



CITY COUNCIL MEETING

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

Monday, November 04, 2019

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

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

MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the Special Meeting to order in the American River Room North at 4:08 p.m.

Council Members Present: Budge, Gatewood (Arrived at 4:10 p.m.), Sander, Terry, McGarvey.

Council Members Absent: None.

Staff Members Present: Abhar, Aldama, Borge, Carr, Downton, Ducharme, Fry, Goulart, Harriman, Heisler, Juran, Kniestedt, Leitner, Lewis, Lindgren, Pfau, Pittman, Riley, Runner, Schelldorf, Siren, Stricker, Sparkman, Yost.

2. PUBLIC COMMENT

Mayor McGarvey opened the public comment period. Seeing no speakers, Mayor McGarvey closed the public comment period.

3. SPECIAL MEETING ITEM

Mayor McGarvey opened the public comment period and the following individual Addressed the Council:

1. Larry Ladd
2. Diane Rogers

Mayor McGarvey closed the public comment period.

ACTION: Council Input was received regarding the Homeless Outreach Team (HOT) and Folsom-Olsen-Zinfandel (FOZ) updates with the request for a future discussion regarding Affordable Housing options.

- 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 adjourned the special meeting to the regular meeting in the David B. Roberts Council Chambers at 5:32 p.m.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor McGarvey called the Regular meeting to order in the David B. Roberts Council Chambers at 5:54 p.m.

Council Members Present: Budge, Gatewood, Sander, Terry, McGarvey.

Council Members Absent: None.

Staff Members Present: Abhar, Carr, Cuffe, Delaney, Downton, Ducharme, Goulart, Hale, Juran, Kniestedt, Lewis, Leitner, Leonardich, Lindgren, Mingay, Peters-Soliz, Riley, Roach, Runner, Siren, Sparkman, Stricker, Tat.

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

7. PLEDGE OF ALLEGIANCE

Larry Ladd led the pledge.

8. INVOCATION

Olga Hermann from Oasis Ministries gave 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

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

1. Larry Ladd
2. Joanne French

Mayor McGarvey closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 13.1 through 13.4 by Budge second by Terry; Motion passed with a 5:0 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 No. 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.

Mayor McGarvey opened the public comment period. Seeing no speakers, Mayor McGarvey closed the public comment period.

ACTION: Motion to continue the T-Mobile Addition Conditional Use Permit Amendment, Project No. DD9881 – Located at 10653 Coloma Road to the December 16, 2019 City Council Meeting by Sander second by Budge; Motion passed with a 5:0 vote.

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 U. Lindgren, City Attorney and Brenda Roach, Human Resources Manager.

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

Mayor McGarvey opened the public comment period. Seeing no speakers, Mayor McGarvey closed the public comment period.

ACTION: Motion to approve by Budge second by Gatewood; Motion passed with a 5:0 vote.

- 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.

Mayor McGarvey opened the public comment period. Seeing no speakers, Mayor McGarvey closed the public comment period.

ACTION: Motion to approve, with the correction to the Staff Report, by Budge second by Sander; Motion passed with a 5:0 vote.

- 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.

Mayor McGarvey opened the public comment period. Seeing no speakers, Mayor McGarvey closed the public comment period.

ACTION: Motion to approve by Budge second by Terry; Motion passed with a 5:0 vote.

- 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.

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

1. Derald Langwell

Mayor McGarvey closed the public comment period.

ACTION: Input was received regarding Local Regulations Regarding Vaping and Smokeless Tobacco Products with a request to bring back information regarding Indoor Multi-Family Smoking, and Smoking Distance from Buildings.

- 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.

Mayor McGarvey opened the public comment period. Seeing no speakers, Mayor McGarvey closed the public comment period.

ACTION: Motion to approve, with a request to revisit the Reserve Policy, by Budge second by Terry; Motion passed with a 5:0 vote.

- 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.

Mayor McGarvey opened the public comment period. Seeing no speakers, Mayor McGarvey closed the public comment period.

ACTION: Motion to approve by Budge second by Terry: Motion passed with a 5:0 vote.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

1. Request for No-Fault Eviction Moratorium

18. ADJOURNMENT

Mayor McGarvey adjourned to Closed Session at 8:12 p.m.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the Closed Session to order in the Community Board Room at 8:15 p.m.

20. CLOSED SESSION

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: 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

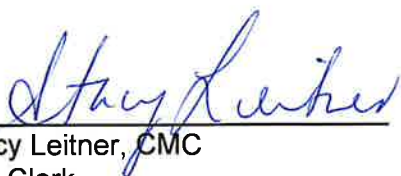
TRANSPORTATION CORR JOINT POWERS AUTHORITY; APN 072-0222-011-0000, PUBLIC STORAGE PROPERTIES XV INC(PUB STORAGE INC); APN 072-0222-034-0000, FOLSOM RESEARCH INVESTMENTS INC; APN 072-0222-038-0000, SACRAMENTO REGIONAL TRANSIT; APN 072-0222-039-0000, GARCHA PROPERTIES LLC; APN 072-0222-042-0000, GARCHA 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

City Attorney, Adam Lindgren, reported that there was no reportable action taken in Closed Session.

22. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 8:52 p.m.


Stacy Leitner, CMC
City Clerk