a fresh take.
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, April 06, 2015

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Mayor McGarvey called the regular meeting to order in the David B. Roberts Council Chambers at 5:39 PM.

Council Members Present:	McGarvey, Terry, Budge
Council Members Absent:	Sander, Skoglund
Staff Members Present:	Nakamura, Lindgren, Chinn, Goold, Busch, Abhar, Haven, Grossi, Simpson, Diaz, Garcia, Stricker, Harriman, Peterson, Flory, Snipes, Silva, Hadley, Downton, Hayes

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Cub Scout Pack 28 led the pledge.

4. INVOCATION

Aaron Brackney from First Covenant Church gave the invocation.

5. PRESENTATIONS

5.1 Presentation of Proclamation for the 25th Annual Creek Week in Sacramento County

Given to Cub Scout Pack 28.

5.2 Certificate of Recognition from the Mayor to the New Army Enlistees of Rancho Cordova.

5.3 Introduction of New City Employee, Steve Harriman, Public Works Division Manager - Maintenance and Operations, Given by Cyrus Abhar, Public Works Director.

6. PUBLIC COMMENT

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

- Walt Myers, regarding District Council possibility.
- Morjana Coffman, regarding zoning code amendments.
- J.D. Hawkes, regarding Town Hall Meetings.

Mayor McGarvey closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Item 8.9 was pulled for discussion.

ACTION: Motion to approve items 8.1 -8.8 and 8.10 by Budge second by Terry;
Carried by a 3:0 roll call vote. (Sander and Skoglund absent)

ACTION: Motion to approve items 8.9 with pedestrian with council revisions by Budge second by Terry;
Carried by a 3:0 roll call vote. (Sander and Skoglund absent)

8.1 **Subject:** Meeting Minutes of February 25, 2015 Special City Council Meeting/Town Hall Meeting, March 12, 2015 Special City Council Meeting/Closed Session, March 16, 2015 Regular City Council Meeting, March 17, 2015 Special City Council Meeting/Town Hall Meeting, March 25, 2015 Special City Council Meeting/Town Hall Meeting, March 27, 2015 Special City Council Meeting/Town Hall Meeting and March 30, 2015 Special City Council Meeting/Town Hall Meeting.
Recommendation: Adopt minutes.

8.2 **Subject:** Second Reading of Ordinance No. 5-2015, Adopting a First Amendment to the Development Agreement for the Capital Village Special Planning Area.
Recommendation: Waive the second reading and adopt 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.

8.3 **Subject:** Resolution Authorizing the City Manager to Execute a Contract Amendment No. 29-2013-3 for On-Call Professional Services with Mark Thomas & Company Inc., to Increase the Contract Amount from $500,000 to $600,000 to Accommodate the Engineering Design Services for the Folsom Boulevard Streetscape Enhancement Project Phase IV.
Recommendation: Adopt Resolution No. 42-2015.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute contract amendment no. 29-2013-3 for on-call professional services with Mark Thomas & Company Inc., which will increase the contract amount from $500,000 to $600,000 to accommodate the engineering design services for the Folsom Boulevard Streetscape Enhancement Project Phase IV.
Staff Report: Cyrus Abhar, Public Works Director and Kathy Garcia, Senior Civil Engineer.
Advances Goals: 1, 2, 5.

8.4 **Subject:** 2014 General Plan Annual Report.
Recommendation: Receive the 2014 General Plan Annual Report as required by State law.
Result of Recommended Action: By receiving this report, the City Council is satisfying its statutory obligation under State law. No further action is required on the part of the City Council. The purpose of the report is to provide an annual accounting of implementation of the General Plan.
Staff Report: Matthew Diaz, Associate Planner.

8.5 **Subject:** Resolution Authorizing the City Manager to Execute Amendment No. 66-2012-3 to the Memorandum of Understanding for Probation Services Between the City and the County of Sacramento in the Amount of $156,507 Annually.
Recommendation: Adopt Resolution No. 38-2015.
Result of Recommended Action: Adoption of this resolution will allow the City to extend for one year the contract with the Sacramento County Probation Department to provide the services of two Probation Officers (POs) to the City of Rancho Cordova to act as liaisons between these agencies and to coordinate with other agencies and community-based organizations as part of the Rancho Cordova Community Alliance project.
Staff Report: Kerry Simpson, Neighborhood Services Division.
Advances Goals: 1, 2, 3, 5.

