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, May 20, 2013

12:00 PM – Special Meeting
American River Community Room North

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

Special Meeting/Work Session to Follow the Regular Meeting

MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Budge called the special meeting to order in the American River Community Room North at 12:22 PM.

Council Members Present:	McGarvey, Skoglund, Budge, Sander, Terry
Council Members Absent:	None
Staff Members Present:	Gaebler, Lindgren, Cuppy, Abhar, Junker, Silva, Chinn, Downton, Gassaway, Hadley, Holt, Mingay, Runner, Simpson, Snyder, Thomas, George, Sparkman, Samuelson, Peterson, Haven, Davis, Richeal, Behrends, Leitner, Ulm, Delaney

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEMS

3.1 **Subject:** City Council Budget Workshop.

At this point: Council took a brief recess at 2:52 PM. The full Council resumed at 3:09 PM.

ACTION: Discussion item only; no action taken.

3.2 **Subject:** Closed Session

CONFERENCE WITH REAL PROPERTY NEGOTIATORS:
Property: Zinfandel Drive at the Southern City Boundary, APN: 072-2860-004.
Agency negotiators: Ted Gaebler, Joe Chinn, Donna Silva, Cyrus Abhar, Adam Lindgren, and John Samuelson.
Negotiating parties: Stonecreek Industrial LLC
Under negotiation: Price and terms of payment.
INITIATION OF LITIGATION: Pursuant to paragraph (4) of subdivision (d) of Section 54956.9 (one (1) potential case).

Mayor Budge reordered the agenda to hold the closed session after the regular meeting.

4. OPEN SESSION - REPORT FROM CLOSED SESSION

Council did not meet in closed session.

5. ADJOURNMENT OF STUDY SESSION

Mayor Budge adjourned the special meeting to a regular meeting at 5:11 PM.

6. 5:30 PM - REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

Council Members Present:	McGarvey, Skoglund, Budge, Sander, Terry
Council Members Absent:	None
Staff Members Present:	Gaebler, Lindgren, Cuppy, Abhar, Junker, Chinn, Crone, Hadley, Runner, George, Jordan, Samuelson, Peterson, Haven, Davis, Richael, Richeal, Behrends, Leitner, Ulm, Delaney, Stricker, Blair

7. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

8. PLEDGE OF ALLEGIANCE

Russ Blair led the pledge.

9. INVOCATION

Jeff Koons from First Covenant Church gave the invocation.

10. PRESENTATIONS

NONE.

11. PUBLIC COMMENT

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

12. COUNCIL REPORTS

Council reported on events since the last council meeting.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 13.1 - 13.7 by Skoglund second by McGarvey; Carried by a 5:0 roll call vote.

ACTION: 13.8 was pulled for discussion. Motion to approve 13.8 by McGarvey second by Sander;
Carried by a 5:0 roll call vote.

13.1 **Subject:** Meeting Minutes of May 6, 2013 Regular Meeting and May 14, 2013 Special Meeting.
Recommendation: Adopt Minutes.

13.2 **Subject:** Quarterly Treasurer's Report.
Recommendation: This report is informational only. It is recommended that the report be received and filed.
Result of Recommended Action: This report is intended to provide the City Council with information concerning the City's investment portfolio. This report will meet requirements as provided by State law.
Staff Report: Donna Silva, Finance Director.
Advances Goal: 5.

13.3 **Subject:** Second Reading of Ordinance 11-2013, Rescinding Ordinance 24-2006 Establishing a Special Tax for Police Protection for the Montelena Subdivision.
Recommendation: Waive the second reading and adopt Ordinance No. 11-2013.
Result of Recommended Action: Adoption of Ordinance No. 11-2013 will rescind Ordinance 24-2006 establishing a special tax for Police Protection for the Montelena subdivision (Zone 30). The Special Police Tax has been replaced with Community Facilities District (CFD) 2013-2 (Police Services) that was formed in February 2013. This action is required in accordance with Section 6.4.4 of the Montelena Development Agreement.
Staff Report: Donna Silva, Finance Director and Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.

13.4 **Subject:** Second Reading of Ordinance No.12-2013, Amending Section 9.36.061, Titled "Animals," of Chapter 9.36, Titled "Park Regulations," of its Municipal Code.
Recommendation: Waive the second reading and adopt Ordinance No. 12-2013.
Result of Recommended Action: Adoption of Ordinance No. 12-2013 would amend the Rancho Cordova Municipal Code to eliminate the prohibition of dogs, cats and other animals in the vicinity of and on a bicycle trail. The requirement that these animals are kept on leash will be maintained and leash lengths will be allowed up to eight feet.
Staff Report: Kerry Simpson, Neighborhood Services Manager.
Advances Goals: 1 and 3.

13.5 **Subject:** Resolution Awarding a Surface Treatment Services Agreement with Central Valley Engineering and Asphalt, Inc.
Recommendation: Adopt Resolution No. 53-2013.
Result of Recommended Action: Adoption of the resolution will allow the City to award a three year surface treatment services agreement to the lowest responsive bidder, Central Valley Engineering and Asphalt, Inc. in an amount not to exceed $1,209,975.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goal: 5.

