



## CONCURRENT MEETING CITY COUNCIL/CRA/RCFC

Monday, August 15, 2011

5:30 p.m. – Regular Meeting

### AGENDA

Robert J. McGarvey, Mayor

David Sander, Vice Mayor

Linda Budge, Council Member

Dan Skoglund, Council Member

Ken Cooley, 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

## 2011

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| CITY HALL CLOSURE DATES                    |
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| Mon, Jan 17 - Martin Luther King Jr. Day   |
| Fri, Feb 18 - Furlough Day                 |
| Mon, Feb 21 - President's Day              |
| Fri, Mar 11 - Furlough Day                 |
| Fri, Apr 22 - Furlough Day                 |
| Fri, May 27 - Furlough Day                 |
| Mon, May 30 - Memorial Day                 |
| Fri, Jun 17 - Furlough Day                 |
| Mon, Jul 4 - Independence Day              |
| *Fri, Jul 15 - Furlough Day                |
| Mon, Sep 5 - Labor Day                     |
| Fri, Nov 11 - Veteran's Day                |
| *Wed, Nov 23 - Furlough Day                |
| Thu, Nov 24 - Thanksgiving Day             |
| Fri, Nov 25 - Day After Thanksgiving Day   |
| Fri, Dec 23 - Day Before Christmas Eve Day |
| Mon, Dec 26 - Day After Christmas Day      |
| *Fri, Dec 30 - Furlough Day                |

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## 2012

\* Tuesday, November 1 - Special Meeting - Closed Session for City Manager & Department Annual Review & Development

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| CITY HALL CLOSURE DATES                  |
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| 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             |

\*Dates Pending Approval

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| CITY HALL CLOSURE DATES                  |
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| 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

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

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

**Monday, August 15, 2011**

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

**AGENDA**

**1. REGULAR MEETING – CALL TO ORDER / ROLL CALL**

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

**2. METRO CABLE TV TELEVISION ANNOUNCEMENT**

The Clerk will announce the meetings video recording and playback schedules.

**3. PLEDGE OF ALLEGIANCE**

The Mayor will call on someone in attendance to lead the Pledge.

**4. INVOCATION**

The Mayor will call on Deputy Senior Chaplain, Frank Russell, Sacramento County Law Enforcement Chaplaincy, to give the invocation.

**5. PRESENTATIONS**

- 5.1 Presentation Regarding the 2011 California Capital Airshow on September 10-11, 2011 by Executive Director Darcy Brewer.
- 5.2 Strong Neighborhoods Report to Council by Economic Development Director, Curt Haven and Neighborhood Services Manager, Kerry Simpson.
- 5.3 Presentation on the Rancho Cordova Community Alliance (Probation Project) Update by Sacramento County Probation Division Chief, Michael Bays.

## 6. PUBLIC COMMENT

Citizens wishing to address the Council for any matter on the Consent Calendar or not on the agenda may do so at this time by completing and submitting a Speaker Card to the City Clerk. For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

## 7. COUNCIL REPORTS

## 8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

8.1 **Subject:** Meeting Minutes of:

- a) July 18, 2011 Regular Meeting; and
- b) August 9, 2011 Special Meeting.

**Recommendation:** Adopt Minutes.

8.2 **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

**Advances Goals:** 10

8.3 **Subject:** Resolution Authorizing the City Manager to Execute a Consulting Services Agreement with Fuel Creative Design for Design Services for the City Views Newsletter and the Annual Legislative Platform Package in the Amount of \$85,000

**Recommendation:** Adopt Resolution No. 81-2011. **(Roll Call Vote)**

**Result of Recommended Action:** Adoption of this resolution will allow the City Manager to execute a consulting services agreement with Fuel Creative Design for a one-year period, from July 1 2011 through June 30, 2012, during which four issues of City Views newsletters will be designed, printed, and mailed to 40,000 Rancho Cordova residents, and the federal fiscal year 2013 legislative platform package.

**Staff Report:** Troy Holt, City Manager's Department

**Advances Goals:** 1, 4, 11, and 13

**GROWING STRONG NEIGHBORHOODS**

8.4 **Subject:** Resolution Authorizing the City Manager to Execute a Consulting Services Agreement with Helen Brewer in the Amount Not to Exceed \$57,250 Per Fiscal Year for Public Relation Services

**Recommendation:** Adopt Resolution No. 82-2011. **(Roll Call Vote)**

**Result of Recommended Action:** Adoption of this resolution will allow the City Manager to execute a consulting services agreement with Helen Brewer for public relations, media relations, and special event services.

