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

Monday, May 06, 2013

4:00 PM – Special Meeting
American River Community Room North

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

Special Meeting/Work Session to Follow the Regular Meeting

MINUTES

1. STUDY SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the special meeting to order in the American River Community Room North at 4:11PM.

Council Members Present:	McGarvey, Skoglund, Budge, Sander, Terry
Council Members Absent:	None
Staff Members Present:	Silva, Chinn, Flory, Runner, Simpson, George, Cook, Haven, Davis

2. PUBLIC COMMENT

3. SPECIAL MEETING ITEM

ACTION: Discussion item only; no action taken.

3.1 **Subject:** Community Prosecutor.

4. ADJOURNMENT OF STUDY SESSION

Mayor Budge adjourned the meeting at 5:34 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:50 PM.

Council Members Present: McGarvey, Skoglund, Budge, Sander, Terry

Council Members Absent: None.

Staff Members Present: Gaebler, Lindgren, Cuppy, Kellerman, Abhar, Junker, Silva, Campbell, Chan, Chinn, Crone, Diamond, Downton, Dumford, Flory, Fontes, Garcia, Gassaway, Hadley, Hayes, Hoffman, Holt, Lee, Lohse, Mingay, Nichols, Rodriguez, Runner, Simpson, Snyder, Taylor, Thomas, George, Cook, Haven, Samuelson, Cervantes, Brown, Stricker, Davis, Sparkman, Grossi

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Marquese Chriss from the Pleasant Grove High School Basketball Team led the pledge.

8. INVOCATION

Mayor Budge led a moment of silence in acknowledgement of the recent tragdies in Boston.

Tim Layfield from First Covenant Church will give the invocation.

9. PRESENTATIONS

9.1 Presentation Acknowledging Pleasant Grove High School Varsity Basketball Team for Winning the State Championship Presented to Bill McCoin, Assistant Coach and the Pleasant Grove Varsity Basketball Team.

9.2 Presentation on the 10 Year Anniversary for the City of Rancho Cordova Presented by Troy Holt, Public Information & Legislative Affairs Manager for the City of Rancho Cordova and Shelly Blanchard, Executive Director of Cordova Community Council.

9.3 Presentation of Proclamation to Building & Safety for Safety Month.

9.4 Presentation of Proclamation for May is Bike Month presented to Employees of Vision Service Plan.

9.5 Presentation of Proclamations for Public Service Recognition Week (May 6-10, 2013) to City Team Members, Reed Flory, Jessica Hayes, Dana Grossi for their Efforts in Enhancing City Housing Opportunities and to John Samuelson, David Gassaway, Victor Ramos, Ryan Davis and Juan Martinez for their Continued Efforts in Maintaining and Improving the City Streets.

10. PUBLIC COMMENT

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

- Corey Carskaddin, 3214 Hogarth Planting Easement and Zoning Code Violations.
- April Carskaddon, 3214 Hogarth.

Mayor Budge closed the public comment period.

11. COUNCIL REPORTS

Council reported on activities since the last meeting.

12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

12.1 **Subject:** Meeting Minutes of April 1, 2013 Regular Meeting and April 9, 2013 Special Meeting.
Recommendation: Adopt minutes.

12.2 **Subject:** Second Reading of Ordinance 9-2013, Construction and Demolition Debris Reduction, Reuse, and Recycling Ordinance.
Recommendation: Waive second hearing and adopt Ordinance No. 9-2013.
Result of Recommended Action: Ordinance No. 9-2013 requires all new construction, all demolition projects, and/or additions or remodels that have a permit valuation greater than or equal to Two Hundred Fifty Thousand dollars ($250,000) to recycle Construction and Demolition (“C&D”) material.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goals: 1 and 2.

12.3 **Subject:** Second Reading of Ordinance Nos. 7-2013 and 8-2013, Removing the Library Fee from the Sunrise Douglas Community Plan and Villages of Zinfandel Development Impact Fee Programs.
Recommendation: Waive the second reading and adopt Ordinance Nos. 7-2013 and 8-2013.
Result of Recommended Action: Adoption of Ordinance Nos. 7-2013 and 8-2013 make amendments to Chapter 16.83 and Chapter 16.81, respectively, of the Rancho Cordova Municipal Code to close the respective library funds and transfer the revenues to the Community Facilities Fees Library Fund.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goal: 5.

12.4 **Subject:** An Ordinance Rescinding Ordinance 24-2006 Establishing a Special Tax for Police Protection for the Montelena Subdivision.
Recommendation: Waive first reading and introduce Ordinance No. 11-2013.
Result of Recommended Action: Adoption of Ordinance No. 11-2013 will rescind Ordinance 24-2006 establishing a special tax for Police Protection for the Montelena subdivision (Zone 30). The Special Police Tax has been replaced with Community Facilities District (CFD) 2013-2 (Police Services) that was formed in February 2013. This action is required in accordance with Section 6.4.4 of the Montelena Development Agreement.
Staff Report: Donna Silva, Finance Director and Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.

