

CITY OF RANCHO CORDOVA



CONCURRENT MEETING CITY COUNCIL/SUCCESSOR AGENCY TO THE CRA/RCFC

Monday, March 05, 2018

4:00 PM – Special Meeting

5:30 PM – Regular Meeting

AGENDA

Linda Budge, Mayor

Robert J. McGarvey, Vice Mayor

David Sander, Council Member

Garrett Gatewood, Council Member

Donald Terry, Council Member

CITY OF RANCHO CORDOVA



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, March 05, 2018

4:00 PM – Special Meeting
American River Community Room North

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

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Council Members Gatewood, McGarvey, Sander, Terry and Mayor Budge.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEM

3.1 **Subject:** Discussion of Rancho Cordova Arts and Culture Programs.

Recommendation: Provide comment and direction to staff.

Result of Recommended Action: City Council comment and direction will allow staff to evaluate current City of Rancho Cordova programs that support the arts within the community and develop options for new programs as directed by the City Council.

Staff Report: Megan Siren, Management Analyst and Paul Junker, Senior Project Manager.

Advances Goals: 1, 2, and 6.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Budge will adjourn the special meeting to regular meeting in the David B. Roberts Council Chambers.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Council Members Gatewood, McGarvey, Sander, Terry and Mayor Budge.

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Clerk will announce the meetings video recording and playback schedules.

7. PLEDGE OF ALLEGIANCE

The Mayor will call on someone in attendance to lead the Pledge.

8. INVOCATION

Jeff Koons from River City Christian Church will give the invocation.

9. PRESENTATIONS

- 9.1 Water Purveyor Presentation Provided by Paul T. Schubert, General Manager of Golden State Water Company and Evan Jacobs, Director of Regulatory Policy and Case Management with California American Water.
- 9.2 Presentation of Proclamation to members of the Sacramento Regional Builders Exchange and Women in Construction Committee recognizing March 4-10, 2018 as Women in Construction (WIC) week, which is an annual celebration highlighting women as a visible and critical component of the construction industry.

10. PUBLIC COMMENT

Citizens wishing to address the Council for any matter not on the agenda may do so at this time by completing and submitting a Speaker Card to the City Clerk. For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

11. COUNCIL REPORTS

12. CITY MANAGER'S REPORT

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 13.1 **Subject:** Meeting Minutes from the February 20, 2018 and February 27, 2018 Regular and Special Meetings.
 Recommendation: Adopt Minutes.
- 13.2 **Subject:** Employee Home Loan/Down Payment Assistance Program.
 Recommendation: Adopt Resolution 35-2018 establishing an employee home loan program for the purchase of a primary residence in the City of Rancho Cordova.
 Result of Recommended Action: Adoption of Resolution 35-2018 will enable staff to roll out the employee home loan program as a benefit to full time City employees.
 Staff Report: Kim Juran-Karageorgiou, Administrative Services Director.
 Advances Goals: 3 and 5.
- 13.3 **Subject:** Second Amendment to the Mather Veterans Village Phase 3 Disposition and Development Agreement.
 Recommendation: Adopt Resolution 34-2018.
 Result of Recommended Action: Adoption of Resolution 34-2018 will allow the City Manager to execute the Second Amendment to the Disposition and Development Agreement (“DDA”) with Mercy Housing California (“Developer”) for the Mather Veterans Village Phase 3 permanent supportive housing project (“Project”) revising the timing of the reimbursement of City costs and updating the Approved Design Review and Finance Plan exhibits.
 Staff Report: Stefan Heisler, Reinvestment Analyst.
 Advances Goals: 1, 2, 5, and 6.
- 13.4 **Subject:** Resolution Authorizing the City Manager to Execute a Contract with De Novo Planning Group in an Amount Not to Exceed \$170,954 for a Term of March 5, 2018 to June 30, 2019, for the Preparation of an Environmental Impact Report for the Ranch Development Project.
 Recommendation: Adopt Resolution 36-2018.
 Result of Recommended Action: Adoption of this Resolution will authorize the City manager to execute a contract with De Novo Planning Group in an amount not to exceed \$170,954 for a term of March 5, 2018 to June 30, 2019, for the preparation of an Environmental Impact Report for The Ranch development project.
 Staff Report: Darcy Goulart, Principal Planner.
 Advances Goal: 2.
- 13.5 **Subject:** Douglas Road 105, LLC Development Agreement Amendment.
 Recommendation: Waive the second reading and adopt Ordinance 2-2018.
 Result of Recommended Action: Adoption of Ordinance No. 2-2018 approves the Second Amendment to the Development Agreement for the Douglas 98 Project.
 Staff Report: Elizabeth Sparkman, Interim Community Development Director.
 Advances Goals: 1, 2, and 6.
- 13.6 **Subject:** Rancho Cordova Zoning Map Amendment.
 Recommendation: Waive the second reading and adopt Ordinance No. 3-2018.
 Result of Recommended Action: Approval of Ordinance 3-2018 would amend the Zoning Map to change the existing zoning of M-1 (Light Industrial/Manufacturing) to GC (General Commercial) for consistency with the General Plan land use designation of Commercial Mixed Use (CMU).
 Staff Report: Darcy Goulart, Principal Planner.
 Advances Goals: 1 and 6.

