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, June 16, 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 5:33 PM.

Council Members Present:	Terry, McGarvey, Skoglund, Budge
Council Members Absent:	Sander
Staff Members Present:	Lindgren, Abhar, Chinn, Cuppy, Junker, Silva, Crone, Flory, Hadley, Haven, Holt, Simpson, Thomas, Brown, Jordan, Norton, Pittman, George

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Amy Horiamoto led the pledge.

4. INVOCATION

Reverend Steve Krogh from Grace Lutheran Church will give the invocation.

5. PRESENTATIONS

5.1 Golden State Water Presentation Given By District Manager Paul Schubert.

5.2 Presentation of Proclamation to Cordova Community Council Honoring the 30th Anniversary of Rancho Cordova Fourth of July.

5.3 Presentation of Proclamation to Progressive Insurance for their Day of Service.

6. PUBLIC COMMENT

Mayor Skoglund opened the public comment period. There were no speakers. 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 by Terry second by Budge;
Carried by a 4:0 roll call vote. (Sander absent)

8.1 **Subject:** Meeting Minutes of June 2, 2014 Special Meeting and Regular Meeting and June 10, 2014 Special Meeting.
Recommendation: Adopt Minutes.

8.2 **Subject:** Second Reading of Ordinance No. 14-2014, An Ordinance Levying a Special Tax within the Community Facilities District No. 2014-1 (Montelena).
Recommendation: Waive the second reading and adopt Ordinance No. 14-2014.
Result of Recommended Action: Adoption of this ordinance will levy a special tax within Community Services Facilities District (CFD) No. 2014-1 (Montelena) at the rate and method of apportionment of special tax set forth in the resolution of formation of the CFD.
Staff Report: Michelle Mingay, Senior Finance Analyst.
Advances Goal: 5.

8.3 **Subject:** Second Reading of Ordinance No. 15-2014, An Ordinance Levying Special Tax within Community Facilities District No. 2014 (Street, Lighting and Landscaping Maintenance).
Recommendation: Waive the second reading and adopt Ordinance No. 15-2014.
Result of Recommended Action: This ordinance authorizes the levy the special tax within the CFD at the rate and in accordance with the rate and method of apportionment of special tax set forth in the resolution of formation commencing FY 2014-15 and each fiscal year thereafter to pay for the services of the CFD.
Staff Report: Cyrus Abhar, Public Works Director and Elizabeth Sparkman, Senior Engineer.
Advances Goal: 5.

8.4 **Subject:** Ordinance No. 16-2014, An Ordinance of the City Council of the City of Rancho Cordova Amending the Municipal Code to Repeal Chapter 6.130, Entitled

Protection of Children From Sexual Offenders.
Recommendation: Introduce and waive first reading of Ordinance No. 16-2014.
Result of Recommended Action: Ordinance No. 16-2014 would repeal Chapter 6.130 of the Rancho Cordova Municipal Code, as required by a recent court decision related to local regulation of sex offenders. If approved tonight, it will come before the City Council for second reading and adoption at the July 7, 2014 meeting.
Staff Report: Adam Lindgren, City Attorney and Kate Cook, Associate City Attorney.
Advances Goal: 1.

8.5 **Subject:** Adoption of the Revision to the Fiscal Years 2010/2011 through 2013/2014 Appropriations (Gann) Limit.
Recommendation: That Council adopt Resolution No. 59-2014, approving the revision to the fiscal years 2010/2011 through 2013/2014 appropriations limit and making the annual election for adjustment factors. The purpose of the adjustment is to ensure the limit is increased by the amount it costs to provide services in the geographical area annexed into the City on July 1, 2010.
Result of Recommended Action: Approval of the Appropriations Limit and factors used therein will ensure compliance with state law.
Staff Report: Liisa Behrends, Senior Accountant.
Advances Goal: 5.

8.6 **Subject:** Adoption of the Fiscal Year 2014/2015 Appropriations (Gann) Limit.
Recommendation: That Council adopt Resolution No. 58-2014, approving the appropriations limit for the fiscal year 2014/2015 and making the annual election for adjustment factors.
Result of Recommended Action: Approval of the appropriations limit and factors used therein will ensure compliance with state law.
Staff Report: Liisa Behrends, Senior Accountant.
Advances Goal: 5.

8.7 **Subject:** Resolution Amending the Fiscal Years 2013/2014 and 2014/2015 Adopted Budget for the City of Rancho Cordova.
Recommendation: That Council adopt Resolution No. 62-2014.
Result of Recommended Action: The 2013/2014 Adopted Budget will be amended to reflect variances in expenses not originally anticipated in the budget. This amendment will bring our actual anticipated expenditures in line with our approved appropriations for those specific items.

