CITY OF RANCHO CORDOVA
CALIFORNIA
Incorporated 2003

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, March 17, 2008

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

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:37 p.m.

Present:	Council Members Cooley, McGarvey, Sander, Skoglund, and Mayor Budge
Staff Present:	Gaebler, Lindgren, Leitner, Lehr, Oliver, Beiswenger, S. Snyder, Pearl, Chapman, D. Snyder, Harriman, Scott, Sparkman, Meeks, Flory, Bontrager, Junker, Irvin, Haven, and Silva

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor announced the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on VFW's Vice Commander Billy Hovey to lead the Pledge.

4. INVOCATION

Chaplain Mary Hills, Rancho Cordova Law Enforcement, Emergency Responders gave the invocation.

ANY ITEM THAT IS NOT INITIATED BEFORE 11 P.M. WILL BE CONTINUED TO THE NEXT DAY AT 5:30 P.M. OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

5. PRESENTATIONS

5.1 Council Member McGarvey presented a Proclamation to Commander Floyd Clark and Vice Commander Billie Hovey for VFW's 20th Anniversary.

5.2 Folsom Cordova Community Partnership Executive Director Paul Shane, Community Collaboration Manager Nicole Jarred, and Youth Advisory Committee Executives Danielle Nunn and Rheana Airoco gave a presentation on Rancho Cordova Youth Advisory Council.

5.3 Folsom Cordova Unified School District Superintendent Pat Godwin gave a report on District Budget Challenges.

5.4 Council, staff and the public, recognized Council Member Cooley's Birthday.

6. PUBLIC COMMENT

The following individuals addressed the Council:

- Joy Moon on the health and well being of the Council, staff and citizens of Rancho Cordova.
- Alan Withers on Kid's Day on April 26 from 11:00 a.m. to 3:00 p.m. at Hagen Park.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Skoglund second by Cooley and carried by a 5:0 roll call vote, the Consent Calendar was approved with amendments to Item 8.1.

8.1 **Subject:** Regular Meeting Minutes of March 3, 2008.
Recommendation: Adopt Minutes.

8.2 **Subject:** Resolution Declaring The Results of Mail Ballot Election for Rancho Cordova Transit-Related Services Special Tax Area Zone 7 (BloodSource Laboratory Building).
Recommendation: Adopt Resolution No. 15-2008.
Result of Recommended Action: Adoption of this resolution will declare the result of the transit-related services tax election concerning Transit-Related Services Special Tax Area Zone 7, which will assist the City in meeting the costs of providing City transit-related services by establishing a special tax for transit services for the BloodSource Laboratory Building.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 11

8.3 **Subject:** A Resolution Creating Special Tax Area Zone 10 and an Ordinance Establishing a Special Tax for Transit-Related Services for the Mather Office Complex, Building A.
Recommendation: Adopt Resolution No. 20-2008 and waive the first reading and introduce Ordinance No. 7-2008. **(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 Mather Office Complex, Building A.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 11

8.4 **Subject:** A Resolution Creating Special Tax Area Zone 9 and an Ordinance Establishing a Special Tax for Transit-Related Services for the Department of Environmental Management Office Building.
Recommendation: Adopt Resolution No. 21-2008 and waive the first reading and introduce Ordinance No. 8-2008. **(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 Department of Environmental Management Office Building.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 11

8.5 **Subject:** Resolution Awarding Construction Contract to the Lowest Responsive Bidder, Tim Paxin's Pacific Excavation, Inc. for International Drive and Data Drive Traffic Signal and Striping Improvements in the Amount of $357,723.00.
Recommendation: Adopt Resolution No. 23-2008.
Result of Recommended Action: Tim Paxin's Pacific Excavation, Inc. will install a new traffic signal at the intersection of International Drive and Data Drive. Construction will begin Spring 2008 upon City Council approval and will be completed Fall of 2008.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 2 and 6

8.6 **Subject:** Resolution Authorizing Execution of Contract with Sunridge Anatolia LLC for Application of Contingency Funds for Infrastructure Improvements Associated with Anatolia I and III Major Roads Improvement in the amount of $143,776.00.
Recommendation: Adopt Resolution No. 22-2008.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract with Sunridge Anatolia LLC for reimbursement of costs incurred through specific change orders for construction associated with the improvements plans for Anatolia I and Anatolia III.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 2, 4 and 8

