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RANCHO CORDOVA
CALIFORNIA

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, March 16, 2015

4:30 PM – Closed Session
Community Board Meeting

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

MINUTES

1. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the closed session to order in the Community Board Room at 4:41 PM.

Council Members Present:	McGarvey, Sander, Terry, Budge, Skoglund
Council Members Absent:	None
Staff Members Present:	Nakamura, Lindgren, Abhar, Chinn, Haven, Thomas

2. CLOSED SESSION

2.1 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: 1).

3. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 5:23 PM.

4. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor McGarvey called the regular meeting to order in the David B. Roberts Council Chambers at 5:35 PM.

Council Members Present:	McGarvey, Sander, Terry, Budge, Skoglund
Council Members Absent:	None
Staff Members Present:	Nakamura, Lindgren, Cuppy, , Abhar, Chinn, Goold, Haven, Diaz, Downton, Thomas, Delaney, Adams, George, Delaney

5. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

6. PLEDGE OF ALLEGIANCE

Cliff Barnes led the pledge.

7. INVOCATION

Wayne Langford from the Church of Jesus Christ of Latter Day Saints will give the invocation.

8. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney, Adam Lindgren, reported that there was no reportable action taken in closed session.

9. PRESENTATIONS

9.1 Proclamation of Recognition to Maria Benesh, a 5th Grader at Cordova Meadows and Amanda Brown, a 6th Grader at Cordova Gardens for Being a 2015 California Central Valley Spelling Bee Finalist.

9.2 Presentation of Proclamation for Vietnam Veterans Day.

9.3 Presentation on Youth Services, Generation Rx, Presented by Roberto Hernandez, Jose Hernandez, Maria Hernandez, Anthony L'Cayo, Sergey Kalashyan, and Jamie Gomez from Folsom Cordova Community Partnership.

10. PUBLIC COMMENT

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

- James Feci, regarding California government pensions and sting ray devices.

Mayor McGarvey 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 by Terry second by Budge;
Carried by a 5:0 roll call vote.

12.1 **Subject:** Meeting Minutes of March 2, 2015 Special and Regular City Council Meeting.
Recommendation: Adopt minutes.

12.2 **Subject:** Second Reading of Ordinance No. 2-2015, Approving a Rezone and Development Agreement Amendment for Grant Line 208 - Project No. DD8437.
Recommendation: Waive the second reading and adopt Ordinance No. 2-2015.
Result of Recommended Action: Approval of the project would allow reconfiguration of the residential subdivision and overall reduction in units from 724 single family lots to 502 single family lots. Additionally, approval of the project would allow for amendments to the previously adopted Development Agreement to clarify the project's parks 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: Jessica Jordan, Principal Planner.
Advances Goals: 1, 2, 6.

12.3 **Subject:** Second Reading of Ordinance No. 3-2015, Amending Section 16.84 of the City Municipal Code Extending the Temporary Deferral for Payments of Transportation Development Impact Fees for a Period of Three Years.
Recommendation: Waive the second reading and adopt Ordinance No. 3-2015.
Result of Recommended Action: Adoption of this ordinance will allow the payment of the Transportation Development Impact Fee to be deferred to a later date in accordance with the City's current Temporary Fee Deferral Program which will also expire on June 30, 2016.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.

12.4 **Subject:** Resolution Awarding the Concrete Maintenance Services Agreement to California Pavement Maintenance Company Inc., in the Amount not to Exceed $350,750.
Recommendation: Adopt Resolution No. 23-2015.
Result of Recommended Action: Adoption of the resolution will allow the City to award a three year concrete maintenance services agreement to the lowest responsive bidder California Pavement Maintenance Company Inc., in an amount not to exceed $350,750.
Staff Report: Cyrus Abhar, Director, Public Works Department.
Advances Goals: 2, 5.

12.5 **Subject:** Annexation of Rivergate Shopping Center Project to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).
Recommendation: Adopt Resolution No. 27-2015.
Result of Recommended Action: Adoption of Resolution No. 27-2015 approves Annexation Map. No. 16 for the Rivergate Shopping Center Project to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance) (hereinafter "CFD No. 2008-1"). There is no financial impact to existing residents.
Staff Report: Elizabeth Sparkman, Senior Engineer.

Advances Goal: 5.

12.6 **Subject:** Approval of a Template Credit/Reimbursement Agreement for Privately Constructed Public Facilities Funded by Supplemental Transportation Fees.
Recommendation:
Adopt Resolution No. 30-2015 Approving a Template Credit/Reimbursement Agreement.
Adopt Resolution No. 31-2015 Approving a Credit Agreement with MS Rialto North Douglas.
Result of Recommended Action: Adoption of Resolution No. 30-2015 will allow the City Manager, or designee, to execute agreements of a similar form and scope with Developers, constructing improvements in lieu of the payment of the Supplemental Transportation Fee. Adoption of Resolution No. 31-2015 approves a credit agreement with MS Rialto North Douglas CA, LLC using the approved template agreement.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goal: 5.

