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

Tuesday, February 18, 2014

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Skoglund called the regular meeting to order in the David B. Roberts Council Chambers at 5:38 PM.

Council Members Present:	Terry, McGarvey, Skoglund, Budge, Sander
Council Members Absent:	None
Staff Members Present:	Gaebler, Chinn, Cuppy, Holt, Abhar, Mingay, Simpson, Hall, Cook, Flory, George, Goold, Silva (5:58 PM), Peterson (5:58 PM), Sparkman (6:36 PM), McCoy (6:36 PM), Junker (6:36 PM), Samuelson (6:36 PM), Haven (6:36 PM)

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Scottie Moore led the pledge.

4. INVOCATION

Pastor Tim Layfield from First Covenant Church gave the invocation.

5. PRESENTATIONS

5.1 Presentation of Proclamation in Support of Spay Day to Scottie Moore, President and Founder of Save Our Cats and Kittens (SOCKS), and to Alexis Raymond, President of Sacramento Area Animal Coalition (SAAC).

5.2 Recognition of Council Member Donald Terry's Birthday on February 8th.

6. PUBLIC COMMENT

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

- Mike McKeever, Executive Director of Sacramento Area Council of Governments (SACOG) to recognize the City Manager, Ted Gaebler, on the occasion of his retirement.
- Moses Aberra, in support of item 8.4.

Mayor Skoglund 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 items 8.1, 8.2, 8.3, 8.5, 8.7 by Budge second by McGarvey; Carried by a 5:0 roll call vote.

Items 8.4, 8.6, and 8.8 were pulled for discussion.

ACTION: Motion to approve item 8.4 by Budge second by McGarvey; Carried by a 5:0 roll call vote.

ACTION: Motion to approve item 8.6 by Budge second by Sander; Carried by a 5:0 roll call vote.

ACTION: Motion to approve item 8.8 by Budge second by McGarvey; Carried by a 4:0 roll call vote. (Budge abstained).

8.1 **Subject:** Meeting Minutes of February 3, 2014 Regular Meeting and February 11, 2014 Special Meeting.
Recommendation: Adopt Minutes.

8.2 **Subject:** Resolution of the City Council of the City of Rancho Cordova Appointing Joe Chinn as the Interim City Manager and Setting Terms of Employment for the Interim Assignment.
Recommendation: Staff recommends the City Council adopt the attached Resolution appointing Joe Chinn as Interim City Manager.
Result of Recommended Action: Adoption of Resolution No. 16-2014 will establish the terms of employment for the current Assistant City Manager, Joe Chinn, to serve as the Interim City Manager, including setting a monthly salary of $17,036 per month. Following the selection of a new permanent City Manager, Mr. Chinn will resume his service as Assistant City Manager.
Staff Report: Adam U. Lindgren, City Attorney.
Advances Goals: 1, 2, 3, 4, 5, 6.

8.3 **Subject:** Resolution Authorizing Amendment No. 1 to the Capital Southeast Connector Joint Powers Agreement (JPA).
Recommendation: Adopt Resolution No. 10-2014, authorizing the City Attorney to sign the first amendment to the Capital Southeast Connector Joint Powers Agreement.
Result of Recommended Action: Adoption of this Resolution will expand guidelines addressing local jurisdiction membership withdraw, and will expand local jurisdiction roles in financial obligation and eminent domain processes relating to Capital Southeast Connector projects.
Staff Report: Cyrus Abhar, Public Works Director and Mark Thomas, Senior Engineer.
Advances Goal: 2.

8.4 **Subject:** Resolution Authorizing the Expansion of Fiscal Support for Highway 50 Improvements.
Recommendation: Adopt Resolution No. 14-2014, authorizing the City Manager and City Attorney to sign the first amendment to Rancho Cordova Contract No. 114-2013 with Caltrans.
Result of Recommended Action: Adoption of this Resolution will modify the current agreement with Caltrans to allow a maximum City contribution of $250,000. The current agreement caps the contribution at $150,000.
Staff Report: Cyrus Abhar, Public Works Director and Mark Thomas, Senior Engineer.
Advances Goals: 1, 2.

8.5 **Subject:** Resolution Authorizing the City Manager to Execute a Professional Service Agreement with MCE Corporation in an Amount Not to Exceed $500,000 Annually for Operations and Maintenance Support.
Recommendation: Adopt Resolution No. 17-2014.
Result of Recommended Action: Adoption of this resolution will allow the City to continue contracting with MCE Corporation to provide graffiti and illegal signs removal, pothole patching, replacement of damaged or faded traffic signs, removal of illegal dumping, and response to emergency or afterhours calls for service.
Staff Report: Cyrus Abhar, Public Works Director & John Samuelson, Streets Operations and Maintenance Manager.
Advances Goals: 1, 2, 5.

8.6 **Subject:** Amended and Restated Disposition and Development Agreement with Mercy Housing for Phase 1 of the Mather Veterans' Village Affordable Housing Development for Homeless and Disabled Veterans.
Recommendation: Adopt Resolution No. 13-2014 (Attachment 1) authorizing the City Manager to execute the Amended and Restated Disposition and Development Agreement (DDA) (Attachment 2) and related instruments with Mercy Housing, a California 501c3 not-for-profit corporation ("Developer").
Result of Recommended Action: Adoption of this resolution will provide the City Manager authorization to execute the Amended and Restated DDA and related instruments with Developer for Phase 1 of Mather Veterans' Village, an affordable housing development for homeless and disabled veterans. It will allow the Developer to prepare and submit a competitive Tax Credit application for project gap funding on or before March 5, 2014.
Staff Report: Reed Flory, Housing Division.
Advances Goals: 1, 2, 3, 5, 6.

