



CONCURRENT MEETING
CITY COUNCIL/CRA/RCFC

Monday, October 03, 2011

5:30 PM – Regular Meeting

AGENDA

David Sander, Mayor

Linda Budge, Vice Mayor

Ken Cooley, Council Member

Robert J. McGarvey, 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

2012

S	M	T	W	T	F	S
January						
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

S	M	T	W	T	F	S
February						
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29			

S	M	T	W	T	F	S
March						
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

S	M	T	W	T	F	S
April						
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

S	M	T	W	T	F	S
May						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

S	M	T	W	T	F	S
June						
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

S	M	T	W	T	F	S
July						
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

S	M	T	W	T	F	S
August						
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

S	M	T	W	T	F	S
September						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

S	M	T	W	T	F	S
October						
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

S	M	T	W	T	F	S
November						
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

S	M	T	W	T	F	S
December						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

CITY HALL CLOSURE DATES

Mon, Jan 2 - Day After New Year's Day
Mon, Jan 16 - Martin Luther King Jr. Day
Fri, Feb 17 - Furlough Day
Mon, Feb 20 - President's Day
Fri, Apr 6 - Furlough Day
Mon, May 28 - Memorial Day
Wed, Jul 4 - Independence Day
Mon, Sep 3 - Labor Day
Mon, Nov 12 - Veterans Day
Thu, Nov 22 - Thanksgiving Day
Fri, Nov 23 - Day After Thanksgiving Day
Mon, Dec 24 - Christmas Eve
Tue, Dec 25 - Christmas Day
Mon, Dec 31 - New Year's Eve

2013 - Proposed

S	M	T	W	T	F	S
January						
		1*	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21*	22	23	24	25	26
27	28	29	30	31		

S	M	T	W	T	F	S
February						
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18*	19	20	21	22	23
24	25	26	27	28		

S	M	T	W	T	F	S
March						
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

S	M	T	W	T	F	S
April						
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

S	M	T	W	T	F	S
May						
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27*	28	29	30	31	

S	M	T	W	T	F	S
June						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

S	M	T	W	T	F	S
July						
	1	2	3	4*	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

S	M	T	W	T	F	S
August						
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

S	M	T	W	T	F	S
September						
1	2*	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

S	M	T	W	T	F	S
October						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

S	M	T	W	T	F	S
November						
					1	2
3	4	5	6	7	8	9
10	11*	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28*	29*	30

S	M	T	W	T	F	S
December						
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25*	26	27	28
29	30	31*				

CITY HALL CLOSURE DATES

Tue, Jan 1 - New Year's Day
Mon, Jan 21 - Martin Luther King Jr. Day
Mon, Feb 18 - President's Day
Mon, May 27 - Memorial Day
Thu, Jul 4 - Independence Day
Mon, Sep 2 - Labor Day
Mon, Nov 11 - Veterans Day
Thu, Nov 28 - Thanksgiving Day
Fri, Nov 29 - Day After Thanksgiving Day
Tue, Dec 24 - Christmas Eve
Wed, Dec 25 - Christmas Day
Tue, Dec 31 - New Year's Eve

*Dates Pending Approval

2014 - Proposed

S	M	T	W	T	F	S
January						
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

S	M	T	W	T	F	S
February						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

S	M	T	W	T	F	S
March						
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

S	M	T	W	T	F	S
April						
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			



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

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

Monday, October 03, 2011

**5:30 PM – Regular Meeting
David B. Roberts Council Chambers**

AGENDA

1. 1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

2. 2. METRO CABLE TV TELEVISION ANNOUNCEMENT

3. 3. PLEDGE OF ALLEGIANCE

**4. 4. INVOCATION
Pastor Mike Mitchum, Cordova Neighborhood Church, will give the invocation.**

5. 5. PRESENTATIONS

5.1 5.1 Presentation on the Grand Opening of the Sacramento Children's Museum by Board President, Alan Godlove.

6. 6. PUBLIC COMMENT

7. 7. COUNCIL REPORTS

8. 8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

8.1 8.1 Subject: Meeting Minutes of:

8.2 8.2 Subject: 2010/2011 Development Agreement Annual Report

9. 9. CONSENT PUBLIC HEARING ITEMS

10. 10. PUBLIC HEARING ITEMS

11. 11. REGULAR CALENDAR ITEMS

- 11.1 11.1 **Subject:** Resolution Amending the Construction Permit Fee Schedule Adopted by Resolution No. 49-2010 to Reduce Construction Permit Fees for Photovoltaic Solar Systems

12. 12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. 13. CITY MANAGER'S REPORT

14. 14. ADJOURNMENT



ADDITIONAL INFORMATION

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM 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	
Friday, December 23, 2011	DAY BEFORE CHRISTMAS EVE – CITY HALL CLOSED
Monday, December 26, 2011	DAY AFTER CHRISTMAS – CITY HALL CLOSED
Tuesday through Thursday, December 27-29, 2011	CITY HALL CLOSED
Friday, December 30, 2011	FURLOUGH DAY – CITY HALL CLOSED
Monday, January 2, 2012	DAY AFTER NEW YEAR'S DAY – CITY HALL CLOSED
Tuesday, January 3, 2012	5:30 p.m. Regular Meeting – CANCELLED 5:30 p.m. Special Meeting/Work Session – Volunteer Coordinator Program and New Fair Political Practices Regulations for 2012 - PROPOSED
Tuesday, January 10, 2012	5:30 p.m. Special Meeting/Work Session – Arboretum Project and Overview of Other Development Projects - PROPOSED



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

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building and Safety Division	(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

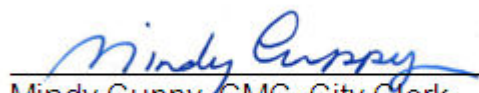
The Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast and SureWest Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 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, CMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, October 03, 2011 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on <POSTING_DATE> 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 website at www.cityofranhocordova.org.

Signed <POSTING_DATE> at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk





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

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, September 19, 2011

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

MINUTES

1. REGULAR MEETING – CALL TO ORDER / ROLL CALL

Mayor McGarvey called the regular meeting to order in the David B. Roberts Council Chambers at 5:41 p.m.

