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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Tuesday, September 7, 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 5:45 p.m.

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

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Lehr, Kellerman, Chinn, Leitner, Snyder, Haven, Delaney, Canfield, Silva, Behrends, Mingay, Abhar, Junker, Pearl, and Chan

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor announced the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on Vice Mayor McGarvey to lead the Pledge.

4. INVOCATION

Paul Thome, Sunriver Church, gave the invocation.

5. PRESENTATIONS

5.1 Council Member Budge presented a proclamation in honor of National Disaster Preparedness Month to Metro Fire Outreach Coordinator Betty Taylor and Assistant Chief Duane Arend; and Betty Taylor gave a report regarding Metro Fire Community Emergency Response Team (CERT) Program/Professional Responder to reach 10,000 citizens in one year by offering disaster preparedness information and emergency kits.

5.2 Natalla Franklin did not give a report regarding Embry Riddle Aeronautical University overview at Mather as previously scheduled.

5.3 Finance Director Donna Silva introduced new City employee Michelle Mingay, Senior Finance Analyst.

AT THIS POINT the Mayor reordered the agenda to hear Agenda Item 13.

13. CITY MANAGER'S REPORT

Department Updates: City Manager's Office, Communications Department, and Administrative Support Division reported on the following:

- Our Values
- Welcome video by Evelyn Richardson, Customer Service Specialist
- Administrative Support
- City of Rancho Cordova's Customer Service
- Fiscal Stewardship
- General Fund Revenue Decrease from Peak
- Staffing Levels Decrease
- Services to the Community
- HR Workplace Awards
- Citizens' Satisfaction Survey
- The Sacramento Bee Editorial
- Rancho Cordova is an All-America City

5.4 Mayor Cooley recognized Council Member Skoglund's Birthday on September 16, 2010 and announced Council will break for celebratory refreshments in the lobby.

BREAK

AT THE POINT: Council took a brief recess at 6:53 p.m. The full Council reconvened at 7:17 p.m.

6. PUBLIC COMMENT

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

- Chris Stoots regarding annexation of the unincorporated areas of the communities of Rosemont, College Greens-East, and Butterfield
- Dori Eisenhour regarding acknowledgement of help from Building Department staff Howard Williams and Marc Pelote for assisting with permit issues
- Stephanie Snyder regarding the California Capital Airshow

Mayor Cooley closed the public comment period.

7. COUNCIL REPORTS

Council Members reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

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

8.1 **Subject:** Meeting Minutes:
a) Regular Meeting of August 16, 2010; and
b) Special Meeting of August 24, 2010.
Recommendation: Adopt Minutes.

8.2 **Subject:** Ordinance to Rezone Property in the Industrial Area South of White Rock Road to Light Industrial (M-1) and Heavy Industrial (M-2) Designations; Amend the Zoning Code Text to Require a Conditional Use Permit (CUP) for Auto Dismantlers in M-2
Recommendation: Waive second reading and adopt Ordinance No. 20-2010 **(Roll Call Vote)**
Result of Recommended Action: 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 industrial area. The M-1 and M-2 industrial classifications will more closely match existing land uses by reducing the number of nonconforming uses in the area.
Staff Report: Jeff Beiswenger, Planning Department

8.3 **Subject:** Resolution Appointing Representatives to the Governing Board of the Sacramento Central Groundwater Authority
Recommendation: Adopt Resolution No. 102-2010.
Result of Recommended Action: Adoption of this resolution will appoint a City and Golden State Water Company representative to the Sacramento Central Groundwater Authority (SCGA) Governing Board
Staff Report: Cyrus Abhar, Public Works Department

8.4 **Subject:** Resolution Authorizing the City Manager to Execute Contract Change Orders No. 1 and No. 2 with North West Surfacing for Construction of the Horn Road Sidewalk Improvements Project in the Amount of $53,115.22
Recommendation: Adopt Resolution No. 105-2010.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute contract Change Order No. 1 and No. 2 with North West Surfacing (Contract No. 23-2010) to increase the current contract amount from $161,205.40 to $214,320.62 for the construction of the Horn Road Sidewalk Improvements Project. Change Order No. 1 covers the cost associated with unforeseen conditions encountered during construction for a total of $49,751.60. Change Order No. 2 covers the cost associated with reconciling the quantities of the bid form with the actual quantities placed during construction for a total of $3,363.62.
Staff Report: Cyrus Abhar, Public Works Department

8.5 **Subject:** Approval of Parcel Map Titled Rockingham Plaza Parcel Map located at the Southwest Corner of Mather Field Road and Rockingham Drive
Recommendation: Approve Parcel Map.
Result of Recommended Action: Approval of Parcel Map titled "Rockingham Plaza Subdivision No. DD-6856 Being a Portion of Lots 57, 58, 59 and 63 of The Amended Map of Natomas American River Subdivision No. 4, 15 BM44"; located on the southwest corner of Mather Field Road and Rockingham Drive. Approval of this parcel map will result in its recordation and creation of four new commercial parcels with an existing building on each parcel.
Staff Report: Cyrus Abhar, Public Works Department

9. CONSENT PUBLIC HEARING ITEMS

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 5:0 roll call vote, Council approved the Consent Public Hearing Item and adopted Resolution No. 104-2010.

9.1 **Subject:** Resolution Approving the Issuance by the California Statewide Communities Development Authority (CSCDA) of Recovery Zone Facility Revenue Bonds for the SunEdison Portolio No. 2
Recommendation: That Council:

a) Conduct a public hearing for the proposed issuance by the California Statewide Communities Development Authority (CSCDA) of bonds in an amount not to exceed $1,300,000 (Bonds), for the purpose of financing the installation of solar equipment located at 11051 Olson Drive and generally known as SunEdison Portfolio No. 2 (Project); and
b) Adopt Resolution No. 104-2010 approving the issuance of the Bonds for the financing of the Project (as described herein) by the CSCDA.

