



**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 17, 2013**

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

**MINUTES**

**1. REGULAR MEETING - CALL TO ORDER / ROLL CALL**

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

Council Members Present: Terry, McGarvey, Skoglund, Budge, Sander (Arrived at 6:44 PM)

Council Members Absent: None

Staff Members Present: George, Gaebler, Lindgren, Cuppy, Abhar, Junker, Silva, Gassaway, Hadley, Haven, Holt, Mingay, Runner, Richeal, Stricker, Davis

**2. METRO CABLE TV TELEVISION ANNOUNCEMENT**

The City Clerk read the meetings recordings and playback schedules.

**3. PLEDGE OF ALLEGIANCE**

Sergeant Horton led the pledge.

**4. INVOCATION**

Judy Johnson from Sacramento Law Enforcement Chaplaincy will give the invocation.

## **5. PRESENTATIONS**

- 5.3 United States Army Week Proclamation Presented to Sergeant First Class Horton, Center Commander for Folsom/Rancho Cordova Recruiting Center.
- 5.1 SMUD Rate Action and Restructure Proposal Presented by Elisabeth Brinton, Chief Customer Officer.
- 5.2 Proposed Sacramento County Water Agency Monthly Water Utility Rate Increases Presented by Steve Pedretti, Chief of Water Resources of Sacramento County.

## **6. PUBLIC COMMENT**

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

- Diann Rogers from Rancho Cordova Chamber of Commerce regarding Leadership Rancho Cordova and Rancho Cordova 50th Anniversary Beer unveiling.

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

- 8.1 **Subject:** Meeting Minutes of June 3, 2013 Special Meeting/Regular Meeting and June 11, 2013 Special Meeting.  
**Recommendation:** Adopt Minutes.
- 8.2 **Subject:** Ordinance No. 15-2013, Adding Chapter 23.925 "Medical Marijuana Dispensaries, " to Title 23 "Zoning Code"; Amending Title 23, Chapter 23.304 "Land Use Classifications", Adding Chapter 9.102, "Medical Marijuana Dispensaries" to Municipal Code Title 9, "Public Peace, Morals, and Safety;" and Amending Title 4, "Business Regulations," Chapter 4.06 "General Business Licenses," Prohibiting the Establishment of Medical Marijuana Dispensaries in the City.  
**Recommendation:** Waive the second reading and adopt Ordinance No. 15-2013.  
**Result of Recommended Action:** Adoption of this Ordinance is consistent with the City's desire to protect the safety and welfare of the City's residents by prohibiting medical marijuana dispensaries in the City, as permitted by the California Supreme Court in its recent decision in City of Riverside v. Inland Empire Patients Health and Wellness Center, Inc. et al., (S198638)  
**Staff Report:** Adam U. Lindgren, City Attorney and Rosanne Richeal, Chief of Police.  
**Advances Goals:** 1, 2.

- 8.3     **Subject:** Resolution Authorizing the City Manager to Execute a Purchase Agreement with Downtown Ford for the Purchase of Two New Animal Control Trucks.  
          **Recommendation:** Adopt Resolution No. 72-2013.  
          **Result of Recommended Action:** City Manager will execute a purchase agreement with Downtown Ford for the purchase of two new animal control trucks.  
          **Staff Report:** David Gassaway, Management Analyst I, Public Works Department.  
          **Advances Goals:** 1, 5.
- 8.4     **Subject:** Approval of Certificate of Compliance for Parcel Map Waiver for Assessor's Parcel Number 067-0850-084; Also Known As Lot 70 of Sunridge Park Phase II Village 4D.  
          **Recommendation:** Approve the Certificate of Compliance for Parcel Map Waiver to split lot 70 into two new parcels.  
          **Result of Recommended Action:** Approval of the certificate will result in recording of the certificate of compliance and creating two parcels from one.  
          **Staff Report:** Cyrus Abhar, Public Works Department.  
          **Advances Goal:** 2.
- 8.5     **Subject:** Resolution Designating Voting Delegate and Alternates for the 2013 League of California Cities Annual Conference to be Held September 18-20 in Sacramento, California.  
          **Recommendation:** Adopt Resolution No. 78-2013.  
          **Result of Recommended Action:** The Voting Delegate or Alternate will be able to represent the City by voting at the Annual Business Meeting at the League of California Cities Conference.  
          **Staff Report:** Mindy Cuppy, City Clerk.  
          **Advances Goals:** 1, 3.
- 8.6     **Subject:** A Resolution of the City Council of the City of Rancho Cordova Restructuring the Cities/County Solid Waste Advisory Committee as the Sacramento County Local Task Force.  
          **Recommendation:** Adopt Resolution No. 74 -2013.  
          **Result of Recommended Action:** Adoption of this resolution would restructure the Solid Waste Advisory Committee (SWAC) to the Sacramento County Local Task Force (LTF) and appoint the Public Works Director or his designee as the City of Rancho Cordova's LTF member.  
          **Staff Report:** Cyrus Abhar, Public Works Director.  
          **Advances Goal:** 4.
- 8.7     **Subject:** Resolutions Amending the Fiscal Year 2012/2013 Adopted Budget for the City of Rancho Cordova and the City of Rancho Cordova Successor Agency to the Community Redevelopment Agency.  
          **Recommendation:** Adopt Resolution No's. 77-2013 (Attachment 1) and SA-3-2013 (Attachment 2) amending the Fiscal Year 2012/13 Adopted Budget for various Special Revenue Funds, Internal Service Funds, the Successor Agency to the Community Redevelopment Agency Funds and certain Agency Funds.  
          **Result of Recommended Action:** The 2012/13 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 funds. No adjustment is needed for the General Fund.  
          **Staff Report:** Liisa Behrends, Senior Accountant, Finance Department.  
          **Advances Goal:** 5.