**Staff Report:** Troy Holt, City Manager's Office

**Advances Goals:** 1, 4, 11, and 13

- 8.5 **Subject:** Resolution Authorizing the City Manager to Execute a Consulting Services Agreement with Eskel Porter Consulting, Inc. in the Amount of \$80,000  
**Recommendation:** Adopt Resolution No. 83-2011.  
**Result of Recommended Action:** Adoption of this resolution will authorize the City Manager to execute a consulting services agreement with Eskel Porter Consulting, Inc. This contract will allow for continued support service for the Finance Department's Microsoft Great Plains financial and payroll system, including project accounting assistance, integration of payroll processes with Automatic Data Processing, Inc. (ADP) and implementation of electronic timesheets. The previous three contracts with Eskel Porter Consulting, Inc. totaled \$224,647. The new contract is for an amount not to exceed \$80,000 and expires on June 30, 2014.  
**Staff Report:** Jay Hadley, Information Technology Department  
**Advances Goals:** 1, 4, 11, and 13
- 8.6 **Subject:** Resolution Awarding Construction Contract to Doug Veerkamp General Engineering, Inc. and a Resolution Authorizing the City Manager to Execute a Consulting Services Agreement for Construction Management with Salaber Associates, Inc. for the Folsom Boulevard Streetscape Enhancement Project Phase 3  
**Recommendation:** That Council:  
a) Adopt Resolution No. 84-2011 for Doug Veerkamp General Engineering, Inc.; and  
b) Adopt Resolution No. 85-2011 for 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 with Doug Veerkamp General Engineering, Inc. in the amount of \$4,262,774 and Construction Management Contract with Salaber Associates, Inc. in the amount of \$478,000.  
**Staff Report:** Cyrus Abhar, Public Works Department  
**Advances Goals:** 1, 2, and 4
- 8.7 **Subject:** An Ordinance of the City Council of the City of Rancho Cordova Authorizing the City to Make Certain Remittances to the County Auditor Controller in Accordance with Health and Safety Code Section 34194 and to take all Other Actions Required in Order to Continue Redevelopment Activities in the City of Rancho Cordova **(Continued from August 9, 2011 Special Meeting)**  
**Recommendation:** Waive second reading and adopt Ordinance No. 10-2011.  
**(Staff and City Attorney recommend continuance to a date uncertain, based upon developments in Community Redevelopment Association Litigation) (Roll Call Vote)**  
**Result of Recommended Action:** Adoption of this ordinance will result in the authorization of remittances to the County Auditor Controller beginning in January 2012, and to take all other actions required, in order to continue the Community Redevelopment Agency of the City of Rancho Cordova. The purpose of the recommended action at this point in time is in order to satisfy certain requirements for a six million dollar (\$6,000,000) grant application to provide the funding necessary to develop senior housing on Folsom Boulevard, using property currently owned by the Community Redevelopment Agency of the City of Rancho Cordova. Agency operations are currently suspended. Upon adoption of this ordinance, Agency operations can resume.  
**Staff Report:** Curt Haven, Economic Development and Adam U. Lindgren, City Attorney's Office  
**Advances Goals:** 1, 5, 6, 7, 8, 9, and 11

- 8.8 **Subject:** Resolution Authorizing City to Join Membership in the California Statewide Communities Development Authority (CSCDA), Permitting CSCDA to Issue and Administer Revenue Bonds in an Amount Not to Exceed \$9,000,000 Supporting the Horizons Project

**Recommendation:** Adopt Resolution No. 86-2011.

**(Staff and City Attorney recommend continuance to a date uncertain, based upon developments in Community Redevelopment Association Litigation)**

**(Roll Call Vote)**

**Result of Recommended Action:** Adoption of this resolution will allow the City Manager to sign documents required for membership in the California Statewide Communities Development Authority (CSCDA). CSCDA may then issue and administer revenue bonds in an amount not to exceed nine million dollars (\$9,000,000) in support of the Horizons Senior development.

**Staff Report:** Reed Flory, Housing Services Department

**Advances Goals:** 1, 4, 6, 7, 8, and 13

**GROWING STRONG NEIGHBORHOODS**

- 8.9 **Subject:** Resolutions of the City Council and the Community Redevelopment Agency of the City of Rancho Cordova Approving the Transfer of Certain Property for Redevelopment and Authorizing the Execution of a Disposition and Development Agreement between the Community Redevelopment Agency of the City of Rancho Cordova and the City of Rancho Cordova and Approving and Authorizing Related Actions

**Recommendation:** That Council:

- a) Adopt Resolution No. 87-2011; and
- b) Adopt Agency Resolution No. CRA 11-2011; and
- c) Approve and Authorize the City Manager to sign a Disposition and Development Agreement.