Council Members Present: Budge, Skoglund, Cooley (at 6:12 p.m.), Sander, and Mayor McGarvey

Staff Present: Silva, Lindgren, Cuppy, Kellerman, Downton, Diamond, Holt, Hoffman, Flory, Hayes, Abhar, Maynard, Williams, Chan, Haven, Sparkman, Loveless, Reese, Twist, Campbell, and Cuffe

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

Mayor McGarvey called on Guy Anderson to lead the Pledge.

4. INVOCATION

Pastor PC Walker, First Covenant Church, gave the invocation.

At this point 5:45 p.m. Mayor McGarvey reordered the agenda and took up Agenda Item 11.1.

11.1 Subject: Update on Proposed Zip Code Change

Recommendation: Discuss and provide direction on next steps related to the United States Postal Service review of proposed zip code change.

Result of Recommended Action: Council will discuss a strategy to keep the Rancho Cordova community together and provide information to the United States Postal Service.

Staff Report: Joe Chinn and Troy Holt, City Manager's Office

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

- Rod Borba in opposition of this item
- Captain Doug Diamond in opposition of this item
- Eppie Johnson in opposition of this item
- Guy Anderson in opposition of this item
- Wally Morgan in opposition of this item
- Julia Pierce in opposition of this item
- Marilyn Hamm in opposition of this item
- Larry Ladd neutral on this item
- Sheryl Longsworth in opposition of this item
- Conrade Mayer in opposition of this item
- Wayne Hart in opposition of this item
- Rick Sloan in opposition of this item
- Lee Frechette in opposition of this item
- Brian Danzl in opposition of this item
- Chuck Norman in opposition of this item
- Jennifer Kaut in opposition of this item
- Ray Savorn in opposition of this item
- Robert Morgan in opposition of this item

Mayor McGarvey closed the public comment period.

ACTION: Council directed staff to send a DVD to the postmaster with our public comments, keep citizens informed, find out if we can insert ourselves in the USPS process and ask for a public and transparent process from the post office.

At this point 7:12 p.m. Mayor McGarvey reordered the agenda to take Public Comment.

6. PUBLIC COMMENT

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

- Nancy Turner regarding high water rates
- Joy Moon regarding in home supportive service quality
- Carol Willfey regarding increased helicopter activity in the community
- Conrade Mayer regarding volunteerism and involvement in the community
- Jerry Johnson in opposition of proposed zip code change

Mayor McGarvey closed the public comment period.



5. PRESENTATIONS

- 5.1 Recognition of Council Member Dan Skoglund's Birthday on September 16, 2011.

CELEBRATORY BREAK

At this point 7:21 p.m. Council took a brief recess for refreshments in honor of Council Member Skoglund's birthday. The full council resumed at 7:48 p.m.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

At this point Council Member Budge requested an urgency item be placed on the agenda regarding the Joint Operations Center Relocation Project as Agenda Item 11.3, and requested that the City Council make the finding that the need for immediate action came to the attention of the City after the posting of the agenda..

ACTION: Motion by Budge second by Skoglund and carried by a 5:0 vote; the City Council made the finding that the need for action came to the attention of the City after the posting of the agenda and that action needs to be taken before the next regularly scheduled council 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 of September 6, 2011.

Recommendation: Adopt Minutes.

- 8.2 **Subject:** An Ordinance Amending the Folsom Boulevard Specific Plan to Change Regulations Related to Existing Industrial Buildings

Recommendation: Waive second reading and adopt Ordinance No. 11-2011. **(Roll Call Vote)**

Result of Recommended Action: Adoption of this ordinance will amend Section IV of the Folsom Boulevard Specific Plan. The amendment will provide greater flexibility for allowed uses within existing industrial buildings in the Office Professional Mixed Use (OPMU) and Urban Reserve 1 (UR-1) zones. In addition, this amendment will revise the Regulating Plan maps and associated language to provide for more feasible implementation of development within Pulse Points.

Staff Report: Paul Junker and Shannan Loveless, Planning Department

- 8.3 **Subject:** Ordinance Amending Zoning Code Text

Recommendation: Waive second reading and adopt Ordinance No. 12-2011. **(Roll Call Vote)**

Result of Recommended Action: Adoption of this ordinance would amend procedures, permitted land uses, and development standards within the Zoning Code.

Staff Report: Jeffrey S. Beiswenger, Planning Department



- 8.4 **Subject:** Pilot Parking Program for American River Parkway Surface Parking Lots Located Within City Boundaries
Recommendation: Receive and file report on feasibility of implementing a pilot parking program for American River Parkway surface parking lots located within city boundaries.
Result of Recommended Action: This report will be filed for future reference and/or action.
Staff Report: Donna Silva, Finance Department
- 8.5 **Subject:** Resolution Authorizing the City Manager to Execute Contract Change Order with Lund Construction Company in the Amount of \$5,496.23 for Construction of the White Rock Community Pathway Project
Recommendation: Adopt Resolution No. 97-2011.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a contract change order increasing the current contract amount from \$99,555.00 to \$105,051.23 for the construction of the White Rock Community Pathway Project.
This final change order covers the cost associated with unforeseen conditions encountered during construction, reconciling the quantities of the bid form with the actual quantities placed during construction, and additional installation of a barrier curb for a total of \$5,496.23.
Staff Report: Cyrus Abhar, Public Works Department
- 8.6 **Subject:** Resolution Authorizing the City Manager to Execute Final Contract Change Order with FBD Vanguard Construction Inc. in the Amount of \$21,106.60 for Construction of the ADA Sidewalk Repair Project
Recommendation: Adopt Resolution No. 98-2011.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute final contract change order to increase the current contract amount from \$121,897.40 to \$143,004 for the construction of the ADA Sidewalk Repair Project.
This change order covers the cost associated with unforeseen conditions encountered during construction, reconciling the quantities of the bid form with the actual quantities placed during construction, and five additional sections of damaged sidewalk, curb and gutter locations repaired for a total of \$21,106.60
Staff Report: Cyrus Abhar, Public Works Department
- 8.7 **Subject:** Resolution Approving an Interagency Memorandum of Understanding (MOU) with the City of Sacramento, County of Sacramento and the Sacramento Employment and Training Agency for Operations of the Sacramento Enterprise Zone Project
Recommendation: Adopt Resolution No. 99-2011.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager, or his designee, to sign the Interagency MOU for the Sacramento Enterprise Zone, which includes areas within the City of Rancho Cordova. The purpose of the Interagency MOU is for all four entities to assume their respective cost obligations as set out in the SEZ application. This action is part of the process to receive final designation status with the State.
The Enterprise Zone designation is a tremendous economic opportunity for Rancho Cordova businesses and employees, and a competitive advantage for business attraction and retention. The core of the enterprise zone program is an economic development plan to provide quality employment opportunities for targeted individuals, increase per capita income, reduce unemployment, and encourage economic investment in commercial and industrial areas.
Staff Report: Megan Hoffman, Economic Development Department



9. CONSENT PUBLIC HEARING ITEMS – ROLL CALL VOTE

NONE.