- 13.7 **Subject:** Ordinance 4-2018, an Ordinance Amending Title 23 (Zoning Code) of the Rancho Cordova Municipal Code Regarding Specific Allowed Uses, Select Site Planning and Development Standards, Specific Use Provisions, Parking, Signs and Updated Definitions.
Recommendation: Waive the second reading and adopt Ordinance 4-2018.
Result of Recommended Action: Approval of Ordinance 4-2018 would amend Rancho Cordova Municipal Code (RCMC) Title 23 Zoning Code, Articles 1 (Administration), 3 (Zoning Districts, Allowable Uses, and General Development Standards), 7 (Site Planning and Development Standards), 9 (Specific Use Provisions), and 11 (Definitions).
Staff Report: Darcy Goulart, Principal Planner.
Advances Goals: 1, 2, and 6.
- 13.8 **Subject:** Ordinance Amending Sections 10.50.010 and 10.50.020 of the Rancho Cordova Municipal Code to Establish Radar Enforceable Speed Limits on the Roads Listed in Ordinance 1-2018.
Recommendation: Waive the second reading and adopt Ordinance 1-2018.
Result of Recommended Action: Adoption of Ordinance No. 1-2018 will allow the City of Rancho Cordova to establish radar enforceable speed limits on the roads listed in the Ordinance.
Staff Report: Albert Stricker, Public Works Director and Zach Bosch, Associate Civil Engineer.
Advances Goals: 1, 2, and 5.
- 13.9 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Establishing a Depository Relationship with American River Bank.
Recommendation: Adopt Resolution 39-2018.
Result of Recommended Action: Adoption of Resolution 39-2018 authorizes the City Manager to execute the contract and any associated agreements between the City and American River Bank to provide banking services consistent with the local banking preference program.
Staff Report: Kim Juran-Karageorgiou, Administrative Services Director.
Advances Goals: 5.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

15. PUBLIC HEARING ITEMS

NONE.

16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** Community Enhancement Fund Citizen Oversight Board Appointments.
Recommendation: The City Council interview, discuss, and select, by a majority vote of the full City Council, five two-year term Board members and two one-year term at-large student appointees to fill the new Community Enhancement Fund Citizen Oversight Board.
Result of Recommended Action: The five Oversight Board members and up to two at-large student appointees will be appointed to provide a review and audit of how tax

revenues from Measure H are spent by the City.

Staff Report: Kim Juran-Karageorgiou, Administrative Services Director and Stacy Delaney, Community Enhancement Analyst.

Advances Goals: 3 and 5.

- 16.2 **Subject:** Discussion and Direction on potential development projects in the Bradshaw Village Center and Villages of Zinfandel.

Recommendation: Receive report and direct staff on the proposed development projects in the Bradshaw Village Center and Villages of Zinfandel.

Result of Recommended Action: No formal action is requested of Council at this time. Council insight and/or direction to City staff on the proposed development projects will assist the perspective applicants with a future submittal.

Staff Report: Darcy Goulart, Principal Planner

Advances Goals: 2 and 5.

- 16.3 **Subject:** Receive Technology Update Presentation and Adopt Resolution Authorizing the City Manager to Execute a Contract with Tyler EnerGov Land Management and Permitting System in an Amount Not to Exceed \$1,555,435.

