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, September 19, 2016

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Sander called the regular meeting to order in the David B. Roberts Council Chambers at 5:34 PM.

Council Members Present:	Budge, McGarvey, Sander, Skoglund, Terry
Council Members Absent:	None
Staff Members Present:	Abhar, Cuppy, Lindgren, Peek, Haven, Ibrahim, Goold, Kniestedt, Harriman, Simpson, Stricker, Sparkman, Boyer, Busch, Juran-Karageorgiou, Mingay, Delaney, Behrends, Diaz, Vaziri

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Rancho Cordova Cub Scout Pack 28 Senior Webelos performed a flag ceremony and led the pledge.

4. INVOCATION

Bishop Ryan Lewis from the Anatolia Ward Church of Jesus Christ of Latter Day Saints gave the invocation.

5. PRESENTATIONS

5.1 Recognition of Rancho Cordova Travel and Tourism by Rancho Cordova Little League.

5.2 Update on Rancho Cordova Travel and Tourism, by Executive Director Marc Sapoznik.

6. PUBLIC COMMENT

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

- Kevin Johnson

Mayor Sander closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 8.1 through 8.4 by Budge second by Skoglund; Carried by a 5:0 roll call vote.

8.1 **Subject:** Meeting Minutes of September 6, 2016 Regular Meeting, September 9, 2016 Special Meeting, and September 13, 2016 Special Meeting.
Recommendation: Adopt minutes.

8.2 **Subject:** Establishing a Special Tax for Transit-Related Services for the APG Warehouse Project Subject to Voter Approval.
Recommendation: Waive the second reading and adopt Ordinance No. 8-2016.
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for the APG Warehouse Project.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.

8.3 **Subject:** Biennial Review and Update to the Conflict of Interest Code for the City of Rancho Cordova Designated Employees.
Recommendation: Adopt Resolution No. 112-2016.
Result of Recommended Action: Adoption of the resolution will update the City of Rancho Cordova Conflict of Interest Code which defines which designated positions need to disclose their financial interests to help avoid conflicts of interest.
Staff Report: Mindy Cuppy, City Clerk.
Advances Goals: 1, 5.

8.4 **Subject:** Rio Del Oro Specific Plan, Tier 2 Approvals.
Recommendation: Staff recommends that the City Council take the following actions to finalize approval of the Rio del Oro Specific Plan Tier Two Project:

1. Re-adopt Resolution No. 107-2016 Approving the Rio del Oro: Affordable Housing Plan Agreements, Public Facilities Financing Plan, Infrastructure Phasing Master Plan, and Large Lot Tentative Subdivision Map with attached Conditions of Approval; and
2. Waive second reading and adopt Ordinance No. 9-2016 adopting the Amended Rio del Oro Specific Plan; and
3. Waive second reading and adopt Ordinance No. 10-2016 adopting two Amended and Restated Development Agreements for the Rio del Oro Project.

Result of Recommended Action: The actions listed above will complete the second stage of project review (Tier 2 Approvals) for the Rio del Oro Specific Plan ("RDOSP" or "Specific Plan") project. The proposed actions would vest the Specific Plan for 25 years and require the 3,828-acre project area to develop in a logical and phased sequence, to be environmentally sensitive to natural resources, and to contribute to the financial sustainability of the City.
Staff Report: Aaron M. Busch, Community Development Director.
Advances Goals: 1, 2, 5, 6.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

10. PUBLIC HEARING ITEMS

10.1 **Subject:** Proposed 2015-2016 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report (CAPER) for Submittal to United States Department of Housing and Urban Development (HUD).
Recommendation: Adopt Resolution No. 111-2016 approving the 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER) for submittal to the United States Department of Housing and Urban Development (HUD).
Result of Recommended Action: The CAPER will be submitted to HUD in accordance with requirements and timelines.
Staff Report: Peter Ibrahim, Housing and Neighborhood Development Analyst.
Advances Goals: 1, 2, 3, 5.

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

ACTION: Motion to approve item 10.1, by Budge second by Terry;
Carried by a 5:0 roll call vote.

10.2 **Subject:** Ordinance Repealing and Replacing Chapter 4.33 of Title 4 of the Rancho Cordova Municipal Code to Establish New Regulations Regarding Massage and Massage Businesses and Repealing Ordinance Number 9-2009.
Recommendation: Introduce and waive first reading of Ordinance No. 11-2016.
Result of Recommended Action:
Staff Report: Adam Lindgren, City Attorney, and Kerry Simpson, Neighborhood Services Manager.
Advances Goals: 1, 2, 6.

