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, June 05, 2017

4:30 PM – Special Meeting/Closed Session
Community Board Room

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

MINUTES

1. SPECIAL MEETING/CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Terry called the special meeting to order in the Community Board Room at 4:39 PM.

Council Members Present: Budge, McGarvey, Sander, Terry

Council Members Absent: None

Staff Members Present: Lindgren, Cuppy, Abhar

2. PUBLIC COMMENT

Mayor Terry opened the public comment period. There were no speakers. Mayor Terry closed the public comment period.

3. CLOSED SESSION

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

ACTION: Discussion item only, no action taken.

4. ADJOURNMENT TO REGULAR MEETING

Mayor Terry adjourned the Special Meeting/Closed Session to the Regular Meeting at 4:55 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 5:32 PM.

Council Members Present:	Budge, McGarvey, Sander, Terry
Council Members Absent:	None
Staff Members Present:	Lindgren, Cuppy, Abhar, Delaney, Verdun, Leitner, Behrends, Juran-Karageorgiou, Kniestedt, Downton, Sparkman, Simpson, Stricker, Ulm, Mingay, Pitman, Haven

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recording and playback schedule.

7. PLEDGE OF ALLEGIANCE

Debbie Bettencourt led the pledge.

8. INVOCATION

Bishop Gabriel Fink of the LDS Church, Mather Ward gave the invocation.

9. OPEN SESSION - REPORT FROM CLOSED SESSION

Mayor Terry announced that there were no reportable actions taken in closed session.

10. PRESENTATIONS

10.1 Presentation of Proclamation in Recognition of Folsom Cordova Unified School District Superintendent Debbie Bettencourt on the Occasion of her Retirement.

10.2 Presentation of Proclamation in Recognition of City of Rancho Cordova Reinvestment and Housing Opportunities Division Manager Reed Flory on the Occasion of his Retirement.

11. PUBLIC COMMENT

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

- Sharon Judy
- Wendi Weston
- Andrea Tafolla

Mayor Terry 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 14.10 by Budge second by McGarvey; Carried by a 4:0 roll call vote.

14.1 **Subject:** Meeting Minutes of May 15, 2017 Regular Meeting and May 23, 2017 Special Meeting.
Recommendation: Adopt Minutes.

14.2 **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2017-18.
Recommendation: Staff recommends Council adopt the following resolutions:
1. Resolution No. 46-2017 Initiating Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2017-2018.
2. Resolution No. 61-2017 Preliminarily Approving the Engineer's Annual Levy Report and Declaring its Intention to Levy and Collect Annual Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2017-2018.

Result of Recommended Action: The recommended actions are required as part of the process to continue the annual levy and collection of assessments in the District. The assessments fund the maintenance of street lights and safety lights in the District. There are no new impacts to existing or new residents. No assessments shall increase as a result of this action.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.

14.3 **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2017-2018.
Recommendation: Staff recommends Council adopt the following resolutions:
1. Resolution No. 50-2017 Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District No. 2005-1

for Fiscal Year 2017-2018

2. Resolution No. 51-2017 Preliminarily Approving the Engineer's Annual Levy Report and Declaring its Intention to Levy and Collect Annual Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2017-2018.

Result of Recommended Action: The recommended actions are required as part of the process to continue the annual levy and collection of assessments in the District. The assessments fund landscape maintenance in the District. There are no new impacts to existing or new residents. No assessments shall increase as a result of this action.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.

14.4 **Subject:** Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the Anatolia IV Subdivision Project.
Recommendation: Adopt Resolution No. 65-2017 designating a time and place for hearing protests in connection with the Annual Stormwater Utility Fee for the Anatolia IV Subdivision Project.
Result of Recommended Action: Action on this item will declare the Council's intention to impose an Annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system in the Anatolia IV Subdivision Project and sets a public hearing for June 19, 2017 on the matter.
Staff Report: Elizabeth Sparkman, Engineering Manager
Advances Goal: 5.

