



CITY COUNCIL MEETING

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

Monday, August 06, 2018

4:00 PM – Special Meeting

**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 Budge called the regular meeting to order in the David B. Roberts Council Chamber at 5:32 PM.

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

Council Members Absent: Sander.

Staff Members Present: Abhar, Behrends, Cowles, Delaney, Goulart, Heisler, Kniestedt, Leitner, Leonardich, Lindgren, Pittman, Simpson, Sparkman, Weber.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Tera Kolvenbach led the pledge.

4. INVOCATION

Danny Langan from River City Christian gave the invocation.

5. PRESENTATIONS

- 5.1 PRO Youth and Families' Youth at City Council Program Presentation – A Civic Education Program Designed to Develop Young Leaders and Foster Civic Engagement in Rancho Cordova Youth.
- 5.2 Vice Mayor McGarvey's birthday on August 10th.

6. PUBLIC COMMENT

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

- 1. Sam Johnson
- 2. Eric Foster

Mayor Budge 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 and 9.3–9.7 by Terry second by Gatewood; Motion passed with a 4:0 vote.

- 9.1 **Subject:** Meeting Minutes from the July 2, 2018 Regular City Council Meeting.
Recommendation: Adopt Minutes.

- 9.2 **Subject:** Second Reading of Ordinance Amending Sections of the Rancho Cordova Municipal Code Related to Title 6 Health and Sanitation and Title 23 Zoning Code.
Recommendation: Waive the second reading and adopt Ordinance.
Result of Recommended Action: Approval of this Ordinance would amend 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 7 Site Planning and Development Standards, and Article 11 Definitions of the Rancho Cordova Municipal Code.
Staff Report: Darcy Goulart, Planning Manager.
Advances Goals: 1, 2, 5, and 6.

ACTION: Motion to approve bringing this item back with modifications in thirty (30) days by Terry second by Budge; Motion passed with a 4:0 vote.

- 9.3 **Subject:** Second Reading of an Ordinance of the City of Rancho Cordova Rescinding Ordinance 29-2006 Establishing a Special Tax for Police Protection for the Anatolia IV

Subdivision.

Recommendation: Waive the second reading and adopt Ordinance.

Result of Recommended Action: Adoption of this Ordinance will rescind Ordinance 29-2006 establishing a special tax for Police Protection for the Anatolia IV subdivision (Zone 31). As Required by Section 6.4.4 of the Anatolia IV Development Agreement, Property Owners of this project have completed the process of annexing their project into Community Facilities District 2013-2 (Police Services), which was formed in February 2013.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goal: 5.

- 9.4 **Subject:** A Resolution Authorizing The City Manager To Execute Contract No. 79-2018 With Kimley Horn And Associates, Inc. in an Amount Not to Exceed \$175,000 for the Transportation Planning Study of the Olson Drive and Zinfandel Drive Corridor.

Recommendation: Adopt Resolution.

Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract No. 79-2018 in an amount not to exceed \$175,000 with Kimley Horn and Associates, Inc. to prepare a planning study for corridor enhancement and circulation improvements of Olson Drive and Zinfandel Drive corridors.

Staff Report: Albert Stricker, Public Works Director and Rupa Somavarapu, Senior Civil Engineer.

Advances Goals: 1, 2, and 6.

- 9.5 **Subject:** Annexation of Grantline 208 Project to the City of Rancho Cordova Community Facilities District No. 2014-2 (Street Lighting and Road Maintenance).

Recommendation: Adopt Resolution.

Result of Recommended Action: Adoption of the Resolution approves Annexation Map No. 6 for the Grantline 208 Project to Community Facilities District No. 2014-2 (Street Lighting and Road Maintenance), and approves the recording of the annexation map and the Notice of Special Tax Lien.

Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.

Advances Goals: 5.

- 9.6 **Subject:** A Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the Grantline 208 Project.

Recommendation: Adopt a Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Grantline 208 project.

Result of Recommended Action: Adoption of the Resolution will declare the Council's intention to impose the annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system for the Grantline 208 project and sets a public hearing for August 20, 2018 on the matter.

Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.

Advances Goals: 5.

- 9.7 **Subject:** Approve the Final Large Lot Map of Grantline 208 Subdivision No. FM-2018-001-01.

Recommendation: Approve Final Large Lot Map of Grantline 208 Subdivision No. FM-2018-001-01 located on the west side of Grant Line Road approximately 1750 feet south of Douglas Road.

Result of Recommended Action: Approval of this recommended action will result in the recording of the final map creating 16 large lots.

Staff Report: Albert Stricker, Public Works Director and Marilyn Phelps, Assistant Land Surveyor.

Advances Goals: 1 and 2.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Mayor Budge opened the public hearing. Seeing no speakers, Mayor Budge closed the public hearing.