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

ACTION: Motion to approve item 10.2, by Terry second by McGarvey; Carried by a 5:0 roll call vote.

11. REGULAR CALENDAR ITEMS

11.1 **Subject:**
A. Receive Fiscal Year 2015/16 Preliminary Year-End Financial Report and Community Enhancement Fund Report
B. Discuss options for creating a Community Enhancement Fund Oversight Board
C. Adopt Resolution authorizing 2015/16 budget amendments

Recommendation: This report is for both informational purposes and requesting action. It is recommended that the City Council receive the Fiscal Year 2015/16 Preliminary Year-End Financial Report and Community Enhancement Fund Citizen Report and Adopt Resolution No. 114-2016 (Attachment 2) amending the Fiscal Year 2015/16 Budget.
Result of Recommended Action: The Fiscal Year 2015/16 Preliminary Year-End Financial Report and Community Enhancement Fund Citizen Report provide the City Council with the City's unaudited financial performance for the most recent fiscal year prior to receiving the audited Comprehensive Annual Financial Report (CAFR) later in the year. It also provides the City Council with the opportunity to authorize the proposed budget amendments for the June 30, 2016 fiscal year. The proposed budget amendment would use General Fund surplus dollars to eliminate interfund loans/fund deficits in the General Plan Fund, Kilgore Cemetery Fund, and Capital Improvement Projects fund. The report on the Community Enhancement Fund will provide a report of the first year of the Community Enhancement Fund program and will include a discussion of establishing an oversight board.
Staff Report: Kim Juran-Karageorgiou, Chief Financial Officer, and Stacy Delaney, Community Enhancement Analyst.
Advances Goal: 5.

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

ACTION: Motion to approve item 11.1 by Budge second by Terry; Carried by a 5:0 roll call vote.

11.2 **Subject:** Project Update and Resolution Authorizing the City Manager to Execute Contract No. 140-2016 with PSOMAS in the Amount of $233,725 to Design the Rod Beaudry-Routier Bikeway Project.
Recommendation: Adopt Resolution No. 113-2016.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute contract no. 140-2016 with PSOMAS in the amount of $233,725 to design the Rod Beaudry - Routier Bikeway Project.
Staff Report: Albert Stricker, Public Works Director, and Omid Vaziri, Assistant Civil Engineer.
Advances Goals: 1, 2, 5.

Mayor Sander recused himself due to a conflict of interest.

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

- Jim Brown
- Steven Pas
- Jim Pappas
- Sergio Diaz

Vice Mayor Terry closed the public comment period.

ACTION: Motion to approve item 11.2 by Budge second by McGarvey;
Carried by a 4:0 roll call vote. (Sander recused).

11.3 **Subject:** Discuss the Proposed Anatolia Retail Center (DD9600) Located on a 14 Acre Undeveloped Parcel at the Southeast Corner of Sunrise Boulevard and Douglas Road.
Recommendation: Provide preliminary direction to staff and project proponents regarding this project.
Result of Recommended Action: No formal action is requested of Council at this time. Council insight and/or direction to City staff may assist with the review of this project.
Staff Report: Matthew Diaz, Associate Planner.
Advances Goals: 1, 2, 3, 6.

ACTION: Discussion item only, no action taken.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member McGarvey requested that City Council reinitiate their Sister City relationship with Turrialba, Costa Rica.

13. CITY MANAGER'S REPORT

City Manager Cyrus Abhar did not have anything to report.

14. ADJOURNMENT

Mayor Sander adjourned the meeting to closed session in the Community Board Room at 10:48 PM, in memory of Sally Parkins and Barbara Mayberry.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the closed session to order in the Community Board Room at 10:55 PM.

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

16. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL— POSSIBLE INITIATION OF LITIGATION
Pursuant to paragraph (4) of subdivision (d) of Government Code Section 54956.9: (two potential cases)

ACTION: Discussion item only, no action taken.

CONFERENCE WITH LEGAL COUNSEL— ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of Government Code Section 54956.9: (two potential cases)

ACTION: Discussion item only, no action taken.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that there were no reportable actions taken in closed session.

18. ADJOURNMENT

Mayor Sander adjourned the meeting at 11:51 PM.

Mindy Cuppy

Mindy Cuppy, MMC, City Clerk