RANCHO CORDOVA
CALIFORNIA

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

Special Meeting/Work Session to Follow the Regular Meeting

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor McGarvey called the Regular meeting to order in the David B. Roberts Council Chamber at 5:32 PM.

Council Members Present: Budge, Gatewood and McGarvey.

Council Members Absent: Terry and Sander.

Staff Members Present: Abhar, Cowles, Delaney, Goulart, Harriman, Juran, Kniestedt, Kreiling, Leitner, Leonardich, Lindgren, Medina, Pittman, Runner, Siren, Sosa, Sparkman, Stricker, Tang, Weber.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Samer Elkashef, District Assistant Manager of Sacramento-Yolo Mosquito & Vector Control District, led the pledge.

4. INVOCATION

Josh Cagle from River City Christian gave 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

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

1. Mark Sapoznik
2. Lynda Garrison
3. Larry Ladd

Mayor McGarvey closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 9.1 through 9.15 by Budge second by Gatewood; Motion passed with a 3:0 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

Mayor McGarvey opened the public hearing, seeing no speakers, Mayor McGarvey closed the public hearing.

ACTION: Motion to approve items 10.1 through 10.4 by Budge second by Gatewood; Motion passed with a 3:0 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.

Mayor McGarvey opened the public hearing, the following individuals addressed Council:

1. Sara Malone
2. Valerie Knippschild
3. Eric Winegar
4. James Garcia
5. Robin Winegar

Mayor McGarvey closed the public hearing.

ACTION: Motion to approve item 11.1 with clear direction to staff to work with individuals who are impacted and project builders to minimize concerns of the public regarding the project, and explore conducting a noise study and light mitigation by Budge, second by Gatewood; Motion passed with a 3:0 vote.

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.

ACTION: This item was continued to a date certain of June 17, 2019.

12. REGULAR CALENDAR ITEMS

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 7:24 PM in honor of Dr. Tom Smiley who recently passed away.

Stacy Leitner, City Clerk