



**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 Community Room North**

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

MINUTES

1. STUDY SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the special meeting to order in the American River Community Room North at 4:06 PM.

Council Members Present: McGarvey, Sander, Terry, Budge, Skoglund

Council Members Absent: None

Staff Members Present: Lindgren, Cuppy, Abhar, Busch, Haven, Norton, Stricker

2. PUBLIC COMMENT

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

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.

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT OF STUDY SESSION

Mayor McGarvey adjourned the special meeting to the regular meeting in the David B. Roberts Council Chambers at 5:21 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor McGarvey called the regular meeting to order in the David B. Roberts Council Chambers at 5:47 PM.

Council Members Present: McGarvey, Sander, Terry, Budge, Skoglund

Council Members Absent: None

Staff Members Present: Lindgren, Cuppy, Abhar, Busch, Goold, Haven, Holt, Sparkman, Mingay, Stricker

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Aaron Busch led the pledge.

8. INVOCATION

Mayor McGarvey asked for a moment of silence in lieu of an invocation.

9. PRESENTATIONS

9.1 Mayor McGarvey presented a Proclamation to Richard Montgomery in Support Prostate Cancer Awareness Month.

9.2 Mayor McGarvey and the City Council recognized of Council Member Skoglund's Birthday on September 16.

10. PUBLIC COMMENT

Mayor McGarvey opened the public comment period. There were no speakers. Mayor McGarvey 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 by Budge second by Terry;
Carried by a 5:0 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

ACTION: Motion to approve by Budge second by Terry;
Carried by a 5:0 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

Mayor McGarvey announced that there were no Public Hearing items.

15. REGULAR CALENDAR ITEMS

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

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 adjourned the meeting to closed session at 6:38 PM in memory of Mrs. Wilma Roberts and in memory of September 11, 2011 and those who died that day in in honor of those fighting for freedom since.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the closed session to order in the Community Board Room at 6:46 PM.

Council Members Present: McGarvey, Sander, Budge, Skoglund, Terry

Council Members Absent: None

Staff Members Present: Varies based on topic, see below

20. CLOSED SESSION

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.

Staff Members Present: Abhar, Haven, Lindgren, Busch, Stricker, Sparkman

ACTION: Discussion item only; no action taken.

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.

Staff Members Present: Abhar, Haven, Lindgren

ACTION: Discussion item only; no action taken.

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).

Staff Members Present: Abhar, Haven, Lindgren

ACTION: Discussion item only; no action taken.

CONFERENCE WITH LABOR NEGOTIATORS

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

Unrepresented employee: Police Chief

ACTION: This item not discussed.

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

ACTION: This item not discussed.

21. OPEN SESSION - REPORT FROM CLOSED SESSION

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

22. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 10:00 PM



Mindy Cuppy, MMC, City Clerk