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 05, 2016

3:00 PM – Special Meeting
American River Community Room North

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

MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Sander called the special meeting to order in the American River Community Room North at 3:13 PM.

Council Members Present:	McGarvey, Sander, Terry, Budge (arrived at 3:49 PM), Skoglund
Council Members Absent:	None
Staff Members Present:	Lindgren, Cuppy, Abhar, Busch, Haven, Simpson, Downton, Flory, Kniestedt, Stidham, Ibrahim, Ulm, Brown, Juran-Karageorgiou, Cook, Behrends, Stricker, Norton, Huber

2. PUBLIC COMMENT

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

- Angel Ball
- Darryl Langwell

Mayor Sander closed the public comment period.

3. SPECIAL MEETING ITEM

3.1 **Subject:** 2017 Strategic Communications Plan.
Recommendation: Provide direction and approval to staff on City's 2017 Strategic Communications Plan and project priorities.
Result of Recommended Action: Staff will proceed with recommended direction and approval to finalize the City's 2017 Strategic Communications Plan. This includes a final list of priority projects to be supported by the Communications Department in 2017.
Staff Report: Maria Kniestedt, Communications and Legislative Affairs Manager.
Advances Goals: 1, 2, 3, 6.

ACTION: Discussion item only, no action taken.

4. ADJOURNMENT OF SPECIAL MEETING

Mayor Sander adjourned the special meeting to the regular meeting in the David B. Roberts Council Chambers at 5:15 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 5:40 PM.

Council Members Present:	McGarvey, Sander, Terry (until 8:42 PM), Budge, Skoglund
Council Members Absent:	None
Staff Members Present:	Lindgren, Cuppy, Abhar, Busch, Haven, Simpson, Sparkman, Kniestedt, Ibrahim, Cowles, Sosa, Stricker, Diaz, Norton, Peek, Goold

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Michael Goold led the pledge.

8. INVOCATION

Mayor Sander recognized a moment of silence.

9. PRESENTATIONS

9.1 Presentation by Benjamin and Matthew Valerio Regarding Pearl Harbor and Remembrance Day.

9.2 Greg Abbott was not in attendance this evening. Therefore, we did not introduce him as a new employee to Council.

10. PUBLIC COMMENT

Mayor Sander opened the public comment period. There were no speakers. 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 items 12.1 through 12.8 by Budge second by Terry; Carried by a 5:0 roll call vote.

12.1 **Subject:** Meeting Minutes of November 21, 2016 Regular Meeting and November 29, 2016 Special Meeting.
Recommendation: Adopt minutes.

12.2 **Subject:** Resolution Adopting the Uniform Public Construction Cost Accounting Procedures; and Ordinance Adding Chapter 3.70, Informal Bidding Procedures, to the Rancho Cordova Municipal Code and Amending Municipal Code Section 3.60.110 Regarding Public Projects.
Recommendation: Adopt Resolution No. 140-2016; and introduce and waive the first reading of Ordinance No. 24-2016, which will allow the City to utilize alternative bidding procedures in the Uniform Public Construction Cost Accounting Act.
Result of Recommended Action: Adoption of this resolution and ordinance will allow the City to utilize alternative bidding procedures in the Uniform Public Construction Cost Accounting Act (UPCCAA).
Staff Report: Kim Juran-Karageorgiou, Chief Financial Officer and Megan Siren, Management Analyst II.
Advances Goal: 5.

12.3 **Subject:** Resolution Creating Special Tax Area Zone 19; and an Ordinance Establishing a Special Tax for Transit-Related Services for the 3287 Monier Circle Warehouse Project.
Recommendation: Adopt Resolution No. 119-2016 creating special tax area zone 19; and to introduce and waive first reading of Ordinance No. 23-2016, establishing a special tax for transit-related services for the 3287 Monier Circle Warehouse Project.
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City in meeting 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 3287 Monier Circle Warehouse Project.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.

