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, March 05, 2012

4:45 PM – Special Meeting
Community Board Room

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 Sander called the special meeting to order in the Community Board Room at 4:54 PM.

Council Members Present:	McGarvey, Skoglund, Budge, Sander
Council Members Absent:	Cooley
Staff Members Present:	Gaebler, Cuppy, Abhar, Silva, Chinn, Holt, Runner, Snyder

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEM

3.1 **Subject:** Discussion of City of Rancho Cordova Support for the Regional Entertainment and Sports Complex (Arena)

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT OF STUDY SESSION

Mayor Sander adjourned the special meeting to the regular meeting in the David B. Roberts Council Chambers at 5:29 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Sander called the regular meeting to order in the David B. Roberts Council Chambers at 5:49 PM.

Council Members Present:	McGarvey, Skoglund, Budge, Sander
Council Members Absent:	Cooley
Staff Members Present:	Gaebler, Lindgren, Cuppy, Kellerman, Abhar, Junker, Silva, Chinn, Snyder, Runner

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

City Clerk, Mindy Cuppy announced the meetings video recording and playback schedules.

7. PLEDGE OF ALLEGIANCE

Cyrus Abhar led the pledge.

8. INVOCATION

Council Member McGarvey gave the invocation.

9. PRESENTATIONS

9.1 Sacramento-Yolo Mosquito and Vector Control District Manager, David Brown presented on West Nile Virus.

9.2 Recognition of Council Member Ken Cooley's Birthday on March 18.

This item has been moved to March 19 due to the absence of Council Member Cooley at this meeting.

10. *CELEBRATORY BREAK*

Council will break for refreshments in honor of Council Member Ken Cooley's birthday on March 18.

11. PUBLIC COMMENT

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

12. COUNCIL REPORTS

Council reported on events since the last meeting.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve by Budge second by Skoglund; Council approved the Consent Calendar.
Carried by a 5:0 roll call vote. (Cooley absent)

13.1 **Subject:** Meeting Minutes of:
a) February 15, 2012 Special Meeting;
b) February 21, 2012 Regular Meeting;
c) February 24, 2012 Special Meeting; and
d) February 28, 2012 Special Meeting
Recommendation: Adopt Minutes.

13.2 **Subject:** Second Reading of Ordinances Temporarily Extending the Suspension of Annual Program Fee Inflationary Adjustments for Certain Development Impact Fees
Recommendation: Waive second readings and adopt ordinances, temporarily suspending the automatic annual program fee inflationary adjustments for a period of one year for the following development impact fee programs:
a) Ordinance No. 3-2012 Villages of Zinfandel Development Impact Fee;
b) Ordinance No. 4-2012 Sunrise Douglas Community Plan Fee; and
c) Ordinance No. 5-2012 City Transportation Impact Fee.

Result of Recommended Action: Adoption of these ordinances will suspend the automatic annual Construction Cost Index (CCI) inflationary fee adjustments for the three development impact fees for a period of one year, beginning March 1, 2012.
Staff Report: Donna Silva, Finance Department
Advances Goals: 1 and 13

13.3 **Subject:** 2011 General Plan Annual Report
Recommendation: Receive the 2011 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 this report is to provide an annual accounting of implementation of the General Plan.
Staff Report: Paul Junker, Planning Department
Advances Goals: 1, 2, 4, 5, 6, 7, 8, 9, and 12

13.4 **Subject:** Resolution Approving the Annual Investment Policy for the City of Rancho Cordova
Recommendation: Adopt Resolution No. 16-2012.
Result of Recommended Action: Adoption of this resolution would guide the City's investment of excess funds through December 31, 2012, and will result in compliance

with State and City law.
Staff Report: Donna Silva, Finance Director
Advances Goal: 11

13.5 **Subject:** Resolution Approving Appointment of the City of Rancho Cordova Representatives to Oversight Board of the Successor Entity
Recommendation: Adopt Resolution No. 15-2012.
Result of Recommended Action: Adoption of this resolution will result in the appointment of Mayor David Sander and City Manager Ted Gaebler as the City of Rancho Cordova's representatives to the Oversight Board of the Successor Entity. The City is responsible for appointing two of the seven seats on the Oversight Board - one representing the Community at Large, and the other representing the employees of the former Redevelopment Agency. The remaining five members of the Oversight Board will consist of representatives from taxing entities of the former Redevelopment Agency. Per ABX1 26, a seven member Oversight Board must be in place by May 1, 2012; otherwise representative will be appointed by the State of California.
Staff Report: Ted Gaebler, City Manager's Office and Adam U. Lindgren, City Attorney's Office
Advances Goal: 13

