a fresh take.
RANCHO CORDOVA
CALIFORNIA

CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, June 18, 2018

5:00 PM – Special Meeting
David B. Roberts Council Chambers

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

Special Meeting/Work Session to Follow the Regular Meeting

MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chamber at 5:01 PM.

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

Council Members Absent: Sander.

Staff Members Present: Abhar, Goulart, Heisler, Juran, Kniestedt, Leitner, Lindgren, Norton, Samimi, Simpson, Sosa, Stricker, Weber.

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEM

3.1 **Subject:** Appoint Agency Real Property Negotiators Pursuant to Government Code Section 54956.8: Agency Negotiators: Cyrus Abhar, City Manager, Adam Lindgren, City Attorney, Kim Juran, Finance Director, and Elizabeth Sparkman, Community Development Director. Negotiating Party: Successor Agency to the Former Community Development Agency. Property: Assessor's Parcel Number: 057-0223-017 at 10545 Folsom Boulevard.

ACTION: Motion to approve by Gatewood second by McGarvey; Motion passed with a 4-0 vote.

4. ADJOURNMENT

Mayor Budge adjourned the meeting to closed session in the Community Board Room at 5:04 PM.

5. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the closed session to order in the Community Board Room at 5:05 PM.

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

Council Members Absent: Sander.

Staff Members Present: Abhar and Lindgren.

6. CLOSED SESSION

6.1 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: City Negotiators: Cyrus Abhar, City Manager, Adam Lindgren, City Attorney, Kim Juran, Finance Director, Elizabeth Sparkman, Community Development Director. Negotiating Party: Successor Agency to the Former Community Development Agency. Property: Assessor's Parcel Number:057-0223-017 at 10545 Folsom Boulevard. Under Negotiation: Price and Terms of Payment.

6.2 CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: City Negotiators: Cyrus Abhar, City Manager, Adam Lindgren, City Attorney, Kim Juran, Finance Director, Elizabeth Sparkman, Community Development Director. Negotiating Party: The Lily Company. Property: Assessor's Parcel Numbers:076-0020-019, 076-0020-020, 076-0020-021, 076-0020-022 at 10153-10179 Folsom Boulevard. Under Negotiation: Price and Terms of Payment.

7. ADJOURNMENT

Mayor Budge adjourned the regular meeting in the David B. Roberts Council Chambers at 5:23 PM.

8. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chamber at 5:33 PM.

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

Council Members Absent: Sander.

Staff Members Present: Abhar, Goulart, Heisler, Juran, Kniestedt, Leitner, Lindgren, Norton, Samimi, Simpson, Sosa, Stricker, Weber.

9. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

10. PLEDGE OF ALLEGIANCE

Maria Kniestedt, City of Rancho Cordova Director of Communications, led the pledge.

11. INVOCATION

Julie Steinbach from United Methodist Church of Rancho Cordova gave the invocation.

12. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that City Council received information from and provided direction to City negotiators with no other reportable action taken in closed session.

13. PRESENTATIONS

13.1 2018 Infrastructure Update by Albert Stricker, Public Works Director.

14. PUBLIC COMMENT

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

15. COUNCIL REPORTS

Council reported on events since the last meeting.

16. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

17. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 17.1 through 17.6 by Terry second by Gatewood; Motion passed with a 4:0 vote.

17.1 **Subject:** Meeting Minutes from the June 4, 2018 Regular City Council Meeting.
Recommendation: Adopt Minutes.

17.2 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 84-2018 in the amount Not to Exceed $239,303 with Alta Planning & Design for the City of Rancho Cordova Citywide Safe Routes to School Master Plan.
Recommendation: Adopt Resolution No. 76-2018.

Result of Recommended Action: Adoption of Resolution No. 76-2018 will authorize the City Manager to execute Contract No. 84-2018 with Alta Planning & Design in an amount not to exceed $239,303 for the Citywide Safe Routes to School Master Plan.
Staff Report: Albert Stricker, Public Works Director and Zach Bosch, Associate Civil Engineer.
Advances Goals: 1, 2, and 5.

