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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, December 6, 2010

4:00 P.M. – Study Session
American River Community Room - North

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

MINUTES

A. STUDY SESSION – CALL TO ORDER / ROLL CALL

Vice Mayor McGarvey called the special meeting to order in the American River North Community Room at 4:15 p.m.

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

Council Members Absent: Mayor Cooley

Staff Members Present: Gaebler, Lindgren, Cuppy, Diamond, Haven, Chinn, Abhar, Silva, Runner, Gassaway, Flory, Boerger, and Pearl

B. PUBLIC COMMENT

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

C. STUDY SESSION ITEM

C.1 **<u>Subject</u>:** Status Report on Strong Neighborhoods Program
<u>Recommendation</u>: That Council receives, discusses, and provides input as to the priorities of suggested projects.
<u>Result of Recommended Action</u>: Council Member Sander along with city staff will continue to develop projects that improve the City, per the desired direction provided by City Council Members. The projects are designed to address a series of metrics developed to measure the overall "health" of the City, on a short- and long-term horizon.
<u>Staff Report:</u> Nancy Pearl, City Manager's Office, Curt Haven, Economic Development Department and Paul Junker, Planning Department
GROWING STRONG NEIGHBORHOODS

ACTION: Discussion item only; no action taken.

D. ADJOURNMENT OF STUDY SESSION

Vice Mayor McGarvey adjourned the closed session to regular meeting in the David B. Roberts Council Chambers at 5:25 p.m.

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: Budge, Sander, Skoglund, McGarvey, and Mayor Cooley

Staff Members Present: Gaebler, Lindgren, Cuppy, Diamond, Haven, Junker, Chinn, Abhar, Silva, Snyder, Harriman, Holt, Flory, Runner, Snipes, McMurtry, 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 Vice Mayor McGarvey to lead the Pledge.

4. INVOCATION

Chaplain Katie Nielsen, Law Enforcement Chaplaincy, gave the invocation.

5. ELECTION CERTIFICATION

5.1 **Subject:** Certification of the Results of the November 2, 2010 General Municipal Election with Regard to Members of the City Council and Three Measures
Recommendation: Adopt Resolution No. 134-2010.
Result of Recommended Action: Adoption of the Resolution results in the City's compliance with California Elections Code Regulations 10262, 10263, and 10264, which, in part, state that the governing body shall declare the results of each election under its jurisdiction.
Staff Report: Mindy Cuppy, City Clerk's Department

ACTION: Motion by Sander second by McGarvey and carried by a 5:0 roll call vote; Council adopted Resolution No. 134-2010.

6. SPECIAL CEREMONIES

6.1 **Subject:** Swearing-in and Seating of Re-elected Council Members
Recommendation: That Incumbent Council Members Linda Budge and Dan Skoglund be sworn in and seated to fill their respective full four-year term of office.

ACTION: Linda Budge was sworn in City Clerk Mindy Cuppy.

ACTION: Dan Skoglund was sworn in by Pamela Skoglund.

CELEBRATORY BREAK

Mayor Cooley broke for refreshments in honor of new Council officers at 5:55 p.m. The full Council reconvened at 6:17 p.m.

7. PRESENTATIONS

7.1 Integrate Waste Manager Steve Harriman presented a proclamation to Allied Waste Residential Driver Mike Casuacau for his heroic actions to save the life of Rancho Cordova citizen David Melville.

7.2 City Manager Ted Gaebler recognized Council Member Sander and Vice Mayor McGarvey for achieving a Diamond Level Certificate in Leadership from the National League of Cities.

8. PUBLIC COMMENT

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

- Joy Moon regarding In Home Supportive Service (I.H.S.S)
- Conrade Mayer regarding League of Cities Conference
- Perry Mansch regarding League of Cities Conference
- Shelly Blanchard announcing that the All America Cities quilt has arrived

Mayor Cooley closed the public comment period.

9. COUNCIL REPORTS

Council Members reported on events since the last meeting.

10. 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 after a brief discussion of Agenda Item 10.3.

10.1 **Subject:** Regular Meeting Minutes of November 15, 2010.
Recommendation: Adopt Minutes.

