

## **CITY OF RANCHO CORDOVA**



### **CITY COUNCIL MEETING**

**Monday, July 19, 2021**

**5:30 PM – Regular Meeting**

**David B. Roberts Council Chambers**

**City Hall**

**2729 Prospect Park Drive, Rancho Cordova**

**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 is following the state guidelines. This meeting will also be available to the public via video/teleconferencing.**

**Join the Meeting Via Zoom Link:**

**<https://cityofranhocordova.zoom.us/j/97638593793?pwd=WUVtaVErWklpSVBBV0N5eGo5eHFkUT09>**

**Join the Meeting via the Zoom Phone Number Zoom Phone Number: US: +1 669 900 6833,  
+1 253 215 8782, 888 475 4499 (Toll Free)**

**Webinar ID: 976 3859 3793**

**Password: 874870**

### **Instructions to Make Public Comment**

**Submitting Public Comment via Email**

Members of the public who wish to provide public comment via email will need to submit comments to [CityClerk@cityofranhocordova.org](mailto:CityClerk@cityofranhocordova.org) no later than 3:00 p.m. on Monday, July 19, 2021. All comments submitted later than 3:00 p.m. will be sent to the City Council for their review and may not be read during the meeting.

**Listening to a Zoom Meeting by Zoom Video Conference**

To make a public comment using the Zoom platform, please use the “raise hand” feature at the bottom center of the screen. Please make sure to enable audio controls once access has been

given by the City Clerk's office to speak. Please wait to be called upon by the City Clerk.

#### Listening to a Zoom Meeting by Phone Only

You can join a Zoom meeting via teleconferencing/audio conferencing using a cell phone or traditional landline phone. To request to make a public comment by phone press \*9 to raise your hand. Please wait to be called upon by the City Clerk.

All public comments will be limited to three-minutes.

If you have questions related to the City Council Meeting or the use of Zoom, please contact the City Clerk's Office at (916) 851-8720 Monday, July 19, 2021 before 3:00 p.m.

### **AGENDA**

#### **1. REGULAR MEETING - CALL TO ORDER/ROLL CALL**

Council Members Budge, Pulipati, Sander, Terry, and Mayor Gatewood.

#### **2. METRO CABLE TV TELEVISION ANNOUNCEMENT**

The Clerk will announce the meetings video recording and playback schedules.

#### **3. PLEDGE OF ALLEGIANCE**

The Mayor will call on someone in attendance to lead the Pledge.

#### **4. INVOCATION**

There will be a moment of silence in lieu of an invocation.

#### **5. PRESENTATIONS**

- 5.1. Introduction of New Employees: Chance Finley-Ross, Assistant Planner by Darcy Goulart, Planning Manager, Adam Ulbrickson, Building Inspector I and Erin Naderi, Management Analyst I by Elizabeth Sparkman, Community Development Director, and Ka Vang, Management Technician by Russ Ducharme, Neighborhood Services Manager.

- 5.2. Council Member Siri Pulipati's Birthday on July 6, 2021.

#### **6. PUBLIC COMMENT**

Citizens wishing to address the Council for any matter not on the agenda may do so at this time via teleconference or by completing and submitting a Speaker Card to the City Clerk.

If you want to make a public comment via teleconference, please use the "raise hand" feature at the bottom center of the screen. If you are participating by telephone and you want to make a public comment, please press \*9 to raise your hand. For those participating by Zoom or telephone, please wait to be called upon by the City Clerk.

For items on the agenda, speakers will be called by the Mayor at the point on the agenda when the item will be heard.

Speakers are encouraged to keep comments to three minutes or less and to state name and community of residence. Under the provisions of the California Government Code, the City

Council is prohibited from discussing or taking immediate action on any item not on the agenda unless it can be demonstrated to be of an emergency nature or the need to take immediate action arose after the posting of the agenda.

