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RANCHO CORDOVA
CALIFORNIA

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

Tuesday, February 16, 2016

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

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

MINUTES

1. STUDY SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the special meeting to order in the American River Community Room North at 4:09 PM.

Council Members Present:	McGarvey, Sander, Terry, Budge, Skoglund
Council Members Absent:	None
Staff Members Present:	Lindgren, Cuppy, Abhar, Busch, Goold, Haven, Chan, Downton, Flory, Thomas, Somavarapu, Ulm, Behrends, Delaney, Stricker, Norton, Harriman

2. PUBLIC COMMENT

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

3. SPECIAL MEETING ITEM

3.1 **Subject:** Study Session regarding the Community Enhancement Fund (Measure H), including discussion and direction on: proposed FY 2016-2017 funding categories and amounts for City projects and community grants; and current projects needing further Council input, including Chase Drive Soil Born Farms Corridor, and the 4 Rivers Neighborhood Pathway Lighting Project.
Recommendation: Staff recommends the City Council give staff direction on the

Community Enhancement Fund topics listed above.
Result of Recommended Action: Staff will carry out Council's direction, engage with the public, and return with updates at upcoming meetings.
Staff Report: Stacy Delaney, Community Enhancement Analyst
Advances Goals: 1, 2, 3, 5, 6.

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT OF STUDY SESSION

Mayor McGarvey adjourned the special meeting to the regular meeting at 5:50 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Sander called the regular meeting to order in the David B. Roberts Council Chambers at 5:53 PM.

Council Members Present:	McGarvey, Sander, Terry, Budge, Skoglund
Council Members Absent:	None
Staff Members Present:	Abhar, Lindgren, Cuppy, Peek, Busch, Downton, Haven, Stricker, Diaz, Behrends, Delaney, Sosa, Goold, Huber

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Jerry Ahlin led the pledge.

8. INVOCATION

Brent Arnold with the Sacramento Law Enforcement gave the invocation.

9. PRESENTATIONS

9.1 Assemblyman Ken Cooley Received League of California Cities Distinguished Legislative Leadership Award presented by Tim Cromartie, League Legislative Representative. Mayor Sander also presented Assemblyman Cooley with a proclamation from the City.

9.2 Proclamation Presented to Bill Yee of Western Contract Furniture in Recognition of Receiving the Sacramento Metro Chamber Businessman of the Year Award.

9.3 Mayor Sander announced this item would be deferred to the next council meeting.

Presentation Regarding Implementation of New Rental Housing Building Permit Process by Kerry Simpson, Neighborhood Services Manager, Ryan Taylor, Neighborhood Services Supervisor and Joe Cuffe, Interim Building Official.

10. PUBLIC COMMENT

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

- Derek J. Andres
- Jerry Ahlin

Mayor Sander closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

12.1 **Subject:** Meeting Minutes of February 1, 2016 Special and Regular meeting and Amendment to December 15, 2014 Regular meeting.
Recommendation: Adopt minutes.

12.2 **Subject:** Quarterly Treasurers Report.
Recommendation: Recommend the report be received and filed.
Result of Recommended Action: The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the treasurer's report is to update the City Council and the public on the status of the City's cash balances and investments, and highlight material changes from one period to another.
Staff Report: Liisa Behrends, Interim Finance Director.
Advances Goal: 4.

12.3 **Subject:** Resolution Approving the Execution of a Second Amendment to the Professional Services Agreement with MCE Corporation Eliminating the Yearly Limit Term Language.
Recommendation: Adopt Resolution No. 13-2016.
Result of Recommended Action: Adoption of this resolution authorizes the City Manager to execute a second amendment to the contract with MCE Corporation to provide operations and maintenance support for the Public Works Department. The compensation section currently states that the spending limit is $500,000 per fiscal year for the five year contract term. Approval of this resolution would eliminate the annual spending limit and amend the contract to include a not-to-exceed contract amount of $3,000,000.
Staff Report: Albert Stricker, Interim Public Works Director and Steve Harriman, Public Works Division Manager of Operations and Maintenance.
Advances Goals: 1, 2, 5.

12.4 **Subject:** Resolution Authorizing the City Manager to Execute a License Agreement between the City Of Rancho Cordova and the Sacramento Placerville Transportation Corridor Joint Powers Authority for the Mather Rails to Trails Project.

Recommendation: Adopt Resolution No. 11-2016.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a license agreement between the City of Rancho Cordova and the Sacramento Placerville Transportation Corridor Joint Powers Authority for the Mather Rails to Trails Project.
Staff Report: Albert Stricker, Interim Public Works Director and Chris Boyer, Associate Civil Engineer.
Advances Goals: 1, 2, 5.

12.5 **Subject:** Resolution Authorizing the City Manager to Execute a Memorandum of Agreement Related to Notification to the City by the Suncreek Developers of any Pending Sale of Property to a Public Entity and to Pay any Suncreek Finance Plan Fees or Frontage Reimbursements Related Thereto.
Recommendation: Adopt Resolution No. 15-2016.
Result of Recommended Action: Adoption of this resolution by the City Council will allow the City Manager to execute the memorandum of agreement carrying out certain development rights set out in the Suncreek Development Agreement and corresponding Finance Plan.
Staff Report: Adam U. Lindgren, City Attorney.
Advances Goals: 1, 2, 6.

12.6 **Subject:** Second Amendment to the South Sacramento Habitat Conservation Plan Memorandum of Agreement.
Recommendation: Adopt Resolution 16-2016.
Result of Recommended Action: Adoption of Resolution No. 16-2016 will authorize the City Manager to execute the Second Amendment to the South Sacramento Habitat Conservation Plan (SSHCP) Memorandum of Agreement (MOA), thereby allowing the committing the City to Fiscal Year 2015/16 and 2016/17 SSHCP funding contributions, subject to the terms of the Second Amended SSHCP MOA.
Staff Report: Aaron Busch, Community Development Director.
Advances Goals: 2, 4, 6.

