

CITY OF RANCHO CORDOVA



CONCURRENT MEETING CITY COUNCIL/SUCCESSOR AGENCY TO THE CRA/RCFC

Monday, March 02, 2015

3:00 PM – Special Meeting

5:30 PM – Regular Meeting

AGENDA

Robert J. McGarvey, Mayor

David Sander, Vice Mayor

Donald Terry, Council Member

Linda Budge, Council Member

Dan Skoglund, Council Member

CITY OF RANCHO CORDOVA



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, March 02, 2015

3:00 PM – Special Meeting
American River Room North

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

AGENDA

1. STUDY SESSION - CALL TO ORDER/ROLL CALL

Council Members Budge, Sander, Skoglund, Terry and Mayor McGarvey.

2. PUBLIC COMMENT

At a study session or special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

3. SPECIAL MEETING ITEM

- 3.1 **Subject:** Update on Ethics, Transparency, and Governance: Semi-Annual AB 1234 Ethics Training.

4. ADJOURNMENT OF STUDY SESSION

Mayor McGarvey will adjourn the special meeting to regular meeting in the David B. Roberts Council Chambers.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Council Members Budge, Sander, Skoglund, Terry and Mayor McGarvey.

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Clerk will announce the meetings video recording and playback schedules.

7. PLEDGE OF ALLEGIANCE

The Mayor will call on someone in attendance to lead the Pledge.

8. INVOCATION

George Burnash from Sacramento Law Enforcement Chaplaincy will give the invocation.

9. PRESENTATIONS

- 9.1 Certificate of Recognition from the Mayor to the New Army Enlistees of Rancho Cordova.

10. PUBLIC COMMENT

Citizens wishing to address the Council for any matter on the Consent Calendar or not on the agenda may do so at this time by completing and submitting a Speaker Card to the City Clerk. For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

11. COUNCIL REPORTS

12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 12.1 **Subject:** Meeting Minutes of February 17, 2015 Regular Meeting.
Recommendation: Adopt minutes.
- 12.2 **Subject:** Resolution Authorizing the City Manager to Execute the Third Amendment with Bureau Veritas North America, Inc. to Continue Providing On-Call Building Plan Review and Inspection Services for the Building and Safety Division.
Recommendation: Adopt Resolution No. 19-2015.
Result of Recommended Action: The contract amendment will increase the total contract amount from \$1,280,000 to \$1,630,000 to continue to provide plan review and inspection services for the Building and Safety Division through March 2017.
Staff Report: Elizabeth Sparkman, Senior Engineer.
Advances Goal: 5.

- 12.3 **Subject:** Resolution Authorizing the Public Works Director to Authorize the Submittal and Signing Authority of all Grant Applications to CalRecycle.
 Recommendation: Adopt Resolution No. 25- 2015.
 Result of Recommended Action: Adoption of this resolution will authorize the Public Works Director to authorize the submission and signing authority of all grant applications to CalRecycle including the Used Oil Competitive Grant Cycle 2.
 Staff Report: Cyrus Abhar, Public Works Director and Kathy Garcia, Senior Civil Engineer.
 Advances Goals: 1, 2, 3, 5.
- 12.4 **Subject:** Resolution of Consideration to Amend and Restate the Rate and Method of Apportionment of Special Tax, Increase the Authorized Principal Amount of Bonded Indebtedness and Increase the Annual Appropriations Limit for the Sunridge North Douglas Community Facilities District No. 2005-1.
 Recommendation: Adopt Resolution No. 18-2015.
 Result of Recommended Action: Adoption of this resolution begins the process of amending the Rate and Method of Apportionment for the Sunridge North Douglas Community Facilities District 2005-1, increases the authorized bonded indebtedness to a principal amount not to exceed Thirty Five Million Dollars (\$35,000,000) to finance the acquisition and construction of certain public facilities and the payment of certain fees and sets 5:30 p.m. on April 6, 2015 as the time and date for a public hearing on the matter. There is no financial impact to existing residents.
 Staff Report: Michelle Mingay, Finance Department.
 Advances Goal: 5.
- 12.5 **Subject:** Resolution Terminating Emergency Action and Authorizing Payment to Crusader Fence in the amount of \$19,370, for Supplies and Services Provided.
 Recommendation: Adopt Resolution No. 26-2015.
 Result of Recommended Action: Pursuant to Rancho Cordova Municipal Code 3.660.120, staff is informing Council of the action that was taken in an emergency situation that required immediate action without formal bid. Adoption of this resolution will terminate the emergency action and authorize payment to contractor for services provided.
 Staff Report: Cyrus Abhar, Public Works Director.
 Advances Goal: 2.
- 12.6 **Subject:** Resolution Amending CalHome Program Management Contract No. 12-2014.
 Recommendation: Adopt Resolution No. 21-2015, approving contract 12-2014-1 for the not to exceed amount of \$102,000.
 Result of Recommended Action: Adoption of recommended action authorizes approval of an amendment to Contract 12-2014, which allows the City Manager to amend the Professional Services Agreement with PMC from \$92,000 to \$102,000 for the provision of Program Management needs for the CalHome Owner-Occupied Residential Rehabilitation Program. The increase is due to the initial start-up costs associated with program management. This amendment will also change the term of the contract. The original agreement which is set to expire on February 18, 2016 will be amended to February 18, 2017.
 Staff Report: Reed Flory, Housing Services Administrator, Housing Division and Peter Ibrahim, Housing Services Assistant.
 Advances Goals: 1, 2, 3, 5.

