



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

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

Tuesday, January 29, 2013

**5:30 PM – Special Meeting
American River Community Room North**

AGENDA

1. WORK SESSION - CALL TO ORDER/ROLL CALL

Council Members McGarvey, Sander, Skoglund, Terry and Mayor Budge.

2. 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 item not on the agenda.

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** City-BIA Facilitated Discussion: Standards, Costs, Fees and Strategies.

4. ADJOURNMENT

Mayor Budge will adjourn the meeting to closed session in the Community Board Room.

5. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council Members McGarvey, Sander, Skoglund, Terry and Mayor Budge.

6. CLOSED SESSION

Council may adjourn to Closed Session to discuss the following item(s):

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 10259 Folsom Boulevard, APN: 076-0213-003 thru 5; and 10235 Folsom Boulevard, APN: 076-0213-011 and 012

Agency negotiators: Micah Runner, Ted Gaebler, Joe Chinn, and Adam Lindgren.

Negotiating parties: Los Rios Community College District

Under negotiation: Price and terms of payment.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: APN: 072-026-0036 thru 072-026-0040

Agency negotiators: Ted Gaebler, Joe Chinn, Micah Runner, Adam Lindgren, Donna Silva.

Negotiating parties: D&S Development and Diede Construction

Under negotiation: Price and terms of payment.

7. OPEN SESSION - REPORT FROM CLOSED SESSION

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

8. ADJOURNMENT

ADDITIONAL INFORMATION

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 Tuesday, January 29, 2013 Special Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Monday, January 28, 2013 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 Monday, January 28, 2013 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk

City – BIA Facilitated Discussion

Standards, Costs, Fees, and Strategies

January 29, 2013

Objectives

- Provide an update on staff and BIA discussions related to development standards, costs, and alternative strategies.
- Receive Council direction on remaining outstanding infrastructure and community standard items to serve this community.
- Review options and receive Council direction on financing and other strategies to further reduce, shift, or defer costs of development.
- Determine next steps.

Meeting Outline

1. Objectives
2. Background
3. Facilitator discussion
4. Status Update - Scorecard
5. Options
6. Discussion
7. Council Direction

Facilitator Discussion

- Process began in March 2012
- Initial agreement by all participants on key topics
- Conducted series of full group meetings and topic-specific team meetings
- Conducted two focused meetings with Council Subcommittee to provide updates on special issues
- Conducted Council workshops in October and November to provide updates/request action
- Group is poised to move to implementation phase

Proposed Fees

1,800 Sq. Ft. House

	Fee and Cost 2009	City Proposed			BIA Proposed			Difference
		City Proposed	\$ Cut from Existing	% Cut	BIA Proposed	\$ Cut from Existing	% Cut	
City Controlled Fees and Costs								
Transportation	\$19,593	\$15,500	\$4,093	21%	\$15,500	\$4,093	21%	\$0
Park (1)	\$12,074	\$8,090	\$3,984	33%	\$7,500	\$4,574	38%	\$590
Mandatory Open Space	\$2,518	\$980	\$1,538	61%	\$980	\$1,538	61%	\$0
Park Renovation Fee	\$1,702	\$1,000	\$702	41%	\$0	\$1,702	100%	\$1,000
Capital Facility Fee (CFF)	\$4,004	\$3,400	\$604	15%	\$3,400	\$604	15%	\$0
Processing Fee	\$2,933	\$2,933	\$0	0%	\$2,933	\$0	0%	\$0
Subtotal City Fees	\$42,824	\$31,903	\$10,921	26%	\$30,313	\$12,511	29%	\$1,590
Pass Through Fees (info. From BIA)	\$36,735	\$30,455	\$6,280	17%	\$30,455	\$6,280	17%	\$0
TOTAL FEES	\$79,559	\$62,358	\$17,201	22%	\$60,768	\$18,791	24%	\$1,590
Subdivision Engineering Design Changes to reduce per unit construction costs			\$8,000			\$8,000		

1) City proposed park fee of \$8,090 is comprised of \$5,467 for community facilities and \$2,623 for neighborhood parks.

Parks

Fee – November 2010	\$12,074
Current Fee	\$12,074
City/CRPD Proposed Fee	\$8,090
BIA Proposed Fee	\$7,500

Policy and Technical Issue:

- Difference associated with site development costs, not in list of facilities/items.

Park Renovation Fee

Fee – November 2010	\$1,632
Current Fee	\$1,702
City Proposed Fee	\$1,000
BIA Proposed Fee	\$0

Policy and Technical Issue:

- Need direction on level of Park Renovation Fee for renovation of existing CRPD park facilities.
- Discussion and direction on whether alternative funding strategy can be used to finance renovation costs?

Alternative Strategies

Reducing, Shifting, or Deferring Costs of Development

Agreed to Strategy or Future Review Process

- Modify Subdivision Engineering Standards
- Review Architectural Design Standards
- Accept Turn-Key Construction of Neighborhood Parks and Open Space

Strategies to Discuss with Individual Project DA

- Tiered Development Fee Program
- Extend Mello-Roos from 35 to 70 Years
- Phasing of Improvements

Alternative Strategies Continued...

Reducing, Shifting, or Deferring Costs of Development

Strategies Already in Place

- Fee Deferral

Other Strategies

- Create Sales Tax or Parcel Tax to Construct Facilities
- Property Transfer Fee on Subsequent Home Sales

Next Steps/Implementation

Discussion

