement of the seven solar street lights at a new location.

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

**The following Public Hearing Item was re-ordered by the Mayor:**

## 11. PUBLIC HEARING ITEMS

11.1 **Subject**: Resolution Denying Coloma Grocery Store Public Convenience and Necessity (PCN) Letter, Project No. RC-08-337 / PCN-08-01; Located at 2225 McGregor Drive.
**Recommendation**: Adopt Resolution No. 49-2008.
**Result of Recommended Action**: Staff recommends the City Council deny this request on the basis of high crime, as expressed by the City Code Enforcement Department and Sacramento County Sheriff's Department. In addition, due to the high number of licenses in the area, a claim for public convenience or necessity cannot be substantiated. The resolution to deny the PCN would be forwarded to the ABC, which could prevent the applicant from obtaining a license to sell alcohol.
**Staff Report:** Shannan Loveless, Planning Department

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

- Gregg Kays, spoke representing the applicant. He said the business is family owned, clean and law abiding. He said the owner is willing to make concessions by agreeing not to sell fortified or single can alcohol and restricting the hours of alcohol sales.
- Leroy Kuykendall in opposition of approving alcohol license and in support of denying the PCN letter.
- Elizabeth Barnett in opposition of approving alcohol license and in support of denying the PCN letter.
- Arthur Mark in opposition of approving alcohol license and in support of denying the PCN letter.
- Linda Dockter in opposition of approving alcohol license and in support of denying the

PCN letter.

- Deborah Williams in opposition of approving alcohol license and in support of denying the PCN letter.
- Ralph Dockter in opposition of approving alcohol license and in support of denying the PCN letter.
- Robert Flanagan in opposition of approving alcohol license and in support of denying the PCN letter.
- Relna Flanagan in opposition of approving alcohol license and in support of denying the PCN letter.
- Nichole Weaver in support of approving the alcohol license.
- Mark Jenkies in support of approving the alcohol license.
- Kathleen Arocan in support of approving the alcohol license.
- Gerald Evans in support of approving the alcohol license.
- John Boomer in support of approving the alcohol license.
- Ken Fairchild in support of approving the alcohol license.
- Michael Dean Ravel II in support of approving the alcohol license.
- Walter Livermoore turned in a speaker card, but was not present at the meeting to speak. (The speaker card indicated support for approving the alcohol license.)
- Robert Rocha turned in a speaker card, but was not present at the meeting to speak. (The speaker card indicated support for approving the alcohol license.)
- Sonia Livermoore turned in a speaker card, but was not present at the meeting to speak. (The speaker card indicated support for approving the alcohol license.)
- Eric Moore in support of approving the alcohol license.
- Jackie Jackson in support of approving the alcohol license.
- Tyeleha Girard in support of approving the alcohol license.
- Anthony Girard in support of approving the alcohol license.
- Chris Thomas in support of approving the alcohol license.
- Glen Fluke turned in a speaker card, but was not present at the meeting to speak. (The speaker card indicated support for approving the alcohol license.)
- Bill Schrender turned in a speaker card, but was not present at the meeting to speak. (The speaker card indicated support for approving the alcohol license.)
- Therese Volk turned in a speaker card, but was not present at the meeting to speak. (The speaker card indicated opposition to approving the alcohol license.)

Mayor Budge closed the Public Hearing Comment period.

**ACTION:** Motion by Sander and second by Cooley and carried by a 5:0 roll call vote, Council adopted Resolution No. 49-2008.

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

**The following Regular Item was re-ordered by the Mayor:**

## 9. REGULAR CALENDAR ITEMS CONTINUED

9.3 <u>**Subject:**</u> Urgency Ordinance Amending Chapters 16.83 and 16.84 of the City's Municipal Code to Implement Deferral of Development Impact Fee and a Resolution Adopting the Development Impact Fee Deferral Program.
**Recommendation**: Adopt Urgency Ordinance No. 14-2008 and Adopt Resolution No. 51-2008. **(Roll Call and 4/5ths Vote Required)**
**Result of Recommended Action:** Adoption of the proposed Urgency Ordinance and Resolution will allow developers to defer the payment of development impact fees. The deferral is recommended as a temporary response to the current housing market slump,

and as such, will expire on June 30, 2009. The length of time for the typical fee deferral is expected to be approximately six months in duration for single family-projects and longer for non-residential projects, but in no event will fee deferrals be allowed to exceed one year from the date of approval. As a consequence of this deferral, the City will not have or be able to use the impact fees during the deferral period.
**Staff Report:** Donna Silva and Rebecca Santini, Finance Department

The following individual addressed the Council:

- Ardie Zahadani in support of this item requested that there be further discussion on charging interest and charging a processing fee for deferring development impact fees.

