

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, May 17, 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, May 17, 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 4:03 p.m.

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

Council Members Absent: David 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 will adjourn the Special meeting to closed session.

Mayor Gatewood adjourned the meeting to closed session at 4:05 p.m.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Gatewood called closed session to order at 4:05 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 and Adam Lindgren

5. CLOSED SESSION

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

PUBLIC EMPLOYEE PERFORMANCE EVALUATION: City Manager: Pursuant to Government Code Section 54957.

PUBLIC EMPLOYEE PERFORMANCE EVALUATION: City Attorney: Pursuant to Government Code Section 54957.

6. OPEN SESSION - REPORT FROM CLOSED SESSION

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

7. ADJOURNMENT OF SPECIAL MEETING

Mayor Gatewood adjourned to the Regular meeting at 5:33 p.m.

8. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Regular meeting to order at 5:33 p.m.

Council Members Present: Linda Budge, Siri Pulipati, David Sander (joined at 5:35 p.m.), Donald Terry, and Mayor Garrett 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

Mayor Garrett Gatewood led the pledge.

11. INVOCATION

Jennifer Laret with The Church of Jesus Christ of Latter-day Saints gave the invocation.

12. PRESENTATIONS

- 12.1. Proclamation to be Presented to the Sacramento Asian Pacific Chamber of Commerce in Recognition of Asian Pacific American Heritage Month.

13. PUBLIC COMMENT

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

1. Helen Whelan-Bashaw
2. Daniell Cummings
3. Autumn Eberhardt
4. Fayzah Mughal

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 asked that Item 16.8 be pulled for further discussion.

Council Member Budge asked that Item 16.13 be pulled for further discussion.

ACTION: Motion to approve item 16.1 through 16.7, and item 16.9 through 16.12 by Budge second by Sander;
Motion passed with a 5:0 vote.

- 16.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of May 3, 2021 and the Special Meeting of May 11, 2021.

Recommendation: Adopt the Minutes.

- 16.2. **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscape and Lighting District No. 2005-1 for Fiscal Year 2021-2022.

Recommendation: Adopt the Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscaping and Lighting District 2005-1 for Fiscal Year 2021-2022; and adopt the Resolution Preliminarily Approving the Engineer's Annual Levy Report and Declaring its Intention to Levy and Collect Annual Assessments for the Landscaping and Lighting District No. 2005-1 for Fiscal Year 2021-2022.

- 16.3. **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2021-

2022.

Recommendation: Adopt the Resolution Initiating Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2021-2022; and adopt the Resolution Preliminarily Approving the Engineer's Annual Levy Report and Declaring its Intention to Levy and Collect Annual Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2021-2022.

- 16.4. **Subject:** A Resolution Declaring Results of the Mail Ballot Election Relating to the Imposition of the Annual Stormwater Utility Fee on the High Class Motors Project in the City of Rancho Cordova.

Recommendation: Adopt the Resolution.

- 16.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 146-2017-1 with SBM Management Services, LLP to Extend the Contract Term from December 3, 2020 to December 3, 2022 and Increase the Contract Amount from \$288,000 to an Amount not to Exceed \$576,000.

Recommendation: Adopt the Resolution.

- 16.6. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2021-51 with the County of Sacramento in an Amount not to Exceed \$250,000 for Household Hazardous Waste Collection Program Services.

Recommendation: Adopt the Resolution.

- 16.7. **Subject:** A Resolution of the City Council of the City of Rancho Cordova Declaring its Intention to Transfer Delinquent Refuse Service Charges to the Property Tax Rolls and to Set a Public Hearing for the Same.

Recommendation: Adopt the Resolution.

- 16.8. **Subject:** A Resolution Authorizing the City Manager to Award Contract No. 2021-67 with Sierra Asphalt, Inc. in an Amount not to Exceed \$169,850 for On-Call Pavement Maintenance Services.

Recommendation: Adopt the Resolution.

Mayor Gatewood Recused himself due to a conflict of interest based on a business interest.

ACTION: Motion to approve item 16.8 by Budge second by Sander;
Motion passed with a 4:0 vote.

AYES: Budge, Pulipati, Sander, and Terry

NOES: None

ABSENT: None

RECUSED: Gatewood

- 16.9. **Subject:** A Resolution Approving the Final Map of Montelena Village 3, Subdivision No. RC-04-132.3, and Authorizing the Execution of the Subdivision Improvement Agreement Contract No. 2021-70.

Recommendation: Adopt the Resolution.

- 16.10. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2021-69 with West Coast Arborists in an Amount not to Exceed \$545,475 for On-Call Tree Maintenance Services.

Recommendation: Adopt the Resolution.

