



**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, February 21, 2017

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor Terry called the regular meeting to order in the David B. Roberts Council Chambers at 5:30 PM.

Council Members Present: McGarvey, Terry, Budge

Council Members Absent: Sander, Skoglund

Staff Members Present: Lindgren, Cuppy, Abhar, Busch, Haven, Stricker, Flory, Heisler, Cowles, Twist, Pittman, Kniestedt

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Chief of Police Chris Pittman led the pledge.

4. INVOCATION

Michael Hughes from United Methodist Church of Rancho Cordova gave the invocation.

5. PRESENTATIONS

NONE.

6. PUBLIC COMMENT

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

- Robert Sanger
- John Brungardt

Mayor Terry closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report which included a project update on the Folsom Lake College/Rancho Cordova Promise Program.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 9.1 through 9.10 by Budge second by McGarvey;
Carried by a 3:0 roll call vote (Sander and Skoglund absent).

9.1 **Subject:** Meeting Minutes of February 6, 2017 Special and Regular Meeting and February 15, 2017 Special Meeting.
Recommendation: Adopt Minutes.

9.2 **Subject:** Zoning Code Text Amendment to Allow Cardrooms in the Convention Overlay District.
Recommendation: Waive the second reading and adopt Ordinance 1-2017.
Result of Recommended Action: Approval of Ordinance 1-2017 would amend Zoning Code land use table 23.325-1 to add "Card Room" to the Land Use Category and allow card rooms with the approval of a Conditional Use Permit in the Convention Overlay zone.
Staff Report: Nicholas Sosa, Assistant Planner.
Advances Goals: 2, 6.

9.3 **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: Kim Juran-Karageorgiou, Chief Financial Officer.
Advances Goal: 4.

9.4 **Subject:** A Resolution Replacing Authorized Signers for Accounts with Banner Bank.
Recommendation: Adopt Resolution No. 25-2017.
Result of Recommended Action: The new authorized signers of the Banner Bank Account will be able to direct Banner Bank how to invest City funds.

Staff Report: Kim Juran-Karageorgiou, Chief Financial Officer.
Advances Goal: 1.

- 9.5 **Subject:** Resolution Authorizing the City Manager to Execute an Agreement with Cordova Community Council Foundation to Provide Funding from the City's Fiscal Year 2017-2018 Community Enhancement Fund in Support of the Enhancements to the 2017 Rancho Cordova Fourth of July Parade.
Recommendation: Adopt Resolution No. 32-2017.
Result of Recommended Action: Adoption of this Resolution will authorize the City Manager to execute an Agreement for up to \$40,900 so the planning process for the band competition and bike parade can commence.
Staff Report: Stacy Delaney, Community Enhancement Analyst.
Advances Goals: 1, 2.
- 9.6 **Subject:** Resolution Authorizing the City Manager to Charge the City's Fiscal Year 2016-2017 Community Enhancement Fund for the Program Costs Associated with the High School to Work and/or College Program Known as Professional Pathways with VSP Global, Which will Provide Cordova High School Students with Skills, Training and Resources to Transition from High School to College or the Workplace.
Recommendation: Adopt Resolution No. 33-2017.
Result of Recommended Action: Adoption of this Resolution will allow the City Manager to charge the City's fiscal year 2016-2017 Community Enhancement Fund up to \$25,000 for the program costs expected to be paid by September 30, 2017.
Staff Report: Stacy Delaney, Community Enhancement Analyst.
Advances Goals: 1, 6.
- 9.7 **Subject:** Resolution Authorizing the City Manager to Execute the First Amendment with Rancho Cordova Whisker Warriors to Provide Spay and Neuter Services, Flea Prevention, Vaccines, and Other Incidental and Necessary Veterinarian Care Rendered in Conjunction with the Existing Spay/Neuter Voucher Program.
Recommendation: Adopt Resolution No. 34-2017.
Result of Recommended Action: The contract amendment changes the total contract amount from \$25,557 to \$38,057, a budget increase of \$12,500.
Staff Report: Stacy Delaney, Community Enhancement Analyst.
Advances Goals: 2, 3, 5.
- 9.8 **Subject:** A Resolution Authorizing the City Manager to Execute Third Contract Amendment 16-2013-3 with Wood Rodgers, Inc. to Increase the Contract Amount from \$500,000 to \$550,000 for the Mather Rails to Trails Project.
Recommendation: Adopt Resolution No. 9-2017.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute third contract amendment no. 16-2013-3 with Wood Rodgers, Inc. This will increase the contract amount from \$500,000 to \$550,000.
Staff Report: Albert Stricker, Public Works Director and Omid Vaziri, Assistant Civil Engineer.
Advances Goals: 1, 2, 5.
- 9.9 **Subject:** Resolution Declaring Results of the Mail Ballot Election Relating to the Imposition of the Annual Stormwater Utility Fee on the Veranda at Stone Creek Project in the City of Rancho Cordova.
Recommendation: Adopt Resolution No. 15-2017.
Result of Recommended Action: Adoption of the Resolution will declare the results of the ballot tabulation in connection with the imposition of the annual Stormwater Utility

Fee on the Veranda at Stone Creek Project. If majority approval exists, the City Council may impose the annual Stormwater Utility Fee on the Veranda at Stone Creek Project pursuant to the Fee Ordinance. 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.