8.6 **Subject:** Resolution Authorizing the City Manager to Execute Contract Amendment No. 66-2014-1 with Interwest Consulting Group to Provide Additional On-Call GIS Services for the Public Works Department.
Recommendation: Adopt Resolution No. 39-2015.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute contract amendment no. 66-2014-1 for on-call professional services with Interwest Consulting Group that will increase the multi-year contract amount from $300,000 to $425,000 to accommodate additional GIS services needed for administration of the Stormwater Quality Program.
Staff Report: Cyrus Abhar, Public Works Director and Britton Snipes, Senior Civil Engineer.
Advances Goal: 5.

8.7 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Making Certain Findings and Determinations Related to, and Accepting, the FY 2013-14 Development Impact Fee Report for the AB1600 Development Fees.
Recommendation: Adopt Resolution No. 33-2015.
Result of Recommended Action: Adoption of this resolution approves the annual Development Impact Fee Report prepared in accordance with California Government Code Section 66000, et seq. and ensures the City remains in compliance with AB1600 reporting requirements. Ongoing compliance means that the City can continue to collect fees from developers to ensure that new development is providing new infrastructure or funds to ensure that their impact upon the existing city is funded by the development, not by existing residents.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 6.

8.8 **Subject:** Resolution Authorizing the City Manager to Execute Contract Change Order No. 1 for the Amount of $90, 135 with Tennyson Electric Inc., for Coloma Road Traffic Signal Interconnect and Aramon Drive/Studarus Drive and Coloma Road. Traffic Signal Improvement Project and Authorizing the City Manager to Approve Potential Future Change Orders up to a Maximum of $95,000.
Recommendation: Adopt Resolution No. 40-2015.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute Contract Change Order (CCO's) No. 1 with Tennyson Electric Inc., to increase the current contract amount from $845,835 to $935,970 for the construction of the Coloma Road Traffic Signal Interconnect and Aramon Drive/Studarus Drive and Coloma Road Traffic Signal Improvement Project.

This resolution will also authorize the City Manager to approve potential future CCO's up to a maximum of $95,000.
Staff Report: Cyrus Abhar, Public Works Director and Chris Boyer, Associate Civil Engineer.
Advances Goal: 5.

8.9 **Subject:** Resolution No. 43-2015 Approving Subdivision No. RC-04-123.4, Final Map of Capital Village Phase IV and Execute Subdivision Improvement Agreement.
Recommendation: Adopt Resolution No. 43-2015.
Result of Recommended Action: Approval of this recommended action will result in the city entering into a Subdivision Improvement Agreement (Exhibit A), guaranteeing the construction of public roads and utilities with Beazer Homes Holdings., a Delaware Corporation and the recording of the final subdivision map creating 122 new residentially zoned lots.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goals: 1, 2.

8.10 **Subject:** Inter-fund Loan Agreement Between the General Fund and the Local Housing Trust Fund.
Recommendation: Adopt Resolution No. 46-2015 that approves an inter-fund loan agreement between the General Fund and the Local Housing Trust Fund.
Result of Recommended Action: Approval of the Inter-fund Loan Agreement will create a binding commitment on the future revenues of the Local Housing Trust Fund to repay funds fronted by the General Fund that will be used in the development of the Mather Veterans Village and Horizons @ New Rancho affordable housing developments. It will also set a limit on the amount to be loaned to the Local Housing Trust Fund, and will dedicate any revenues to that fund to be used exclusively for the

repayment of the loan.
Staff Report: Donna Silva, Chief Financial Officer and Jessica Hayes, Housing and Neighborhood Development Analyst.
Advances Goals: 1,2,5.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

Item 9.1 was pulled to discuss election results. Deputy City Clerk, Stacia George, reported that she received the ballot and all property owners voted in favor. The item passes.

