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

Tuesday, January 16, 2018

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 5:34 PM.

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

Council Members Absent: None.

Staff Members Present: Abhar, Brewer, Carr, Chan, Cook, Delaney, Heisler, Kniestedt, Leitner, Pittman, Simpson, Sparkman, Stricker, Ulm, and Weber.

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Spencer Cutting, from Boy Scout Troop #137 led the pledge.

4. INVOCATION

Julie Steinbach from the United Methodist Church of Rancho Cordova gave the invocation.

5. PRESENTATIONS

5.1 Proclamation Presented to Robert Sanger, Executive Director of the Folsom Cordova

Community Partnership, in Recognition of National Mentoring Month.

5.2 Presentation provided by Renee John, Director of Programs of the Folsom Cordova Community Partnership, on the Roots and Horizons Mentoring Program.

5.3 Community Enhancement Fund Grant Check Presentations Presented by Stacy Delaney, Community Enhancement Analyst.

5.4 Introduction of New City Employee Marie Weber, Assistant City Clerk, by Stacy Leitner, City Clerk.

At the request of Mayor Budge, Gonsalves & Son made a presentation related to item 12.1.

6. PUBLIC COMMENT

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

- Derald Langwell
- Leslie Lewis

Mayor Budge closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 9.1, 9.2, 9.3, and 9.5 by Terry second by McGarvey; Carried by a 5:0 roll call vote.

9.1 **Subject:** Meeting Minutes of the December 18, 2017 Regular Meeting.
Recommendation: Adopt Minutes.

9.2 **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 3-2018 in an amount not to exceed $142,983.90 with Caggiano General Engineering, Inc. to Construct the 2018 ADA Sidewalk Improvement Project at Various Locations in the City.
Recommendation: Adopt Resolution No. 4-2018.
Result of Recommended Action: Adoption of this resolution (Attachment 1) will authorize the City Manager to execute Contract No. 3-2018 in an amount not to exceed $142,983.90 with Caggiano General Engineering, Inc. to construct the 2018 ADA Sidewalk Improvement Project.
Staff Report: Albert Stricker, Public Works Director.
Advances Goals: 1, 2, and 5.

9.3 **Subject:** Resolution Authorizing the Public Works Director to Enter Into Grant Agreements with the California Department of Transportation for a Transportation Planning Study of the Olson Drive and Zinfandel Drive Corridor.
Recommendation: Adopt Resolution No. 5-2018.
Result of Recommended Action: Adoption of Resolution No. 5-2018 will authorize the Public Works Director to enter into grant agreements with Caltrans to comply with requirements of the Sustainable Communities Grant Program.
Staff Report: Albert Stricker, Public Works Director and Rupa Somavarapu, Senior Civil Engineer.
Advances Goals: 1, 2, and 5.

9.5 **Subject:** Resolution Rejecting All Bids for the Folsom Boulevard Streetscape Improvement Project - Phase 4.
Recommendation: Adopt Resolution No. 10-2018.
Result of Recommended Action: Adoption of this resolution will reject all bids for the Folsom Boulevard Streetscape Improvement Project - Phase 4. The project documents will be revised and the project re-bid.
Staff Report: Albert Stricker, Public Works Director and Chris Boyer, Associate Civil Engineer.
Advances Goals: 1, 2, and 5.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

ACTION: Motion to approve items 10.1 and 10.2 by Terry second by McGarvey; Carried by a 5:0 roll call vote.

10.1 **Subject:** Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of an Annual Stormwater Utility Fee for Kilgore Road Soccer Complex Project.
Recommendation: Adopt Resolution No. 1-2018.
Result of Recommended Action: Action on this item will declare the results of the property owner protest and, if there exists less than a majority protest, authorize the mailing of a ballot to property owner to approve the levy of the fee to pay for maintenance of storm drainage and flood protection systems for the Kilgore Road Soccer Complex project. The action also sets 1:00 p.m. on January 29, 2018 in the office of the City Clerk, as the time and date for the ballot tabulation for the matter.
Staff Report: Elizabeth Sparkman, Interim Community Development Director.
Advances Goals: 5.

The City Clerk announced there was no majority protest for item 10.1.

10.2 **Subject:** Public Hearing Considering Adoption of an Amendment to the 2017-18 Community Development Block Grant Action Plan.
Recommendation: Approve Resolution No. 6-2018 adopting an Amendment to the 2017-18 Community Development Block Grant Action Plan.
Result of Recommended Action:
1. Adopts the amendment to the 2017-18 CDBG Action Plan
2. Authorizes the City Manager to submit the amendment and all required certifications and forms to the Department of Housing and Urban Development (HUD); and
3. Allows staff to make technical modifications to the Action Plan to correct minor errors

and to respond to direction from HUD.
Staff Report: Stefan Heisler, Housing Reinvestment Analyst, and Jessica Hayes, Grant Management Consultant.
Advances Goals: 1, 2, 5, and 6.