The 2014/2015 Adopted Budget will be amended to reflect grants awarded after the adoption of the budget. This action will ensure our ability to submit reimbursement claims to the grantees throughout the year.

The City's 2014/2015 salary schedule will be approved in compliance with the California Code of Regulations, Title 2, Section 570.5 which requires governing bodies of local agencies contracting with the California Public Employees' Retirement System to approve and adopt salary schedules in accordance with public meeting laws.
Staff Report: Liisa Behrends, Senior Accountant.
Advances Goal: 5.

8.8 **Subject:** Resolution Authorizing the Public Works Director to Execute and Submit the Rancho Cordova Transportation Development Act Claims for FY 13/14 and FY 14/15 to the Sacramento Area Council of Governments.

Recommendation: Adopt Resolution No. 57-2014.
Result of Recommended Action: Adoption of this resolution authorizes the Public Works Director to execute and submit Transportation Claims for Local F Transportation Funds for FY 13/14 and FY 14/15.
Staff Report: Cyrus Abhar, Public Works Director and Elizabeth Sparkman, Senior Engineer.
Advances Goals: 2, 5.

8.9 **Subject:** Resolution Approving the First Amendment to the Reimbursement Agreement between the Kilgore Cemetery Enterprise Fund and the City of Rancho Cordova and Creating an Automatic Annual Budget Amendment when it is Necessary to Transfer from the General Fund to the Cemetery Fund for the Purposes of Reducing the Balance of the Advance.
Recommendation: Adopt Resolution No. 52-2014.
Result of Recommended Action: Adoption of Resolution No. 52-2014 will amend the repayment terms for the advance of funds from the City of Rancho Cordova ("City") to the Kilgore Cemetery Enterprise Fund ("Fund") by reducing the current balance of the advance over a period of 6 years (or by 1/6) for every year the Fund has inadequate net income to make an annual debt service payment; but only to the extent the City has sufficient surplus revenues to absorb the reduction. The resolution also created an automatic budget adjustment in the General Fund in each year that there exists sufficient surplus to transfer 1/6th of the now existing loan balance out of the General Fund to the Cemetery Fund.
Staff Report: Donna Silva, Finance Director.
Advances Goal: 5.

8.10 **Subject:** A resolution of the City Council Authorizing Submittal of an Application to the State Department of Housing and Community Development in Support of the Horizons Senior Development for an Amount not to exceed $6,000,000 in Home Investment Partnerships Program (HOME) funding and if funding is awarded, the Authorization to Execute a Standard Agreement for such funding including any Amendment and any Related Documents Necessary to Participate in the HOME Program.
Recommendation: Staff recommends Council adopt Resolution No. 55-2014.
Result of Recommended Action: Adoption of Resolution 55-2014 will authorize City Staff to submit an application to the State of California Department of Housing and Community Development (HCD) for an amount not to exceed $6,000,000 in funding from the HOME Program. Additionally, upon award of program funds, the recommended action will authorize City Staff to enter into a Standard Agreement with HCD.
Staff Report: Reed Flory, Housing Services Administrator.
Advances Goals: 1, 2, 3, 6.

8.11 **Subject:** Resolution Appointing Linda Budge as Mayor Pro Tempore for the Period June 17, 2014 to June 24, 2014 in Order to Represent the City of Rancho Cordova in the Mayor's Absence at the New Cities Summit and U.S. Conference of Mayors Conferences.
Recommendation: Adopt Resolution No. 63-2014
Result of Recommended Action: Adoption of this resolution will appoint Linda Budge as Mayor Pro Tempore for the period June 17-24, 2014.
Staff Report: Mindy Cuppy, City Clerk.
Advances Goal: 1.

8.12 **Subject:** Resolution Authorizing the City Manager to Execute a Three Year On-Call

Street Signage Services Agreement with McGuire-Pacific Constructors in an Amount Not to Exceed $600,000.
Recommendation: Adopt Resolution No. 53-2014.
Result of Recommended Action: Adoption of this resolution will allow the City Manager to execute an on-call contract with McGuire-Pacific Constructors for Citywide street signage services. The contract will be set for a three year term and will expire on June 30, 2017.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goals: 1, 2, 5.

8.13 **Subject:** Resolution Authorizing the City Manager to Execute the Second Amendment to Contract 17-2012 with Mark Thomas & Company to Increase the Maximum Compensation to $485,000.
Recommendation: Adopt Resolution No. 51-2014.
Result of Recommended Action: Adoption of this resolution will allow the City Manager to execute the second amendment with Mark Thomas & Company to increase funds from $420,000 to $485,000 to complete survey work initiated in the Folsom Boulevard Transit Priority Area Implementation Plan funded by the Strategic Growth Council.
Staff Report: Cyrus Abhar, Public Works Director and Kathy Garcia, Senior Engineer.
Advances Goals: 1, 2, 5.

