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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, May 3, 2010

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

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor Cooley called the regular meeting to order in the David B. Roberts Council Chambers at 5:42 p.m.

Council Members Present:	Sander, Budge (arrived at 6:32 p.m.), McGarvey, and Mayor Cooley
Council Members Absent:	Skoglund
Staff Members Present:	Gaebler, Lindgren, Chinn, Cuppy, Junker, Diamond, Snyder, Abhar, Silva, Blair, Garcia, Snipes, Haven, Peterson, Chan, Flory, Loveless, Beiswenger, Delaney, Gassaway, and Kellerman

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk announced the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on Cory Chapman to lead the Pledge.

4. INVOCATION

Bryce Cooley, Cordova Neighborhood Church, gave the invocation.

5. PRESENTATIONS

5.1 Elk Grove Local Census Office Manager Jon Zwanziger gave updates on Census Efforts in Rancho Cordova.

5.2 Sacramento Metro Fire Assistant Chief Cantelme and Deputy Chief Henke presented on Updates Relating to Fire/EMS Activities in the Rancho Cordova Area.

5.3 Mayor Cooley presented Certificates of Recognition to Volunteer Income Tax Assistance (VITA) Volunteers, Gail Osborn and Lisa Illinik.

5.4 Linda Smith presented on Weed and Seed Program Updates. **(This item was not presented at this Council Meeting.)**

5.5 Vice Mayor McGarvey presented a proclamation for Public Service Recognition Week (May 3-9, 2010) – In the Spirit of the Theme "Innovation and Opportunity," and for their Contributions to Produce the "Connecting the Dots: Where Your Tax Dollars Go" City Video to City Staff Paul Junker, Donna Silva, Steve Harriman, Stephanie Snyder, Troy Holt, Stacey Peterson and Stacy Delaney.

5.6 Council Member Sander presented a proclamation in Recognition of Municipal Clerks Week (May 2-8, 2010) to City Clerk Mindy Cuppy.

6. PUBLIC COMMENT

The following individuals addressed the Council:

- Scottie Moore regarding City's donation for SOCKS
- Carol Wilfley regarding concern for the two shootings at Zinfandel Square within the last couple of months

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Budge second by McGarvey and carried by a 4:0 (Skoglund absent) roll call vote; Council approved the Consent Calendar.

Subject: Meeting Minutes:
a) Regular Meeting Minutes of April 5, 2010; and
b) Special Meeting Minutes of April 13, 2010;
Recommendation: Adopt Minutes.

8.2 **<u>Subject</u>:** Ordinances Extending Temporary Suspension of Annual Program Fee Adjustments for Certain Developer Impact Fees
<u>Recommendation</u>: Waive second readings and adopt Ordinance No. 3-2010, Ordinance No. 4-2010, and Ordinance No. 5-2010. **(Roll Call Vote)**
<u>Result of Recommended Action</u>: Adoption of these ordinances will extend the temporary suspension of automatic annual program fee inflationary adjustments for an additional period of one year for the following developer impact fee programs:

a) City Transportation Impact Fee;
b) Sunrise Douglas Community Plan Fee; and
c) Villages of Zinfandel Development Impact Fee

<u>Staff Report:</u> Donna Silva and Rebecca Santini, Finance Department

8.3 **<u>Subject</u>:** Quarterly Treasurer's Report
<u>Recommendation</u>: Receive and file report.
<u>Result of Recommended Action</u>: This report provides Council with information concerning the City's investment portfolio. This report will meet requirements as provided by state law.
<u>Staff Report</u>: Donna Silva, Finance Department

8.4 **<u>Subject</u>:** Resolution Authorizing City Manager to Award Construction Contract for Rossmoor Drive and Zinfandel Drive Street Maintenance Project to Martin General Engineering Inc. in an Amount not to Exceed $900,405
<u>Recommendation</u>: Adopt Resolution No. 22-2010.
<u>Result of Recommended Action</u>: Adoption of this resolution will authorize the City Manager to execute a contract agreement with Martin General Engineering Inc. in the amount not to exceed $900,405 for the construction of the Rossmoor Drive and Zinfandel Drive Street Maintenance Project. The work to be performed under this contract will include the placement of rubberized asphalt overlay and pedestrian improvements for Rossmoor Drive from Coloma Drive to Ambassador Drive. This project also includes placement of an asphalt cape seal on Zinfandel Drive from Folsom Boulevard to Sunrise Boulevard.
<u>Staff Report:</u> Cyrus Abhar, Public Works Department
GROWING STRONG NEIGHBORHOODS

