



**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, December 07, 2015

**4:00 PM – Special Meeting
American River Community 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 4:12 PM.

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

Council Members Absent: None

Staff Members Present: Lindgren, Cuppy, Abhar, Busch, Haven, Sparkman, Downton, Flory, Heisler, Ulm, Ibrahim

2. PUBLIC COMMENT

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

- Angel Ball
- Derald Langwell

Mayor McGarvey closed the public comment period.

3. SPECIAL MEETING ITEM

3.1 **Subject:** Community Engagement Program Overview.

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT OF STUDY SESSION

Mayor McGarvey adjourned the meeting at 5:17 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 5:34 PM.

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

Council Members Absent: None

Staff Members Present: Lindgren, Cuppy, Abhar, Busch, Haven, Simpson, Sparkman, Chan, Downton, Flory, Heisler, Hadley, Delaney, Stricker, Diaz, Peek, Sosa, Stricker

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Cub Scout Pack 28 Bear Den performed a flag ceremony and led the pledge.

8. INVOCATION

Larry Stafford with Cordova Church of Christ gave the invocation.

9. SPECIAL CEREMONIES

9.1 Mayor David Sander was sworn in by his wife, Margaret Parsons-Sander.

AT THIS POINT: Council took a break for refreshments in the lobby in honor of the swearing in of Mayor Sander at 6:04 PM. The full council resumed at 6:29 PM.

10. PRESENTATIONS

10.1 Community Enhancement Fund Grant Check Presentations.

10.2 Update on the 2015 California Capital Airshow by Members of the Board of Directors.

10.3 Update on Rancho Cordova Travel & Tourism by Executive Director Marc Sapoznik.

- 10.4 Introduction of People Reaching Out Youth@Council Program by CJ Lynch, Youth Advocate Coordinator.
- 10.5 Introduction of new city employee Stefan Heisler, Reinvestment and Housing Opportunities Analyst by Reed Flory, Reinvestment and Housing Opportunities Manager.

11. PUBLIC COMMENT

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

- Anil Kondakrindi congratulated the swearing in of the mayor and vice mayor and spoke on behalf of the Sacramento Telangana Association.
- Derald Langwell requested Council to reflect on the Pearl Harbor Anniversary.

Mayor Sander closed the public comment period.

12. COUNCIL REPORTS

Council reported on events since the last meeting.

13. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

- 13.1 **Subject:** Meeting Minutes of November 16, 2015 Regular Meeting.

Recommendation: Adopt Minutes.

- 13.2 **Subject:** 2016 City Council Meeting Calendar.

Recommendation: Adopt Resolution No. 139-2015.

Result of Recommended Action: Action on this item will confirm the 2016 Rancho Cordova City Council meeting schedule.

Staff Report: Mindy Cuppy, City Clerk.

Advances Goals: 1, 3, 5.

- 13.3 **Subject:** Council Member Appointments to Regional Boards, Commissions and Committees for 2016.

Recommendation: That Council confirms their 2016 commitments to serve on other agency boards, commissions, and committees.

Result of Recommended Action: The City Council will continue to serve in leadership roles throughout the region.

Staff Report: Mindy Cuppy, City Clerk.

Advances Goals: 1, 4, 5.

- 13.4 **Subject:** Resolution Declaring Results of the Mail Ballot Election Relating to the Imposition of the Stormwater Utility Fee on the Blue Shield Project.

Recommendation: Adopt Resolution No. 141-2015 declaring the results of the property owner vote in connection with the annual Stormwater Utility Fee.

Result of Recommended Action: Adoption of the Resolution will declare the results of the tabulation of ballots in connection with the annual Stormwater Utility Fee. If majority

approval exists, the Council may impose the annual Stormwater Utility Fee on the Zinfandel Center Project. If there is no majority approval, the Stormwater Utility Fee shall not be imposed for the project.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

- 13.5 **Subject:** Resolution to Execute a First Amendment to Contract No. 124-2011 with Willdan Financial Services to increase the contract from \$65,000 to \$129,000 and extend the contract term to December 31, 2020.

Recommendation: Adopt Resolution No. 143-2015.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute a first contract amendment with Willdan Financial Services to continue to provide district administration services for placement of the annual levy for Rancho Cordova Lighting District No. 2012-1. The contract would be increased from \$65,000 to \$129,000 and the term extended to December 31, 2020.

Staff Report: Elizabeth Sparkman, Engineering Manager.

Advances Goal: 5.

14. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

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

- 14.1 **Subject:** Ordinance No. 15-2015, Amending Land Use Tables and Other Provisions of Title 23 of the Rancho Cordova Municipal Code to Require a Distance of at Least 250 Feet Between any Establishment that Serves Alcohol for On-site Consumption and an Adult Business at Which Live Nude Dancing is Performed.

Recommendation: Staff recommends the City Council waive first reading and introduce by title only Ordinance 15-2015, amending land use tables and other provisions of Title 23 of the Rancho Cordova Municipal Code to require a distance of at least 250 feet between any establishment that serves alcohol for on-site consumption and an adult business at which live nude dancing is performed.

Result of Recommended Action: Introduction of this ordinance will result in it coming to council for a final reading and adoption at the next regular meeting.

Staff Report: Adam U. Lindgren, City Attorney and Aaron Busch, Community Development Director.

Advances Goals: 1, 2.

15. PUBLIC HEARING ITEMS

- 15.1 **Subject:** Sunridge Plaza Tentative Parcel Map.