- 16.11. **Subject:** Treasurer's Report - March 31, 2021.

Recommendation: This report is informational only. It is recommended that the City Council receive and file the March 31, 2021 Treasurer's Report.

- 16.12. **Subject:** A Resolution Approving the Final Map of Rio Del Oro Phase 1 Large Lot Map, Subdivision No. FM2019-004-01 and Authorizing the Execution of Subdivision Improvement Agreement Contract No. 2021-71 with Alta Vista, LLC.

Recommendation: Adopt the Resolution.

- 16.13. **Subject:** A Resolution Approving the Final Map of Montelena Village 8, Subdivision No. FM 2014-007-41 Authorizing the Execution of the Subdivision Improvement Agreement Contract No. 2021-74 with Crysanthy Road Investments, LLC.

Recommendation: Adopt the Resolution.

ACTION: Motion to approve item 16.13 by Sander second by Pulipati;
Motion passed with a 5:0 vote.

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 by Budge second by Pulipati;
Motion passed with a 5:0 vote.

- 17.1. **Subject:** Amended and Restated Development Agreement for the Montelena Subdivision.

Recommendation: Staff is requesting that the public hearing for the Amended and Restated Development Agreement for the Montelena Subdivision be continued to the June 7th regular City Council meeting.

18. **PUBLIC HEARING ITEMS**

- 18.1. **Subject:** A Resolution to Approve a Major Design Review for Mather Business Park Project No. DD9877.

Recommendation: Find the project is exempt under CEQA Exemption 15183, Projects Consistent with a Community Plan, General Plan, or Zoning; and Adopt the Resolution for Mather Business Park Major Design Review.

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

1. Fayzah Mughal
2. Helen Whelan-Bashaw
3. Fayzah Mughal

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 18.1. by Budge second by Terry;
Motion passed with a 5:0 vote.

19. REGULAR CALENDAR ITEMS

- 19.1. **Subject:** A Resolution Awarding Construction Contract No. 2021-79 in an Amount not to Exceed \$5,521,993.40. with B & M Builders, Inc. for the Cordova Vineyards Neighborhood Street Rehabilitation Project Phase 1.

Recommendation: Adopt the Resolution.

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

1. Ann Richardson
2. Donald Childs
3. Angel Ball
4. Fayzah Mughal
5. Matt Cummings

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 19.1. by Terry second by Sander;
Motion passed with a 5:0 vote.

- 19.2. **Subject:** A Resolution Authorizing the City Manager to Award Construction Contract No. 2021-75 in an Amount not to Exceed \$11,067,288.00 with Teichert Construction for the White Rock Road - Fitzgerald Road to 0.5 Mile East of Rancho Cordova Parkway Project to Widen/Re-Align the Road, Increase Safety, and Promote Economic Recovery.

Recommendation: Adopt the Resolution.

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

1. Matt Cummings

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 19.2. by Terry second by Sander;
Motion passed with a 5:0 vote.

- 19.3. **Subject:** Staff Presentation of the City's Stormwater Program.
Recommendation: Receive staff presentation and provide Council input.

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

ACTION: Input was received regarding Staff Presentation of the City's Stormwater Program.

19.4. Subject: Communications Update & Strategic Plan.

Recommendation: Provide communications update and answer Council questions.

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

1. Matt Cummings
2. Fayzah Mughal

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the Communications Update & Strategic Plan.

20. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

21. ADJOURN TO CLOSED SESSION

Mayor Gatewood adjourned the meeting to close session in memory of Del Haven at 8:47 p.m.

22. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Gatewood called closed session to order at 8:47 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

23. CLOSED SESSION

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

CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6. Agency Designated Representative: Adam Lindgren; Unrepresented employee: City Manager.

CONFERENCE WITH LABOR NEGOTIATORS Pursuant to Government Code Section 54957.6. Agency Designated Representative: Cyrus Abhar; Unrepresented employee: City Attorney.

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 Lindgren, City Attorney. Negotiating Parties: West Taron Holdings, LLC or Assignee. Under Negotiation: Price and terms of payment.

24. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported the following:

The City Council directed that an item be placed on the agenda for the June 7, 2021 City Council Meeting to consider a 5% merit bonus and a cost-of-living increase based on the Consumer Price Index pursuant to the City Manager's contract.

The City Council directed that an item be placed on the agenda for the June 7, 2021 City Council Meeting to consider a 5% merit bonus and a cost-of-living increase based on the Consumer Price Index pursuant to the City Attorney's contract.

25. ADJOURNMENT

Mayor Gatewood adjourned the meeting at 9:15 p.m.



Stacy Leitner, CMC
City Clerk