



**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, July 05, 2016

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

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

MINUTES

1. CALL TO ORDER/ROLL CALL

Vice Mayor Terry called the closed session to order in the Community Board Room at 4:35 PM.

Council Members Present: McGarvey, Terry, Budge, Skoglund

Council Members Absent: Sander

Staff Members Present: Abhar, Busch, Cook, Diaz

2. PUBLIC COMMENT

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

3. CLOSED SESSION

3.1 Council may adjourn to Closed Session to discuss the following item(s):

CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2)
(1 case).

ACTION: Discussion item only, no action taken.

4. ADJOURNMENT

Vice Mayor Terry adjourned the closed session to the Regular Meeting in the David B. Roberts Council Chambers at 5:31 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Vice Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:36 PM.

Council Members Present: McGarvey, Terry, Budge, Skoglund

Council Members Absent: Sander

Staff Members Present: Cuppy, Abhar, Busch, Simpson, Sparkman, Mingay, Cook, Somavarapu, Sosa, Hadley, Kniestedt, Adams, Juran, Boyer, Stricker, Diaz, Norton, Peek, Cowles

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Derald Langwell led the pledge.

8. INVOCATION

Vice Mayor Terry recognized a moment of silence.

9. OPEN SESSION - REPORT FROM CLOSED SESSION

Deputy City Attorney Kate Cook reported that there was no reportable action taken in closed session.

10. PRESENTATIONS

NONE.

11. PUBLIC COMMENT

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

- Ken Green
- Jerry Said
- Jay Buscio
- Mary Nesel

City Manager Cyrus Abhar provided a brief statement.

Vice Mayor Terry closed the public comment period.

12. COUNCIL REPORTS

Council reported on events since the last meeting.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 13.1 through 13.7, by Budge second by Skoglund;
Carried by a 4:0 roll call vote. (Sander absent)

13.1 **Subject:** Meeting Minutes of June 20, 2016 Regular Meeting.

Recommendation: Adopt minutes.

13.2 **Subject:** Resolution Amending the Fiscal Years 2015/16 and 2016/17 Adopted Budget for the City of Rancho Cordova.

Recommendation: Adopt Resolution No. 94-2016.

Result of Recommended Action: The Fiscal Years 2015/16 and 2016/17 Adopted Budget will be amended to reflect variances in expenses not originally anticipated in the budget. This amendment will bring our actual anticipated expenditures in line with our approved appropriations for those specific items.

Staff Report: Liisa Behrends, Senior Accountant.

Advances Goal: 5.

13.3 **Subject:** Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Aegis ITS, Inc. in the Amount of \$632,979 to Install New Software and Equipment at City Hall for the Traffic Management Center Project.

Recommendation: Adopt Resolution No. 84-2016.

Result of Recommended Action: Approval of Resolution No. 84-2016 will authorize the City Manager to execute a contract to install an Advanced Traffic Management System (ATMS) at City Hall including a new server, new software and associated hardware that will allow the City to remotely monitor and manage the City's transportation system to improve signal coordination, reduce congestion, and improve emergency response and system safety.

Staff Report: Albert Stricker, Interim Public Works Director, and Rupa Somavarapu, Senior Civil Engineer.

Advances Goals: 2, 3, 5, 6.

13.4 **Subject:** Resolution Calling the November 8, 2016 General Municipal Election and Requesting the Board of Supervisors of Sacramento County Consolidate our General Municipal Election with the Statewide Election

Recommendation: Adopt Resolution No. 95-2016 calling the November 8, 2016 general municipal election and requesting that the Sacramento County Board of Supervisors consolidate our general municipal election with the statewide election.

Result of Recommended Action: Adoption of the resolution allows for the consolidation of our general municipal election with the statewide election to be held on November 8, 2016 and to obtain election services from the Sacramento County Voter Registration and Elections Department.

Staff Report: Mindy Cuppy, City Clerk.

Advances Goals: 1, 3, 5.

- 13.5 **Subject:** Resolution 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 2016-17.
Recommendation: Adopt Resolution No. 85-2016.
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 Fiscal Year 2016-17 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, Senior Finance Analyst.
Advances Goal: 5.
- 13.6 **Subject:** Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection System for the APG Warehouse Project.
Recommendation: Adopt Resolution No. 80-2016 designating a time and place for hearing protests in connection with the Annual Stormwater Utility Fee for the APG Warehouse 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 APG Warehouse Project and sets a public hearing for August 1, 2016 on the matter.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.
- 13.7 **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 2016-17 Tax Roll.
Recommendation: Adopt Resolution No. 82-2016.
Result of Recommended Action: This action 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: Liisa Behrends, Senior Accountant, Kate Cook, Deputy City Attorney, and Kerry Simpson Neighborhood Services Manager.
Advances Goals: 1, 2, 5.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve items 14.1 through 14.7, by Budge second by Skoglund;
Carried by a 4:0 roll call vote. (Sander absent)

- 14.1 **Subject:** Resolution Approving Proceedings for the Annual Levy and Collection of Assessments for Landscaping and Lighting District No. 2005-1 for Fiscal Year 2016-17.
Recommendation: Adopt Resolution No. 72-2016.
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.

