

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

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

In response to Governor's Executive Order N-29-20 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic adopted by the City of Rancho Cordova, the City Council meetings are currently Teleconference Meetings Only to align with local and federal guidelines and social distancing recommendations for the containment of COVID-19. If there is a need for training or assistance in using the teleconferencing platform, please contact the office of the City Clerk no later than 10:00 a.m. Monday, February 16, 2021 at (916) 851-2720.

Tuesday, February 16, 2021

**City Hall
2729 Prospect Park Drive, Rancho Cordova**

MINUTES

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Regular meeting to order in the David B. Roberts Council Chambers at 5:32 p.m.

Council Members Present: Linda Budge, Siri Pulipati, David Sander, Donald Terry, and Mayor Garrett Gatewood

Council Members Absent: None

Staff Members Present: Cyrus Abhar, Adam Lindgren, Stacy Leitner and Persephonie Riley

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

Cyrus Abhar led the pledge.

4. INVOCATION

Dr. Colette Charles led the invocation.

5. PRESENTATIONS

- 5.1. Vice Mayor Terry's Birthday on February 8, 2021

6. PUBLIC COMMENT

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

1. Helen Whelan-Bashaw

Mayor Gatewood 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 through 9.6 by Terry second by Pulipati;
Motion passed with a 4:0 vote.

AYES: Pulipati, Sander, Terry, and Mayor Gatewood

NOES: None

ABSENT: Budge

ABSTAIN: None

- 9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of February 1, 2021.

Recommendation: Adopt the Minutes.

- 9.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 61-2017-2 with Davey Resource Group to Extend the Contract Term from June 30, 2021 to June 30, 2023 and Increase the Contract Amount from \$300,000 to an Amount not to Exceed \$460,000 for On-Call Arborist Consulting Services.

Recommendation: Adopt the Resolution.

- 9.3. **Subject:** A Resolution Authorizing the City Manager to Execute On-Call Contract No. 2021-09 in an Amount not to Exceed \$3,000,000.00 with Salaber Associates, Inc. for Construction Management Services for Federally Funded Projects.

Recommendation: Adopt the Resolution.

- 9.4. **Subject:** A Resolution Authorizing the City Manager to Execute On-Call Contract No. 2021-10 in an Amount not to Exceed \$3,000,000.00 with Dewberry Engineers, Inc. for

Construction Management Services for Federally Funded Projects.

Recommendation: Adopt the Resolution.

- 9.5. **Subject:** Second Reading of an Ordinance Adopting the Fourth Amendment of the Development Agreement (DA) for the Montelena Villages 3, 5 and 7.

Recommendation: Waive the second reading and adopt the Ordinance.

- 9.6. **Subject:** Treasurer's Report - December 31, 2020.

Recommendation: This report is informational only. It is recommended that the City Council receive and file the December 31, 2020 Treasurer's Report.

10. **CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE**

None.

11. **PUBLIC HEARING ITEMS**

- 11.1. **Subject:** An Ordinance Adopting the Ranch Special Planning Area Amendment and an Ordinance Adopting the First Amendment to the Development Agreement between the City of Rancho Cordova and K. Hovnanian at Jaeger Ranch Relative to the Ranch.

Recommendation: Waive first reading and introduce the Ordinances.

ACTION: Motion to approve item 11.1 by Terry second by Pulipati;
Motion passed with a 4:1 vote.

AYES: Pulipati, Sander, Terry, and Mayor Gatewood

NOES: Budge

ABSENT: None

ABSTAIN: None

- 11.2. **Subject:** Royal C Store - Administrative Use permit (AUP), Conditional Use Permit (CUP) and Letter of Public Convenience and Necessity (PCN); Project No. DD10007 - Located at 3336 Mather Field Road Within Rockingham Plaza.

Recommendation: Adopt the Resolution.

ACTION: Motion to approve item 11.2 by Terry second by Sander;
Motion passed with a 5:0 vote.

12. **REGULAR CALENDAR ITEMS**

- 12.1. **Subject:** Appointment of Real Property Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney: Property Address and Assessor's Parcel Number (APN): 11327 Folsom Blvd, 069-0090-001-0000, 3000 Sunrise Boulevard, 072-3220-002-0000, 11252 Trade Center Drive, 072-0380-028-0000, 10559 Folsom Boulevard, 057-0231-016-0000.

Recommendation: Appoint Real Property Negotiators.

ACTION: Motion to approve item 12.1. by Sander second by Budge;
Motion passed with a 5:0 vote.

- 12.2. **Subject:** Appointment of Real Property Negotiators: Cyrus Abhar, City Manager, Micah

Runner, Deputy City Manager, Elizabeth Sparkman, Community Development Director, and Adam U. Lindgren, City Attorney: Assessor's Parcel Numbers (APN): 962-0370-071, 072-0370-102, 072-0370-103, 072-0370-104, 072-0370-105, 072-0370-089, 072-0370-046, 072-0370-047, and 072-0370-048.

Recommendation: Appoint Real Property Negotiators.

ACTION: Motion to approve item 12.2 by Terry second by Sander;
Motion passed with a 5:0 vote.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

14. ADJOURN TO CLOSED SESSION

Mayor Gatewood will adjourn the meeting to closed session.

Mayor Gatewood adjourned the meeting to closed session at 6:52 PM in memory of Russ Knauer, Ken Noack Sr., and Ed Sarmento.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Gatewood called closed session to order at 6:55 p.m.

Council Members Present: Budge, Pulipati, Sander, Terry, and Mayor Gatewood

Council Members Absent: None

Staff Members Present: Cyrus Abhar, Adam Lindgren, and Micah Runner

16. CLOSED SESSION

Council met in closed session to discuss the following items:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 10599 Folsom Boulevard, Assessor's Parcel Number 057-0231-016-0000. City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Property Owner Jeanette D Orsi Trust Agreement 2006/ETAL. Property: 11327 Folsom Boulevard, Assessor's Parcel Number: 069-0090-001-0000. City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Property Owner Gregory Wayne Hardcastle Family Living Trust. Under Negotiation: Price and terms of payment.

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Assessor's Parcel Numbers (APN): 072-0370-071, 072-0370-102, 072-0370-046, 072-0370-047, 072-0370-048. City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, Elizabeth Sparkman, Community Development Director, and Adam U. Lindgren, City Attorney. Negotiating Parties: Alta Vista, LLC. Assessor's Parcel Numbers (APN): 072-0370-103, 072-0370-104, 072-0370-105, 072-0370-089. City Negotiators: Cyrus Abhar, City Manager, Micah Runner, Deputy City Manager, Elizabeth Sparkman, Community Development Director, and Adam U. Lindgren, City Attorney. Negotiating Parties: Aerojet Rocketdyne, Inc. Under Negotiation: Price and terms of payment.

17. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that staff was given direction and there was no reportable action.

18. ADJOURNMENT

Mayor Gatewood adjourned the meeting at 8:59 p.m.



Stacy Leitner, CMC
City Clerk