



**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, April 16, 2012

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Cuppy, Abhar, Chinn, Junker, Silva, Campbell, Chan, Crone, Diamond, Downton, Dumford, Garcia, Flory, Fontes, Gassaway, Hadley, Haven, Hayes, Hoffman, Holt, Lee, Lohse, Mingay, Nichols, Rodriguez, Runner, Simpson, Snyder, Taylor, Thomas

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

Jay Hadley led the pledge.

4. INVOCATION

Jai Grewal, St. John Vianney Student gave the invocation.

5. PRESENTATIONS

- 5.1 Mayor Sander presented proclamation to Folsom Lake College President, Dr. Thelma Scott-Skillman in Recognition of Los Rios Community College as Organization of the Year.
- 5.2 Vice Mayor Budge presented proclamation to Cordova High School Lancer Alliance ACE Team in Recognition of Cordova High School as the 2012 Winner of Best Overall Project Design for the ACE Mentor Program of Greater Sacramento.
- 5.3 Council Member Cooley presented proclamation to California Teachers Association, Legislative Advocate, Jennifer Baker in Recognition of Rio Strada Racing in Support of the Golden State Race Series Weekend, May 5-6, 2012.
- 5.4 Associate Director of the Department of Veterans Affairs Northern California Health Care System, Sacramento Valley, John Mendoza gave a presentation regarding VA Medical Center.

6. PUBLIC COMMENT

Mayor Sander opened the public comment period. There were no speakers. Mayor Sander 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 to approve by Budge second by McGarvey; Council approved the Consent Calendar with the exception of Agenda Item 8.4, which was pulled for a separate discussion.
Carried by a 5:0 roll call vote.

- 8.1 **Subject:** April 2, 2012 Regular Meeting Minutes
Recommendation: Adopt Minutes.

- 8.2 **Subject:** Resolutions Approving a Third Amended Enforceable Obligation Payment Schedule and a Recognized Obligation Payment Schedule as Required Under ABx1 26
Recommendation: That Council:
 - a) Adopt Resolution No. SA 1-2012 Amending the Enforceable Obligation Payment Schedule (EOPS) required under the terms of ABx1 26 (AB26) concerning the dissolution of redevelopment agencies; and
 - b) Adopt Resolution No. SA 2-2012 Adopting a Recognized Obligation Payment Schedule (ROPS).**Result of Recommended Action:** Approval of these resolutions will maximize the Successor Agency's ability to repay the City's General Fund for the amount of indebtedness incurred through January 31, 2012, as well as our ability to recover costs associated with the winding down the affairs of the Agency in conformance with the provisions of ABx1 26.

This will be the third amendment to the EOPS and the adoption of the first ROPS. The

original EOPS was adopted in August 2011, and amended on December 29, 2011 and January 30, 2012. Upon adoption, staff will forward the information to the required parties and will post the amended schedule on the City's website as required under the legislation.

Staff Report: Donna Silva, Finance Department

Advances Goal: 6

COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE CRA

- 8.3 **Subject:** An Ordinance Amending Chapter 4.22, "Cardrooms," of the Rancho Cordova Municipal Code, and Chapter 16.17, "Maintenance of Foreclosed Property," of the Rancho Cordova Municipal Code

Recommendation: Waive the second reading and adopt Ordinance No. 6-2012.

Result of Recommended Action: Adoption of Ordinance No. 6-2012 will amend Chapter 4.22, "Cardrooms," of the Rancho Cordova Municipal Code to reinstate Sections 4.22.005, 4.22.105, 4.22.110, 4.22.115, 4.22.125 and 4.22.145 pertaining to the licensing and regulation of cardrooms, repeal Section 4.22.165 of Chapter 4.22, and repeal Section 16.17.060 of Chapter 16.17, "Maintenance of Foreclosed Residential Property," pertaining to the automatic sunset of certain provisions of these chapters in the Rancho Cordova Municipal Code.

Staff Report: Adam U. Lindgren, City Attorney's Office

Advances Goals: 1, 2, 3, and 5

GROWING STRONG NEIGHBORHOODS

The following item was pulled for a separate discussion.

- 8.4 **Subject:** Ordinance Approving a Zone Change for that Portion of Villages 4 and 5 of the Montelena Project and Second Amendment to the Development Agreement for the Montelena Project

Recommendation: Waive second reading and adopt Ordinance No. 7-2012.

Result of Recommended Action: Adoption of this ordinance will allow the owner to increase the commercial opportunity within the original Montelena project and provide Metro Fire with a permanent site for a new station. This modification will provide a better balance with land uses in the area, and capitalize on a significant corner of Douglas Road and Rancho Cordova Parkway that was not anticipated in the County's adoption of the Sunridge Specific Plan.