12.7 **Subject:** Resolution Authorizing the City Manager to Execute Contract Change Orders No. 1 with All-American Construction, Inc. for Construction of the Sunrise Blvd Sidewalk Improvements Project.
Recommendation: Adopt Resolution No. 32-2015.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute Contract Change Order No. 1 with All-American Construction Inc., to increase the current contract amount from $101,834.50 to $114,878.99 for the construction of the Sunrise Boulevard Sidewalk Improvements Project.
Staff Report: Cyrus Abhar, Public Works Department.
Advances Goals: 1, 2, 5.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

- Mike O'Rourke, in opposition of item 13.1.

Mayor McGarvey closed the public comment period.

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

13.1 **Subject:** Capital Village Development Agreement Amendment; Project No. DD8568 – Located at the Southeast Corner of Zinfandel Drive and Data Drive, to the Northwest Corner of Prospect Park Drive and the Northern Boundary of the Villages of Zinfandel Planning Special Plan Located South of International Drive.
Recommendation: Introduce and waive the first reading of Ordinance No. 5-2015.
Result of Recommended Action: Adopting this Ordinance will extend the current timing requirement for the Capital Village Special Planning Area Development Agreement (DA) by an additional 10 year term. While a majority of the special planning area is developed, this time extension is needed to ensure consistent financial mechanisms are in place to complete the remaining development.
Staff Report: Matthew Diaz, Associate Planner.
Advances Goal: 2.

14. PUBLIC HEARING ITEMS

14.1 **Subject:** Rancho Cordova Parkway Interchange Project.

Recommendation:
Staff recommends that the City Council take the following action:

Adopt Resolution 28-2015 Certifying the Rancho Cordova Parkway Interchange Project Final EIR/EA consisting of: the Draft EIR, the Final EIR (including response to comments received on the Draft EIR), making certain findings regarding the environmental effects of the project, adopting a Statement of Overriding Considerations, and adopting the Mitigation Monitoring and Reporting Program.

Adopt Resolution 29-2015 Approving the Rancho Cordova Parkway Interchange Project and Alternative 3 as the preferred design alternative.

Result of Recommended Action:
Approval of the project would allow for the construction of a new interchange at U.S. Highway 50 (US 50) between Sunrise Boulevard and Hazel Avenue. The project will build auxiliary lanes in both directions on US 50 from Sunrise Boulevard to Hazel Avenue and will build Rancho Cordova Parkway as a 4 lane arterial road from US 50 south to White Rock Road.

This project reflects planned transportation improvements in the City's General Plan and the project addresses existing operational deficiencies on US 50 and on area arterial roadways. The project will also provide future transportation capacity that will serve growth throughout eastern Sacramento County.

Staff Report: Cyrus Abhar, Public Works Department Director.

Advances Goals: 1, 2, 5.

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

- Ross King, in support of item 14.1.
- Roberta MacGlashan, regarding item 14.1
- Curt Haven, in support of item 14.1.
- Diann Rogers, in support of item 14.1.
- Roy Brewer, in support of item 14.1.
- Michael Yearwood, in support of item 14.1.
- Roy Cornell, in opposition of item 141.
- Manode Kodsuntie, in opposition of item 14.1.
- Kristy Chew, in opposition of item 141.
- Paul Disario, in opposition of item 14.1.
- Lonn Maier, in opposition of item 14.1.
- James Morris, in opposition of item 14.1.
- Donald Hess, in opposition of item 14.1.
- Eric Bridge, in support of item 14.1.
- Jan Lant, in opposition of item 14.1.
- Ron Ganzfried, in opposition of item 14.1.
- Steve Pas, in support of item 14.1.
- Bruce Oulrey, in support of item 14.1.
- Craig Osborn, in support of item 14.1.
- Derald Langwell, in support of item 14.1.
- Onkar Bindra, in opposition of item 14.1.

- Kirk Lockhart, in support of item 14.1.
- Kristi Beckley, in opposition of item 14.1.
- George Usi, in opposition of item 14.1.

Mayor McGarvey closed the public comment period.

AT THIS POINT: Council took a recess at 8:15 PM. Council resumed at 8:37 PM.

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

15. REGULAR CALENDAR ITEMS

NONE.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

17. CITY MANAGER'S REPORT

18. ADJOURNMENT

Mayor McGarvey adjourned the meeting in honor of Marie Carmela Culcasi and William Grady Holliman, Jr. at 9:05 PM.

Mindy Cuppy

Mindy Cuppy, MMC, City Clerk