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, August 20, 2012

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Sander called the regular meeting to order in the David B. Roberts Council Chambers at 5:39 PM.

Council Members Present:	McGarvey, Cooley (in at 7:02 PM), Skoglund (in at 6:05 PM), Budge, Sander
Council Members Absent:	None
Staff Members Present:	Gaebler, Lindgren, Cuppy, Kellerman, Abhar, Junker, Haven, Chinn, Runner, Hayes, Leitner, Snyder, Blair, Downton, Hadley, Sanchez, Richeal, Silva, Stricker, Sparkman, Grossi, Mingay, Behrends

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

Brian Danzl led the pledge.

4. INVOCATION

Pastor Glenda Harr, First Covenant Church, gave the invocation.

5. PRESENTATIONS

5.1 Robert Half International Recruiting Manager, Lisa Cole presented Administrative Excellence Award to Executive Assistant Stacy Leitner.

Presentation 5.2 was not presented due to attendance conflict of recipient.

5.2 Presentation of Proclamation to Bill Doss in Support of Prostate Cancer Awareness Month.

5.3 Vice Mayor Linda Budge presented proclamation Proclaiming August as Arts Month to Cordova Community Council Executive Director, Shelly Blanchard.

5.4 Sacramento Children's Museum Executive Director, Sharon Stone-Smith presented on the one year anniversary of the Sacramento Children's Museum.

5.5 Rancho Cordova Intern Daniel Sanchez presented on his summer internship with the City.

5.6 Mayor Sander gave recognition of Council Member Bob McGarvey's birthday on August 10.

CELEBRATORY BREAK

At this point (6:12 PM) Council took a brief recess in honor of all the presentations we just heard. Council reconvened at 6:30 PM.

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 8.12, which was continued to the September 4, 2012 Regular meeting.
Carried by a 4:0 roll call vote. (Cooley absent)

8.1 **Subject:** Meeting Minutes of:
a) July 10, 2012 Special Meeting;
b) July 16, 2012 Special and Regular Meeting; and
c) July 24, 2012 Special Meeting.
Recommendation: Adopt minutes.

8.2 **Subject:** Quarterly Treasurer's Report
Recommendation: Receive and file report.

Result of Recommended Action: This report provides Council with information concerning the City's investment portfolio. This report will meet requirements as provided by state law.
Staff Report: Donna Silva, Finance Department
Advances Goal: 5.

8.3 **Subject:** Resolution Designating Voting Delegate and Alternates for the 2012 League of California Cities Annual Conference to be Held September 5-7 in San Diego, CA
Recommendation: Adopt Resolution No. 76-2012.
Result of Recommended Action: The Voting Delegate or Alternate will be able to represent the City by voting at the Annual Business Meeting at the League of California Cities Conference.
Staff Report: Mindy Cuppy, City Clerk's Department
Advances Goal: 4.

8.4 **Subject:** Annexation of Walgreens Project to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance)
Recommendation: Adopt Resolution No. 77-2012.
Result of Recommended Action: Adoption of this resolution declares the results of the special mailed-ballot election for the Walgreens Project Annexation to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance); orders the annexation; authorizes the special tax levy on that project; and directs the recording of the Amended Notice of Special Tax Lien. There is no financial impact to existing residents.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goal: 5.

8.5 **Subject:** Approval of Parcel Map of Subdivision No. 2012-001-01; Aka, North East Corner of Folsom Boulevard and Zinfandel Drive
Recommendation: Approval of Parcel Map of Subdivision No. 2012-001-01 being lots A, B, C, 3, and 4 and the south 55 feet of lots 2, 5, 7, 8, and 9 of "Rancho Cordova" recorded in Book 35, of Maps at Page 14; located on north east corner of Folsom Boulevard and Zinfandel Drive (the proposed Walgreens location).
Result of Recommended Action: Approval of this recommendation will result in the recording of the parcel map reapportioning two commercial parcels into three.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 2, 5 and 6.

8.6 **Subject:** Resolution Authorizing the City Manager to Execute a First Amendment Agreement for Transportation Operations and Maintenance Services with Sacramento County
Recommendation: Adopt Resolution No. 78-2012.
Result of Recommended Action: Amendment modifies original Transportation Operating and Maintenance Services Agreement with Sacramento County, executed in 2004, to reduce scope of service to only include traffic signal maintenance and operation, as well as bridge maintenance.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goal: 5.

8.7 **Subject:** Resolution Awarding Construction Contract to Hodgson General Engineering Contractors, Inc. For The Douglas Road Bike Connection Project in an Amount of $115,052
Recommendation: Adopt Resolution No. 79-2012.