- 8.8     **Subject:** Resolution of Intention to Establish and Renew Rancho Cordova Tourism Business Improvement District.  
          **Recommendation:** Adopt Resolution No. 81-2013.  
          **Result of Recommended Action:** Adoption of this resolution will result in a public meeting on July 15, 2013 and a public hearing on August 19, 2013 on the establishment and renewal of the Rancho Cordova Tourism Business Improvement District (RCTBID). A majority of the lodging business owners subject to the assessment have petitioned the City Council to renew the RCTBID for a ten year term.  
          **Staff Report:** Micah Runner, Economic Development Manager.  
          **Advances Goals:** 5, 6.
- 8.9     **Subject:** Loan Agreement Between the City of Rancho Cordova and the Rancho Cordova Travel and Tourism Business Improvement District.  
          **Recommendation:** Adopt Resolution 71-2013 authorizing the City Manager to execute a loan agreement and promissory note, in an amount not to exceed \$500,000, to the Rancho Cordova Travel and Tourism Business Improvement District (the District).  
          **Result of Recommended Action:** If approved, the loan will be used by the District to pay for past and future tenant improvements to Rancho Cordova Event Center, a multi-use sports facility located at 2561 Mercantile Drive in Rancho Cordova. Past tenant improvements have included ADA and occupancy compliance upgrades as well as the securing of 8 basketball courts and supporting equipment. Future tenant improvements include a much needed ventilation and cooling system for the 72,000 ft. facility, as well as improvements to concession space. These improvements are critical for ensuring use of the building during the hot summer and fall months.  
          **Staff Report:** Donna Silva, Finance Director and Micah Runner, Economic Development Manager.  
          **Advances Goals:** 5, 6.
- 8.10    **Subject:** Resolution Extending the Temporary Development Impact Fee Deferral Program for a Period of Three Years.  
          **Recommendation:** Staff Recommends Council Adopt Resolution No. 73-2013.  
          **Result of Recommended Action:** Adoption of Resolution No. 73-2013 will extend the Temporary Development Impact Fee Deferral Program for three additional years, to June 30, 2016. Developers will benefit significantly from the program, as it will reduce their cash outlay at the time of building permit issuance.  
          **Staff Report:** Donna Silva, Finance Director and Michelle Mingay, Sr. Finance Analyst.  
          **Advances Goals:** 5, 6.

## **9.     CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

- 9.1     **Subject:** An Ordinance Amending Section 23.325.020 (Convention Overlay District) of Title 23 (Zoning Code) of the Municipal Code to add an Exceptions Section.  
          **Recommendation:** Introduce and waive first reading of Ordinance 18-2013.  
          **Result of Recommended Action:** Adopting this Ordinance would amend the Convention Overlay District regulations within Title 23 (Zoning Code) of the City's Municipal Code to introduce an exceptions process within the Convention Overlay section of the Zoning Code. The exceptions process would allow the City Council to consider, and possibly approve, projects that provide specified community benefits, but may not meet the specific development standards identified in the Code.  
          **Staff Report:** Paul Junker, Planning Director.  
          **Advances Goals:** 1, 2.

Mayor Budge opened the public comment period. There were no speakers. Mayor

Budge closed the public comment period.

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

9.2 **Subject:** An Ordinance Amending Section 23.325.020 (Convention Overlay District) of Title 23 (Zoning Code) of the Municipal Code and Section IV (Page IV-6, Page IV-27, Table IV-4) of the Folsom Boulevard Specific Plan.

**Recommendation:** Introduce and waive first reading of Ordinance 19-2013.

**Result of Recommended Action:** Adopting this Ordinance would amend the Convention Overlay District regulations within Title 23 (Zoning Code) of the City's Municipal Code and Section IV of the Folsom Boulevard Specific Plan to reduce the permit requirements for certain specific uses from a Conditional Use Permit to an Administrative Use Permit. These uses include Business Support Services, Auto and Vehicle Sales and Rental, Vehicle Services – Minor, Manufacturing – Small Scale, Printing and Publishing, and Research and Development. By requiring an Administrative Use Permit, the review process would become easier and less time consuming and hopefully allow for more businesses to occupy the existing buildings within the Convention Overlay area.

