



**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**

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 5:36 p.m.

Council Members Present: Budge, Skoglund, Cooley (in at 5:49 p.m.), Sander, and Mayor McGarvey

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Cuppy, Diamond, Holt, Hadley, Blair, Simpson, Snyder, Runner, Abhar, Junker, Flory, Chinn, Loveless, Garcia, Downton, Kellerman, Peterson, Silva, Beiswenger, Dumford, and Hayes.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

The Mayor called on Jerry Mayberry to lead the Pledge.

4. INVOCATION

Deputy Senior Chaplain, Frank Russell, Sacramento County Law Enforcement Chaplaincy, gave the invocation.

5. PRESENTATIONS

- 5.1 California Capital Airshow Executive Director, Darcy Brewer presented on the 2011 California Capital Airshow on September 10-11, 2011.
- 5.2 Neighborhood Services Manager, Kerry Simpson and Rancho Cordova Chief of Police, Doug Diamond gave Growing Strong Neighborhoods Update to Council.
- 5.3 Sacramento County Probation Division Chief, Michael Bays presented on the Rancho Cordova Community Alliance (Probation Project) Update.

6. PUBLIC COMMENT

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

- Terrence McNamara on behalf of the Rancho Cordova Chamber of Commerce regarding Rancho Cordova Chamber of Commerce Exchange Expo this Thursday, August 18, 2011

Mayor McGarvey closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS – ROLL CALL VOTE

ACTION: Motion by Cooley second by Budge and carried by a 5:0 roll call vote; Council approved Consent Calendar Items 8.1 thru 8.6 and 8.8.

ACTION: Motion by Cooley second by Budge and carried by a 5:0 roll call vote; Council continued items 8.7 and 8.9 to a date uncertain due to the recent action taken by the California Supreme Court regarding the new redevelopment laws (AB 26 and AB 27).

- 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



- 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
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
- 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
- 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



- 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

- 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

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- 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

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BIRTHDAY RECOGNITION AND CELEBRATORY BREAK

At this point (7:10 p.m.) Vice Mayor Sander gave recognition of Mayor Bob McGarvey’s Birthday on August 10, 2011, and Council took a brief celebratory break. Council reconvened (Cooley absent) at 7:33 p.m.

9. CONSENT PUBLIC HEARING ITEMS – ROLL CALL VOTE

Motion by Budge second by Skoglund and carried by a 4:0 (Cooley absent) roll call vote, Council adopted Resolution No. 88-2011.

- 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

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

At this point (7:37 p.m.) Council Member Cooley rejoined the meeting.

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 roll call vote; Council continued the first reading of Ordinance No. 11-2011 to September 6, 2011 City Council meeting.

- 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

At this point 8:29 p.m. Vice Mayor Sander recused himself for the first half of this discussion due to a conflict of his property.

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

ACTION: Motion by Budge second by Cooley and carried by a 4:0 (Sander recused) roll call vote; Council waived the first reading and introduced Ordinance No. 13-2011.

At this point 8:59 p.m. Vice Mayor Sander rejoined the meeting.

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

- Paul Philley regarding concerns on bike parking

Mayor McGarvey closed the public comment period.

ACTION: Motion by Budge second by Skoglund and carried by a 3:2 (Cooley and Sander dissented) roll call vote; Council waived the first reading and introduced Ordinance No. 12-2011.

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. **(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

GROWING STRONG NEIGHBORHOODS

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

ACTION: Motion by Skoglund second by Cooley and carried by a 5:0 roll call vote; Council adopted Resolution No. 89-2011.

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. **(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

GROWING STRONG NEIGHBORHOODS

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

ACTION: Motion by Skoglund second by Budge and carried by a 5:0 roll call vote; Council adopted Resolution No. 90-2011.

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

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

- Keith Hester in support of this item
- Jesse Delgado in support of a five-year contract agreement for this item
- Nick Sikich in opposition of this item
- Steve Serrott on more options on this item
- Andrea Stevenson in opposition of this item
- Laura Greer on additional services in the five-year extension

Mayor McGarvey closed the public comment period.

ACTION: Motion by Skoglund second by Budge and carried by a 4:1 (Sander dissented) vote; Council adopted Resolution No. 91-2011.

- 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

No Staff Report included for this item.

ACTION: Council directed City staff to prepare a letter and a new map to the County regarding the City Council's preference on redistricting.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

13. CITY MANAGER'S REPORT

City Manager Ted Gaebler reported on the following:

- Fundraiser for the Rancho Cordova Chamber of Commerce hosted by Vice Mayor Sander
- Business to Business Community Expo on Thursday, August 18, 2011
- California Capital Airshow on September 10-11, 2011
- Red Hudson new CEO for Sacramento County
- Staffing changes at the Rancho Cordova Chamber of Commerce
- Cordova Community Council funding and proposal for a temporary ice-rink in Rancho Cordova from mid November to mid January
- Housing Services Management Technician David Gassaway completed his Master's degree and will be working with the Cordova Recreation and Park District for about four months
- Sacramento Children's Museum Grand Opening on August 25, 2011
- Rancho Cordova Police Department ribbon cutting and walk through/open house on Wednesday, August 31, 2011
- Joe Chinn, Kerry Simpson, and Micah Runner graduated from CEPO (Continuing Education for Public Officials)

14. ADJOURNMENT

Mayor McGarvey adjourned the regular meeting in the David B. Roberts Council Chambers at 11:47 p.m.


Mindy Cuppy, CMC, City Clerk