



**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 19, 2017**

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

**MINUTES**

**1. REGULAR MEETING - CALL TO ORDER / ROLL CALL**

Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:37 PM.

Council Members Present: Budge, Gatewood, McGarvey, Terry

Council Members Absent: Sander

Staff Members Present: Abhar, Lindgren, Cuppy, Leitner, Behrends, Sosa, Juran- Karageorgiou, Delaney, Sparkman, Kreiling, Kniestedt, Stricker, Downton, Haven, Simpson, Pittman, Harriman, Norton, Cowles, Heisler, Taylor, Samimi

**2. METRO CABLE TV TELEVISION ANNOUNCEMENT**

The City Clerk read the meetings recordings and playback schedules.

**3. PLEDGE OF ALLEGIANCE**

Garrett Gatewood led the pledge.

**4. INVOCATION**

Mark Shetler from River City Christian gave the invocation.

## **5. SPECIAL CEREMONY - SWEARING IN OF COUNCIL MEMBER**

- 5.1 Swearing-in and Seating of Council Member Garrett Gatewood.

## **6. PRESENTATIONS**

- 6.1 Presentation Regarding Law Enforcement Chaplaincy by Mindi Russell, Senior Chaplain/Executive Director and Presentation of Proclamation by Vice Mayor Linda Budge Honoring Their 40 Years of Service.

## **7. PUBLIC COMMENT**

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

## **8. COUNCIL REPORTS**

Council reported on events since the last meeting.

## **9. CITY MANAGER'S REPORT**

City Manager Cyrus Abhar gave his report.

## **10. CONSENT CALENDAR ITEMS - ROLL CALL VOTE**

**ACTION:** Motion to approve by Budge second by McGarvey;  
Carried by a 4:0 vote (Sander absent).

- 10.1 **Subject:** Meeting Minutes of April 25, 2017 Special Meeting (Amended), May 15, 2017 Regular Meeting (Amended), May 23, 2017 Special Meeting (Amended), and June 5, 2017 Special and Regular Meeting.  
**Recommendation:** Adopt Minutes.

- 10.2 **Subject:** 2016 Investment Policy.  
**Recommendation:** Adopt Resolution 92-2017 approving the attached investment policy for the City of Rancho Cordova.  
**Result of Recommended Action:** Approval of this resolution will guide the City's investment of excess funds and will result in compliance with State and City law.  
**Staff Report:** Liisa Behrends, Senior Accountant.  
**Advances Goal:** 5.

- 10.3 **Subject:** Resolution Authorizing the City Manager to Execute Contract 56-2017 with Allied Waste Services of North America, LLC (Republic) for Residential Waste Collection, Recycling and Street Sweeping Services.  
**Recommendation:** Adopt Resolution No. 67-2017.  
**Result of Recommended Action:** Adoption of this resolution will authorize the City Manager to execute contract 56-2017 with Allied Waste Services of North America, LLC (Republic). The term of the proposed new contract is January 1, 2018 through December 31, 2024, and the services include citywide street sweeping and collection of garbage, recyclables, and yard waste from residential solid waste customers.

**Staff Report:** Albert Stricker, Public Works Director and Steve Harriman, Public Works Division Manager.

**Advances Goals:** 1, 2, 5.

- 10.4 **Subject:** Resolution Awarding Construction Contract 63-2017 in the Amount of \$134,097 to Northern Pacific Builders, Inc. for the Corporation Yard Tenant Improvement Project and Increasing the Project Budget from \$230,000 to \$300,000.

**Recommendation:** Adopt Resolution No. 89-2017.

**Result of Recommended Action:** Adoption of this resolution will allow the City Manager to execute construction contract 63-2017 in the amount of \$134,097 with Northern Pacific Builders for the Corp Yard Tenant Improvement Project and increase the project budget from \$230,000 to \$300,000.

**Staff Report:** Albert Stricker, Public Works Director and Steve Harriman, Operations and Maintenance Division Manager.

**Advances Goals:** 1, 2, 5.

- 10.5 **Subject:** Acceptance of the 2017-18 Grant Assistance Program (GAP) from California Alcoholic Beverage Control.

**Recommendation:** Adopt Resolution No. 88-2017 Acceptance of the 2017-18 Grant Assistance Program (GAP) from California Alcoholic Beverage Control.

**Result of Recommended Action:** The City is formally accepting the grant funds that were awarded to the City of Rancho Cordova Police Department by the California Alcoholic Beverage Control.

**Staff Report:** Chris Pittman, Police Chief.

**Advances Goals:** 1, 2.

- 10.6 **Subject:** Resolution Authorizing the City Manager to Execute a Contract Amendment with Michael Baker International to Administer the City's Calhome Housing Rehabilitation Program.

