

CITY OF RANCHO CORDOVA



CITY COUNCIL

Monday, June 03, 2019

5:30 PM – Regular Meeting

AGENDA

Robert J. McGarvey, Mayor

David Sander, Vice Mayor

Garrett Gatewood, Council Member

Donald Terry, Council Member

Linda Budge, Council Member

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, June 03, 2019

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

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

3. PLEDGE OF ALLEGIANCE

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

4. INVOCATION

Josh Cagle from River City Christian will give the invocation.

5. PRESENTATIONS

- 5.1 Presentation of Rancho Cordova Hometown Heroes Program by Rancho Cordova Leadership Class XIII.
- 5.2 Presentation by Republic Services Announcing Cordova High School Scholarship Award Recipients.
- 5.3 Presentation by a Representative from the Sacramento-Yolo Mosquito & Vector Control District.

- 5.4 New Employee Introduction: Public Works Director, Albert Stricker Will Introduce Associate Civil Engineer, Byron Tang.

6. 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.

7. COUNCIL REPORTS

8. CITY MANAGER'S REPORT

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 9.1 **Subject:** Approval of the 2019-21 Operating Budget, 2019-24 Capital Improvement Plan, Appropriations Limit for Fiscal Years 2018-19 and 2019-20 and Employee Salary Schedule.
Recommendation: It is recommended that the City Council adopt the resolutions approving the 2019-21 Operating Budget, 2019-24 Capital Improvement Plan, Appropriations Limit for Fiscal Year 2018-19 and 2019-20, and Full Time Employee Salary Schedule.
Result of Recommended Action: The proposed 2019-21 Operating Budget will serve as the financial plan for the City for the period of July 1, 2019 through June 30, 2021 and serves as the legal authority for spending. Adoption of the Five Year Capital Improvement Plan will provide a spending plan and timeline for approved projects and ensures that adequate resources are set aside to provide funding for these multiple year, large scale projects. Adoption of the Appropriations Limit establishes the annual appropriations limit as required by law and the Employee Salary Schedule establishes the pay schedule in accordance with CalPERS requirements.
Staff Report: Cyrus Abhar, City Manager and Kim Juran-Karageorgiou, Administrative Services Director.
Advances Goal: 5.
- 9.2 **Subject:** Meeting Minutes from the May 14, 2019 and May 20, 2019 Special and Regular City Council Meetings.
Recommendation: Adopt the Minutes.
- 9.3 **Subject:** An Ordinance Amending the Villages of Zinfandel Special Planning Area Development Standard Section.
Recommendation: Waive the second reading and adopt the Ordinance.
Result of Recommended Action: Approval of the Ordinance would amend the Villages of Zinfandel Special Planning Area light industrial side interior and rear setbacks within the development standard section.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 1 and 2.

- 9.4 **Subject:** An Ordinance for the Development Agreement Between Bradshaw Village Parc, LLC and the City of Rancho Cordova.
Recommendation: Waive the second reading and adopt the Ordinance.
Result of Recommended Action: Adoption of the Ordinance would approve the Development Agreement between Bradshaw Village Parc, LLC and the City of Rancho Cordova for the Bradshaw Village Subdivision.
Staff Report: Nicholas Sosa, Assistant Planner.
Advances Goals: 1, 2, and 6.
- 9.5 **Subject:** Treasurer's Report – March 31, 2019.
Recommendation: This report is informational only. It is recommended that the City Council receive and file the March 31, 2019 Treasurer's Report.
Result of Recommended Action: The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the treasurer's report is to update the City Council and the public on the status of the City's cash balances and investments, and highlight material changes from one period to another. The scope of this report covers the second quarter of this calendar year, ending March 31, 2019, and is in compliance with the State's reporting requirements.
Staff Report: Kim Juran-Karageorgiou, Administrative Services Director.
Advances Goal: 4.
- 9.6 **Subject:** A Resolution Approving Fiscal Year 2019/2020 Budget Amounts for Community Grants and Department Projects and Programs to be Funded From the Community Enhancement Fund, the Revenues From the Voter-Approved 1/2 Cent Sales Tax.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Approval of the Resolution will establish budget amounts for the fiscal year 2019/2020 community grant projects and programs, and department-led projects and programs for the Community Enhancement Fund; it will also establish next steps regarding project implementation.
Staff Report: Stacy Delaney, Community Enhancement Analyst II.
Advances Goals: 1, 2, 3, 5 and 6.
- 9.7 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Declaring its Intention to Transfer Delinquent Refuse Service Charges to the Property Tax Rolls and set a Public Hearing for the Same.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution will begin the process to allow delinquent refuse service charges to be collected on the property tax roll and sets a Public Hearing for July 1, 2019 at 5:30 pm in the City Council Chambers.
Staff Report: Michelle Mingay, Senior Finance Analyst.
Advances Goal: 5.
- 9.8 **Subject:** A Resolution Determining the Special Tax Levy and Authorizing the Levy of Special Taxes for Police Protection Services within the Rancho Cordova Special Police Tax Areas for Fiscal Year 2019-20.
Recommendation: Adopt the Resolution.
Result of Recommended Action: This action is part of the annual process to levy and

