



**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**

**Tuesday, February 20, 2018**

**4:00 PM – Special Meeting  
Community Board Room**

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

**Special Meeting/Work Session to Follow the Regular Meeting**

**MINUTES**

**1. CLOSED SESSION - CALL TO ORDER/ROLL CALL**

Mayor Budge called the Closed Session to order in the Community Board Room at 4:10 PM.

**2. PUBLIC COMMENT**

Mayor Budge opened the Public Comment period. There were no speakers. Mayor Budge closed the public comment period.

**3. CLOSED SESSION**

- 3.1 CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2). Potential number of cases: One (1).

**4. ADJOURNMENT**

Mayor Budge adjourned closed session at 5:17 PM.

**5. REGULAR MEETING - CALL TO ORDER / ROLL CALL**

Mayor Budge called the Regular Meeting to order in the David B. Roberts Council Chambers at 5:37 PM.

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

Council Members Absent: None.

Staff Members Present: Abhar, Behrends, Bosch, Delaney, Downton, Goulart, Haven, Joyce, Kniestedt, Leitner, Leonardich, Lewis, Lindgren, Mingay, Somavarapu, Sparkman, Stricker, Weber.

#### **6. METRO CABLE TV TELEVISION ANNOUNCEMENT**

The City Clerk read the meetings recordings and playback schedules.

#### **7. PLEDGE OF ALLEGIANCE**

Girl Scout Troop 3109 led the pledge.

#### **8. INVOCATION**

Chuck Kelly from St, John Vianney Catholic Church gave the invocation.

#### **9. OPEN SESSION - REPORT FROM CLOSED SESSION**

City Attorney Adam Lindgren reported that there was no reportable action taken in closed session.

#### **10. PRESENTATIONS**

- 10.1 Girl Scouts of America Presentation by Troop 3109.
- 10.2 Folsom Lake College/Rancho Cordova Promise Program Presentation – A College Scholarship Program for Rancho Cordova Residents, Presented by Bernard Gibson, Dean of Student Services, from Folsom Lake College.
- 10.3 Community Enhancement Fund Grant Check Presentations to 1) Sacramento Area Bicycle Advocates: Promote Bicycling in Rancho Cordova and 2) Cordova Community Council Foundation: Improvements to Sports Fields and 3) Folsom Lake College: Folsom Lake College/Rancho Cordova Promise Program.
- 10.4 US 50 Integrated Corridor Management Presentation.
- 10.5 Introduction of New City Employee Daniel Leonardich, Community Enhancement Fund Management Technician, by Stacy Delaney, Community Enhancement Analyst II.

#### **11. PUBLIC COMMENT**

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

- Joy Moon
- Teera Kolvenbach
- Terry Gough

Mayor Budge closed the public comment period.

## **12. COUNCIL REPORTS**

Council reported on events since the last meeting.

## **13. CITY MANAGER'S REPORT**

No City Manager's report was provided.

## **14. CONSENT CALENDAR ITEMS - ROLL CALL VOTE**

**ACTION:** Motion to approve items 14.1, 14.3, 14.4, and 14.5 by Terry second by Sander;  
Carried by a 5:0 roll call vote.

14.1 **Subject:** Meeting Minutes of the February 5, 2018 Regular Meeting.

**Recommendation:** Adopt Minutes.

14.2 **Subject:** Treasurer's Report – December 31, 2017.

**Recommendation:** This report is informational only. It is recommended that the City Council receive and file the December 31, 2017 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 fourth quarter of this calendar year, ending December 31, 2017, and is in compliance with the State's reporting requirements.

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

**Advances Goals:** 4.

**ACTION:** Motion to approve by Gatewood second by McGarvey;

14.3 **Subject:** Resolution Authorizing the City Manager to Execute an Agreement with Tyler Technologies BRAZOS to process electronic traffic citations.

**Recommendation:** Adopt Resolution 31-2018.

**Result of Recommended Action:** Adoption of Resolution 31-2018 will authorize the City Manager to execute an agreement with Tyler Technologies BRAZOS to process electronic traffic citations and interface with the Sacramento Superior Court Carol Miller Justice Center by the May 1, 2018 deadline.

**Staff Report:** Lieutenant Chad Lewis, Assistant Chief of Police.

**Advances Goals:** 2, 3, and 5.

14.4 **Subject:** LOCAL AGENCY INVESTMENT FUND (LAIF) INVESTMENT AUTHORIZATION – Resolution Authorizing City Staff to Deposit and Withdraw City Funds in the State's Local Agency Investment Fund (LAIF).