**Recommendation:** Adopt Resolution No. 96-2017.

**Result of Recommended Action:** An approving resolution will authorize the City Manager to execute an amendment to an existing contract (contract #15-2014-2) with consultant Michael Baker International to administer the CalHOME Housing Rehabilitation Program, which will increase the contract amount from \$102,000 to \$125,000 and will extend the contract term through June 30, 2018.

**Staff Report:** Cyrus Abhar, City Manager; Jessica Hayes, Housing Consultant.

**Advances Goals:** 1, 2, 5.

- 10.7 **Subject:** Resolution Authorizing the Levying of Special Assessments for Delinquent Charges Related to Nuisance Abatement Against Properties and Requesting Sacramento County to Collect These Charges on the Fiscal Year 2017-18 Tax Roll.

**Recommendation:** Adopt Resolution No. 98-2017.

**Result of Recommended Action:** Approval of Resolution 98-2017 will result in the levying of special assessments against properties for delinquent fines and fees related to nuisance abatement conducted by the City.

**Staff Report:** Kerry Simpson, Neighborhood Services Manager and Jessica Crone, Management Technician.

**Advances Goals:** 1, 2, 5.

## 11. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Mayor Terry opened the public hearing. There were no speakers. Mayor Terry closed

the public hearing.

**ACTION:** Motion to approve by Budge second by McGarvey with minor modifications to 11.2, 11.3 and 11.4;  
Carried by a 4:0 vote (Sander absent).

- 11.1 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Assessments for Landscaping and Lighting District No. 2005-1 for Fiscal Year 2017-18.  
**Recommendation:** Adopt Resolution No. 57-2017.  
**Result of Recommended Action:** Adoption of this resolution will authorize the continuance of the annual levy and collection of assessments 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.
- 11.2 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2017-2018.  
**Recommendation:** Adopt Resolution No. 58-2017.  
**Result of Recommended Action:** Adoption of this resolution will authorize the continuance of the annual levy and collection of assessments in the District. There are no new impacts to existing or new residents.  
**Staff Report:** Elizabeth Sparkman, Engineering Manager.  
**Advances Goal:** 5.
- 11.3 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Charges for the Rancho Cordova Transit Related Services Benefit District; Zone No. 1 for Fiscal Year 2017-2018.  
**Recommendation:**  
a) Adopt Resolution No. 63-2017 initiating proceedings for the annual levy and collection charges, preliminarily approving the engineer's report and declaring its intention to levy the annual charges for Fiscal Year 2017-2018 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 1; and  
b) Adopt Resolution No. 64-2017 amending and/or confirming the engineer's report and establishing the Fiscal Year 2017-2018 service charge for the Rancho Cordova Transit Related Services Benefit District, Zone No. 1.  
**Result of Recommended Action:** Adoption of these resolutions will authorize the continuance of the annual levy and collection of service charges in the Transit Related Services Benefit District, Zone No. 1 to provide for a broad range of miscellaneous transportation services within the District identified in the Engineer's Report.  
**Staff Report:** Elizabeth Sparkman, Engineering Manager.  
**Advances Goal:** 5.
- 11.4 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Charges for the Rancho Cordova Transit Related Services Benefit District; Zone No. 2 for Fiscal Year 2017-2018.  
**Recommendation:**  
a) Adopt Resolution No. 59-2017 initiating proceedings for the annual levy and collection charges, preliminarily approving the engineer's report and declaring its intention to levy the annual charges for fiscal year 2017-2018 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2; and  
b) Adopt Resolution No. 60-2017 amending and/or confirming the engineer's report and

establishing the fiscal year 2017-2018 service charges for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2.

**Result of Recommended Action:** Adoption of these resolutions will authorize the continuance of the annual levy and collection of service charges in the Transit Related Services Benefit District, Zone No. 2 to provide for a broad range of miscellaneous transportation services within the District identified in the Engineer's Report.

**Staff Report:** Elizabeth Sparkman, Engineering Manager.

**Advances Goal:** 5.

- 11.5 **Subject:** Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of the Annual Stormwater Utility Fee for Anatolia IV Subdivision Project.

**Recommendation:** Adopt Resolution No. 4-2017.

**Result of Recommended Action:** Action on this item 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 property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the Anatolia IV Subdivision Project. The action also sets 1:00 p.m. on August 3, 2017 in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.

**Staff Report:** Elizabeth Sparkman, Engineering Manager.

**Advances Goal:** 5.

- 11.6 **Subject:** Join the Home Investment Partnership Consortium with the County of Sacramento and City of Citrus Heights.

**Recommendation:** Adopt Resolution No. 97-2017.

**Result of Recommended Action:** As approving resolution will authorize the City Manager to execute an agreement with Sacramento Housing and Redevelopment Agency, Sacramento County, and the City of Citrus Heights that will include the City of Rancho Cordova in the Home Investment Partnership Consortium, and allow the City to receive HOME funds through the consortium.

