



**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, December 18, 2017

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

DRAFT 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: McGarvey, Sander, Terry, Budge, Gatewood

Council Members Absent:

Staff Members Present: Behrends, Pittman, Kniestedt, Juran-Karageorgiou, Lindgren, Abhar, Haven, Simpson, Downton, Stricker, Sparkman, Mingay, Leitner, Delaney, Harriman, Carr, Cowles

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

3. PLEDGE OF ALLEGIANCE

4. INVOCATION

Mark Shetler from River City Christian will give the invocation.

5. SPECIAL CEREMONIES - SWEAR IN MAYOR AND VICE MAYOR

5.1 Swearing In of Vice Mayor.

5.2 Swearing In of Mayor.

5.3 Presentation to Outgoing Mayor Terry.

6. CELEBRATORY BREAK

7. PRESENTATIONS

- 7.1 Introduction of New City Employees Judy Khang, Accountant, and Tamara Artola, Senior Customer Service Representative, by Kim Juran-Karageorgiou, Administrative Services Director, and Stephen Block, Community Engagement Assistant, and Russell Hartley, Assistant Communication Specialist, by Maria Kniestedt, Communications & Public Affairs Director.

8. PUBLIC COMMENT

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

9. COUNCIL REPORTS

10. CITY MANAGER'S REPORT

11. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 11.1 through 11.5, 11.7 and 11.8 by Terry second by Gatewood;
Carried by a 5:0 roll call vote. absent)

- 11.1 **Subject:** Meeting Minutes of the December 4, 2017 Special and Regular Meeting.
Recommendation: Adopt Minutes.

- 11.2 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Making Certain Findings and Determinations Related to, and Accepting, the Fiscal Year 2016-17 Development Impact Fee Report for the AB 1600 Development Fees.
Recommendation: Adopt Resolution No. 149-2017.
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 AB 1600 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 existing city is funded by the development, not by existing residents.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goals: 5.

- 11.3 **Subject:** Ordinance Repealing And Replacing Chapters 19.04 And 19.12 Within Title 19 Of The Rancho Cordova Municipal Code Relating To The Protection And Preservation Of Private And Public Trees.
Recommendation: Staff recommends that Council waive the Second Reading and Adopt Ordinance No. 12-2017, "An Ordinance of the City Council of the City of Rancho Cordova Repealing and Replacing Chapters 19.04 and 19.12 within Title 19 of the Rancho Cordova Municipal Code Relating to the Protection and Preservation of Private and Public Trees."
Result of Recommended Action: The recommended actions will result in significant

revisions to Chapters 19.04 and 19.12 of the Municipal Code.

Staff Report: Albert Stricker, Public Works Director.

Advances Goals: 1, 2 and 5.

- 11.4 **Subject:** Resolution Authorizing the City Manager to Execute Contract 162-2017 in the Amount of \$126,850 with Alta Planning & Design for the Cordova Creek to Trail Planning Study.

Recommendation: Adopt Resolution 140-2017.

Result of Recommended Action: Adoption of Resolution 140-2017 will authorize the City Manager to execute contract 162-2017 with Alta Planning & Design in the amount of \$126,850 to commence with a feasibility study related to a trail along Cordova Creek.

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

Advances Goals: 1, 2, and 5.

- 11.5 **Subject:** Annexation of the Anatolia IV Subdivision Project into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).

Recommendation: Adopt Resolution No. 150-2017.

Result of Recommended Action: Adoption of Resolution No. 150-2017 approves Annexation Map. No. 1 for the Anatolia IV Subdivision Project into Community Facilities District No. 2013-2 (Police Services) and approves the recording of the annexation map and the Notice of Special Tax Lien.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goals: 5.

- 11.6 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment No. 61-2015-1 in the Amount of \$125,000 with Siemens Industry, Inc. to Increase the Contract Amount from \$345,400 to \$470,400 for On-Call Street Light and Electrical Maintenance and Repair Services.

Recommendation: Adoption of Resolution No. 147-2017.

Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute Contract Amendment No. 61-2015-1 in the amount of \$125,000 with Siemens Industry, Inc. to increase the contract amount from a not-to-exceed amount of \$345,400 to \$470,400 for On-Call Street Light and Electrical Maintenance and Repair Services.

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

Advances Goals: 1, 2, and 5.

ACTION: Motion to approve item 11.6 by Terry second by Gatewood;
Carried by a 5:0 roll call vote. absent)

- 11.7 **Subject:** Approval of the Annexation Boundary Map for the Kilgore Road Soccer Complex Project and Annexation into the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).

