

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, April 5, 2021

4:00 PM – Special Meeting/Closed Session

5:30 PM – Regular Meeting

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, April 5, 2021 at (916) 851-8720.

City Hall
2729 Prospect Park Drive, Rancho Cordova

MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Special Meeting to order at 4:05 p.m.

Council Members Present: Budge, Terry, and Mayor Gatewood

Council Members Absent: Pulipati and Sander

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

2. PUBLIC COMMENT

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

3. ADJOURN TO CLOSED SESSION

Mayor Gatewood adjourned the Special meeting to closed session at 4:08 p.m.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Gatewood called closed session to order at 4:08 p.m.

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

Council Members Absent: None

Staff Members Present: Cyrus Abhar and Adam Lindgren

5. CLOSED SESSION

Council met in closed session to discuss the following items:

Mayor Gatewood recused himself from Item 5.1.

1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) (One Case).

2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property Address 2875 Kilgore Road. Assessor's Parcel Number 072-0490-024. City Negotiators: Cyrus Abhar, City Manager and Adam U. Lindgren, City Attorney. Negotiating Parties: West Taron Holdings, LLC or Assignee.

6. OPEN SESSION - REPORT FROM CLOSED SESSION

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

7. ADJOURN TO REGULAR MEETING

Mayor Gatewood adjourned the Regular meeting at 5:08 p.m.

8. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Regular meeting to order in the David B. Roberts Council Chambers at 5:34 p.m.

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

Council Members Absent: None

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

9. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

10. PLEDGE OF ALLEGIANCE

Vice Mayor Donald Terry led the pledge.

11. INVOCATION

Michael Dack with the United Methodist Church led the invocation.

12. PRESENTATIONS

- 12.1. Presentation by Congressman Ami Bera, M.D. Regarding the American Rescue Plan Act of 2021.
- 12.2. Proclamation Presented to the Folsom Cordova Community Partnership Declaring April 2021 as National Financial Literacy Month.
- 12.3. Council Member Linda Budge's Birthday on April 10, 2021.

13. PUBLIC COMMENT

Mayor Gatewood opened the public comment period. The following individuals addressed the Council or submitted public comment via email:

1. Cathy Birch
2. Helen Whelan Bashaw
3. Mark Berry
4. Fayzah Mughal
5. Cathy Birch

Mayor Gatewood closed the public comment period.

14. COUNCIL REPORTS

Council reported on events since the last meeting.

15. CITY MANAGER'S REPORT

City Manager Cyrus Abhar gave his report.

16. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

ACTION: Motion to approve items 16.1 through 16.9 by Budge second by Terry;
Motion passed with a 5:0 vote.

- 16.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of March 15, 2021 and the Special Meeting of March 23, 2021.
Recommendation: Adopt the Minutes.
- 16.2. **Subject:** A Resolution Authorizing the City Manager to Execute Subdivision Improvement Agreement 2021-24 with MDRE Development, LLC and Approving the Final Map of Montelena Village 7 Subdivision No. RC-04-132.7.
Recommendation: Adopt the Resolution.
- 16.3. **Subject:** Approval of the Annexation Boundary Map for the High Class Motors project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).
Recommendation: Adopt the Resolution.

- 16.4. **Subject:** A Resolution Declaring City's Intention to Impose an Annual Stormwater Utility Fee for the Maintenance of Storm Drainage and Flood Protection Systems for the High Class Motors Project.

Recommendation: Adopt the Resolution.

- 16.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2021-38 with R.E.Y. Engineers, Inc. for On-Call Engineering and Design Services in an Amount not to Exceed \$436,459.00 for the Mills Ranch/Rossmoor Neighborhood Street Rehabilitation Project.

Recommendation: Adopt the Resolution.

- 16.6. **Subject:** Second Reading of an Ordinance Establishing a Special Tax No. 27 for Transit-Related Services for Rio Del Oro (Elliott Homes Portion) Project.

Recommendation: Waive second reading and Adopt the Ordinance.

- 16.7. **Subject:** Second Reading of an Ordinance Amending Sections of Title 8 Chapter 8.01 and 8.07 of the Rancho Cordova Municipal Code Related to Potentially Dangerous and Vicious Animals.

Recommendation: Waive the second reading and adopt the Ordinance.

- 16.8. **Subject:** Second Reading of an Ordinance Amending Title 23 Zoning Code, Article 3 Zoning Districts, Allowable Uses and General Development Standards, Article 9 Special Use Provisions and Article 11 Definitions of the City of Rancho Cordova Municipal Code in Regard to Emergency Shelters.

Recommendation: Waive second reading and adopt the Ordinance.

