



**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, August 07, 2017

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

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

Special Meeting/Work Session to Follow the Regular Meeting

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 4:07 PM.

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

Council Members Absent:

Staff Members Present: Stricker, Norton, huber, Lindgren, Abhar, Haven, Downton, Sosa, Cowles, Heisler, Lima, Carr

Vice Mayor Budge arrived at 4:35 PM.

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** Discussion Regarding Proposed Residential and Commercial Development located within the proposed Ranch Planning Area located south of Douglas Road and east of Rancho Cordova Parkway.

Recommendation: Receive applicant and staff information and provide preliminary review and comment.

Result of Recommended Action: Preliminary Council comments will inform staff and the project applicants on whether the proposed land plan is reasonably consistent with City expectations. If the Council determines the project is reasonably consistent with the City's goals and vision, then the applicant will be encouraged to proceed with a formal project application which includes a more detailed analysis of project design, environmental review, project infrastructure and financial obligations.

Staff Report: June Cowles, Senior Planner.

Advances Goals: 1, 2, 6, and 8.

The following individual addressed the City Council regarding this item:

Derald Langwell

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Terry adjourned the special meeting to the regular meeting 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 5:36 PM.

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

Council Members Absent:

Staff Members Present: Behrends, Leitner, Stricker, Norton, Pittman, huber, Lindgren, Abhar, Haven, Simpson, Sparkman, Chan, Downton, Mingay, Taylor, Brown, Ulm, Cuffe, Sosa, Watson, Kreiling, Heisler, Cowles, Lima, Lewis, Bosch, Carr, Crone

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

7. PLEDGE OF ALLEGIANCE

Mindy Cuppy led the pledge.

8. INVOCATION

Shadi Hayek will give the invocation.

9. PRESENTATIONS

- 9.1 Farewell and Congratulations to Mindy Cuppy, Former City Clerk.
- 9.2 Recognizing the First Graduating Class of Summer at City Hall.
- 9.3 Rebuild Day Presentation by Lorianne Ulm, Community Engagement Analyst.
- 9.4 10 Year Service Awards Presented by Lisa Brown, Senior Human Resources Analyst, and Cyrus Abhar, City Manager.
- 9.5 Introduce New Employees.
- 9.6 Recognition of Council Member McGarvey's Birthday on August 10.

10. PUBLIC COMMENT

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

- Larry Ladd
- Carol Limbaga
- Derald Langwell
- Meada Cashatt

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

ACTION: Motion to approve items 13.1, and 13.3 through 13.10 by Budge second by McGarvey;
Carried by a 5:0 roll call vote. absent)

- 13.1 **Subject:** Meeting Minutes of June 19, 2017 Regular Meeting.
Recommendation: Adopt Minutes.

- 13.2 **Subject:** Resolution Designating Voting Delegate and Alternates for the 2017 League of California Cities Annual Conference to be held September 13-15, 2017 in Sacramento, California.

Recommendation: Adopt Resolution No. 108-2017, designating Mayor Donald Terry as Voting Delegate and Vice Mayor Linda Budge and Council Member David Sander as Voting Alternates for the 2017 Annual League of California Cities Conference Business Meeting.

Result of Recommended Action: The Voting Delegate or Alternate will be able to represent the City by voting at the Annual Business Meeting at the League of California Cities Conference.

Staff Report: Nanci C. O. Lima, Interim City Clerk.

Advances Goal: 1.

ACTION: Motion to approve amended resolution removing Vice Mayor Budge as an alternate by Budge second by McGarvey;

13.3 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Determining the Special Tax and Authorizing the Levy of Special Taxes for Police Protection Services within the Rancho Cordova Special Police Tax Areas for Fiscal Year 2017-18.

Recommendation: Adopt Resolution No. 100-2017.

Result of Recommended Action: This action authorizes and directs the Chief Financial Officer to determine, or cause to be determined, the Rancho Cordova Special Police Tax Area's FY 2017-18 Maximum Special Tax Rates, to establish the Special Taxes to be levied against developed parcels within the District and to cause such charges to be applied to the annual property tax roll.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goal: 5.

13.4 **Subject:** Resolution Declaring Results of the Mail Ballot Election Relating to the Imposition of the Annual Stormwater Utility Fee on the Anatolia IV Subdivision Project in the City of Rancho Cordova.