13.6 **Subject:** Resolution Awarding Construction Contract to Civil Engineering Construction Inc. for the North Mather Blvd. Extension Project.
Recommendation: Adopt Resolution No. 52-2013.
Result of Recommended Action: Adoption of a resolution will allow the City to award a construction contract in an amount of $326,720 to Civil Engineering Construction Inc., the lowest responsive bidder, who will perform work on the North Mather Blvd. Extension project. The North Mather Blvd. Extension project will connect the existing North Mather Blvd. in Villages of Zinfandel to Mather Blvd. This project helps the City improve circulation and connectivity between communities.

Staff Report: Cyrus Abhar, Public Works Department.
Advances Goals: 2 and 5.

13.7 **Subject:** Resolution Awarding Construction Contract to Tim Paxin's Pacific Excavation, Inc. for the Mills Middle School Traffic Signal and Striping Improvements.
Recommendation: Adopt Resolution 55-2013.
Result of Recommended Action: Adoption of a resolution will award a construction contract in the amount of $252,081 to Tim Paxin's Pacific Excavation, Inc., the lowest responsive bidder, who would perform work on the Mills Middle School Traffic Signal and Striping Improvements project.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goals: 2 and 5.

13.8 **Subject:** Approval of Lease Agreement between the County of Sacramento and City of Rancho Cordova, Allowing the City to Lease Real Property Located at 3611 Bleckely Street for Mather Veterans Village Housing Development.
Recommendation: Approve Resolution 51-2013.
Result of Recommended Action: Adoption of this resolution will provide the City Manger authorization to execute a lease agreement between the County of Sacramento and City of Rancho Cordova, allowing the City to lease approximately 3.69 acres located at 3611 Bleckely Street for the Mather Veterans Village housing development.
Staff Report: Reed Flory, Housing Division.
Advances Goals: 1, 2, 3, 5, and 6.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

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

14.1 **Subject:** An Ordinance Amending Title 6 and Title 23 of the Municipal Code.
Recommendation: Waive first reading and introduce Ordinance 13-2013.
Result of Recommended Action: Adopting this Ordinance will improve and simplify the municipal code by repairing typographical errors, erroneous reference links, and addressing minor content issues (i.e. adding graphics to illustrate existing standards) in Title 6 and Title 23.
Staff Report: Jessica Jordan, Senior Planner.
Advances Goals: 1 and 2.

14.2 **Subject:** Amendment of the City Zoning Code for the Mather Field Special Planning Area.
Recommendation: Introduce and waive first reading of Ordinance 14-2013 amending Title 23.1000.030 C6 entitled "Mather Field Special Planning Area" to insert the term "permanent supportive housing" to the list of permitted uses in the "Campus District" of the "Human Services Subarea".
Result of Recommended Action: This action will permit the City and the developer, Mercy Housing, to proceed with plans and submittals necessary to build and operate up to 160 residential units/beds for disabled, homeless veterans within a project called "Mather Veterans' Village."

Staff Report: Reed Flory, Housing Services Administrator and William Campbell, Principal Planner.
Advances Goal: 5.

15. PUBLIC HEARING ITEMS

15.1 **Subject:** Capital Village Panera Bread Design Review Amendment and Conditional Use Permit; Project No. DD7909 – Located at 3289 Zinfandel Drive.
Recommendation: Determine that the project is consistent with the Capital Village, Mitigated Negative Declaration and Adopt Resolution No. 54-2013, approving the Design Review and Conditional Use Permit for Capital Village Panera Bread, subject to the Conditions of Approval and as depicted in the project plan submittals.
Result of Recommended Action: Adoption of this resolution will allow construction of a new 4,200 square foot Panera Bread restaurant with a drive-thru on the northeast corner of Zinfandel Drive and International Drive within the Capital Village commercial area. The new building and pad will modify the existing parking lot, landscaping, trash enclosure and other site improvements to accommodate the new building configuration and drive-thru stacking lane. The application also includes signage details that will modify the sign criteria document approved for the project.
Staff Report: Jeffrey S. Beiswenger, AICP, Senior Planner.
Advances Goals: 1, 2, and 6.

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

- Kim Whitney, Panera Bread Applicant.

Mayor Budge closed the public comment period.

ACTION: Motion to approve by Terry second by Sander; Carried by a 5:0 voice vote.

16. REGULAR CALENDAR ITEMS

NONE.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Terry - Requests Hen Ordinance update.

18. CITY MANAGER'S REPORT

19. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Budge called the closed session to order in the Community Board Room at 7:28 PM.

Council Members Present:	McGarvey, Skoglund, Budge, Sander, Terry
Council Members Absent:	None
Staff Members Present:	Gaebler, Lindgren, Abhar, Silva, Chinn, Samuelson

20. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATORS:
Property: Zinfandel Drive at the Southern City Boundary, APN: 072-2860-004.
Agency negotiators: Ted Gaebler, Joe Chinn, Donna Silva, Cyrus Abhar, Adam Lindgren, and John Samuelson.
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Under negotiation: Price and terms of payment.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

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

19. ADJOURNMENT

Mayor Budge adjourned the meeting in memory of the people affected by the tornados in Oklahoma City at 8:34 PM.

Mindy Cuppy

Mindy Cuppy, CMC, City Clerk