**(Staff and City Attorney recommend continuance to a date uncertain, based upon developments in Community Redevelopment Association Litigation)**

**(Roll Call Vote)**

**Result of Recommended Action:** Adoption of these resolutions will authorize the Executive Director of the Agency and the City Manager to enter into a Disposition and Development Agreement (“DDA”) to transfer title for three properties (APN #'s: 057-0221-010, 009, and Parcel “B” of B.L.A. 20101025 O.R. 0516) from the Agency to the City for purposes of redevelopment.

**Staff Report:** Reed Flory, Housing Services Department

**Advances Goals:** 1, 4, 6, 7, 8, and 13

**GROWING STRONG NEIGHBORHOODS**

**\*BIRTHDAY RECOGNITION AND CELEBRATORY BREAK\***

Recognition of Mayor Bob McGarvey’s Birthday on August 10, 2011.

## 9. CONSENT PUBLIC HEARING ITEMS – ROLL CALL VOTE

- 9.1 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the Tax Bill  
**Recommendation:** Adopt Resolution No. 88-2011. **(Roll Call Vote)**  
**Result of Recommended Action:** Adoption of this resolution will authorize the delinquent solid waste service charges to be collected on the property tax rolls for the fiscal year 2011-12.  
**Staff Report:** Donna Silva, Finance Department  
**Advances Goals:** 4 and 11

## 10. PUBLIC HEARING ITEMS – ROLL CALL VOTE

- 10.1 **Subject:** An Ordinance Amending the Folsom Boulevard Specific Plan to Change Regulations Related to Existing Industrial Buildings  
**Recommendation:** Waive first reading and introduce 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.  
**Staff Report:** Paul Junker and Shannan Loveless, Planning Department  
**Advances Goals:** 8 and 9
- 10.2 **Subject:** An Ordinance Amending the Zoning Code and Specific Plan with Minor Text Revisions and Map Updates  
**Recommendation:** That Council:  
a) Waive first reading and introduce Ordinance No. 12-2011 Adopting a Zoning Code Update; and  
b) Waive first reading and introduce Ordinance No. 13-2011 Amending the Medium Density Area of the Zinfandel Special Planning Area and amending the Folsom Boulevard Specific Plan to rezone a 28.25-acre portion of APN 075-0450-005. **(Roll Call Vote)**  
**Result of Recommended Action:** Adoption of these ordinances would: 1) amend a variety of procedural regulations and minor land use regulations within the Zoning Code; and 2) approve text and map revisions affecting the allowed development density on several existing residential parcels. Adoption of the first ordinance would approve zoning code text edits to update procedural requirements, permitted land uses and development standards. Adoption of the second ordinance would approve a text amendment to the Villages of Zinfandel SPA and a map amendment in the Folsom Boulevard Specific Plan in order to implement provisions within the General Plan Housing Element.  
**Staff Report:** Jeff S. Beiswenger, Planning Department  
**Advances Goals:** 1, 2, 4, 6, 7, 8 and 9
- 10.3 **Subject:** Resolution Approving Issuance of Multifamily Revenue Bonds in Support of Construction and Development of up to 48 Units of Rental Senior Housing to be Located at 10447 Folsom Boulevard  
**Recommendation:** Adopt Resolution No. 89-2011.  
**(Staff and City Attorney recommend continuance to a date uncertain, based upon developments in Community Redevelopment Association Litigation)**  
**(Roll Call Vote)**  
**Result of Recommended Action:** Upon approval of the proposed financing, bonds can be issued to Urban Housing Communities, LLC in an amount not to exceed nine million

(\$9,000,000) supporting the Horizons at New Rancho project.