Result of Recommended Action: Adoption of this resolution will allow the CSCDA, or its designee, to proceed with tax-exempt bond financing for improvements at 11051 Olson Drive, a privately owned parcel, currently housing the Kohls Department Store. This would not be a debt of the City, rather, it allows the owners to utilize tax-exempt financing for their project. If Council declines adoption of the resolution, the CSCDA may seek other financing at higher interest rates or not proceed with the project.
Staff Report: Donna Silva, Finance Department

10. PUBLIC HEARING ITEMS

10.1 **Subject:** Ordinances and Resolution Approving the Limited Entitlement for Rio del Oro Specific Plan, a Project that Proposes Mixed Use Development on Approximately 3,828 Acres Northeast of Sunrise and Douglas Boulevards – Project No. RC-04-052 – Amendment to Aerojet Special Planning Area, Development Agreement, and Environmental Impact Report **(CONTINUED FROM AUGUST 16, 2010)**

PUBLIC COMMENT PERIOD CLOSED

Recommendation: That Council:

a) Waive first reading and introduce Ordinance No. 14-2010 approving the Rio del Oro Specific Plan that would establish a land plan, zoning standards, and design guidelines, as well as preliminary phasing and financing concepts to guide subsequent detailed finance and phasing plans **(Roll Call Vote)**; and
b) Waive first reading and introduce Ordinance No. 15-2010 amending the Aerojet Special Planning Area that was previously approved by Sacramento County. Approval would affect land within the Rio del Oro project area and amend the City's Zoning Map and Section 23.322.030(C)(4) of the Zoning Code to delete the Rio Del Oro Specific Plan Area from the Aerojet Special Planning Area **(Roll Call Vote)**; and
c) Waive first reading and introduce Ordinance No. 16-2010 approving a Development Agreement that will establish necessary guarantees for the City and Applicant regarding current and future project entitlements and approving Two Tier 1 Development Agreements for the Rio del Oro Project **(Roll Call Vote)**; and
d) Resolution No. 92-2010 will establish Certification of the Environmental Impact Report with adopting findings, a Statement of Overriding Considerations, and a Mitigation Monitoring Plan for the Rio del Oro Specific Plan for Tier 1 approvals.

Result of Recommended Action: The actions listed above will complete the first stage of project review (Tier 1 Approvals) for the Rio del Oro project. These approvals will establish the mix of land uses within the project (residential, commercial, office, etc.), major road alignments, and the general character of the project. A later stage of the project review, Tier 2 Approvals, will address detailed issues related to the project, including obligations that the developer must meet during project construction. No construction can occur within the project until the Tier 2 Approvals have been completed.

Staff Report: Paul Junker, Pam Johns, and Patrick Angel, Planning Department

GROWING STRONG NEIGHBORHOODS

ACTION: Motion by Budge second by Sander and carried by a 5:0 roll call vote, Council waived first readings and introduced Ordinance Nos. 14-2010, 15-2010, 16-2010, and adopted Resolution No. 92-2010.

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** Resolution Authorizing the City Manager to Execute First Amendment and Restatement of Memorandum of Understanding (MOU) and Cooperative Agreement Between the City of Rancho Cordova (City) and the Cordova Recreation and Park District (CRPD) to Increase the Park Renovation Fee Allocation for Parks to $2,500,000
Recommendation: Adopt Resolution No. 110-2010.
Result of Recommended Action: Adoption of this resolution will allow the City to reimburse CRPD for costs incurred to renovate Rancho Cordova Parks and implements proposed improvements at existing parks throughout the City. The first amendment to the MOU increases the amount of park renovation fee funding from $1,000,000 to $2,500,000 for six park projects; therefore, requires approval by the City Council.
Staff Report: Joe Chinn, City Manager's Office

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

ACTION: Motion by Budge second by Skoglund and carried by a 4:0 roll call vote (Cooley recused), Council adopted Resolution No. 110-2010.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

- Council Member Skoglund requests staff provide update on rental U-Hauls next to Sunny's Market and Council Member Budge requests staff check for any U-Haul rentals around the City
- Council Member Sander requests an hour meeting regarding Strong Neighborhood Committee results of collection and next steps
- Mayor Cooley suggests a mechanism be created to provide residents near parks with permit parking program and ticket vehicles in violation of the parking regulations
- Dennis Rogers of the Building Industry Association (BIA) suggested a discussion be had with the City Council regarding costs

14. ADJOURNMENT OF REGULAR MEETING

The Mayor adjourned the regular meeting to closed session in the Community Board Room at 9:20 p.m.

15. CLOSED SESSION

Council adjourned to closed session to discuss the following item(s):

Conference with Legal Counsel – Existing Litigation – Government Code Section 54956.9(b) – (one case) – Name of case: City of Rancho Cordova v. Simon Building, LLC; Sacramento Superior Court Case No. 34-2009-00032782

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

Mayor Cooley called the closed session to order in the Community Board Room at 9:56 p.m.

Council Members Present:	Sander, Budge, Skoglund, McGarvey, and Mayor Cooley
Council Members Absent:	None
Staff Members Present:	Lindgren, Gaebler, Junker, Abhar, Chinn

16. OPEN SESSION – REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action taken in closed session.

17. ADJOURNMENT OF CLOSED SESSION

The Mayor adjourned the closed session in the Community Board Room at 10:42 p.m.

Bren Lehr, CMC, Deputy City Clerk