Staff Report: William Campbell, Planning Department

Advances Goals: 1 and 2

GROWING STRONG NEIGHBORHOODS

ACTION: Motion to approve by Budge second by Skoglund; Council waived the second reading and adopted Ordinance No. 7-2012.
Carried by a 5:0 roll call vote.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

ACTION: Motion to approve by Budge second by Skoglund; Council approved the Consent Public Hearing Items.
Carried by a 5:0 roll call vote.

- 9.1 **Subject:** Resolutions Initiating Proceedings for Formation of the Rancho Cordova Lighting District No. 2012-1

Recommendation: That Council conduct a public hearing and:



- a) Adopt Resolution No. 28-2012 Initiating Proceedings for the Formation of the Rancho Cordova Lighting District 2012-1;
- b) Adopt Resolution No. 29-2012 Accepting and Preliminarily Approving the Engineer's Report Regarding the Formation of the Rancho Cordova Lighting District No. 2012-1; and
- c) Adopt Resolution No. 30-2012 Declaring Its Intention to Form the Rancho Cordova Lighting District No. 2012-1 and Levy and Collect Assessments Therein.

Result of Recommended Action: Adopting of these resolutions will initiate the actions required for the Formation of the Rancho Cordova Lighting District No. 2012-1 for the purpose of creating a successor district to continue the existing assessments currently authorized by the County of Sacramento Service Area No. 1 for streetlights and safety lights.

Staff Report: Cyrus Abhar, Public Works Department

Advances Goal: 5

10. PUBLIC HEARING ITEMS

- 10.1 Resolutions Approving the City of Rancho Cordova's Participation in the California PACE Program - **CONTINUED FROM MARCH 19**

Recommendation: That Council:

- a) Adopt Resolution No. 22-2012 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; and
- b) Adopt Resolution No. 24-2012 Authorizing the City of Rancho Cordova to join the California Property Assessed Clean Energy (PACE) Program; authorizing the California Enterprise Development Authority (CEDA) to conduct contractual assessment proceedings and levy contractual assessments within city boundaries; and authorizing related actions.

Result of Recommended Action: Adoption of these resolutions will allow the City to participate in the California Property Assessed Clean Energy ("California PACE") Program, a program developed by CEDA under Assembly Bills 811 ("AB 811") and 474 ("AB 474") 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. Under the California PACE program, a property owner may voluntarily commit to the recording of an assessment lien on his/her property which shall be repaid over time on the annual County property tax bill as an assessment line item.

Staff Report: Donna Silva, Finance Director

Advances Goals: 5 and 6

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

- John Kaufman in opposition
- Joe Livaich in opposition
- Diann Rogers in support
- Micheal Chapin in support

Mayor Sander closed the public comment period.

ACTION: Motion to approve by Budge second by Skoglund; Council adopted Resolution No.

22-2012 and Resolution No. 24-2012.
Carried by a 5:0 vote.

11. REGULAR CALENDAR ITEMS

- 11.1 **Subject:** Appointment of Real Property Negotiators
Negotiations: (Government Code Section 54956.8)
Negotiators: Ted Gaebler, Joe Chinn, Micah Runner, and Donna Silva
Address: Parcel Numbers: 072-026-0036 thru 072-026-0040
Negotiating Parties: D & S Development and Diede Construction

ACTION: Motion to approve by Budge second by McGarvey; Council appointed Ted Gaebler, Joe Chinn, Micah Runner, and Donna Silva as negotiators and added Adam Lindgren to the list of negotiators.
Carried by a 5:0 vote.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

13. CITY MANAGER'S REPORT

City Manager Ted Gaebler reported on the following:

- Upcoming Budget Session on May 21, 2012 at 12:00 p.m.

14. ADJOURNMENT

Mayor Sander adjourned the regular meeting in memory of former City Mayor David B. Roberts at 7:55 PM.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

Council Members Absent: None

Staff Members Present: Item 1: Gaebler, Lindgren, Abhar, Silva
Item 2: Gaebler, Lindgren, Abhar, Silva, Runner
Item 3: Gaebler, Lindgren, Abhar, Silva, Runner

16. CLOSED SESSION

Conference with legal counsel, existing litigation (Government Code Section 54956.9
(a)) City of Rancho Cordova v. Simon Building, LLC et al., Sacramento Superior Court
Case No. 34-2009-00032782.

Conference with legal counsel, existing litigation (Government Code Section 54956.9
(a)) Property Tax

Conference with legal counsel, Property Negotiations, Government Code Section
54956.8 Kilgore Entertainment Complex: Parcel Numbers 072-026-0036 thru 072-026-

0040

Under negotiations: Price and terms

17. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there were no reportable actions taken in closed session.

18. ADJOURNMENT

Mayor Sander adjourned the closed session at 10:48 PM.


Mindy Cuppy, CMC, City Clerk