



**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, December 16, 2013

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

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

Council Members Absent: None

Staff Members Present: Sparkman, George, Gaebler, Lindgren, Cuppy, Abhar, Chinn, Junker, Downton, Flory, Gassaway, Haven, Hayes, Holt, Thomas, Portlock, Goold

Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:38 PM.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

3.1 Cub Scout Pack 305 performed a flag ceremony and lead the pledge.

4. INVOCATION

Larry Stafford, Cordova Church of Christ gave the invocation.

5. SPECIAL CEREMONIES

- 5.1 Swearing in of Vice Mayor McGarvey by Wife Terri McGarvey.
- 5.2 Swearing in of Mayor Skoglund by Son Jeff Skoglund.
- 5.3 Presentation to Outgoing Mayor Budge by Incoming Mayor Skoglund.

6. CELEBRATORY BREAK

Mayor Skoglund encouraged attendees to adjourn to the lobby for refreshments at their leisure.

7. PRESENTATIONS

- 7.1 Jeff Leatherman, County Regional Parks Director, Regarding the American River Oak Mitigation Project did not present this evening.
- 7.2 Introduction of New City Employee: Building Permit Technician, Ildiko Portlock by Public Works Director/Chief Building Official, Cyrus Abhar.

8. PUBLIC COMMENT

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

9. COUNCIL REPORTS

Council reported on events since the last meeting.

10. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

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

- 10.1 **Subject:** Meeting Minutes of December 2, 2013 Regular Meeting and December 4, 2013 Special Meeting.
Recommendation: Adopt minutes.
- 10.2 **Subject:** Approval of Council Member Appointments to Regional Boards, Commissions and Committees for 2014.
Recommendation: That Council confirms their 2014 commitments to serve on other agency boards, commissions and committees.
Result of Recommended Action: The City Council will continue to serve in leadership roles throughout the region.
Staff Report: Mindy Cuppy, City Clerk.
Advances Goal: 4.
- 10.3 **Subject:** Approval of 2014 City Council Meeting Schedule.
Recommendation: Staff recommends that Council approve its meeting schedule for

2014.

Result of Recommended Action: Action on this item will solidify the 2014 Council Meeting schedule. The City Clerk will update online calendars so that the public is well aware of the meeting schedule.

Staff Report: Ted A. Gaebler, City Manager's Office and Mindy Cuppy, City Clerk's Office.

Advances Goal: 5.

- 10.4 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Approving an Economic Development Treatment Capacity Bank Program (Econ Bank) Agreement with the Sacramento Regional County Sanitation District.

Recommendation: Adopt Resolution No. 139-2013.

Result of Recommended Action: Adoption of this resolution will allow the City to receive an additional 36.9 Sewer Credits to be used to promote economic development within Rancho Cordova.

Staff Report: Curt Haven, Economic Development Director and Michelle Mingay, Sr. Finance Analyst.

Advances Goal: 6.

- 10.5 **Subject:** A Resolution of the City Council of the City of Rancho Cordova Making Certain Findings and Determinations Related to, and Accepting, the FY 2011-12 Development Impact Fee Report for the AB1600 Development Fees.

Recommendation: Adopt Resolution No. 137-2013.

Result of Recommended Action: Adoption of this resolution will bring the City into compliance with California Government Code Section 66000, et seq.

Staff Report: Michelle Mingay, Sr. Finance Analyst.

Advances Goal: 5.

- 10.6 **Subject:** Ordinance No. 43-2013, Amending Chapters 1.01, 6.60, 6.90, 6.120, 8.04, 9.80 and 16.18 of the Rancho Cordova Municipal Code Regarding Criminal, Administrative, and Civil Code Enforcement Authority and Increasing Fines for Code Violations as Allowed Under State Law.

Recommendation: Introduce and read by title only Ordinance No. 43-2013.

Result of Recommended Action: This Ordinance makes amendments to the Municipal Code which are necessary to ensure that the newly established prosecution services program may be successful in enforcing the code through criminal remedies. The amendments eliminate some conflicting code provisions which exist because the City inherited its code from Sacramento County; these conflicts could prevent successful criminal prosecution of individuals who violate the Municipal Code. These amendments will also allow the City more flexibility in code enforcement by making it clear that criminal, administrative, and civil remedies are available for any provision of the code when so allowed under State law. These amendments also increase the fines for misdemeanors and infractions to the maximum amounts allowed under State law.

Staff Report: Adam Lindgren, City Attorney.

Advances Goals: 1, 2, 5.

- 10.7 **Subject:** Appointment of Labor Negotiators.

Recommendation: Appoint Ted A. Gaebler, Colin Baenziger, Sean Baenziger, and Adam Lindgren as Labor Negotiators.

Result of Recommended Action: This action will designate representatives authorized to negotiate salary and fringe benefits for the position of City Manager.

11. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

NONE.

12. PUBLIC HEARING ITEMS

- 12.1 **Subject:** Public Hearing and Resolution Approving an Update to the Transportation Capital Improvement Plan and Nexus Study for the Development Impact Fee Program to Reduce Such Fees.