8.7 **Subject:** Approval of Revised Map of Revised Maps of Capital Village Phase I (365 B.M. 7) Lots 55-60, 130-131, 205-222 and Capital Village Phase II (365 B.M. 9) Lots 354-359, 384-395, 400-405 and 417-458 – Subdivision No. RC-04-123.1B.
Recommendation: Approve "Revised Map of Revised Maps of Capital Village Phase I (365 B.M. 7) Lots 55-60, 130-131, 205-222 And Capital Village Phase II (365 B.M. 9) Lots 354-359, 384-395, 400-405 And 417-458", consisting of 102 proposed lots, located between International Drive and Disc Drive east of Bridgeway Drive
Result of Recommended Action: Approval of this recommended action will result in the Council approving the recording of the "Revised Map of Revised Maps of Capital Village Phase I (365 B.M. 7) Lots 55-60, 130-131, 205-222 and Capital Village Phase II (365 B.M. 9) Lots 354-359, 384-395, 400-405 And 417-458".
Staff Report: Cyrus Abhar, Public Works Department
Advances Goal: 4

8.8 **Subject:** Calling the November 4, 2008 General Municipal Election for Three Council Seats and requesting the Sacramento County Board of Supervisors to consolidate the General Municipal Election with the Statewide Election.
Recommendation: Adopt Resolution No. 31-2008
Result of Recommended Action: Adoption of the resolution allows for the consolidation of our general municipal election with the statewide election to be held on November 4, 2008 and to obtain election services from the Sacramento County Voter Registration and Elections Department. At the general municipal election, three members of the City Council will be elected for full, four-year terms. The Council Member seats currently filled by Ken Cooley, Robert McGarvey, and David Sander expire in November 2008.
Staff Report: Stacy Leitner, City Clerk's Department
Advances Goals: 4 and 10

8.9 **Subject:** Resolution Authorizing the City Manager to Execute a 3rd Amendment to Consulting Services Agreement MMC Communications in the Amount of $150,000 and the Term of the Contract through June 30, 2008.
Recommendation: Adopt Resolution No. 28-2008.
Result of Recommended Action: Execution of this agreement will increase the contract amount from $99,000 (as of second amendment November 13, 2007) to $249,000 from its inception on January 26, 2007 in order to continue to support media relations, training, and proactive publicity for various departments' projects in the City.
Staff Report: Nancy Pearl, City Manager's Office
Advances Goals: 1, 3 and 13

8.10 **Subject:** Resolution Authorizing Execution of Contract with Beazer Homes Holdings Corp. for Credit/Reimbursement Agreement for Privately Constructed Public Facilities in the Amount of $2,249,707.00.
Recommendation: Adopt Resolution No. 29-2008.
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 International Drive/Prospect Park Drive, Zinfandel Drive/Data Drive, and Zinfandel Drive/International Drive.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 2, 4 and 8

8.11 **Subject:** Resolution Authorizing the City Manager to Execute an Amendment to the Regional Human Rights/Fair Housing Commission Joint Exercise of Powers Agreement.
Recommendation: Adopt Resolution No. 32-2008.
Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute an amendment to the Regional Human Rights/Fair Housing Commission Joint Exercise of Powers Agreement. The amendment will change the current number of Advisory Board members for the Commission and add sections regarding the approval of the Commission's budget and admission of new parties.
Staff Report: Curt Haven, Economic Development Department
Advances Goals: 1, 7, 8, 10, and 13
Growing Strong Neighborhoods

8.12 **Subject:** Resolution Approving of the Grandee Apartments Relocation Plan.
Recommendation: Adopt Agency Resolution No. CRA 3-2008.
Result of Recommended Action: Adoption of this resolution will provide a comprehensive strategy for the relocation of the current tenants of the Grandee Apartments. The plan includes analysis of the current tenant mix, relocation benefits, estimated cost of the relocations and the projected relocation timetable.
Staff Report: Micah Runner, Economic Development Department
Advances Goals: 1, 6, 7, 8 and 9

