

CITY OF RANCHO CORDOVA



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

Tuesday, September 08, 2015

4:00 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

Tuesday, September 08, 2015

4:00 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:** Economic Development Work Plan and Niche Analysis.

Recommendation: Council to review and provide comments, suggestions, and recommend action items for the Economic Development Work Plan.

Result of Recommended Action: Staff will take Council recommendations to finalize the work plan for the Economic Development Department, and present to the Council at a subsequent meeting for approval.

Staff Report: Amanda Norton, Economic Development Department.

Advances Goal: 6.

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

Dustin Larsen from River City Christian Church will give the invocation.

9. PRESENTATIONS

- 9.1 Presentation of Proclamation to Richard Montgomery in Support Prostate Cancer Awareness Month.
- 9.2 Recognition of Council Member Skoglund's Birthday on September 16.

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 August 17, 2015 Regular City Council Meeting.
Recommendation: Adopt minutes.

- 12.2 **Subject:** Ordinance Adding A Small Residential Rooftop Solar Energy System Review Process to the Rancho Cordova Municipal Code.
Recommendation: Waive second reading and adopt Ordinance 10-2015.
Result of Recommended Action: Adoption of this Ordinance will amend Sections 16.07.010 through 16.07.060 to the City of Rancho Cordova Municipal Code titled "Expedited Permit Process for Small Residential Rooftop Solar Energy Systems."
Staff Report: Joe Cuffe, Interim Building Official.
Advances Goals: 1, 3, 5, 6.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

- 13.1 **Subject:** Bradshaw Business Park Tentative Parcel Map; Project No. DD8595 – Located at 9727, 9745, and 9767 Business Park Drive.
Recommendation: Adopt Resolution 115-2015.
Result of Recommended Action: Adoption of Resolution 115-2015 would approve the applicant's request for a commercial subdivision to divide one existing parcel totaling 4.74 acres into three new parcels with sizes ranging from 1.36 acres to 1.76 acres. Each new parcel would contain an existing commercial building and will continue to have cross access, shared parking, and joint landscaped areas.
Staff Report: Matthew Diaz, Community Development Department.
Advances Goals: 1, 2, 6.
- 13.2 **Subject:** Ordinance Amending Section 10.50.010 and 10.50.020 of the City of Rancho Cordova Municipal Code Regarding Reduced Speed Limits on Specific Streets to be in Compliance with State Law.
Recommendation: Continue public hearing to the October 5, 2015 city council meeting.
Result of Recommended Action: Continuation of this item will allow staff to refine and clarify the ordinance that will set speed limits to be enforceable by RADAR on City streets.
Staff Report: Mark Thomas, Public Works Department.
Advances Goals: 2, 3.
- 13.3 **Subject:** Resolution approving the 2014-2015 community development block grant (CDBG) consolidated annual performance evaluation report (CAPER) for Submittal to US. Department of housing and urban development (HUD).
RECOMMENDATION: Continue public hearing to the September 21, 2015 city council meeting.
RESULT OF RECOMMENDED ACTION: Continuation of this item will allow staff to reach out to subrecipients for additional information to present regarding program performance, and will provide time to get feedback on the draft CAPER from the City's new HUD representative.
STAFF REPORT: Jessica Hayes, Community Development Department.
Advances Goals: 1, 2, 5, 6.

14. PUBLIC HEARING ITEMS

NONE.

15. REGULAR CALENDAR ITEMS

- 15.1 **Subject:** Resolution Confirming the Issuance and Sale of Special Tax Bonds, Approving Official Statement, Bond Purchase Agreement and Authorizing Related Documents and Actions on Behalf of the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1 (the "CFD").

Recommendation: Adopt Resolution 114-2015.

Result of Recommended Action: Adoption of this resolution will authorize the sale of the first series of Special Tax Bonds (the "2015 Bonds") for and on behalf of Sunridge North Douglas Community Facilities District No. 2005-1 for the purpose of providing money for the construction and acquisition of improvements, and the payment of certain fees, within the CFD.

Staff Report: Michelle Mingay, Finance Department.

Advances Goal: 5.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

17. CITY MANAGER'S REPORT

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: Cyrus Abhar, Aaron Busch, and Adam Lindgren.

Negotiating parties: Elliot Homes and Aerojet.

Under negotiation: Price and terms of payment.

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 2875 Kilgore Road.

APN: 072-0490-024.

Agency negotiators: Cyrus Abhar, Curt Haven, and Adam Lindgren.

Negotiating parties: Rancho Cordova Entertainment Center LLC.

Under negotiation: Price and terms of payment.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: (Number of potential cases: 1).

CONFERENCE WITH LABOR NEGOTIATORS

Agency designated representatives: Cyrus Abhar, Interim City Manager; and Adam Lindgren, City Attorney

Unrepresented employee: Police Chief

CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: 2897 Kilgore Road, Rancho Cordova, CA 95670

Agency negotiator: Cyrus Abhar, Interim City Manager, and Adam Lindgren, City Attorney

Negotiating parties: City of Rancho Cordova, Rancho Cordova Police Department (via the Sacramento County Sheriff's Office)

Under negotiation: Lease price and payment terms

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>Tuesday, September 15, 2015</i>	<i>City Council Special Meeting/Work Session (5:30 PM)</i>
<i>Monday, September 21, 2015</i>	<i>City Council Regular Meeting (5:30 PM)</i>
<i>Monday, October 5, 2015</i>	<i>City Council Special Meeting (4:00 PM)/Regular Meeting (5:30 PM)</i>
<i>Monday, October 19, 2015</i>	<i>City Council Regular Meeting (5:30 PM)</i>
<i>Tuesday, October 27, 2015</i>	<i>City Council Special Meeting/Work Session (5:30 PM)</i>
<i>Monday, November 2, 2015</i>	<i>City Council Special Meeting (4:00 PM)/Regular Meeting (5:30 PM)</i>
<i>Monday, November 16, 2015</i>	<i>City Council Regular Meeting (5:30 PM)</i>
<i>Monday, December 7, 2015</i>	<i>City Council Special Meeting (4:00 PM)/Regular Meeting (5:30 PM)</i>
<i>Tuesday, December 15, 2015</i>	<i>City Council Special Meeting/Work Session (5:30 PM)</i>
<i>Monday, December 21, 2015</i>	<i>Regular Meeting CANCELLED</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 Tuesday, September 08, 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, September 3, 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, September 3, 2015 at Rancho Cordova, California.


Mindy Cuppy, MMC, City Clerk