**Staff Report:** Reed Flory, Housing Services Department

**Advances Goals:** 1, 4, 6, 7, 8, and 13

**GROWING STRONG NEIGHBORHOODS**

## **11. REGULAR CALENDAR ITEMS**

- 11.1 **Subject:** Resolution Authorizing the City Manager to Execute an Exclusive Right to Negotiate Agreement (ERNA) with Urban Housing Communities, LLC

**Recommendation:** Adopt Resolution No. 90-2011.

**(Staff and City Attorney recommend continuance to a date uncertain, based upon developments in Community Redevelopment Association Litigation)**

**(Roll Call Vote)**

**Result of Recommended Action:** Adoption of this resolution will allow the City Manager to execute an Exclusive Right to Negotiate Agreement (ERNA) with Urban Housing Communities, LLC. and to execute such other instruments and to take such other actions as may be required to support a HOME application to the State of California in support the affordable, senior housing development, Horizons at New Rancho.

**Staff Report:** Reed Flory, Housing Services Department

**Advances Goals:** 1, 4, 6, 7, 8, and 13

**GROWING STRONG NEIGHBORHOODS**

- 11.2 **Subject:** Residential Solid Waste Contract Alternatives

**Recommendation:** Adopt Resolution No. 91-2011.

**Result of Recommended Action:** Adoption of this resolution will authorize the City Manager to execute a five year contract extension with Allied Waste Services for residential solid waste collection and recycling services.

**Staff Report:** Cyrus Abhar, Public Works Department

**Advances Goals:** 1, 4, and 11

- 11.3 **Subject:** Council Requests and Recommendations for Sacramento County Redistricting Map **(Continue Discussion from July 5, 2011 City Council Meeting)**

**Recommendation:** Continue discussion and give direction to staff on a new redistricting map to recommend to the Sacramento County Supervisors as the County considers the issue of Supervisorial redistricting.

**Result of Recommended Action:** Council will discuss and give direction to staff to provide to Sacramento County Supervisors as they consider the issue of Supervisorial redistricting.

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

**Advances Goals:** 1 thru 13

No Staff Report included for this item.

## **12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

## **13. CITY MANAGER'S REPORT**

## **14. ADJOURNMENT**

## ADDITIONAL INFORMATION

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11 P.M. WILL BE CONTINUED TO THE NEXT DAY AT 5:30 P.M. 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.cityofranhocordova.org](http://www.cityofranhocordova.org) on Thursdays or Fridays prior to the Regular City Council Meeting.

| <b>CITYWIDE GOALS - (Adopted March 20, 2006)</b> |                                                                   |
|--------------------------------------------------|-------------------------------------------------------------------|
| 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                           |

| <b>UPCOMING MEETINGS</b>                  |                                                            |
|-------------------------------------------|------------------------------------------------------------|
| <i>Tuesday, August 23, 2011</i>           | 5:30 p.m. Work Session - TBD                               |
| <b><i>Monday, September 5, 2011</i></b>   | <b>LABOR DAY HOLIDAY – CITY HALL CLOSED</b>                |
| <b><i>Tuesday, September 6, 2011</i></b>  | 5:30 p.m. Regular Meeting                                  |
| <i>Tuesday, September 13, 2011</i>        | 5:30 p.m. Work Session - TBD                               |
| <i>Monday, September 19, 2011</i>         | 4:00 p.m. Study Session<br>5:30 p.m. Regular Meeting       |
| <i>Tuesday, September 27, 2011</i>        | 5:30 p.m. Work Session - TBD                               |
| <i>Monday, October 3, 2011</i>            | 5:30 p.m. Regular Meeting                                  |
| <i>Tuesday, October 11, 2011</i>          | 5:30 p.m. Work Session - TBD                               |
| <i>Monday, October 17, 2011</i>           | 4:00 p.m. Study Session – TBD<br>5:30 p.m. Regular Meeting |
| <i>Monday, November 7, 2011</i>           | 4:00 p.m. Study Session – TBD<br>5:30 p.m. Regular Meeting |
| <b><i>Thursday, November 11, 2011</i></b> | <b>VETERAN'S DAY – CITY HALL CLOSED</b>                    |
| <i>Monday, November 21, 2011</i>          | 5:30 p.m. Regular Meeting                                  |



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 |

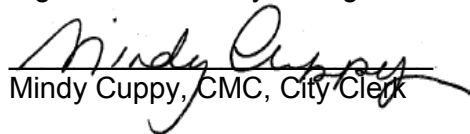
Rancho Cordova City Council/CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast and SureWest Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, 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 August 15, 2011 Regular Meeting of the Rancho Cordova City Council/CRA/RCFC was posted and available for review on August 12, 2011 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](http://www.cityofranhocordova.org).

Signed this 12<sup>th</sup> day of August 2011 at Rancho Cordova, California

  
Mindy Cuppy, CMC, City Clerk