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, July 07, 2014

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Council Members Present:	Terry, McGarvey, Skoglund, Budge
Council Members Absent:	Sander
Staff Members Present:	Sparkman, George, Lindgren, Cuppy, Chinn, Junker, Silva, Hadley, Haven, Holt, Mingay, Nakamura, Pittman, Chief Goold, Cook, Snipes, Jordan

Mayor Skoglund called the regular meeting to order in the David B. Roberts Council Chambers at 5:33 PM.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

City Manager Brian Nakamura led the pledge.

4. INVOCATION

Wayne Langford from Sacramento Cordova Stake of The Church of Jesus Christ of Latter-day Saints gave the invocation.

5. PRESENTATIONS

5.1 Introduction and Swearing In of City Manager Brian Nakamura.

5.2 Presentation on Challenge Rancho Cordova Triathlon by Ryan Coelho did not take place.

5.3 Presentation on Soil Born Farms Proposed Master Plan by Shawn Harrison, Executive Director.

6. PUBLIC COMMENT

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

- James Feci, regarding City Manager salary.
- Doug Warrender, regarding status and plans for commercial properties at the corner of Sunrise Boulevard and Douglas Road.

Mayor Skoglund 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 items 8.1 – 8.2 and items 8.4 – 8.18 by Budge second by Terry; Carried by a 4:0 roll call vote. (Sander absent)

Item 8.3 was pulled for separate discussion.

ACTION: Motion to approve item 8.3 by Terry second by Budge; Carried by a 4:0 roll call vote. (Sander absent)

8.1 **Subject:** Meeting Minutes of June 16, 2014 Regular Meeting and June 24, 2014 Special Meeting.
Recommendation: Adopt Minutes.

8.2 **Subject:** Second Reading of Ordinance No. 16-2014, an Ordinance of the City Council of the City of Rancho Cordova Amending the Municipal Code to Repeal Chapter 6.130, Entitled Protection of Children From Sexual Offenders.
Recommendation: Waive the second reading and adopt Ordinance No. 16-2014.
Result of Recommended Action: Ordinance No. 16-2014 would repeal Chapter 6.130 of the Rancho Cordova Municipal Code, as required by a recent court decision related to local regulation of sex offenders.

Staff Report: Adam Lindgren, City Attorney and Kate Cook, Associate City Attorney.
Advances Goal: 1.

8.3 **Subject:** Ordinance 17-2014 Amending Chapter 9.81 of the Rancho Cordova Municipal Code, Entitled "Prohibition Against Aggressive, Intrusive and Unsafe Panhandling" to Add Additional Prohibitions.
Recommendation: Introduce and read by title only Ordinance No. 17-2014 amending Chapter 9.81 of the Municipal Code containing the City's Panhandling Regulations.
Result of Recommended Action: Adoption of this Ordinance will add restrictions on where people may panhandle in the City and will prohibit "aggressive panhandling" and similar intimidating, threatening and harassing behavior in all areas of the City. If the Ordinance passes first reading tonight it will return for a final reading and adoption at the next regular City Council meeting.
Staff Report: Adam U. Lindgren, City Attorney and Kate Cook, Associate City Attorney.
Advances Goals: 1, 2.

8.4 **Subject:** Appointment of the Representatives to the Governing Board of the Sacramento Central Groundwater Authority.
Recommendation: Adopt Resolution No. 64-2014.
Result of Recommended Action: Adoption of this resolution will appointment City and Golden State Water Company representatives to the Sacramento Central Groundwater Authority (SCGA) Governing Board.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goals: 1, 2, 5.

8.5 **Subject:** Resolution Declaring City's Intention to Create an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection System.
Recommendation: Adopt Resolution No. 76-2014 designating a time and place for hearing protests in connection with a proposed annual stormwater utility fee, approving procedures in connection therewith and taking certain other actions.
Result of Recommended Action: Action on this item will declare the Council's intention to establish the Stormwater Utility Fee and state the Council's intention to levy the fee to pay for storm drainage and flood protection services in developing areas, and set 5:30 p.m., or as soon thereafter as the matter may be heard, on July 21, 2014, as the time and date for a public hearing on the matter.
Staff Report: Elizabeth Sparkman, Senior Engineer.
Advances Goal: 5.

8.6 **Subject:** A Resolution Determining the Special Tax Levy and Authorizing the Levy of Special Taxes for Police Protection Services Within the Rancho Cordova Special Police Tax Area for Fiscal Year 2014-15.
Recommendation: Adopt Resolution No. 75-2014.
Result of Recommended Action: This action authorizes and directs the Finance Director to determine, or cause to be determined, the Rancho Cordova Special Police Tax Area's (the "District") Fiscal Year 2014-15 Maximum Special Tax Rates, to establish the Special Taxes to be levied against developed parcels within the District and to cause such charges to be applied to the County Tax Roll.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.