9. CONSENT PUBLIC HEARING ITEMS

9.1 **Subject:** Resolution Approving the Issuance of California Municipal Finance Authority Revenue Bonds to Assist Sacramento Medical Foundation (dba BloodSource) to Finance a New Headquarters Facility in the City of Rancho Cordova
Recommendation: Adopt Resolution No. 24-2008.
Result of Recommended Action: This Public Hearing will consider the issuance of tax-exempt bonds by the California Municipal Finance Authority (CMFA) for Sacramento Medical Foundation (dba BloodSource) to finance a portion of the cost of acquiring an office building and associated land, and constructing and designing certain facility improvements and other related capital costs for use as a new headquarters for the operations of BloodSource. The bond financing does not create direct fiscal impacts on the City, nor represent an obligation of the City to pay off or guarantee the bonds. CMFA is a joint powers authority created in 2004 to promote community development through the financing of economic development.
Staff Report: Donna Silva, Finance Department
Advances Goals: 4, 9 and 11

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 McGarvey and carried by a 4:0 vote (Sander abstaining), the Consent Public Hearing item was approved.

10. PUBLIC HEARING ITEMS

10.1 **Subject:** Community Development Block Grant (CDBG) Program, Draft Action Plan.
Recommendation: Council approve staff recommendations for funding CDBG activities for the fiscal year 2008-2009.
Result of Recommended Action: Recommendation will result in the draft action plan being released for public comment.
Staff Report: Diane Snyder, Economic Development Department
Advances Goals: 4, 7, 8 and 10
Growing Strong Neighborhoods

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

- Ken Bennett from Sacramento Self-Help Housing on City support of low-income housing counseling.
- Debra Morrow from Department of Human Services on City support of Meals on Wheels Program.
- Pete Arney and Lee Frechette from Live Steamers Museum on Council's consideration of grant request.

Mayor Budge closed the Public Hearing comment period.

ACTION: Motion by Cooley second by Skoglund and carried by a 5:0 vote, Council received staff recommendations for funding CDBG activities for the fiscal year 2008-2009.

Mayor Budge reordered the agenda to bring Item 11 before the next Public Hearing Item.

11. BREAK

Council broke for refreshments in the lobby in honor of Council Member Cooley's birthday. The full Council reconvened.

10. PUBLIC HEARING ITEMS CONTINUED

10.2 **Subject:** Council Call-up of Planning Commission Decision on Capital Village Reflections/Brownstones Design Review Amendment, Project No. RC-07-318, Located East of Zinfandel Drive and South of Data Drive/Disk Drive, Extending South Past International Drive.
Recommendation: Adopt Resolution No. 30-2008.
Result of Recommended Action: Approval of project will allow the applicant to obtain building permits to construct the Reflections design in the Capital Village, Brownstone District.
Staff Report: Jeffrey Beiswenger, Planning Department
Advances Goals: 1, 5, 7 and 8

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

ACTION: Motion by Sander second by McGarvey and carried by a 5:0 vote, Council adopted Resolution No. 30-2008 with the following change:

- Add a hard surface in the trash bin locations to allow for a moving garbage can.

10.3 **Subject:** Ross Center Pad #2, Design Review, Project No. RC-07-322, Located at 2800 Zinfandel Drive. **(Continued from February 4th and March 3rd)**
Recommendation: Adopt Resolution No. 12-2008.
Result of Recommended Action: Approval of this Design Review will allow the Ross Center Pad #2 building to be remodeled along with landscaping and access improvements to bring the site into compliance with City standards.
Staff Report: Katja Irvin, Planning Department
Advances Goals: 1, 5 and 6

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

ACTION: Motion by McGarvey second by Cooley and carried by a 5:0 vote, Council adopted Resolution No. 12-2008 with the following change:

- Change condition of approval to relocate bike rack off pedestrian trail.

Mayor Budge reordered the agenda to bring Item 12.1 before the next Public Hearing Item.