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

ACTION: Motion to approve item 9.2 by Terry second by Budge; Carried by a 3:0 roll call vote. (Sander and Skoglund absent)

9.1 **Subject:** Resolutions Amending and Declaring Election Results for Sunridge North Douglas Community Facilities District No. 2005-1.
Recommendation:
Staff recommends Council adopt the following resolutions:
1. Resolution of Amendment of Authorized Bonded Indebtedness, Appropriations Limits, Special Tax Formula and Authorized Facilities for Sunridge North Douglas Community Facilities District No. 2005-1, and Authorizing the Submitting of Amendments to Qualified Electors. (Resolution No. 34-2015)
2. Resolution Declaring Results of Election for Amendment of Authorized Bonded Indebtedness, Appropriations Limits, Special Tax Formula, Determining Validity of Prior Proceedings, and Directing Recording of Amended Special Tax Lien for Sunridge North Douglas Community Facilities District No. 2005-1. (Resolution No. 35-2015).
3. Waive first reading and introduce Ordinance No. 6-2015 Levying Special Taxes within Sunridge North Douglas Community Facilities District No. 2005-1 and Rescinding Ordinance No. 26-2005.
4. Resolution approving the First Amendment to the Funding, Construction and Acquisition Agreement in connection with Sunridge North Douglas Community Facilities District No. 2005-1. (Resolution No. 36-2015)
Result of Recommended Action: Adoption of these Resolutions will complete the amendment process for the Sunridge North Douglas Community Facilities District No. 2005-1 (the "CFD") and authorize a landowner vote which, if successfully passed, approves the Thirty Five Million Dollars ($35,000,000) Authorized Bonded Indebtedness, Appropriations Limit and the Amended and Restated Rate and Method of Apportionment. The Bond proceeds will be used to finance the acquisition and construction of public facilities and/or the payment of certain fees for development of Sunridge North Douglas, a 663 single family residential community.
Staff Report: Michelle Mingay, Sr. Finance Analyst.
Advances Goal: 5.

9.2 **Subject:** Bradshaw Business Park Tentative Parcel Map; Project No. DD8558 –

Located at 9778, 9792, 9800, 9816 Business Park Drive.
Recommendation: Adopt the Resolution No. 44-2015.
Result of Recommended Action: Adoption of Resolution No. 44-2015 would approve the applicant's request for a commercial subdivision to divide one existing parcel totaling 5.65 acres into four new parcels with sizes ranging from 1.08 acres to 1.74 acres. Each new parcel would contain one commercial building per parcel and will continue to have cross access, shared parking, and joint landscaped areas.
Staff Report: Matthew Diaz, Associate Planner.
Advances Goals: 1, 2, 6.

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. Item continued from February 17, 2015 City Council Meeting.
Recommendation: The following recommendations provide the City Council with alternative approaches to address the proposed Digital Freeway Sign application:

1. Consistent with Council direction received on December 15, 2014, adopt Resolution 3-2015 denying the Clear Channel Outdoor Conditional Use Permit and Operating Agreement; OR

2. Consider additional information included within the staff report and the public testimony and provide staff with alternative direction as desired.

Result of Recommended Action: Adoption of the Resolution would deny the Clear Channel Outdoor project. Alternatively, the City Council can provide other direction regarding preparation of alternate Resolutions or conducting additional research to be brought back for consideration in the future.
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. Item continued from February 17, 2015 City Council Meeting.
Recommendation: The following recommendations provide the City Council with alternative approaches to address the proposed Digital Freeway Sign application:

1. Consistent with Council direction received on December 15, 2014, adopt Resolution 4-2015 approving the Sierra Outdoor/Outfront Media Conditional Use Permit and Operating Agreement; OR

2. Consider additional information included within the staff report and the public testimony and provide staff with alternative direction as desired.

Result of Recommended Action: Adoption of the Resolution would allow for Sierra Outdoor/Outfront Media to move forward with project construction. Alternatively, the City Council can provide other direction regarding preparation of alternate resolutions or conducting additional research to be brought back for consideration in the future.
Staff Report: Jessica Jordan, Principal Planner.
Advances Goals: 1, 6.

