



**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**

Monday, March 06, 2017

**4:00 PM – Special Meeting
American River Community Room North**

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

MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Terry called the special meeting to order in the American River Community Room North at 3:09 PM.

Council Members Present: Budge, McGarvey, Sander, Terry

Council Members Absent: Skoglund

Staff Members Present: Lindgren, Cook, Abhar, Cuppy, Ducharme, Judith, Stover, Rodriguez, Bouchard, Williams, Behrends, Sparkman, Cowles, Humphrey, Stricker, Zillig, Cuffe, Taylor, Simpson, Mingay, Delaney, Norton, Somavarapu, Juran-Karageorgiou, Flory, Kniestedt, Huber, Harriman, Lee, Haven, Abbott

2. PUBLIC COMMENT

Members of the public were encouraged to ask questions throughout the training.

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** Update on Ethics, Transparency, and Governance: Semi-Annual AB 1234 Ethics Training.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Terry adjourned the special meeting to the regular meeting in the David B. Roberts Council Chambers at 5:10 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:30 PM.

Council Members Present: Budge, McGarvey, Sander, Terry

Council Members Absent: Skoglund

Staff Members Present: Abhar, Lindgren, Cuppy, Kniestedt, Pittman, Heisler, Juran- Karageorgiou, Somavarapu, Vaziri, Flory, Sparkman, Stricker, Delaney, Behrends, Haven

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Bob Cashatt led the pledge.

8. INVOCATION

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

9. PRESENTATIONS

- 9.1 Presentation of Proclamation Honoring Rancho Cordova Police Department Deputy Brian Bell was rescheduled to a future meeting.

10. PUBLIC COMMENT

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

- Wendi Weston
- Edward McCarthy
- Mary Nesel

Mayor Terry closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Item 13.3 was pulled for further discussion.

ACTION: Motion to approve items 13.1 through 13.2 and 13.4 through 13.9 by Budge second by McGarvey;
Carried by a 4:0 roll call vote (Skoglund absent).

ACTION: Motion to approve item 13.3 by Budge second by McGarvey;
Carried by a 3:1 roll call vote (Sander dissenting, Skoglund absent).

13.1 **Subject:** Meeting Minutes of February 21, 2017 Regular Meeting.
Recommendation: Adopt Minutes.

13.2 **Subject:** Amendments to Title 23, Zoning Code, of the Municipal Code Regarding Allowed Uses for the Office Professional Mixed Use (OPMU) Zone.
Recommendation: Waive second reading and adopt Ordinance No. 3-2017.
Result of Recommended Action: Approval of Ordinance 3-2017 would amend Chapter 23.313 of the Municipal Code related to the Office Professional Mixed Use zone district. The amendment would modify the list of allowable uses in the zone district and further clarify the applicable development standards for the zoning designation.
Staff Report: Aaron Busch, Community Development Director.
Advances Goals: 2, 6.

13.3 **Subject:** Crossings at Woodberry Project No. DD9683, Located at 2738 Woodberry Way, Formerly 10447 Folsom Boulevard. The Proposed Project Includes a Rezone from Commercial Mixed Use (CMU FBSP) and High Density Residential (HDR FBSP) to Residential Mixed Use (RMU FBSP), via a Folsom Boulevard Specific Plan Amendment, a Parking Exception, and Major Design Review for Three 3- story Multi-Family Buildings to Include a Total of 28 Affordable Units, Parking, Landscaping, and Play Area on a 0.97 Acre Site Located within the Folsom Boulevard Specific Plan.
Recommendation: Waive second reading and adopt Ordinance No. 2-2017.
Result of Recommended Action: Adoption of the ordinance would permit the construction of multi-family buildings with a total of 28 affordable units within the Folsom Boulevard Specific Plan and allow the applicant to submit for necessary building permits to begin construction of the proposed infrastructure and buildings.
Staff Report: June Cowles, Senior Planner, Planning Department.
Advances Goals: 1, 2, 3, 5, 6.

13.4 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment 67-2015-1 for On-call Engineering Design Services with Bennett Engineering, Inc. to Modify the Contract from \$100,000 Per Year to \$300,000 Total
Recommendation: Adopt Resolution 28-2017.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute contract amendment 67-2015-1 for on-call professional services with Bennett Engineering, Inc. This amendment will modify the contract compensation amount from \$100,000 per year to \$300,000 total with the same three-year term ending

June 4, 2018.

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

Advances Goals: 2, 4, 6.

- 13.5 **Subject:** Resolution Authorizing the City Manager to Increase the Budget for the Folsom Boulevard Fence Replacement Project from \$270,000 to \$316,000 and Negotiate Contract Change Orders Within Those Limits.

