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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, November 19, 2007

4:30 P.M. – Closed Session
Coloma Room

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

MINUTES

1. CLOSED SESSION

Mayor Sander called the Closed Session to order in the Coloma Room at 4:34 p.m. to discuss the following item:

Present: Council Members Cooley, McGarvey, Skoglund, Budge and Mayor Sander

Conference with Legal Counsel – Public Performance Evaluation (City Attorney) – Pursuant to Government Code Section 54957.

2. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor Sander called the regular meeting to order in the Dave B. Roberts Council Chambers at 5:45 p.m.

Present: Council Members Cooley, McGarvey, Skoglund, Budge and Mayor Sander
Staff Present: Gaebler, Chinn, Lindgren, Sanchez, Olea-Moger, Lehr, Oliver, Abhar, Junker, Silva, Haven, S. Snyder, Meeks, Griley, Harriman, Thomas, Campbell, D. Snyder, Cuppy, Flory, Simpson, Nichols and Irvin

3. METRO CABLE TV TELECAST ANNOUNCEMENT

The Mayor announced the video recording and playback schedules.

4. PLEDGE OF ALLEGIANCE

Walt Myers led the pledge.

5. INVOCATION

Chaplain Mindi Russell, Rancho Cordova Law Enforcement, Emergency Responders, gave the invocation.

6. CLOSED SESSION REPORT

City Attorney Adam Lindgren reported that Council directed the Mayor to send a letter indicating another year of successful performance.

7. PRESENTATIONS

7.1. The following staff introduced new City Employees:
- Assistant City Manager Joe Chinn introduced Mindy Cuppy, Administrative Support Supervisor;
- Public Works Director Cyrus Abhar introduced Steve Harriman, Integrated Waste Manager; and
- Housing Administrator Reed Flory introduced Diane Snyder, Management Analyst I.

7.2. Mayor Sander presented Certificates of Recognition to Principal Jackie Levy for Cordova High School Students Aleyna Jones and Rizal Curammeng for Excellence in Academic Achievements

7.3. City Clerk Anna Olea-Moger announced that cake and refreshments would be served during break in honor of Mayor Sander's birthday. Council Member Cooley led the audience in the Happy Birthday song.

8. PUBLIC COMMENT

The following individuals addressed the Council:

- Joy H.S. Moon regarding safety in her neighborhood.
- Bruce Risley on upcoming community events.
- Walt Myers regarding various street sidewalks in Rancho Cordova lacking proper ADA accessibility for disabled pedestrians.
- Telephone message objection by Joyce (last name unknown) in opposition to Item 11.1 - Ordinance No. 26-2007 as adoption of ordinance would be a frivolous use of taxpayer dollars and that any issues should be dealt with on a complaint basis only.

9. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by Skoglund and carried by a 5:0 roll call vote the Consent Calendar was approved.

9.1. **Subject:** Minutes of City Council Meetings:
1) Special and Regular Meeting of October 15, 2007
2) Special Meeting of October 23, 2007
3) Regular Meeting of November 5, 2007

Recommendation: Adopt Minutes.

9.2. **Subject**: Ordinance Amending Municipal Code 9.28 "Curfew".
Recommendation: Waive second reading and adopt Ordinance No. 23-2007. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will amend the City's daytime curfew regulations in order to improve enforcement coordination with the various school districts serving the City.
Staff Report: Joseph Chapman, City Attorney's Office

9.3. **Subject**: Ordinance Amending Montelena Development Agreement, Project No. RC-04-132, Located on the Corner of Douglas Road to the North and Jaeger Road to the East and is within the SunRidge Specific Plan Area.
Recommendation: Waive second reading and adopt Ordinance No. 25-2007. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance amends the Development Agreement and is intended solely for clarification purposes. The amendment will clarify that the provisions of the Development Agreement do not apply to the wetland preserve. The amendment will not change any substantive provisions of the Agreement.
Staff Report: William Campbell, Planning Department

