CITY OF RANCHO CORDOVA

a fresh take.
RANCHO CORDOVA
CALIFORNIA

CITY COUNCIL MEETING

City Hall
2729 Prospect Park Drive, Rancho Cordova

Monday, December 17, 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 American River Room North at 4:06 PM.

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

Council Members Absent: None.

Staff Members Present: Abhar, Carr, Cuffe, Fadl, Haven, Heisler, Juran, Kniestedt, Leitner, Lindgren, Schelldorf, Simpson, Sparkman, Stokes, Stricker, Weber.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Dylan McGarvey led the Pledge.

4. INVOCATION

Dr. Dan DeShong with Capital Ministries gave the invocation.

5. CERTIFICATION OF NOVEMBER 6, 2018 GENERAL MUNICIPAL ELECTION

ACTION: Motion to approve item 5.1 by Sander second by Terry; Motion passed with a 5:0 vote.

5.1 **Subject:** A Resolution Certifying the November 6, 2018 General Municipal Election.
Recommendation: Adopt the Resolution certifying the results of the November 6, 2018 General Municipal Election with regard to two members of the City Council.
Result of Recommended Action: Adoption of the Resolution results in the City's compliance with California Elections Code Sections 10262, 10263, and 10264 which, in part, state that the governing body shall declare the results of each election under its jurisdiction.
Staff Report: Stacy Leitner, City Clerk.
Advances Goals: 1, 3, 4, and 5.

6. SPECIAL CEREMONIES - SWEAR IN COUNCIL MEMBERS

6.1 Swearing-in and Seating of Council Members.

Linda Budge was sworn in to a 4-year term as Council Member by granddaughter Agnes Budge.

Garrett Gatewood was sworn in to a 4-year term as Council Member by father Stephen Gatewood.

7. SELECTION OF MAYOR AND VICE MAYOR

ACTION: Motion to appoint David Sander as Vice Mayor by Gatewood second by Terry; Motion passed with a 5:0 vote.

Motion to appoint Robert J. McGarvey as Mayor by Terry second by Gatewood; Motion passed with a 5:0 vote.

7.1 **Subject:** Selection of 2019 Mayor and Vice Mayor.
Recommendation: Council selection of the 2019 Mayor and Vice Mayor.
Result of Recommended Action: City Council Leadership officers for 2019 are appointed, per City Council Resolution No. 5-2004.
Staff Report: Stacy Leitner, City Clerk.
Advances Goals: 1, 3, 4, and 5.

8. SPECIAL CEREMONIES - SWEAR IN MAYOR AND VICE MAYOR

8.1 David Sander was sworn in as Vice Mayor by wife Dr. Maggie Parsons and son Charles Sander.

8.2 Robert J. McGarvey was sworn in as Mayor by wife Terry McGarvey.

8.3 Presentation to Outgoing Mayor Budge.

9. CELEBRATORY BREAK

AT THIS POINT: At 5:57 PM the Council took a break for refreshments in the lobby in honor of the elected Council Members, the swearing in of Vice Mayor Sander, and the swearing in of Mayor McGarvey. The full Council resumed at 6:29 PM.

10. PRESENTATIONS

10.1 Present Ceremonial Grant Checks to Community Enhancement Fund Grant Recipients: 1) Ankur, Inc.; 2) Elk Grove Unified School District; 3) American River Grange No. 172; 4) Soil Born Farms Urban Agriculture Project; and 5) Rebuilding Together Sacramento.

10.2 ~~Sacramento County Grand Jury Presentation on the Grand Jury Presented by Patricia Gayman, President of the Sacramento County Grand Jurors' Association~~

10.3 2018 Legislative Update, Joe A. Gonsalves & Son.

10.4 Introduced New Employees: Dalia Fadl, Senior Civil Engineer was Introduced by Albert Stricker, Public Works Director and Steve Stokes, Assistant Building Official was Introduced by Joe Cuffe, Building Official.

11. PUBLIC COMMENT

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

1. Larry Ladd
2. Pamela Bradley
3. Angel Ball

Mayor Budge closed the public comment period.

12. COUNCIL REPORTS

Council reported on events since the last meeting.

13. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

14. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 14.1 through 14.11 by Terry second by Sander; Motion passed with a 5:0 vote.