10.2 **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 second reading and adopt 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

10.3 **Subject:** Resolution Awarding a Construction Contract and Rejecting Bids for Several Construction Categories for Tenant Improvements to the New Rancho Cordova Police Station 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
Recommendation: Adopt Resolution No. 138-2010.
Result of Recommended Action: Adoption of this resolution will award a construction contract to the lowest responsive bidder for building insulation for the new Rancho Cordova Police Station, and would reject all the remaining bids for surveying, site fencing, landscape/irrigation, glass and glazing, fiberglass, toilet accessories and partitions, fire extinguishers and cabinets, flagpoles, and window covering. Staff will consolidate the remaining construction items into appropriate bid packages and re-advertise. This resolution will grant authority to the City Manager to approve change orders in an amount not to exceed ten percent of the aggregate amount of all of the contracts.
Staff Report: Cyrus Abhar, Public Works Director

10.4 **Subject:** Resolution Authorizing the City Manager to Execute First Contract Amendment No. 142-2010 with Quincy Engineering, Inc. to Continue Providing Construction Management Services in the Amount of $158,300 for the International Drive Extension Project
Recommendation: Adopt Resolution No. 139-2010.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute the first contract amendment with Quincy Engineering, Inc. in an amount of $158,300 to continue providing construction management and construction inspection services for the International Drive Extension Project. The current contract amount will increase from $900,000 to $1,058,300. This amendment will allow for extended contract duration due to an estimated fifty additional working days for the construction of the project.
Staff Report: Cyrus Abhar, Public Works Director

10.5 **Subject:** Resolution to Increase Parking Penalties to Offset State Trial Court Trust Fund Surcharge Required by Senate Bill 857 Enacted October of 2010
Recommendation: Adopt Resolution No. 140-2010.
Result of Recommended Action: Adoption of this resolution will increase the Parking Violation Fine Schedule by $3.00 per violation to offset the State Trial Court Trust Fund surcharge required by SB 857 enacted October 2010.
Staff Report: Doug Diamond, Rancho Cordova Police Department

11. CONSENT PUBLIC HEARING ITEMS

NONE

12. PUBLIC HEARING ITEMS

NONE

13. REGULAR CALENDAR ITEMS

13.1 **Subject:** Final Hearing on the Establishment of the Rancho Cordova Tourism Business Improvement District and Secession of the Lodging Businesses in Rancho Cordova from the Sacramento Tourism Business Improvement District
Recommendation: That Council:
a) Adopt Resolution No. 136-2010 Forming the Rancho Cordova Tourism Business Improvement District; and
b) Adopt Resolution No. 137-2010 Seceding from the Sacramento Tourism Business Improvement District
Result of Recommended Action: Adoption of Resolution No. 136-2010 will form the Rancho Cordova Tourism Business Improvement District (RCTBID) effective January 1, 2011. An assessment of $1.50 per room per night will be collected by the City of Rancho Cordova, that will be remitted to the Rancho Cordova Travel and Tourism Corporation (RCTC), a non-profit corporation for the purpose of promoting travel and tourism in Rancho Cordova. The RCTC will be a 501(C)(6) Corporation with a Board of Directors of seven to nine members. Resolution No. 137-2010 will result in secession of lodging businesses in Rancho Cordova from the Sacramento Tourism Business Improvement District.
Staff Report: Megan McMurtry and Micah Runner, Economic Development 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 5:0 roll call vote; Council adopted Resolution No. 136-2010 and Resolution No. 137-2010.

13.2 **Subject:** Discussion of Cultural Arts Commission Development
Recommendation: Receive information about the formation of a Cultural Arts Commission as called for in the General Plan and direct staff to take appropriate action, based upon the option selected.
Result of Recommended Action: Council will select one of three possible options and direct staff to take appropriate action:
Option A: Begin development of a Cultural Arts Commission as called for in the General Plan within a specified timeline and direct staff to work with Council in its development; or
Option B: Create an ad hoc steering committee to research and develop a plan for the development of a Cultural Arts Commission within a timeframe to be determined, working with staff on the development of the steering committee; or
Option C: Table the discussion for a future time as determined by the City Council.
Staff Report: Nancy Pearl, City Manager's Office
GROWING STRONG NEIGHBORHOODS

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

- Dr. Otis Scott in support of the item

Mayor Cooley closed the public comment period.

ACTION: Motion by Budge second by McGarvey and carried by a 5:0 roll call vote; Council selected Option B and directed staff to take appropriate action to create an ad hoc steering committee to research and development a plan for the development of a Cultural Arts Commission within a timeframe to be determined, working with staff on the development of the steering committee.

13.3 **Subject:** Discussion of City Gateways Continued from November 1, 2010
Recommendation: That Council considers staffs presentation and provides direction for proceeding with the Design of City Gateways.
Result of Recommended Action: Staff will present an update to the Council on recent public outreach efforts on the City Gateways and request guidance for refining the proposed City Gateway designs, and for soliciting further community input.
Staff Report: Paul Junker, Planning Department

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

- Jerald Drobesh in support of the item
- Rick Sloan in support of the item
- Wayne Hart in support of the item
- Dori Eisenhour in support of the item

Mayor Cooley closed the public comment period.

