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, June 02, 2014

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 Skoglund called the special meeting to order in the American River Community Room North at 4:13 PM.

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

Council Members Absent: None.

Staff Members Present: Chinn, Cuppy, Lindgren, Cook, Simpson, Junker, Abhar, Goold.

2. PUBLIC COMMENT

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

- Cory Koehler, addressed item 3.1.
- Lanette Davies, addressed item 3.1.
- Marcia Blount, opposed item 3.1.
- Ron Mullins, opposed item 3.1.
- Steve Serrott, addressed item 3.1.

Mayor Skoglund closed the public comment period.

3. SPECIAL MEETING ITEM

3.1 **Subject:** City Council Discussion on Marijuana Cultivation Regulations and Options.
Recommendation: Discuss options for updating the City's regulations and zoning code provisions on outdoor and indoor marijuana cultivation and direct staff as to next steps.
Result of Recommended Action: If the Council would like changes to the current marijuana cultivation regulations, staff will draft an ordinance amending the appropriate provisions of the Municipal Code for Council consideration at a future meeting.
Staff Report: Adam Lindgren, City Attorney and Kate Cook, Associate City Attorney.
Advances Goals: 1, 2.

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT OF STUDY SESSION

Mayor Skoglund adjourned the meeting to the Regular Meeting in the David B. Council Chambers at 5:30 PM.

5. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Council Members Present:	McGarvey, Skoglund, Budge, Sander, Terry
Council Members Absent:	None.
Staff Members Present:	Lindgren, Cuppy, Abhar, Junker, Silva, Chinn, Downton, Garcia, Hadley, Holt, Snyder, Thomas, George, Goold, Boyer, Sparkman, Norton, Stricker, Skiba, Snipes

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Mindy Cuppy led the pledge.

8. INVOCATION

Eric Waterbury from Epic Life Ministries and World Changers, Inc. gave the invocation.

9. PRESENTATIONS

9.1 Proclamation to Sacramento Cordova Stake, The Church of Jesus Christ of Latter-day Saints for their Community Service in Rancho Cordova.

9.2 Presentation of Proclamation for We Make the Music Month in Rancho Cordova.

9.3 Entertainment Center Update Presented by Rohit Ranchod.

10. PUBLIC COMMENT

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

- James Feci, concerns with empty business park buildings.

Mayor Skoglund closed the public comment period.

11. COUNCIL REPORTS

Council reported on events since the last meeting.

12. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 12.1 – 12.7 by Budge second by Terry;
Carried by a 5:0 roll call vote.

Item 12.8 was pulled for further discussion.

ACTION: Motion to approve item 12.8 by Terry second by Sander;
Carried by a 5:0 roll call vote.

12.1 **Subject:** Meeting Minutes of May 19, 2014 Special Meeting and Regular Meeting, and May 27, 2014 Special Meeting.
Recommendation: Adopt Minutes.

12.2 **Subject:** Second Reading of Ordinance No. 13-2014, An Ordinance Amending Chapters 6.84, 4.07, and 23.1101 of the Rancho Cordova Municipal Code Related to Smoking, Electronic Smoking Devices, Tobacco Sales to Minors, Tobacco Retailer Licenses, and the Definition of a "Smoke Shop" Related to the Same, with the Purpose of Updating the City's Clean Indoor and Outdoor Air and Health Protection Regulations to Better Protect Individuals from the Negative Effects of Second-Hand Smoke from Cigarettes and Electronic Smoking Devices.
Recommendation: Waive the second reading and adopt Ordinance No. 13-2014.
Result of Recommended Action: Ordinance No. 13-2014 repeals the current outdated smoking ordinance and implements a streamlined set of regulations. The

Ordinance treats electronic cigarettes like traditional cigarettes, effectively prohibiting them wherever the smoking of traditional cigarettes is prohibited. It also prohibits smoking on patios where food or beverages are consumed, and some additional outside public areas in the City. The Ordinance makes necessary changes to other sections of the Municipal Code that cross reference the Smoking Ordinance, such as the Zoning Code's definition of a "smoke shop" and provisions addressing business licenses for tobacco retailers. If adopted, the Ordinance will become effective in 30 days.
Staff Report: Adam Lindgren, City Attorney.
Advances Goals: 1, 2.

12.3 **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2014-2015.
That City Council adopts:
a) Resolution No. 45-2014, Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District 2005-1 for Fiscal Year 2014-2015; and
b) Resolution No. 46-2014, Preliminarily Approving the Engineer's Annual Levy Report and Declaring its Intention to Levy and Collect Annual Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2014-2015.
Result of Recommended Action: The recommended actions are required as part of the process to continue the annual levy and collection of assessments in the District. The assessments fund landscape maintenance in the District. There are no new impacts to existing or new residents. No assessments shall increase as a result of this action.
Staff Report: Cyrus Abhar, Public Works Director and Elizabeth Sparkman, Senior Engineer.
Advances Goal: 5.

