CITY OF Rancho Cordova
Incorporated July 1, 2003

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Vice Mayor Budge called the regular meeting to order at 5:35 PM.

Council Members Present:	Cooley, McGarvey, Skoglund, Budge, Richeal, Maples, Davis, Blair
Council Members Absent:	Sander
Staff Members Present:	Gaebler, Lindgren, Cuppy, Kellerman, Abhar, Chinn, Junker, Silva, Haven, Holt, Mingay, Snyder, Thomas

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

Rancho Cordova Chief of Police, Rosanne Richeal led 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.

At this point, Vice Mayor Budge reordered the agenda to take up Agenda Item 5.3.

5.2 Swearing In of New Rancho Cordova Chief of Police Rosanne Richeal and the Introduction of New Assistant Chief of Police Robert Davis.

At this point, Vice Mayor Budge reordered the agenda to take up Agenda Item 7 Public Comment.

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

At this point, Vice Mayor Budge reordered the agenda to take up Agenda Item 7 Public Comment.

6. CELEBRATORY BREAK

At this point (6:05 PM) Council took a brief recess for refreshments in honor of the new Rancho Cordova Chief of Police, Rosanne Richeal and Council Member Cooley's birthday.

Council reconvened at 6:34 PM.

6.1 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

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

- Michael Kast regarding A.M. Winn Elementary

Vice Mayor Budge closed the public comment period.

7.1 PUBLIC COMMENT CONTINUED

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

8. COUNCIL REPORTS

Council reported on events since the last meeting.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve by Skoglund second by McGarvey; Council approved the Consent Calendar with the exception of Agenda Item 9.6, which was pulled for a separate discussion.
Carried by a 4:0 voice vote. (Sander absent)

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

ACTION: Motion to Continue to the April 16, 2012 Regular Meeting.
Carried by a 4:0 voice vote. (Sander absent)

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve by Skoglund second by McGarvey; Council adopted Resolution No. 23-2012 and continued Agenda Item 10.2 to the April 2, 2012 Regular Meeting.
Carried by a 4:0 roll call vote. (Sander absent)

10.1 **Subject:** A Resolution of the City Council Approving the Issuance of Tax-Exempt Bonds by the California Municipal Finance Authority to Benefit BloodSouce, 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 Agreeement 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 prefect 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

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

- Joseph Hurley in support of this item
- Joe Livaich in opposition of this item
- Scott Whyte in opposition of this item

Vice Mayor Budge closed the public comment period.

ACTION: Motion to Continue to April 16, 2012 Regular Meeting.
Carried by a 4:0 voice vote. (Sander absent)

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

ACTION: Discussion item only; no action taken.
None by a 5:0 roll call vote. absent)

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. CITY MANAGER'S REPORT

Graffiti Ordinance Update

15. ADJOURNMENT

Vice Mayor Budge adjourned the regular meeting at 8:20 PM.

16. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Vice Mayor Budge called the closed session to order in the Community Board Room at 8:33 PM.

Council Members Present: Cooley, McGarvey, Skoglund, Budge

Council Members Absent: Sander

Staff Members Present: Gaebler, Abhar, Chinn, Junker, Silva, Haven

17. 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.

18. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action.

19. ADJOURNMENT

Vice Mayor Budge adjourned the closed session at 9:47 PM.

Mindy Cuppy

Mindy Cuppy, CMC, City Clerk