



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

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

Tuesday, January 18, 2011

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

End of Meeting Closed Session

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 5:39 p.m.

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

Council Members Absent: Sander

Staff Members Present: Gaebler, Lindgren, Cuppy, Lehr, Diamond, Humphrey, Junker, Chinn, Haven, Snyder, Abhar, Hadley, Snipes, McMurtry, Silva, and Runner

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Clerk announced the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE AND FLAG CEREMONY

Mayor McGarvey called on the following scouts to perform a flag ceremony and lead the Pledge of Allegiance:

Zachary Burgess, Eagle Scouts, Troop 380
Will Luce, Life Scout, Rancho Cordova Troop 363
Ryan Steward, Star Scout, Rancho Cordova Troop 363
Josh Ayotte, Life Scout, Rancho Cordova Troop 601
Flynn Curtis, Star Scout, Rancho Cordova Troop 601

4. INVOCATION

George Burnash, Cordova Neighborhood Church, gave the invocation.

5. PRESENTATIONS

- 5.1 Cordova Community Council member Melody Granger-Mayer gave a status report on the results of former Mayor Ken Cooley's 20 Tons in 2010 Challenge.
- 5.2 Council Member Cooley presented a proclamation to Eagle Scout Zachary Burgess for project completed at Rancho Cordova City Hall.
- 5.3 Mayor McGarvey presented a proclamation to the family of Janet Huddle for her significant contributions to the Rancho Cordova community.
- 5.4 Rancho Cordova Historical Society Exhibit Committee Chair, Lynne Fulgham, gave a presentation and introduction of "Things That Go Boom" Exhibit at City Hall.

BREAK

Mayor McGarvey broke for refreshments in the lobby and introduction of the "Things That Go Boom" Exhibit at 6:38 p.m. The council reconvened the regular meeting at 7:01 p.m.

6. PUBLIC COMMENT

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

- Daphne Gill regarding Rancho Cordova Library

Mayor McGarvey closed the public comment period.

7. COUNCIL REPORTS

Council Members reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

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

- 8.1 **Subject:** Meeting Minutes:
 - a) Regular Meeting of January 3, 2011; and
 - b) Special Meeting of January 11, 2011.**Recommendation:** Adopt Minutes.

- 8.2 **Subject:** Community Redevelopment Agency Resolutions Authorizing the Executive Director to Execute a Total of Three On-Call Contracts with Brown and Caldwell, Inc., BSK Associates, and Kleinfelder, for Environmental Consulting Services in Amounts of \$120,000 Per Contract

Recommendation: That Council:

- a) Adopt Resolution No. CRA 1-2011; and
- b) Adopt Resolution No. CRA 2-2011; and
- c) Adopt Resolution No. CRA 3-2011.

Result of Recommended Action: Adoption of these resolutions will authorize the Executive Director to execute a total of three on-call Community Redevelopment Agency contracts with Brown and Caldwell, BSK Associates, and Kleinfelder for environmental consulting services in an amount not to exceed \$120,000 per contract. The contracts are fully funded by a federal grant for Brownfields Assessment from the Environmental Protection Agency (EPA). The funds will be used to develop an inventory of sites, conduct Phase I and Phase II environmental site assessments, and support community outreach activities. The EPA's Brownfields Program works to clean up and redevelop potentially contaminated properties, making it easier for sites to become vital, functioning parts of the community. The creation of an inventory of sites ready for development along the Folsom Boulevard corridor will be a great benefit to both the City and Agency.

Staff Report: Megan McMurtry, Economic Development Department

COUNCIL ACTING AS COMMUNITY REDEVELOPMENT AGENCY

- 8.3 **Subject:** Resolution Awarding Construction Contract for Tenant Improvements for the New Rancho Cordova Police Station to Bobo Construction, Inc., Granting Authority to the City Manager to Approve Change Orders in an Amount Not to Exceed Ten Percent of the Aggregate Amount of the Contract, and Authorize the City Manager to Execute Amendments to Consulting Services Agreements with DesCor Builders, LP Consulting Engineering, and Calpo Hom & Dong Architects, Inc.

Recommendation: That Council:

- a) Adopt Resolution No. 3-2011 with Bobo Construction (Contract No. 1-2011); and
- b) Adopt Resolution No. 4-2011 with DesCor Builders (Contract No. 5-2010-1; and
- c) Adopt Resolution No. 5-2011 with LP Consulting Engineering (Contract No. 113-2010-1); and
- d) Adopt Resolution No. 6-2011 with Calpo Hom & Dong Architects, Inc. (Contract No. 150-2009-1.