**Recommendation:** Adopt Resolution 11-2018, revising the authorization list on the City's LAIF accounts to reflect the current titles/staff positions in the City.

**Result of Recommended Action:** The City's authorizations with LAIF were last updated in August 2003, and there have been City position changes since that time. As a result, an updated resolution is required. The proposed resolution grants authority to the City Manager, Administrative Services Director/Finance Director and Senior Accountant, or their successors, to initiate investment-related transactions with LAIF.

**Staff Report:** Liisa Behrends, Sr. Accountant.

**Advances Goals:** 5.

- 14.5 **Subject:** Approve Parcel Map of Subdivision No. FM-2017-003-01, 3390 Sunrise Boulevard.

**Recommendation:** Approve Parcel Map of Subdivision No. FM-2017-003-01, 3390 Sunrise Boulevard; located on the west side of Sunrise Boulevard approximately 420 feet north of Recycle Road.

**Result of Recommended Action:** Approval of this recommendation will result in the recording of the parcel map creating two separate parcels.

**Staff Report:** Albert Stricker, Public Works Director.

**Advances Goals:** 1 and 2.

## 15. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Mayor Budge opened the public hearing. There were no speakers.  
Mayor Budge closed the public hearing.

**ACTION:** Motion to approve by Terry second by McGarvey;

- 15.1 **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:** Introduce and waive the first reading of Ordinance No. 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.

- 15.2 **Subject:** 3287 Monier Circle Parcel Split – Project No. DD9743 – Tentative Parcel Map.

**Recommendation:** Adopt Resolution 30-2018.

**Result of Recommended Action:** Adoption of Resolution 30-2018 would approve the applicant's request to subdivide an existing developed 1.986+/- acre parcel into two separate parcels; Lot A at 0.969 acres and Lot B at 1.017 acres. This lot split would allow for the sale, lease, or finance of individual parcels. No physical improvements are proposed with this request. No physical improvements or changes in use are proposed with this request.

**Staff Report:** Nicholas Sosa, Assistant Planner.

**Advances Goals:** 1, 4, and 6.

- 15.3 **Subject:** Rancho Cordova Zoning Map Amendment.

**Recommendation:** Introduce and waive first reading of Ordinance No. 3-2018 to rezone APN 067-0030-078-0000 to General Commercial (GC).

**Result of Recommended Action:** The proposed zoning map amendment would

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.

## **16. PUBLIC HEARING ITEMS**

- 16.1 **Subject:** Introduction and First Reading of 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:** Introduce and waive first reading of Ordinance 4-2018.

**Result of Recommended Action:** The Ordinance would come back for second reading and adoption at the next regular City Council meeting. Approval of Ordinance 4-2018 would amend Title 23 (Zoning Code) of the City of Rancho Cordova Municipal Code. Specifically, the proposed amendments will clarify approval authority, update permit requirements, clarify minimum setback standards, address outdoor storage, create new development standards to ensure neighborhood compatibility, and clarify signage provisions.

**Staff Report:** Darcy Goulart, Principal Planner.

**Advances Goals:** 1, 2, and 6.

Mayor Budge opened the public hearing. There were no speakers.

Mayor Budge closed the public hearing.

**ACTION:** Motion to approve by Terry second by Gatewood; with the added language that parking spaces can be shared by businesses that operate during opposite hours.

- 16.2 **Subject:** Cooperative Agreement with Douglas Road 105, LLC Related to Temporary Closure of Douglas Road, a Fee Credit Agreement, and Ordinance to Amend the Development Agreement.

**Recommendation:** 1) Adopt Resolution No. 26-2018; 2) Introduce and Waive the First Reading of Ordinance No. 2-2018.

**Result of Recommended Action:** Adoption of Resolution No. 26-2018 would authorize the City Manager to execute a Cooperative Agreement with Developers with stipulations that would allow the closure of Douglas Road between Americanos Boulevard and Grant Line Road for a period of up to six months during construction of utility and roadway infrastructure, and also authorize the City Manager to execute an impact fee credit agreement for the project. Adoption of Ordinance No. 2-2018 would approve amendments to the Development Agreement related to the fee credits and road improvements.

**Staff Report:** Elizabeth Sparkman, Interim Community Development Director and Albert Stricker, Public Works Director.

**Advances Goals:** 2, 5, and 6.

Mayor Budge opened the public hearing. The following individuals addressed the Council:

- Brian Cutting, Woodside Homes, spoke to the item.
- Mark Russo spoke to the item.

Mayor Budge closed the public hearing.

