



**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, September 16, 2013

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

MINUTES

1. 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: Terry, McGarvey, Skoglund, Budge, Sander

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Cuppy, Abhar, Chinn, Junker, Campbell, Gassaway, Haven, Hayes, Holt, Snyder, Thomas, Cuffe, Pinola, Lopez, Nobriga, Reese, Samuelson, Richeal, George

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Officer Scott McCartney led the pledge.

4. INVOCATION

Faye Kerkes from United Methodist of Rancho Cordova gave the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Proclamations in Recognition of Constitution Week to Frances Johnson of the Daughters of the American Revolution Sacramento Chapter and Susan Broderick of the Daughters of the American Revolution General John A. Sutter Chapter.
- 5.2 Presentation of Proclamation for Prostate Cancer Awareness Month Presented to Richard Montgomery.

Mayor Budge reordered the agenda and took item 5.4 at this time.

- 5.4 Presentation of Proclamation to Denise Reese, Event Chair in Support of Relay For Life on September 21 and 22, 2013.
- 5.3 Presentation of Proclamation for Pollution Prevention Week Presented to Sacramento County Business Environmental Resource Center (BERC).
- 5.5 Presentation Regarding the California Capitol Airshow on October 5-6, 2013 by Executive Director Darcy Brewer.
- 5.6 Rancho Cordova Police Department Bike Safety Program Presentation by Chief of Police Rosanne Richeal.
- 5.7 Building & Safety Annual Report to Council.
- 5.8 Recognition of Dan Skoglund's Birthday on September 16th.

AT THIS POINT: Council took a recess at 6:49 PM. The full Council resumed at 7:10 PM.

6. PUBLIC COMMENT

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

- Diann Rogers, thanking Facilities City Staff on behalf of the Chamber of Commerce
- John Barris regarding crime in Rancho Cordova
- John Lapp regarding lack of police

Mayor Budge 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 8.1 - 8.5 by Skoglund second by Sander;
Carried by a 5:0 roll call vote.

ACTION: Skoglund pulled 8.6 for discussion. Motion to approve by Skoglund second by Terry;
Carried by a 5:0 roll call vote.

8.1 **Subject:** Meeting Minutes of August 30, 2013 Special Meeting, September 3, 2013 Special and Regular Meeting, September 4, 2013 Special Meeting and September 10, 2013 Special Meeting.

Recommendation: Adopt Minutes.

8.2 **Subject:** Second Reading of Ordinance No. 28-2013, Approving the First Amendment to the Development Agreement by and between the City of Rancho Cordova and Lennar Homes of California, Inc. and Lennar Renaissance, Inc. Relative to Certain Lots of Anatolia III.

Recommendation: Waive the second reading and adopt Ordinance No. 28-2013.

Result of Recommended Action: Adoption of Ordinance 28-2013 would extend the term of the existing Development Agreement with Lennar Homes for certain lots in the Anatolia III project for an additional five (5) years. This would allow Lennar to complete construction of homes consistent with vested rights of the original approval. The current Development Agreement is set to expire on November 20, 2013.

Staff Report: William Campbell, Principal Planner.

Advances Goals: 2.

8.3 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment 98-2011-1 for On-call Construction Management Services with Salaber Associates Inc. to Extend the Term of the Contract to December 1, 2015 and Increase the Contract Amount from \$600,000 to \$1,200,000.

Recommendation: Adopt Resolution No. 109-2013.

Result of Recommended Action: Adoption of Resolution No. 109-2013 will authorize the City Manager to execute contract amendment 98-2011-1 with Salaber Associates, Inc. to extend the contract term to December 1, 2015 and increase the contract amount from \$600,000 to \$1,200,000.

Staff Report: Cyrus Abhar, Public Works Director.

Advances Goals: 2, 5.

8.4 **Subject:** Resolution Amending the Fiscal Year 2012/2013 Adopted Budget for the City of Rancho Cordova.

Recommendation: Adopt Resolution No. 112-2013.

Result of Recommended Action: The 2012/2013 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.

Staff Report: Liisa Behrends, Finance Department.

Advances Goals: 5.

8.5 **Subject:** Appointment of Real Property Negotiators.

Recommendation: Appoint Ted Gaebler, Joe Chinn, Donna Silva, Cyrus Abhar, and Adam Lindgren as Real Property Negotiators.

Result of Recommended Action: This action will allow negotiation of price and payment terms for real property located at Data and Disk Drives, APN: 072-0680-072.
Staff Report: Joe Chinn, Assistant City Manager.
Advances Goal: 5.

