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 17, 2017

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

MINUTES

1. REGULAR MEETING - CALL TO ORDER / ROLL CALL

Vice Mayor Budge called the regular meeting to order in the David B. Roberts Council Chambers at 5:34 PM.

Council Members Present:	McGarvey, Sander, Budge, Skoglund
Council Members Absent:	Terry
Staff Members Present:	Lindgren, Cuppy, Abhar, Busch, Haven, Simpson, Stricker, Flory, Adams, Pittman, Kniestedt, Rodriguez, M., Sosa, Harriman, Juran-Karageorgiou, Chan, Heisler

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedules.

3. PLEDGE OF ALLEGIANCE

Chief of Police Chris Pittman led the pledge.

4. INVOCATION

Vice Mayor Budge recognized a moment of silence.

5. PRESENTATIONS

5.1 Presentation of Proclamation Commending Rancho Cordova Police Department Deputy James Crouson for his Life Saving Actions.

5.2 10 Year Service Awards Presented to Michael Rodriguez, Reed Flory and Kerry Simpson by Cyrus Abhar, City Manager.

6. PUBLIC COMMENT

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

- David Constante

Vice 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 by Skoglund second by Sander;
Carried by a 4:0 roll call vote. (Terry absent)

9.1 **Subject:** Meeting Minutes of December 19, 2016 Regular Meeting and January 10, 2017 Special Meeting.
Recommendation: Adopt Minutes.

9.2 **Subject:** Resolution Authorizing the City Manager to Execute Contract Change Order No. 3 with Westcon Construction Corporation to Increase the Contract from $1,245,893.02 to $1,337,689.85 for the Anatolia Preserve Bike Trail Project.
Recommendation: Adopt Resolution No. 3-2017.
Result of Recommended Action: Adoption of this resolution will authorize the City Manager to execute Contract Change Order No. 3 with Westcon Construction Corp. to increase the contract amount from $1,245,893.02 to $1,337,689.85 for the construction of the Anatolia Preserve Bike Trail Project.
Staff Report: Albert Stricker, Public Works Director and Chris Boyer, Associate Civil Engineer.
Advances Goals: 1, 2, 5.

9.3 **Subject:** A Resolution Authorizing the City Council to Approve the First Amendment to the Sacramento Central Groundwater Authority (SCGA) Joint Powers Agreement to Allow the Florin Resources Conservation District/Elk Grove Water Service, the Omochumne-Hartnell Water District and the Rancho Murieta Community Services District to Appoint a Designated Employee to the SCGA Governing Board.
Recommendation: Adopt Resolution No. 8-2017.
Result of Recommended Action: Adoption of this resolution will approve the First Amendment to the Sacramento Central Groundwater Authority (SCGA) Joint Powers Agreement (JPA) to allow the Florin Resources Conservation District/Elk Grove Water Service, the Omochumne-Hartnell Water District and the Rancho Murieta Community

Services District to appoint a designated employee to the SCGA Governing Board.
Staff Report: Albert Stricker, Public Works Director
Advances Goals: 1, 3, 4, 5.

9.4 **Subject:** Approval of the Annexation Boundary Map for the Veranda at Stone Creek Project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).
Recommendation: Adopt Resolution No. 2-2017.
Result of Recommended Action: Adoption of Resolution No. 2-2017 approves Annexation Boundary Map. No. 20 for the Veranda at Stone Creek Project and Annexation to Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance, hereinafter "CFD No. 2008-1"). There is no financial impact to existing residents.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.

9.5 **Subject:** Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the Veranda at Stone Creek Project.
Recommendation: Adopt Resolution No. 1-2017 designating a time and place for hearing protests in connection with the Annual Stormwater Utility Fee for the Veranda at Stone Creek Project.
Result of Recommended Action: Action on this item will declare the Council's intention to impose an Annual Stormwater Utility Fee for the maintenance of the storm drainage and flood protection system in the Veranda at Stone Creek and sets a public hearing for February 6, 2017 on the matter.
Staff Report: Elizabeth Sparkman, Engineering Manager.
Advances Goal: 5.

9.6 **Subject:** Resolution Authorizing the City Manager to Sign a Contract with NexLevel IT to Prepare an Information Technology Roadmap and Provide Interim IT Manager Services.
Recommendation: Adopt Resolution No. 12-2017.
Result of Recommended Action: Approval of this contract will allow NexLevel IT to prepare an Information Technology Roadmap and provide Interim IT Manager services.
Staff Report: Kim Juran-Karageorgiou, Chief Financial Officer.
Advances Goal: 1, 4, 5.

9.7 **Subject:** Resolution of the Successor Agency to the Community Redevelopment Agency of the City of Rancho Cordova Approving the Recognized Obligation Payment Schedule (ROPS) 17-18 and Administrative Budget for the Period Covering July 1, 2017 Through June 30, 2018.
Recommendation: Adopt Resolution No. SA-01-2017.
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 period covering July 1, 2017 through June 30, 2018; to the extent funds are available.
Staff Report: Michelle Mingay, Finance Department.
Advances Goal: 5.
COUNCIL ACTING AS THE SUCCESSOR AGENCY TO THE CRA

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

Vice Mayor Budge announced that there were no Consent Public Hearing items.