9.4. **Subject**: Resolution Awarding 4th Amendment of Contract to EDAW, Inc. for Preparation of the Rio Del Oro Environmental Impact Report/Environmental Impact Statement (EIR/EIS) in the amount of $114,335.00.
Recommendation: Adopt Resolution No. 129-2007.
Result of Recommended Action: Adoption of this resolution will increase contract amount to $1,699,130.00 for the purpose of completion of the EIR/EIS.
Staff Report: Paul Junker, Planning Department

9.5. **Subject**: Resolution Awarding 3rd Amendment of Contract to Jones & Stokes Associates, Inc. for Preparation of Westborough at Easton Environmental Impact Report (EIR) in the amount of $17,310.00.
Recommendation: Adopt Resolution No. 130-2007.
Result of Recommended Action: Adoption of this resolution will increase contract amount to $444,199.50 for the purpose of completion of the EIR.
Staff Report: Paul Junker, Planning Department

9.6. **Subject:** Resolution Awarding 2nd Amendment of Contract to DMJM Harris for Completion of Preliminary (30 Percent) Design Plans in the Amount of $1,496,600.00, and Resolution Awarding Letter of Authorization to Pacific Municipal Consultants for Environmental Services in the Amount of $170,238.00 for the Rancho Cordova Parkway Interchange Project.
Recommendation: The Council adopt:
1) Resolution No. 131-2007 authorizing the City Manager to execute a 2nd Amendment of Contract to DMJM Harris. Current contract authorized an expenditure of $1,812,662.00 and is approximately 85 percent complete; and
2) Resolution No. 132-2007 authorizing the City Manager to execute a Letter of Authorization to Pacific Municipal Consultants. Current contract authorized an expenditure of $273,538.00 and is fully expended.

Result of Recommended Action: Adoption of these resolutions will allow the project team to complete the Environmental Impact Statement and Environmental Assessment, and obtain State and Federal environmental certification for the Interchange project. The team will also move forward with preliminary engineering plans that will further detail the

project with a significant focus on the design of the bridge over Highway 50, Regional Transit & Union Pacific, and the Folsom South Canal.
Staff Report: Cyrus Abhar, Public Works Department

9.7. **Subject:** Resolution Awarding Contract to KASL Consulting Engineer's for On-Call Surveying and Engineering Design Services in the amount of $150,000.00.
Recommendation: Adopt Resolution No. 136-2007.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract with KASL Consulting Engineer's, Inc. for on-call surveying and engineering design services support to the Public Works Department.
Staff Report: Cyrus Abhar, Public Works Department

10. CONSENT PUBLIC HEARING ITEMS

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 Cooley second by McGarvey and carried by a 5:0 vote the Consent Public Hearing Item 10.1 was continued to December 3rd and Consent Public Hearing Item 10.2 was continued to December 17th.

10.1. **Subject:** Resolution Approving Mills Shopping Center Pad E Design Review, Conditional Use Permit, and Non-Conforming Use Permit, Project No. RC-07-313, Located at 10359 Folsom Boulevard.
Recommendation: That Council continue item to December 3rd.
Result of Recommended Action: Continuation of this item will allow the project architects, Rauschenbach Marvelli Becker, additional time to address minor issues related to the site plan.
Staff Report: William Campbell, Planning Department

10.2. **Subject:** Resolution Approving Fite Corporate Center, Buildings B and C, Design Review, Project No. RC-07-306, Located at 10101 and 10121 Old Placerville Road.
Recommendation: That Council continue item to December 17th.
Result of Recommended Action: Continuation of this item will allow the applicant, Fite Development Company, and the Public Works Department to negotiate transportation and public infrastructure fees.
Staff Report: Katja Irvin, Planning Department

11. PUBLIC HEARING ITEM

11.1. **Subject:** Ordinance Amending Rancho Cordova Municipal Code Chapter 16.20, Updating the Chapter and Establishing a Rental Housing Inspection Program.
Recommendation: Waive first reading and introduce Ordinance No. 26-2007. **(Roll Call Vote)**
Result of Recommended Action: Adoption of this ordinance will update Chapter 16.20 of the City's Municipal Code , "Rancho Cordova Housing Code," and establish a Rental Housing Inspection Program. The purpose of this Program will be to ensure that all rental housing complies with State mandated minimum housing requirements.
Staff Report: Curt Haven and Kerry Simpson, Economic Development Department and Jose Sanchez, City Attorney's Office

Mayor Sander opened the public hearing on Item 11.1. The following individuals addressed the Council:

- Cory Koehler in support of the item.
- Frank Campa in support of the item.