- 12.7 **Subject:** Ordinance Amending Section 16.84 of the City Municipal Code Extending the Temporary Fee Deferral for Payments of Transportation Development Impact Fees for a Period of Three Years.
Recommendation: Waive first reading and introduce Ordinance No. 3-2015 approving an extension of the temporary fee deferral for payments of Transportation Development Impact Fees through June 30, 2016.
Result of Recommended Action: Adoption of this ordinance will allow the payment of the Transportation Development Impact Fee to be deferred to a later date in accordance with the City's current Temporary Fee Deferral Program which will also expire on June 30, 2016.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.
- 12.8 **Subject:** Appointment of Real Property Negotiators.
Recommendation: Appoint Brian Nakamura, Joe Chinn, and Adam Lindgren as Real Property Negotiators.
Result of Recommended Action: This action will allow negotiation of price and payment terms for real property located at the underdeveloped area bordered by White Rock Grant Line Douglas and the industrial area east of Sunrise known as the Rio Del Oro Property Area.
Advances Goal: 5.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 13.1 **Subject:** Rivergate Shopping Center Unified Sign Program; Project No. DD8419 – Located at 2310-2352 Sunrise Boulevard.
Recommendation: Adopt Resolution No. 22-2015.
Result of Recommended Action: A Unified Sign Program for the Rivergate Shopping Center would uniformly regulate building-mounted signage throughout the existing shopping center, ensuring all signs conform to the City's typical standards for commercial centers. Signs would remain proportional to the building, be compatible in color, design, and material, and in keeping within the overall intent of the City's sign standards. The Sign Program would also allow one additional monument sign within the center.
Staff Report: Jessica Jordan, Principal Planner.
Advances Goals: 1, 2 , 6.
- 13.2 **Subject:** An Urgency Ordinance of the City Council of the City of Rancho Cordova Extending for One (1) Year a Temporary Moratorium on the Establishment, Expansion, and Operation of Private Smokers' Lounges, E-Cigarette Lounges, Vapor Bars, and Hookah Bars, to Become Effective March 17, 2015.
Recommendation: Hold a public hearing and adopt Urgency Ordinance No. 4-2015, extending for one (1) year a temporary moratorium on the establishment and operation of private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars, pending further review and possible amendment of zoning regulations applicable to these types of establishments.
Result of Recommended Action: Adoption of this Urgency Ordinance will extend the current ten (10) months and fifteen (15) day moratorium by one (1) year on the establishment, expansion or relocation of private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars. Extension of this moratorium is needed in order to: (1) address the community concerns regarding the establishment and operation of private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars; (2) continue studying the potential impacts that these types of businesses may have on the

public health, safety and welfare; (3) continue studying and determining what local regulations may be appropriate or necessary for private smokers' lounges, e-cigarette lounges, vapor bars, and hookah bars; (4) continue studying and determining the appropriate zoning and location for these types of businesses; and (5) continue determining appropriate measures to ensure the protection of public health, safety and welfare.

Staff Report: Adam U. Lindgren, City Attorney.

Advances Goals: 1, 2.

14. PUBLIC HEARING ITEMS

14.1 **Subject:** Grant Line 208 Rezone, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Development Agreement Amendment; Project No. DD 8436 – Located south of Douglas Road and West of Grant Line Road.