- 8.6 **Subject:** Resolution Authorizing the City Manager and City Attorney to Execute a Contract for Prosecution Services with the Sacramento City Attorney's Office and to Execute a Memorandum of Understanding with the Sacramento County District Attorney's Office Regarding the Same.
Recommendation: Approve Resolution No. 113-2013.
Result of Recommended Action: The approval of this Resolution will authorize the City Manager and City Attorney to execute the agreements necessary for the Sacramento City Attorney's office to complete necessary groundwork and then commence providing Rancho Cordova with a prosecutor to prosecute misdemeanor violations of the Rancho Cordova Municipal Code, which currently are not being prosecuted by the County District Attorney due to budgetary constraints.
Staff Report: Adam Lindgren, City Attorney.
Advances Goals: 1.

ACTION: Skoglund pulled 8.6 for discussion. Motion to approve by Skoglund second by Terry;
Carried by a 5:0 roll call vote. absent)

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** Richmond American Homes (Anatolia III Village 18, 19 & 24) Residential Design Review; Project No. DD8087 – Located at Kavala Ranch Subdivision (Anatolia III), east of Sunrise Boulevard and north of Keifer Road.
Recommendation: Adopt Resolution No. 111-2013.
Result of Recommended Action: Adoption of this resolution would allow the applicant to proceed with the development of the presented design package, which proposes three two story and one single story medium sized homes that range from 2,490 to 3,342 square feet, which is an increase in average size from previous submittals by other builders. The proposed plans are consistent with the City's adopted Design Guidelines and are consistent with the high quality of the other designs in Anatolia III development.
Staff Report: William Campbell, Principal Planner.
Advances Goals: 1, 2.

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

- Todd Speece, Richmond American Homes

Mayor Budge closed the public comment period.

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

10. PUBLIC HEARING ITEMS

- 10.1 **Subject:** Community Development Block Grant (CDBG) Consolidated Annual Program Evaluation Report (CAPER) Submission to Housing and Urban Development (HUD).
Recommendation: Approve CAPER for submittal to HUD.
Result of Recommended Action: Approval of the CAPER will allow the City to make timely submittal of the annual CDBG reporting to HUD.
Staff Report: Jessica Hayes, Housing and Community Development Specialist.
Advances Goals: 2, 5.

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

- David Morikawa, Meals on Wheels
- Ken Bennett and Freida Walker, Self Help Housing
- Officer Shelly Hodgkins, Jaime Gomez, and Damiesha Jackson, Folsom Cordova Community Partnership and PAL

Mayor Budge closed the public comment period.

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

11. REGULAR CALENDAR ITEMS

- 11.1 **Subject:** Bicycle Plan for Development East of Sunrise Boulevard.
Recommendation: This item is an informational presentation which includes the findings of the 2011 City of Rancho Cordova Bicycle Master Plan process. The 2011 plan will provide a platform to discuss potential updates to the Bicycle Plan and assure that the City's current thinking on bicycle planning meets the policy recommendations of the Council.
Result of Recommended Action: Staff will gather input from the Council and prepare a periodic update of the Bicycle Master Plan.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goals: 1, 2.

ACTION: Discussion item only; no action taken.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Sander requested:

- Petty Crime Work Session
- Visalia Items Discussion
- Nuisance Properties Discussion

13. CITY MANAGER'S REPORT

14. ADJOURNMENT

Mayor Budge adjourned the meeting in honor of Eppie Johnson, Ernie Vance, and the lives lost in the Navy Yard shooting in Washington D.C. at 9:34 PM.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the special meeting to order in the Community Board Room at 9:42 PM.

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

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Cuppy, Abhar, Chinn, Junker, Haven. Silva and Samuelson only for the first 2 real property negotiation items.

16. 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.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS:

Property: Data and Disk Drives, APN: 072-0680-072.

Agency negotiators: Ted Gaebler, Joe Chinn, Donna Silva, Cyrus Abhar, and Adam Lindgren.

Negotiating parties: Beazer Homes Holding.

Under negotiation: Price and terms of payment.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Government Code section 54956.9: (1 potential case).

PUBLIC EMPLOYEE APPOINTMENT (if needed)

Title: City Manager

Pursuant to Government Code Section 54957.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

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

18. ADJOURNMENT

Mayor Budge adjourned the meeting at 11:45 PM.


Mindy Cuppy, CMC, City Clerk