Recommendation: Adopt Resolution No. 29-2017.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to increase the budget for the Folsom Boulevard Fence Replacement project from \$270,000 to \$316,000 and negotiate contract change orders within those limits.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1, 2, 5.

- 13.6 **Subject:** Resolution Authorizing the City Manager to Execute the First Amendment With Cordova Community Council Foundation to Bring the Crocker Art Museum's Artist-to-Go Program to Kindergarten Through Fifth Grade Classrooms at Three Elementary Schools in Rancho Cordova.

Recommendation: Adopt Resolution No. 36-2017.

Result of Recommended Action: The contract amendment changes the total contract amount from \$7,875 to \$11,750, a budget increase of \$3,875.

Staff Report: Stacy Delaney, Community Enhancement Analyst.

Advances Goals: 1, 5.

- 13.7 **Subject:** Shared Roadway Improvements Agreement with the County of Sacramento and Cordova Hills.

Recommendation: Adopt Resolution No. 21-2017.

Result of Recommended Action: Adoption of Resolution No. 21-2017 will authorize the City Manager to execute a Shared Roadway Improvements Agreement (Cordova Hills) between the City, the County, and the developer for Cordova Hills related to the funding of improvements constructed on shared roadways.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 13.8 **Subject:** Resolution Authorizing Application for Housing Related Parks Grant.

Recommendation: Adopt Resolution 30-2017.

Result of Recommended Action: Staff will submit an application to the State Department of Housing and Community Development for a noncompetitive Housing Related Parks Grant for the Sacramento Valley Live Steamers Irrigation Project in Hagan Park, not to exceed \$259,200.00.

Staff Report: Stefan Heisler, Reinvestment Analyst.

Advances Goals: 1, 2, 3, 5, 6.

- 13.9 **Subject:** Resolution Authorizing Examination of Sales, Use and Transaction Tax Records.

Recommendation: Adopt Resolution No. 31-2017 authorizing Hinderliter, de Llamas & Associates (HDL) to examine the sales, use, and transactions tax records for the City.

Result of Recommended Action: Adoption of this resolution will allow HDL to examine confidential sales, use and transactions tax records of the State Board of Equalization on behalf of the City.

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

Advances Goal: 5.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

15. PUBLIC HEARING ITEMS

NONE.

16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** Presentation by the Sacramento Housing and Redevelopment Agency on the Proposed Reprioritization of Recaptured Housing Choice Vouchers and the Allocation of Those Vouchers for Two Years to Homeless Families and Individuals.

Recommendation: Receive and discuss.

Result of Recommended Action: The Council will be more informed as of the various options and consequences the County will consider in any reprioritization of recaptured HCV. The Council may wish at a subsequent meeting to adopt a resolution describing its position and concerns.

Staff Report: Reed Flory, Reinvestment and Housing Opportunities Division Manager.

Advances Goals: 1, 2, 3, 5, 6.

GROWING STRONG NEIGHBORHOODS

ACTION: Discussion item only; no action taken.

- 16.2 **Subject:** Regional Sanitation Five-Year Rate Plan and EchoWater Project Update by Prabhakar Somavarapu, District Engineer.

ACTION: Discussion item only; no action taken.

- 16.3 **Subject:** Receive Fiscal Year 2016-17 Mid-year Financial Report and Adopt Resolution No. 37-2017 Amending the 2016-17 Operating Budget.

Recommendation: Receive the 2016-17 Mid-Year Financial Report and Adopt Resolution 37-2017 Amending the 2016-17 Operating Budget.

Result of Recommended Action: The Fiscal Year 2016-17 Mid-Year Financial Report provides the City Council with the City's financial performance as of the mid-year point for the current fiscal year. It also provides the City Council with the opportunity to authorize the proposed budget amendments for the June 30, 2017 fiscal year. The proposed budget amendment would use General Fund revenues in the amount of \$470,000 to fund contracts and projects that were not anticipated when the 2016-17 budget was established in July 2015.

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

Advances Goal: 5.

ACTION: Motion to approve item 16.3 by Budge second by McGarvey;
Carried by a 4:0 roll call vote (Skoglund absent).

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council had no requests for future agenda items.

18. ADJOURNMENT

Mayor Terry announced that there would not be a closed session.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

20. CLOSED SESSION

The City Council did not hear this item.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of California Government Code Section 54956.9: (1 potential cases).

21. OPEN SESSION - REPORT FROM CLOSED SESSION

22. ADJOURNMENT

Mayor Terry adjourned the meeting at 8:20 PM in memory of Thomas "Tom" Cosgrove.



Mindy Cuppy, MMC, City Clerk