

CONCURRENT MEETING CITY COUNCIL/CRA/RCFC

Monday, November 15, 2010

4:00 p.m. – Closed Session

5:30 p.m. to 7:00 p.m. – Regular Meeting

7:00 p.m. to 10:00 p.m. – Work Session

AGENDA



Ken Cooley, Mayor

Robert J. McGarvey, Vice Mayor

David Sander, Council Member

Linda Budge, Council Member

Dan Skoglund, Council Member

Regular City Council meeting dates are scheduled on the 1st and 3rd Monday's of each month, unless when Monday is a holiday.

If Monday is a holiday, the meeting will be scheduled for the following Tuesday. Dates are subject to change.

City Council Regular Mtg	CANCELLED MTG	City Council Special Mtg	CANCELLED MTG	CITY HALL CLOSED
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CITY HALL CLOSURE DATES	
Fri, Jan 1	– New Years Day Holiday
Mon, Jan 18	– Martin Luther King Jr. Day Holiday
Mon, Feb 15	– Presidents Day Holiday
Fri, Apr 2	– Furlough Day
Fri, May 28	– Furlough Day
Mon, May 31	– Memorial Day Holiday
Mon, Jul 5	– Independence Day Observed
Mon, Jul 26	– Furlough Day
Fri, Sep 3	– Furlough Day
Mon, Sep 6	– Labor Day Holiday
Mon, Oct 11	– Furlough Day
Thu, Nov 11	– Veteran's Day Holiday
Wed, Nov 24	– Furlough
Thu, Nov 25	– Thanksgiving Holiday
Fri, Nov 26	– Day After Thanksgiving Day Holiday
Thu, Dec 23	– Christmas Observed
Fri, Dec 24	– Christmas Observed
Mon, Dec 27	– Furlough Day
Fri, Dec 31	– New Year's Eve Holiday

* Tuesday, November 9 - Special Meeting - Closed Session for City Manager & Department Annual Review & Development

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CITY HALL CLOSURE DATES	
Mon, Jan 17	– Martin Luther King Jr. Day Holiday
Fri, Feb 18	– Furlough Day
Mon, Feb 21	– President's Day Holiday
Fri, Mar 11	– Furlough Day
Fri, Apr 22	– Furlough Day
Fri, May 27	– Furlough Day
Mon, May 30	– Memorial Day Holiday
Fri, Jun 17	– Furlough Day
*Mon, Jul 4	– Independence Day Holiday
*Mon, Sep 5	– Labor Day Holiday
*Fri, Nov 11	– Veteran's Day Holiday
*Thu, Nov 24	– Thanksgiving Holiday
*Fri, Nov 25	– Day After Thanksgiving Day Holiday
*Thu, Dec 22	– Christmas Observed
*Fri, Dec 23	– Christmas Observed
*Fri, Dec 30	– Day Before New Year's Eve Holiday

*Dates Pending Approval

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

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

Monday, November 15, 2010

**4:00 P.M. – Closed Session
Community Board Room**

AGENDA

A. CLOSED SESSION – CALL TO ORDER

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

B. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any unagendized item.

C. CLOSED SESSION ITEM

Council will meet in Closed Session to discuss the following items:

Conference with Legal Counsel – Anticipated Litigation Government Code 54956.9 (b) (two potential cases).

Public Employee Performance Evaluation, City Manager - Government Code Section 54957, Continued from November 9, 2010.

D. ADJOURNMENT OF CLOSED SESSION



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

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

Monday, November 15, 2010

**5:30 P.M. to 7:00 P.M. – Regular Meeting
David B. Roberts Council Chambers**

AGENDA

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Clerk will announce the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor will call on someone in attendance to lead the Pledge.

4. INVOCATION

Mark Shetler, First Covenant Church, will give the invocation.

5. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in Closed Session.

6. PRESENTATIONS

- 6.1 Recognition of Council Member David Sander's Birthday on November 25, 2010.

7. PUBLIC COMMENT

Citizens wishing to address the Council for any matter on the Consent Calendar or not on the agenda may do so at this time by completing and submitting a (blue) Speaker Card to the City Clerk. **For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard.** Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

8. COUNCIL REPORTS

9. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

9.1 **Subject:** Meeting Minutes:

- a) Regular Meeting Minutes of November 1, 2010; and
- b) Closed Session Meeting Minutes of November 9, 2010.

Recommendation: Adopt Minutes.

9.2 **Subject:** Quarterly Treasurer's Report

Recommendation: Receive and file report.

Result of Recommended Action: This report provides 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

Advances Goal: 10

9.3 **Subject:** Resolution Awarding Construction Contracts and Granting Authority to the City Manager to Approve Change Orders in an Amount not to Exceed Ten Percent (10%) of the Aggregate Amount of all the Contracts for the New Rancho Cordova Police Station

Recommendation: Adopt Resolution No. 130-2010.

Result of Recommended Action: Adoption of this resolution would authorize the City Manager, or his designee, to execute construction contracts to various Trade Contractors and authority to approve contract change orders in an amount not to exceed ten percent (10%) of the aggregate amount of all the contracts for the new Rancho Cordova Police Station.

