



**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, August 19, 2013

**4:00 PM – Special Meeting
Community Board Room**

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

**6:00 PM – Special Meeting
American River Community Room North**

MINUTES

1. STUDY SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the special meeting to order in the Community Board Room at 4:09 PM.

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

Council Members Absent: None.

Staff Members Present: Gaebler, Lindgren, Cuppy.

2. PUBLIC COMMENT

At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

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

3. SPECIAL MEETING ITEM

3.1 Subject: Update on Administrative Issues.

ACTION: Discussion item only; no action taken.

4. ADJOURNMENT

Mayor Budge adjourned the special meeting to regular meeting at 4:57 PM.

5. 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.

Council Members Absent: None.

Staff Members Present: George, Gaebler, Lindgren, Cuppy, Abhar, Chinn, Junker, Silva, Gassaway, Haven, Lohse, Mingay, Runner, Simpson, Snyder, Peterson, Hall, Richeal.

6. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

7. PLEDGE OF ALLEGIANCE

Craig Osborn led the pledge.

8. INVOCATION

Reverend Mr. Walter Little, Deacon at St. John Vianney Catholic Church and Chaplain Emeritus of the California State Senate will give the invocation.

9. PRESENTATIONS

- 9.1 Presentation of Proclamation to Ada Gerard, Heald College Rancho Cordova Campus President in Honor of their 150th Anniversary.
- 9.2 Introduction of Chief Seale, Sacramento County Probation, to City Council.
- 9.3 Recognition of Council Member Robert McGarvey's Birthday on August 10.

10. PUBLIC COMMENT

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

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

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

- 12.1 **Subject:** Meeting Minutes of July 15, 2013 Regular Meeting and July 23, 2013 Special Meeting.
Recommendation: Adopt Minutes.
- 12.2 **Subject:** Second Reading of Ordinance No. 20-2013 Adding Rancho Cordova Municipal Code 16.03 "Safety Assessment Placards" to Denote Conditions Relating to Continued Occupancy of Buildings.
Recommendation: Waive the second reading and adopt Ordinance No. 20-2013.
Result of Recommended Action: Adoption of Ordinance No. 20-2013 will establish standard safety assessment placards to be used to indicate the condition of a structure for continued occupancy. This chapter will further authorize the Building Official, or his or her designee, to post the appropriate placards at each entry point upon the completion of a safety assessment. The safety assessment is a visual, non-destructive examination that will determine if a structure is safe, restricted use, or unsafe.
Staff Report: Cyrus Abhar, Chief Building Official.
Advances Goals: 2.
- 12.3 **Subject:** Second Reading of Ordinance No. 22-2013 to Amend Chapter 16.02 of the Rancho Cordova Municipal Code, "Uniform Administrative Code," to Reflect Changes Pertaining to Building Permit Expiration and Violations.
Recommendation: Waive the second reading and adopt Ordinance No. 22-2013.
Result of Recommended Action: Adopting Ordinance No. 22-2013 will modify Sections 105.5 / R105.5 "Permit Expiration" and 114.4 "Violation Fees" of the Uniform Administrative Code, found in Chapter 16.02 of the Municipal Code. The amendments to Section 105.5 "Permit Expiration" will clarify building permit timelines and renewal fees. The amendments to Section 114.4 "Violation Fees" will be based on cost recovery to help ensure the maximum violation fee will not exceed the amount equal to the total permit fee.
Staff Report: Cyrus Abhar, Chief Building Official.
Advances Goals: 1, 2, 3, 5.
- 12.4 **Subject:** Second Reading of Ordinance 23-2013 approving a zone change for that portion of Villages 3 and 6 of the Montelena project and the third amendment to the Development Agreement for the Montelena project.
Recommendation: Waive the second reading and adopt Ordinance No. 23-2013.
Result of Recommended Action: Adoption of the ordinance would convert two small City open space sites to residential lots. Elimination of these open space sites is consistent with recent Council direction to amend the City Open Space standard. The

remaining CRPD park located adjacent to these two open space sites will effectively serve the recreational needs of local residents. The ordinance would also establish various obligations and rights noted within the 3rd Amendment of the Montelena Development Agreement.

Staff Report: William Campbell, Principal Planner.

Advances Goals: 1, 6.

- 12.5 **Subject:** Second Reading of Ordinance No. 24-2013, An Ordinance of the City Council Approving the First Amendment to the Development Agreement by and between the City of Rancho Cordova and Richmond American Homes of Maryland, Inc., Relative to Certain Lots of Anatolia III, Set to Expire on November 20, 2013.

Recommendation: Waive the second reading and adopt Ordinance No. 24-2013.

