



**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. – Regular Meeting
David B. Roberts Council Chambers**

MINUTES

A. CLOSED SESSION – CALL TO ORDER

Mayor Cooley called the closed session to order in the Community Board Room at 4:11 p.m.

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

Council Members Absent: Skoglund

Staff Members Present: Gaebler, Lindgren, Chinn, and Abhar

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 met 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

Mayor Cooley adjourned the closed session to regular meeting in the David B. Roberts Council Chambers at 5:07 p.m.



**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. – 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 5:44 p.m.

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

Council Members Absent: Skoglund

Staff Members Present: Gaebler, Lindgren, Cuppy, Lehr, Blair, Diamond, Haven, Junker, Chinn, Abhar, Silva, Snyder, Thomas, Harriman, Flory, Loveless, Snipes, Gassaway, and Pearl

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Mayor announced the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor called on Assistant Chief Arend of the Sac Metro Fire Department to lead the Pledge.

4. INVOCATION

Mark Shetler, First Covenant Church, gave the invocation.

5. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action taken in closed session, and that no discussion was had regarding the City Manager's Evaluation on November 9 due to Council Member Skoglund's absence.

6. PRESENTATIONS

- 6.1 Mayor recognized Council Member David Sander's Birthday on November 25, 2010.

7. PUBLIC COMMENT

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

8. COUNCIL REPORTS

Council Members reported on events since the last meeting.

9. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

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

- 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

- 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

- 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

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

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

9. CONSENT PUBLIC HEARING ITEMS

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

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

- 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

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
- 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

110. 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

The Mayor opened the public comment period.

- Wayne Hart in support of the item

The Mayor closed the public comment period.

ACTION: Motion by Budge second by McGarvey and carried by a 4:0 roll call vote (Skoglund Absent); Council adopted Resolution No. 117-2010 approving the applicant's request for a Conditional Use Permit and Letter of Public Convenience and Necessity, based on the findings contained in the resolution, deletion of Conditions of Approval Nos. 7 and 9, and revisions requested by the applicant to Conditions of Approval Nos. 13, 19, and 20.

12. REGULAR CALENDAR ITEMS

NONE

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

NONE

14. CITY MANAGER'S REPORT

NONE

15. ADJOURNMENT

Mayor Cooley adjourned the regular meeting to special meeting in the American River North Community Room at 6:58 p.m.

BREAK

The Mayor announced that 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
American River Room North

MINUTES

A. WORK SESSION – CALL TO ORDER / ROLL CALL

Mayor Cooley called the special meeting to order in the American River North Community Room at 7:29 p.m.

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

Council Members Absent: Skoglund

Staff Members Present: Gaebler, Lindgren, Cuppy, Haven, Junker, Chinn, Abhar, Silva, Pearl, Gassaway

B. PUBLIC COMMENT

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

C. WORK SESSION ITEM

Subject: Update on Infrastructure and Developer Standards and Policies (Building Industry Association (BIA) Discussion Update)

Recommendation: Discuss and provide comments and direction as appropriate.

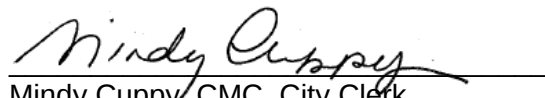
Result of Recommended Action: Receive update on the status and progress of negotiations with the BIA regarding cost of development and the options and alternatives considered to reduce these costs; discuss the potential implication of some of these proposed reductions on the City's General Plan standards and policies; and provide direction to staff on key policy issues to guide future discussions with the BIA

Staff Report: Joe Chinn, Assistant City Manager

ACTION: Discussion item only, no action taken.

D. ADJOURNMENT OF STUDY SESSION

Mayor Cooley adjourned the special meeting at 10:06 p.m.


Mindy Cuppy, CMC, City Clerk