Recommendation: Adopt Resolution No. 138-2013.

Result of Recommended Action: Adoption of Resolution No. 138-2013 approves the update to the Transportation CIP and the Nexus Study for the Development Impact Fee Program and adopts reduced transportation development impact fees in the new development area.

Staff Report: Cyrus Abhar, Public Works Director and Elizabeth Sparkman, Senior Engineer.

Advances Goals: 1, 4, 6.

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

- Scott Whyte, in support.

Mayor Skoglund closed the public comment period.

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

- 12.2 **Subject:** Adoption of the 2013-2021 Housing Element Update (Continued from November 4, 2013 Regular Meeting).

Recommendation: Approve Resolution No. 119–2013, thereby adopting the 2013-2021 Housing Element Update of the City's General Plan, and approving the associated Addendum to the General Plan's Final Environmental Impact Report.

Result of Recommended Action: Adoption of the 2013-2021 Housing Element and the subsequent certification by the State will ensure that the City's General Plan remains consistent and enforceable. Adoption will also ensure that the City's General Plan remains compliant with California Environmental Quality Act requirements.

Staff Report: Jessica Hayes, Housing & Neighborhood Development Analyst and Reed Flory, Housing Services Administrator.

Advances Goals: 1, 2, 5, 6.

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

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

- 12.3 **Subject:** Folsom Boulevard Specific Plan Amendment – Specific Plan Amendment and General Plan Amendment.

Recommendation: Staff recommends the City Council take the following actions in order:

1. Adopt Resolution 140-2013; and

2. Introduce and waive first reading of Ordinance 44-2013.

Result of Recommended Action: Adoption of Resolution 140-2013 would amend the City's General Plan Land Use Map to remove 147 acre of land from the Folsom Boulevard Planning Area and to apply General Plan land use designations to these lands that are consistent with existing land uses. Adoption of Ordinance 44-2013 would amend the Folsom Boulevard Specific Plan consistent with direction provided by City Council. Major changes include streamlining the Specific Plan, amending land use designations to be more consistent with existing land uses, and incorporate strategies to encourage redevelopment and investment on Folsom Boulevard. This action would also apply city zoning designations to 147 acres of land to be removed from the FBSP.

Staff Report: Paul Junker, Planning Director and Pam Johns, Special Projects Manager.

Advances Goals: 1, 2, 6.

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

- David Wade, in support, but addressed one concern.

Mayor Skoglund closed the public comment period.

AT THIS POINT: Council Member Sander left the dais from 7:24 through 7:45 PM.

ACTION: Motion to approve with the following amendments: Add statement in the FBSP regarding potential future adjustments to the Kasis property and amend zoning and GP designation for Dick's Rancho Glass from residential to commercial by Terry second by Budge;
Carried by a 5:0 roll call vote.

13. REGULAR CALENDAR ITEMS

13.1 **Subject:** Discuss Proposed Self-Storage Facility on Douglas Road Adjacent to Previously Approved Shopping Center.

Recommendation: Provide preliminary direction to staff and project proponents regarding this proposed project.

Result of Recommended Action: No formal action is requested of Council at this time. Council direction will allow the project proponents to decide whether they wish to proceed with their application. If Council approval is unlikely, then the applicants might choose to withdraw the project and avoid the expenses associated with the project review.

Staff Report: Paul Junker, Planning Director and William Campbell, Principal Planner.

Advances Goals: 2, 6.

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

- Ron Smith, in support.

Mayor Skoglund closed the public comment period.

ACTION: Discussion item only; no action taken.

14. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

15. CITY MANAGER'S REPORT

16. ADJOURNMENT

Mayor Skoglund adjourned the meeting at 8:13 PM.

17. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

Council Members Absent: None

Staff Members Present: Gaebler, Lindgren, Cuppy, Peterson

18. CLOSED SESSION

Mayor Skoglund called the closed session to order in the Community Board Room at 8:27 PM.

PUBLIC EMPLOYEE APPOINTMENT (if needed)

Title: City Manager

Pursuant to Government Code Section 54957

ACTION: Discussion item only; no action taken.

CONFERENCE WITH LABOR NEGOTIATORS

Agency designated representatives: Ted A. Gaebler, Colin Baenziger, Sean Baenziger, and Adam Lindgren

Unrepresented employee: City Manager

Pursuant to Government Code Section 54957

ACTION: Discussion item only; no action taken.

19. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported there was no reportable action from closed session.

20. ADJOURNMENT

At 9:19 PM Mayor Skoglund adjourned the meeting to Friday, December 20, 2013 at 1:00 PM at the Rancho Cordova City Hall.

On Friday, December 20, 2013 the full Council reconvened the closed session at 1:11 PM and adjourned at 4:02 PM. City Attorney Adam Lindgren reported there was no reportable action from closed session.


Mindy Cuppy, CMC, City Clerk