ACTION: By consensus; Council directed staff to return to the original committee for further refining of the proposed designs, as well invite Rick Sloan to participate in the design process.

AT THIS POINT: Mayor Cooley requested that Agenda Item 13.6 be moved forward on the agenda.

ACTION: Motion by Cooley second by Skoglund and carried by a 5:0 vote; Council moved Agenda Item 13.6 forward on the agenda.

13.6 **Subject:** Selection of 2011 Mayor and Vice Mayor
Recommendation: That Council selects its next Mayor and Vice Mayor for 2011.
Result of Recommended Action: Council will appoint its leadership officers, per Resolution No. 5-2004. The ceremonial seating of the new Mayor and Vice Mayor will take place at the next Council Meeting on December 20, 2010.
Staff Report: Mindy Cuppy, City Clerk's Department

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

ACTION: Motion by Cooley second by Budge and carried by a 5:0 vote; Council appointed Council Member McGarvey as the 2011 Mayor and Council Member Sander as the 2011 Vice Mayor.

AT THIS POINT: Mayor Cooley left the meeting at 8:35 p.m.

13.4 **Subject:** Council Approval of Representative and an Alternate to Serve as the City's Elected Liaison to Support the Completion of the South Sacramento Habitat Conservation Plan (SSHCP).
Recommendation: That Council selects a representative and an alternate to serve as the City's elected liaison to support the completion of the South Sacramento Habitat Conservation Plan (SSHCP).
Result of Recommended Action: Designation of liaisons by each of the elected boards of the SSHCP Local Agency Plan Partners (Plan Partners) will assist with ensuring that local elected officials are well informed on this complex project and will demonstrate to the State and Federal regulatory agencies the engagement of elected decision makers within the SSHCP process.
Staff Report: Paul Junker, Planning Department
GROWING STRONG NEIGHBORHOODS

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

ACTION: Motion by Sander second by McGarvey and carried by a 4:0 vote (Cooley absent); Council designated Council Member Budge as the SSHCP representative and Council Member Skoglund as the alternative representative.

13.5 **Subject:** 2011 City Council Meeting Schedule
Recommendation: Staff recommends Council discuss and confirm its meeting schedule for 2011.
Result of Recommended Action: Action on this item will confirm the 2011 meeting schedule for the members of the Rancho Cordova City Council.
Staff Report: Ted Gaebler, City Manager's Department

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

ACTION: No action taken; Discussion item only.

14. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Sander volunteered to serve on the committee that will be working in conjunction with builders, developers, and city staff to develop a process moving forward regarding cost of development in Rancho Cordova. Council Member Sander also recommended that Vice Mayor McGarvey serve on the committee as well.

ACTION: Motion by Budge second by Skoglund and carried by a 4:0 vote (Cooley absent); the Council appointed Council Member Sander and Vice Mayor McGarvey to serve on the committee.

15. CITY MANAGER'S REPORT

City Manager Ted Gaebler reported the following:

- Announcing the Sacramento Valley League meeting and asked if other Council Members will be attending
- Friday, December 10, 2010 is closing date of nominations for division chair and vice chair for Sacramento Valley Region 3 and are any Council Members interested in serving
- Announced the Sacramento Air Show Board has two vacancies and that he is new chair of the board

16. ADJOURNMENT OF REGULAR MEETING

Vice Mayor McGarvey adjourned the regular meeting to closed session in the Community Board Room at 8:54 p.m. in memory of Rancho Cordova residents Randal E. Rice and Mike Schneider.

17. CLOSED SESSION

Vice Mayor McGarvey called the special meeting to order in the Community Board Room at 9:05 p.m.

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

Council Members Absent: Mayor Cooley

Staff Members Present: Lindgren, Gaebler, Chinn and Abhar

Council adjourned to Closed Session in the Community Board Room to discuss the following item:

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

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

Council Members Absent: Mayor Cooley

Staff Members Present: Lindgren and Gaebler

Council adjourned to Closed Session in the Community Board Room to discuss the following item:

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

18. OPEN SESSION – REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action taken during first closed session item, and that the Council continued and concluded the City Manager's evaluation for the second closed session item.

19. ADJOURNMENT OF CLOSED SESSION

Vice Mayor McGarvey adjourned the closed session at 11:50 p.m.

Mindy Cuppy

Mindy Cuppy, CMC, City Clerk