

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, May 16, 2022

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

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

Pursuant to California Assembly Bill 361 amending the Ralph M. Brown Act (Govt. Code 54950-54963), the City has declared a state of emergency relating to COVID-19 and imposed measures to promote social distancing.

Join the Meeting Via Zoom Link:

<https://cityofranhocordova.zoom.us/j/82363895346?pwd=Rjc2REJ5YnYrZTFrRGJoWklidXI5QT09>

Join the Meeting via the Zoom Phone Number

Zoom Phone Number: +1 669 900 6833, +1 253 215 8782

Webinar ID: 823 6389 5346

Password: 578969

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 no later than 3:00 p.m. on Monday, May 16, 2022. 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 before 3:00 p.m. Monday, May 16, 2022.

AGENDA

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

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

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. Swearing in of Planning Commission Members.

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 April 18, 2022 and the Special Meeting of April 26, 2022. Readoption of meeting minutes for the following meetings: March 21, 2022, February 22, 2022, and January 3, 2022.

Recommendation: Adopt the minutes.

- 9.2. **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for the Landscape and Lighting District No. 2005-1 for Fiscal Year 2022-2023.

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 2022-2023; 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 2022-2023.

- 9.3. **Subject:** Resolutions Initiating Proceedings for the Annual Levy and Collection of Assessments for the Rancho Cordova Lighting District No. 2012-1 for Fiscal Year 2022-2023.

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 2022-2023; 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 2022-2023.

- 9.4. **Subject:** A Resolution Approving the Final Map of Arista Del Sol Phase 1, Subdivision No. FM-2019-001-09, and Authorizing the City Manager to Execute the Subdivision Improvement Agreement Contract No. 2022-32 with Woodside 05N, LP.

Recommendation: Adopt the Resolution.

- 9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 153-2019-1 with R3 Consulting Group Inc. for On-Call Solid Waste Consulting Services to Extend the Term from June 30, 2022, to June 30, 2024, which Results in an Increase to the Contract Budget from \$412,500 to an Amount not to Exceed \$777,400.

Recommendation: Adopt the Resolution.

- 9.6. **Subject:** A Resolution Authorizing the City Manager to execute Contract Amendment No. 162-2019-3 with Bennett Engineering Services, Inc. to Increase the Contract Amount from \$283,172 to an Amount not to Exceed \$318,408 and Adding Design Services for the Mather Field Road Rehabilitation Project.

Recommendation: Adopt the Resolution.

- 9.7. **Subject:** A Resolution of the City Council of the City of Rancho Cordova, State of California, Adopting a List of Projects For Fiscal Year 2022-23 Funded by SB1: The Road Repair and Accountability Act of 2017.

Recommendation: Adopt the Resolution.

- 9.8. **Subject:** A Resolution Authorizing the Acquisition of Property at 2925 Kilgore Rd, Rancho Cordova, and Authorizing Execution of a Purchase and Sale Agreement, Assignment and Assumption Agreement, Certificate of Acceptance, and Recordation of a Grant Deed.

Recommendation: Adopt the Resolution.

- 9.9. **Subject:** A Resolution Approving a Disposition, Development and Loan Agreement Between the City of Rancho Cordova and Sunrise Crossing Affordable, LP (St Anton Communities, LLC), for a Rental Affordable Housing Development Located at 11295 Folsom Boulevard.

Recommendation: Adopt the Resolution.

- 9.10. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2022-62 with Roush Landscape Services in an Amount Not to Exceed \$644,120 for Landscape Maintenance Services in Newly Developed Areas.

Recommendation: Adopt the Resolution.

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

- 10.1. **Subject:** Resolutions and an Ordinance Related to the Formation of the City of Rancho Cordova Arista Del Sol Community Facilities District No. 2022-1.

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

- 10.2. **Subject:** A Resolution to Approve The Ranch Villages 2 and 3 Major Design Review Project No. PLND-0122-0025.