Recommendation: Receive Technology Update Presentation and Adopt Resolution 37-2018.

Result of Recommended Action: Adoption of Resolution 37-2018 will authorize the City Manager to execute a contract with Tyler Technologies EnerGov Land Management/Permitting System in an amount not to exceed \$1,555,435 through June 30, 2022.

Staff Report: Kim Juran-Karageorgiou, Administrative Services Director and Rod Van Buskirk, Business Systems Analyst.

Advances Goals: 1 and 5.

- 16.4 **Subject:** Fiscal Year 2017-18 Mid-Year Financial Report.

Recommendation: Receive the 2017-18 Mid-Year Financial Report.

Result of Recommended Action: The Fiscal Year 2017-18 Mid-Year Financial Report provides the City Council with the City's financial performance as of the mid-year point for the current fiscal year.

Staff Report: Kim Juran-Karageorgiou, Administrative Services Director.

Advances Goal: 5.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. ADJOURNMENT

ADDITIONAL INFORMATION

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 27, 2012)	
1.	Promote the Positive Image of Rancho Cordova
2.	Ensure a Safe, Inviting and Livable Community
3.	Empower Responsible Citizenship
4.	Establish Logical City Boundaries that Provide Regional Leadership and Address Financial Challenges
5.	Ensure the Availability of the Best Public Services in the Region while Practicing Sound Fiscal Management
6.	Drive Diverse Economic Opportunities

UPCOMING MEETINGS	
Monday, March 19	5:30 PM Regular Meeting
Tuesday, March 27	5:30 PM Special Meeting/Work Session
Monday, April 2	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, April 16	CANCEL REGULAR MEETING
Tuesday, April 24	5:30 PM Special Meeting/Work Session
Monday, May 7	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, May 15	5:30 PM Special Meeting/Work Session
Monday, May 21	5:30 PM Regular Meeting
Tuesday, May 29	5:30 PM Special Meeting/Work Session - ONLY IF NEEDED
Monday, June 4	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, June 18	5:30 PM Regular Meeting
Tuesday, June 26	5:30 PM Special Meeting/Work Session
Monday, July 2	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, July 16	CANCEL REGULAR MEETING
Tuesday, July 31	CANCEL REGULAR MEETING
Monday, August 6	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, August 14	5:30 PM Special Meeting/Work Session
Tuesday, August 20	5:30 PM Regular Meeting

UPCOMING MEETINGS	
Tuesday, August 28	CANCEL WORK SESSION
Tuesday, September 4	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting (Tuesday due to Holiday)
Tuesday, September 11	5:30 PM Special Meeting/Work Session
Monday, September 17	5:30 PM Regular Meeting
Tuesday, September 25	CANCEL WORK SESSION
Monday, October 1	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, October 9	5:30 PM Special Meeting/Closed Session for City Manager Evaluation
Monday, October 15	5:30 PM Regular Meeting
Tuesday, October 23	5:30 PM Special Meeting/Closed Session for City Manager Evaluation – ONLY IF NEEDED
Tuesday, October 30	CANCEL WORK SESSION
Monday, November 5	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Monday, November 19	5:30 PM Regular Meeting
Tuesday, November 27	5:30 PM Special Meeting/Work Session
Monday, December 3	4:00 PM Special Meeting/Study Session 5:30 PM Regular Meeting
Tuesday, December 11	5:30 PM Special Meeting/Work Session
Monday, December 17	5:30 PM Regular Meeting

If you have any technical questions related to the agenda items, please contact the appropriate department as follows:

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building and Safety Division	(916) 851-8760
City Attorney's Office	(916) 556-1531
City Clerk's Department	(916) 851-8720
City Manager's Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Housing Division	(916) 851-8784
Human Resources Department	(916) 851-8740
IT Department	(916) 851-8700
Neighborhood Services – Animal Services	(916) 851-8770
Parks & Recreation (Cordova Recreation & Park District)	(916) 362-1841
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9600
Redevelopment Department	(916) 851-8780
Sac Metro Fire District	(916) 859-4300

The Rancho Cordova City Council/Successor Agency to the CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. A VHS copy is available for check out from any library branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, March 05, 2018 Special and Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on March 1, 2018 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed at Rancho Cordova, California.

Stacy Leitner, City Clerk