



**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, October 05, 2015

**4:00 PM – Special Meeting
American River Room North**

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

Special Meeting/Work Session to Follow the Regular Meeting

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 4:07 PM.

Council Members Present: McGarvey, Terry, Budge, Skoglund

Council Members Absent: Sander

Staff Members Present: Lindgren, Cuppy, Abhar, Downton, Thomas, Peek, Harriman, Stricker (at 5::00 PM)

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:** Discussion and Concept Agreement on the Sacramento Regional Transit Horn Road Station Plan Design.

Recommendation: Select a preference for a Horn Road Station design concept and direct staff to continue support of design and construction.

Result of Recommended Action: The opening of the Horn Road station will result in more transportation options available to City of Rancho Cordova (City) residents, employees and patrons. This current action will allow City Staff and Sacramento Regional Transit District (RT) Staff to continue coordinating on the design of the Horn Road station.

Staff Report: Mark Thomas, Senior Engineer.

Advances Goals: 1, 2, 5, 6.

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT OF STUDY SESSION

Mayor McGarvey adjourned the special meeting to the regular meeting at 5:19 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 5:41 PM.

Council Members Present: McGarvey, Terry, Budge, Skoglund

Council Members Absent: Sander

Staff Members Present: Lindgren, Cuppy, Abhar, Goold, Haven, Downton, Peek, Delaney, Diaz, Stricker

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Michael Kast led the pledge.

8. INVOCATION

Matt Newton from River City Christian gave the invocation.

9. PRESENTATIONS

- 9.1 Community Enhancement Fund Grant Check Presentations.

- 9.2 Introduction of Deputy City Clerk Heather Peek by City Clerk Mindy Cuppy.

10. PUBLIC COMMENT

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

- Maureen Nelson
- Angel Ball

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 Skoglund;
Carried by a 4:0 roll call vote. (Sander absent)

12.1 **Subject:** Meeting Minutes of September 21, 2015 Special Meeting, September 21, 2015 Regular Meeting, and September 28, 2015 Special Meeting.

Recommendation: Adopt minutes.

12.2 **Subject:** Resolution of the City Council Authorizing Examination of Sales, Use and Transactions Tax Records.

Recommendation: Adopt Resolution No. 125-2015.

Result of Recommended Action: The BOE requires the attached resolution to be submitted prior to any audit of the Community Enhancement Fund sales tax records can be conducted. The City of Rancho Cordova currently contracts with MuniServices for sales tax auditing services.

Staff Report: Liisa Behrends, Interim Finance Director.

Advances Goal: 5.

12.3 **Subject:** Resolution Authorizing the Interim City Manager to Execute a Contract Amendment No. 129-2014-1 with Mark Thomas & Company, Inc. to Increase the Contract Amount from \$724,368 to \$932,577 for the Zinfandel Complex Project.

Recommendation: Adopt Resolution No. 123-2015.

Result of Recommended Action: Adoption of this resolution will authorize the Interim City Manager to execute Contract No.129-2015-1 with Mark Thomas & Company, Inc. to increase the contract amount from \$724,368 to \$932,577 to accommodate the engineering and design services for the Zinfandel Complex Project.

Staff Report: Albert Stricker, Interim Public Works Director and Mark Thomas, Senior Engineer

Advances Goals: 1, 2, 5.

12.4 **Subject:** Resolution Authorizing the Interim City Manager to Execute a License Agreement between the City Of Rancho Cordova and the County of Sacramento for the Mather Rails to Trails Project.

Recommendation: Adopt Resolution No. 119-2015.

Result of Recommended Action: Adoption of this resolution will authorize the Interim City Manager to execute a license agreement between the City of Rancho Cordova and the County of Sacramento for the Mather Rails to Trails Project.

Staff Report: Albert Stricker, Interim Public Works Director and Chris Boyer, Associate Civil Engineer.

Advances Goals: 1, 2, 5.

- 12.5 **Subject:** Resolution Consenting to Inclusion of the City of Rancho Cordova Properties in the California Home Finance Authority Property Accessed Clean Energy (PACE) Programs and Associate Membership in California Home Finance Authority.

Recommendation: Adopt Resolution 120-2015 and 124-2015.

Result of Recommended Action: Adoption of these resolutions will allow the City to transition from the County's existing Property Accessed Clean Energy (PACE) program which is operated through Sacramento County's Community Facilities District No. 2004-1 (Clean Energy), to one of the two new PACE programs established and operated through California Home Finance Authority, a Joint Powers Authority.

Staff Report: Michelle Mingay, Senior Finance Analyst.

Advances Goal: 5.

- 12.6 **Subject:** Resolution Authorizing the Interim City Manager and City Attorney to Extend the Contract for Municipal Prosecution Services With the City of Sacramento City Attorney's Office for Six Months.