10. PUBLIC HEARING ITEMS

10.1 **Subject:** A Public Hearing to Consider Approval of a Resolution Adopting the 2010-2011 Consolidated Annual Performance and Evaluation Report (CAPER)

Recommendation: Adopt Resolution No. 100-2011.

Result of Recommended Action: The CAPER will be submitted to the US Department of Housing and Urban Development (HUD) in accordance with HUD requirements and timelines.

Staff Report: Reed Flory and Jessica Hayes, Housing Service

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

ACTION: Motion by Budge second by Skoglund and carried by a 5:0 vote; Council adopted Resolution No. 100-2011.

11. REGULAR CALENDAR ITEMS

11.2 **Subject:** Building Permit Fees for Solar Energy Systems

Recommendation: Conduct a policy discussion with regard to building permit fees for residential and non-residential solar energy systems and direct staff to return on a future date with an updated resolution setting building permit fees for PV systems.

Result of Recommended Action: Staff will present a range of fee options for consideration. At a future date, based on Council direction, an updated fee schedule for building permits will be implemented.

Staff Report: Cyrus Abhar, Building and Safety Division

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

ACTION: Motion by Budge second by Skoglund and carried by a 5:0 vote; Council directed staff to establish new reasonable rates for cost recovery

At this point 8:33 p.m. the following individual addressed the Council:

- Craig Osborn in opposition of Agenda Item 11.1 Zip Code Change

ADDED URGENCY ITEM TO REGULAR CALENDAR

11.3 **Subject:** Joint Operations Center Relocation Project

ACTION: Motion by Budge second by Sander and carried by a 5:0 vote; Council directed staff to prepare a letter to Sacramento County regarding the Joint Operations Center Relocation Project requesting them to use an alternate location a site other than adjacent to the American River Parkway.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.



13. CITY MANAGER'S REPORT

Chief Building Official Cyrus Abhar reported on Building and Safety Division Update:

- Adapting to a Changing Environment
- Staffing Updates
- Building Permit Activities
- Continued Emphasis on Customer Service
- Support of Strong Neighborhoods
- Increased Usage of Technology
- Fee Booklet
- Ongoing Projects

14. ADJOURNMENT

Mayor McGarvey adjourned the regular meeting in memory of Gene Nugent to closed session in the Community Board Room at 9:36 p.m.

15. CLOSED SESSION – CALL TO ORDER/ROLL CALL

Mayor McGarvey called the closed session to order in the Community Board room at 9:45 p.m.

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

Staff Members Present: Silva, Haven, and Lindgren

16. PUBLIC COMMENT

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

17. CLOSED SESSION

Council adjourned to Closed Session to discuss the following item:

Conference with legal counsel, existing litigation (Government Code Section 54956.9(a))
Community Redevelopment Agency of the City of Rancho Cordova v. The Lily Company, et al.,
Sacramento Superior Court Case No. 34-2009-00043404.

18. OPEN SESSION – REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action taken in Closed Session.

19. ADJOURNMENT

Mayor McGarvey adjourned the Closed Session at 10:39 p.m.

Mindy Cuppy, CMC, City Clerk

**CONCURRENT SPECIAL MEETING
CITY COUNCIL/CRA/RCFC**

City Hall
American River North Community Room
2729 Prospect Park Drive, Rancho Cordova

Tuesday, September 27, 2011 – 5:30 P.M.

MINUTES

CALL TO ORDER/ROLL CALL

Mayor McGarvey called the Special Meeting to order in the American River North Community Room at 5:41 p.m.

Council Members Present: Budge, Skoglund, Cooley (left at 7:30 p.m.), Sander (arrived at 5:47 p.m.), and Mayor McGarvey

Staff Present: Lindgren, Cuppy, Abhar, Snipes, Junker, Haven, Runner, Silva, Chinn, Snyder, Hoffman.

PUBLIC COMMENT

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

AGENDA ITEMS

1. National Flood Insurance Program Update

ACTION: Discussion item only. No action taken.

2. Entertainment Complex on City Owned Kilgore Property

ACTION: Council gave direction to come back to Council in December.

ADJOURNMENT

Mayor McGarvey adjourned the Special Meeting at 7:41 p.m.

Mindy Cuppy, CMC, City Clerk

MEMORANDUM



DATE: October 3, 2011

TO: Honorable Mayor and Council Members

FROM: Paul Junker, Planning Director
William Campbell, Principal Planner

SUBJECT: 2010/2011 DEVELOPMENT AGREEMENT ANNUAL REPORT

RECOMMENDATION

Staff recommends that the City Council accept this Development Agreement Compliance Report (**Attached**), thereby accepting the Planning Director's determination that the identified projects are in compliance with the terms of their individual Development Agreements.

RESULT OF RECOMMENDED ACTION

City Council acceptance of this report will satisfy the required annual determination of compliance of each project determined to comply with its Development Agreement, as required under Section 65864 of the Government Code. The compliant projects will be able to continue under the terms of their respective Agreements and maintain their vested entitlements; whereas noncompliant projects could lose their vested entitlement should the City revoke the Development Agreement. Some development projects are not currently fully compliant with the terms of their Development Agreements. Staff will continue seeking compliance on these projects and will bring back a recommended action plan for Council consideration, which may include a recommendation to revoke some Development Agreements.