Adopt Resolution 142-2015.

Result of Recommended Action: Adoption of Resolution 142-2015 would approve the applicant's request to subdivide an undeveloped 13.50 acre parcel into ten (10) parcels ranging from 0.17 acres to 3.39 acres. This is to allow for the sale, lease or finance of each proposed building within the approved Raley's Shopping Center (RC-03-028) on the southwest corner of Sunrise Boulevard and Douglas Road.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 1, 4, 6.

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

ACTION: Motion to approve incorporating the applicants requests by McGarvey second by Terry;
Carried by a 5:0 roll call vote.

- 15.2 **Subject:** Bridgeway Square Apartment Project at the Southwest Corner of Bridgeway Drive and Data/Disk Drive, Including:
- Resolution No. 146-2015 Approving an Addendum to the Capital Village Mitigated Negative Declaration, Pursuant to Requirements of the California Environmental Quality Act;
 - Ordinance No. 16-2015 Adopting Amendments to Section 3.6, Regarding the Loft District, of the Capital Village Special Planning Area Handbook to Allow for High Density Residential as an Allowed Use;
 - Ordinance No. 17-2015 Adopting a Second Amendment to the Development Agreement for the Capital Village Special Planning Area; and
 - Resolution No. 147-2015 Approving Major Design Review and Conditions of Approval for the 199-unit, 4- to 5-Story Market Rate Apartment Complex With a 7,080-Square Foot Clubhouse and Outdoor Pool, Including a Parking Adjustment, on 5.12 acres within the Capital Village Special Planning Area.
- Recommendation:** Staff recommends the City Council continue the item to the January 19, 2016 City Council meeting due to an error in the public hearing notice.
- Result of Recommended Action:** Granting of the continuance would reschedule this item to the January 19, 2016 City Council meeting.
- Staff Report:** Matthew Diaz, Associate Planner.
- Advances Goals:** 1, 2, 5, 6.

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

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

- 15.3 **Subject:** Mather Veterans Village Phase 3 Design Review.
- Recommendation:** Adopt Resolution 144-2015.
- Result of Recommended Action:** Approval of Resolution 144-2015 would allow construction of a new three story 50-unit housing project to complete Phase 3 of the Mather Veterans Village housing complex that was approved in 2013. Phase 3 construction will include 20 additional parking spaces, landscaping, and other onsite improvements. This would be the third and final phase of the Mather Veterans Village housing project. Phase 1 is currently under construction and Phase 2 is about to begin rehabilitation.
- Staff Report:** Matthew Diaz, Associate Planner.
- Advances Goals:** 1, 2, 5, 6.

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

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

16. REGULAR CALENDAR ITEMS

- 16.1 **Subject:** Mather Veterans Village Phase 3 Adoption of Disposition and Development Agreement (DDA).

Recommendation: Approve Resolution 140-2015.

Result of Recommended Action: Adoption of this resolution will provide the City Manager authorization to execute a Disposition and Development Agreement, and related documents between the City of Rancho Cordova and Mercy Housing California, allowing the Developer, Mercy Housing California, to acquire site control of approximately 1.21 acres located at 3607 Bleckely Street for Phase 3 of the Mather Veterans Village housing development.

Staff Report: Reed Flory, Housing Division.

Advances Goals: 1, 2, 3, 5, 6.

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

17. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council did not have any requests for future agenda items.

18. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

19. ADJOURNMENT

Mayor Sander adjourned the meeting at 9:28 PM, in memory with solidarity for the city of San Bernardino and their community, the victims in the Paris attack, in remembrance of Pearl Harbor, Rod Campbell, Dave Benson and Donna Morris.

20. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the closed session to order in the Community Board Room at 9:32 PM.

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

Council Members Absent: None

Staff Members Present: Item 21.1: Lindgren, Cook, Abhar, Haven
Item 21.2: Lindgren, Cook
Item 21.3: Lindgren, Cook, Abhar, Haven

21. CLOSED SESSION

- 21.1 CONFERENCE WITH LEGAL COUNSEL: ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2) (1 potential case)

City Attorney Adam Lindgren read the report out approving settlement memorandum of understanding (MOU); that the City is pleased to announce that the City of Sacramento, the Sacramento District Attorney's Office, and Rancho Cordova have worked closely and collaboratively over the last several months with Motel 6; and the parties have reached agreement on terms of an MOU. The MOU, which allows the municipalities and the County to avoid litigation against Motel 6, requires Motel 6 to make significant operational changes and improve nuisance conditions at its properties in the County. If all terms of the MOU are met, it also requires Motel 6 to deposit \$540,000 to the Sacramento County District Attorney's Office of Public Safety and Community Improvement Trust Fund, which will go toward local nonprofits that focus on human trafficking prevention, domestic violence issues, and youth intervention programs. All of the parties hope that this Agreement will create a positive community partnership and result in lasting and meaningful change in our community.

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

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

There was no report out on this item.

21.3 CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Initiation of litigation pursuant to paragraph (4) of subdivision 54956.9 of the Government Code (1 potential case).

There was no report out on this item.

22. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported on actions taken in closed session; please see above report outs and actions from the closed session. December 07, 2015 scheduled Closed Session meetings held concurrently.

23. ADJOURNMENT

Mayor Sander adjourned the meeting at 10:46 PM.


Mindy Cuppy, MMC, City Clerk