12.4 **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2014-2015.
Recommendation: That City Council adopts:
a) Resolution No. 47-2014, Initiating Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2014-2015; and
b) Resolution No. 48-2014, Preliminarily Approving the Engineer's Annual Levy Report and Declaring its Intention to Levy and Collect Annual Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2014-2015.
Result of Recommended Action: The recommended actions are required as part of the process to continue the annual levy and collection of assessments for the Rancho Cordova Lighting District No. 2012-1 (the "District"). The assessments fund street lights and safety lights in the District. There are no new impacts to existing or new residents. No assessment rates shall increase as a result of this action.
Staff Report: Cyrus Abhar, Public Works Director and Elizabeth Sparkman, Senior Engineer.
Advances Goal: 5.

12.5 **Subject:** Resolution of Intention to Transfer Delinquent Refuse Service Charges to the Property Tax Rolls and set a Public Hearing for the Same.
Recommendation: Adopt Resolution No. 43-2014.

Result of Recommended Action: Adoption of this resolution will begin the process to allow delinquent residential refuse service charges be collected on the property tax roll and sets a Public Hearing for July 7, 2014 at 5:30 pm in the City Council Chambers.
Staff Report: Michelle Mingay, Senior Finance Analyst.
Advances Goal: 5.

12.6 **Subject:** Resolution Authorizing the City Manager to Execute a Three Year Contract with Unico Engineering, Inc. for Pump Stations Operation Services in the amount of $279,140.
Recommendation: Adopt Resolution No. 44-2014.
Result of Recommended Action: Adoption of this resolution will allow the City to contract with Unico Engineering, Inc. for the next three years to provide professional services for operation of the City's six storm drain pump stations.
Staff Report: Cyrus Abhar, Public Works Director and Brit Snipes, Senior Engineer.
Advances Goals: 1, 2, 5.

12.7 **Subject:** Resolution Awarding Construction Contract in the amount of $1,577,024 to Teichert Construction for the 2012 Sunrise Boulevard Street Rehabilitation Project.
Recommendation: Adopt Resolution No. 28-2014.
Result of Recommended Action: Adoption of this resolution will allow the City to award a construction contract in the amount of $1,577,024 to Teichert Construction, the lowest responsive bidder, who will perform work on the Sunrise Boulevard Street Rehabilitation project. Work performed under this contract consists of furnishing all labor, materials and equipment for doing all work necessary for the construction and placing new rubberized asphalt concrete pavement overlay, repairing failed pavement, removing and replacing damaged concrete curb, gutter, sidewalk and curb returns, adding storm water pipeline as well as replacing pedestrian pushbuttons. The Sunrise Boulevard Street Rehabilitation project will resurface Sunrise Boulevard from 450-feet south of Zinfandel Drive to approximately 750-feet north of Trinity River Drive.
Staff Report: Cyrus Abhar, Public Works Director and Chris Boyer, Associate Civil Engineer.
Advances Goals: 1, 2, 5.

12.8 **Subject:** Resolution Appointing Brian Nakamura as City Manager, Approving a City Manager Employment Agreement Between the City of Rancho Cordova and Brian Nakamura for Service as City Manager and Setting Terms of Employment, Salary and Benefits.
Recommendation: Adopt Resolution No. 50-2014 approving a City Manager Employment Agreement between the City of Rancho Cordova and Brian Nakamura for services as City Manager of the City of Rancho Cordova.
Result of Recommended Action: Adoption of this resolution by the City Council will allow Brian Nakamura to provide services to the City of Rancho Cordova as City Manager. Mr. Nakamura would begin providing services as City Manager on July 1, 2014 subject to the terms, conditions, compensation and benefits specified in the agreement.
Staff Report: Adam U. Lindgren.
Advances Goals: 1, 2, 3, 4, 5, 6.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

13.1 **Subject:** Action Items Related to the Formation of the City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena).
Recommendation: Staff recommends Council adopt the following resolutions:
1. Resolution of Forming Community Facilities District and Levying a special tax in Community Facilities District No. 2014-1 (Montelena). (Resolution No. 35-2014).
2. Resolution Deeming it Necessary to Incur Bonded Indebtedness in Community Facilities District No. 2014-1 (Montelena). (Resolution No. 36-2014).
3. Resolution calling for a special election in Community Facilities District No. 2014-1 (Montelena). (Resolution No. 37-2014).
4. Resolution declaring election results of Community Facilities District No. 2014-1 (Montelena). (Resolution No. 38-2014).
5. Waive first reading and introduce Ordinance No. 14-2014 levying a special tax within Community Facilities District No. 2014-1 (Montelena).
6. Resolution approving the Funding, Construction and Acquisition Agreement in connection with Community Facilities District No. 2014-1 (Montelena). (Resolution No. 39-2014).