BACKGROUND

The City is required to perform annual reviews for all Development Agreements between project applicants and the City. Attached to this report is a compliance work sheet that lists all Development Agreements by current ownership and project name, along with the various factors staff evaluates for compliance. Of the 26 Development Agreements active in the City, 15 projects highlighted in grey tone have been determined to be in compliance by the Planning Director. According to the provisions of the Development Agreement, staff would like the City Council to confirm compliance for those 15 projects at this time and no further action will be required until the next annual review period.

Noncompliant Projects

The 10 noncompliant projects are not meeting the annual review requirements for a variety of reasons, as listed in the work sheet. Many are delinquent due to non response to the annual review letter sent out by the City and/or not depositing the annual review fee. Several of the projects have been taken over by out of state holding companies or banks through default. Obviously, the poor economy has been the primary reason for many of the noncompliant cases and staff has had difficulties tracking the transference of land from one owner to the next. This has been exacerbated by the lack of filing the required Assignment of Development Agreement at the time of sale.

Planning staff and the City Attorney's office will focus our attention on these noncompliant owners by providing a more strongly stated letter that will assert the possibility of the City taking revocation action. Some of the projects could lose their entitlements and would be required to resubmit new projects that would be reviewed and conditioned by today's standards and guidelines. It may turn out that some projects are no longer economically viable and it maybe in the best interest of the City to void these projects. There are also projects that are far into the development stage and so revocation would not be practical, because in these cases the subdivision maps have been recorded and the City may need to wait until the parcels are sold to a new owner/builder to collect delinquent fees, at the time of building permit issuance.

Staff will report back to the City Council on possible actions to resolve these noncompliant Development Agreements within the next 60 days.

ATTACHMENT

Development Agreement Work sheet

Owner	Attn:	Project(s)	Date Assigned	Return Receipt?	Response?	Check?	Account	Finance	MMRP	COA	Noncompliance Issues/ possible remedy
TW Investments and Family Real Property	Attn: Thomas Winn	Anatolia III	5.26.2009	X	Yes	Yes*	DD6932	Y	Y	Y	Compliant
1130 Iron Point Rd #150											
Folsom, CA 95630											
Ethan Conrad	Attn: Ethan Conrad	Anatolia III	UNK	X	No	No	NA	N	Y	Y	No Compliance- second letter/no revocation, lots final recordation. No Assumption Agreement
1300 National Dr											
Sacramento, CA											
Tressles Holding (Tim Lewis) 916 496-6829	Attn: Mike Stettner	Anatolia III	3.28.2008	X	Yes	Yes*	08-366	Y	Y	Y	Compliant
3300 Douglas Bl #450											
Roseville, CA 95611											
RC 75 LP (Legacy) 209 951-6190 x 375	Attn: Roy Van Dorst	Anatolia III	6.10.2009	X	Yes	Yes*	DD6843	Y	Y	Y	Compliant- Legacy maybe selling out interest, they have stopped building as of August 1, 2011
3202 W March Ln. Unit A											
Stockton, CA 95219											
K Hovnanian Homes 916 595-2794	Attn: Mike Horrell	Sunridge Park Vill 3	5.28.2010	verbal	Yes	Yes*	DD6956	Y	Y	Y	Compliant
1375 Exposition Bl #300											
Sacramento, CA 95815											
Woodside Sunridge, Inc. 209 595 6066	Attn: Christopher Orr	Vista	10.10.2006	X	Yes	Yes*	DD6311	Y	Y	Y	Compliant
111 Woodmere Road Suite 190											
Folsom, CA 95630											
Woodside Sunridge, Inc. 209 595 6066	Attn Christopher Orr	Bella Brisas	10.10.2006	X	Yes	Yes*	DD6660	Y	Y	Y	Compliant
111 Woodmere Road Suite 190											
Folsom, CA 95630											
Woodside Sunridge, Inc. 209 595 6066	Attn Christopher Orr	Mariposa	10.10.2006	X	Yes	Yes*	DD6391	Y	Y	Y	Compliant
111 Woodmere Road Suite 190											
Folsom, CA 95630											
Woodside Sunridge, Inc. 209 595 6066	Attn Christopher Orr	Eclipse	10.10.2006	X	Yes	Yes*	DD6649	Y	Y	Y	Compliant
111 Woodmere Road Suite 190											
Folsom, CA 95630											
Ion Capital Partners, LLC 909 469-2800	Attn: Nick Mosich	Sunridge Park Vill 5	UNK	email	Yes	Yes*	DD7005	Y	Y	Y	Compliant
556 South Fair Oaks Ave. #337											
Pasadena, CA 91105											
Denver Pacific Partnership	Attn: Cameron Stewart	Sunridge Villages 2A and 5B	UNK	new notice	NA	NA	NA	N	Y	Y	New owner change due to loan default Assumption Agreement No
10 Fullerton Court, suite 200											
Sacramento, CA 95825											
Pleasant Valley Investments LC	Attn: Wayne Farnsworth	Sunridge Village 1B	UNK	new notice	NA	NA	NA	N	Y	Y	New letter sent on July 28th for annual compliance- no response/no forwarding address No Assumption Agreement
39 E Eagle ridge Dr 102											
N Salt Lake, UT 84054											
Lennar Homes - Anatolia III 916 746-8500	Attn: Larry Gualco	Anatolia III	4.17.2007	X	Yes	Yes*	DD6932	Y	Y	Y	Compliant
1075 Creekside Ridge Dr. #100											
Roseville, CA 95678											