ACTION: Motion to open the Public Hearing for items 10.1 and 10.2 by Budge second by Terry;
Carried by a 3:0 roll call vote. (Sander and Skoglund absent)

ACTION: Motion to close the Public Hearing for items 10.1 and 10.2 by Budge second by Terry;
Carried by a 3:0 roll call vote. (Sander and Skoglund absent)

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

- Mary Nesel, in opposition of items 10.1 and 10.2.

Mayor McGarvey closed the public comment period.

ACTION: Motion to continue items 10.1 and 10.2 to May 4, 2015 Regular City Council Meeting by Terry second by Budge;
Carried by a 3:0 roll call vote. (Sander and Skoglund absent)

10.3 **Subject:** Douglas 103 Rezone, Large Lot Tentative Subdivision Map, Small Lot Tentative Subdivision Map, Development Agreement Amendment; Project No. DD8502 – Located at the Southeast Corner of Rancho Cordova Parkway and the Future Extension of Americanos Boulevard.
Recommendation: Introduce and waive the first reading of Ordinance No. 7-2015 and adopt Resolution No. 45-2015.
Result of Recommended Action: Approval of the project would allow reconfiguration of the residential subdivision and overall reduction in units from 301 single family lots to 198 single family lots. Additionally, approval of the project would allow for amendments to the previously adopted Development Agreement that updates and clarifies 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: Matthew Diaz, Associate Planner.
Advances Goals: 1, 2, 6.

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

- Stan Mette, representing Wood Rogers, addressed council.
- Mary Nesel, regarding item 10.3.

Mayor McGarvey closed the public comment period.

ACTION: Motion to approve item 10.3 by Budge second by Terry;
Carried by a 3:0 roll call vote. (Sander and Skoglund absent)

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** Disposition, Development and Loan Agreement with Veterans Housing Development Corporation for Approval of Permanent Loan Funds and Site Control for Phase 2 of the Mather Veterans' Village Affordable Housing Development for

Homeless and Disabled Veterans.
Recommendation: Adopt Resolution No. 37-2015, authorizing the City Manager to execute the Disposition, Development and Loan Agreement (DDLA) and related instruments including permanent and predevelopment loans and site control with Vietnam Veterans of California, Inc., a California nonprofit public benefit corporation dba Veterans Resource Centers of America (VRCA).
Result of Recommended Action: Adoption of this resolution will provide the City Manager authorization to execute the DDLA and related instruments with the Developer of the Mather Veterans Resource Center (Phase 2) component of Mather Veterans' Village. This phase is an affordable, transitional housing development for homeless and disabled veterans. The action will also authorize the commitment of funds in the form of a permanent, deferred loan for development costs and provides site control necessary for VRCA to apply for Veterans Housing and Homeless Prevention (VHHP) and other related funding.
Staff Report: Reed Flory, Housing Services Administrator, Jessica Hayes, Housing and Neighborhood Development Analyst, and Renee Funston, Housing Intern.
Advances Goals: 1, 2, 3, 5, 6.

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

- Peter Cameron of Veterans Resource Center of America addressed council's questions.

Mayor McGarvey closed the public comment period.

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

11.2 **Subject:** Accounting for Measure H Activity.
Recommendation: Provide direction to staff on the type of fund to create to account for Measure H activities. While either option is feasible, staff recommends Option One. Both options create the transparency and accountability desired by the Council and the Community, but Option One best retains the Council's discretion over the use of Measure H funds.
Result of Recommended Action: Staff will proceed with creating the desired fund type to account for Measure H activities and move any activity previously recorded into the appropriate fund. If Option Two is chosen, staff will return with an ordinance for council consideration.
Staff Report: Donna Silva, Chief Financial Officer.
Advances Goal: 1, 3, 5, and 6.

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

- Derald Langwell, regarding item 11.2
- Mary Nesel, regarding item 11.2.

Mayor McGarvey closed the public comment period.

Discussion item only; no action taken.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Budge requested a discussion on the plastic bags issue.

Council Member Budge requested the bee-keeping ordinance.

13. CITY MANAGER'S REPORT

NONE.

14. ADJOURNMENT

Mayor McGarvey adjourned the meeting in memory of Sherry Sue Lautsbaugh at 9:13 PM.

Mindy Cuppy

Mindy Cuppy, MMC, City Clerk