collect special taxes in the Rancho Cordova Special Police Tax Area (the "District"). The action authorizes and directs the Administrative Services Director to determine, or cause to be determined, the District's Fiscal Year 2019-20 Maximum Special Tax Rates, to establish the Special Taxes to be levied against developed parcels within the District and to cause such charges to be applied to the annual Property Tax Roll.

Staff Report: Michelle Mingay, Senior Finance Analyst.

Advances Goal: 5.

- 9.9 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 54-2019 in an Amount Not to Exceed \$781,620.50 With Martin General Engineering, Inc. for Construction of the Chase Drive/Coloma Road Plaza Project.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute construction Contract No. 54-2019 with Martin General Engineering, Inc. in an amount not to exceed \$781,620.50 to construct the Chase Drive/Coloma Road Plaza Project, CP16-2172, HSIPL-5482(037).

Staff Report: Albert Stricker, Public Works Director and Quoc Nham, Associate Civil Engineer.

Advances Goals: 1, 2 and 5.

- 9.10 **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 127-2015-3 for On-Call Professional Services with Mark Thomas & Company, Inc. to Extend the Contract Term From December 31, 2019 to June 30, 2020, That Results in an Increase to the Contract Amount from \$430,820 to a Not to Exceed Amount of \$460,820.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution will authorize the City Manager to execute Contract Amendment No. 127-2015-3 with Mark Thomas & Company, Inc., to extend the contract term from December 31, 2019 to June 30, 2020, that results in an increase to the contract amount from \$430,820 to a not to exceed amount of \$460,820 for continued on-call professional services for completion of the plans, specifications, and construction administration for the Chase Drive/Coloma Road Plaza Project.

Staff Report: Albert Stricker, Public Works Director and Quoc Nham, Associate Civil Engineer.

Advances Goals: 1, 2 and 5.

- 9.11 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 53-2019 in an Amount Not to Exceed \$2,750,000 With MCE Corporation For Citywide Operations and Maintenance Support Services.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract No. 53-2019 with MCE Corporation in the amount of \$2,750,000 for the provision of operations and maintenance support services.

Staff Report: Albert Stricker, Public Works Director and Steve Harriman, Operations & Maintenance Division Manager.

Advances Goals: 1, 2 and 5.

- 9.12 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 57-2019 in an Amount Not to Exceed \$880,606.14 with MCE Corporation for Stormwater Facility Maintenance Services.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of this Resolution will authorize the City

Manager to execute Contract No. 57-2019 with MCE Corporation in the amount of \$880,606.14 for the provision of Stormwater Facility Maintenance Services.

Staff Report: Albert Stricker, Public Works Director and Dalia Fadl, Senior Civil Engineer.

Advances Goals: 1, 2 and 5.

- 9.13 **Subject:** A Resolution Authorizing the City Manager to Execute a Contract with Raney Planning & Management, Inc. in an Amount not to Exceed \$124,425 for a term of June 3, 2019 to June 30, 2020 for the Preparation of an Environmental Impact Report for the Preserve Development Project.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute a contract with Raney Planning & Management, Inc. in an amount not to exceed \$124,425 for a term of June 3, 2019 to June 30, 2020, for the preparation of an Environmental Impact Report for The Preserve development project.