12.4 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment with Interwest Consulting Group to Continue to Provide Geographic Information System Consulting Services.
Recommendation: Adopt Resolution No. 142-2016.
Result of Recommended Action: Approval of this contract amendment will allow Interwest Consulting Group to continue to provide Geographic Information System

(GIS) services. Continued work will include the following: 1) internal GIS services to staff and other community members; 2) a greater source of information to better service the community; and 3) information to the community through our web portal.
Staff Report: Kim Juran-Karageorgiou, Chief Financial Officer.
Advances Goals: 1, 4, 5.

12.5 **Subject:** Approval of the Annexation Boundary Map for the 3287 Monier Circle Project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).
Recommendation: Adopt Resolution No. 118-2016.
Result of Recommended Action: Adoption of Resolution No. 118-2016 approves Annexation Boundary Map. No. 19 for the 3287 Monier Circle 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, Engineering Manager.
Advances Goal: 5.

12.6 **Subject:** Resolution Making Certain Findings and Determinations Related to, and Accepting, the Fiscal Year 2015-16 Development Impact Fee Report for the AB1600 Development Fees.
Recommendation: Adopt Resolution No. 134-2016.
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 AB1600 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, Senior Finance Analyst.
Advances Goal: 5.

12.7 **Subject:** Interim Management Plan for White Rock/Rio Del Oro, CA Mine ID No. 91-34-0048, Operated by Granite Construction Company.
Recommendation: That Council:
Adopt Resolution No. 139-2016 Approving the Interim Management Plan for White Rock / Rio Del Oro, CA Mine ID No. 91-34-0048.
Result of Recommended Action: Notify the State Department of Conservation the approval of the Interim Management Plan.
Staff Report: June Cowles, Senior Planner.
Advances Goals: 5, 6.

12.8 **Subject:** 2017 City Council Meeting Calendar.
Recommendation: Adopt Resolution No. 143-2016.
Result of Recommended Action: Action on this item will confirm the 2017 Rancho Cordova City Council meeting schedule.
Staff Report: Mindy Cuppy, City Clerk.
Advances Goals: 1, 3, 5.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 13.1 by Terry second by Budge;
Carried by a 5:0 roll call vote.

13.1 **Subject:** Granite Construction Company – Project No. RC06-224A Renewal of Surface Mining and Reclamation Plan Permit.
Recommendation: That Council:
a) Adopt Resolution No. 137-2016 Approving the Renewal of the Surface Mining and Reclamation Plan Permit for the Granite Construction Mining Operation, Project No. RC 06-224A.
b) Adopt Resolution No. 138-2016 Authorizing the City Manager to execute a Roadway Impact and Truck Management Program Agreement and a Payment Agreement with Granite Construction for the Granite Construction Mining Operation.
Result of Recommended Action: Adoption of the above-referenced resolution would permit the surface mining to continue for an extension of 5 years with optional 5 year renewal thereafter (subject to City review and approval).
Staff Report: June Cowles, Senior Planner.
Advances Goals: 5, 6.

14. PUBLIC HEARING ITEMS

14.1 **Subject:** Proposed Anatolia Retail Center Project: Conditional Use Permit, Design Review, and Adjustment Permits; Project No. DD9600 – Located at the Southeast Corner of the Intersection of Sunrise Boulevard and Douglas Road.
Recommendation: Adopt Resolution No. 136-2016.
Result of Recommended Action: Approval of the project would allow the applicant to submit applications for building permits and improvement plans to construct 4 new commercial retail pads, parking, and landscaping on an undeveloped piece of land at the southeast corner of Douglas Road and Sunrise Boulevard. The adjustment permit would allow the applicant to submit a building permit to construct freestanding signs 3-feet (30%) above the maximum 10-feet height requirement. Subsequent design review permits would be required prior to construction of the service station, single tenant drive-through pad (P1), and the anchor tenant to the rear of the site.
Staff Report: Matthew Diaz, Associate Planner.
Advances Goals: 1, 2, 3, 6.

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

- Gil Ruiz
- Phillip Latenser

Mayor Sander closed the public hearing.

ACTION: Motion to approve the staff recommendation for option 1 with the 13 foot sign allowance and modifications to conditions 21 and 31 to include shading, water features, landscape greenery on building fronts, and use of landscape elements that are present elsewhere in the neighborhood by Terry second by McGarvey;

Carried by a 4:1 roll call vote. (Budge dissenting).