12.7 **Subject:** Appointment of Real Property Negotiators.
Recommendation: Appoint Cyrus Abhar, Adam Lindgren, and Liisa Behrends as Real Property Negotiators.
Result of Recommended Action: This action will allow negotiation of lease amount and terms for real property identified as 2729 Prospect Park Drive, Suite 230, Rancho Cordova, CA 95670.
Staff Report: Cyrus Abhar, City Manager.
Advances Goal: 5.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

14. PUBLIC HEARING ITEMS

14.1 Bridgeway Square Apartment Project at the Southwest Corner of Bridgeway Drive and Data/Disk Drive, Including:

- Resolution No. 146-2015 Approving an Addendum to the Capital Village Mitigated Negative Declaration, Pursuant to Requirements of the California Environmental Quality Act;
- Ordinance No. 16-2015 Adopting Amendments to Section 3.6, Regarding the Loft District, of the Capital Village Special Planning Area Handbook to Allow for High Density Residential as an Allowed Use;
- Ordinance No. 17-2015 Adopting a Second Amendment to the Development Agreement for the Capital Village Special Planning Area; and
- Resolution No. 147-2015 Approving Major Design Review and Conditions of Approval for the 199-unit, 4- to 5-Story Market Rate Apartment Complex With a 7,080-Square Foot Clubhouse and Outdoor Pool, Including a Parking Adjustment, on 5.12 acres within the Capital Village Special Planning Area.

Recommendation: Adopt Resolution No. 146-2015, introduce and read by title only Ordinance No. 16-2015, introduce and read by title only Ordinance No. 17-2015, and adopt Resolution No. 147-2015.

Result of Recommended Action: Approval of the project would allow the applicant to submit applications for building permits and improvement plans to construct a new 199-unit, 4-5 story market rate housing complex with a clubhouse, outdoor pool area, parking, and landscaping on an undeveloped piece of land at the southeast corner of Bridgeway Drive and Data/Disk Drive. The parking adjustment would allow for a reduction to the required amount of parking for the apartment complex.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 5, 6.

AT THIS POINT: Council Member Budge recused herself from this discussion do to a conflict of interest.

Mayor Sander opened the public hearing. The following individuals addressed the Council:

- Susan Foulk
- Gil Ruiz
- Jim Boyd
- Jillian Medrano
- Teresa Stanley
- Karen Chacon
- Diann Rogers
- Doniell Cummings
- Nathan Weaver
- Jennifer Streets

Mayor Sander closed the public hearing.

AT THIS POINT: Council took a recess at 8:34 PM. Mayor Sander, Vice Mayor Terry, and Council Members McGarvey and Skoglund resumed council at 8:51 PM.

ACTION: Motion to approve by McGarvey second by Terry with the following modifications to the Conditions of Approval for Resolution No. 147-2015:

- Condition 39.5: The final finishes, colors, sidewalk design, and landscaping shall be subject to the review and approval by the *Community Development Director.*
- Condition 46: The applicant shall provide the City with its tenant rules and regulations for the property *prior to occupancy*. Any violations of such rules or regulations affecting the external appearance of the property or behavior of tenants on the property, is enforceable by the City as a violation of the special planning area standards and these conditions of approval.

Carried by a 3:1 roll call vote. (Skoglund dissenting, Budge recused).

AT THIS POINT: Council took a recess at 9:09 PM. The full council resumed at 9:17 PM.

14.2 **Subject:** Sunridge Plaza Gasoline Station Conditional Use Permit; Project No. DD9614 – Located at the Southwest Corner of Douglas Road and Sunrise Boulevard.
Recommendation: Adopt Resolution 14-2016.
Result of Recommended Action: Adoption of Resolution 14-2016 would permit the use of a service station at the submitted location and allow the applicant to submit for necessary building permits to begin construction of the proposed gas station, convenience store, and car wash.
Staff Report: Nicholas Sosa, Project Planner.
Advances Goals: 5, 6.

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

ACTION: Motion to approve by Budge second by McGarvey with the following modification to conditions of approval:

- Condition 38: The collector sewer system for the project will not be accepted for operation and maintenance until the downstream sewer system and pump station serving the project is also accepted for operation and maintenance. All sewer facilities shall be accepted for operation and maintenance prior to Final Occupancy.

Carried by a 5:0 roll call vote.

15. REGULAR CALENDAR ITEMS

NONE.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council did not have any requests for future agenda items.

17. CITY MANAGER'S REPORT

City Manager Cyrus Abhar did not have anything to report.

18. ADJOURNMENT

18.1 Mayor Sander adjourned the regular meeting to closed session at 9:55 PM.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the closed session to order in the Community Board Room at 10:03 PM.

Council Members Present:	McGarvey, Sander, Terry, Budge, Skoglund
Council Members Absent:	None
Staff Members Present:	Lindgren, Abhar, Busch, Haven

20. CLOSED SESSION

20.1 Council may adjourn to closed session to discuss the following item:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Property: 2729 Prospect Park Drive, Suite 230, Rancho Cordova, CA 95670.
Agency negotiators: Cyrus Abhar, Adam Lindgren, and Liisa Behrends.
Negotiating parties: Cordova Recreation and Park District (CRPD).
Under negotiation: Lease amount and terms.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there was no reportable action taken in closed session.

22. ADJOURNMENT

Mayor Sander adjourned the meeting at 10:19 PM.

Mindy Cuppy

Mindy Cuppy, MMC, City Clerk