Mayor Sander closed the public hearing on Item 11.1.

ACTION: Motion by Budge second by Cooley and carried by a 5:0 roll call vote, Council waived first reading and introduced Ordinance No. 26-2007.

12. BREAK

AT THIS POINT Mayor Sander recessed the meeting. The full Council reconvened .

13. REGULAR CALENDAR ITEMS

13.1. **Subject:** Conceptual Design Approval for White Rock Park Pedestrian Overcrossing of Highway 50.
Recommendation: That Council:
1) Concur with conceptual recommendations for the design of a new pedestrian bridge over Highway 50 near White Rock Park.
2) Accept the alignment and bridge width concept.
Result of Recommended Action: Caltrans will move forward with type size and location bridge design work that is needed to keep the project on schedule. Additional architectural details for the overcrossing will be developed in the next two months through consultation between Caltrans and City staff. A final architectural recommendation will be presented to City Council in early 2008.
Staff Report: Cyrus Abhar, Public Works Department

Mayor Sander opened the public comment period on Item 13.1. There were no speakers.
Mayor Sander closed the public comment period on Item 13.1.

ACTION: Motion by McGarvey second by Cooley and carried by a 5:0 vote, Council concurred with conceptual recommendations for the design of a new pedestrian bridge over Highway 50 near White Rock Park and accepted the alignment and bridge width concept with exception that project information be submitted to the Rancho Cordova Police Department for review of safety issues and confirmed with CalTrans personnel.

13.2. **Subject:** First Quarter Financial Report for Fiscal Year 2007-08.
Recommendation: Receive and File Report.
Result of Recommended Action: Report will be received and filed.
Staff Report: Donna Silva, Finance Department
Mayor Sander opened the public comment period on Item 13.2. There were no speakers.
Mayor Sander closed the public comment period on Item 13.2.

ACTION: No action taken; discussion item only.

14. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

15. COUNCIL REPORTS

Council Members reported on various events since the last Council meeting.

16. CITY MANAGER'S REPORT

None

17. OPEN SESSION – COMMUNITY REDEVELOPMENT AGENCY ITEM

City Attorney Adam Lindgren requested Council, acting as the Community Redevelopment Agency, authorize City's negotiators Micah Runner, Economic Development Manager and Steve Long, Real Estate Consultant with Overland, Pacific & Cutler, Inc. to negotiate with Kevin M. Powell, et al for the acquisition of property located at 10545-10591 Folsom Boulevard (Parcel Number 057-0223-019).

ACTION: Motion by Budge second by Skoglund and carried by a 5:0 vote, Council approved the designated negotiators to proceed with negotiations.

18. CLOSED SESSION

Council adjourned to Closed Session at 8:59 to discuss the following items:

Present: Council Members Cooley, McGarvey, Skoglund, Budge and Mayor Sander

Conference with Legal Counsel – Existing Litigation – Pursuant to Government Code Section 54956.9 (a) - (one case) - Name of case: *California Native Plant Society v. City of Rancho Cordova et al*; Case No. 06CS01311.

Conference with Legal Counsel – Pursuant to Government Code Section 54956.8 for a matter pertaining to real property negotiations.

19. OPEN SESSION – REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported there was no reportable action.

20. ADJOURNMENT

Mayor Sander adjourned the meeting at 9:35 p.m. in memory of Peggy Hayes, founding family and activist for preserving the Kilgore Cemetery, and Former Code Enforcement Manager, Yvonne DeHaan.

Anna Olea-Moger

Anna Olea-Moger, CMC, City Clerk