14.1 **Subject:** Meeting Minutes from the December 3, 2018 and December 11, 2018 Regular and Special City Council Meetings.
Recommendation: Adopt Minutes.

14.2 **Subject:** An Ordinance of the City of Rancho Cordova Rescinding Ordinances 28-2004, 29-2004, 30-2004, 32-2004, 33-2004, 40-2004, 25-2006, 26-2006, 27-2006, 28-2006, 31-2006, 32-2006 and 38-2006 Removing Various Development Projects in Rancho Cordova from the Special Police Tax Area as a Result of Different Financing Mechanisms Being Established to Fund Police Protection Costs for the Projects.
Recommendation: Introduce and Waive the First Reading of the Ordinance.

Result of Recommended Action: Adoption of the proposed Ordinance will rescind:
1) Ordinance 28-2004, 29-2004, 30-2004, 32-004 and 33-2004 establishing a special tax for police protection within Sunridge Park (Zones 10, 11, 12, 13 & 14);
2) Ordinance 40-2004 establishing a special tax for police protection within Sunridge North Douglas (Zone 9);
3) Ordinance 25-2006, 26-2006, 27-2006 and 28-2006 establishing a special tax for police protection within Sunridge Park, Phase II (Zones 33, 34, 35 & 36);
4) Ordinance 31-2006 establishing a special tax for police protection within Cresleigh, Lot J (Zone 32);
5) Ordinance 32-2006 establishing a special tax for police protection within Douglas 98 (Zone 28); and
6) Ordinance 38-2006 establishing a special tax for police protection within Grantline 208 (Zone 37).
Staff Report: Michelle Mingay, Senior Finance Analyst.
Advances Goal: 5.

14.3 **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 24-2018-1 for On-Call Engineering Services with Interwest Consulting Group to Extend the Contract Term from June 30, 2019 to June 30, 2020 that Results in Increasing the Contract Amount from $100,000 to $300,000.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution will authorize the City Manager to execute Contract Amendment No. 24-2018-1 with Interwest Consulting Group to extend the contract term from June 30, 2019 to June 30, 2020 and to increase the contract amount from $100,000 to $300,000 for continued on-call engineering services for the Public Works Department.
Staff Report: Albert Stricker, Public Works Director and Quoc Nham, Associate Civil Engineer.
Advances Goals: 1, 2, and 5.

14.4 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 176-2018 in an Amount Not to Exceed $1,628,586.50 with Martin General Engineering, Inc. to Construct the Rod Beaudry & Routier Bikeway Project, Cp16-2169
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract No. 176-2018 in an amount not to exceed $1,628,586.50 with Martin General Engineering, Inc. to construct the Rod Beaudry-Routier Bikeway Project, CP16-2139.
Staff Report: Albert Stricker, Public Works Director and Edgar Medina, Senior Civil Engineer.
Advances Goals: 1, 2 and 5.

14.5 **Subject:** A Resolution Authorizing The City Manager To Execute Contract Amendment No. 75-2018-1 For Marketing and Public Relations Services for Economic Development and Citywide Communications With FleishmanHillard To Extend The Contract Term From July 31, 2018 To December 31, 2018 That Results In Increasing The Contract Amount From $99,000 To $118,168
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution would authorize the City Manager to execute contract amendment No. 75-2018-1 with FleishmanHillard to extend the contract term from July 31, 2018 to December 31, 2018 and to increase the contract not-to-exceed amount from $99,000 to $118,168 to cover additional project costs outside of the original Scope of Work for the Economic Development Department,

Community Enhancement Fund Program and Citywide communications.
Staff Report: Maria Kniestedt, Communications & Public Affairs Director.
Advances Goals: 1, 2 and 6.

14.6 **Subject:** Resolutions Authorizing the City Manager to Execute an Amendment to a Cooperative Agreement; and Execute a Separate Cooperative Agreement with Caltrans for the Zinfandel Complex Project, CP14-2132.
Recommendation: Adopt both Resolutions.
Result of Recommended Action: Adoption of the first Resolution will authorize the City Manager to execute an Amendment to Cooperative Agreement No. 03-0609 (Rancho Cordova Contract No. 122-2016). The second Resolution will authorize the City Manager to execute a new Cooperative Agreement No. 210-2018 with Caltrans to identify each agency's obligations in the Zinfandel Complex Project, CP14-2132.
Staff Report: Albert Stricker, Public Works Director and Edgar Medina, Senior Civil Engineer.
Advances Goals: 1, 2 and 5.