8.5 **<u>Subject</u>:** Resolution Authorizing the City Manager to Execute an Agreement with the City of Sacramento for Use of the Permanent Household Hazardous West Collection Facility
<u>Recommendation</u>: Adopt Resolution No. 23-2010.
<u>Result of Recommended Action</u>: Adoption of this resolution will extend the current agreement with the City of Sacramento through June 30, 2013, that allows the City of Rancho Cordova residents to deliver household hazardous waste to the City of Sacramento facility, and for the City of Sacramento to invoice the City of Rancho Cordova accordingly.
<u>Staff Report:</u> Cyrus Abhar, Public Works Department

8.6 **<u>Subject</u>:** Resolution Authorizing the City Manager to Execute a Contract with Bureau Veritas North America, Inc. to Provide On-call Building Plan Review and Inspection Services for the Building and Safety Department in the Amount Not to Exceed $380,000
<u>Recommendation</u>: Adopt Resolution No. 24-2010.
<u>Result of Recommended Action</u>: Adoption of this resolution will authorize the City Manager to execute an on-call agreement with Bureau Veritas North America, Inc. in the amount not to exceed $380,000.
<u>Staff Report:</u> Cyrus Abhar, Public Works Department
GROWING STRONG NEIGHBORHOODS

8.7 **Subject:** Resolution Rejecting Bids for the Street Maintenance Project 2009 - Cape Seal RC-14
Recommendation: Adopt Resolution No. 27-2010.
Result of Recommended Action: Adoption of this resolution will reject all bids for the Street Maintenance Project 2009 – Cape Seal RC-14. The two bids received exceeded the budget for the project. Staff feels the bids received were not correctly representative of staff's intention of the project specifications. Staff now wishes to modify project specifications to more clearly define project requirements and re-advertise for construction bids to obtain greater bid participation.
Staff Report: Cyrus Abhar, Public Works Department

8.8 **Subject:** Resolution Calling the November 2, 2010 General Municipal Election for Two City Council Seats and Requesting the Sacramento County Board of Supervisors to Consolidate the General Municipal Election with the Statewide Election
Recommendation: Adopt Resolution No. 28-2010.
Result of Recommended Action: Adoption of this resolution allows for the consolidation of the City's general municipal election with the statewide election to be held on November 2, 2010, and to obtain election services from the Sacramento County Voter Registration and Elections Department. At the general municipal election, two members of the City Council will be elected for full, four-year terms. The Council Member seats currently filled by Linda Budge and Dan Skoglund expire in November 2010.
Staff Report: Mindy Cuppy, City Clerk's Department

8.9 **Subject:** Resolution Authorizing the City Manager to Execute a Contract Change Order No. 2 with DeSilva Gates Construction for the International Drive Extension Project
Recommendation: Adopt Resolution No. 31-2010.
Result of Recommended Action: Adoption of this resolution will cover the cost associated with the modification of the sound wall along the residential properties on the south side of International Drive. The contract required the construction of the sound wall be performed first to minimize disruption to residents for the remainder of the project. Modification of the sound wall was necessary due to field conditions of the structural footing for the existing sound wall. The original contract was in the amount of $7,684,408 for the construction of the International Drive Extension Project. The contract term is not affected by this change order.
Staff Report: Cyrus Abhar, Public Works Department

8.10 **Subject:** Community Redevelopment Agency Resolution Authorizing the Community Redevelopment Agency to Purchase Real Property Located at 2728 Woodberry Way; and to Authorize the Executive Director to Execute a Certificate of Acceptance of Grant Deed Required by Government Code Section 27281
Recommendation: Adopt Agency Resolution No. CRA-5-2010.
Result of Recommended Action: Adoption of this resolution will authorize the Community Redevelopment Agency to use Agency funds to purchase real property located at 2728 Woodberry Way and the Executive Director to execute a Certificate of Acceptance of Grant Deed.
Staff Report: Reed Flory, Housing Administration
GROWING STRONG NEIGHBORHOODS
COUNCIL ACTING AS COMMUNITY REDEVELOPMENT AGENCY

9. CONSENT PUBLIC HEARING ITEMS

9.1 **<u>Subject</u>:** Resolution Approving a Design Review Amendment for Kingdom Hall of Jehovah's Witnesses - Project No. DD6782, Located at 11075 Hirschfeld Way

<u>Recommendation</u>: That Council:

a) Find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act; and
b) Adopt Resolution No. 21-2010.

