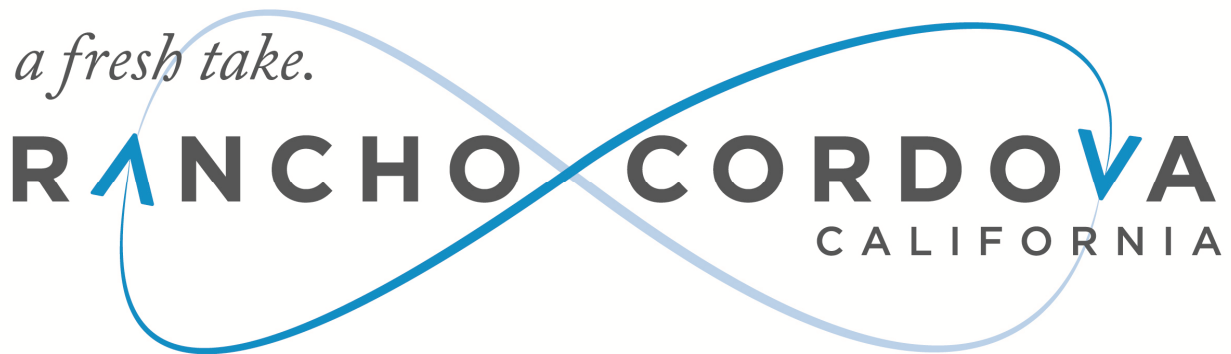


CITY OF RANCHO CORDOVA



CONCURRENT MEETING CITY COUNCIL/SUCCESSOR AGENCY TO THE CRA/RCFC

Monday, November 17, 2014

5:30 PM – Regular Meeting

AGENDA

Dan Skoglund, Mayor

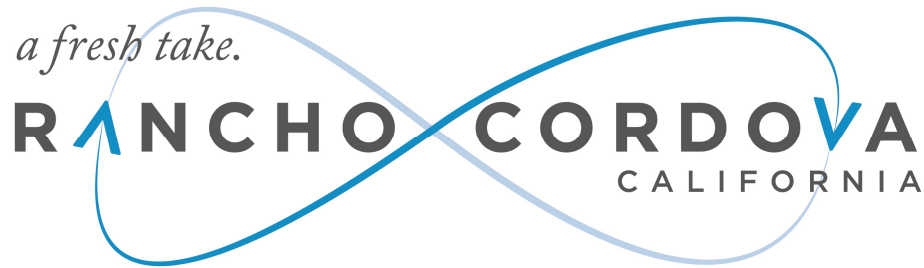
Robert J. McGarvey, Vice Mayor

David Sander, Council Member

Donald Terry, Council Member

Linda Budge, Council Member

CITY OF RANCHO CORDOVA



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 17, 2014

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

AGENDA

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Council Members Budge, McGarvey, Sander, Terry and Mayor Skoglund.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Clerk will announce the meetings video recording and playback schedules.

3. PLEDGE OF ALLEGIANCE

The Mayor will call on someone in attendance to lead the Pledge.

4. INVOCATION

A representative from Capital Christian Church will give the invocation.

5. PRESENTATIONS

- 5.1 Certificate of Recognition from the Mayor to the New Army Enlistees of Rancho Cordova.
- 5.2 Introduction of New City Employee, Susana Jackson, Accountant Given by Donna Silva, Chief Financial Officer.

- 5.3 Recognition of Council Member Sander's Birthday on November 25, 2014.

6. PUBLIC COMMENT

Citizens wishing to address the Council for any matter on the Consent Calendar or not on the agenda may do so at this time by completing and submitting a Speaker Card to the City Clerk. For items on the agenda, speakers will be called up to the podium by the Mayor at the point on the agenda when the item will be heard. Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence.

Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking immediate action on any unagendized item unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

7. COUNCIL REPORTS

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 8.1 **Subject:** Meeting Minutes of November 3, 2014 Regular Meeting and November 12, 2014 Special Meeting.
Recommendation: Adopt Minutes.
- 8.2 **Subject:** Treasurer's Report – September 30, 2014.
Recommendation: Receive and file report.
Result of Recommended Action: Provide City Council with information concerning the City's investment portfolio and to meet state code.
Staff Report: Liisa Behrends, Senior Accountant.
Advances Goal: 4.
- 8.3 **Subject:** Approval of Second Amended and Restated Development Disposition Agreement for Mather Veterans' Village Housing Development between the City of Rancho Cordova and the Developer Mercy Housing Specifically Making Amendments in Anticipation of the Closing of the Construction Loan and Construction Start in Late November of this Year.
Recommendation: Approve Resolution No. 116-2014.
Result of Recommended Action: : Adoption of this resolution will result in minor edits and corrections to existing documents. A Loan Agreement is now included. These updated documents will permit the construction start before the end of the year of phase 1 of Mather Veterans' Village permanent supportive housing for homeless and disabled veterans.
Staff Report: Reed Flory, Housing Services Administrator.
Advances Goals: 1, 2, 3, 5, 6.
- 8.4 **Subject:** Resolution Authorizing the City Manager to Award Construction Contract No. 111-2014 in the Amount of \$101,834.50 to All-American Construction, Inc., for the Sunrise Boulevard Sidewalk Improvements Project.
Recommendation: Adopt Resolution No. 130-2014.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute Construction Contract No. 111-2014 with All-American

Construction, Inc., in the amount of \$101,834.50 for the Sunrise Blvd., Sidewalk Improvements Project. Under this agreement, the contractor will install sidewalk and curb ramps along Sunrise Blvd., from Gold Country Blvd., to South Bridge Street, and will add a crosswalk at the intersection of Sunrise Blvd (on the south side of Sunrise) and Zinfandel Drive.

Staff Report: Cyrus Abhar, Public Works Director and Chris Boyer, Associate Civil Engineer.

Advances Goals: 1, 2, 5.

- 8.5 **Subject:** Resolution Awarding Construction Contract No. 112-2014 in the Amount of \$845,835 to Tennyson Electric, Inc. for the Coloma Road Traffic Signal Interconnect and the Aramon Drive/ Studarus Drive and Coloma Road Traffic Signal Improvement Project.

Recommendation: Adopt Resolution No. 131 -2014.

Result of Recommended Action: Adoption of this resolution will award construction contract no. 112-2014 in the amount of \$845,835.00 to Tennyson Electric, Inc., for the Coloma Road Traffic Signal Interconnect and Aramon Drive/Studarus Drive and Coloma Road Traffic Signal Improvement Project.

Staff Report: Cyrus Abhar, Public Works Director and Chris Boyer, Associate Civil Engineer.

Advances Goals: 1, 2, 5.

9. CONSENT PUBLIC HEARING ITEMS - 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 North Douglas Project.

Recommendation: Adopt Resolution No. 128-2014 declaring the results of the property owner protest, authorizing the mailing of property owner ballots, and setting December 1, 2014 as the date of the ballot tabulation in collection with imposition of an annual Stormwater utility fee, and approving procedures in connection therewith.

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 North Douglas Project, and sets 1:00 p.m. on December 1, 2014, as the time and date for the ballot tabulation for the matter.

Staff Report: Elizabeth Sparkman, Senior Engineer.

Advances Goal: 5.

10. PUBLIC HEARING ITEMS

- 10.1 **Subject:** Clear Channel Outdoor Digital Freeway Sign Conditional Use Permit and Operating Agreement; Project No. DD8480 – Located at 12137 Folsom Boulevard.

Recommendation: Open the public hearing for this item, and Item 10.2 regarding the Sierra Outdoor/CBS Outdoor application, simultaneously. Consider the Conditional Use Permit and Operating Agreement request by Clear Channel Outdoor; receive comments from the public and project applicants; provide direction to staff as determined appropriate by the City Council; and continue the public hearing to a date certain.

Result of Recommended Action: This initial discussion and public hearing will provide the City Council with a clear understanding of two current proposals seeking approval of two separate digital freeway signs to be located adjacent to Highway 50. In light of the competing request by Sierra Outdoor/CBS Outdoor (Agenda Item 14.2),

staff is requesting direction from the City Council on this item, and to continue the public hearing so that staff may return with a Council Resolution reflecting the preferred direction. Opening the public hearings on this item and Item 14.2 simultaneously will allow staff to address all questions related to the competing applications during the hearing. The application does not fully adhere to the physical development standards included in the Code but, as allowed through an Operating Agreement, the applicant has proposed alternative community benefits for the Council's consideration. The City Council may direct staff to prepare a Resolution to approve this item, deny this item, or otherwise alter this item as desired.