MS Rialto North Douglas 916 746-8500 1075 Creekside Ridge Dr. #100 Roseville, CA 95678	Attn: Larry Gualco	North Douglas	1.29.2009	X	Yes	Yes*	03-002	Y	Y	Y	Compliant	
	Attn: Jim Stich	Capital Village	4.6.2006	X	Yes	Yes*	04-123	Y	Y	Y	Compliant	
	Attn: Jim Stich	Sunridge	2.28.2011	new notice	Yes	Yes*	DD7217	Y	Y	Y	Compliant	
Beazer Homes Holdings Corporation 916 746-8316 1731 E. Roseville Parkway Suite 100 Roseville, CA 95661	Attn: Jenny Park Garner	Douglas 103	Unknown	X	No	No	04-134	N	Y	Y	Bank holding title - possible revocation Assumption Agreement	No
	Attn: Gus Galaxidas	Douglas 98	7.29.2011	verbal	X	X	03-025	N	Y	Y	Recently acquired from holding bank, have not received A&AA from Bank	
	Attn: Mark Enes	Grantline 208	12.4.2009	X	Yes	No	04-064	N	Y	Y	No deposit submitted/second letter revocation	possible
Arista Del Sol, LP 916 447-7100 2020 L Street, 5th Floor Sacramento, CA 95814	Attn: Thad Johnson	Arista Del Sol	3.06.2006	X	No	No	04-077	N	Y	Y	No Deposit submitted/ second letter/possible revocation	
	Attn: Mark Enes	Anatolia IV- Sunridge	5.15.2006	X	Yes	No	03-023	N	Y	Y	No Deposit submitted/ second letter/possible revocation	
	Attn: Deana Ellis	Lot J	5.15.2006	X	Yes	Yes*	03-027	Y	Y	Y	Compliant	
Cresleigh Homes, Inc. 916 781-6020 433 California St., 7th Floor San Francisco, CA 94104	Attn: Ron Alvarado	Montelena	2.15.2008	X	Yes	Yes*	DD6667	Y	Y	Y	Compliant	
	New owner unknown	Old Placerville	10.02.2006	X	No	No	05-183	N	Y	Y	No Compliance - Property has been sold project no longer valid. Revoke DA	
		Anthology Anatolia I	7.05.2006	X	No	No	05-179	N	Y	Y	No Compliance- second letter/ no revocation due to final lots recorded	
Regis Homes of Sacramento, LLC 916 558-2908 1800 3rd Street, Suite 250 Sacramento, CA 95811	Attn: Robert Holmes	Sundance	5.15.2006	X	Yes	Yes*	04-122	Y	Y	Y	Compliant	
Updated September 28, 2011												

MEMORANDUM



DATE: October 3, 2011

TO: Honorable Mayor and Council Members

FROM: Cyrus Abhar, Public Works Director/Chief Building Official

SUBJECT: RESOLUTION AMENDING THE CONSTRUCTION PERMIT FEE SCHEDULE ADOPTED BY RESOLUTION NO. 49-2010 TO REDUCE CONSTRUCTION PERMIT FEES FOR PHOTOVOLTAIC SOLAR SYSTEMS

RECOMMENDATION

Adopt Resolution No. 101-2011.

RESULT OF RECOMMENDED ACTION

Adoption of this will revise the fee schedule for construction permits, typically referred to as building permits, to establish lower flat rates for rooftop photovoltaic (PV) energy systems for residential and non-residential projects.

ADVANCES GOALS: 4 and 11

BACKGROUND

The Council conducted a policy discussion on September 19, 2011, with regard to building permit fees for rooftop PV energy systems. Council directed staff to return with a comparison of the fees for residential systems in the Sacramento region and to present options for Council consideration. Council also directed staff to research average system cost per kW and the relationship between the size of the panels and energy output. Staff will be prepared to present and provide information at the Council meeting.

Permit Fees for Residential PV Systems

A survey was conducted by the Sierra Club with the following results:

PV Permit Fees, 3 kW Residential System	
Municipality	Fee for 3 kW system
Citrus Heights	\$ 875
Sacramento County	\$ 537
Folsom	\$ 410
Elk Grove	\$ 390 \$224 [1]
Sacramento (City)	\$305 \$280 [2]
Galt	\$ 1
Rancho Cordova	\$ 0

[1] Recently revised by the City of Elk Grove as of 8/8/11.

[2] The City of Sacramento offers a reduced fee by establishing a flat fee of \$280 for small-scale solar PV of 4 kW or less. To qualify for the flat fee, all applications must comply with a standardized solar submission checklist and sample plans.

Our analysis indicated that a full cost recovery permit for residential applications is approximately \$300. As the popularity of PV technology increases and recognizing the Council's expressed desire to be competitive in the marketplace and establish itself as a solar city, staff is proposing an alternative option at a reduced flat rate of \$250.

Permit Fees for Non-Residential PV Systems

Staff considered the information in the Sierra Club's report and use of the PV fee calculator provided on their website for commercial projects. The default values in the calculator were adjusted to allow for our fully burdened cost recovery rates and staff estimates of plan review, inspection, and permit processing as allowed by Government Code Section 66014. On September 19, 2011, staff presented Council with the results in the form of recommended flat rates based on size of the system as shown below. Council approved of the rate structure.

Graduated Fee Schedule for Non-Residential Systems	
System Size	Flat Fee
Up to 150 kW	\$2,300
151 kW to 500 kW	\$3,200
Over 500 kW	\$3,600

In response to the previous Council discussion on solar permits, staff received positive feedback from the Sierra Club on the proposed rates and considered their comments that the schedule was not equitable for small-scale systems. After additional analysis of costs associated with smaller systems, staff proposes this revised graduated schedule, which has been expanded to provide additional refinement for smaller scale systems up to 50 kW.

Graduated Fee Schedule for Non-Residential Systems	
System Size	Flat Fee
Up to 10 kW	\$ 800
11 kW to 25 kW	\$1,200
26 kW to 50 kW	\$1,600
51 kW to 150 kW	\$2,300
151 kW to 500 kW	\$3,200
Over 500 kW	\$3,600

Stand-alone systems such as solar energy farms are unique in nature and would be handled on a case-by-case basis using the same cost recovery methodology.

Fee Resolution

Staff requests Council adopt **Resolution No. 101-2011 (Attached)**, which will amend the Construction Permit Fee Schedule adopted by Resolution No. 49-2010 to reduce construction permit fees for photovoltaic solar systems. The permit fees for residential systems will be adopted at a flat fee of \$250. Construction Permit Fees for non-residential systems will be at the graduated flat fee rates shown above. All other aspects of the existing Fee Schedule maintain fees at the same levels as is currently charged.

Since the fee rate changes being revised are not new fees, do not increase any existing fees, and actually lower the current fees being charged, the fee resolution will go into effect immediately upon adoption.