**7. COUNCIL REPORTS**

**8. CITY MANAGER'S REPORT**

**9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE**

- 9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of June 21, 2021 and the Special Meeting of June 29, 2021.  
**Recommendation:** Adopt the minutes.
- 9.2. **Subject:** A Resolution Approving the Final Map of the Ranch Large Lot Map, Subdivision No. FM-2021-001-01 and Authorizing the Execution of the Subdivision Improvement Agreement Contract No. 2021-255 with K. Hovnanian at Jaeger Ranch, LLC.  
**Recommendation:** Adopt the Resolution.
- 9.3. **Subject:** A Resolution of the City Council Approving the Final Map of Montelena Villages 1&2, Subdivision No. RC-04-132.1 and Authorizing the Execution of the Subdivision Improvement Agreement Contract No. 2021-254.  
**Recommendation:** Adopt the Resolution.
- 9.4. **Subject:** A Resolution Authorizing the Public Works Director to Execute and Submit the City of Rancho Cordova Transportation Development Act Claim to receive funding allocation towards the Chase Drive to American River Parkway Connection Project and Pedestrian Crossing Enhancement Project.  
**Recommendation:** Adopt the Resolution.
- 9.5. **Subject:** A Resolution of the City Council of the City of Rancho Cordova Authorizing the Levying of Special Assessments for Delinquent Charges Related to Nuisance Abatement Against Properties and Requesting Sacramento County to Collect these Charges on the Fiscal Year 2020-21 Tax Roll.  
**Recommendation:** Adopt the Resolution.
- 9.6. **Subject:** Second Reading of An Ordinance Adopting an Amended and Restated Development Agreement for Montelena Villages 1,2,4,6, 8, and vacant parcels in Villages 9 and 10 to Extend the Term of the Development Agreement.  
**Recommendation:** Waive the second reading and adopt the Ordinance.
- 9.7. **Subject:** Second Reading of an Ordinance Terminating the Villages of Zinfandel Development Impact Fee Program and Transferring the Collection of the Off-Site Roadway Mitigation and the Villages of Zinfandel Administration Fees to the Transportation Development Impact Fee Program.  
**Recommendation:** Waive the second reading and adopt the Ordinance amending portions of Chapter 16.81 of the Rancho Cordova Municipal Code with regards to the collection of impact fees within the Villages of Zinfandel public facilities financing plan (hereinafter in some instances referred to as "PFFP") area.
- 9.8. **Subject:** A Resolution Authorizing the City Manager to Sign Agreement Number 2021-261 with the Rancho Cordova Area Chamber of Commerce in an Amount not to Exceed \$519,200 for Business Retention Services.

**Recommendation:** Adopt the Resolution.

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

- 10.1. **Subject:** An Ordinance Approving a Second Amendment to the ARDA for the Elliott Portion of Rio Del Oro to Specify Developer Participation in Sunrise Drainage Improvements and Identify City and Elliott Responsibilities for Construction of White Rock Road Generally from Rancho Cordova Parkway to Collector A.

**Recommendation:** Waive the first reading and introduce the Ordinance.

**11. PUBLIC HEARING ITEMS**

- 11.1. **Subject:** Eco Site II, Cellular Telecommunication Tower at the Southeast Corner of Zinfandel Drive and Folsom Boulevard Conditional Use Permit Project DD10018.

**Recommendation:** Continue this item to the August 2, 2021 City Council meeting.

**12. REGULAR CALENDAR ITEMS**

- 12.1. **Subject:** A Resolution Awarding Construction Contract No. 2021-256 in an Amount not to Exceed \$4,511,000 with Z Squared Construction for the Rancho Cordova Youth Center Project.

**Recommendation:** Adopt the Resolution.

- 12.2. **Subject:** Mills Crossing Civic Center Design Principles Discussion.

**Recommendation:** Receive presentation, provide feedback and discussion.

- 12.3. **Subject:** Appointment of Real Property Negotiators: Cyrus Abhar, City Manager, Albert Stricker, Public Works Director, and Adam U. Lindgren, City Attorney. Property Address 3355 Monier Circle, Assessor's Parcel Number 072-1010-029.