Recommendation: Introduce and waive the first reading of Ordinance No. 2-2015 and adopt Resolution No. 24-2015.

Result of Recommended Action: Approval of the project would allow reconfiguration of the residential subdivision and overall reduction in units from 724 single family lots to 502 single family lots. Additionally, approval of the project would allow for amendments to the previously adopted Development Agreement to clarify the project's parks and infrastructure requirements. These modifications reflect the recent updates to the City's open space/park standards and Public Works improvement timing and standards.

Staff Report: Jessica Jordan, Principal Planner.

Advances Goals: 1, 2, 6.

15. REGULAR CALENDAR ITEMS

NONE.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

17. CITY MANAGER'S REPORT

Update on Town Hall Meetings and Council Feedback.

18. ADJOURNMENT

Mayor McGarvey will adjourn the regular meeting to closed session in the Community Board Room.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council Members Budge, Sander, Skoglund, Terry and Mayor McGarvey.

20. CLOSED SESSION

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

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: Rio Del Oro Property, located at the underdeveloped area bordered by White Rock Grant Line Douglas and the industrial area east of Sunrise known as the Rio Del

Oro Property Area.

APN: 072-0370-045-0000; 072-0370-046-0000; 072-0370-047-0000; 072-0370-048-0000; 072-0370-071-0000; 072-0370-089-0000; 072-0370-092-0000; 072-0370-102-0000; 072-0370-103-0000; 072-0370-104-0000; 072-0370-105-0000; 072-0540-004-0000; 072-0540-005-0000; 072-0540-006-0000; 072-0540-011-0000; 072-0540-013-0000; 072-0540-014-0000; 072-0540-015-0000; 072-0540-016-0000; 072-0540-017-0000; 072-0540-021-0000; 072-0540-022-0000; 072-0540-023-0000

Agency negotiators: Brian Nakamura, Joe Chinn, Adam Lindgren.

Negotiating parties: Elliot Homes and Aerojet.

Under negotiation: Price and terms of payment.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in Closed Session.

22. ADJOURNMENT

ADDITIONAL INFORMATION

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 27, 2012)	
1.	Promote the Positive Image of Rancho Cordova
2.	Ensure a Safe, Inviting and Livable Community
3.	Empower Responsible Citizenship
4.	Establish Logical City Boundaries that Provide Regional Leadership and Address Financial Challenges
5.	Ensure the Availability of the Best Public Services in the Region while Practicing Sound Fiscal Management
6.	Drive Diverse Economic Opportunities

UPCOMING MEETINGS	
<i>Monday, March 16, 2015</i>	<i>City Council Regular Meeting (5:30 PM)</i>
<i>Tuesday, March 24, 2015</i>	<i>City Council Special Meeting (5:30 PM)</i>
<i>Wednesday, March 25, 2015</i>	<i>Town Hall Meeting at Williamson Elementary (6-7:30 PM)</i>
<i>Thursday, March 26, 2015</i>	<i>Town Hall Meeting at A.M. Winn Elementary (6-7:30 PM)</i>
<i>Friday, March 27, 2015</i>	<i>Town Hall Meeting at Navigator Elementary (6-7:30 PM)</i>
<i>Monday, March 30, 2015</i>	<i>Town Hall Meeting at Sunrise Elementary (6-7:30 PM)</i>
<i>Monday, April 6, 2015</i>	<i>City Council Special Meeting/Study Session (4:00 PM) and Regular Meeting (5:30 PM)</i>

If you have any technical questions related to the agenda items, please contact the appropriate department as follows:

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building and Safety Division	(916) 851-8760
City Attorney's Office	(916) 556-1531
City Clerk's Department	(916) 851-8720
City Manager's Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Housing Division	(916) 851-8784
Human Resources Department	(916) 851-8740
IT Department	(916) 851-8700
Neighborhood Services – Animal Services	(916) 851-8770
Parks & Recreation (Cordova Recreation & Park District)	(916) 362-1841
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9600
Redevelopment Department	(916) 851-8780
Sac Metro Fire District	(916) 859-4300

The Rancho Cordova City Council/Successor Agency to the CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast and SureWest Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is available for check out from any library branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, MMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, March 02, 2015 Special and Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, February 26, 2015 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranhocordova.org.

Signed Thursday, February 26, 2015 at Rancho Cordova, California.


Mindy Cuppy, MMC, City Clerk