ATTACHMENT

Resolution No. 101-2011 including **(Exhibit A)** Revision to Fee Schedule

CITY OF RANCHO CORDOVA

RESOLUTION NO. 101-2011

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RANCHO CORDOVA
AMENDING THE CONSTRUCTION PERMIT FEE SCHEDULE ADOPTED BY
RESOLUTION NO. 49-2010 TO REDUCE CONSTRUCTION PERMIT FEES FOR
PHOTOVOLTAIC SOLAR SYSTEMS**

WHEREAS, on April 5, 2010 the City Council adopted Ordinance No. 2-2010 that temporarily suspended construction permit fees applicable to the construction of residential photovoltaic (PV) solar systems; and

WHEREAS, the temporary suspension of construction permit fees for residential PV solar systems expired on May 2, 2011; and

WHEREAS, on July 6, 2010 the City Council adopted Resolution No. 49-2010 which established fees for construction permits, including PV solar systems, by resolution as part of a fee schedule rather than by ordinance; and

WHEREAS, the current schedule of fees for construction permits adopted by Resolution No. 49-2010 reflects that construction permit fees for PV solar systems were temporarily suspended; and

WHEREAS, City staff has studied the City's construction permit fees for solar PV systems and has verified a comparative analysis of the fees charged for permitting the installation of residential and non-residential PV solar systems for several neighboring jurisdictions within Sacramento County, and has found that the City's existing construction permit fees for PV solar systems are comparatively higher than those charged in some surrounding jurisdictions; and

WHEREAS, the City wishes to encourage the installation of energy efficient and sustainable energy systems, and to remove barriers to the installation of solar and photovoltaic arrays; and

WHEREAS, the City wishes to reduce the construction permit fees for PV solar systems to an amount that will encourage the installation of energy efficient and sustainable energy systems, but also will allow for recovery of actual costs incurred by City staff for solar PV permit inspections and plan checks; and

WHEREAS, the City Council now desires to amend the Schedule of Fees adopted by Resolution No. 49-2010 to reduce the construction permit fees for rooftop residential and non-residential PV solar systems pursuant to **Exhibit A** of this Resolution; and

WHEREAS, the reduced construction permit fees for solar PV systems contained in **Exhibit A** are flat rates and are lower than the fees calculated based on total valuation under the currently adopted fee schedule; and

WHEREAS, in amending Resolution No. 49-2010 to reduce the construction permit fees for solar PV systems, the City Council of the City of Rancho Cordova is exercising its powers under Article XI, Section 7 of the California Constitution, Section 66014 of the California Government Code, and other applicable law; and

WHEREAS, pursuant to Government Code Section 66014, the City may recover up to the full cost of processing, inspecting and administration of construction permits from those persons required to obtain such permits; and

WHEREAS, the construction permit fees for solar PV systems, as described in **Exhibit A** attached, are hereby determined to be reasonable in that the amounts thereof do not exceed the estimated reasonable costs of processing, inspection and administration of the construction permits; and

WHEREAS, the City Council of the City of Rancho Cordova desires to update the fee schedule established by Resolution No. 49-2010 to adopt the reduced flat rates for PV solar systems as set forth in **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the City Council of the City of Rancho Cordova as follows:

Section 1. Findings. The following findings are true and correct and adopted as the findings of the City Council:

A. The purpose of the reduced construction permit fees for solar PV systems set forth in **Exhibit A** of this Resolution are to encourage the installation of energy efficient and sustainable energy systems and to recover up to the full, lawfully recoverable costs incurred by the City in providing construction permit processing services for solar PV systems. Such fees are not levied for general revenue purposes.

B. The adoption of reduced construction permit fees for solar PV systems set forth in **Exhibit A** of this Resolution are not subject to the California Environmental Quality Act ("CEQA") pursuant to 14 California Code of Regulations ("CEQA Guidelines") section 15378(b)(4) and/or CEQA Guidelines section 15061(b)(3).

Section 2. Adoption of Reduced Construction Permit Fees for Solar PV Systems. The reduced construction permit fees for solar PV systems set forth in **Exhibit A** of this Resolution, attached hereto and incorporated herein by reference, are hereby directed to be charged and applied by the various City departments, and to be collected by the City for the herein listed construction permit related services when provided by the City or its designated contractors.

Section 3. Effective Date. Since the construction permit fees for solar PV systems modified by this Resolution reduce existing fees for construction permit fees for solar PV systems based on a flat rate method, the fees shall become effective upon the adoption of this Resolution.

Section 4. Repealer. These fees shall supersede the corresponding fees previously established by the City. All previously adopted and conflicting fees and all Resolutions and other actions of the City Council are hereby repealed to the extent they conflict with the contents of this Resolution.

Section 5. Severability. The construction permit fees for solar PV systems set forth in **Exhibit A** of this Resolution and all portions of this Resolution are severable. Should any of the fees or charges or any portion of this Resolution be adjudged to be invalid and unenforceable by a body of competent jurisdiction, then the remaining fees, charges and/or Resolution portions shall be and continue in full force and effect, except as to those fees, charges, and/or Resolution portions that have been adjudged invalid. The City Council of the City of Rancho Cordova hereby declares that it would have adopted each of the fees and charges set forth in **Exhibit A** of this Resolution, and this Resolution and each section, subsection, clause, sentence, phrase and other portion thereof, irrespective of the fact that one or more of the fees, charges, or sections, subsections, clauses, sentences, phrases or other portions of this Resolution may be held invalid or unconstitutional.