14.2 **Subject:** O'Reilly Tentative Parcel Map; Project No. DD9672 – Located at 2346 Sunrise Boulevard Along Zinfandel Drive.
Recommendation: Adopt Resolution No. 126-2016.
Result of Recommended Action: Adoption of Resolution No. 126-2016 would approve the applicant's request to subdivide an existing 1.78 acre parcel into two (2) separate parcels; Parcel 3A at 1.099 acres and Parcel 3B at 0.681 acres. This is an existing parking lot that will be split to allow for the sale, lease or finance of each property. No physical improvements are proposed with this request. This item was brought to Council on October 17, 2016 and was continued to a later date with the request for additional research and information. As a result this item has been placed on the December 5th Council agenda.
Staff Report: Nicholas Sosa, Assistant Planner.
Advances Goals: 1, 4, 6.

AT THIS POINT: Council took a recess at 8:02 PM. Council resumed at 8:11 PM.

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

ACTION: Motion to direct staff to return with findings of denial consistent with the Council's discussion by Budge, second by Sander.

ACTION: Revised motion would be a simple continuance for 30 days to allow them to bring back the information that will demonstrate to us that we can make the findings in the map act to find these two parcels buildable by Budge, second by Terry;
Carried by a 5:0 roll call vote.

ACTION: Sander confirmed Budge withdrew initial motion and withdrew his second to the initial motion.

15. REGULAR CALENDAR ITEMS

ACTION: Mayor Sander reordered the agenda to take item 15.2 prior to item 15.1.

Vice Mayor Terry left at 8:42 PM after item 15.2 and prior to item 15.1.

15.1 **Subject:** 2017 Legislative Priorities.
Recommendation: Provide direction and approval to staff on the City's 2017 Legislative Priorities.
Result of Recommended Action: Staff will proceed with recommended direction and approval to finalize the City's 2017 legislative program. This includes producing the annual legislative pamphlet, which Council and staff use for meetings with legislators and key agencies.
Staff Report: Maria Kniestedt, Communications and Legislative Manager.
Advances Goals: 1, 2, 3, 4, 5, 6.

ACTION: Discussion item only, no action taken.

15.2 **Subject:** Overview of Proposition 64 and its Impacts on the City.
Recommendation: Receive information from City Attorney's Office on the passage of Proposition 64 regarding the legalization of recreational marijuana in California and its impacts on the City. 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: Adam Lindgren, City Attorney.
Advances Goal: 2.

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

- Derald Langwell

Mayor Sander closed the public comment period.

ACTION: Discussion item only, no action taken.

15.3 **Subject:** Update to Council on Community Prosecutor.
Recommendation: Accept update on Community Prosecutor from City Attorney.
Result of Recommended Action: Council will receive update on Community Prosecutor and provide direction, if necessary, to Community Prosecutor on future projects or activities.
Staff Report: Adam Lindgren, City Attorney.
Advances Goals: 1, 2, 6.

ACTION: Discussion item only, no action taken.

15.4 **Subject:** Presentation Regarding Sacramento General Rate Case Water Rates from 2018 - 2020, by Evan Jacobs, and Audie Foster of California American Water Company.

ACTION: Discussion item only, no action taken.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council had no requests for future agenda items.

17. CITY MANAGER'S REPORT

City Manager Cyrus Abhar did not have anything to report.

18. ADJOURNMENT

Mayor Sander adjourned the meeting at 10:52 PM in memory of Charles Vesper Utterback to closed session in the Community Board Room.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Sander called the closed session to order in the Community Board Room at 10:58 PM.

Council Members Present: McGarvey, Sander, Budge, Skoglund

Council Members Absent: Terry

Staff Members Present: Abhar, Lindgren, Busch, Haven

20. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL— ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of Section 54956.9: (one potential case).

ACTION: Discussion item only, no action taken.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

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

22. ADJOURNMENT

Mayor Sander adjourned the meeting at 11:32 PM.

Mindy Cuppy

Mindy Cuppy, MMC, City Clerk