- 16.9. **Subject:** A Resolution Requiring New Residential Development Projects to Record Enforceable Covenants, Conditions and Restrictions.

Recommendation: Adopt the Resolution.

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

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 17.1 through 17.6 by Terry second by Pulipati;
Motion passed with a 4:0 vote.

AYES: Pulipati, Sander, Terry, and Gatewood

NOES: None

ABSENT: Budge

ABSTAIN: None

- 17.1. **Subject:** Public Hearing on the Sunrise Douglas Community Plan Development Impact Fee Program Nexus Study Update, Revised Capital Improvement Program, and Fee Decrease.

Recommendation: Adopt the Resolution and waive first reading and introduce Ordinance.

- 17.2. **Subject:** A Resolution Creating Special Tax Area Zone 28 and an Ordinance Establishing a Special Tax for Transit-Related Services for the High Class Motors Project.
Recommendation: Adopt the Resolution and waive the first reading and introduce the Ordinance.
- 17.3. **Subject:** A Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of the Annual Stormwater Utility Fee for the Rio Del Oro (Elliott Homes Portion) Project.
Recommendation: Adopt the Resolution.
- 17.4. **Subject:** A Resolution to Approve a Major Design Review for Elliott Homes at Rio Del Oro Parcel 67: Project No. DD10033: 47 -Foot-Wide Lots and Project No. DD10041: 62-Foot-Wide Lots.
Recommendation: Find the project is exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan; and Adopt the Resolution for Elliott Homes Rio Del Oro Specific Plan Parcel 67 Major Design Review.
- 17.5. **Subject:** An Ordinance Amending Title 23 Zoning Code, Article 3 Zoning, Districts, Allowable Uses and General Development Standards of the City of Rancho Cordova Municipal Code.
Recommendation: Waive first reading and introduce the Ordinance.
- 17.6. **Subject:** Public Hearing to Accept a Report Prepared Pursuant to Government Code Section 53083 for an Economic Development Subsidy for a New Shopping Center Located at the Southwest Corner of Sunrise Boulevard and Douglas road, Rancho Cordova, CA 95742.
Recommendation: Conduct public hearing on a required economic subsidy report for a previously approved incentive and accept the report.

18. PUBLIC HEARING ITEMS

None.

19. REGULAR CALENDAR ITEMS

- 19.1. **Subject:** Scootershare Micro Mobility Contract with White Fox Scooters for a One-Year Pilot Program.

Recommendation: *Receive presentation, provide feedback and adopt the Resolution to direct the City Manager to execute a one-year agreement with White Fox Scooters.*

Mayor Gatewood opened the public comment period. The following individuals addressed the Council or submitted comment via email:

1. Fayzah Muhal
2. Donald Childs

Mayor Gatewood closed the public comment period.

ACTION: Motion to continue item 19.1. to June 7, 2021 by Budge second by Pulipati;

Motion passed with a 4:1 vote.

AYES: Budge, Pulipati, Sander, and Gatewood

NOES: Terry

ABSENT: None

ABSTAIN: None

- 19.2. **Subject:** Update on Fiscal Year 2021/2022 Community Enhancement Fund Grant Applications Received, the Legacy Fund, and Internally Led Initiatives for Council Consideration.

Recommendation: Staff to introduce and provide an update on the Fiscal Year 2021/2022 Community Enhancement Fund grant applications received, the City department led initiatives, and the Legacy Fund allocation for Council consideration.

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the Update on Fiscal Year 2021/2022 Community Enhancement Fund Grant Applications Received, the Legacy Fund, and Internally Led Initiatives for Council Consideration.

- 19.3. **Subject:** South Sacramento Habitat Conservation Plan Update and Discussion

Recommendation: Receive a report on the South Sacramento Habitat Conservation Plan (SSHCP) as it relates to challenges with processing in-fill development projects. Council may direct staff to work with Plan Partners, Resources Agencies and South Sacramento Conservation Agency to come up with solutions to address the challenges.

Mayor Gatewood opened the public comment period. Seeing no speakers. Mayor Gatewood closed the public comment period.

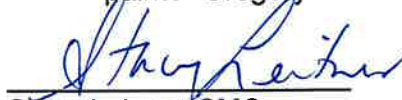
ACTION: Input was received regarding the South Sacramento Habitat Conservation Plan Update and Discussion.

20. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

1. Discussion Regarding Signs

21. ADJOURNMENT

Mayor Gatewood adjourned the meeting in memory of Senator Jim Mills and renowned painter Gregory Kondos at 8:23 p.m.


Stacy Leitner, CMC
City Clerk