Bids are expected to be received on November 12, 2010 and are not available to include in this staff report. In order to expedite the award of contracts, staff will provide City Council with the results of the lowest bidders prior to the November 15, 2010 City Council meeting.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goals: 1, 4, and 6

- 9.4 **Subject:** Community Redevelopment Agency Resolution Authorizing the Executive Director to Terminate the Existing Owner Participation Agreement (OPA) with Urban Housing Communities for the Development of Crossings @ New Rancho

Recommendation: Adopt Agency Resolution No. CRA-10-2010.

Result of Recommended Action: The OPA will be replaced by the City Loan Agreement that will continue to direct the development of the Crossings @ New Rancho

Staff Report: Reed Flory, Housing Administration

Advances Goals: 1, 6, 7, and 8

GROWING STRONG NEIGHBORHOODS

COUNCIL ACTING AS COMMUNITY REDEVELOPMENT AGENCY

- 9.5 **Subject:** Resolution Authorizing the City Manager to Execute a Loan Agreement that Directs the use of Neighborhood Stabilization Program Grant Funds in an Amount not to Exceed \$4,621,180, and Interim Bridge Loan Financing in an Amount not to Exceed \$3,800,000 as Loans to UHC 00516 RANCHO Cordova L.P for the Development of the Crossings @ New Rancho

Recommendation: Adopt Resolution No. 131-2010.

Result of Recommended Action: Adoption of this resolution will allow the City Loan Agreement to replace the rescinded Owner Participation Agreement and will provide the financing needed to complete the development of the Crossings @ New Rancho development.

Staff Report: Reed Flory, Housing Administration

Advances Goals: 1, 6, 7 and 8

GROWING STRONG NEIGHBORHOODS

- 9.6 **Subject:** Resolutions Authorizing the City Manager to Execute Contracts Associated with the Folsom Boulevard Streetscape Enhancement Project with DeSilva Gates Construction for Construction Services in an Amount of \$8,995,555, and with Salaber Associates, Inc. for Construction Management Services in an Amount of \$743,000

Recommendation: That Council

a) Adopt Resolution No. 132-2010 with DeSilva Gates Construction; and

b) Adopt Resolution No. 133-2010 with Salaber Associates, Inc.

Result of Recommended Action: Adoption of these resolutions will authorize the City Manager to execute two contracts associated with the Folsom Boulevard Streetscape Enhancement Project. Construction Contract No. 152-2010 with DeSilva Gates Construction in the amount from \$8,995,555 and Construction Management Contract No. 153-2010 with Salaber Associates, Inc. in the amount of \$743,000. Work will be performed on Folsom Blvd. between Mather Field Road and Kilgore Road.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goals: 1 and 2

10. CONSENT PUBLIC HEARING ITEMS – ROLL CALL VOTE

10.1 Subject: Ordinances Adopting Local Building Codes

Recommendation: Waive second readings and adopt the following ordinances (**Roll Call Vote**):

1. Ordinance No. 22-2010; and
2. Ordinance No. 23-2010; and
3. Ordinance No. 24-2010; and
4. Ordinance No. 25-2010; and
5. Ordinance No. 26-2010; and
6. Ordinance No. 27-2010; and
7. Ordinance No. 28-2010; and
8. Ordinance No. 29-2010; and
9. Ordinance No. 30-2010; and
10. Ordinance No. 31-2010.

Result of Recommended Action: The recommended actions will result in the City's building codes being updated to current industry best practices and to coincide with new codes mandated by the state of California.

Staff Report: Cyrus Abhar and Elizabeth Sparkman, Public Works Department

Advances Goals: 1, 4, 6, 7, and 8

GROWING STRONG NEIGHBORHOODS

10.2 Subject: Resolution Approving the Abandonment of a 10 Foot Planting Easement Parallel to and Adjacent to Highway 50 on Lot 42 of Bradshaw Woods Unit No. 4 Located on Residential Property at 3128 Hogarth Drive

Recommendation: Adopt Resolution No. 129-2010.

Result of Recommended Action: Adoption of this resolution will remove the 10 foot Planting Easement shown on the map of Bradshaw Woods Unit No. 4 and recorded in Book 128 of Maps, at Page 8 to allow the resident to pull a building permit.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goal: 2

10.3 Subject: First Amended Development Agreement by and between the City of Rancho Cordova and Elliot Homes relative to the Rio Del Oro Project (RC-04-052)

Recommendation: Waive first reading and introduce Ordinance No. 33-2010 (**Roll Call Vote**)

Result of Recommended Action: The amendment would result in the City entering into the Development Agreement with Elliott Homes as the holder of an option to acquire the property that is the subject to the Development Agreement from two other Elliott entities, Elliott Whiterock, LLC and Stonecreek Industrial, LLC, rather than the City entering into the Development Agreement with Elliott Homes as owner of the subject property. There are no other proposed amendments or changes to the Development Agreement of the other approvals for the Rio del Oro project.