Result of Recommended Action: Adoption of this resolution would award a construction contract to Hodgson General Engineering Contractors, Inc., the lowest responsive bidder, who would perform work on the Douglas Road Bike Connection Project. Work performed under this construction contract includes furnishing of all labor, materials and equipment for doing all work necessary to provide a bike connection from Douglas Road to Folsom South Canal.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 2 and 5.

8.8 **Subject:** Resolution Authorizing the City Manager to Execute Contract Change Orders with Douglas Veerkamp General Engineering for the Folsom Boulevard Phase 3 Project in the Total Amount of $104,209.36 and Authorizing the City Manager to Approve Future Change Orders Up to A Maximum of $400,000
Recommendation: Adopt Resolution No. 80-2012.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute contract change orders (CCO's) associated with the Folsom Boulevard Phase 3 project. Execution of the CCO's will increase the current amount of Construction Contract No. 87-2011 from $4,262,774.35 to $4,366,983.71.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 2, 3, 5 and 6.

8.9 **Subject:** Resolution Authorizing the City Manager to Execute a Third Contract Amendment with MCE Corporation Not To Exceed the Amount of $270,000 Annually for Contract Maintenance Workers and Public Works After Hours Call Services
Recommendation: Adopt Resolution No. 81-2012.
Result of Recommended Action: Adoption of this resolution will allow the Public Works Department to continue to contract with MCE Corporation for three maintenance workers to perform routine maintenance within the City limits and to provide after hours call services. This third amendment will increase the annual amount from $200,000 to $270,000.
Staff Report: Cyrus Abhar, Public Works Department
Advances Goals: 1, 2, and 5.

8.10 **Subject:** Resolution Making Minor Modification to Resolution No. 107-2011, Adopted November 21, 2011, Authorization Application for CalHOME Grant Funds to Support the REHAB-O Program
Recommendation: Adopt Resolution No. 82-2012.
Result of Recommended Action: Adoption of this resolution responds to a new State requirement and will permit completion of contract agreements for the CalHOME grant through the California State Housing and Community Development Department. This resolution modifies previously adopted resolution No. 107-2011 by adding the identification of the City Manager to be Ted Gaebler and that he be the designated official to sign the State of California's Standard Agreement 213 and any amendments thereto for the recently awarded CalHOME grant.
Staff Report: Reed Flory and Dana Grossi, Housing Division
Advances Goals: 1, 2, 3, and 5.

GROWING STRONG NEIGHBORHOODS

8.11 **Subject:** Resolution Authorizing the City Manager to Execute a Professional Services Agreement Amendment with Stricker Cato Murphy Architects, P.S. for the Provision of Architectural Services for the Horizons @ New Rancho Senior Housing Project
Recommendation: Adopt Resolution No. 83-2012.
Result of Recommended Action: Adoption of this resolution will allow Stricker Cato

Murphy Architects, P.S. to provide architectural services needed for the successful design and construction of Horizons @ New Rancho, a new construction, 48-unit affordable senior rental housing project. This resolution will also allow the City to apply for a HOME grant to provide gap financing for the project.
Staff Report: Reed Flory and Dana Grossi, Housing Division
Advances Goals: 1, 2, and 6.
GROWING STRONG NEIGHBORHOODS

8.12 Second Reading Ordinance Repealing Section 4.22.020(C) and Section 4.22.115(B) of the Rancho Cordova Municipal Code Relating to the Location and Ownership of Cardrooms with the City of Rancho Cordova (**By the end of day August 15, 2012, the Bureau of Gambling Control had not yet commented on Ordinance No. 15-2012 as required, therefore there is a possibility that this item may need to be continued until the next Council meeting**)
Recommendation: Waive second reading and adopt Ordinance No. 15-2012.
Result of Recommended Action: Adoption of this Ordinance will repeal Section 4.22.020(C) and Section 4.22.115(B) of Chapter 4.22 entitled, "Cardrooms" of the Rancho Cordova Municipal Code. Repealing Section 4.22.020(C) and Section 4.22.115(B) will result in the removal of two provisions in the City's municipal code that currently prohibit more than one cardroom from being located within a single structure or at a single location and prohibit one person from holding more than one cardroom license.
Staff Report: Joe Chinn, City Manager's Office and Adam U. Lindgren, City Attorney's Office
Advances Goals: 2, 5, and 6.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

10. PUBLIC HEARING ITEMS

NONE.

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** AB 1484 Update: Presentation on Legislation Changes for the City of Rancho Cordova and Successor Agency
Recommendation: Receive presentation.
Result of Recommended Action: Receiving this presentation will help Council to better understand the new legislative laws of AB 1484 and understand the requested actions needed on Agenda Items 11.2 through 11.4.
Staff Report: Adam U. Lindgren, City Attorney's Office and Jessica Hayes, Housing Division
Advances Goal: 5.
COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE CRA

ACTION: Discussion item only; no action taken.

