



**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 19, 2015**

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

**MINUTES**

**1. REGULAR MEETING - CALL TO ORDER / ROLL CALL**

Mayor McGarvey called the regular meeting to order in the David B. Roberts Council Chambers at 5:36 PM.

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

Council Members Absent: None

Staff Members Present: Lindgren, Cuppy, Abhar, Busch, Diaz, Downton, Ibrahim, Peek, Sparkman, Haven, Stricker

**2. METRO CABLE TV TELEVISION ANNOUNCEMENT**

The City Clerk read the meetings recordings and playback schedules.

**3. PLEDGE OF ALLEGIANCE**

Jill Stockinger led the pledge.

**4. INVOCATION**

Eric Knopf from Capital Christian gave the invocation.

**5. PRESENTATIONS**

- 5.1 Presentation of Proclamation to Members of the Rancho Cordova Friends Group in Recognition of Friends of the Library Week.

- 5.2 Presentation of Proclamation to WEAVE Executive Director Beth Hassett in Recognition of Domestic Violence Awareness Month.
- 5.3 Presentation of Proclamation to Crystal Rowland, Sacramento County Public Health Educator and Aunjuli Reese, Stop Stigma Speakers Bureau in Recognition of Mental Illness Awareness Week.

## 6. PUBLIC COMMENT

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

## 7. COUNCIL REPORTS

Council reported on events since the last meeting.

## 8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

**ACTION:** Motion to approve by Budge second by Skoglund;  
Followed by a 5:0 roll call vote.

- 8.1 **Subject:** Meeting Minutes of October 5, 2015 Special and Regular City Council Meeting and October 13, 2015 Special City Council Meeting.  
**Recommendation:** Adopt minutes.
- 8.2 **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:** Waive second reading and adopt 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.
- 8.3 **Subject:** Boys & Girls Clubs Program Proposal.  
**Recommendation:** Adopt Resolution No. 127-2015 Approving the Boys & Girls Club's Program Proposal for the City of Rancho Cordova.  
**Result of Recommended Action:** Approval will launch Boys & Girls Club after school programs at Cordova High School starting in January 2016, and summer services starting in the summer of 2016.  
**Staff Report:** Peter Ibrahim, Housing & Neighborhood Development Specialist.  
**Advances Goals:** 1, 2, 5, 6.

## 9. 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 9.1 and 9.3 by Budge second by Terry;  
Followed by a 5:0 roll call vote.

**Item 9.2 was pulled for separate discussion.**

**ACTION:** Motion to approve item 9.2 by Budge second by Skoglund;  
Followed by a 5:0 roll call vote.

- 9.1 **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. (Continued from the October 5, 2015 Council Meeting)  
**Recommendation:** Open the public hearing and continue it to a date uncertain. 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 a later date and would be renoticed.  
**Staff Report:** Curt Haven, Director of Economic Development & Neighborhood Services.  
**Advances Goal:** 6.
- 9.2 **Subject:** Mills Center Starbucks Conditional Use Permit and Design Review; Project No. DD9606 – Located at 10345 Folsom Boulevard.  
**Recommendation:** Adopt Resolution 129-2015.  
**Result of Recommended Action:** Adoption of Resolution 129-2015 would allow the applicant to submit for a building permit for the minor exterior alterations to the façade, conversion of the existing loading aisle into a new drive-through, and additional landscaping.  
**Staff Report:** Matthew Diaz, Associate Planner.  
**Advances Goals:** 1, 2, 5, 6.
- 9.3 **Subject:** Zinfandel Center Tentative Parcel Map; Project No. DD9611 – Located at Northwest Corner of Bear Hollow Drive and Zinfandel Drive.  
**Recommendation:** Adopt Resolution 128-2015.  
**Result of Recommended Action:** Adoption of Resolution 128-2015 would approve the applicant's request to subdivide a developed 14.05-acre parcel into two new parcels with Parcel 1 at 3.96 acres for the existing parking lot and Parcel 2 at 8.86 acres of undeveloped land. The remaining 1.23 acres is currently in the process of being dedicated to the Cordova Recreation and Parks Districts for the existing bicycle corridor.  
**Staff Report:** Matthew Diaz, Associate Planner.  
**Advances Goals:** 1, 2, 6.

## 10. PUBLIC HEARING ITEMS

Mayor McGarvey announced that there were no Public Hearing Items.

NONE.

#### **11. REGULAR CALENDAR ITEMS**

Mayor McGarvey announced that there were no Regular Calendar Items.

NONE.

#### **12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

Council did not have any requests for future agenda items.

#### **13. CITY MANAGER'S REPORT**

Interim City Manager Cyrus Abhar gave his report.

#### **14. ADJOURNMENT**

Mayor McGarvey adjourned the meeting to closed session at 6:45 PM.

#### **15. CLOSED SESSION - CALL TO ORDER/ROLL CALL**

Mayor McGarvey called the closed session to order in the Community Board Room at 6:54 PM.

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

Council Members Absent: None

Staff Members Present: Item 16.1: Lindgren, Abhar, Haven, Busch, Sparkman  
Item 16.2: Lindgren, Abhar, Haven, Sparkman  
Item 16.3: Lindgren, Abhar, Haven  
Item 16.4: Lindgren, Abhar, Haven  
Item 16.5: Not conducted

#### **16. CLOSED SESSION**

##### **16.1 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.

- 16.2 CONFERENCE WITH LEGAL COUNSEL, ANTICIPATED LITIGATION (Government Code Section 54956.9 (b)), one (1) potential case: Mohamed, et al. v. Tsakopoulos, et al., City of Rancho Cordova, Case No. 34-2015-00180687.
- 16.3 CONFERENCE WITH LABOR NEGOTIATORS  
Agency designated representatives: Cyrus Abhar, Interim City Manager; and Adam Lindgren, City Attorney  
Unrepresented employee: Police Chief
- 16.4 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
- 16.5 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).

**17. OPEN SESSION - REPORT FROM CLOSED SESSION**

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

**18. ADJOURNMENT**

Mayor McGarvey adjourned the meeting at 9:15 PM.

  
Mindy Cuppy, MMC, City Clerk