Result of Recommended Action: Adoption of Resolution No. 3-2011 will award a construction contract to the lowest responsive bidder, Bobo Construction, Inc., for site fence, flag poles, glass and glazing, toilet accessories and partitions, mats, and window coverings for the new Rancho Cordova Police Station in an amount of \$294,000, and will grant authority to the City Manager to approve change orders in an amount not to exceed ten percent of the aggregate amount of the contracts, which is approximately 4.2 million dollars. Adoption of Resolution No. 4-2011 will amend the DesCor Builders, Inc. contract to increase the amount from \$258,043 to \$478,574 to cover the cost associated with additional construction administration services and an increase to the scope of the project. Adoption of Resolution No. 5-2011 will amend the LP Engineers, Inc. contract to increase the amount from \$92,100 to \$117,750 to cover the cost associated with additional services of construction administration and LEED certification. Adoption of Resolution No. 6-2011 will amend the Calpo Hom & Dong Architects, Inc. contract to increase the amount from \$119,300 to \$178,912 to cover the cost associated with additional design services for ADA improvements and additional construction administration services. The target date for construction completion is July 1, 2011.

Staff Report: Cyrus Abhar, Public Works Department

- 8.4 **Subject:** Resolution Temporarily Suspending the Automatic Annual Program Fee Inflationary adjustment for a Period of One Year for the Community Facilities Impact Fees
Recommendation: Adopt Resolution No. 7-2011.
Result of Recommended Action: Adoption of this resolution will suspend the automatic annual Engineering News Record (ENR) inflationary fee adjustment for the community facilities impact fees for a period of one year, beginning January 1, 2011.
Staff Report: Donna Silva, Finance Department
- 8.5 **Subject:** Resolution Authorizing the City Manager to Execute a Second Amendment to Interwest Consulting Group for On-Call Building Plan Review, Inspection, and Permit Services for the Building and Safety Division in an Amount of \$200,000
Recommendation: Adopt Resolution 8-2011.
Result of Recommended Action: Adoption of this resolution would bring the total contract amount from \$100,000 to \$300,000. The contract end date will be extended to June 30, 2013.
Staff Report: Cyrus Abhar, Chief Building Official
- 8.6 **Subject:** Resolution Approving a Memorandum of Understanding (MOU) for the Sacramento Enterprise Zone with the State of California Department of Housing and Community Development (HCD) for the Sacramento Enterprise Zone, Subject to Final Approval by HCD
Recommendation: Adopt Resolution No. 9-2011.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager, or his designee, to sign the MOU for the Sacramento Enterprise Zone, which includes areas within the City of Rancho Cordova. The Sacramento Enterprise Zone will receive final designation once the MOU is signed by HCD. This 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 McMurtry, Economic Development Department

9. CONSENT PUBLIC HEARING ITEMS

NONE

10. PUBLIC HEARING ITEMS

NONE

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** City Council Subcommittee Selection to City/BIA Discussions Continued from the December 20, 2010 City Council Meeting

Recommendation: That Council select two Council members to serve on a subcommittee to the City/Building Industry Association (BIA) Infrastructure Standards and Cost of Development Review process.

Result of Recommended Action: The selected Council members will serve on the City/BIA Infrastructure Standards and Cost of Development Review process subcommittee and will report back to the entire City Council on a periodic basis.

Staff Report: Joe Chinn, City Manager's Office

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 4:0 vote (Sander absent); Council appointed Council Member Ken Cooley and Vice Mayor David Sander to serve on a subcommittee to the City/Building Industry Association (BIA) Infrastructure Standards and Cost of Development Review process.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

NONE

13. CITY MANAGER'S REPORT

City Manager Ted Gaebler reported on the following:

- Announcement of Council and Staff Retreat on January 31, 2011 and February 1, 2011

14. ADJOURNMENT OF REGULAR MEETING

Mayor McGarvey adjourned the regular meeting to closed session in the Community Board Room at 7:26 p.m. in memory of Leo "Mac" McMann.

A. CLOSED SESSION – CALL TO ORDER / ROLL CALL

Mayor McGarvey called the closed session to order in the Community Board Room at 7:30 p.m.

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

Council Members Absent: Sander

Staff Members Present: Gaebler, and Lindgren

B. PUBLIC COMMENT

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

C. CLOSED SESSION ITEM

Council met in Closed Session to discuss the following item:

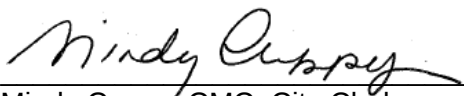
Conference with Legal Counsel – Public Performance Evaluation (City Attorney Review)
Pursuant to Government Code 54957.

D. OPEN SESSION – REPORT FROM CLOSED SESSION

City Manager Ted Gaebler reported on closed session held in the Community Board Room that the Council is pleased with the performance of City Attorney Adam Lindgren, and will continue city attorney services.

E. ADJOURNMENT OF CLOSED SESSION

Mayor McGarvey adjourn the closed session in the Community Board Room to regular meeting in the David B. Roberts Council Chambers at 9:24 p.m.


Mindy Cuppy, CMC, City Clerk