



**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 01, 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 5:38 PM.

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

Council Members Absent: None

Staff Members Present: Nakamura, Lindgren, Cuppy, George, Abhar, Busch, Goold, Haven, Holt, Mingay, Sosa, Chan, Behrends

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Chief Goold led the pledge.

4. INVOCATION

Pastor Tina Ballaugh from United Methodist Church of Rancho Cordova gave the invocation.

5. PRESENTATIONS

- 5.1 Presentation Given by Senator Tom Berryhill on Legislative Priorities for the 2015-16 Legislative Session and the Issues that May Impact the City of Rancho Cordova.

6. PUBLIC COMMENT

Mayor McGarvey opened the public comment period.

- Diann Rogers, President and CEO of Rancho Cordova Chamber of Commerce, thanking the City for the support received for the Leadership Rancho Cordova Program.

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

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

8.1 **Subject:** Meeting Minutes of May 18, 2015 Regular City Council Meeting.

Recommendation: Adopt minutes.

8.2 **Subject:** Second Reading of Ordinance No. 8-2015, Amendments to the City-wide Zoning Code and Folsom Boulevard Specific Plan regarding Breweries/Wineries, Tasting Rooms, and other Commercial Uses.

Recommendation: Waive the second reading and adopt Ordinance No. 8-2015.

Result of Recommended Action: Adoption of Ordinance No. 8-2015 will amend the Folsom Boulevard Specific Plan and City-wide Zoning Code to allow breweries/wineries, tasting rooms in certain specified zones by right or with appropriate permitting requirements. The project will also amend the Folsom Boulevard Specific Plan to introduce some light industrial uses within the FB-CMU zone.

Staff Report: Jessica Jordan, Principal Planner.

Advances Goals: 2, 6.

8.3 **Subject:** Third Amendment and Restatement of the Existing Disposition Development and Loan Agreement with UHC 00575 Rancho Cordova, L.P. for the Development of the Horizons Senior Housing Project.

Recommendation: Adopt Resolution No. 20-2015.

Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute the third amendment and restatement of the Development, Disposition and Loan Agreement (DDLA) with Urban Housing Communities (UCH), the Developer for the Horizons at New Rancho senior affordable housing development, thereby permitting the submittal of an application for required additional project funding through the Second competitive round of 2015 Tax Credits.

Staff Report: Reed Flory, Housing Services Administrator; Jessica Hayes, Housing and Neighborhood Project Coordinator.

Advances Goals: 1, 2, 3, 6.

8.4 **Subject:** Resolution Authorizing the Acquisition of Property and Authorizing Execution of a Certificate of Acceptance and Recordation of a Grant Deed for Land Known as North Douglas Lot 70 – Village 1.

Recommendation: Adopt Resolution No. 50-2015.

Result of Recommended Action: Adoption of this resolution authorizes the City Manager to proceed with execution of documents as necessary to purchase and take possession of property known as North Douglas Lot 70 – Village 1; APN 072-2890-070.

Staff Report: Cyrus Abhar, Interim Assistant City Manager.

Advances Goals: 2, 5.

- 8.5 **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for Landscaping and Lighting District No. 2005-1 for Fiscal Year 2015-16.

Recommendation: That City Council adopts:

a) Resolution No. 59-2015 Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District 2005-1 for Fiscal Year 2015-2016; and

b) Resolution No. 60-2015 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 2015-2016.

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: Elizabeth Sparkman, Senior Engineer.

Advances Goal: 5.

- 8.6 **Subject:** Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2015-16.

Recommendation: That City Council adopts:

a) Resolution No. 65-2015 Initiating Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2015-2016; and

b) Resolution No. 66-2015 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 2015-2016.

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: Elizabeth Sparkman, Senior Engineer.

Advances Goal: 5.

- 8.7 **Subject:** Resolution Amending the Fiscal 2014/2015 Adopted Budget for the City of Rancho Cordova.

Recommendation: Adopt Resolution No. 62-2015.

Result of Recommended Action: The 2014/2015 Adopted Budget will be amended to reflect variances in expenses not originally anticipated in the budget. This amendment will bring our actual anticipated expenditures in line with our approved appropriations for those specific items.