- 9.10 **Subject:** Resolution Authorizing the City Manager to Execute Contracts with Interwest Consulting Group, 4Leaf Inc., Bureau Veritas, Shums Coda Associates, and Stephen Twist Consulting, to Provide On-call Building Plan Review, Permitting, and Field Inspection Services.

Recommendation: Adopt Resolution No. 27-2017.

Result of Recommended Action: Adoption of Resolutions will authorize the City Manager to execute contracts 19-2017, 20-2017, 21-2017, 22-2017, and 23-2017 for two (2) year on-call contracts with two (2) one-year renewal options with Interwest Consulting Group, 4Leaf Inc., Bureau Veritas, Shums Coda Associates, and Stephen Twist Consulting in the amount of not to exceed \$750,000 per year per contract for two years for a cumulative total not to exceed \$1.5 million for the initial two-year period of the contracts.

Staff Report: Joseph Cuffe, Building Official.

Advances Goals: 2, 5.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

11. PUBLIC HEARING ITEMS

- 11.1 **Subject:** Amendments to Title 23, Zoning Code, of the Municipal Code Regarding Allowed Uses for the Office Professional Mixed Use (OPMU) Zone.

Recommendation: Introduce and waive the first reading of Ordinance No. 3-2017.

Result of Recommended Action: Approval of Ordinance 3-2017 would amend Chapter 23.313 of the Municipal Code related to the Office Professional Mixed Use zone district. The amendment would modify the list of allowable uses in the zone district and further clarify the applicable development standards for the zoning designation.

Staff Report: Aaron Busch, Community Development Director.

Advances Goals: 2, 6.

ACTION: Motion to approve item 11.1 by Budge second by McGarvey;
Carried by a 3:0 roll call vote (Sander and Skoglund absent).

- 11.2 **Subject:** Crossings at Woodberry Project No. DD9683, Located at 2738 Woodberry Way, Formerly 10447 Folsom Boulevard. The Proposed Project Includes a Rezone from Commercial Mixed Use (CMU FBSP) and High Density Residential (HDR FBSP) to Residential Mixed Use (RMU FBSP), via a Folsom Boulevard Specific Plan Amendment, a Parking Exception, and Major Design Review for Three 3- story Multi-Family Buildings to Include a Total of 28 Affordable Units, Parking, Landscaping, and Play Area on a 0.97 Acre Site Located within the Folsom Boulevard Specific Plan.

Recommendation: That Council:

- a) Introduce and waive first reading of Ordinance No. 2-2017 approving amendments to the Folsom Boulevard Specific Plan.

- b) Approve Resolution No. 35-2017 Approving the Major Design and parking exception.

Result of Recommended Action: Adoption of the above-referenced resolution and ordinance would permit the construction of multi-family buildings with a total of 28 affordable units within the Folsom Boulevard Specific Plan and allow the applicant to submit for necessary building permits to begin construction of the proposed infrastructure and buildings.

Staff Report: June Cowles, Senior Planner, Planning Department.

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

ACTION: Motion to approve item 11.2 by Budge second by McGarvey;
Carried by a 3:0 roll call vote (Sander and Skoglund absent).

12. REGULAR CALENDAR ITEMS

- 12.1 **Subject:** Execution of a New Disposition, Development and Loan Agreement with UHC 00575 Rancho Cordova, L.P. for the Development of the Crossings at Woodberry Way Affordable Families Project.

Recommendation: Adopt Resolution No. 16-2017.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute the Development, Disposition and Loan Agreement (DDLA) with Urban Housing Communities 00575 Rancho Cordova L.P. (UHC), the Developer for the Crossings at Woodberry Way affordable families housing development, thereby permitting the submittal of an application for required additional project funding through the First competitive round of 2017 Low Income Housing Tax Credits.

Staff Report: Stefan Heisler, Reinvestment and Housing Opportunities Analyst.

Advances Goals: 1, 2, 5, 6.

ACTION: Motion to approve item 12.1 by Budge second by McGarvey;
Carried by a 3:0 roll call vote (Sander and Skoglund absent).

- 12.2 **Subject:** Update of Possible Bridge Development on Folsom Boulevard and Council Direction for Future Negotiations.

Recommendation: Receive update and provide direction.

Result of Recommended Action: Staff will have the direction they need to proceed with negotiations.

Staff Report: Reed Flory, Reinvestment and Housing Opportunities Manager.

Advances Goals: 2, 6.

Item 12.2 was postponed to a later date.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Vice Mayor Budge asked that staff look into updating the Transit Master Plan.

14. ADJOURNMENT

Mayor Terry adjourned the meeting to closed session at 6:30 PM in memory of Iris Taggart and Marguerite Sullivan.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Terry called the closed session to order in the Community Board Room at 6:42 PM.

Council Members Present: McGarvey, Terry, Budge

Council Members Absent: Sander, Skoglund

Staff Members Present: Lindgren, Abhar, Busch, Haven

16. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of California Government Code Section 54956.9: (1 potential cases).

Counsel provided analysis, City Council gave direction.

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 Terry adjourned the meeting at 7:47 PM.



Mindy Cuppy, MMC, City Clerk