a fresh take.
RANCHO CORDOVA
CALIFORNIA

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

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

2. PUBLIC COMMENT

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

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

7. PLEDGE OF ALLEGIANCE

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

11. COUNCIL REPORTS

12. CITY MANAGER'S REPORT

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve by Terry second by Sander;

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.

ACTION: Motion to approve by Gatewood second by Sander;

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.

ACTION: Motion to approve by Terry second by Sander;

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.

Bear Hollow Drive - Council is open to a high quality residential development with much more information brought back at a later date.

Old Placerville Road - Ken Topper, Senior Planner (ask Darcy what company) spoke to the item.

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.

David McCoy presented.

Rod presented.

ACTION: Motion to approve by Gatewood second by Terry;

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

Mayor handed out a chart of current boards and commissions appointments. Asked that Councilmembers look over and share any corrections/changes they would like.

18. ADJOURNMENT

Stacy Leitner

Stacy Leitner, City Clerk