<u>Planning Commission Recommendation</u>: The Planning Commission, on a 7:0 vote, recommended that the City Council find the project Categorically Exempt under Section 15332, In-Fill Development Projects, of the California Environmental Quality Act and adopt a resolution approving the Design Review Amendment for Kingdom Hall of Jehovah's Witnesses, Project No. DD6782, subject to the findings, evidence, Design Review Package, Monument Sign Design, and Conditions of Approval.

<u>Result of Recommended Action</u>: Adoption this resolution will amend a previously approved Design Review for the expansion of Kingdom Hall. The original Design Review approved an expansion of approximately 3,600 sq. ft. The amendment would reduce the size of the addition to approximately 2,000 sq. ft. The scope of work includes a façade remodel, enlarged parking lot, ADA and landscaping improvements, and removal of one oak tree and related tree mitigation. These additions will improve the overall look of this portion of Hirschfeld Way.

<u>Staff Report:</u> Shannan Loveless, Planning Department

Mayor Cooley opened the public comment period. There were no speakers. Mayor Cooley closed the public comment period.

ACTION: Motion by Budge second by Sander and carried by a 4:0 (Skoglund absent) roll call vote; Council adopted Resolution No. 21-2010.

10. PUBLIC HEARING ITEMS

10.1 **<u>Subject</u>:** Resolution Amending the General Plan Consistent with Pre-zoning Designations and an Ordinance Establishing Pre-zoning Designations for the Annexation Area East of Sunrise Boulevard and South of Highway 50, Amending the Zoning Code to Add a General Commercial (GC) and a Light Industrial (M-1) Zoning Classifications, and Related Provisions

<u>Recommendation</u>: That Council:

a) Waive first reading and introduce Ordinance No. 7-2010 **(Roll Call Vote)**; and
b) Adopt Resolution No. 26-2010.

<u>Result of Recommended Action</u>: The proposed zoning map and text changes will maintain, and in some cases, expand the land use opportunities for the majority of properties within the annexation area when it becomes part of the City on July 1, 2010. All properties will maintain a similar zoning classification under City jurisdiction that they enjoyed under the County and the number of permitted land uses will be expanded. Where practical, procedures for obtaining a use permit for certain commercial uses will be simplified. The Convention Center Overlay will be applied in a portion of the annexation area as indicated by the General Plan, with a minor boundary modification proposed by staff.

<u>Staff Report:</u> Jeff Beiswenger, Planning Department

Mayor Cooley opened the public comment period. The following individuals addressed the Council:

- Bob Nolasco in support of this item

Mayor Cooley closed the public comment period.

ACTION: Motion by Budge second by McGarvey and carried by a 4:0 (Skoglund absent) roll call vote; Council introduced Ordinance No. 7-2010 and adopted Resolution No. 26-2010.

10.2 **Subject:** Resolution Approving the 2010-11 Community Development Block Grant Action Plan
Recommendation: Adopt Resolution No. 19-2010.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to submit the following documents, due to Department of Housing and Urban Development (HUD) on May 15:
1. The Action Plan, which serves as the CDBG budget for July 1, 2010 to June 30, 2011 (FY 2010-11) and amends the 2009-10 Action Plan;
2. Standard Form 424 (application for grant funds); and
3. Various certifications required by HUD.

Staff Report: Reed Flory, Housing Administration

Mayor Cooley opened the public comment period. There were no speakers. Mayor Cooley closed the public comment period.

ACTION: Motion by Budge second by McGarvey and carried by a 4:0 (Skoglund absent) roll call vote; Council adopted Resolution No. 19-2010.

11. REGULAR CALENDAR ITEMS

NONE

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

City Manager Ted Gaebler reported on the following:

- Council Member Linda Budge winning an award from Sacramento Area Reading Advocates for Service on Library Authority.
- Public Works Director, Cyrus Abhar winning an award from American Public Works Association (APWA) for Professional Manager of the Year: Engineer and Technology.
- Budget Study Session on Monday, May 17, 2010 from 12:00 p.m. to 5:00 p.m. and Regular City Council Meeting at 5:30 p.m.

14. ADJOURNMENT

Mayor Cooley adjourned the regular meeting in the David B. Roberts Council Chamber at 8:33 p.m.

Mindy Cuppy

Mindy Cuppy, City Clerk