11. PUBLIC HEARING ITEMS

11.1 **Subject:** Mi Rancho Administrative Use Permit, Conditional Use Permit, Letter of Public Convenience and Necessity for off-site alcohol sales; Project No. DD9666 – Located at 10669 Coloma Road.
Recommendation: Adopt Resolution 11-2017.
Result of Recommended Action: Adoption of Resolution 11-2017 would approve the applicant's request for an Administrative Use Permit (AUP), Conditional Use Permit (CUP), and a letter of Public Convenience and Necessity (PCN) to allow the off-site sale of beer and wine. This resolution would be forwarded to the Department of Alcoholic Beverage Control (ABC), which would allow the applicant to obtain a Type 20 license to sell alcohol.
Staff Report: Nicholas Sosa, Assistant Planner.
Advances Goals: 1, 2.

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

ACTION: Motion to approve by Sander second by McGarvey;
Carried by a 4:0 roll call vote. (Terry absent)

12. REGULAR CALENDAR ITEMS

12.1 **Subject:** Approval of Final Design and Location of Folsom Boulevard Murals, Selection of the Lincoln Village Art Installation, and Authorization for the City Manager to Negotiate Final Contracts and Installation Details.
Recommendation: Staff recommends that Council:
1) Approve the final design and location of the previously selected Folsom Boulevard murals.
2) Select the preferred proposal for the Lincoln Village Art Installation and authorize the City Manager to negotiate the final installation details and contracts.

Result of Recommended Action: If approved:
1) Staff would proceed with installation of the previously selected Folsom Boulevard murals at locations approved by City Council.
2) The City Manager would negotiate the final installation details and price for the Lincoln Village Art Installation, and then enter into a contract with the selected artist to perform the work.

Staff Report: Albert Sticker, Public Works Director.
Advances Goals: 1, 2, 3.

ACTION: Motion to approve the final design and location of the previously selected Folsom Boulevard murals by Sander second by McGarvey;
Carried by a 4:0 roll call vote. (Terry absent)

ACTION: Motion to accept proposal by Sid Wellman, Donine Wellman, and Linda Nunes for the Lincoln Village Art Installation and authorize the City Manager to negotiate final installation details and contracts and direction to staff to engage the school district in discussion to see if it is possible to add a vertical element on their property by

Sander second by Skoglund;
Carried by a 4:0 roll call vote. (Terry absent)

12.2 **Subject:** Discussion and Direction on Horizons at New Rancho Affordable Senior Housing Project Changing to an Affordable Family Housing Project, Crossings at Woodberry Way at 10447 Folsom Boulevard.
Recommendation: Authorize staff to pursue the development of the Crossings at Woodberry Way, a 28-unit low-income family housingproject in place of the Horizons at New Rancho, a 48-unit low-income senior housing project.
Result of Recommended Action: Staff will pursue a Design Review Amendment, Zoning Amendment, and Disposition Development Loan Agreement (DDLA) amendment (or new DDLA) with Developer Partner UHC in order to submit for Low Income Housing Tax Credits in March of this year, which, if successful, will satisfy funding requirements for the project and allow for construction start this calendar year.
Staff Report: Reed Flory, Reinvestment and Housing Opportunities Manager.
Advances Goals: 1, 2, 3, 5, 6.

ACTION: Discussion item only; no action taken.

12.3 **Subject:** Resolution Authorizing the Acquisition of Property and Authorizing Execution of Purchase and Sale Agreement and a Certificate of Acceptance and Recordation of a Grant Deed for 3303 Luyung Drive in the Amount of $1,017,500 (APN: 072-0500-004).
Recommendation: Adopt Resolution No. 7-2017.
Result of Recommended Action: Adoption of this resolution will allow the City Manager to proceed with the execution of documents necessary to purchase and take possession of the property located at 3303 Luyung Drive for a Public Works corporation yard for the amount of $1,017,500.
Staff Report: Albert Stricker, Public Works Director and Steve Harriman, Operations and Maintenance Division Manager.
Advances Goals: 1, 2, 5.

ACTION: Motion to approve by McGarvey second by Skoglund;
Carried by a 4:0 roll call vote. (Terry absent)

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURNMENT

Vice Mayor Budge adjourned the meeting to Closed Session at 8:03 PM.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Vice Mayor Budge called the closed session to order in the Community Board Room at 8:10 PM.

Council Members Present:	McGarvey, Sander, Budge, Skoglund
Council Members Absent:	Terry
Staff Members Present:	Abhar, Lindgren, Busch, Haven, Juran-Karageorgiou

16. CLOSED SESSION

CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Pursuant to Government Code section 54956.9(d)(1).
City of Rancho Cordova vs. Cordova Recreation and Park District; Sacramento Superior Court Case No. 34-2016-80002474.

ACTION: Discussion item only; no action taken.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that an update was given by the City Attorney and direction was given to the City Attorney.

18. ADJOURNMENT

Vice Mayor Budge adjourned the meeting at 9:04 PM.

Mindy Cuppy

Mindy Cuppy, MMC, City Clerk