**ACTION:** Motion to approve by Sander second by Terry to:

Approve Resolution No. 26-1028 with the restatement of: Section 2.1.6 of the Cooperative Agreement for Temporary Closure of Douglas Road between the City of Rancho Cordova and Douglas Road 105, LLC in the form of Contract No. 14-2018; as follows:

“The developers shall record a Declaration of Covenants, Conditions, Restrictions, and Reservations that contain enforcement provisions if approved by and in a form approved by the City Attorney. The City shall be a third-party beneficiary to the duties and covenants imposed therein and shall be entitled to, without obligation, take appropriate legal action to enforce these duties and covenants. If an action is commenced, the City shall be entitled to recover costs including reasonable attorneys’ fees. The provisions of said paragraph may not be amended or rescinded without the prior written approval of the City.”

And

Approve Ordinance No. 2-2018 with a restatement of Section 4 of the Second Amendment to the Development Agreement Relative to Douglas 98 by and between the City of Rancho Cordova and Douglas Road 105, LLC amending Section 6.4.7 relative to a Homeowners Association; as follows:

“The developers shall record a Declaration of Covenants, Conditions, Restrictions, and Reservations that contain enforcement provisions if approved by and in a form approved by the City Attorney. The City shall be a third-party beneficiary to the duties and covenants imposed therein and shall be entitled to, without obligation, take appropriate legal action to enforce these duties and covenants. If an action is commenced, the City shall be entitled to recover costs including reasonable attorneys’ fees. The provisions of said paragraph may not be amended or rescinded without the prior written approval of the City.”

Mayor Budge announced a short recess at 8:15 PM.

Council Member Sander departed from the meeting at 8:15 PM.

Mayor Budge reconvened at 8:25 PM.

## **17. REGULAR CALENDAR ITEMS**

17.1 **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 two at-large 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.

The first meeting in March this item will come back to Council to appoint David

Sander's selection for the Oversight Board.

Mayor Budge opened the public comment period. The following people spoke:

Eunie Linden spoke to the item.

Andrew Carhart spoke to the item.

Joseph Smith spoke to the item.

Nica Gauff spoke to the item.

Patricia Medina spoke to the item.

**ACTION:** Mayor Budge continued this item to the March 5, 2018 City Council Meeting.

17.2 **Subject:** Resolution No. 3-2018 Authorizing The City Manager To Execute Contract No. 11-2018 With Neutron Holdings, Inc. DBA Limebike For The Rancho Cordova Pilot Bicycle Sharing Program.

**Recommendation:** Staff recommends adoption of Resolution No. 3-2018 authorizing the City Manager to execute contract No. 11-2018 with Neutron Holdings, Inc. DBA "Limebike" for the Rancho Cordova Pilot Bicycle Sharing Program.

**Result of Recommended Action:** Adoption of Resolution No. 3-2018 would result in Limebike launching a pilot bicycle sharing program in Spring 2018 with approximately 200 bicycles.

**Staff Report:** Albert Stricker, Public Works Director and Zach Bosch, Associate Civil Engineer.

**Advances Goals:** 1, 2, and 5.

Mayor Budge opened the public comment period. The following people spoke:

- Steve Pas
- Darryl Langwell
- Marc Sapoznik

Mayor Budge closed the public comment period.

**ACTION:** Motion to approve by McGarvey second by Terry; with Mayor Budge appointing a subcommittee to meet with Limebike on a bi-monthly basis to ensure success.

17.3 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Authorizing the Issuance of Special Tax Bonds for and on Behalf of the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1, Approving and Directing the Execution of a Supplemental Fiscal Agent Agreement, Approving the Form of Preliminary Official Statement, Approving Sale of Such Bonds, and Approving Other Related Documents and Actions.

**Recommendation:** Adopt Resolution 29-2018.

**Result of Recommended Action:** Adoption of this Resolution will authorize the sale of the final series of Special Tax Bonds (the "Bonds") for and on behalf of Sunridge North Douglas Community Facilities District No. 2005-1 for the purpose of providing money for the construction and acquisition of improvements, and the payment of certain fees, within the Community Facilities District.

**Staff Report:** Michelle Mingay, Sr. Finance Analyst.

**Advances Goal:** 5.

**ACTION:** Motion to approve by Terry second by Gatewood;

**18. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

Council Member Gatewood:

1. Preferential treatment for contracts that come out of the City.
2. Home Owners Association (HOA) policy.

**19. ADJOURNMENT**

Mayor Budge adjourned the meeting at 9:37 PM.



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Stacy Leitner, City Clerk  
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