8.7 **Subject:** Resolution Establishing a Fee to Recover Direct Costs Associated with a Police Response to Incidents Caused by a Driver Under the Influence (DUI) of Alcohol

and/or Drugs.
Recommendation: Approve Resolution No. 78-2014 to adopt the DUI Cost Recovery Fee for incidents caused by drivers under the influence of alcohol and/or drugs.
Result of Recommended Action: Approval of this resolution will allow the Police Department to recover direct costs associated with the emergency response to a collision or other incident caused by a driver under the influence of alcohol and/or drugs.
Staff Report: Michael Goold, Chief of Police.
Advances Goals: 2, 3, 5.

8.8 **Subject:** Resolution Creating Special Tax Area Zone 17 and an Ordinance Establishing a Special Tax for Transit-Related Services for the 3500 Fitzgerald Road Industrial Building Project.
Recommendation: Adopt Resolution No. 92-2014 and waive the first reading and introduce Ordinance No. 19-2014 establishing a Special Tax for Transit-Related Services for the 3500 Fitzgerald Road Industrial Building Project.
Result of Recommended Action: Adoption of this resolution and ordinance will assist the City to meet the costs of providing transit-related services by creating a special tax area zone and establishing a special tax for transit-related services for the 3500 Fitzgerald Road Industrial Building Project.
Staff Report: Elizabeth Sparkman, Senior Engineer.
Advances Goal: 5.

8.9 **Subject:** Resolution Supporting the North State Water Alliance (NSWA) Principles.
Recommendation: Adopt Resolution No. 79-2014 supporting the principles of the North State Water Alliance.
Result of Recommended Action: The North State Water Alliance (Alliance) is a growing coalition of cities, counties, water providers, business, agriculture, and community groups in Northern California, formed to promote responsible statewide water solutions that protect the economy, environment, and quality of life for the North State and for all Californians.

The resolution will state the City's support for the Alliance's principles in its water supply advocacy efforts. The resolution would provide a message of regional unity regarding the protection of area of origin rights, preventing redirected impacts, participation and sound science. Adoption of the resolution will not commit the City to any financial support to the Alliance nor have the City formally join the Alliance.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goals: 1, 2, 5.

8.10 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village Large Lot Map.
Recommendation: Approve Resolution No. 83-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Large Lot Map recorded in Book 347 of Maps, Page 9.
Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goals: 2.

8.11 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 1.
Recommendation: Approve Resolution No. 84-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 3.
Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goal: 2.

8.12 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 2.
Recommendation: Approve Resolution No. 85-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 2 recorded in Book 351 of Maps, Page 4.
Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goal: 2.

8.13 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 3.
Recommendation: Approve Resolution No. 86-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 3 recorded in Book 351 of Maps, Page 1.
Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goals: 2.

8.14 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 4.
Recommendation: Approve Resolution No. 87-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 4 recorded in Book 351 of Maps, Page 2.
Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goal: 2.

8.15 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 5.
Recommendation: Approve Resolution No. 88-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 5 recorded in Book 351 of Maps, Page 5.
Result of Recommended Action: Adoption of this resolution will result in the City

entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goal: 2.

8.16 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 6.
Recommendation: Approve Resolution No. 89-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 6 recorded in Book 351 of Maps, Page 6.
Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goal: 2.

8.17 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 7.
Recommendation: Approve Resolution No. 90-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 7 recorded in Book 351 of Maps, Page 7.
Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goal: 2.

8.18 **Subject:** Resolution Approving the Extension of the Subdivision Improvement Agreement for North Douglas Village 8.
Recommendation: Approve Resolution No. 91-2014 pertaining to the extension of the Subdivision Improvement Agreement for the Final Map of North Douglas Village 8 recorded in Book 351 of Maps, Page 10.
Result of Recommended Action: Adoption of this resolution will result in the City entering into a Subdivision Improvement Agreement (Exhibit 1) with MS Rialto North Douglas CA, LLC assuring the completion of the construction of the public roads and utilities.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goal: 2.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve by Terry second by Budge;
Carried by a 4:0 roll call vote. (Sander absent)

9.1 **Subject:** Resolutions Approving Proceedings for the Annual Levy and Collection of Assessments for Rancho Cordova Road Maintenance Assessment District.
Recommendation:
That Council:
a) Adopt Resolution No. 66-2014 initiating proceedings for the annual levy and collection of assessments, declaring its intention to levy the annual assessments and preliminarily approving the Engineer's Report for the Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2014-2015; and
b) Adopt Resolution No. 67-2014 amending and/or approving the Annual Engineer's Report and ordering the levy and collection of assessments within the Rancho Cordova Road Maintenance Assessment District for Fiscal Year 2014-2015.
Result of Recommended Action: Adoption of these resolutions will authorize the continuance of the annual levy and collection of assessments in the District. The assessments provide funding for street light and road maintenance and only apply to specific newly developed areas that are part of the District as identified in the Engineer's Report.
Staff Report: Cyrus Abhar, Public Works Director and Elizabeth Sparkman, Senior Engineer.
Advances Goal: 5.