**Recommendation:** Approve the appointment of Real Property Negotiators.

**13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS**

**14. ADJOURN TO CLOSED SESSION**

Mayor Gatewood will adjourn the meeting to closed session.

**15. CLOSED SESSION - CALL TO ORDER/ROLL CALL**

Council Members Budge, Pulipati, Sander, Terry, and Mayor Gatewood.

**16. CLOSED SESSION**

Council will meet in closed session to discuss the following item:

CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property Address 3355 Monier Circle. Assessor's Parcel Number 072-1010-029. City Negotiators: Cyrus Abhar, City Manager, Albert Stricker, Public Works Director, and Adam U. Lindgren, City Attorney. Negotiating Parties: Folsom Cordova Unified School District. Under Negotiation: Price and Terms of Payment.

**17. OPEN SESSION - REPORT FROM CLOSED SESSION**

The City Attorney will report on action taken in closed session.

## 18. ADJOURNMENT

### ADDITIONAL INFORMATION

SPECIAL MEETINGS LISTED BELOW ARE SUBJECT TO CHANGE/CANCELLATION WITHOUT FURTHER NOTICE.

UNLESS THE COUNCIL ADOPTS A MOTION TO EXTEND THE MEETING, ANY ITEM THAT IS NOT INITIATED BEFORE 11:00 PM WILL BE CONTINUED TO THE NEXT DAY AT 5:30 PM OR SCHEDULED ON THE NEXT REGULAR MEETING AGENDA OF THE COUNCIL.

Public documents related to items on the open session portion of this agenda, which are distributed to the City Council less than 72 hours prior to the meeting, shall be available for public inspection at the time the documents are distributed to the Council. Documents are available for inspection at the City Clerk's office located in Rancho Cordova City Hall.

The agenda items are accessible on the City's website at [www.cityofranchocordova.org](http://www.cityofranchocordova.org) on Thursdays or Fridays prior to the Regular City Council Meeting.

### UPCOMING MEETINGS

|                    |                                         |
|--------------------|-----------------------------------------|
| August 2, 2021     | 4:00 PM Special Meeting/Regular Meeting |
| August 16, 2021    | 5:30 PM Regular Meeting                 |
| August 24, 2021    | 5:30 PM Special Meeting/Work Session    |
| September 7, 2021  | 4:00 PM Special Meeting/Regular Meeting |
| September 20, 2021 | 5:30 PM Regular Meeting                 |
| September 28, 2021 | 5:30 PM Special Meeting/Work Session    |
| October 4, 2021    | 4:00 PM Special Meeting/Regular Meeting |
| October 18, 2021   | 5:30 PM Regular Meeting                 |

If you have any technical questions related to the agenda items, please contact City Hall at (916) 851-8700.

The Rancho Cordova City Council meeting will be videotaped in its entirety and will be cablecast without interruption on Metro Cable 14, the Government Affairs Channel on the Comcast, Consolidated Communications and AT&T U-Verse Systems. Closed Captioning will be available on the playback cablecast. A DVD copy is available from the City Clerk's Department and a webcast of this meeting will be available for viewing via video streaming from the City's website within 48 hours of adjournment of this meeting.

In compliance with the Americans with Disabilities Act, if you need a disability-related modification or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the City Clerk's Office at (916) 851-8720 at least 48 hours prior to the meeting.

### CERTIFICATION OF POSTING OF AGENDA

I, Stacy Leitner, City Clerk for the City of Rancho Cordova, declare that the foregoing agenda for the July 19, 2021 Regular Meeting of the Rancho Cordova City Council was posted and available for review on July 15, 2021 at City Hall of the City of Rancho Cordova, 2729 Prospect Park Drive, Rancho Cordova, California, 95670. The agenda is also available on the city website at

[www.cityofranhocordova.org](http://www.cityofranhocordova.org).

Signed July 15, 2021 at Rancho Cordova, California.

A handwritten signature in blue ink that reads "Stacy Leitner". The signature is written in a cursive, flowing style.

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Stacy Leitner, CMC  
City Clerk