The City Clerk shall certify the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED by the City Council of the City of Rancho Cordova on the _____ day of _____, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Robert J. McGarvey, Mayor

ATTEST:

Mindy Cuppy, CMC, City Clerk

EXHIBIT A

Revision to City of Rancho Cordova Construction Permit Fee Schedule

The Construction permit Fee Schedule is revised as follows:

Minor modification to Fee Schedule Item 5:

5. U Occupancies (Carports, patio covers, fences, etc.), Reroof, demolition, fire repairs, PV solar systems^[2] and other structures not requiring a plan review – Residential Permit Types: C-OTHER; R-OTHER; REROOF; R-BLDG REPAIR; C-BLDG REPAIR	
Total Valuation	Total Permit Fee
\$1.00 to \$2,000	\$83.00
\$1,001 to \$10,000	\$83.00 + (0.0160 x valuation ¹ exceeding \$1,000)
\$10,001 and greater	\$277.00 + (0.010 x valuation ¹ exceeding \$10,000)

Minor modification to Fee Schedule Item 6:

6. U Occupancies (Carports, patio covers, fences, etc.), Reroof Re-pitches, fire repairs, PV solar systems^[1] and other structures requiring a minimal plan review – Residential Permit Types: C-OTHER; R-OTHER; REROOF; R-BLDG REPAIR; C-BLDG REPAIR	
Total Valuation	Total Permit Fee
\$1.00 to \$2,000	\$83.00
\$1,001 to \$10,000	\$83.00 + (0.0160 x valuation ¹ exceeding \$1,000)
\$10,001 and greater	\$277.00 + (0.010 x valuation ¹ exceeding \$10,000)

Insert new Fee Schedule Item 5.1:

5.1 Residential PV solar systems, Rooftop Mounted – Residential Permit Types: R-OTHER (Additional review fees for other types of Residential PV/Solar Systems will be calculated on the currently enforced labor rate schedule)	
Flat Rate Permit Fee	\$250

Insert new Fee Schedule Item 5.2:

5.2 Commercial PV Solar Systems, Rooftop Mounted – Commercial Permit Types: C-OTHER (Additional review fees for other types of Commercial PV/Solar Systems will be calculated on the currently enforced labor rate schedule)	
System Size (kW-h)	Total Permit Fee
0 – 10kW	\$800
11kW – 25kW	\$1200
26kW – 50kW	\$1600
51kW – 150kW	\$2300
151kW – 500kW	\$3200
Over 500kW	\$3600

PHOTOVOLTAIC SOLAR SYSTEMS



Solar Photovoltaic Systems

Rough Pricing for Commercial Projects

- Current market prices for a system between 50 kW to 200 kW is about \$5.00 per DC watt

System Size	Unit Cost / Per DC Watt	Total Cost Installed
50 kW	\$5.25	\$262,500
100 kW	\$5.00	\$500,000
200 kW	\$4.70	\$940,000

Solar Photovoltaic Systems

Typical Size of System for Commercial Projects

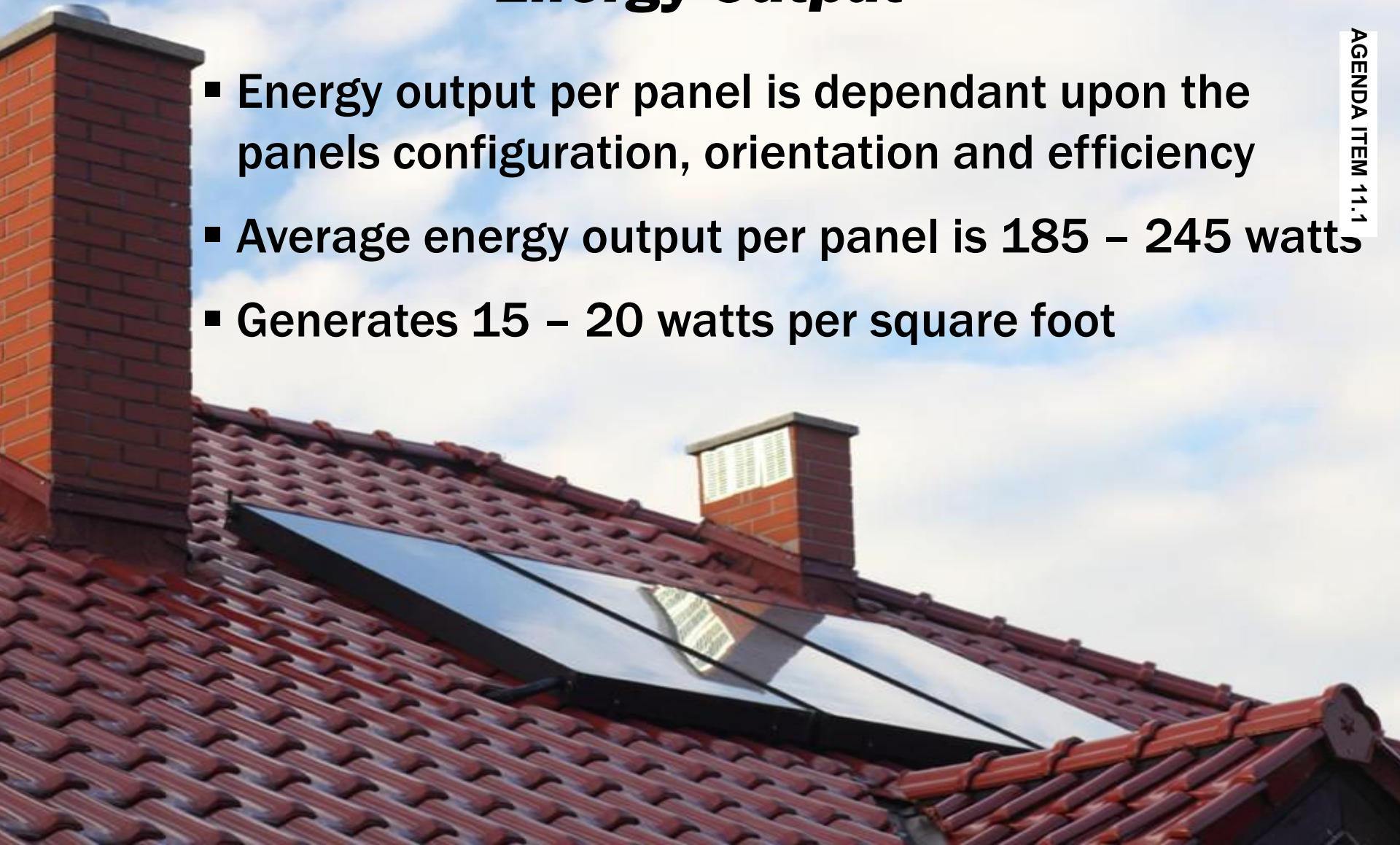
- 131 kW AC system = 8,634 square feet of solar panels
 - This would easily fit on the average grocery store which is about 40,000 square feet