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

14.1 **Subject:** Resolution Approving the Abandonment of a 10 foot Planting Easement Parallel to and Adjacent to Highway 50 on lot 88 of Bradshaw Woods Unit No. 4 Located on Residential Property at 3214 Hogarth Drive - Continued from February 21 City Council Meeting
Recommendation: Adopt Resolution No. 11-2012
Result of Recommended Action: Adoption of this resolution will remove the 10 foot Planting Easement shown on the map of Bradshaw Woods Unit No. 4 recorded in Book 128 of Maps, at Page 8.
Staff Report: Cyrus Abhar
Advances Goal: 2

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

ACTION: Motion to approve by Budge second by McGarvey; Council adopted Resolution No. 11-2012.
Carried by a 4:0 voice vote. (Cooley absent)

14.2 **Subject:** Resolution Approving Revenue Bond Financing to be Issued by the California Municipal Finance Authority to Benefit Goodwill Industries of Sacramento Valley and Northern Nevada, A California Non-Profit Corporation
Recommendation: That Council:
a) Conduct a public hearing under the requirements of Tax and Equity Fiscal Responsibility Act (“TEFRA”) and the Internal Revenues Code of 1986, as amended (the “Code”), for the proposed issuance in one or more series of revenue bonds by the California Municipal Finance Authority (“CMFA”), a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed $30,000,000 (the “Bonds”), for the purpose of financing and refinancing the acquisition, construction, improvement, renovation, furnishing and equipping of certain retail and donation facilities (the “Project”) located at the following address in the City and generally known as Goodwill Industries of Sacramento Valley & Northern Nevada, a California non-profit

corporation (the "Borrower"): 11092 Coloma Road, Rancho Cordova, 95670; and

b) Adopt Resolution No. 17-2012 approving the issuance of the Bonds for the financing of the Project (as described herein) by the CMFA.
Result of Recommended Action: Adoption of this resolution will allow CMFA, or its designee to proceed with tax-exempt bond financing of the project. If Council declines to adopt this resolution, the CMFA may need to seek other financing at higher interest rates or not proceed with the project.
Staff Report: Donna Silva, Finance Department
Advances Goals: 1 and 13

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

ACTION: Motion to approve by Budge second by McGarvey; Council adopted Resolution No. 17-2012
Carried by a 3:1 roll call vote. (Sander dissenting) (Cooley absent)

15. PUBLIC HEARING ITEMS

NONE.

16. REGULAR CALENDAR ITEMS

16.1 **Subject:** Resolution of City Council of the City of Rancho Cordova in Support of the Regional Entertainment and Sports Complex (Arena)
Recommendation: Adopt Resolution No. 14-2012.
Result of Recommended Action: By adopting the attached resolution, the City of Rancho Cordova will show its commitment to supporting a regional entertainment and sport complex (arena) and will allow the City Manager to discuss with leadership in the region how the City of Rancho Cordova can support and encourage the development of a regional arena.
Staff Report: Vice Mayor, Linda Budge
Advances Goals: 1, 8, 9, and 13

ACTION: Motion to approve by Budge second by Skoglund; Council adopted Resolution No. 14-2012.
Carried by a 4:0 voice vote. (Cooley absent)

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

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. CITY MANAGER'S REPORT

Major Development Projects Update

19. ADJOURNMENT

Mayor Sander adjourned the regular meeting in memory of Boyd Neil Brown, Norm Waters, and Bob Willet at 7:42 PM.

Mayor Sander announced that Council will not meet in closed session tonight.

20. CLOSED SESSION - CALL TO ORDER/ROLL CALL

21. CLOSED SESSION

Conference with legal counsel, existing litigation (Government Code Section 54956.9(a)) Community Redevelopment Agency of the City of Rancho Cordova v. The Lily Company, et al., Sacramento Superior Court Case No. 34-2009-00043404.

22. OPEN SESSION - REPORT FROM CLOSED SESSION

23. ADJOURNMENT

Mindy Cuppy

Mindy Cuppy, CMC, City Clerk