Result of Recommended Action: Adoption of Ordinance 24-2013 would approve a five (5) year extension to the Development Agreement with Richmond American Homes of Maryland, Inc., for certain lots in the Anatolia III project. The current Development Agreement is set to expire on November 20, 2013. This extension will give the current owner an additional five (5) years to complete the portion of the Anatolia III project that they own in accordance with the vested entitlements from the original approval.

Staff Report: William Campbell, Principal Planner.

Advances Goals: 1, 2, 5.

- 12.6 **Subject:** Second Reading of Ordinance No. 25-2013, An Ordinance of The City Council Amending Chapter 23.158 "Development Agreements," of Title 23 "Zoning Code" of the Rancho Cordova Municipal Code Updating Requirements and Procedures for Development Agreements.

Recommendation: Waive the second reading and adopt Ordinance No. 25-2013.

Result of Recommended Action: Adoption of this Ordinance is consistent with the City's goal to promote orderly development and efficient approval of development entitlements. The attached Ordinance will help streamline the execution of approved development agreements by providing the City Manager with the authority to execute the agreements. The Ordinance will also provide the City and developers with more flexibility regarding the extension of development agreements.

Staff Report: Adam U. Lindgren, City Attorney.

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

- 12.7 **Subject:** Treasurer's Report – June 30, 2013.

Recommendation: This report is informational only. It is recommended that the report be received and filed.

Result of Recommended Action: This report is intended to provide the City Council with information concerning the City's investment portfolio. This report will meet requirements as provided by State law.

Staff Report: Donna Silva, Finance Director.

Advances Goal: 5.

- 12.8 **Subject:** Resolution Appointing Representatives to the Governing Board of the Sacramento Groundwater Authority.

Recommendation: Adopt Resolution No. 100-2013.

Result of Recommended Action: Adoption of this resolution will appointment a 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, 3, and 5.

- 12.9 **Subject:** Resolution Authorizing the City Manager to Execute the Third Amendment to the first Restated Grant Agreement between the City of Rancho Cordova and the Cordova Community Council Foundation.
Recommendation: Adopt Resolution No. 105-2013.
Result of Recommended Action: The City will make funds available to the Cordova Community Council for a three-year renewal of a grant to provide a professionally managed umbrella organization for Rancho Cordova non-profits that will provide community event support, volunteer management and civic engagement.
Staff Report: Stephanie Snyder, Senior Management Analyst.
Advances Goals: 1, 2, 3, 5.
- 12.10 **Subject:** A Resolution Authorizing Submittal of Grant Application(s) for All California Department of Resources, Recycling and Recovery (Calrecycle) Grants for Which the City of Rancho Cordova is Eligible.
Recommendation: Adopt Resolution No. 101-2013.
Result of Recommended Action: Adoption of this resolution will authorize staff to submit application(s) for all California Department of Resources, Recycling and Recovery (CalRecycle) grant for which the City of Rancho Cordova is eligible. The grant funds will be used to promote safe and efficient recycling practices by residents and businesses in the City of Rancho Cordova.
Staff Report: Cyrus Abhar, Public Works Director.
Advances Goals: 5.
- 12.11 **Subject:** Resolutions of the City of Rancho Cordova and the Successor Agency to the Former Redevelopment Agency of the City of Rancho Cordova Approving a Loan Agreement Between the Two Entities.
Recommendation: Staff recommends Council and Successor Agency adopt the following resolutions:
1. City Council Resolution No. 104-2013.
2. Successor Agency Resolution No. SA-04-2013.
Result of Recommended Action: Approval of the Loan Agreement will allow the City of Rancho to be reimbursed for funds loaned to the Successor Agency for certain operating and administrative expenses.
Staff Report: Donna Silva, Finance Department and Micah Runner, Economic Development Manager.
Advances Goals: 5.
COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE CRA.
- 12.12 **Subject:** Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Rancho Cordova Approving the Recognized Obligation Payment Schedule (ROPS) 13-14B and Administrative Budget for the six month period covering January 1, 2014 through June 30, 2014.
Recommendation: Adopt Resolution No. SA-5-2013.
Result of Recommended Action: Adoption of this resolution will allow the Rancho Cordova Successor Agency to make payments on obligations listed on the Recognized Obligation Payment Schedule (ROPS) and establishes the administrative budget for the next six month period; to the extent funds are available.
Staff Report: Donna Silva and Michelle Mingay, Finance Department.
Advances Goals: 5.
COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE CRA.

13. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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 McGarvey;
Carried by a 5:0 roll call vote.

- 13.1 **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 2013-14 Tax Bill.

Recommendation: Adopt Resolution No. 98-2013.