14.5 **Subject:** Annexation of the Anatolia IV Subdivision Project to the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance).
Recommendation: Adopt Resolution No. 66-2017.
Result of Recommended Action: Adoption of Resolution No. 66-2017 approves Annexation Map. No. 3 for the Anatolia IV Subdivision Project to Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance) and approves the recording of the annexation map and the Notice of Special Tax Lien.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.

14.6 **Subject:** Resolution Awarding Construction Contract 1-2017 in the Amount of $1,427,700.00 to Central Valley Engineering and Asphalt, Inc. for The 2017 Street Rehabilitation Phase 2 Construction Project.
Recommendation: Adopt Resolution 22-2017.
Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute construction contract 1-2017 in the amount of $1,427,700.00 with Central Valley Engineering and Asphalt, Inc., for the 2017 Street Rehabilitation Phase 2 Construction Project.
Staff Report: Albert Stricker, Public Works Director and Zach Bosch, Associate Civil Engineer.
Advances Goals: 1, 2, 6.

14.7 **Subject:** Resolution of Intention to Transfer Delinquent Refuse Service Charges to the Property Tax Rolls and Set a Public Hearing for the Same.
Recommendation: Adopt Resolution 79-2017.
Result of Recommended Action: Adoption of this resolution will begin the process to allow delinquent residential refuse service charges be collected on the property tax roll

and sets a Public Hearing for August 7, 2017 at 5:30 pm in the City Council Chambers.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.

14.8 **Subject:** Resolution Authorizing The City Manager To Execute Contract Amendment 29-2013-4 For On-Call Professional Services With Mark Thomas & Company Inc. To Increase The Contract Amount From $600,000 To $650,000, And Extend The Term To June 30, 2018.
Recommendation: Adopt Resolution No. 62-2017.
Result of Recommended Action: Adoption of Resolution 62-2017 will authorize the City Manager to execute contract amendment 29-2013-4 for on-call professional services with Mark Thomas & Company Inc. which will increase the contract amount from $600,000 to $650,000, and extend the term to June 30, 2018, to accommodate the engineering design services for the Folsom Boulevard Streetscape Enhancement Project Phase IV.
Staff Report: Albert Stricker, Public Works Director and Chris Boyer, Associate Engineer.
Advances Goals: 1, 2, 5.

14.9 **Subject:** Resolution Authorizing the Public Works Director to Enter into Agreements with the California Department of Transportation for the Creek to Trail Active Transportation Connections Study.
Recommendation: Adopt Resolution No. 81-2017.
Result of Recommended Action: Adoption of Resolution 81-2017 will authorize the Public Works Director to enter into agreements with Caltrans for the State of California Sustainable Communities Grant. The resolution will authorize the Public Works Director to enter into agreements with Caltrans for the Creek to Trail Active Transportation Connections Study and comply with grant requirements of State Highway Account Sustainable Communities grant.
Staff Report: Albert Stricker, Public Works Director and Rupa Somavarapu, Senior Engineer.
Advances Goals: 1, 2, 5.

14.10 **Subject:** A Resolution Approving Fiscal Year 2017/2018 Budget Amounts for Community Grants, City Council Projects, and Staff Projects to be Funded from the Community Enhancement Fund, the Revenues from the Voter-approved ½ Cent Sales Tax.
Recommendation: Adopt Resolution No. 80-2017.
Result of Recommended Action: Approval of Resolution No. 80-2017 will establish budget amounts for the fiscal year 2017/2018 community grant projects and programs, City Council projects, and staff projects for the Community Enhancement Fund; it will also establish next steps regarding project implementation.
Staff Report: Stacy Delaney, Community Enhancement Analyst.
Advances Goals: 1, 2, 3, 5, 6.

ACTION: Motion to move items 19.1 and 19.2 to Consent Public Hearing and to take the Consent Public Hearing items at this time by Budge second by Sander;
Carried by a 4:0 roll call vote.

18. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

ACTION: Motion to approve item 18.1, 19.1 and 19.2 by Budge second by McGarvey;
Carried by a 4:0 roll call vote.