17.3 **Subject:** A Resolution Authorizing The City Manager To Execute Contract Change Order No. 2 With Saboo Inc. to Increase the Contract Amount From $541,072.34 to an Amount not to Exceed $581,073.34 for the Mather Mills Station Renovation.
Recommendation: Adopt Resolution No. 78-2018.
Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract Change Order No. 2 with Saboo Inc. to increase the contract amount from $541,072.34 to $581,073.34 for additional construction services to the historic Mills Station Building.
Staff Report: Albert Stricker, Public Works Director and Todd Humphrey, Facilities Manager.
Advances Goals: 1, 2, and 5.

17.4 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 78-2018 with St. Francis Electric, LLC in an Amount Not to Exceed $593,670 for On-Call Street Light and Electrical Maintenance and Repair Services.
Recommendation: Adopt Resolution No. 63-2018.
Adoption of Resolution No. 63-2018 will authorize the City Manager to execute Contract No. 78-2018 with St. Francis Electric, LLC in an amount not to exceed $593,670 for On-Call Street Light and Electrical Maintenance and Repair Services.
Staff Report: Albert Stricker, Public Works Director and Steve Harriman, Operations and Maintenance Manager.
Advances Goals: 1, 2, and 5.

17.5 **Subject:** Third Amendment to Development Agreement Relative to Douglas 98 and Second Amendment to Development Agreement Relative to Grantline 208.
Recommendation: Waive the second reading and adopt Ordinance Nos. 13-2018 and 14-2018.
Result of Recommended Action: Adoption of Ordinance No. 13-2018 would approve a Third Amendment to the Development Agreement Relative to the Douglas 98 project and adoption of Ordinance No. 14-2018 would approve a Second Amendment to the Development Agreement relative to the Grantline 208 project to correctly reference the property boundary to which the respective Development Agreements apply.
Staff Report: Elizabeth Sparkman, Community Development Director.
Advances Goals: 6.

17.6 **Subject:** A Resolution Designating Voting Delegate and Alternates for the 2018 League of California Cities Annual Conference to be Held September 12-14, 2018 in Long Beach, California.
Recommendation: Adopt Resolution No. 81-2018.
Result of Recommended Action: Adopt Resolution No. 81-2018, designating Council Member David Sander as Voting Delegate and Vice Mayor McGarvey and Council Member Donald Terry as Voting Alternates for the 2018 Annual League of California Cities Conference Business Meeting.
Staff Report: Stacy Leitner, City Clerk.
Advances Goals: 1.

18. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

19. PUBLIC HEARING ITEMS

19.1 **Subject:** Introduction and First Reading of Ordinance 15-2018, an Ordinance Amending Sections of the Rancho Cordova Municipal Code Related to Business Regulation; Bingo Games and Bingo Parlors; Health and Sanitation; Abandoned Vehicles; Zoning Code; and the Folsom Boulevard Specific Plan.
Recommendation: Introduce and waive first reading of Ordinance 15-2018.
Result of Recommended Action: The Ordinance would come back for a second reading and adoption at the next regular City Council meeting. Approval of Ordinance 15-2018 would amend Title 4 (Business Regulation), Chapter 4.26 Bingo Games and Chapter 4.28 Bingo Parlors; Title 6 (Health and Sanitation), Chapter 6.56 Abandoned Vehicles; Title 23 (Zoning Code), Article 1 Administration, Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 9 Site Planning and Development Standards, and Article 11 Definitions of the Rancho Cordova Municipal Code; and the Folsom Boulevard Specific Plan, Chapter 2 Land Use Plan and Allowed Uses.
Staff Report: Darcy Goulart, Planning Manager.
Advances Goals: 1, 2, 5, and 6.

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

1. Jim Tabuchi

Mayor Budge closed the public comment period.

ACTION: Motion to continue the item to July 2, 2018 City Council Meeting by Terry second by Gatewood; Motion passed with a 4-0 vote.

