

CITY OF RANCHO CORDOVA



CITY COUNCIL

Monday, November 04, 2019

4:00 PM – Special Meeting

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, November 04, 2019

4:00 PM – Special Meeting
American River Room North

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

AGENDA

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

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

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:** Homeless Outreach Team (HOT) and Folsom-Olson-Zinfandel Team (FOZ) Updates.
Recommendation: Provide Homeless Outreach Team (HOT) and Folsom-Olson-Zinfandel Team (FOZ) updates.
Result of Recommended Action: This is an information only update to City Council on the activities of the HOT Team and FOZ Team.
Staff Report: Chris Pittman, Chief of Police and Russell Ducharme, Neighborhood Services Manager.
Advances Goals: 1 and 2.

4. ADJOURNMENT OF SPECIAL MEETING

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

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

Olga Hermann from Oasis Ministries will give the invocation.

9. PRESENTATIONS

9.1 Community Enhancement Fund Grant Check Presentations to 1) Mather Wrestling Club; 2) Rancho Cordova HART; 3) Folsom Cordova Unified School District; 4) Sierra Service Project; 5) PRO Youth and Families.

9.2 Introduce City of Rancho Cordova Communications Intern, Kiet Han Tat by Maria Kniestedt, Communications and Public Affairs Director.

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 October 21, 2019 Regular City Council Meeting.
Recommendation: Adopt the Minutes.
- 13.2 **Subject:** An Ordinance Readopting Amended and Restated Development Agreement (ARDA) and Affordable Housing Plan (AHP) for Elliott Portion of Rio Del Oro and Approving a First Amendment to the ARDA for Elliott Phase 1 Portion of Rio Del Oro.
Recommendation: Waive the second reading and adopt the Ordinance.
Result of Recommended Action: Adoption of the Ordinance will authorize the Amended and Restated Development Agreement (ARDA) and the Affordable Housing Plan (AHP) to be re-executed and re-recorded to correct the exact name of the Elliott entity that has ownership of the property. The Ordinance also approves a First Amendment of the corrected ARDA relative to Rio Del Oro Phase 1, including requirements for the construction of improvements to White Rock Road and proposed adjustments to certain fees.
Staff Report: Elizabeth Sparkman, Community Development Director.
Advances Goals: 2 and 5.
- 13.3 **Subject:** A Resolution Declaring Results of the Mail Ballot Election Relating to the Imposition of the Annual Stormwater Utility Fee on the Bradshaw Village Project in the City of Rancho Cordova.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution will declare the results of the ballot tabulation for the proposed imposition of the annual Stormwater Utility Fee on the Bradshaw Village Project. If majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the Bradshaw Village Project pursuant to the Fee Ordinance.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goals: 5.
- 13.4 **Subject:** A Resolution Authorizing the City Manager to Award Construction Contract No. 164-2019 In An Amount Not To Exceed \$1,376,954 With R&R Pacific Construction For The Cordova Park Safe Routes To School Project.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution will authorize the City Manager to execute Contract No. 164-2019 in an amount not to exceed \$1,376,954 with R&R Pacific Construction for the Cordova Park Safe Routes to School Project which includes, but is not limited to, construction of sidewalks on Coloma Road, Dolecetto Drive, Ellenbrook Drive, and Malaga Way.
Staff Report: Albert Stricker, Public Works Director and Ben Chan, Assistant Civil Engineer.
Advances Goals: 1, 2 and 5.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

15. PUBLIC HEARING ITEMS

- 15.1 **Subject:** T-Mobile Antenna Addition Conditional Use Permit Amendment; Project DD9881 - Located at 10653 Coloma Road.
Recommendation: The applicant is requesting the proposed project be continued from

the November 4, 2019 City Council meeting to the December 16, 2019 City Council meeting for additional time to address the concerns of the Council and order additional information.

Result of Recommended Action: The proposed project will be continued to the December 16, 2019 City Council meeting.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 5 and 6.

