a fresh take.
RANCHO CORDOVA
CALIFORNIA

CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, August 20, 2018

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

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 5:38 PM.

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

Council Members Absent: None.

Staff Members Present: Abhar, Downton, Goulart, Harriman, Hartley, Haven, Huber, Leitner, Lewis, Lindgren, Norton, Quynn, Simpson, Sosa, Sparkman, Stricker, Weber.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Larry Ladd led the pledge.

4. INVOCATION

Bishop Uati Suafoa from Mather Ward, The Church of Jesus Christ Latter-day Saints gave the invocation.

5. PRESENTATIONS

5.2 Regional Economic Update Presented by Barry Broome, President and CEO of the Greater Sacramento Economic Council.

5.1 Proclamations Recognizing Ulices and Moises Buenrostro for Their Heroic Actions Within the City of Rancho Cordova.

6. PUBLIC COMMENT

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

1. Walt Myers

2. Larry Ladd

3. J.R. Mack

4. Kim Dean - Council Member Terry asked that staff reach out to the Vintage Fair Apartments regarding their response to the fire and come back in 30 days with an update.

5. RJ Baroumand and Chris

6. Debbie Cady

7. Jim Van Eck

8. Diann Rogers

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 by Terry second by Gatewood; Motion passed with a 5:0 vote.

9.1 **Subject:** Meeting Minutes from the August 6, 2018 and August 14, 2018 Regular and Special City Council Meetings.

9.2 **Subject:** A Resolution Approving the Final Map of Anatolia IV Village 2, Subdivision No. FM 2017-002-02, and Executing the Subdivision Improvement Agreement Contract No. 156-2018.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement Contract No. 156-2018 (Attachment 2) guaranteeing the construction of public roads and utilities with Lennar Homes of California, Inc. and the recording of the final subdivision map creating 84 new

residentially zoned lots located on the southwest corner of the extension of Chrysanthy Drive and Rancho Cordova Parkway.
Staff Report: Albert Stricker, Public Works Director and Marilyn Phelps, Assistant Land Surveyor.
Advances Goals: 1 and 2.

9.3 **Subject:** A Resolution Approving the Final Map of Creekside Commerce Center, Subdivision No. FM 2018-003-01, and Execute the Subdivision Improvement Agreement Contract No. 157-2018.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Approval of this recommended action will result in the City entering into a Subdivision Improvement Agreement, Contract No. 157-2018 (Attachment 2), guaranteeing the construction of public improvements and utilities with 68 Zinfandel JV LLC, and the recording of the final subdivision map creating 8 lots zoned light industrial located at the southwest corner of Zinfandel Drive and North Mather Boulevard.
Staff Report: Albert Stricker, Public Works Director and Marilyn Phelps, Assistant Land Surveyor.
Advances Goals: 1 and 2.

9.4 **Subject:** Approve the Final Large Lot Map of Douglas 98 Subdivision No. FM-2018-004-01.
Recommendation: Approve Final Large Lot Map of Douglas 98 Subdivision No. FM-2018-004-01 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 four large lots.
Staff Report: Albert Stricker, Public Works Director and Marilyn Phelps, Assistant Land Surveyor.
Advances Goals: 1 and 2.

9.5 **Subject:** Approve Parcel Map of Subdivision No. FM-2018-002-01, 3277 and 3287 Monier Circle.
Recommendation: Approve Parcel Map of Subdivision No. FM-2018-002-01, 3277 and 3287 Monier Circle; located on the east side of Monier Circle approximately 1200 feet east and south of Sunrise Boulevard.
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.

9.6 **Subject:** A Resolution of Intention to Establish the City of Rancho Cordova Grantline 208 Community Facilities District 2018-1, to Levy a Special Tax Therein, and to Incur Bonded Indebtedness in and for the District to Finance the Acquisition and Construction of Certain Public Facilities in and for such District.
Recommendation: Adopt Resolutions.
Result of Recommended Action: Adoption of these Resolutions begins the process of forming the City of Rancho Cordova Grantline 208 Community Facilities District No. 2018-1, with bonded indebtedness in the principal amount not to exceed Thirty Five Million Dollars ($35,000,000) to pay for certain Public Facilities in and for such Community Facilities District, and sets 5:30 p.m. on October 1, 2018 as the time and date for a public hearing on the matter.
Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goal: 5.

9.7 **Subject:** Annexation of the Grantline 208 Subdivision to the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).
Recommendation: Adopt Resolution.
Result of Recommended Action: Adoption of the Resolution approves Annexation Map No. 2 for the Grantline 208 Subdivision to Community Facilities District No. 2013-2 (Police Services) (hereinafter "CFD No. 2013-2"), and approves the recording of the Annexation Map and the Notice of Special Tax Lien.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.

9.8 **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 Douglas 98 project.
Recommendation: Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Douglas 98 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 Douglas 98 project and sets a public hearing for September 4, 2018 on the matter.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.

9.9 **Subject:** Annexation of the Douglas 98 Project to the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance).
Recommendation: Adopt Resolution.
Result of Recommended Action: Adoption of the Resolution approves Annexation Map No. 5 for the Douglas 98 Project to Community Facilities District No. 2014-2 (Street Lighting and Road Maintenance) (hereinafter "CFD No. 2014-2"), 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 Goal: 5.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

10.1 **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 Grantline 208 Project.
Recommendation: Adopt the 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 Grantline 208 project. The action also sets 1:30 p.m. on September 5, 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 Goal: 5.

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

11. PUBLIC HEARING ITEMS

NONE.

12. REGULAR CALENDAR ITEMS

12.1 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 113-2018 with West Yost & Associates, Inc. in an Amount Not to Exceed $841,622 for the Development of the Stormwater Capital Improvement Program Master Plan.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution will authorize the City Manager to execute Contract No. 113-2018 with West Yost & Associates, Inc. to develop a Stormwater Capital Improvement Program Master Plan (Master Plan) for an amount not to exceed $841,622.
Staff Report: Albert Stricker, Public Works Director and Allen Quynn, Associate Civil Engineer.
Advances Goals: 1, 2 and 5.

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

12.2 **Subject:** Annual Community Development Department Update.
Recommendation: Receive the Community Development Department Annual Update.
Result of Recommended Action: No action will be taken by the City Council. Staff will provide an overview on various projects in development throughout the city.
Staff Report: Elizabeth Sparkman, Community Development Director.
Advances Goals: 1 and 2.

ACTION: Informational item only, no action taken.

12.3 **Subject:** Economic Development Department Update, Discussion and Possible Direction on Policies, Strategies and Tools.
Recommendation: Receive an update from the Economic Development Department. City staff will be prepared to answer questions from the City Council.
Result of Recommended Action: If directed to do so by City Council, City staff will return with additional information or discussion items at a future Council meeting.
Staff Report: Curt Haven, Economic Development Director.
Advances Goals: 1 and 2.

ACTION: Informational item only, no action taken.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

Mayor Budge adjourned the meeting at 9:05 PM.

Stacy Leitner, City Clerk