Result of Recommended Action: This action will authorize the delinquent residential solid waste service charges to be collected on the 2013-14 property tax rolls.

Staff Report: Donna Silva, Finance Director and Michelle Mingay, Sr. Finance Analyst.

Advances Goals: 5.

- 13.2 **Subject:** Application for award of Edward Byrne Memorial Justice Assistance Grant (JAG) Program Funding.

Recommendation: Adopt Resolution 102-2013.

Result of Recommended Action: City will make application for and be authorized to accept, if awarded, grant funding from the Department of Justice JAG program.

Staff Report: David Gassaway, City Manager's Department.

Advances Goals: 2, 3, 5.

- 13.3 **Subject:** Douglas 98 II Redesign – Rezone, Tentative Subdivision Map Amendment, and the 1st Amendment to the Development Agreement; Project No. DD7962 – Located south of Douglas Road and west of Grant Line Road.

Recommendation: That Council:

a) Waive first reading and introduce Ordinance No. 26-2013, approving a zone change 3.1 acres of "O" Open Space to RD-5 Single Family Residential and an amendment to the existing Development Agreement for the Douglas 98 project, and

b) Adopt Resolution No. 103-2013 approving an amended Tentative Subdivision Map, subject to the draft Conditions of Approval and amending Mitigation Measure 37A of the SRSP/EIR.

Result of Recommended Action: Approval of the proposed actions would adjust the original plan adopted in 2006, wherein the new plan includes 528 single family dwelling lots, a reduction of 165 lots less than the original approval of 693. The reduction in lots is attributed to increasing the lot sizes in portions of the project. Some street sections have been reduced due to changes in development standards, along with minor reduction in parks and open space. The proposed actions would amend various obligations and rights noted within the current Development Agreement for Douglas 98.

Staff Report: William Campbell, Principal Planner.

Advances Goals: 1 and 6.

14. PUBLIC HEARING ITEMS

NONE.

15. REGULAR CALENDAR ITEMS

ACTION: Motion to approve by Skoglund second by McGarvey;

Carried by a 5:0 roll call vote.

- 15.1 **Subject:** Final Hearing on the Renewal of the Rancho Cordova Tourism Business Improvement District.

Recommendation: Adopt Resolution No. 99-2013.

Result of Recommended Action: The Rancho Cordova Tourism Business Improvement District (RCTBID) will be renewed effective September 1, 2013 for 10 years. The assessment of \$1.50 per room per night will be collected by the City of Rancho Cordova, and remitted to the Rancho Cordova Travel and Tourism Corporation (RCTC), a non-profit corporation, for the purposes of promoting travel and tourism in Rancho Cordova.

Staff Report: Micah Runner, Economic Development Manager.

Advances Goals: 5, 6.

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

- Josiah Kitonga

Mayor Budge closed the public comment period.

16. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Terry requested:

- Adopting an ordinance for electronic cigarettes.
- Hen Ordinance Update.
- Children's Museum Parking Lot.
- Adding a workshop to discuss re-instituting the Planning Commission.
- Real Property Discussion Update.

17. CITY MANAGER'S REPORT

City Manager reported on the following:

- Brea Exchange Program
- City Manager announced his retirement in January 2014

18. ADJOURNMENT

Mayor Budge adjourned the regular meeting to special meeting at 6:21 PM.

19. WORK SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called the special meeting to order in the American River Community Room North at 6:42 PM.

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

Council Members Absent: None.

Staff Members Present: Gaebler, Lindgren, Cuppy, Abhar, Chinn, Junker, Silva,

Downton, Gassaway, Haven, Holt, Runner, Snyder.

20. PUBLIC COMMENT

- 20.1 At a special meeting, citizens wishing to address the Council for any matter on the agenda may do so at the time the matter is discussed. Note, under the provisions of the California Government Code, the City Council is prohibited from discussing or taking action on any item not on the agenda.

21. SPECIAL MEETING ITEM

- 21.1 **Subject:** Branding Presentation.

ACTION: Discussion item only; no action taken.

22. ADJOURNMENT

- 22.1 Mayor Budge did not adjourn the meeting to closed session in the Community Board Room.

23. CLOSED SESSION - CALL TO ORDER/ROLL CALL

24. CLOSED SESSION

- 24.1 Council did not meet in Closed Session to discuss the following item(s):

CONFERENCE WITH LEGAL COUNSEL--ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to paragraph (2) or (3) of subdivision (d) of Section 54956.9: (1 potential case)

25. OPEN SESSION - REPORT FROM CLOSED SESSION

26. ADJOURNMENT

Mayor Budge adjourned the meeting at 8:27 PM.


Mindy Cuppy, CMC, City Clerk