16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Approving a 5% Performance Incentive Payment for Cyrus Abhar for Service as City Manager.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution will authorize payment of the 5% performance incentive payment to City Manager Cyrus Abhar.

Staff Report: Adam Lindgren, City Attorney and Brenda Roach, Human Resources Manager.

Advances Goals: 1, 2, 3, 4, 5 and 6.

- 16.2 **Subject:** A Resolution Authorizing the Issuance of Special Tax Bonds for and on Behalf of the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1, Approving and Directing the Execution of a Fiscal Agent Agreement, Approving the Form of Preliminary Official Statement, Approving Sale of Such Bonds, and Approving Other Related Documents and Actions. Confirming the Issuance and Sale of Special Tax Bonds, Approving Official Statement, Bond Purchase Agreement and Authorizing Related Documents and Actions on Behalf of the City of Grantline 208 Community Facilities District No. 2018-1 (the "CFD").

Recommendation: Adopt the Resolution.

Result of Recommended Action: Adoption of the Resolution will authorize the sale of the final series of Special Tax Bonds (the "Bonds") for and on behalf of Grantline 208 Community Facilities District No. 2018-1 for the purpose of providing money for the acquisition and construction of improvements, and the payment of certain development impact fees related to the project, within the Community Facilities District.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goals: 5.

- 16.3 **Subject:** Ordinances Repealing and Replacing Various Chapters of Title 16 "Buildings and Construction", by Adopting by Reference State Building Codes and Making Local Amendments to Portions Thereof, and Adopting Other Related Codes.

Recommendation: Adopt the Resolution and waive first reading and introduce Ordinances Nos. 12-2019 through 24-2019, and set public hearing for further consideration of the proposed Ordinances for November 18, 2019 at 5:30 p.m.

Result of Recommended Action: The recommended actions will result in the City's building codes being updated to current industry best practices and to coincide with new codes mandated by the state of California.

Staff Report: Joseph Cuffe, Building Official.

Advances Goals: 1, 2 and 5.

- 16.4 **Subject:** Discussion and Possible Direction for Local Regulations Regarding Vaping and Smokeless Tobacco Products.

Recommendation: Review existing vaping and smokeless tobacco-related regulations, receive presentation regarding additional regulatory options, and discuss and provide direction regarding same.

Result of Recommended Action: Understand the existing regulatory landscape and options for local regulation and provide direction regarding same.

Staff Report: Adam U. Lindgren, City Attorney.

Advances Goals: 1 and 2.

- 16.5 **Subject:** Fiscal Year 2018-19 Preliminary Year-End Financial Report and Budget Amendment.

Recommendation: This report is for both informational purposes and requesting action. It is recommended that the City Council receive the Fiscal Year 2018-19 Preliminary Year-End Financial Report and Adopt a Resolution (Attachment 2) amending the Fiscal Year 2018-19 Budget.

Result of Recommended Action: The Fiscal Year 2018-19 Preliminary Year-End Financial Report provides the City Council with the City's unaudited financial performance for the most recent fiscal year prior to receiving the audited Comprehensive Annual Financial Report (CAFR) later in the year. It also provides the City Council with the opportunity to authorize the proposed budget amendments for the June 30, 2019 fiscal year.

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

Advances Goals: 5.

- 16.6 **Subject:** 2020 City Council Meeting Schedule.

Recommendation: Adopt the Resolution.

Result of Recommended Action: Confirm the 2020 Rancho Cordova City Council meeting schedule.

Staff Report: Stacy Leitner, City Clerk.