Approval of the project as currently proposed would allow the Applicant to construct a new digital freeway sign at 12137 Folsom Boulevard, immediately adjacent to the Highway 50 corridor. The action would also require the removal of two existing traditional billboards located at 2300 Mine Shaft Lane and 2286 Sunrise Boulevard. Additionally, the Operating Agreement would provide the City with alternative community benefits. Approval of this application would also very likely prevent Council from approving the competing application from Sierra Outdoor/CBS Outdoor, as RCMC Section 23.743.150(C)(3) requires that Council only approve a billboard operating agreement if it achieves community benefits equivalent to those achieved through strict compliance with the development standards in the code (including the requirement that digital billboards be located at least 2,500 feet apart).

Staff Report: Jessica Jordan, Principal Planner.

Advances Goals: 1, 6.

- 10.2 **Subject:** Sierra Outdoor/CBS Outdoor Digital Freeway Sign Conditional Use Permit and Operating Agreement; Project No. DD8490 – Located at 12125 Folsom Boulevard (APN: 069-0160-021-0000).

Recommendation: Open the public hearing for this item, and Item 10.1, regarding the Clear Channel Outdoor application, simultaneously. Consider the Conditional Use Permit and Operating Agreement request by Sierra Outdoor/CBS Outdoor; receive comments from the public and project applicants; provide direction to staff as determined appropriate by the City Council; and continue the public hearing to a date certain.

Result of Recommended Action: This initial discussion and public hearing will provide the City Council with a clear understanding of two current proposals seeking approval of two separate digital freeway signs to be located adjacent to Highway 50. In light of the competing request by Clear Channel Outdoor (Agenda Item 14.1), staff is requesting direction from the City Council on this item, and to continue the public hearing so that staff may return with a Council Resolution reflecting the preferred direction. Opening the public hearings on this item and Item 14.1 simultaneously will allow staff to address all questions related to the competing applications during the hearing. The application does not fully adhere to the physical development standards included in the Code but, as allowed through an Operating Agreement, the applicant has proposed alternative community benefits for the Council's consideration. The City Council may direct staff to prepare a Resolution to approve this item, deny this item, or otherwise alter this item as desired.

Approval of the project as currently proposed would allow the Applicant to construct a new digital freeway sign in the parking lot area of Naturwood Home Furnishings at 12125 Folsom Boulevard. The action would also require the removal of two existing traditional billboards located at 11373 Folsom Boulevard and near 9847 Folsom Boulevard. Additionally, the Operating Agreement would provide the City with alternative community benefits. Approval of this application would also very likely

prevent Council from approving the competing application from Clear Channel Outdoor, as RCMC Section 23.743.150(C)(3) requires that Council only approve a billboard operating agreement if it achieves community benefits equivalent to those achieved through strict compliance with the development standards in the code (including the requirement that digital billboards be located at least 2,500 feet apart).

Staff Report: Jessica Jordan, Principal Planner.

Advances Goals: 1, 6.

- 10.3 **Subject:** Anatolia IV Rezone, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Development Agreement Amendment.

Recommendation: Introduce and waive the first reading of Ordinance No. 28-2014 and Adopt Resolution No. -1292014.

Result of Recommended Action: Anatolia IV is a previously approved residential development bordered by Chrysanthy Boulevard to the north and Rancho Cordova Parkway to the east within the Sunridge Specific Plan. Approval of the project would allow reconfiguration of the previous approved residential subdivision and removal of the neighborhood park feature, increased residential lot size resulting in overall reduction in units from 203 single family lots to 139 single family lots. Additionally, approval of the project would allow for amendments to the previously adopted Development Agreement to address the removal of the park feature and infrastructure requirements. These modifications reflect the recent updates to the City's open space/park standards and public works improvement timing and standards.

Staff Report: Matthew Diaz, Associate Planner.

Advances Goals: 1, 2, 6.