11.2 **Subject:** Resolution of the City Council of the City of Rancho Cordova Acknowledging the Separate Legal Existence of the Successor Agency to the Community Redevelopment Agency; and Resolution of the Successor Agency to the Community

Redevelopment Agency of the City of Rancho Cordova Designating Officers and Adopting an Administrative and Operating Procedures

Recommendation: That Council:

a) Adopt Resolution No. 84-2012 Designating Officers And Adopting Administrative And Operating Procedures; and

b) Adopt Resolution No. SA 6-2012 Acknowledging the Separate Legal Existence of the Successor Agency to the Community Redevelopment Agency of the City of Rancho Cordova.

Result of Recommended Action: Assembly Bill 1484 slightly modified the legal status of the Successor Agency. It is therefore advisable to adopt these Resolutions indicating that the Successor Agency is a separate legal entity from the City, and that City staff and Council Members are authorized to serve in their designated capacities for the Successor Agency.

Staff Report: Adam U. Lindgren, City Attorney's Office and Micah Runner, Economic Development Department

Advances Goal: 5.

COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE CRA

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

ACTION: Motion to approve by Cooley second by Skoglund; Council and Agency Board adopted Resolution No. 84-2012 and SA 6-2012.
Carried by a 5:0 roll call vote.

11.3 **Subject:** Resolutions Approving Loan Agreement between the City of Rancho Cordova and the Successor Agency to the Community Redevelopment Agency of the City of Rancho Cordova

Recommendation: That Council Adopt:

a) Resolution No. 85-2012; and

b) Resolution No. SA 7-2012.

Result of Recommended Action: Adoption of this resolution will allow the City of Rancho Cordova to be reimbursed for funds loaned to the Successor Agency for administrative expenses.

Staff Report: Donna Silva, Finance Department and Micah Runner, Economic Development Department

Advances Goal: 5

COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE CRA

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 Cooley; Council and Agency Board adopted Resolution No. 85-2012 and SA 7-2012.
Carried by a 5:0 roll call vote.

11.4 **Subject:** A Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Rancho Cordova Approving the Third Recognized Obligation Payment Schedule (ROPS) for January 1, 2013 Through June 30, 2013

Recommendation: Adopt Resolution No. SA-8-2012.

Result of Recommended Action: Adoption of this resolution will allow the Rancho Cordova Successor Agency to make payments on obligations listed on the Recognized

Obligation Payment Schedule and establishes the administrative budget for the six month period; to the extent funds are available.
Staff Report: Donna Silva and Michelle Mingay, Finance Department
Advances Goal: 5.
COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE CRA

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; Agency Board adopted Resolution No. SA 8-2012.
Carried by a 5:0 roll call vote.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

NONE.

13. CITY MANAGER'S REPORT

City Attorney Adam Lindgren gave the following update to Council:

- New faces in the City Attorney's Office
- Major Successes in 2011-2012
- 5-year Budget Trend
- 5-year Net Impact

The City Clerk's Office gave the following update to Council:

- Agenda Packets vs. iPads
- Sire for Agendas and Records
- Growing Our Next Generation
- File Cleanup Efforts
- November 2012 City Council election
- City Clerks Association
- International Association of Administrative Professionals (IAAP)
- Continuing Education
- Matrix Teams
- Helping Out Where Needed

City Manager Ted Gaebler reported on the following:

- Leadership Nominations needed from Council
- Upcoming Airshow on Saturday and Sunday, September 8 and 9, 2012
- Staff Retreat next Monday and Tuesday, August 27 and 28, 2012
- Sacramento Area City Managers meeting and discussion of City of Isleton

14. ADJOURNMENT

Mayor Sander adjourned the regular meeting in memory of Tom Friery and Bill Munger to the Community Board room at 8:02 PM.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the closed session to order in the Community Board room at 8:12 PM.

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

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Haven, Chinn, Runner, Silva

16. CLOSED SESSION

Community Redevelopment Agency of the City of Rancho Cordova v. The Lily Company, et al.; Sacramento Superior Court Case No. 34-2009-00043404-CU-EI-GDS.

Health, Education & Legal Patients' Rights, a California Unincorporated, Non-Profit Association v. City of Rancho Cordova, et al.; Sacramento Superior Court Case No. 34-2012-80001146.

Conference with legal counsel, anticipated litigation (Government Code Section 54956.9 (b)), one (1) potential case.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action taken in closed session.

18. ADJOURNMENT

Mayor Sander adjourned the closed session at 8:34 PM.

Mindy Cuppy

Mindy Cuppy, CMC, City Clerk