Solar Photovoltaic Systems

Energy Output

- Energy output per panel is dependant upon the panels configuration, orientation and efficiency
- Average energy output per panel is 185 – 245 watts
- Generates 15 – 20 watts per square foot



Solar Photovoltaic Systems

Residential Projects

PV Permit Fees, 3 kW Residential System	
Municipality	Fee for 4 kW System
Sacramento County	\$537
Folsom	\$410
Citrus Heights	\$300 (Recently Modified)
Sacramento (City)	\$280
Rancho Cordova (Proposed)	\$250
Elk Grove	\$224
Galt	\$1

Council Recommended Action

- Adopt \$250 flat fee for residential PV systems
- Adopt graduated fee schedule for non-residential PV systems

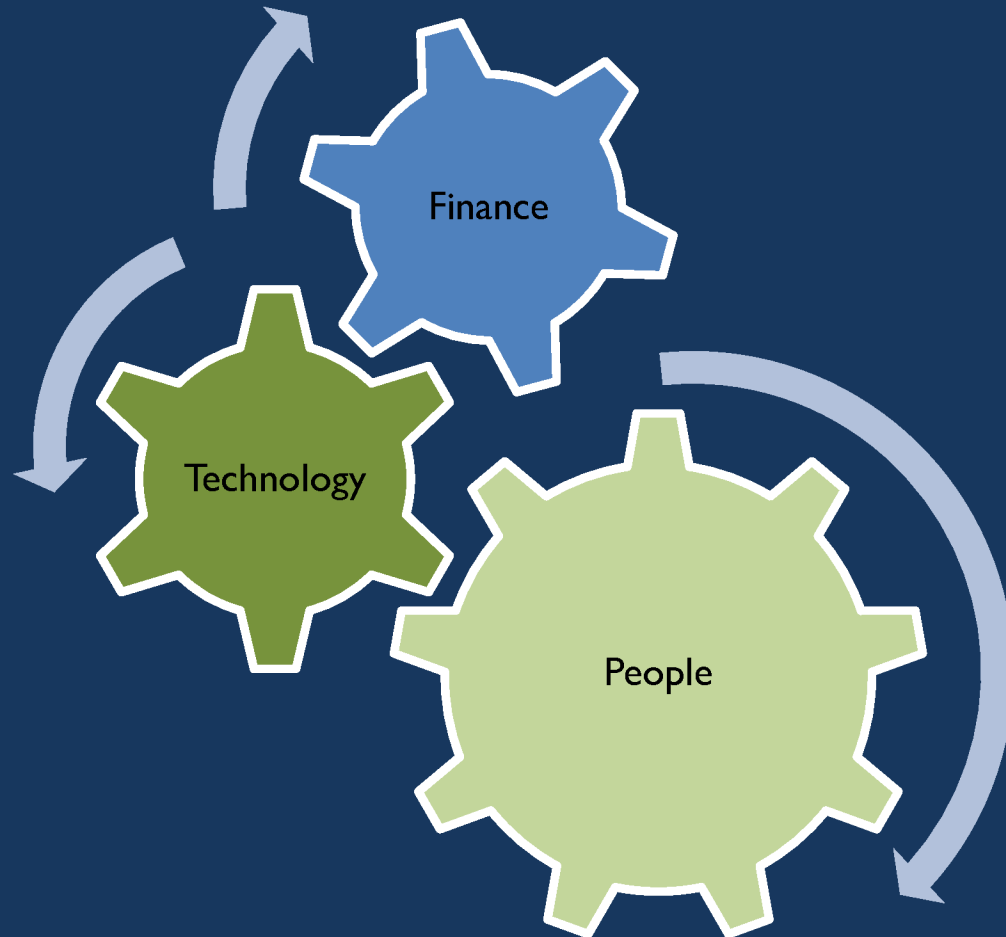
Graduated Fee Schedule for Non-Residential System	
System Size	Flat Fee
Up to 10 kW	\$800
11 kW to 25 kW	\$1,200
26 kW to 50 kW	\$1,600
51 kW to 150 kW	\$2,300
151 kW to 500 kW	\$3,200
Over 500 kW	\$3,600

Administrative Services: HR, IT & Finance

Report to Council

October 3, 2011

Administrative Services Team

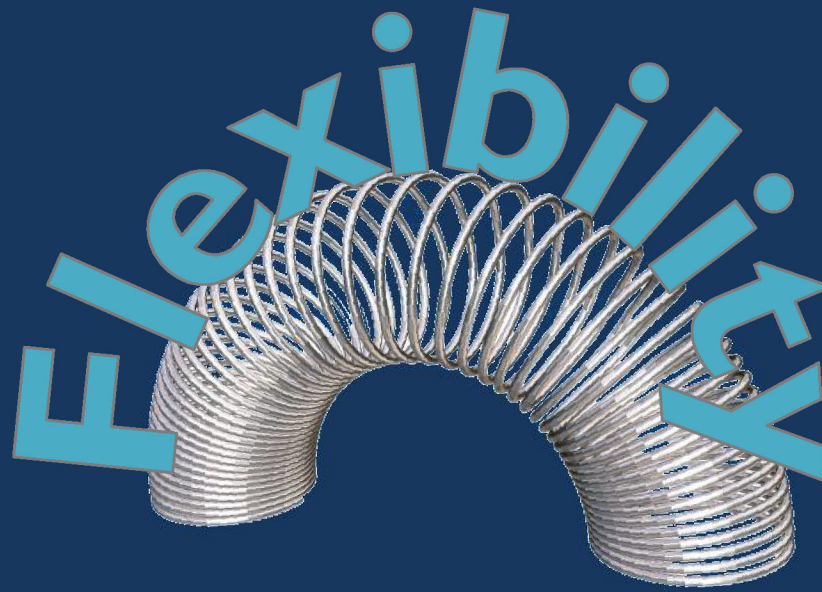


How are we different from other government organizations?



This has contributed to our success!

How are we different from other government organizations?



How are we different from other government organizations?



How are we different from other government organizations?



Questions