- 14.2 **Subject:** Resolution Approving Proceedings for the Annual levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2016-17.

Recommendation: Adopt Resolution No. 79-2016.

Result of Recommended Action: Adoption of this resolution will authorize the continuance of the annual levy and collection of assessments in the District. The assessments fund the ongoing maintenance, servicing and operation of public lighting improvements (safety lights and street 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 Approving Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Road Maintenance District Fiscal Year 2016-17.

Recommendation: Staff recommends Council adopt the following resolutions:

- Adopt Resolution No. 73-2016 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 2016-17.
- Adopt Resolution No. Resolution No. 74-2016 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 2016-17.

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.

- 14.4 **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 2016-17.

Recommendation: Adopt Resolution No. 75-2016 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 2016-17 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 1; and Adopt Resolution No. 76-2016 Amending and/or confirming the Engineer's Report and Establishing the Fiscal Year 2016-17 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.

- 14.5 **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 2016-17.

Recommendation: That Council:

- Adopt Resolution No. 77-2016 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 2016-17 for the Rancho Cordova Transit Related Services Benefit District, Zone No. 2; and
- Adopt Resolution No. 78-2016 Amending and/or Confirming the Engineer's Report and Establishing the Fiscal Year 2016-17 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.

- 14.6 **Subject:** Viva Supermarket Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN); Project No. DD9661 – Located at 10385 Folsom Boulevard; APN: 076-0222-019-0000.

Recommendation: Adopt Resolution No. 91-2016.

Result of Recommended Action: Adoption of Resolution No. 91-2016 would grant the applicant's requests for a CUP and PCN to allow the off-site sale of beer, wine, and distilled spirits. This resolution would be forwarded to the Department of Alcohol Beverage Control (ABC), which would allow the applicant to proceed in the review process to obtain a license to sell alcohol.

Staff Report: Nicholas Sosa, Project Planner.

Advances Goals: 1, 2.

- 14.7 **Subject:** A Resolution Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the Property Tax Roll.

Recommendation: Adopt Resolution No. 86-2016.

Result of Recommended Action: This action will authorize the delinquent residential solid waste service charges to be collected on the 2016-17 property tax roll.

Staff Report: Michelle Mingay, Senior Finance Analyst.

Advances Goal: 5.

15. PUBLIC HEARING ITEMS

- 15.1 **Subject:** D&A Detox – Reasonable Accommodation Agreement (City Council Call Up): Project No. DD9643.

Recommendation: Hear report from staff and provide direction as to the appropriate response.

Result of Recommended Action: Approval of project would allow the applicant to submit an application for a building permits to convert the existing detached office-assembly space into three bedrooms and shared living space without a kitchen. The reasonable accommodation agreement will be signed and recorded with the Sacramento County Assessor's Office and will run with the land until the facility ceases operation, at which point the conversion will be brought back to its original state upon sale of property.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 3.

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

- Omera Johnson
- Linda Brown

Vice Mayor Terry closed the public hearing.

ACTION: Motion to approve item 15.1, by McGarvey second by Skoglund;
Carried by a 3:0 roll call vote. (Sander absent, Budge abstained)

15.2 **Subject:** Amendment to the General Plan Natural Resources and Safety Element, Municipal Code, and Zoning Code to Address Changes in State Law Regarding Urban Level of Flood Protection (Senate Bill 5).

Recommendation: Adopt Resolution No. 93-2016 and introduce and waive the first reading of Ordinance No. 7-2016.

Result of Recommended Action: Adoption of these amendments would bring the City into compliance with recent changes in State law that require local jurisdictions to amend their development standards and define potential flood risks associated with the 200-year floodplain. No physical changes are proposed with this amendment, as regulations will be amended to incorporate a new 200-year floodplain map and ensure review of development within the floodplain during the entitlement and building permit review process.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 5.

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

ACTION: Motion to approve by item 15.2, Skoglund second by McGarvey;
Carried by a 3:0 roll call vote. (Sander, Budge absent)

15.3 **Subject:** Villages of Zinfandel, Veranda at Stone Creek Residential Subdivision Located on Spoto Drive, Across From Stone Creek Park. The Proposed Project Includes a Rezone From Medium Density to Low Cluster Density, Special Planning Area Amendment, Tentative Subdivision Map and Major Design Review for 163 Single Family Homes.