18.1 **Subject:** Resolutions Approving Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Road Maintenance District for Fiscal Year 2017-2018.
Recommendation: Staff recommends Council adopt the following resolutions:
1. Adopt Resolution No. 48-2017 initiating proceedings for the annual levy and collection of assessments, declaring its intention to levy the annual assessments and preliminarily approving the Engineer's Report for the Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2017-2018.
2. Adopt Resolution No. 49-2017 amending and/or approving the annual Engineer's Report and ordering the levy and collection of assessments within the Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2017-2018.

Result of Recommended Action: Adoption of these resolutions will authorize the continuance of the annual levy and collection of assessments in the District. There are no new impacts to new or existing residents.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.

19.1 **Subject:** Ciara at Anatolia (Anatolia IV) Major Design Review – Project No. DD9693; Located at the Southwest Corner of Rancho Cordova Parkway and Chrysanthy Boulevard.
Recommendation: Adopt Resolution No. 83-2017.
Result of Recommended Action: Adoption of the above referenced resolution would approve the design for 4 floor plans ranging from 1,662 square feet to 3,033 square feet each with 3 elevations to be located at Ciara at Anatolia (Anatolia IV). Approval would allow the applicant to be issued necessary building permits for new construction.
Staff Report: Nicholas Sosa, Assistant Planner.
Advances Goals: 1, 2, 5, 6.

19.2 **Subject:** Homewood Suites Hotel – Conditional Use Permit, Design Review Permit, and Administrative Use Permit – Project No. DD9678.
Recommendation: Adopt Resolution No. 82-2017.
Result of Recommended Action: Approval of Resolution 82-2017 would allow construction of a four-story 89,500 square foot 105-room extended stay hotel with outdoor area, parking and landscaping on a partially developed parcel of land at the Southeast corner of White Rock Road and Quality Drive. The administrative use permit would allow installation of a freestanding monument sign along White Rock Road.
Staff Report: June Cowles, Senior Planner.
Advances Goals: 1, 2, 6.

15. REGULAR CALENDAR ITEM

15.1 **Subject:** City Council Vacancy Discussion and Possible Appointment and Swearing In of New Council Member.
Recommendation: Hear brief presentations from City Council applicants and take public comment. Following any City Council questions for candidates and discussion, it is recommended that Council select, by roll call vote, an individual to fill the Council vacancy.
Result of Recommended Action: If the Council selects an individual to fill the vacant seat, he or she may elect to be sworn in immediately or wait until the June 19th Council meeting. California law requires that the vacancy be filled by June 19th.
Staff Report: Adam U. Lindgren, City Attorney and Mindy Cuppy, City Clerk.
Advances Goals: 1, 2, 3, 4, 5, 6.

The following City Council vacancy applicants presented to Council:

- Athan Giwoff
- David Huhn
- Garrett Gatewood
- Therese Mary Kolvenbach
- Vanessa Martinez
- Katherine Cooley
- Conrade Mayer
- Brian Martin-Rojas
- Valarie Jean Martin
- Troy Konarski
- Adam Kessler
- Jack Zwald
- Robert Ponce
- Lee M. Frechette
- Andrea MacDonald
- Matthew Cummings
- Matalie Martin-Rojas
- Derald Langwell

Michelle Tovar could not attend and her letter was read into the record.

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

- Wayne Harmer
- Terry Baker
- Jane Daly
- Larry Stafford
- Jared McKeown
- Kenny Mendoza
- Chad McKeown
- Diann Rogers
- David Mathis
- Mary Sebastien

- Matt Newton
- Denise Brandt
- Ken Henderson
- Christina Gary
- W. Sterling Routson-Thomas
- James Salanoa
- Lupe Trevizo Hernandez
- Joyce Higdon
- Tony Cincotta
- Nick Sikich
- Scott Alexander
- Karen Teague
- Robert Abelon
- Paula Schroeder
- Hope Merritt, III
- Anil Kondakrindi
- Wallace Morgan
- Rod Borba
- Delaire Doyle
- Larry Ladd
- Craig Osborn
- Conrade Mayer

Mayor Terry closed the public comment period.