**Staff Report:** Curt Haven, Economic Development Director, Jessica Hayes, Housing Consultant.

**Advances Goals:** 1, 2, 5.

## 12. PUBLIC HEARING ITEMS

- 12.1 **Subject:** Rio Del Oro Parcel 67 Tentative Subdivision Map; Project No. DD8571 – Located South of White Rock Road, West of the Proposed Rancho Cordova Parkway, and North of the Proposed International Drive within the Northwest Portion of the Rio Del Oro Specific Plan Area. The Proposed Project Includes a Tentative Subdivision Map for 444 single-family lots, One Neighborhood Park, Four Greenbelt Lots, Six Landscape Corridor Lots, and Five Paseo Lots on 125.8 Acres.

**Recommendation:** That Council adopt Resolution No. 90-2017 approving the Tentative Subdivision Map and attached Conditions of Approval.

**Result of Recommended Action:** Adoption of the above-referenced resolution would permit the subdivision of 444 single-family lots within the Rio Del Oro Specific Plan Area and allow the applicant to submit for Improvement Plans to begin construction of the proposed infrastructure.

**Staff Report:** June Cowles, Senior Planner.

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

Mayor Terry opened the public hearing. There were no speakers. Mayor Terry closed the public hearing.

**ACTION:** Motion to approve by Budge second by Gatewood;  
Carried by a 4:0 vote (Sander absent).

- 12.2 **Subject:** **Subject:** La Quinta Façade Renovations Major Design Review; Project No. DD9695 – Located at 11131 Folsom Boulevard.  
**Recommendation:** Adopt Resolution No. 94-2017.  
**Result of Recommended Action:** Approval of Resolution No. 94-2017 would allow the applicant to obtain the necessary permits for a full exterior renovation of the existing La Quinta Hotel with new paint, trims, and remove and replace an existing breakfast room addition.  
**Staff Report:** Nicholas Sosa, Assistant Planner.  
**Advances Goals:** 1, 6.

Mayor Terry opened the public hearing. There were no speakers. Mayor Terry closed the public hearing.

**ACTION:** Motion to approve by Budge second by McGarvey;  
Carried by a 4:0 vote (Sander absent).

- 12.3 **Subject:** This City-sponsored Project Includes Amendments to the Title 23, Zoning, of the Municipal Code to Omit “Outdoor Commercial Recreation” Use From the Office Professional Mixed Use Zone, Replace “Limited Use Permit” with “Administrative Use Permit” Throughout Zoning Code, Require 1,000 Feet Between Massage Establishments, and Limit Electronic Message Signs on Building Facades.  
**Recommendation:** Introduce and waive the first reading of Ordinance 5-2017.  
**Result of Recommended Action:** Approval of Ordinance 5-2017 would amend Chapter 23.313 in regards to the Office Professional Mixed Use zone, replace “Limited Use Permit” with “Administrative Use Permit” throughout Zoning Code, require 1,000 feet between massage establishments, and limit electronic message signs on building facades.  
**Staff Report:** June Cowles, Senior Planner.  
**Advances Goals:** 2, 6.

Mayor Terry opened the public hearing. The following individuals addressed the council:

- Diann Rogers

Mayor Terry closed the public hearing.

**ACTION:** Motion to introduce ordinance as drafted excluding changes having to do with Electronic Message Signs on building facades.

Motion to introduce remainder of ordinance by Budge second by McGarvey;  
Carried by a 4:0 vote (Sander absent).

### 13. REGULAR CALENDAR ITEMS

- 13.1 **Subject:** Property Maintenance Code.  
**Recommendation:** Staff recommends Council introduce Ordinance No. 6-2017 by title and make a motion to waive first reading of ordinance.

**Result of Recommended Action:** Introduction of Ordinance No. 6-2017, “An Ordinance of the City Council of the City of Rancho Cordova Adding Article XVII, “Property Maintenance Code” to Chapter 16.18, “Nuisance Code,” of Title 16, “Buildings and Construction” of the Rancho Cordova Municipal Code relating to Property Maintenance of Privately Owned Property Visible from Public Property Within the City and waive first reading of the Ordinance.

**Staff Report:** Adam Lindgren, City Attorney and Kerry Simpson, Neighborhood Services Manager.

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

Mayor Terry opened the public hearing. The following individuals addressed the council:

- Angel Ball

There were no speakers. Mayor Terry closed the public hearing.

**ACTION:** Motion to continue the item to August 7, 2017 by Gatewood second by Budge;  
Carried by a 4:0 vote (Sander absent).

#### **14. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

Council had no requests for future agenda items.

#### **15. ADJOURNMENT**

Mayor Terry adjourned the meeting at 7:51 PM.



Nanci C.O. Lima, MMC, Interim City Clerk