14.7 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Making Certain Findings and Determinations Related to, and Accepting, the FY 2017-18 Development Impact Fee Report for the AB1600 Development Fees
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of this Resolution approves the annual Development Impact Fee Report prepared in accordance with California Government Code Section 66000, et seq. and ensures the City remains in compliance with AB1600 reporting requirements. Ongoing compliance means that the City can continue to collect fees from developers to ensure that new development is providing new infrastructure or funds to ensure that their impact upon the City is funded by the development, not by existing residents.
Staff Report: Michelle Mingay, Senior Finance Analyst.
Advances Goal: 5.

14.8 **Subject:** A Resolution Declaring the City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the Gold Valley Center Project
Recommendation: Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Gold Valley Center project.
Result of Recommended Action: Action on this 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 Gold Valley Center project and sets a public hearing for January 22, 2019 on the matter.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.

14.9 **Subject:** Approval of the Annexation Boundary Map for the Gold Valley Center Project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance)
Recommendation: Adopt the Resolution.
Result of Recommended Action: Adoption of the Resolution approves Annexation Boundary Map No. 24 for the Gold Valley Center Project and Annexation of the Property to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, hereinafter "CFD No. 2008-1"). There is no financial impact to existing

residents.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.

14.10 **Subject:** Approve Parcel Map of Subdivision No. FM-2018-005-01, 9777 and 9779 Business Park Drive.
Recommendation: Approve Parcel Map.
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.

14.11 **Subject:** A Resolution Approving the Final Map of Montelena Villages 9 and 10, Subdivision No. RC-04-132.9 and Execution of the Subdivision Improvement Agreement.
Recommendation: Adopt the Resolution.
Result of Recommended Action: Approval of the Resolution will result in the City entering into Subdivision Improvement Agreement Contract No. 188-2018 (Attachment 2) guaranteeing the construction of public roads and utilities with Premier Chrysanthy LLC and recording the final subdivision map of Montelena Villages 9 and 10, creating 169 new residentially zoned lots located south of the easterly extension of Chrysanthy Boulevard and approximately 1500 feet west of Rancho Cordova Parkway.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1 and 2.

14.12 **Subject:** Approval of Council Member Appointments to Regional Boards, Commissions, and Committees.
Recommendation: That Council confirms commitments to serve on other agency boards, commissions, and committees.
Result of Recommended Action: The City Council will continue to serve in leadership roles throughout the region. The City Clerk will notify each agency board, commission, or committees of any changes or reappointments and will ensure that any necessary Fair Political Practices Commission (FPPC) filings are completed.
Staff Report: Stacy Leitner, City Clerk.
Advances Goals: 1, 2, and 5.

ACTION: Motion to approve item 14.12 by Budge second by Sander; Motion passed with a 5:0 vote.

15. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Mayor McGarvey opened the Public Hearing. Seeing no speakers, Mayor McGarvey closed the Public Hearing.

ACTION: Motion to approve items 15.1 through 15.3 by Budge second by Terry; Motion passed with a 5:0 vote.

15.1 **Subject:** A Resolution Creating Special Tax Area Zone 23 and an Ordinance Establishing a Special Tax for Transit-Related Services for the Gold Valley Center Project.
Recommendation: Adopt a Resolution creating special tax area Zone 23; and

introduce and waive the first reading of an Ordinance establishing a special tax for transit-related services for the Gold Valley Center project.
Result of Recommended Action: Adoption of the Resolution and Ordinance will assist the City in meeting the costs of providing transit-related services by creating a Special Tax Area Zone and establishing a Special Tax for Transit-Related Services for the Gold Valley Center project.
Staff Report: Elizabeth Sparkman, Community Development Director and Jeanette Cervantes, Management Technician.
Advances Goal: 5.

15.2 **Subject:** General Plan Safety Element Amendment to Include the Multi-Jurisdictional Local Hazard Mitigation Plan.
Recommendation: Adopt the Resolution.
Result of Recommended Action: The approval of the Resolution will amend the General Plan Safety Element to include the 2016 Multi-Jurisdictional Local Hazard Mitigation Plan.
Staff Report: June Cowles, Senior Planner.
Advances Goals: 2 and 5.