MOTION: Motion to appoint Lee Frechette by Sander second by Budge;
Failed on 2:2 roll call vote. (McGarvey and Terry dissenting)

MOTION: Motion to appoint Garrett Gatewood by McGarvey second by Terry;
Carried by a 3:1 roll call vote. (Sander dissenting)

16. SPECIAL CEREMONY - SWEAR IN COUNCIL MEMBER

16.1 Swearing-in and Seating of Appointed Council Member.

The new Council Member was not sworn in. The swearing in of Garrett Gatewood will take place at the June 19, 2017 City Council meeting.

17. REGULAR CALENDAR ITEMS, CONTINUED

17.1 **Subject:**
A) Adopt Resolution Approving the 2017-19 Operating Budget;
B) Adopt Resolution Approving the 2017-22 Capital Improvement Plan;
C) Adopt Resolution Approving Appropriations Limit for Fiscal Year 2017-18; and
D) Adopt Resolution Approving Full Time Employee Salary Schedule.

Recommendation: It is recommended that the City Council adopt the resolutions approving the 2017-19 Operating Budget, 2017-22 Capital Improvement Plan, Appropriations Limit for Fiscal Year 2017-18, and Full Time Employee Salary Schedule.

Result of Recommended Action: The proposed 2017-19 Operating Budget will serve as the financial plan for the City for the period of July 1, 2017 through June 30, 2019, and serves as the legal authority for spending. Adoption of the Five Year Capital

Improvement Plan will provide a spending plan and timeline for approved projects and ensures that adequate resources are set aside to provide funding for these multiple year, large scale projects. Adoption of the Appropriations Limit establishes the annual appropriations limit as required by law and the Full Time Employee Salary Schedule establishes the pay schedule in accordance with CalPERS requirements.
Staff Report: Cyrus Abhar, City Manager and Kim Juran-Karageorgiou, Administrative Services Director.
Advances Goals: 1, 2, 3, 4, 5, 6.

Mayor Terry recused himself due to a conflict regarding the City Council total budget line item where a contribution to the California Capital Airshow is allocated.

ACTION: Motion to approve the City Council total budget line item ($1,053,500 for Fiscal Year 2017/18 and $1,062,500 for Fiscal Year 2017/18) by McGarvey second by Sander;
Carried by a 3:0 roll call vote. (Terry recused)

Mayor Terry returned for the remainder of the discussion on item 17.1

ACTION: Motion to approve item 17.1 by Budge second by McGarvey;
Carried by a 4:0 roll call vote.

17.2 **Subject:** Resolution Authorizing the Issuance of Special Refunding Tax Bonds for and on Behalf of the City of Rancho Cordova Sunridge Park Community Facilities No. 2004-1, Approving and Directing the Execution of a Fiscal Agent Agreement, Approving the Form of Such Preliminary Official Statement, Approving the Sale of Such Bonds and Approving Other Related Documents.
Recommendation: Adopt Resolution No. 76-2017.
Result of Recommended Action: Adoption of this resolution will authorize the sale of Special Tax Refunding Bonds (the "2017 Bonds") for, and on behalf of, Sunridge Park Community Facilities District No. 2004-1 (the "District") for the purpose of refunding the 2007 Special Tax Revenue Bonds (the "Prior Bonds") to achieve lower interest rate and cash flow savings relative to the Prior Bonds.
Staff Report: Kim Juran-Karageorgiou, Admin Services Director and Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.

ACTION: Motion to approve by Budge second by McGarvey;
Carried by a 4:0 roll call vote.

19. PUBLIC HEARING ITEMS

Agenda reordered and the public hearing items 19.1 and 19.2 were heard earlier.

ACTION: Motion to approve item 18.1, 19.1 and 19.2 by Budge second by McGarvey;
Carried by a 4:0 roll call vote.

20. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council had no requests for future agenda items.

21. ADJOURNMENT

Mayor Terry adjourned the meeting in memory of Dr. Don F. Saba at 10:02 PM.

Mindy Cuppy

Mindy Cuppy, MMC, City Clerk