- 10.4 **Subject:** Ordinance No. 27-2014, Amending Title 1, Title 16, and Title 23 of the Municipal Code to Establish Procedures for Imposing Special Assessments and Recording Liens Against Properties with Delinquent Code Enforcement Fees, Charges, Penalties and Related Costs.

Recommendation: Introduce and read by title only Ordinance No. 27-2014.

Result of Recommended Action: Ordinance No. 27-2014 will come back to the City Council for a second reading and adoption at the next regular meeting. If approved, this Ordinance will establish procedures for the City to collect delinquent code enforcement fees (including fees for nuisance abatement, rental housing inspections, zoning code enforcement, weed and graffiti abatement) by recording liens and imposing special assessments (tax liens) against properties, allowing the City to be made whole for such costs. This will help shift the cost of enforcement of these laws to those who violate them.

Staff Report: Adam Lindgren, City Attorney's office; Donna Silva, Finance Director; and Kerry Simpson, Neighborhood Services Manager.

Advances Goals: 1,2,3, 5.

11. REGULAR CALENDAR ITEMS

NONE.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

14. ADJOURNMENT

Mayor Skoglund will adjourn the meeting to closed session in the Community Board Room.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Council Members Budge, McGarvey, Sander, Terry and Mayor Skoglund.

16. CLOSED SESSION

Council may adjourn to Closed Session to discuss the following item(s):

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: 2).

CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION

Pursuant to Paragraph (1) of subdivision (d) of Section 54956.9: Debra Thomas v. City of Rancho Cordova, Case No. 34-2012-00136943.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Attorney will report on action taken in Closed Session.

18. ADJOURNMENT

ADDITIONAL INFORMATION

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at www.cityofranchocordova.org on Thursdays or Fridays prior to the Regular City Council Meeting.

CITYWIDE GOALS - (Adopted March 27, 2012)	
1.	Promote the Positive Image of Rancho Cordova
2.	Ensure a Safe, Inviting and Livable Community
3.	Empower Responsible Citizenship
4.	Establish Logical City Boundaries that Provide Regional Leadership and Address Financial Challenges
5.	Ensure the Availability of the Best Public Services in the Region while Practicing Sound Fiscal Management
6.	Drive Diverse Economic Opportunities

UPCOMING MEETINGS	
<i>Monday, December 1, 2014</i>	<i>City Council Study Session (4:00 PM) and Regular Meeting City (5:30 PM)</i>
<i>Tuesday, December 9, 2014</i>	<i>City Council Work Session (5:30 PM)</i>
<i>Monday, December 15, 2014</i>	<i>City Council Regular Meeting (5:30 PM)</i>

If you have any technical questions related to the agenda items, please contact the appropriate department as follows:

DEPARTMENTAL GENERAL TELEPHONE NUMBERS	
Building and Safety Division	(916) 851-8760
City Attorney's Office	(916) 556-1531
City Clerk's Department	(916) 851-8720
City Manager's Office	(916) 851-8800
Communications Department	(916) 851-8791
Economic Development Department	(916) 851-8780
Finance Department	(916) 851-8730
Housing Division	(916) 851-8784
Human Resources Department	(916) 851-8740
IT Department	(916) 851-8700
Neighborhood Services – Animal Services	(916) 851-8770
Parks & Recreation (Cordova Recreation & Park District)	(916) 362-1841
Planning Department	(916) 851-8750
Public Works Department	(916) 851-8710
Rancho Cordova Police Department	(916) 875-9600
Redevelopment Department	(916) 851-8780
Sac Metro Fire District	(916) 859-4300

The Rancho Cordova City Council/Successor Agency to the CRA/RCFC will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast and SureWest Cable Systems. Closed Captioning will be available on the playback cablecast. Tune to Metro Cable Channel 14, for playback times. A VHS copy is available for check out from any library branch, a DVD copy is available from the City Clerk's Department, and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

CERTIFICATION OF POSTING OF AGENDA

I, Mindy Cuppy, MMC, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the Monday, November 17, 2014 Regular Meeting of the Rancho Cordova City Council/Successor Agency to the CRA/RCFC was posted and available for review on Thursday, November 13, 2014 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at www.cityofranchocordova.org.

Signed Thursday, November 13, 2014 at Rancho Cordova, California.


Mindy Cuppy, MMC, City Clerk