Advances Goals: 1, 3 and 5.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

18. ADJOURNMENT

Mayor McGarvey will adjourn the regular meeting to closed session in the Community Board Room.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

20. CLOSED SESSION

Council will adjourn to Closed Session to discuss the following items:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: City Negotiators: Cyrus Abhar, City Manager, Albert Stricker, Public Works Director and Adam U. Lindgren, City Attorney. Negotiating Party: Cordova Community Council. Property: Assessor's Parcel Number: 072-0231-014 at 2300 Mine Shaft Lane. Under Negotiation: Price and Terms of Payment.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager and Adam U. Lindgren, City Attorney. Properties and Respective Negotiating Parties: APN 072-0231-133-0000, EASTON DEVELOPMENT COMPANY

LLC; APN 072-0231-135-0000, AEROJET GENERAL CORPORATION; APN 072-0231-147-0000, AEROJET ROCKETDYNE INC; APN 072-0231-102-0000, AEROJET GENERAL CORPORATION; APN 072-0231-133-0000, EASTON DEVELOPMENT COMPANY LLC; APN 072-0231-135-0000, AEROJET GENERAL CORPORATION; APN 072-0231-147-0000, AEROJET ROCKETDYNE INC; APN 072-0231-125-0000, AEROJET ROCKETDYNE INC; APN 072-0231-126-0000, AEROJET ROCKETDYNE INC; APN 069-0040-095-0000, FOLSOM PROPERTY LP; APN 072-0231-081-0000, AEROJET GENERAL CORPORATION; APN 072-0231-121-0000, AEROJET ROCKETDYNE INC; APN 072-0231-122-0000, AEROJET ROCKETDYNE INC; APN 072-0231-123-0000, AEROJET ROCKETDYNE INC; APN 058-0270-004-0000, SUBURBAN PROPANE LP; APN 058-0270-034-0000, HARMONY INV LP (HECQUEST REV LIVING TRUST); APN 058-0280-010-0000, ISTOREAGE JV RANCHO CORDOVA LLC; APN 058-0280-023-0000, HALLE PROPERTIES LLC; APN 058-0280-027-0000, SUNRISE 50 INVESTORS LLC; APN 058-0270-035-0000, VS REAL ESTATE LLC; APN 058-0270-041-0000, VS REAL ESTATE LLC; APN 058-0270-045-0000, CHUNG SUN M/DAE/HAE; APN 058-0270-050-0000, HV-HOUSTON DEVELOPMENT INC; APN 058-0270-059-0000, DW CL V LLC; APN 058-0270-061-0000, 11275 FOLSOM LLC; APN 058-0280-012-0000, JOYCE JEAN KMOCH TRUST; APN 058-0280-016-0000, LQ RANCHO CORDOVA LLC(LA QUINTA INTERM HOLD INC); APN 058-0280-021-0000, LSC; APN 058-0530-001-0000, PITAMBER RAMESH; APN 058-0530-002-0000, PITAMBER RAMESH; APN 058-0270-031-0000, PITAMBER RAMESH; APN 058-0270-058-0000, JUNG INVESTMENT LLC; APN 058-0270-060-0000, INSIGNIA RC DEVELOPMENT LP; APN 058-0280-004-0000, MARCHI PAUL JOSEPH/CAROLYN NANCY/TR; APN 058-0280-019-0000, JOEL PEREZ FAMILY TRUST; APN 072-0221-001-0000, FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT; APN 072-0222-013-0000, SF FLORIN LIMITED PARTNERSHIP; APN 072-0222-033-0000, FOURWAY INC; APN 072-0222-041-0000, J/M CORDOVA PROPERTIES LLC; APN 072-0223-002-0000, DMJ REAL ESTATE LIMITED PARTNERSHIP/ETAL; APN 072-0223-003-0000, DMJ REAL ESTATE LIMITED PARTNERSHIP/ETAL; APN 072-0223-011-0000, WENDYS PROPERTIES LLC; APN 072-0240-008-0000, RAMOS OIL COMPANY INCORPORATED; APN 072-0240-009-0000, 2707 SUNRISE BLVD LLC; APN 072-0222-001-0000, SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS AUTHORITY; APN 072-0222-011-0000, PUBLIC STORAGE PROPERTIES XV INC(PUB STORAGE INC); APN 072-0222-034-0000, FOLSOM RESEARCH INVESTMENTS INC; APN 072-0222-038-0000, SACRAMENTO REGIONAL TRANSIT; APN 072-0222-039-0000, GARCHA PROPERTIES LLC; APN 072-0222-042-0000, GARCHA PROPERTIES LLC; APN 072-0222-043-0000, JB COMPANY MANAGEMENT LIMITED PARTNERSHIP/ETAL; APN 072-0223-001-0000, DMJ REAL ESTATE LIMITED PARTNERSHIP/ETAL; APN 072-0240-011-0000, ABREGO LAND COMPANY LLC; APN 072-0240-012-0000, LU ELLA BETTY WILSON 2005 REVOCABLE TRUST; APN 072-0490-026-0000, CITY OF RANCHO CORDOVA; APN 072-0490-027-0000, CITY OF RANCHO CORDOVA; APN 072-0222-004-0000, TETON II; APN 072-0222-012-0000, 2650 SUNRISE BLVD LLC; APN 072-0222-032-0000, DEMETROULAS FAMILY TRUST; APN 072-0222-036-0000, GARCHA PROPERTIES LLC; APN 072-0222-037-0000, CONRAD ETHAN; APN 072-0222-040-0000, J/M CORDOVA PROPERTIES LLC; APN 072-0223-004-0000, JB COMPANY MANAGEMENT LIMITED PARTNERSHIP; APN 072-0240-003-0000, SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS AUTHORITY; APN 072-0240-004-0000, SACRAMENTO REGIONAL TRANSIT DISTRICT; 072-0240-005-0000, BEDROSIAN RANCHO CORDOVA LLC; APN 072-0250-005-0000, FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT; APN 072-0480-007-0000, WESTERN CENTURY INVESTMENTS LLC; APN 072-0490-004-0000, GREENSHADE INVESTORS LLC; APN 072-0490-024-0000, CITY OF RANCHO