12. REGULAR CALENDAR ITEMS

12.1 **Subject:** Resolution Authorizing Mayor or Mayor's Delegate to Enter into Memorandum of Understanding for Sister City Relationship with Turrialba, Costa Rica.
Recommendation: Adopt Resolution No. 25-2008.
Result of Recommended Action: The City of Rancho Cordova will successfully complete a two year project aimed at establishing our first Sister City relationship to foster people-to-people diplomacy and cultural exchanges.
Staff Report: Stephanie Snyder, City Manager's Office
Advances Goals: 1, 8, 9, and 10
[redacted]

ACTION: Motion by McGarvey second by Cooley and carried by a 5:0 vote, Council adopted Resolution No. 25-2008 authorizing the Mayor or the delegate to enter into a MOU substantially similar to the draft presented. It is anticipated, the signing of the MOU will be in both English and Spanish.

10. PUBLIC HEARING ITEMS CONTINUED

10.4 **Subject:** Ordinance Amending the Folsom Boulevard Specific Plan and the Zoning Code Relating to Cardrooms.
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
Advances Goals: 1, 5, 6 and 9

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

ACTION: Motion by Cooley second by McGarvey and carried by a 5:0 roll call vote, Council waived first reading and introduced Ordinance No. 9-2008 with the following modifications relating to parking in Sections 5 and 10:

SECTION 5: Chapter 5, "Land Plan," Table 3, "Vehicle and Bicycle Parking Standards for Mixed Use Zoning Districts," of the Folsom Boulevard Specific Plan is amended to add the following under the subheading, "Retail, Service, and Office Listings":

Land Use Type	Vehicular	Bicycle
Cardrooms	Not to exceed 1 space per seat[4]	0.4/1000 sf

Notes:

4. Required vehicular parking may be reduced from this standard pursuant to the issuance of a conditional use permit.

SECTION 10 : Title II, "Land Use Zones", Chapter 40......":

Land Use Type	Vehicular	Bicycle
Cardrooms	Not to exceed 1 space per seat[4]	0.4/1000 sf

Notes:

4. Required vehicular parking may be reduced from this standard pursuant to the issuance of a conditional use permit.

12. REGULAR CALENDAR ITEMS

12.2 **Subject:** Ordinance Amending Municipal Code Chapter 4.22, "Cardrooms"; Consideration of Cardroom Revenue Tax.
Recommendation: Waive first reading and introduce 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 4:1 (Cooley dissenting) roll call vote, Council waived first reading and introduced Ordinance No. 10-2008 with the following changes:

Mayor Budge requested a strike through of the second sentence of Section 4.22.115 relating to the ability to increase the table limit to 15 if state law were to allow, as shown below:

4.22.115 Equipment – Separation.

A. No cardroom shall maintain or operate more than nine card tables at any one time. ~~However, should judicial or legislative action alter the restrictions on limitations in the Gambling Control Act, Business and Professions Code § 19800 et seq., to allow for an increase in the current number of tables without voter approval, the maximum number of tables shall be increased up to the amount such judicial or legislative action allows, not to exceed a maximum of 15 tables~~. Tables used during tournaments or free special events shall count toward this maximum table limit. Chairs shall be provided for all card players. No more than twelve players shall be permitted to play at any time at any one table. Authorized games shall not utilize dominoes, tiles, dice, spinning wheels, electronic player-controlled machines or any other device other than the standard decks of playing cards traditionally used for playing such games, poker chips, and the optional dealer shoes, except, to the extent such equipment is allowed by applicable state law and/or state regulations, such equipment shall also be allowed in the City.

Staff proposed the following adjustments during the presentation:

1. Amend Section 4.22.025(B)(1) to add "limited liability corporation" to the list of entities;

2. Amend Section 4.22.025 to add a new subsection (C) to read as follows:

The City Manager shall have authority to allow an applicant, upon the applicant's request, to submit the information required in subsections (B)(4), (5), and (6) at any time during the application review period if the City Manager determines that doing so is in the best interest of the City. The City Manager shall have discretion to set deadlines as necessary to receive such information.

3. Amend Section 4.22.125 to strike second sentence relating to operator adjustment of wagering limits.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None

14. CITY MANAGER'S REPORT

City Manager Ted Gaebler reported on a follow-up of the Capital Airshow event, and Housing Element Update Workshop on March 26th from 3 to 5 pm at City Hall.

15. ADJOURNMENT

Mayor Budge adjourned the meeting at 11:56 p.m.

Stacy Leitner

Stacy Leitner, Interim City Clerk