Result of Recommended Action: Adoption of these items will complete the formation of the Community Facilities District No. 2014-1 (Montelena) (the "CFD") and authorize a landowner vote which, if successfully passed, authorizes the levy of a special tax. The special tax levy associated with this CFD is for the purpose of funding certain Public Facilities, such as roadways and underground utilities, and Long Term Maintenance Cost for infrastructure within the CFD's boundaries. There is no financial impact to existing residents.
Staff Report: Michelle Mingay, Senior Finance Analyst.
Advances Goal: 5.

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

ACTION: Motion to approve items 1-3 of item 13.1 by Budge second by Terry; Carried by a 5:0 roll call vote.

City Clerk opened the ballots and declared the results of the special election. The item passed with more than a 2/3 vote.

ACTION: Motion to approve items 4-6 of item 13.1 by Budge second by Terry; Carried by a 5:0 roll call vote.

13.2 **Subject:** Action Items Related to the Formation of the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance).
Recommendation: Staff recommends Council adopt the following resolutions:
1. Resolution of formation of community facilities district and to levy a special tax in Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance). (Resolution No. 40-2014).
2. Resolution calling for a special election in Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance). (Resolution No. 41-2014).
3. Resolution declaring election results of Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance). (Resolution No. 42-2014).
4. Waive first reading and introduce Ordinance No. 15-2014 levying a special tax within

Community Facilities District No. 2014-2 (Street, Lighting and Landscaping Maintenance).
Result of Recommended Action: Action on these items will complete the formation of the CFD, authorize a landowner vote which if successfully passed authorizes the levy of a special tax on the Montelena project included in the CFD. The special tax levy is for the purpose of paying for the public services to maintain public infrastructure necessary or incident to development in the CFD. The actions also result in the establishment of a future annexation area which allows the processing of future annexations in an efficient manner. There is no financial impact to existing residents.
Staff Report: Cyrus Abhar, Public Works Director and Elizabeth Sparkman, Senior Engineer.
Advances Goal: 5.

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

ACTION: Motion to approve items 1-2 of item 13.2 by Budge second by Terry; Carried by a 5:0 roll call vote.

City Clerk opened the ballots and declared the results of the special election. The item passed with more than a 2/3 vote.

ACTION: Motion to approve items 43-4 of item 13.2 by Budge second by Terry; Carried by a 5:0 roll call vote.

14. PUBLIC HEARING ITEMS

NONE.

15. REGULAR CALENDAR ITEMS

15.1 **Subject:** First Annual Update on Big Brothers Big Sisters Grant Agreement.
Recommendation: Accept informational report on the status of this two year program, and approve in concept modification of benchmarks going forward to reflect delay in starting the program that was subsequently exacerbated by several challenges.
Result of Recommended Action: City Manager will adjust the current grant agreement (contract #103-2013) to reflect City Council's desires to allow program in progress to continue and ramp up to a realistic conclusion at the end of FY 2014-15.
Staff Report: Stephanie Snyder, City Manager's Office.
Advances Goals: 3, 5.

ACTION: Discussion item only; no action taken.

15.2 **Subject:** Kick off of the Regional Family Justice Center by District Attorney Jan Scully, Assistant Chief Deputy District Attorney Paul Durenberger, and Chief Michael Goold.
Staff Report: Chief Michael Goold.
Advances Goals: 1, 2, 3.

ACTION: Discussion item only; no action taken.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

17. CITY MANAGER'S REPORT

City Manager, Joe Chinn, recognized Stacy Delany receiving the award for 2013-14 Elks Distinguished Citizenship Award.

Jay Hadley, Information Technology Manager, explained the technology upgrades in the Council Chambers.

18. ADJOURNMENT

19. CLOSED SESSION - CALL TO ORDER/ROLL CALL

The City Council did not meet in closed session.

20. CLOSED SESSION

PUBLIC EMPLOYEE APPOINTMENT
Title: City Manager
Pursuant to Government Code Section 54957

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

21. OPEN SESSION - REPORT FROM CLOSED SESSION

The City Council did not meet in closed session.

22. ADJOURNMENT

Mayor Skoglund adjourned the meeting at 8:16 PM.

Mindy Cuppy

Mindy Cuppy, CMC, City Clerk