Recommendation: Adopt Resolution No. 99-2017 Declaring the Results of the Mail Ballot Election Relating to the Imposition of the Stormwater Utility Fee on the Anatolia IV Subdivision Project.

Result of Recommended Action: Adoption of the Resolution will declare the results of the ballot tabulation in connection with the imposition of the annual Stormwater Utility Fee on the Anatolia IV Subdivision Project. If majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the Anatolia IV Subdivision Project pursuant to the Fee Ordinance. If there is no majority approval, the Stormwater Utility Fee shall not be imposed for the project.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

13.5 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment No. 74-2016-1 with Sacramento Regional Transit District for Light Rail Station Maintenance to Amend the Scope of Work, Extend the Contract Term from June 30, 2018 to June 30, 2020, and Increase the Contract Amount from \$161,040 to \$370,080.

Recommendation: Adopt Resolution No. 104-2017.

Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract Amendment No. 74-2016-1 with Sacramento Regional Transit District (RT) for light rail station maintenance services. This will add soundwall maintenance to the scope of work, extend the contract term from June 30, 2018 to June 30, 2020, and increase the contract amount from \$161,040 to \$370,080.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1, 2, 5.

- 13.6 **Subject:** Review and Approval of the 2015 and 2016 Edward Byrne Memorial Justice Assistance Grant (JAG) Program Application and Acceptance of Grant Funding from the 2015 and 2016 Edward Byrne Memorial Justice Assistance Grant (JAG) Program.
Recommendation: Adopt Resolution No. 101-2017 and Resolution No. 102-2017.
Result of Recommended Action: City will formally accept award of \$26,338 under the JAG program for 2015 and award of \$28,012 under the JAG program for 2016.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goals: 1, 2, 6.
- 13.7 **Subject:** Rescind and Replace Resolution to Join the HOME Investment Partnership Consortium with the County of Sacramento and the City of Citrus Heights.
Recommendation: Adopt Resolution No. 107-2017.
Result of Recommended Action: Approval of Resolution No. 107-2017 will rescind and replace Resolution 97-2017, making a minor change to allow the Consortium Agreement to be automatically renewed at the end of the initial and each subsequent three-year period with written approval by the City Council of the City of Rancho Cordova.
Staff Report: Stefan Heisler, Reinvestment Analyst.
Advances Goals: 1, 2, 5.
- 13.8 **Subject:** Ordinance Adding Chapter 16.09, "Expedited Permit Process for Electric Vehicle Charging Stations" to Title 16 of the Rancho Cordova Municipal Code.
Recommendation: Staff recommends Council introduce Ordinance No. 7-2017 by title and waive the first reading of Ordinance No. 7-2017.
Result of Recommended Action: The Ordinance will return for second reading and final adoption at the next regular Council meeting. Adoption of the Ordinance would add a new Chapter to the municipal code for an expedited permit process for electric vehicle charging stations, as required by a new state law.
Staff Report: Joseph Cuffe, Building Official.
Advances Goals: 1, 2, 5, 6.
- 13.9 **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 boards, commissions, or committees or changes or reappointments and will ensure that any necessary Fair Political Practices Commission (FPPC) filings are completed.
Staff Report: Nanci C. O. Lima, Interim City Clerk.
Advances Goals: 1, 4, 5.
- 13.10 **Subject:** Resolution No. 109-2017 Approving Subdivision No. FM 2017-002-01, Final Map of Anatolia IV Village 1 and Execute Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 109-2017.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement (Exhibit A) guaranteeing the construction of public roads and utilities with Lennar Homes of California, Inc. and the recording of the final subdivision map creating 55 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.
Advances Goals: 1, 2.

- 13.11 **Subject:** Second Reading and Adoption of Ordinance No. 5-2017 Amending Chapter 23.313 Regarding the Allowed Uses Within the Office Professional Mixed Use Zoning District in Title 23, the Replacement of "Limited Use Permit" with "Administration Use Permit" Throughout Title 23, Zoning Ordinance, and Enacting Distance Requirements between Massage Establishments.

Recommendation: Staff recommends that Council waive the second reading of Ordinance No.5-2017 and adopt.

Result of Recommended Action: Approval of Ordinance No. 5-2017 would amend Chapter 23.313 in regards to the Office Professional Mixed Use Zone, replace "Limited Use Permit" with "Administration Use Permit" throughout Zoning Code, require 1,000 feet between massage establishments.

