

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING Monday, July 19, 2021

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 is following the state guidelines on social distancing including the requirement of wearing a face covering. This meeting will also be available to the public via video/teleconferencing.

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 5:38 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

Diann Rogers led the pledge.

4. INVOCATION

Elizabeth Brick with the United Methodist Church gave the 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

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

1. Donald Childs
2. Matt Cummings
3. Larry Ladd
4. Fayzah Mughal
5. Helen Whelan-Bashaw
6. Gary Wentworth
7. Anil Reddy
8. Sharon

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 item 9.1 through 9.8 by Budge second by Sander;
Motion passed with a 5:0 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**

ACTION: Motion to approve item 10. 1 by Sander second by Budge;
Motion passed with a 5:0 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.

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

Gatewood closed the public comment period.

ACTION: Motion to Continue item 11.1 to August 2, 2021 by Budge second by Terry;

Motion passed with a 5:0 vote.

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.

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

1. Sharon
2. Lupe Trevizo Hernandez

Mayor Gatewood closed the public comment period.

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

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

Recommendation: Receive presentation, provide feedback and discussion.

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

(List of speakers attached hereto as "Exhibit A")

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the Mills Crossing Civic Center Design Principals 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.

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

ACTION: Motion to approve item 12.3. by Budge second by Terry;
Motion passed with a 5:0 vote.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

14. ADJOURN TO CLOSED SESSION

Mayor Gatewood adjourned the meeting to closed session at 10:50 p.m.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Gatewood called closed session to order s at 10:50 p.m.

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

Council Members Absent: None

Staff Members Present: Cyrus Abhar and Adam Lindgren

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

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

18. ADJOURNMENT

Mayor Gatewood adjourned the meeting at 11:17 p.m.


Stacy Leitner, CMC
City Clerk

Exhibit A to the Minutes

1. Cathy Birch
2. Sergio Diaz
3. Dana Johnson
4. Nancy Bui-Thompson
5. Anil Reddy
6. Chery Gleason
7. Jack Mallord
8. Karl Haas
9. Fayzah Mughal
10. Susan Hagerty
11. Sharon
12. Eric
13. Cliff Billings
14. Lupe Trevizo Hernandez
15. Charles Lagu
16. Robert Van Cleef
17. Debbie Cortez
18. Autumn Eberhardt
19. Conrade Mayer
20. Matt Cummings
21. Doniell Cummings
22. JP
23. Michelle Hillen-Noufer
24. Kammy Caruss
25. Ejiro Okuro
26. Helen Whelan-Bashaw
27. Shira Lane
28. Diann Rogers
29. Ann Richardson
30. Mary Nesel
31. Kimberlee Wilson
32. Austin Allen
33. Deborah Cortez
34. John Morris
35. Joseph Tan
36. Ma. Ramona Villanueva
37. Linda Robinson
38. Thomas Lance Rhhardt
39. James A Graston
40. Richard and Cindy Wall
41. Elizabeth A Kaestner
42. Nick Chapman
43. Tammi Reyes
44. Robert
45. Melinda Radsliff
46. Anonymous (email)
47. Kelly Brown
48. Daniel Paul
49. Susan Paul
50. Eric Carlson
51. Betsy Carlson
52. Mary Nesel
53. Kelly Martin
54. Lona Springer
55. Chris Snook
56. William A MacDonald
57. Wendy Devlin
58. Michael Devlin
59. Jay Buscio
60. Suzanne Snyder
61. Jessica Gugliemino
62. Mary Schefer
63. Kolin Sullivan
64. Walter Boyd
65. William Vivas
66. Lisa Rohmer
67. Nicholas P. Ottlinger
68. Anonymous (email)
69. Yvonne Evans
70. Cathy Cabral
71. Cecelia Crawley
72. Linda Robinson
73. Madeline Parham
74. Wayne Parham
75. Brian
76. Deborah Cortez
77. Debbie Rumsey
78. Christine Leacox
79. Ashley Neely
80. David Patton
81. Nathan Shipley
82. Patricia Villanueva
83. Bill Watterson
84. Emily Hogan
85. Edith Henson
86. Kelly Arzola
87. John and Tran Morris
88. Sharon Watson
89. Melissa Ritchie
90. Minh Nho
91. Thuthu Ton
92. Kim Winston
93. Sherry
94. Ann Richardson
95. Lucine Mkrtchyan
96. Sherian Long
97. Melina Cacciurri
98. Jack Montes
99. Karina Suarez
100. Lisa Phenix
101. Joyce H. Higdon
102. Jordan Schneider
103. Rosalie Perona
104. Sara Carlson
105. Sharon Larkin
106. Jessica Mosley
107. Tim Aldredge
108. Antionetta Johnson
109. Jeenice Quintana
110. Lynne Luce
111. Harry E Palmer Jr.
112. Melissa Parker
113. Claudia Gonzales
114. Tasha Watkins
115. Mary Metts
116. Anonymous (Email)
117. Maria Hernandez
118. Sheryl Longworth
119. Felicia Martin
120. Jessica Ocenosak
121. Dixie Sutton
122. Melecia Navarro
123. Amber Verdugo
124. Michael Fox
125. Nancy Alpert Fogler

Rancho Cordova City Council - MINUTES
Meeting of Monday, July 19, 2021

126. Stasha Reichelt
127. Kathy Baerresen
128. Becky Gunvordahl
129. Anthony Kaestner
130. Kristina Green
131. Maryam Abdur-
Rahim
132. Ahmed Abdur-
Rahim
133. Christina Ceccarelli
134. Danielle Johnson
135. Matt Jost
136. Katherine Kunz-
Davies
137. Robin Moyher
138. Lalanía Deaton
139. Autumn Eberhardt
140. Shawn Harrison
141. Jessica Borrayo
142. Robert and
Roberta Snyder
143. Dawn King
144. Tera Kolvenbach
145. Fayzah Mughal
146. Isa Abdur-Rahim
147. Autumn Eberhardt
148. Diana Lentz
149. Jajuan Feancis
150. Karl Haas
151. Mark Berry
152. Michael Dack
153. Ken Green
154. Lydia Bredin
155. Sergio Diaz
156. Donald Childs
157. Belinda Rianda
158. Robert Van Cleef
159. Katherine Cooley
160. Jim Garcia