



CONCURRENT MEETING
CITY COUNCIL/SUCCESSOR AGENCY TO
THE CRA/RCFC

Monday, March 19, 2012

5:30 PM – Regular Meeting

AGENDA

David Sander, Mayor

Linda Budge, Vice Mayor

Ken Cooley, Council Member

Robert J. McGarvey, Council Member

Dan Skoglund, Council Member



*Dates Pending Approval



**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 19, 2012

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

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

Larry Stafford, Cordova Church of Christ will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation Regarding Healthy Eating Active Living (Heal) Program by Kanat Tibet.
- 5.2 Swearing In of New Rancho Cordova Chief of Police Rosanne Richeal and the Introduction of New Assistant Chief of Police Robert Davis.
- 5.3 Recognition of Council Member Ken Cooley's Birthday on March 18.

6. CELEBRATORY BREAK

Council will break for refreshments in recognition of Council Member Ken Cooley's birthday on March 18 and in honor of new Rancho Cordova Chief of Police Rosanne Richeal and Assistant Chief of Police Robert Davis.

7. 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.

8. COUNCIL REPORTS

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** Meeting Minutes of March 5, 2012 Special and Regular Meeting
Recommendation: Adopt minutes.
- 9.2 **Subject:** A Resolution Authorizing the City Manager to Execute a Third Amendment with Interwest Consulting Group for On-Call Building Plan Review and Inspection Services for the Building and Safety Division
Recommendation: Adopt Resolution No. 18-2012.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute the third amendment to contract 39-2010 with Interwest Consulting Group. The contract amendment will increase by \$540,000, bringing the total contract amount to \$840,000 and extend the term for three years.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 6, 7, and 8
GROWING STRONG NEIGHBORHOODS
- 9.3 **Subject:** A Resolution Authorizing the City Manager to Execute a First Amendment with Bureau Veritas North America, Inc. for On-Call Building Plan Review and Inspection Services for the Building and Safety Division
Recommendation: Adopt Resolution No. 19-2012.
Result of Recommended Action: Adoption of resolution will authorize the City Manager to execute a first amendment to contract 39-2010 with Bureau Veritas North America, Inc. The contract amendment will increase by \$900,000, bringing the total contract amount to \$1,280,000 and extend the term for three years.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 6, 7, and 8
GROWING STRONG NEIGHBORHOODS

- 9.4 **Subject:** A Resolution Authorizing the City Manager to Execute a Consulting Services Agreement with Mark Thomas & Company for the Folsom Boulevard Transit Priority Area Implementation Plan
 Recommendation: Adopt Resolution No. 20-2012.
 Result of Recommended Action: Adoption of this resolution would allow the City Manager to execute a two year contract with Mark Thomas & Company in the amount of \$400,000 for the Folsom Boulevard Transit Priority Area Implementation Plan.
 Staff Report: Cyrus Abhar, Public Works Department
 Advances Goals:
- 9.5 **Subject:** A Resolution Authorizing the City Manager to Execute a Consulting Services Agreement with Pamela Hurt Associates for On-Call Meeting Facilitation
 Recommendation: Adopt Resolution No. 21-2012.
 Result of Recommended Action: Resolution 18-2012 will authorize the City Manager to execute a contract with Pamela Hurt Associates to provide on-call meeting facilitation as needed. The maximum compensation will be \$300,000 for the term March 19, 2012 through June 30, 2017.
 Staff Report: Joe Chinn, City Manager's Office
 Advances Goals: 1, 3, 13.
- 9.6 **Subject:** A Resolution Approving Associate Membership by the City of Rancho Cordova in the California Enterprise Development Authority and Authorizing and Directing the Execution of an Associate Membership Agreement
 Recommendation: Adopt Resolution No. 22-2012.
 Result of Recommended Action: Adoption of this resolution will allow the City to participate in the California PACE program, a program which provides a financing mechanism for commercial and residential properties (on a limited basis) in Rancho Cordova, at the request of a property owner, to finance the purchase and installation of energy efficient, distributed renewable energy and water conservation improvements on their properties.
 Staff Report: Donna Silva, Finance Department
 Advances Goals: 9 and 11

10. **CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

- 10.1 **Subject:** A Resolution of the City Council Approving the Issuance of Tax-Exempt Bonds by the California Municipal Finance Authority to Benefit BloodSource, Inc.
 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 \$23,000,000 (the "Bonds"), for the purpose of (i) refinancing an approximately 95,000 square foot headquarters facility and associated land and capital improvements located at 10536 Peter A. McCuen Blvd. in the City (the "Main Facility"), (ii) to finance all or a portion of the cost of expanding, from approximately 30,000 square feet to approximately 45,000 square feet, a laboratory facility for the testing and processing of blood and blood-related products located at 10585 Armstrong Ave. in the City (the "Lab Expansion") and together with the Main Facility (the "Project"), and (iii) to pay for certain costs of issuance of the Bonds



b) Adopt Resolution No. 23-2012 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 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

10.2 **Subject:** Montelena Douglas General Plan Amendment, Rezone, Tentative Parcel and Subdivision Maps and Development Agreement Amendment - Project No. DD6667

Recommendation: That Council continue item to April 2, 2012 City Council Meeting.