Item 9.4 was presented after item 10.2 at the request of Mayor Budge

Mayor Budge opened the public hearing. There were no speakers. Mayor Budge closed the public hearing.

9.4 **Subject:** Authorize Amending the 2017-18 Community Development Block Grant Subrecipient Agreement with Rebuilding Together Sacramento for Owner-Occupied Housing Repairs.
Recommendation: Approve Resolution No. 7-2018 that authorizes the City Manager to amend the 2017-18 Community Development Block Grant Subrecipient Agreement with Rebuilding Together Sacramento for Owner-Occupied Housing Repairs.
Result of Recommended Action:
1. Amends the existing 2017-18 Subrecipient Agreement to add critical systems repairs, such as plumbing, electrical, and mechanical repairs to the existing roof repair and replacement and accessibility improvement program currently operated by Rebuilding Together Sacramento (RTS); and
2. Authorizes the City Manager to approve an increase in the value of the Subrecipient Agreement from $95,000 to $150,000 in Community Development Block Grant (CDBG) funds.
Staff Report: Stefan Heisler, Housing Reinvestment Analyst, and Jessica Hayes, Grant Management Consultant.
Advances Goals: 1, 2, 5, and 6.

ACTION: Motion to approve item 9.4 by McGarvey second by Sander;
Carried by a 5:0 roll call vote.

11. PUBLIC HEARING ITEMS

11.1 **Subject:** Project No. 9726A - Appeal of Director Decision for Kid's Camp Day Care Facility Project No. 9726.
Recommendation: Staff recommends that City Council take the following action: Adopt Resolution 9-2018; affirming the Notice of Decision dated December 13, 2017 approving an Administrative Use Permit for Kid's Camp Day Care facility - Project No. 9726A.
Result of Recommended Action: Adoption of Resolution 9-2018 (Attachment 1) would affirm the approval of the Administrative Use Permit (AUP) for the Kid's Camp Day Care facility (Project No. 9726) including the original conditions of approval and effectively deny the requested appeal (Attachment 2, Exhibit A). The applicant would be permitted to move forward with submitted building plans and requested business license.
Staff Report: Darcy Goulart, Principal Planner.
Advances Goals: 2 and 6.

Council took at short recess at 6:52 p.m.

Council reconvened at 7:00 p.m.

Mayor Budge opened the public hearing. The appellant and applicant were each provided equal time to address the Council as well as an opportunity for rebuttal. The following individuals addressed the Council for public comment:

- Marty Carr, Helen Hills LP
- Andrew Burn, President of Burn Properties
- Jayna Desoiza, Property Manager
- Brian Morris, Appellant Property Owner

Mayor Budge closed the public hearing.

ACTION: Motion to approve Resolution 9-2018 by Terry second by Gatewood;
Carried by a 5:0 roll call vote.

12. REGULAR CALENDAR ITEMS

12.1 **Subject:** 2018 Legislative Priorities.
Recommendation: Presentations by Simon & Co. and Joe A. Gonsalves & Son. Provide direction and approval to staff on City's 2018 Legislative Priorities.
Result of Recommended Action: Staff will proceed with recommended direction and approval to finalize the City's 2018 legislative program. This includes producing the annual legislative brochure, which Council and staff use for meetings with legislators and key agencies.
Staff Report: Maria Kniestedt, Communications & Public Affairs Director and Kerry Simpson, Neighborhood Services Manager.
Advances Goals: 1, 2, 3, 4, 5, and 6.

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

12.2 **Subject:** Douglas 98 Developer Proposed Infrastructure Improvements, Temporary Douglas Road Closure, and Fee Reduction.
Recommendation: Hear information on Developer request for a temporary Douglas Road closure related to infrastructure improvements east of Americanos Boulevard and impact fee reductions; and provide initial feedback and direction to staff.
Result of Recommended Action: If the Council is open to considering this Developer request, the City Manager will negotiate with the Developer to enter into an agreement stipulating the conditions for construction of improvements and the impact fee reduction. All items, including any amendments to the Development Agreement, would come to City Council for approval. If the request is denied, the Developer may choose not to proceed with the Douglas 98 project and Douglas Road utility and infrastructure improvements at this time.
Staff Report: Albert Stricker, Public Works Director and Elizabeth Sparkman, Interim Community Development Director.
Advances Goals: 1, 2, and 5.

ACTION: Motion to approve direction to staff to continue negotiations with applicant by Sander second by Terry;
Carried by a 5:0 roll call vote.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

Council Member Terry requested further discussion regarding a Home Owners Association (HOA) Policy for new developments.

14. ADJOURNMENT

Mayor Budge adjourned the meeting at 9:46 PM.

Stacy Leitner

Stacy Leitner, City Clerk