Staff Report: Darcy Goulart, Planning Manager.

Advances Goals: 1, 2 and 5.

- 9.14 **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 47-2015-3 for Stormwater Engineering Services With Unico Engineering, Inc. to Extend the Contract Term From June 30, 2019 to June 30, 2020, Which Results in an Increase to the Contract Amount From \$425,000 to a not to Exceed Amount of \$525,000.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute contract amendment no. 47-2015-3 with Unico Engineering, Inc. (Unico) for stormwater engineering services associated with construction general permit inspection services and National Pollutant Discharge Elimination System (NPDES) permit trash compliance. Amendment no. 47-2015-3 will extend the contract term from June 30, 2019 to June 30, 2020, which results in an increase to the contract amount from \$425,000 to a not to exceed amount of \$525,000 and extends the term of the contract from June 30, 2019 to June 30, 2020.

Staff Report: Albert Stricker, Public Works Director and Dalia Fadl, Senior Civil Engineer.

Advances Goals: 1, 2 and 5.

- 9.15 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 8-2004-3 with AECOM USA, INC, to Increase the Contract Amount by \$30,000 from \$3,389,262 to a not to Exceed Amount of \$3,419,262 for Design Engineering Service for the Rancho Cordova Parkway Interchange Project Right of Way Acquisition Adjacent to Folsom Blvd.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract Amendment No. 8-2004-3 with AECOM USA, Inc. to increase the contract amount by \$30,000 from \$3,389,262 to a not to exceed amount of \$3,419,262 for design services for the Rancho Cordova Parkway Interchange project right of way acquisition adjacent to Folsom Blvd.

Staff Report: Albert Stricker, Public Works Director and Rupa Somavarapu, Senior Civil Engineer.

Advances Goals: 1, 2 and 5.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 10.1 **Subject:** A Resolution Approving Proceedings for the Annual Levy and Collection of Assessments for Landscaping and Lighting District No. 2005-1 for Fiscal Year 2019-2020.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution will authorize the continuance of the annual levy and collection of assessments in the District. There are no new impacts to existing or new residents. No assessments shall increase as a result of this action.
Staff Report: Elizabeth Sparkman, Community Development Director, and Jeanette Cervantes, Management Technician.
Advances Goal: 5.
- 10.2 **Subject:** A Resolution Approving Proceedings for the Annual levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2019-2020.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution will authorize the continuance of the annual levy and collection of assessments in the District. There are no new impacts to existing or new residents.
Staff Report: Elizabeth Sparkman, Community Development Director, and Jeanette Cervantes, Management Technician.
Advances Goal: 5.
- 10.3 **Subject:** Resolutions Approving Proceedings for the Annual Levy and Collection of Charges for the Rancho Cordova Transit Related Services Benefit District; Zone No. 1 for Fiscal Year 2019-2020.
Recommendation: A) Adopt a Resolution Initiating Proceedings for the Annual Levy and Collection of Charges, Preliminarily Approving the Engineer's Report and Declaring its Intention to Levy the Annual Charges for Fiscal Year 2019-2020 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 1; and B) Adopt a Resolution Amending and/or Confirming the Engineer's Report and establishing the Fiscal Year 2019-2020 Service Charge for the Rancho Cordova Transit Related Services Benefit District, Zone No. 1.
Result of Recommended Action: Adoption of the Resolutions will authorize the continuance of the annual levy and collection of service charges in the Transit Related Services Benefit District, Zone No. 1 to provide for a broad range of transportation services within the District identified in the engineer's report.
Staff Report: Elizabeth Sparkman, Community Development Director, and Jeanette Cervantes, Management Technician.
Advances Goal: 5.
- 10.4 **Subject:** Resolutions Approving Proceedings for the Annual Levy and Collection of Charges for the Rancho Cordova Transit Related Services Benefit District; Zone No. 2 for Fiscal Year 2019-2020.
Recommendation: A) Adopt a Resolution Initiating Proceedings for the Annual Levy and Collection of Charges, Preliminarily Approving the Engineer's Report, and Declaring its Intention to Levy the Annual Charges for Fiscal Year 2019-2020 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2; and B) Adopt a Resolution Amending and/or Confirming the Engineer's Report and establishing the Fiscal Year 2019-2020 Service Charges for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2.
Result of Recommended Action: Adoption of these will authorize the continuance of the annual levy and collection of service charges in the Transit Related Services

Benefit District, Zone No. 2 to provide for a broad range of miscellaneous transportation services within the District as identified in the Engineer's Report.

Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.

Advances Goal: 5.

11. PUBLIC HEARING ITEMS

- 11.1 **Subject:** Stonecreek Industrial Center Tentative Parcel Map and Major Design Review; Project No. DD9800 – Located at the Southeast Corner of Zinfandel Drive and Baroque Drive.

Recommendation: Adopt the Resolution approving an 18 parcel Tentative Parcel Map and Major Design Review for 603,830 square-foot light industrial office warehouse buildings that includes parking, lighting, and landscaping for the Stonecreek Industrial Center.

Result of Recommended Action: Adoption of the above-referenced Resolution would permit the construction of 603,830 square feet of light industrial buildings within the Zinfandel Special Planning Area ("ZSPA") and allow the applicant to submit for Final Maps and necessary building permits to begin construction of the proposed light industrial project and associated infrastructure.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 1, 2 and 6.

- 11.2 **Subject:**

*****This item will be continued to the June 17, 2019 Regular City Council Meeting*****

A Resolution Denying a Conditional Use Permit and Minor Design Review for Quick Quack Car Wash - Project No. DD9801 – Located at Folsom Blvd. between Zinfandel Drive and Don Juan Drive; APN 057-0254-024 and 025.

Recommendation: 1. Find the project Exempt per Section 15061(b)(4) of the CEQA Guidelines; the projects that are rejected or disapproved by a public agency and CEQA section 15270(a) CEQA does not apply to project with a public agency rejects or disapproves; and 2. Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution would deny the Applicant's request for a CUP and MDR for a self-service car wash.

Staff Report: Darcy Goulart, Planning Manager.

Advances Goals: 2 and 6.

12. REGULAR CALENDAR ITEMS

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

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, June 17	5:30 PM Regular Meeting
Tuesday, June 25	5:30 PM Special Meeting/Work Session
Monday, July 1	4:00 PM Special Meeting/Regular Meeting
Monday, July 15	CANCELLED REGULAR MEETING
Monday, August 5	4:00 PM Special Meeting/Regular Meeting
Monday, August 19	5:30 PM Regular Meeting
Tuesday, August 27	5:30 PM Special Meeting/Work Session
Tuesday, September 3	4:00 PM Special Meeting/Regular Meeting
Monday, September 16	5:30 PM Regular Meeting
Tuesday, September 24	5:30 PM Special Meeting/Work Session
Monday, October 7	4:00 PM Special Meeting/Regular Meeting
Tuesday, October 8	CANCELLED SPECIAL MEETING
Tuesday, October 15	5:30 PM Special Meeting/Closed Session
Monday, October 21	5:30 PM Regular Meeting
Tuesday, October 22	CANCELLED SPECIAL MEETING
Tuesday, October 29	5:30 PM Special Meeting/Work Session
Monday, November 4	4:00 PM Special Meeting/Regular Meeting
Tuesday, November 12	5:30 PM Special Meeting/Work Session
Monday, November 18	5:30 PM Regular Meeting
Tuesday, November 26	5:30 PM Special Meeting/Work Session

<i>UPCOMING MEETINGS</i>	
Monday, December 2	4:00 PM Special Meeting/Regular Meeting
Tuesday, December 10	5:30 PM Special Meeting/Work Session
Monday, December 16	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) 851-8757
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 meeting 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 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, June 03, 2019 Regular Meeting of the Rancho Cordova City Council was posted and available for review on May 20, 2019 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.cityofranchocordova.org.

Signed May 20, 2019 at Rancho Cordova, California.



Stacy Leitner, City Clerk