Recommendation: That Council:

- Adopt Resolution No. 88-2016 Approving the Addendum to the Environmental Impact Report for the Villages of Zinfandel, Veranda at Stone Creek Residential Subdivision.
- Introduce and waive first reading of Ordinance No. 5-2016 approving amendments to the Zinfandel Special Planning Area.
- Introduce and waive first reading to Ordinance No. 6-2016 approving amendments to the Villages of Zinfandel Development Agreement.
- Adopt Resolution No. 89-2016 approving the tentative subdivision Map and attached conditions of approval.
- Adopt Resolution No. 90-2016 approving major design review.

Result of Recommended Action: Adoption of the above-referenced resolutions and

ordinances would permit the construction of 163 single-family homes within the Zinfandel Special Planning Area ("ZSPA") and allow the applicant to submit for Final Maps and necessary building permits to begin construction of the proposed infrastructure and homes.

Staff Report: June Cowles, Senior Planner.

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

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

- Price Walker
- Sandra Opiela

Vice Mayor Terry closed the public hearing.

ACTION: Motion to approve item 15.3, by Skoglund second by McGarvey;
Carried by a 3:0 roll call vote. (Sander, Budge absent)

16. REGULAR CALENDAR ITEMS

16.1 **Subject:** Update and Discussion Regarding the City's Cannabis Business Tax, Chapter 3.80 of the Rancho Cordova Municipal Code.

Recommendation: Receive update from City Attorney's Office on issues related to the City's cannabis business tax, including recent changes in State law; and give direction on whether the City should continue to prohibit cannabis businesses throughout the City or consider allowing cannabis businesses to operate within certain zones of the City and if so, whether to implement the cannabis business tax at its current rate or a lower rate.

Result of Recommended Action: If directed by Council, Staff would return with draft permitting and tax implementation options for Council consideration.

Staff Report: Adam Lindgren, City Attorney.

Advances Goals: 1, 2, 6.

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

- Anna Vanderveen

Vice Mayor Terry closed the public comment period.

ACTION: Discussion item only, no action taken.

16.2 **Subject:** Resolution Authorizing the Issuance of Special Tax Bonds for and on Behalf of the City of Rancho Cordova Sunridge Anatolia Community Facilities District No. 2003-1, Approving and Directing the Execution of a Supplemental Fiscal Agent Agreement, Approving the Form of Such Preliminary Official Statement, Approving Sale of Such Bonds and Approving Other Related Documents and Actions.

Recommendation: Adopt Resolution No. 87-2016.

Result of Recommended Action: Adoption of this resolution will authorize the sale of Special Tax Bonds (the "2016 Bonds") for and on behalf of Sunridge Anatolia Community Facilities District No. 2003-1 for the purpose of refunding the 2005 Bonds and the 2007 Bonds (together, the "Prior Bonds") to achieve savings in the cost of

interest associated with the Prior Bonds along with the issuance of additional bond proceeds for the for the construction and acquisition of improvements within the Community Facilities District.

Staff Report: Michelle Mingay, Senior Finance Analyst.

Advances Goal: 5.

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

ACTION: Motion to approve item 16.2, by Skoglund second by McGarvey;
Carried by a 3:0 roll call vote. (Sander, Budge absent)

16.3 **Subject:** Resolution Authorizing the City Manager to Execute a Cooperative Agreement No. 03-0609 with Caltrans for the Zinfandel Complex Project.

Recommendation: Adopt Resolution No. 83-2016.

Result of Recommended Action: Adoption of Resolution No. 83-2016 will authorize the City Manager to execute a Cooperative Agreement No. 03-0609 with Caltrans to identify each agency's obligations in the Zinfandel Complex Project.

Staff Report: Albert Stricker, Interim Public Works Director and Chris Boyer, Associate Civil Engineer.

Advances Goals: 1, 2, 5.

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

ACTION: Motion to approve item 16.3, by McGarvey second by Skoglund;
Carried by a 3:0 roll call vote. (Sander, Budge absent)

16.4 **Subject:** Resolution Authorizing the City Manager to Execute a Memorandum of Understanding (MOU) with the Sacramento County District Attorney's Office for Community Prosecution Services for \$124,672.00 for the 2016-2017 Fiscal Year.

Recommendation: Adopt Resolution No. 92-2016.

Result of Recommended Action: If given final approval by the Sacramento County Board of Supervisors, this MOU will allow the City to have an experienced community prosecutor based out of the Rancho Cordova Police Department, with the cost to be shared equally by the County and the City. The prosecutor would split his or her time equally between the City and the Sheriff's East Division. He or she will spend time in the community meeting with residents, business owners, and City staff to determine the City's most pressing needs and then work to reduce major blight, nuisances, and also assist with the regional effort to reduce homelessness.

Staff Report: Adam Lindgren, City Attorney.

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

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

ACTION: Motion to approve item 16.4, by Skoglund second by McGarvey;
Carried by a 3:0 roll call vote. (Sander, Budge absent)

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council had no requests for future agenda items.

18. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

19. ADJOURNMENT

Vice Mayor Terry adjourned the meeting at 8:17 PM.


Mindy Cuppy, MMC, City Clerk