CORDOVA; APN 072-0490-025-0000, CITY OF RANCHO CORDOVA; APN 058-0270-024-0000, HV-HOUSTON DEVELOPMENT INC; APN 058-0270-029-0000, HV-HOUSTON DEVELOPMENT INC; APN 058-0270-030-0000, RANCHO INVESTMENTS INC; APN 058-0270-049-0000, HV-HOUSTON DEVELOPMENT INC; APN 058-0270-062-0000, PR RANCHO HOTEL LLC; APN 058-0280-008-0000, CAMP SPE LLC/AMERICAN SS INVESTORS LLC; APN 058-0280-011-0000, FISCHER FAMILY TRUST; APN 058-0280-024-0000, REESE REAL ESTATE/INV COMPANY; APN 072-0221-002-0000, FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT; APN 072-0221-003-0000, FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT; APN 072-0222-014-0000, YONGKANG/ZHENQIANG INVESTMENT HOLDING LLC; APN 072-0222-031-0000, YONGKANG/ZHENQIANG INVESTMENT HOLDING LLC; APN 072-0223-012-0000, SUNRISE 82017 LLC; APN 072-0250-007-0000, SAC-PLCRVLE TRANSPORTATION CORR JOINT POWERS AUTHORITY; APN 072-0480-029-0000, CONRAD ETHAN; APN 072-0490-005-0000, GOLD TAILINGS INVESTMENTS LLC. Under Negotiation: Price and Terms of Payment.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in Closed Session.

22. 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	
Tuesday, November 12	5:30 PM Special Meeting/Work Session
Monday, November 18	5:30 PM Regular Meeting
Tuesday, November 26	5:30 PM CANCELLED
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, November 04, 2019 Regular Meeting of the Rancho Cordova City Council was posted and available for review on Friday, November 1, 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 Friday, November 1, 2019 at Rancho Cordova, California.



Stacy Leitner, City Clerk