Recommendation: Staff recommends the City Council adopt the attached Resolution authorizing the 6-month extension of the contract for municipal prosecution services with the City of Sacramento's City Attorney's office.

Result of Recommended Action: Adoption of Resolution No. 118-2015 will authorize the extension of the contract for municipal prosecution services for one year. It will also make minor amendments to the agreement, including the addition of formal office hours for the City's prosecutor, with facilitation by the City Attorney's office.

Staff Report: Adam U. Lindgren, City Attorney.

Advances Goals: 1, 2, 3, 5.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve items 13.1 and 13.3 by Budge second by Terry;
Carried by a 4:0 roll call vote. (Sander absent)

Item 13.2 was pulled for further discussion.

ACTION: Motion to approve item 13.2 by Skoglund second by Terry;
Carried by a 4:0 roll call vote. (Sander absent)

- 13.1 **Subject:** Amendment to the Entertainment Center Financing Agreement Between the City and Rancho Cordova Entertainment Center Group LLC, Allowing for the City to Loan up to \$4 Million to the Developer to Assist with the Development of an \$30 Million Entertainment Center Complex.

Recommendation: Open the public hearing and continue it to the October 19th regular meeting at 5:30 p.m. Due to the project developers being out of the country for an extended period of time, more time is needed to finalize the amendment to the financing agreement.

Result of Recommended Action: The public hearing on this item would occur at the October 19, 2015 meeting.

Staff Report: Curt Haven, Director of Economic Development & Neighborhood Services.

Advances Goal: 6.

- 13.2 **Subject:** Sunridge Plaza Conditional Use Permit; Project No. DD9612 – Located at the South West Corner of Sunrise Boulevard and Douglas Road.

Recommendation: Adopt Resolution 122-2015.

Result of Recommended Action: Adoption of Resolution 122-2015 would approve a Conditional Use Permit for alcoholic beverage sales incidental to grocery sales at the future Sunridge Plaza.

Staff Report: Jessica Jordan, Principal Planner.

Advances Goals: 1, 2.

- 13.3 **Subject:** Ordinance Amending Sections 10.50.010 and 10.50.020 of the Rancho Cordova Municipal Code Regarding Engineering Traffic Studies on Specific Streets to be in Compliance with State Law and to Establish Radar Enforceable Speed Limits on the Roads Listed in the Ordinance.

Recommendation: Introduce and waive the first reading of Ordinance No. 13-2015.

Result of Recommended Action: Adoption of Ordinance 13-2015 will allow the City of Rancho Cordova to establish radar enforceable speed limits on the roads listed in the ordinance.

Staff Report: Albert Stricker, Interim Public Works Director and Travis Evans, Engineering Technician.

Advances Goals: 2, 3.

14. PUBLIC HEARING ITEMS

NONE.

AT THIS POINT: Council took a recess at 6:22 PM. The meeting resumed at 6:34 PM.

15. REGULAR CALENDAR ITEMS

- 15.1 **Subject:** Visioning Process for the Cordova Community Pool.

Recommendation: Initiate a process, in partnership with Cordova Recreation and Park District (CRPD), to engage the community in a visioning process to identify the improvements that are desired by the residents for the City's proposed investment in the Community Pool.

Result of Recommended Action: The City is inviting the Cordova Blue Marlins and the Cordova Recreation and Park District to collaborate in visioning sessions to explore a variety of issues and options related to the Cordova Community Pool. The City has committed to provide up to \$3 Million in additional funding to the Cordova Recreation and Park District to help support the new or renovated pool construction, subject to proper community outreach and technical analysis. The visioning process will identify opportunities to use that funding to maximize improvements to the pool and protect the community's investment in it.

Staff Report: Cyrus Abhar, Interim City Manager.

Advances Goals: 1, 2, 5.

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

- Carol Kraus
- Derald Langwell
- Jessica Bailey
- Kevin McKenna
- Diane Robinson
- Meada Cashatt
- Joyce Higdon
- Tom Higdon
- Ashley Todd
- Dan Lynch

Mayor McGarvey closed the public comment period.

ACTION: Motion to authorize City Manager to schedule a joint meeting with the Cordova Recreation and Park District by Budge second by Terry; Carried by a 4:0 roll call vote. (Sander absent)

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

The City Council had no requests for future agenda items.

17. CITY MANAGER'S REPORT

Interim City Manager Cyrus Abhar gave his report.

18. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 8:03 PM.

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the special meeting to order in the Community Board Room at 8:11 PM.

Council Members Present: McGarvey, Terry, Budge, Skoglund

Council Members Absent: Sander

Staff Members Present: Lindgren, Abhar, Haven

20. CLOSED SESSION

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

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

22. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 8:26 PM.


Mindy Cuppy, MMC, City Clerk