Council provided staff the following direction:

1. No 1000-foot setback from the boulevard needed
2. Leave existing language in the Municipal Code regarding fees
3. Allow up to 6 bingo games per week at the discretion of the police chief

19.2 **Subject:** Discussion of Resolution 70-2018 for a Master License Agreement Template for Small Cell Attachments on City Owned Public Poles and Introduction and First Reading of Ordinance 11-2018, an Ordinance Amending Title 23 (Zoning Code) of the Rancho Cordova Municipal Code regarding Chapter 23.907 Utility, Transportation, and Communication Uses.
Recommendation: Approve Resolution 70-2018 providing authorization to implement a Master License Agreement Template for small cell attachment installation and Introduce and waive first reading of Ordinance 11-2018.
Result of Recommended Action: Approval of Resolution 70-2018 would allow Staff to implement a Master License Agreement with telecommunication providers to allow small cell attachments on city owned public poles within the public right-of-way. Approval of Ordinance 11-2018 would amend Title 23 (Zoning Code) of the Rancho Cordova Municipal Code regarding Chapter 23.907 Utility, Transportation, and Communication Uses. Specifically, the amendment would provide new minimum

requirements and design standards, consistent with the standards of the discussed Agreement, for the attachment of small cell equipment to private poles within the public right-of-way. The Ordinance would come back for a second reading and adoption at the next regular City Council Meeting.
Staff Report: Albert Stricker, Public Works Director, Tameem Samimi, Assistant Civil Engineer, and Nicholas Sosa, Assistant Planner.
Advances Goals: 1, 5, and 6.

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

1. Alice Perez
2. Tressa Bader
3. David Griffith

Mayor Budge closed the public hearing.

ACTION: Motion to approve the item with the addition of residential sites as needed by Terry second by Gatewood; Motion passed with a 4-0 vote.

20. REGULAR CALENDAR ITEMS

20.1 **Subject:** A Resolution Authorizing the Acquisition of Property and Authorizing Execution of a Purchase and Sale Agreement and a Certificate of Acceptance and Recordation of a Grant Deed for 10153-10179 Folsom Blvd in the Amount of $2,680,000.
Recommendation: Adopt Resolution 77-2018.
Result of Recommended Action: Adoption of this Resolution will allow the City Manager to proceed with the execution of documents necessary to purchase and take possession of the property located at 10153-10179 Folsom Blvd for the amount of $2,680,000.
Staff Report: Cyrus Abhar, City Manager and Stefan Heisler, Management Analyst.
Advances Goals: 3 and 5.

ACTION: Motion to approve by Terry second by Gatewood; Motion passed with a 4-0 vote.

20.2 **Subject:** A Resolution Authorizing the City Manager to Execute an Agreement for the Purchase of Real Property Located at 10545 Folsom Blvd.
Recommendation: Adopt Resolution 80-2018 Approving a Purchase and Sale Agreement for the Acquisition of Real Property Located at 10545 Folsom Blvd. and Authorizing Execution of a Certificate of Acceptance and Recordation of a Grant Deed.
Result of Recommended Action: Adoption of Resolution 80-2018 will enable the City Manager to execute a purchase and sale agreement for the property located at 10545 Folsom Blvd. (APN No. 057-0223-0019) and allow the City to purchase the property from the Successor Agency to the Former Community Redevelopment Agency of the City of Rancho Cordova (Successor Agency).
Staff Report: Kim Juran-Karageorgiou, Administrative Services Director.
Advances Goals: 3 and 5.

ACTION: Motion to approve by Terry second by McGarvey; Motion passed with a 4-0 vote.

20.3 **Subject:** A Resolution Authorizing the Execution of an Agreement for the Sale of Real Property Located at 10545 Folsom Blvd.
Recommendation: Adopt Resolution SA-01-2018 approving a purchase and sale agreement for the sale of real property located at 10545 Folsom Blvd. to the City of Rancho Cordova.
Result of Recommended Action: Adoption of Resolution SA-01-2018 will enable the Successor Agency to sell the property located at 10545 Folsom Blvd. (APN No. 057-0223-0019).
Staff Report: Kim Juran-Karageorgiou, Administrative Services Director.
Advances Goals: 3 and 5.

ACTION: Motion to approve by Gatewood second by Terry; Motion passed with 4-0 vote.

21. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council requested to have a discussion regarding Smart Cities at a future Council Meeting.

22. ADJOURNMENT

Mayor Budge adjourned the meeting at 8:15 PM.

Stacy Leitner

Stacy Leitner, City Clerk