8.7 **Subject:** Resolution Authorizing the Second Amendment to the Transit Operations and Management Agreement with Sacramento Regional Transit.
Recommendation: Approve Resolution No. 11-2014, authorizing the City Manager to sign an amendment that will extend the operations and management of Rancho Cordovan service provided by Sacramento Regional Transit (Sac RT).
Result of Recommended Action: Sacramento Regional Transit will commit to providing the continuation of Rancho Cordovan services at the rates proposed in the 2009 contract agreement between the City and Sac RT. Sac RT will also commit to service future expansions under the same cost structure.
Staff Report: Cyrus Abhar, Public Works Director and Mark Thomas, Senior Engineer.
Advances Goals: 1, 2, 5.

8.8 **Subject:** Resolution to Rescind Requirement to Install Dual Plumbed Recycled Water System (Purple Pipe).
Recommendation: Adopt Resolution No. 9-2014.
Result of Recommended Action: Adoption of this Resolution will cease the requirement conditioned on new development to install a dual plumbed recycled water system, commonly referred to as purple pipe, in the City of Rancho Cordova.
Staff Report: Cyrus Abhar, Public Works Director & Elizabeth Sparkman, Senior Engineer.
Advances Goal: 6.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve by Budge second by Terry;
Carried by a 5:0 roll call vote.

9.1 **Subject:** Ordinances Reinstating the Annual Program Fee Inflationary Adjustments for Certain Plan Area Development Impact Fee Programs and Changing the Annual Adjustment Date Starting in 2015.
Recommendation: Introduce and waive the first reading of Ordinances Nos. 4-2014 and 5-2014, reinstating the annual program fee inflationary adjustments and changing the adjustment date for the following Development Impact Fee Programs:

a) Villages of Zinfandel Special Plan Area
b) Sunrise Douglas Community Plan Area
Result of Recommended Action: Adoption of these Ordinances will reinstate the annual Construction Cost Index (CCI) inflationary fee adjustment for certain Plan Area Development Impact Fee Programs without making up for the suspension of past adjustments and changes the adjustment date from March 1st to January 1st starting in 2015 to be consistent with other fee programs.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.

9.2 **Subject:** Ordinance Amendments to Eliminate North Vineyard Well Protection Fee and Groundwater Optimization Fee.
Recommendation: Waive the first reading and introduce Ordinance No. 2-2014 and Ordinance No. 3-2014.
Result of Recommended Action: Adoption of these Ordinances will revise Ordinance SZC-2002-0014 by deleting conditions 24 and 25 and Ordinance SZC-2002-0015 by deleting conditions 23 and 24 as they relate to the establishment and collection of fees for the North Vineyard Well Protection Insurance Program and the Groundwater Optimization Program.
Staff Report: Cyrus Abhar, Public Works Director & Elizabeth Sparkman, Senior Engineer.
Advances Goal: 6.

9.3 **Subject:** Mather Veterans' Village Tentative Parcel Map; Project No. DD8438 – Located at 3611 Bleckley Street.
Recommendation: Adopt the Resolution No. 15-2014.
Result of Recommended Action: Adoption of Resolution No. 15-2014 would approve the applicant's request to divide a developed 20.17 acre parcel into four new parcels of 1.11 acres, 1.19 acres, 1.38 acres and a remainder parcel of 16.49 acres. The new 1.38 acre parcel contains an existing 24,093 square foot building while the new 1.19 acre and 1.11 acre parcels are comprised of existing parking and landscaped areas. The 16.49 acre remainder parcel has a variety of different structures with parking and landscaping as well as some undeveloped sections adjacent to Femoyer Street. This subdivision is necessary to implement the Mather Veterans' Village housing project (DD7915) that was approved by City Council on July 15, 2013.
Staff Report: Matthew Diaz, Associate Planner, and Reed Flory, Housing Services Administrator.
Advances Goals: 1, 2, 5.

10. PUBLIC HEARING ITEMS

NONE.

11. REGULAR CALENDAR ITEMS

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

13. CITY MANAGER'S REPORT

Administrative Services: Human Resources, Information Technology and Finance.

Ted Gaebler, City Manager, gave thanks to Council Members for their successful partnership with him.

14. ADJOURNMENT

Mayor Skoglund adjourned the meeting in memory of Al Balliet, Margaret Carroll, Bob Morgan, Karen Drouin and Bob Morgan at 7:35 PM.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council did not adjourn to Closed Session.

16. CLOSED SESSION

PUBLIC EMPLOYEE APPOINTMENT (If Needed)
Title: City Manager
Pursuant to Government Code Section 54957

17. OPEN SESSION - REPORT FROM CLOSED SESSION

No report out, Council did not adjourn to Closed Session.

18. ADJOURNMENT

Mindy Cuppy

Mindy Cuppy, CMC, City Clerk