**Staff Report:** Jessica Jordan, Senior Planner.

**Advances Goals:** 1, 2.

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

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

## 10. PUBLIC HEARING ITEMS

NONE.

## 11. REGULAR CALENDAR ITEMS

11.1 **Subject:** South Sacramento Habitat Conservation Plan (SSHCP) – FY 2012-13 Funding Authorization.

**Recommendation:** Adopt Resolution No. 79-2013.

**Result of Recommended Action:** Adoption of Resolution No. 79-2013 will authorize the City Manager to release this year's City contribution to the South Sacramento Habitat Conservation Plan (SSHCP). Funds for this expenditure are included in the City's FY 2012/13 budget, but Council authorization is required before these funds can be released. This action relates solely to work completed in FY 2012/13 and any future contributions by the City will require separate Council approval. Representatives of the SSHCP will be available at the City Council meeting to provide an update on the status of the SSHCP and the process for completing this effort.

**Staff Report:** Paul Junker, Planning Director.

**Advances Goals:** 1, 5, 6.

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

- Rob Leonard, Chief County Executive of Sacramento County spoke about

South Sacramento Habitat Conservation Plan SSHCP.

- Bill Zeibron, Project Manager for South Sacramento Habitat Conservation Plan provided an update on the SSHCP plan.
- Stacey McKinley, South Sacramento Habitat Conservation Plan provided information on the SSHCP plan

Mayor Budge closed the public comment period.

**ACTION:** Motion to approve by Sander second by McGarvey;  
Carried by a 5:0 roll call vote.

11.2 **Subject:** Preliminary Review of the New Douglas 98 Modifications.

**Recommendation:** Receive staff and applicant information and provide preliminary review and comments.

**Result of Recommended Action:** Council comments will allow the applicants to determine whether to submit a formal application to amend this previously approved project. Project amendments would include a rezone, a new tentative map and an amendment to the existing Development Agreement

**Staff Report:** Paul Junker, Planning Director.

**Advances Goals:** 1, 2, 6.

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

- Applicant Team: Donna Pasquantonio-Leslie, Head Planning Director.

Mayor Budge closed the public comment period.

**ACTION:** Discussion item only; no action taken.

11.3 **Subject:** Resolution Accepting A Grant from the State of California Department of Alcoholic Beverage Control (ABC) in the Amount of \$38,665 and Authorizing the City Manager to Execute a Grant Agreement.

**Recommendation:** Adopt Resolution No. 80-2013.

**Result of Recommended Action:** The Rancho Cordova Police department will accept \$38,665 in grant money from ABC to undertake education and enforcement of ABC laws with a focus on general enforcement at on-sale problem establishments.

**Staff Report:** Rosanne Richeal, Chief of Police.

**Advances Goals:** 1, 2, 3.

**ACTION:** Motion to approve by Skoglund second by Terry;  
Carried by a 5:0 voice vote.

11.4 **Subject:** First Amendment to Agreement for Law Enforcement Services Between the County of Sacramento and the City of Rancho Cordova.

**Recommendation:** Adopt Resolution No. 76-2013 approving the amendment to the agreement for law enforcement services.

**Result of Recommended Action:** If approved, the County of Sacramento will continue to operate as the Rancho Cordova Police Department through June 30, 2016, allowing the City time to complete the analysis of the optimal method of providing police services in the City.

**Staff Report:** Ted Gaebler, City Manager and Donna Silva, Finance Director.

**Advances Goal: 2.**

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

- Chief Richeal, Rancho Cordova Police Department.
- Chief Boyd, Citrus Heights Police Department.

Mayor Budge closed the public comment period.

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

**12. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

Council Member Terry requested a discussion regarding the formation of a planning commission.

**13. CITY MANAGER'S REPORT**

**14. ADJOURNMENT**

Mayor Budge adjourned the meeting in memory of Ken Stier, Rancho Cordova and Sacramento County Firefighter at 9:36 PM. Closed Session update postponed to July 1, 2013.

**15. CLOSED SESSION - CALL TO ORDER/ROLL CALL**

Council did not adjourn to closed session.

**16. CLOSED SESSION**

CONFERENCE WITH LEGAL COUNSEL--EXISTING LITIGATION  
(Paragraph (1) of subdivision (d) of Section 54956.9)

Name of case: City of Rancho Cordova and Successor Agency to the Rancho Cordova Redevelopment Agency v. Ana Matosantos, Julie Valverde, John Chaing, California State Board of Equalization. Case Number 34-2012-80001356

**17. OPEN SESSION - REPORT FROM CLOSED SESSION**

**18. ADJOURNMENT**

Mayor Budge adjourned the meeting at 9:37 PM.

  
Mindy Cuppy, CMC, City Clerk