12.5 **Subject:** Resolution Granting the City Manager the Authority to Approve Future Contract Change Orders with Jaguar Construction for the Rancho Cordova City Hall Tenant Improvement Project.
Recommendation: Adopt Resolution 48-2013.
Result of Recommended Action: Adoption of a resolution will grant the City Manager with the authority to approve future change orders associated with the Rancho Cordova City Hall Tenant Improvement project, increasing the contract value from $99,997 to an amount not to exceed $115,000.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goals: 5.

12.6 **Subject:** Resolution Authorizing Payment to Golden State Water for the Difference Between Actual and Estimated Construction Cost for the Replacement of a Portion of Water Main on Folsom Boulevard.
Recommendation: Adopt Resolution 49-2013.
Result of Recommended Action: Adoption of this resolution would authorize payment of $21,150.83 to Golden State Water for the replacement of a portion of the water main on Folsom Boulevard increasing the total contract value from $382,515 to $403,665.83.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goals: 5.

12.7 **Subject:** Resolution Awarding a Concrete Maintenance Services Contract to Cazadores Construction Inc.
Recommendation: Adopt Resolution No. 45-2013.
Result of Recommended Action: Adoption of the resolution will allow the City to award a three year concrete maintenance services agreement to the lowest responsive bidder Cazadores Construction Inc. in an amount not to exceed $225,700.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goals: 2 and 5.

12.8 **Subject:** Resolution Awarding a Street Maintenance Services Agreement with California Pavement Maintenance Company, Inc.
Recommendation: Adopt Resolution 44-2013.
Result of Recommended Action: Adoption of the resolution will allow the City to award a three year street maintenance services agreement to the lowest responsive bidder California Pavement Maintenance Company, Inc. in an amount not to exceed $5,206,610.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goals: 2 and 5.

12.9 **Subject:** Appointment of Labor Negotiators.
Recommendation: Appoint Ted Gaebler and Joe Chinn as Labor Negotiators.
Result of Recommended Action: This action will allow negotiation with the Sacramento County Sheriff regarding police services contract renewal.
Staff Report: Ted Gaebler, City Manager.
Advances Goal: 5.

12.10 **Subject:** Appointment of Real Property Negotiators.
Recommendation: Appoint Ted Gaebler, Joe Chinn, Donna Silva, Cyrus Abhar, Adam Lindgren, and John Samuelson as Real Property Negotiators.
Result of Recommended Action: This action will allow negotiation of price and payment terms for real property located at Zinfandel Drive at the Southern City Boundary, APN: 072-2860-004.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goal: 5.

12.11 **Subject:** 2012 General Plan Annual Report.
Recommendation: Receive the 2012 General Plan Annual Report as required by State law.
Result of Recommended Action: By receiving this report, the City Council is satisfying its statutory obligation under State law. No further action is required on the part of the City Council. The purpose of the report is to provide an annual accounting of implementation of the General Plan.
Staff Report: Jessica Jordan, Senior Planner.
Advances Goals: 5.

12.12 **Subject:** An Ordinance of the City Council of the City of Rancho Cordova Amending Section 9.36.061, Titled "Animals," of Chapter 9.36, Titled "Park Regulations," of its Municipal Code.
Recommendation: Waive the first reading and introduce Ordinance No. 12-2013.
Result of Recommended Action: Adoption of Ordinance No. 12-2013 would amend the Rancho Cordova Municipal Code to eliminate the prohibition of dogs, cats and other animals in the vicinity of and on a bicycle trail. The requirement that these animals are kept on leash will be maintained and leash lengths will be allowed up to eight feet.
Staff Report: Kerry Simpson, Neighborhood Services Manager.
Advances Goals: 1 and 3.

ACTION: Motion to approve items 12.1-12.7 and items 12.9-12.12 by Skoglund second by Terry; Item 12.8 was pulled for further discussion;
Carried by a 5:0 roll call vote.

ACTION: Motion to approve item 12.8 by Sander second by McGarvey;
Carried by a 5:0 vote.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

ACTION: Motion to approve by McGarvey second by Terry;
Carried by a 5:0 roll call vote.

13.1 **Subject:** 3000 Sunrise Boulevard Tentative Parcel Map; Project No. DD7893.
Recommendation: Adopt Resolution No. 50-2013.
Result of Recommended Action: Adoption of this resolution would create two parcels, each with a single building. The buildings could then be sold individually in the future and the project would be conditioned to maintain the common parking and access. The owner may wish to impose private conditions in the form of CC&R's to control other common maintenance needs outside the City preview.
Staff Report: William Campbell, Principal Planner.
Advances Goal: 6.