Staff Report: Adam U. Lindgren, City Attorney's Office

Advances Goals: 1, 2, 4, 7, 8, and 9

11. PUBLIC HEARING ITEMS

- 11.1 **Subject:** Application for Conditional Use Permit and Letter of Public Convenience & Necessity, Project No. DD7021, for the Target Store Located at 10881 Olson Drive
Recommendation: Adopt Resolution No. 117-2010 denying the applicant's request for a Conditional Use Permit and Letter of Public Convenience and Necessity, based on the findings contained in the resolution.
Result of Recommended Action: The applicant is requesting a Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN) to allow the off-sale of distilled spirits, in addition to the currently permitted off-sale of beer and wine. Denying this request will allow Target to continue to sell beer and wine under their existing license, but they will not be permitted to sell distilled spirits.
Staff Report: Shannan Loveless, Planning Department
Advances Goals: 1 and 6

12. REGULAR CALENDAR ITEMS

NONE.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. CITY MANAGER'S REPORT

15. ADJOURNMENT OF REGULAR MEETING

BREAK

Council will break for celebratory refreshments in honor of Council Member Sander's Birthday prior to convening the study session.



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

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

Monday, November 15, 2010

**7:00 P.M. to 10:00 P.M. – Work Session
David B. Roberts Council Chambers**

AGENDA

A. WORK SESSION – CALL TO ORDER / ROLL CALL

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

B. PUBLIC COMMENT

At a study session or special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any unagendized item.

C. WORK SESSION ITEM

Subject: Review of Public Improvement Costs Controlled by the City

Recommendation: Discuss and provide comments and direction as appropriate.

Result of Recommended Action: City staff has been engaged in discussion with private sector development partners to explore ways to reduce the costs imposed upon developers. This work session will highlight efforts to date, identify potential approaches for addressing requests to lower development costs, and offer the Council an opportunity to provide direction on how questions of quality of public improvements and the cost of development should be addressed.

Staff Report: Joe Chinn, Assistant City Manager

Advances Goals: 1, 2, 4, 6, 7, 8, 11, and 13

D. ADJOURNMENT OF STUDY SESSION

ADDITIONAL INFORMATION

Rancho Cordova Great Health Challenge - Rancho Cordova has launched a program intended to promote a healthier community by building awareness for those who live, work, play, or pray here. You are encouraged to join our commitment to get healthy, stay fit, and have fun! Go to <http://www.20tonsin2010.com/> to register.

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, 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.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 20, 2006)	
1.	Foster a Positive Image of Rancho Cordova
2.	Improve Transportation & Connectivity
3.	Champion Employee Development & High Performance Work Environment
4.	Ensure the Availability of the Best Public Services in the Region
5.	Establish a Vibrant Downtown
6.	Ensure a Safe Community
7.	Improve the Quality of Housing In Rancho Cordova
8.	Sustain a Livable Community
9.	Drive Diverse Economic Opportunities
10.	Foster Responsible Citizenship
11.	Practice Sound Fiscal Management
12.	Establish Logical (City) Boundaries
13.	Continue To Provide Regional Leadership

UPCOMING MEETINGS	
<i>Wednesday, November 24, 2010</i>	FURLOUGH DAY – City Hall Closed
<i>Thursday, November 25, 2010</i>	THANKSGIVING HOLIDAY – City Hall Closed
<i>Friday, November 26, 2010</i>	THANKSGIVING HOLIDAY – City Hall Closed
<i>Monday, December 6, 2010</i>	4:00 p.m. Study Session on Strong Neighborhoods 5:30 p.m. Regular Meeting
<i>Tuesday, December 7, 2010</i>	5:30 p.m. Work Session on Land Use Discussion / Mix of Residential and Nonresidential East of Sunrise
<i>Monday, December 20, 2010</i>	5:30 p.m. Regular Meeting
<i>Thursday, December 23, 2010</i>	CHRISTMAS HOLIDAY – City Hall Closed
<i>Friday, December 24, 2010</i>	CHRISTMAS HOLIDAY – City Hall Closed
<i>Monday, December 27, 2010</i>	FURLOUGH DAY – City Hall Closed
<i>Friday, December 31, 2010</i>	NEW YEAR’S EVE – City Hall Closed

If you have any technical questions related to the agenda items, please contact the appropriate department as follows:

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building Department	(916) 851-8760
City Attorney’s Office	(916) 556-1531
City Clerk’s Department	(916) 851-8720
City Manager’s Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Housing Department	(916) 851-8784
Human Resources Department	(916) 851-8740
IT Department	(916) 851-8700
Neighborhood Services – Animal Services	(916) 851-8770
Parks & Recreation (Cordova Recreation & Park District)	(916) 362-1841
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9600
Redevelopment Department	(916) 851-8780
Sac Metro Fire District	(916) 859-4300

The Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast and SureWest Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is available for check out from any library branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the November 15, 2010 Regular and Special Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on Wednesday, November 10, 2010 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city web site at www.cityofranhocordova.org.

Signed this 10th day of November, 2010 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk