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, November 16, 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 5:37 PM.

Council Members Present:	McGarvey, Sander, Terry, Budge, Skoglund
Council Members Absent:	None
Staff Members Present:	Lindgren, Cuppy, Abhar, Busch, Goold, Haven, Simpson, Diaz, Downton, Stricker, Sparkman, Flory, Chan, Peek, Boucher, Harriman, Esquivel, Ulm, Ibrahim, Behrends

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Anthony Sadler and his parents, Anthony Sr. and Maria Sadler led the pledge.

4. INVOCATION

Julie Steinbach from United Methodist Church of Rancho Cordova gave the invocation.

5. PRESENTATIONS

5.1 Presentation Honoring Hometown Hero Anthony Sadler and his parents.

5.2 Community Enhancement Fund Grant Check Presentations.

5.3 Community Engagement Presentation on W. La Loma and Lincoln Village Neighborhoods.

5.4 Introduce New City Employee Keith Boucher, Code Enforcement Officer by Kerry Simpson, Manager of Neighborhood Services.

5.5 Recognition of Council Member Sander's Birthday on November 25.

6. PUBLIC COMMENT

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

- Derald Langwell spoke on requesting law enforcement use of drones.

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 Terry;
Carried by a 5:0 roll call vote.

8.1 **Subject:** Meeting Minutes of the November 2, 2015 Special and Regular Meeting.
Recommendation: Adopt Minutes.

8.2 **Subject:** Quarterly Treasurers Report.
Recommendation: Recommend the report be received and filed.
Result of Recommended Action: The Treasurer's Report is required to be submitted to the City Council at least quarterly in accordance with California Government Code Section 53600 et. seq. The purpose of the treasurer's report is to update the City Council and the public on the status of the City's cash balances and investments, and highlight material changes from one period to another.
Staff Report: Liisa Behrends, Interim Finance Director.
Advances Goal: 4.

8.3 **Subject:** Master Operational Agreement and Cordova Hills Operational Agreement for Cross-Jurisdictional Transportation Cooperation and Improvement Funding.
Recommendation: Adopt Resolution No. 134-2015.
Result of Recommended Action: Adoption of Resolution No. 134-2015 will authorize the City Manager to execute a Master Operational Agreement and the Cordova Hills Operational Agreement. Both agreements are between the City and the County for cross-jurisdictional transportation cooperation and improvement funding.
Staff Report: Elizabeth Sparkman, Engineering Manager and Mark Thomas, Senior Engineer.
Advances Goal: 5.

8.4 **Subject:** Resolution Authorizing the City Manager to Make Adjustments to Community Enhancement Fund (Measure H) Allocations up to a Cumulative Amount Up to 30 Percent of the Total Allocation, Not to Exceed $100,000.
Recommendation: Adopt Resolution No. 136-2015.
Result of Recommended Action: Adoption of Resolution No. 136-2015 will authorize the City Manager to make adjustments to Community Enhancement Fund allocations when necessary for a variety of reasons, including unanticipated costs, project expansion or project reduction. This will assist City staff greatly in achieving more efficient and expedited results with Community Enhancement Fund projects and programs.
Staff Report: Adam U. Lindgren, City Attorney.
Advances Goals: 1, 2, 3, 5.

8.5 **Subject:** Approval of a Memorandum of Understanding with Mercy Housing California Deferring and Possibly Waiving the Payment of Reimbursements for City Administrative and Activity Delivery Costs.
Recommendation: Approve Resolution No. 138-2015 authorizing the City Manager to execute the Memorandum of Understanding agreement with Mercy Housing California.
Result of Recommended Action: Upon approval and execution of the Memorandum of Understanding, the City can request the final amount of state housing trust funding available to this project. Mercy Housing California will continue to efficiently manage the construction of the project with the goal to realize cost savings in an amount equal to the deferred fee ($43,677.00) which will then be repaid to the City.
Staff Report: Reed Flory, Reinvestment and Housing Opportunities Division.
Advances Goals: 1, 2, 3, 5, 6.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

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

9.1 **Subject:** Resolution Declaring Results of a Protest Hearing and Authorizing the Mailing of Property Owner Ballots Relating to the Imposition of the Annual Stormwater Utility Fee for the Zinfandel Center Project.
Recommendation: Adopt Resolution No. 135-2015.
Result of Recommended Action: Action on this item will declare the results of the property owner protest, and if there exists less than a majority protest, authorize the mailing of ballots to the property owners to approve the levy of the fee to pay for storm drainage and flood protection services for the Zinfandel Center Project, and sets 1:00 p.m. on December 6, 2015, as the time and date for the ballot tabulation for the matter.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.

9.2 **Subject:** KP Beats Bar and Nightclub Conditional Use Permit Amendment; Project No. DD9618 – Located at 10947 Olson Drive.
Recommendation: Adopt Resolution No. 137-2015.
Result of Recommended Action: Adoption of Resolution 137-2015 would amend the existing CUP to expand the size of the existing karaoke bar and nightclub with alcoholic

beverage sales to now include 8 billiards tables, enlarged bar service area, and lounge seating at 10947 Olson Drive. This resolution would be forwarded to the Department of Alcohol Beverage Control (ABC), which would allow the applicant to proceed in obtaining a liquor license to sell alcohol in conjunction with its live entertainment and limited food sales.
Staff Report: Matthew Diaz, Associate Planner.
Advances Goals: 1, 2.

10. PUBLIC HEARING ITEMS

NONE.

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** 2016 Legislative Priorities.
Recommendation: Provide direction to staff for Fiscal Year (FY) 2016 funding requests and a platform for discussions with legislators during the National League of Cities Congressional Conference, March 5-9, 2016 in Washington, D.C. Also, receive an update on City's Legislative Program and provide direction about the 2016 program.
Result of Recommended Action: Submission of requests for federal funding for projects consistent with the Council's and community's priorities and provide topics for discussions that the Mayor and Council members will hold with Congressional representatives during the March conference in Washington, D.C. Staff will also proceed with recommended changes and actions for the City's legislative program.
Staff Report: Peter Ibrahim, Housing and Neighborhood Development Specialist and Ashley Downton, Communications Specialist.
Advances Goals: 1, 2, 3, 4, 5, 6.

ACTION: Discussion item only; no action taken.

11.2 **Subject:** Approval of a Memorandum of Understanding with Bridge Housing Appointing Bridge Housing as the City's Master Developer Partner in the Greater Cordova Meadows Neighborhood Area in Furtherance of the City's Neighborhood Reinvestment Plan and Continuing the Blight Remediation Work Initially Undertaken by the City's Redevelopment Agency for the Rancho Cordova Redevelopment Project Area and Authorization of City Manager to Sign.
Recommendation: Approve Resolution No. 126-2015 authorizing the City Manager to execute the Memorandum of Understanding agreement with Bridge Housing.
Result of Recommended Action: Upon approval and execution of the Memorandum of Understanding, work will begin to develop and implement specific strategies for reinvestment in the target area. Bridge will make application for City Enhancement Funding assistance from the approved Neighborhood Reinvestment Program category. Reuse and new construction plans will be developed and discussed with the City. Available grant funding opportunities will be considered.
Staff Report: Reed Flory, Reinvestment and Housing Opportunities Division.
Advances Goals: 1, 2, 3, 5, 6.

AT THIS POINT: At 7:59 PM Council took a recess. The full Council resumed at 8:14 PM

City Attorney Adam Lindgren reported that two council members: Mr. Skoglund and Mr. Sander, in the interest of caution, are recusing themselves of participation on this items action. The item before you relates to a body of work and investment in a generalized area, depicted in one of the documents before you. The council members have homes outside of that general area. Tonight's item isn't causing you to make any particular investments on any particular piece of property, but is setting you on a course to focus in that general area. The council members may well not have conflicts as they relate to individual investments in that generalized area.

ACTION: Motion to approve by Budge second by Terry;
Carried by a 3:0 roll call vote (Sander and Skoglund recused).

11.3 **Subject:** Selection of 2016 Mayor and Vice Mayor.
Recommendation: That Council select its Mayor and Vice Mayor for 2016.
Result of Recommended Action: Council will appoint its leadership officers, per Resolution No. 5-2004.
Staff Report: Mindy Cuppy, City Clerk's Department.
Advances Goals: 1, 2, 3, 4, 5, 6.

ACTION: Motion to appoint David Sander as 2016 Mayor by Budge second by Terry;
Carried by a 5:0 roll call vote.

ACTION: Motion to appoint Donald Terry as 2016 Vice Mayor by Skoglund second by Budge;
Carried by a 5:0 roll call vote.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Terry asked for an update on the following ordinances:

- Success of the smoking ordinance.
- Status on hen ordinance.
- Status on bee keeping ordinance.

13. CITY MANAGER'S REPORT

City Manager Cyrus Abhar congratulated city staff and Mayor McGarvey on his State of the City address.

14. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 8:29 PM in honor of the people injured or killed in France and Lebanon on Friday.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the closed session to order in the Community Board Room at 8:42 PM.

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

Council Members Absent: None

Staff Members Present: Item 16.1: Lindgren
Item 16.2: Lindgren, Abhar, Haven

16. CLOSED SESSION

16.1 CONFERENCE WITH LABOR NEGOTIATORS.
Agency designated representatives: Adam Lindgren.
Unrepresented employee: City Manager.
Pursuant to Government Code Section 54957.

16.2 CONFERENCE WITH LEGAL COUNSEL: EXISTING LITIGATION.
Name of Case: Frazier, Christian, et al. v. Rancho Cordova et al.; U.S. District Court, Eastern District of California Case No. 2:15-cv-00872-TLN-KJN
Pursuant to Government Code Section 54956.9(d)(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 9:27 PM.

Mindy Cuppy

Mindy Cuppy, MMC, City Clerk