**ACTION:** Motion by Sander second by Cooley and carried by a 5:0 roll call vote, Council adopted the supplemental Urgency Ordinance No. 14-2008 and Resolution No. 51-2008 with the amendment that the deferral of development fees may be authorized by the City Manager "to the earlier of 24 hours prior to scheduling a final inspection, issuance of a temporary or final certificate of occupancy…"

**ACTION:** Motion by Sander second by Cooley and carried by a 5:0 vote, Council adopted the supplemental Resolution No. 51-2008, with the amendment that the City Manager is authorized to defer the payment of park related fees collected by the City as a result of existing development agreements "to the time of final inspection, issuance of a temporary or final certificate of occupancy…"

**ACTION:** By consensus, Council directed staff that the finalized Development Impact Fee Deferral Program be brought back in two weeks for final Council approval and include a definition of the pass-through fees that will be considered appropriate for deferral.

**The following Consent Public Hearing Items were re-ordered by the Mayor:**

## 10. CONSENT PUBLIC HEARING ITEMS

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 Skoglund second by Cooley and carried by a 5:0 vote, the Consent Public Hearing Items were approved.

10.1 **Subject:** Resolution Approving Kingdom Hall of Jehovah's Witnesses Design Review and Boundary Line Adjustment, Project No. RC-07-314, Located at 11075 Hirschfeld Way.
**Recommendation:** Adopt Resolution No. 46-2008.
**Result of Recommended Action:** Approval of this Design Review will allow construction of a 3,620 square foot addition to an existing 3,200 square foot Kingdom Hall, a façade remodel for the entire structure, an enlarged parking lot, accessibility and landscape improvements, and removal of one oak tree.
**Staff Report:** Katja Irvin, Planning Department

10.2 **Subject:** Resolution Approving Gold Valley Drive Design Review, Project No. RC-08-338, Located at the East Side of Gold Valley Drive, Approximately 400 Feet South of the Intersection of White Rock Road and Gold Valley Drive.
**Recommendation:** Adopt Resolution No. 47-2008.
**Result of Recommended Action:** Approval of this Design Review will allow

construction of two (2) adjacent one-story tilt up light industrial buildings (9,000 square feet and 16,000 square feet) on a 1.73 acre site.
**Staff Report:** Katja Irvin, Planning Department

10.3 **Subject**: Resolution Approving Community Development Block Grant (CDBG) Program, Action Plan.
**Recommendation**: Adopt Resolution No. 50-2008.
**Result of Recommended Action**: Recommendation will result in the Action Plan being submitted to the US Dept. of Housing and Urban Development as an application for CDBG funds for the 2008-2009 program year.
**Staff Report:** Reed Flory and Diane Snyder, Economic Development Department

**ACTION:** Motion by McGarvey and second by Skoglund and carried by a 5:0 vote, Council determined to continue agenda items past 11:00 p.m.

**The following Regular Calendar Item was re-ordered by the Mayor:**

## 9. REGULAR CALENDAR ITEMS CONTINUED

9.2 **Subject:** Economic Development Strategic Objectives and Action Plan
**Recommendation**: Adopt Resolution No. 48-2008.
**Result of Recommended Action:** Adoption of this resolution will give staff authorization to carry out the Economic Development Strategic Objectives and Action Plan.
**Staff Report:** Curt Haven and Micah Runner, Economic Development Department

**ACTION:** By Consensus, Council directed staff to bring back Resolution No. 48-2008 on the Consent Calendar on May 19th for final adoption due to the document not being included with the staff report.

**The following Public Hearing Item was re-ordered by the Mayor:**

## 11. PUBLIC HEARING ITEMS CONTINUED

11.2 **Subject**: Folsom Boulevard Specific Plan Amendment.
**Recommendation**: That Council:
1. Determine the Mitigated Negative Declaration adequately and completely identifies project impacts, as required by the California Environmental Quality Act; and
2. Waive first reading and introduce Ordinance No. 13-2008, which will supersede Section 3 of Ordinance 57-2006 that pertains to the Folsom Boulevard Specific Plan (FBSP) only. **(Roll Call Vote)**

**Result of Recommended Action:** Adoption of this ordinance will supersede Ordinance No. 57-2006 and amend the Folsom Boulevard Specific Plan to provide clarity on policies, guidelines and development standards that guide development and redevelopment of the project area.
**Staff Report:** Paul Junker and Loreli Cappel, Planning Department

**ACTION:** By consensus, Council continued this item to the June 16, 2008 Council Meeting; staff directed that more discussion is needed on Plan implementation.

## 12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

## 13. CITY MANAGER'S REPORT

Due to the lateness of the hour, the Public Works Department Update was continued to a future date.

City Manager Gaebler invited the Council to be present at the May 22 graduation of the current Leadership Rancho Cordova Class, at 5:00 p.m. at City Hall.

## 14. ADJOURNMENT

Mayor Budge adjourned the meeting at 12:10 a.m.

Stacy Leitner

Stacy Leitner, Interim City Clerk