15.3 **Subject:** Grantline 208 Lennar Homes Major Design Review and Adjustment; Project No. DD9818 - Located South of Douglas Road and West of Grantline 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 9 floor plans ranging from 1,603 square feet to 3,312 square feet, located within the Grantline 208 community. 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.

16. PUBLIC HEARING ITEMS

16.1 **Subject:** Mather Field Chevron Conditional Use Permit and Letter of Public Convenience and Necessity; Project No. DD9734 – Located at 2931 Mather Field Road.
Recommendation: Adopt a Resolution for the Denial of a Conditional Use Permit (CUP) for off-site alcoholic beverage sales and contingent Letter of Public Convenience and Necessity (PCN).
Result of Recommended Action: Adoption of the Resolution would deny the Applicant's request for a CUP as well as the contingent PCN. Without the approval of the local jurisdiction, the Applicant would not obtain a license from the Department of Alcoholic Beverage Control for the off-site sale of beer and wine.
Staff Report: Nicholas Sosa, Assistant Planner.
Advances Goals: 1 and 2.

Mayor McGarvey opened the Public Hearing. The following people spoke:

1. Samy Chauhan
2. Larry Ladd

Mayor McGarvey closed the Public Hearing.

ACTION: Motion to continue item 16.1 in sixty (60) days by Terry second by Gatewood; Motion passed with a 5:0 vote.

16.2 **Subject:** Introduction and First Reading of an Ordinance Amending Sections of the Rancho Cordova Municipal Code Related to Title 4 Business Regulations, Title 6 Health and Sanitation and Title 23 Zoning Code and Discussion and Direction on Future Code Amendments.
Recommendation: Introduce and waive first reading of the Ordinance and receive a report and direct staff on potential future code amendments.
Result of Recommended Action: The Ordinance would come back for a second reading and adoption at the next regular City Council meeting. Approval of the Ordinance would amend Title 4 (Business Regulations), Chapter 4.29 Bingo Suppliers, Title 6 (Health and Sanitation), Chapter 6.68 Noise Control and Title 23 (Zoning Code), Article 3 Zoning District, Allowable Uses, and General Development Standards, Article 7 Site Planning and Development Standards, Article 9 Specific Use Provisions and Article 11 Definitions of the Rancho Cordova Municipal Code. No formal action is requested of Council at this time on the discussion of future code amendments.
Staff Report: Darcy Goulart, Planning Manager.
Advances Goals: 1, 2, 5, and 6.

ACTION: Item 16.2 was pulled from the agenda and continued to January 22, 2019.

17. REGULAR CALENDAR ITEMS

17.1 **Subject:** 2019 Legislative Priorities
Recommendation: Hear presentations by Simon and Company, Inc. and Joe A. Gonsalves & Son. Provide direction and approval to staff on City's 2019 Legislative Priorities.
Result of Recommended Action: Staff will proceed with recommended direction and approval to finalize the City's 2019 legislative program. This includes producing the annual legislative brochure, which Council and staff use for meetings with legislators and key agencies.
Staff Report: Maria Kniestedt, Communications & Public Affairs Director and Kerry Simpson, Neighborhood Services Manager.
Advances Goals: 1, 2, 3, 4, 5, and 6.

ACTION: Council provided direction to staff regarding the City's 2019 legislative priorities.

17.2 **Subject:** Updates Regarding Recent Shelter Crisis Declarations by Other Agencies in the Region.
Recommendation: Receive updates from city staff regarding recent shelter crisis declarations by other agencies in the region.
Result of Recommended Action: Receive information and provide input and direction to staff.
Staff Report: Elizabeth Sparkman, Community Development Director and Stefan Heisler, Reinvestment Analyst.
Advances Goals: 2 and 5.

ACTION: Council received information regarding recent shelter crisis declarations and directed staff to schedule a special meeting.

18. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

19. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 9:55 PM to closed session in the Community Board Room in memory of Natomas Librarian, Amber Clark, who lost her life.

20. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the closed session to order in the Community Board Room at 10:01 PM.

21. CLOSED SESSION

Council may adjourn to Closed Session to discuss the following item(s):

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9 of the Government Code: (1 case).

22. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that Council Members received information from legal counsel and took no reportable action.

23. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 10:41 PM.

Stacy Leitner

Stacy Leitner, City Clerk