9.2 **Subject:** North Douglas Development Agreement Second Amendment; Project No. DD8466 - Located at the North Side of Douglas Road, East of Americanos Boulevard.
Recommendation: Introduce and waive the first reading of Ordinance 18-2014; and Adopt Resolution 81-2014.
Result of Recommended Action: Adoption of Ordinance No. 18-2014 will amend certain provisions of the North Douglas Development Agreement, including the term of the Development Agreement, provisions related to park land dedication, timing of improvements, payment of park and other development-related fees and maintenance responsibilities. Adoption of Resolution No. 81-2014 will approve a Consolidated Park Development and Development Impact Fee Credit/Reimbursement Agreement for the North Douglas subdivision consolidating park development and park credit requirements for the project.
Staff Report: Matthew Diaz, Associate Planner.
Advances Goal: 2.

9.3 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the Property Tax Bill.
Recommendation: Adopt Resolution No. 74-2014.
Result of Recommended Action: This action will authorize the delinquent residential solid waste service charges to be collected on the 2014-15 property tax bill.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goals: 5.

9.4 **Subject:** Smart and Final Conditional Use Permit and Letter of Public Convenience and Necessity for Off-sale Liquor Sales; Project No. DD8469 – Located at 2344 Sunrise Boulevard, Suite 2.
Recommendation: Adopt Resolution No. 80-2014.
Result of Recommended Action: Adoption of Resolution No. 80-2014 would grant the applicant's requests for a Conditional Use Permit (CUP) and a Letter of Public Convenience and Necessity (PCN) to allow the sale of beer, wine, and distilled spirits. This resolution would be forwarded to the Department of Alcohol Beverage Control (ABC), which would allow the applicant to proceed in review process to obtain a license

to sell alcohol (Type 21).
Staff Report: Matthew Diaz, Associate Planner.
Advances Goals: 1, 2.

10. PUBLIC HEARING ITEMS

10.1 **Subject:** AutoZone Minor Design Review; Project No. DD8452 – Located at 10121 Folsom Boulevard.
Recommendation: Adopt Resolution No. 82-2014.
Result of Recommended Action: Adoption of Resolution No. 82-2014 would allow the remodel of the existing Walker Hardware building on Folsom Boulevard to be occupied by an AutoZone retail store. The proposed site is zoned Commercial Mixed Use, a designation that allows auto retail. The proposed renovations include installation of signage and a parapet wall along the southern building elevation and a portion of the west building elevation, modification of existing aluminum storefront framing from silver to red, and installation of a new man door and delivery door in replacement of a portion of the window area on the south elevation. The building would also be painted with traditional AutoZone colors including a dark and light gray, white, red, and orange. The project would bring vitality to the Boulevard in an area that has been vacant for several years.
Staff Report: Jessica Jordan, Senior Planner.
Advances Goals: 1, 6.

Mayor Skoglund opened the public comment period.

- Phil Pecord, the applicant, addressed city council's questions.
- Ethan Conrad, Property Owner, addressed city council's questions.

Mayor Skoglund closed the public comment period.

ACTION: Motion to move item 10.1 to the end of the agenda by Budge second by Terry; Carried by a 4:0 roll call vote. (Sander absent)

ACTION: Motion to approve with amended conditions of approval by Terry second by Budge; Carried by a 4:0 roll call vote. (Sander absent)

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** A Resolution Allowing Residential Land/Properties Within the City to Participate in Voluntary Property Assessed Clean Energy (PACE) Programs.
Recommendation: Adopt Resolution No. 77-2014.
Result of Recommended Action: Adoption of this resolution will allow residential property owners in Rancho Cordova to voluntarily participate in PACE financing for the acquisition, installation and improvement of energy efficiency, water conservation and renewable energy improvements to or on their real property.
Staff Report: Donna Silva, Finance Director and Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.

ACTION: Motion to approve by Terry second by Budge; Carried by a 4:0 roll call vote. (Sander absent)

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

13. CITY MANAGER'S REPORT

Brian Nakamura, City Manager, provided a handout that highlighted and acknowledged the importance of economic development in Rancho Cordova.

14. ADJOURNMENT

Mayor Skoglund adjourned the meeting at 7:51 PM.

Mindy Cuppy

Mindy Cuppy, CMC, City Clerk