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

10.1 **Subject:** Public Hearing Considering the Adoption of an Amendment to the 2018-19 Community Development Block Grant Action Plan.

Recommendation: Adopt a Resolution Approving the Amendment to the 2018-19 Community Development Block Grant (CDBG) Action Plan.

Result of Recommended Action: 1) Approves the amendment to the 2018-19 CDBG Action Plan; 2) Authorizes the City Manager to submit the amendment and all required certifications and forms to the Department of Housing and Urban Development; and 3) Allows staff to make technical modifications to the Action Plan to correct minor errors and to respond to direction from HUD.

Staff Report: Jessica Hayes, Housing Consultant.

Advances Goals: 2 and 5.

10.2 **Subject:** A Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of an Annual Stormwater Utility Fee for the Creekside Commerce Center Project.

Recommendation: Adopt Resolution.

Result of Recommended Action: Adoption of the Resolution will declare the results of the property owner protest and, if there exists less than a majority protest, authorize the mailing of a ballot to the property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the Creekside Commerce Center project. The action also sets 1:30 p.m. on August 22, 2018 in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.

Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.

Advances Goals: 5.

10.3 **Subject:** A Resolution of Intention to Establish Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens).

Recommendation: Adopt a Resolution declaring the intention to form the Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens).

Result of Recommended Action: Action on this item will declare the Council's intention to establish the CFD and a future annexation area, designate the name of the district, state the Council's intention to levy a special tax on properties within the CFD to contribute to the cost of maintenance of community places and neighborhood greens, and set 5:30 p.m., September 17, 2018, as the time and date for a public hearing on the matter. The CFD would only impact properties in the recently approved Sunridge Lot J, Grant Line 208, and Douglas 98 projects and other future development projects that would annex into the CFD.

Staff Report: Elizabeth Sparkman, Community Development Director.

Advances Goals: 1, 2, and 5.

- 10.4 **Subject:** 9777-9779 Business Park Drive Parcel Map; Project No. DD9797 – Located at 9777-9779 Business Park Drive.

Recommendation: Adopt Resolution.

Result of Recommended Action: Adoption of the Resolution would approve the applicant's request to subdivide an existing developed 2.41+/- acre parcel into two new parcels; Parcel 1 at 1.205 acres and Parcel 2 at 1.205 acres. This lot split would allow for the sale, lease, or finance of individual parcels. No physical improvements are proposed with this request.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 1, 4, and 6.

11. PUBLIC HEARING ITEMS

- 11.1 **Subject:** Lennar North Douglas Village 8 Major Design Review and Adjustment; Project No. DD9760 - Located at the Southern Point of North Douglas at Americanos Boulevard and Douglas Road.

Recommendation: That Council 1) Determine the project exempt per section 15182 of the CEQA Guidelines; 2) Adopt Resolution.

Result of Recommended Action: Adoption of the Resolution would approve the design for three floor plans ranging from 1,454 square feet to 2,018 square feet, each with three elevations to be located at North Douglas Village 8. Approval would allow the applicant to pursue necessary building permits for new construction.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 1, 2, and 6.

Mayor Budge opened the public hearing and the following people spoke:

- Pierre Martinez, Lennar Homes

Mayor Budge closed the public hearing.

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

12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** Second Amendment to the Mather Veterans Village Phase 2 Disposition, Development and Loan Agreement.

Recommendation: Adopt Resolution.

Result of Recommended Action: Adoption of this Resolution will allow the City Manager to: 1) execute the Second Amendment to the Disposition, Development and Loan Agreement ("DDLA") with Veterans Resource Centers of America ("Developer") for the Mather Veterans Village Phase 2 transitional housing project ("Project"), 2) execute the Agreement Regarding the Allocation and Expenditure of County Funds for the Mather Veterans Village Phase 2 Project ("County Funds Agreement") committing an additional \$1,000,000 of County grant funds to the Project, and 3) commit additional City funding and forgive Project repayments to the City in the total amount of \$605,000. The second amendment to the DDLA will include new language to incorporate additional funding from Sacramento County, the inclusion of a new exhibit for the additional County funding and the revision of several exhibits to reflect the final Project financing and timing in order to prepare for a construction loan closing later in August,

2018.

Staff Report: Stefan Heisler, Reinvestment Analyst.

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

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

- Burt McChesney

Mayor Budge closed the public comment.

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

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Terry would like to have a general recycling discussion regarding trends added to the agenda. The item received support from 3 Council Members.

14. ADJOURNMENT

Mayor Budge closed the meeting in memory of the following people:

- Rose Frank Yost (1924-2018)
- Susan 'Sue' Johnson (1936-2018)
- Mary Florence Moraini (1932-2018)
- John Dale Reynen (1937-2018)
- Trudy Porter Schafer (1946-2018)



Stacy Leitner, City Clerk