Staff Report: June Cowles, Senior Planner

Advances Goals: 2, 6.

ACTION: Motion to continue this item to the next Council Meeting on August 21st by Budge second by McGarvey;

14. 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 McGarvey second by Budge;
Carried by a 5:0 roll call vote. absent)

- 14.1 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the Property Tax Roll.

Recommendation: Adopt Resolution No. 110-2017.

Result of Recommended Action: This action will authorize the delinquent residential solid waste service charges to be collected on the 2017-18 property tax roll.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goal: 5.

15. PUBLIC HEARING ITEMS

- 15.1 **Subject:** AT&T Facility CVU0093 Mather CUP; Project No. DD9697 – Located at 10528 Armstrong Avenue.

Recommendation: Adopt Resolution 105-2017.

Result of Recommended Action: Approval of the Conditional Use Permit would allow the applicant to install a new telecommunications facility located at the Sacramento Zoroastrian Association, 10528 Armstrong Avenue; and allow for the construction of an 86-foot tower within a fenced 28'-6" x 30' leased area on the property. This telecommunications facility would provide increased AT&T service to an underserved area of Rancho Cordova.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 2, 5 and 6.

Mayor Terry opened the public hearing. The following individual addressed the City Council:

- Derald Langwell

Mayor Terry closed the public hearing.

ACTION: Motion to approve by Sander second by Budge with modifications to landscape and material improvement;
Carried by a 5:0 roll call vote. absent)

15.2 **Subject:** Introduction and First Reading of Ordinance No. 9-2017 Adding Article XVII, "Property Maintenance Code" to Chapter 16.18 of the Rancho Cordova Municipal Code.

Recommendation: Staff recommends that Council introduce by title only and waive the first reading of Ordinance No. 9-2017.

Result of Recommended Action: The Ordinance would return to Council for second reading and adoption at its next regular meeting. If adopted, the Ordinance would add a new chapter to the Municipal Code addressing property maintenance.

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

Advances Goals: 1, 5, 6, 7, 8 and 10.

Mayor Terry opened the public hearing. The following individual addressed the City Council:

- Mary Nesel

Mayor Terry closed the public hearing.

ACTION: Motion to continue this item at the next City Council Meeting on August 21st by Budge second by McGarvey;
Carried by a 5:0 roll call vote. absent)

15.3 **Subject:** Introduction and First Reading of Ordinance No. 8-2017 Amending Rancho Cordova Municipal Code Section 6.120.140 relating to Method of Graffiti Abatement.

Recommendation: Staff recommends that Council introduce by title only and waive the first reading of Ordinance No. 8-2017.

Result of Recommended Action: The Ordinance would come back for second reading and adoption at the next regular Council meeting. This Ordinance, if adopted, would amend the Municipal Code section related to graffiti abatement.

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

Advances Goals: 1, 5, 6, 7, 8 and 10.

Mayor Terry opened the public hearing. The following individual addressed the City Council:

- Derald Langwell

Mayor Terry closed the public hearing.

ACTION: Motion to approve by Sander second by Budge;
Carried by a 5:0 roll call vote. absent)

16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** Consideration of a Resolution Approving the Establishment of the Rancho Cordova Economic Development Commercial Façade Improvement Grant Program.
Recommendation: Consider adoption of Resolution No. 11-2017.
Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to approve incentives which comply with the Rancho Cordova Economic Development Commercial Façade Improvement Grant Program.
Staff Report: Meghan Huber, Business Liaison.
Advances Goals: 1, 6.

ACTION: Motion to approve by Budge second by Gatewood;
Carried by a 5:0 roll call vote. absent)

- 16.2 **Subject:** Hacker Lab Feasibility Study.
Recommendation: Receive information from the Economic Development Division on the feasibility study for Hacker Lab. 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: Amanda Norton, Economic Development Manager.
Advances Goals: 1, 6.

ACTION: Discussion item only; no action taken.

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Sanders stated he has received messages regarding rising water rates. Direction was given to Council staff to look into the issue and report back to Council.

Council Member McGarvey discussed Sacramento County's initiative to fund the Mather Community Campus and would like to look into the City providing funds to the Mather Community Campus. He will provide more information to the City Council and Council staff.

22. ADJOURNMENT

Mayor Terry adjourned the meeting at 9:01 PM.<BR class=Apple-interchange-newline>



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