Recommendation: Adopt Resolution No. 146-2017.

Result of Recommended Action: Adoption of Resolution No. 146-2017 approves Annexation Boundary Map No. 21 for the Kilgore Road Soccer Complex project and annexation 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, Interim Community Development Director.

Advances Goals: 5.

- 11.8 **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 Kilgore Road Soccer Complex project.
Recommendation: Adopt Resolution No.145-2017 designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Kilgore Road Soccer Complex 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 Kilgore Road Soccer Complex project and sets a public hearing for January 16, 2017 on the matter. The proposed fees would not impact existing residents.
Staff Report: Elizabeth Sparkman, Interim Community Development Director.
Advances Goals: 5.

12. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 12.1 **Subject:** ARCO AM/PM Service Station Conditional Use Permit Amendment and Letter of Public Convenience and Necessity; Project No. DD9735 – Located at 4000 Sunrise Boulevard, within the Sunridge Plaza.
Recommendation: Adopt Resolution 151-2017.
Result of Recommended Action: Adoption of Resolution 151-2017 would permit the sale of alcohol, specifically beer and wine at the ARCO AM/PM service station at 4000 Sunrise Boulevard within the Sunridge Plaza Shopping Center and allow the applicant to submit for necessary the Alcoholic Beverage Control license.
Staff Report: June Cowles, Senior Planner.
Advances Goals: 2 and 6

Council Member Terry and Council Member Gatewood recused themselves due to a conflict of interest.

ACTION: Motion to approve by Sander second by McGarvey;
Carried by a 3:0 roll call vote. absent)

13. PUBLIC HEARING ITEMS

- 13.1 **Subject:** Sunrise Auto Village Major Design Review – Project No. DD9715 – Located at 1950 Zinfandel Drive.
Recommendation: Approve Resolution 152-2017.
Result of Recommended Action: Approval of Resolution 152-2017 would allow the construction of a 7,400 square foot auto sales and repair building on the proposed site. Approval would allow the proposed building to be constructed on the existing concrete pad and utilize existing infrastructure and utilities on-site as agreed upon between the City and the previous property owners known as the Church Investors Fund.
Staff Report: Nicholas Sosa, Assistant Planner.
Advances Goals: 1, 5, and 6.

ACTION: Motion to approve with conditions added to the permit by Terry second by McGarvey;
Carried by a 5:0 roll call vote. absent)

14. REGULAR CALENDAR ITEMS

- 14.1 **Subject:** Review, discuss and provide direction to Staff regarding proposed amendments to Title 23 (Zoning Code) of the Rancho Cordova Municipal Code.
Recommendation: Receive a report and provide direction to staff on proposed Title 23 (Zoning Code) Amendments including changes to: allow patio cover within the rear-yard setback, reduce parking requirements for tasting rooms, change permit requirements for carwashes and auto detailing, prohibit electronic message boards on building facades, address issues related to shipping/storage containers, address residential driveway surfaces and parking locations of RVs boats and trailers.
Result of Recommended Action: No action will be taken by the City Council. Staff will provide an overview of the proposed amendments to Title 23 and request direction from the City Council to prepare the amendments for a future public hearing and action.
Staff Report: Darcy Goulart, Principal Planner.
Advances Goals: 1, 2, and 6.

ACTION: Discussion item only; Council provided direction to staff.

- 14.2 **Subject:** Discuss Establishment of an Employee Home Loan/Down Payment Assistance Program.
Recommendation: Discuss timing and parameters for the possible establishment of an employee home loan/down payment assistance program for the purchase of a primary residence in the City of Rancho Cordova.
Result of Recommended Action: The direction provided will determine whether the City will move forward with an employee home loan program. Staff would finalize program requirements and return for final Council approval prior to enacting a program.
Staff Report: Kim Juran-Karageorgiou, Administrative Services Director.
Advances Goals: 1, 2, 3 and 5.

ACTION: Motion to direct staff to write program based on staff's recommendation in Exhibit 1 and eliminate 12 month waiting period and ask staff to look into lending rules to consider relating to employee's credit report by Budge second by Gatewood; Carried by a 5:0 roll call vote. absent)

15. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Terry requested a discussion on Digital Billboards.

16. ADJOURNMENT

Mayor Budge adjourned the meeting at 8:55 PM.



Stacy Leitner, City Clerk