Result of Recommended Action: The public hearing for the Montelena project must be continued to the April 2nd meeting in order to perfect the legal notice requirement. The public hearing notice was published in the local paper, however the required 500 feet radius mailing to property owners was not prepared according to Government Code Section 65090. The continuation will allow for the mailing to occur and remedy the omission.

Staff Report: William Campbell, Planning Department

Advances Goals: 1, 7, and 8

GROWING STRONG NEIGHBORHOODS

11. PUBLIC HEARING ITEMS

11.1 **Subject:** A Resolution Authorizing the City to Join the California PACE Program; Authorizing the California Enterprise Development Authority (CEDA) to Conduct Contractual Assessment Proceeding and Levy Contractual Assessments within City Boundaries; and Authorizing Related Actions

Recommendation: Adopt Resolution No. 24-2012.

Result of Recommended Action: Adoption of this resolution will enable CEDA to accept applications from commercial and certain residential property owners in participating cities and counties for the financing of energy efficient, distributed renewable energy and water conservation improvements on their property with no upfront cost. The improvements will be financed by the issuance of municipal bonds by CEDA, pursuant to the Improvement Bond Act of 1915. CEDA will levy an assessment on the owner's property to repay the portion of the bonds issued to finance the improvements on that property.

Staff Report: Donna Silva, Finance Department

Advances Goals: 9 and 11

12. REGULAR CALENDAR ITEMS

12.1 **Subject:** Citywide Transit Services Update / Rancho CordoVan Routing Approval

Recommendation: Staff is seeking input on Regional Transit's "Transit Renewal" effort for updated bus services, and staff is seeking approval to proceed with implementing Village Concept Option A and Anatolia Concept Option B, that will expand Rancho CordoVan service on July 1, 2012. Options are attached.

Result of Recommended Action: Staff will work with Regional Transit to implement City Council suggestions on the new bus routing plan, and the Rancho CordoVan service expansion will be implemented during the summer of 2012.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goals: 2, 4, 6, and 8

12.2 **Subject:** Placement of Card Room Tax Measure on the November 2, 2012 Ballot

Recommendation: That Council:

- a) Adopt Resolution No. 25-2012 calling for an election on November 2, 2012; and
- b) Waive the first reading and introduce Ordinance No. 6-2012 establishing a Card Room Tax.

Result of Recommended Action: Residents of the City of Rancho Cordova will have the opportunity to vote on the creation of a Card Room Gross Receipts Tax, in the November 2, 2012 General Election, the proceeds of which may be used for general purposes.

Staff Report: Donna Silva, Finance Department

Advances Goals: 6 and 11

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. CITY MANAGER'S REPORT

Graffiti Ordinance Update

15. ADJOURNMENT

Mayor Sander will adjourn the meeting to closed session in the Community Board Room.

16. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

17. CLOSED SESSION

Council may adjourn to Closed Session to discuss the following item(s):

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.

18. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in Closed Session.

19. ADJOURNMENT

ADDITIONAL INFORMATION

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM 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 on Thursdays or Fridays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 20, 2006)	
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

UPCOMING MEETINGS	
<i>Tuesday, March 27, 2012</i>	<i>5:30 p.m. Special Meeting/Work Session – Discussion of Citywide Goals</i>
<i>Monday, April 2, 2012</i>	<i>4:00 p.m. Special Meeting/Closed Session – City Attorney Annual Review 5:30 p.m. Regular Meeting</i>
<i>Tuesday, April 10, 2012</i>	<i>5:30 p.m. Special Meeting/Work Session – Westborough Land Use</i>
<i>Monday, April 16, 2012</i>	<i>5:30 p.m. Regular Meeting</i>
<i>Monday, May 7, 2012</i>	<i>4:00 p.m. Special Meeting/Work Session – TBD 5:30 p.m. Regular Meeting</i>
<i>Tuesday, May 15, 2012</i>	<i>5:30 p.m. Special Meeting/Work Session – Sidewalk Maintenance</i>
<i>Monday, May 21, 2012</i>	<i>12:00 p.m. Special Meeting/Work Session – Budget Workshop 5:30 p.m. Regular Meeting</i>
<i>Monday, May 28, 2012</i>	<i>MEMORIAL DAY HOLIDAY – CITY HALL CLOSED</i>
<i>Tuesday, May 29, 2012</i>	<i>5:30 p.m. Special Meeting/Work Session – TBD</i>

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

The Rancho Cordova City Council/Successor Agency to the 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 Monday, March 19, 2012 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on March 15, 2012 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.

Signed March 15, 2012 at Rancho Cordova, California.


Mindy Cuppy, CMC, City Clerk