8.14 **Subject:** Resolution Awarding a Surface Treatment Services Agreement to California Pavement Maintenance Company, Inc.
Recommendation: Adopt Resolution 61-2014.
Result of Recommended Action: Adoption of the resolution will allow the City to award a two year surface treatment services agreement to the second lowest responsive bidder, California Pavement Maintenance Company, Inc., in an amount not to exceed $1.5 Million.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goals: 1, 2, 5.

8.15 **Subject:** Resolution Authorizing the City Manager to Execute Amendment No. 15-M0111-3 to the Memorandum of Understanding for Probation Services Between the City of Rancho Cordova and the County of Sacramento in the Amount of $149,345 Annually.
Recommendation: Adopt Resolution No. 65-2014.
Result of Recommended Action: Adoption of this resolution will allow the City to extend for one year the contract with the Sacramento County Probation Department to provide the services of two Probation Officers (POs) to the City of Rancho Cordova to act as liaisons between these agencies and to coordinate with other agencies and community-based organizations as part of the Rancho Cordova Community Alliance project.
Staff Report: Kerry Simpson, Neighborhood Services Manager and Jessica Crone, Accounting Technician.
Advances Goal: 1, 2, 3, 5, 6.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

9.1 **Subject:** Adoption of a Resolution Approving Issuance of Multifamily Revenue Bonds by the California Statewide Communities Development Authority in Support of an Affordable 48 Unit Seniors Development, Horizons at New Rancho. No New City Debt Obligation Associated with this Resolution.

Recommendation: Adopt Resolution No. 54-2014.
Result of Recommended Action: Upon approval of the proposed financing, bonds will be issued to Urban Housing Communities, LLC in an amount not to exceed $7.5 Million as a construction loan supporting the Horizons project.
Staff Report: Reed Flory, Housing Services Administrator.
Advances Goals: 1, 2, 3, 6.

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 4:0 roll call vote. (Sander absent)

10. PUBLIC HEARING ITEMS

10.1 **Subject:** Chick-fil-A Major Design Review and Conditional Use Permit - Project No. DD8454 – Located at the northwest corner of Zinfandel Drive and Sunrise Boulevard (Continued from May 19, 2014 City Council Meeting).
Recommendation: Adopt Resolution 34-2014.
Result of Recommended Action: Adoption of Resolution 34-2014 would allow construction of a new 4,526 square foot drive-through Chick-fil-A restaurant with outdoor seating, new parking configuration and landscaping within the existing Rivergate Shopping Center. This infill project would redesign a southern section of the existing Rivergate parking lot, north of the existing Chevron gas station.
Staff Report: Jessica Jordan, Senior Planner.
Advances Goals: 1, 2, 6.

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

The applicants for Chick-fil-A addressed council and answered questions:

- Jennifer Daw
- Robert Lombardi
- Dave Dorsey

ACTION: Motion to approve by Terry second by McGarvey;
Carried by a 3:1 roll call vote. (Budge dissenting) (Sander absent)

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** Potential Formation of an Economic Development Corporation or Community Development Corporation to Advance City Goals.
Recommendation: Direct staff to consider ways to improve coordination among existing economic development providers, including possibly creating the recommended business emissary. Direct staff to continue exploring the formation of a Community Development Corporation focused on Transit Oriented Development.
Result of Recommended Action: Better coordination among existing economic development partners and a dedicated business emissary can significantly improve business engagement in civic affairs. The City's business-friendly reputation should grow along with jobs, real estate value, and the entire economic development program.
Staff Report: Amanda Norton, Economic Development.

Advances Goals: 1, 6.

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

Wes Ervin addressed council and answered questions.

ACTION: Discussion item only; no action taken.

11.2 **Subject:** Adoption of Amended and Restated Disposition, Development and Loan Agreement (DDLA) with Urban Housing Communities (UHC), for the Horizons @ New Rancho Senior Housing Project.
Recommendation: Adopt Resolution No. 56-2014.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute the amended DDLA with Developer for the Horizons @ New Rancho senior affordable housing development thereby permitting the submittal of an application for required additional project funding.
Staff Report: Reed Flory, Housing Services Administrator.
Advances Goals: 1, 2, 3, 6.

ACTION: Motion to approve by Budge second by Terry;
Carried by a 4:0 roll call vote. (Sander absent)

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

Joe Chinn, Interim City Manager, reported that City Staff are preparing for the new city manager, Brian Nakamura's, arrival. Joe also encouraged the community to join the 4th of July event.

Mayor Skoglund and Council Members shared their appreciation to Joe Chinn as Interim City Manager and presented him with a Certificate of Recognition.

14. ADJOURNMENT

Mayor Skoglund adjourned the meeting at 8:35 PM.

Mindy Cuppy

Mindy Cuppy, ~~CMC~~, City Clerk