Staff Report: Liisa Behrends, Interim Finance Director.

Advances Goal: 5.

- 8.8 **Subject:** Cross Jurisdictional Reciprocal Funding Agreement with County of

Sacramento.

Recommendation: Adopt Resolution No. 61-2015.

Result of Recommended Action: Adoption of the Resolution will authorize the City Manager to execute the Cross Jurisdictional Reciprocal Funding Agreement (RFA) with the County of Sacramento.

Staff Report: Cyrus Abhar, Interim Assistant City Manager.

Advances Goal: 5.

- 8.9 **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 58-2015.

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 6, 2015 at 5:30 pm in the City Council Chambers.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goal: 5.

9. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

Item 9.2 was pulled for discussion.

ACTION: Motion to approve items 9.1 and 9.3 by Budge second by Skoglund;
Carried by a 5:0 roll call vote.

ACTION: Motion to Continue item 9.2 to Monday, June 15, 2015 City Council Meeting.
Carried by a 5:0 roll call vote.

- 9.1 **Subject:** Walgreens Alcohol Sales Conditional Use Permit for off-sale liquor sales; Project No. DD8569 – Located at 4050 Sunrise Boulevard.

Recommendation: Adopt Resolution No. 63-2015.

Result of Recommended Action: Adoption of Resolution No. 63-2015 would grant the applicant's requests for a Conditional Use Permit (CUP) 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.

- 9.2 **Subject:** Verizon Wireless Rancho Cordova SC3 Conditional Use Permit; Project No. DD8501— Located at 10971 Olson Drive.

Recommendation: Adopt Resolution No. 64-2015.

Result of Recommended Action: Adoption of Resolution No. 64-2015 would allow the applicant to receive a Conditional Use Permit for the Installation of new telecommunication equipment upon a roof penthouse at 10971 Olson Drive. The installation of this equipment will increase cellular service within the proposed area.

Staff Report: Nicholas Sosa, Assistant Planner.

Advances Goals: 2, 5.

- 9.3 **Subject:** Rio Del Oro Tier I Development Agreement Amendment; Project No.

DD8403; Located South of White Rock Road, North of Douglas Road, and East of Sunrise Boulevard.

Recommendation: Introduce and waive the full reading of Ordinance No. 9-2015.

Result of Recommended Action: Adoption of Ordinance No. 9-2015 would allow for grading to begin within the areas identified on the grading exhibit included within the Development Agreement Amendment. Allowing grading at this time would give the developers the opportunity to begin project work while the City and developers complete the remaining Tier II entitlements for the project.

Staff Report: Jessica Jordan, Principal Planner.

Advances Goals: 1, 2, 6.

10. PUBLIC HEARING ITEMS

NONE.

11. REGULAR CALENDAR ITEMS

11.1 **Subject:** Measure H/Community Enhancement Funding.

Recommendation: Provide preliminary direction to staff regarding the up-coming implementation of Measure “H”.

Staff Report: Brian Nakamura, City Manager.

Advances Goals: 1, 2, 3, 5, 6.

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

ACTION: Discussion item only; no action taken.

12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Budge requested a report from police department explaining tickets and their costs from motor vehicle code.

Council Member Terry requested signage for 4th of July Event, reminding people it is a smoke free event.

13. CITY MANAGER'S REPORT

Brian Nakamura, City Manager, reported on the festivities of West La Loma neighborhood event.

Adam Lindgren, City Attorney, reported that the transition of the S.O.C.K.S. organization pro-bono work is almost complete.

14. ADJOURNMENT

Mayor McGarvey adjourned the meeting to closed session in the Community Board Room at 8:29 PM.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor McGarvey called the closed session to order in the Community Board Room at 8:45 PM.

Council Members Present: McGarvey, Sander, Terry, Budge

Council Members Absent: Skoglund

Staff Members Present: Nakamura, Lindgren

16. CLOSED SESSION

City Manager Evaluation of Performance (Government Code §54957).

17. OPEN SESSION - REPORT FROM CLOSED SESSION

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

18. ADJOURNMENT

Mayor McGarvey adjourned the meeting at 10:02 PM.


Mindy Cuppy, MMC, City Clerk