13.2 **Subject:** Resolution Readopting the Updated Transportation Development Impact Fee Program and Nexus Study.
Recommendation: Adopt Resolution No. 46-2013.
Result of Recommended Action: Adoption of Resolution No. 46-2013 will rescind Resolution No. 7-2013 and adopt a revised Fee Schedule, correcting the Fee Schedule previously adopted in January 2013, which inadvertently left out administrative costs from the residential fees in the infill area (Area 1). The inclusion of administrative costs will not increase the fees in place prior to the updated Transportation Development Impact Fee Program and Nexus Study.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goal: 5.

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

ACTION: Motion to approve by McGarvey second by Terry;
Carried by a 5:0 roll call vote.

14. PUBLIC HEARING ITEMS

14.1 **Subject:** Resolution Approving and Adopting the 2013-14 Community Development Block Grant Action Plan.
Recommendation: Approve and adopt Resolution 43-2013.
Result of Recommended Action: City Manager will submit the 2013-14 Community Development Block Grant Action Plan to HUD and will direct staff to make any technical modifications deemed necessary.
Staff Report: Jessica Hayes and Dana Grossi, Housing Services Division.
Advances Goals: 1, 2, 5, and 6.

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

ACTION: Motion to approve by Terry second by Sander;
Carried by a 5:0 roll call vote.

15. REGULAR CALENDAR ITEMS

15.1 **Subject:** Discuss and Consider the Possible Adoption of a Resolution Approving the City's Withdrawal from the Joint Powers Agreement between the City and the Regional Human Rights/Fair Housing Commission.
Recommendation: Discuss and provide direction to staff with regard to the Adoption of

Resolution 47-2013.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to serve notice on the Regional Human Rights/Fair Housing Commission of the City Council's election to withdraw from the Commission. The withdrawal would be effective June 30, 2013. The non-adoption of the resolution will result in the continued participation of the City in the JPA and will require the appointment of a Director to the Governing Board of the JPA consistent with the amended Joint Powers Agreement dated January 22, 2008.
Staff Report: Reed Flory, Housing Services Administrator; Jessica Hayes, Housing Services Division; and Phil Nichols, Neighborhood Services Division.
Advances Goals: 1, 2 and 5.

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

- Nancy Bui-Thompson, in opposition to item 15.1.
- Barbara Lehman, in opposition to item 15.1.

Mayor Budge closed the public comment period.

ACTION: Motion by Terry and second by Mcgarvey to table resolution no. 47-2013, and to appoint McGarvey as the appointed official and Nancy Bui-Thompson to continue as the advisory board member to the Regional Human Rights/Fair Housing Commission;
Carried by a 5:0 vote.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

- Terry - Requests an update on the hen Ordinance and the loan to the chamber.
- Sanders - Requests an agenda item to discuss strategic investments in the Sports Facility.
- Budge - Requests a report back on traffic counts and a report back on parking police.
- Terry - Requests to see parking police reports in writing in regards to what they are doing.

17. CITY MANAGER'S REPORT

City Attorney Adam Lindgren requests the medical marijuana dispensary ordinance item for discussion at the next Special Meeting.

18. ADJOURNMENT

Mayor Budge adjourned the meeting in the memory of Joan Gustin and Sergeant Richard Dickson at 9:13 PM.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the closed session to order in the Community Board Room at 9:20 PM.

Council Members Present: McGarvey, Skoglund, Budge, Sander, Terry

Council Members Absent: None

Staff Members Present: Gaebler, Cuppy, Abhar, Silva, Chinn, Gassaway, Holt

20. CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATORS
Agency designated representatives: Ted Gaebler and Joe Chinn.
Employee organization: Sacramento County Sheriff regarding police services contract renewal.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: (One (1) potential case).

CONFERENCE WITH REAL PROPERTY NEGOTIATORS:
Property: Zinfandel Drive at the Southern City Boundary, APN: 072-2860-004.
Agency negotiators: Ted Gaebler, Joe Chinn, Donna Silva, Cyrus Abhar, Adam Lindgren, and John Samuelson.
Negotiating parties: Stonecreek Industrial LLC
Under negotiation: Price and terms of payment.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney, Adam Lindgren, reported that we are in negotiations with the County of Sacramento and formally exploring alternatives for police services.

22. ADJOURNMENT

22.1 Mayor Budge did not adjourn the closed session to a special meeting in the Community Board Room.

23. STUDY SESSION - CALL TO ORDER/ROLL CALL

24. PUBLIC COMMENT

5. SPECIAL MEETING ITEM

25.1 **Subject:** Budget Process Review and Discussion.

26. ADJOURNMENT

Mayor Budge adjourned the meeting at 11:04 PM.

Mindy Cuppy

Mindy Cuppy, CMC, City Clerk