Recommendation: Determine the project is Exempt per CEQA Guidelines Section 15182, Residential Projects Pursuant to a Specific Plan and adopt the Resolution for the Ranch Villages 2 and 3 Major Design Review.

- 10.3. **Subject:** Sun Center Drive Office and Warehouse Building Major Design Review; Project No. PLND-1221-0023 - 11201 Sun Center Drive.

Recommendation: Determine the project is exempt under CEQA Exemption 15332, projects characterized as in-fill development; and adopt the Resolution approving the Major Design Review for a warehouse and associated office space building totaling 13,500 square feet that includes parking, lighting, and landscaping.

- 10.4. **Subject:** SunCreek Specific Plan Development Impact Fee Ordinance and Fee Resolution.

Recommendation: Adopt the Resolution approving the Nexus Study and Fee Schedule; Waive the first reading and introduce the Ordinance adding Chapter 16.82 "SunCreek Specific Plan Development Impact Fees" to the Rancho Cordova Municipal Code.

- 10.5. **Subject:** SunCreek Specific Plan Development Agreement and Affordable Housing Plan Amendments.

Recommendation: Waive the first reading and introduce the Ordinance and adopt the Resolutions.

- 10.6. **Subject:** Logisticcenter at Rancho Cordova Major Design Review - PLND-1021-0015.

Recommendation: The proposed project has been continued to an uncertain date. The project will be re-noticed in accordance with Government Code Section 65090.

11. PUBLIC HEARING ITEMS

- 11.1. **Subject:** Flavored Tobacco Ordinance- First Reading.
Recommendation: Waive the first reading and introduce the Ordinance

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** A Resolution Authorizing the Issuance of Special Tax Bonds for and on Behalf of the City of Rancho Cordova Community Facilities District No. 2014-1 (Montelena), Approving and Directing the Execution of a Supplemental Fiscal Agent Agreement and Bond Purchase Agreement, Approving the form of the Preliminary Official Statement, Approving Sale of Such Bonds, and Approving Related Documents and Actions.
Recommendation: Adopt the Resolution.
- 12.2. **Subject:** A Resolution Authorizing the Issuance of Special Refunding Tax Bonds for and on Behalf of the City of Rancho Cordova Sunridge Anatolia Community Facilities District No. 2003-1.
Recommendation: Adopt the Resolution.
- 12.3. **Subject:** Rancho Cordova Youth Center Branding Discussion.
Recommendation: Council discussion and direction to staff.
- 12.4. **Subject:** Fiscal Year 2022/2023 Community Enhancement and Investment Fund Allocation for Measure H, the Voter Approved 1/2 Cent Local Add-on Sales Tax Measure Approved by Rancho Cordova Voters in 2014.
Recommendation: Receive a presentation and provide directions to staff for project selection and funding amount for the Fiscal Year 2022/2023 Community Enhancement and Investment Fund budget attributed to Measure H.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

14. ADJOURN TO CLOSED SESSION

Mayor Terry will adjourn the meeting to closed session.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

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

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: 2300 Mine Shaft Lane, Rancho Cordova, CA 95742 Assessor's Parcel Number (APN): 072-0231-014-0000. City Negotiators: Cyrus Abhar, City Manager, and Adam U. Lindgren, City Attorney, Negotiating Parties: Cordova Community Council.

17. OPEN SESSION - REPORT OUT 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 on Thursdays or Fridays prior to the Regular City Council Meeting.

UPCOMING MEETINGS

May 24, 2022	5:30 PM Special Meeting/Work Session
June 6, 2022	4:00 PM Special Meeting/Regular Meeting
June 20, 2022	5:30 PM Regular Meeting
June 28, 2022	5:30 PM Special Meeting/Work Session
July 18, 2022	4:00 PM Special Meeting/Regular Meeting
July 26, 2022	5:30 PM Special Meeting/Work Session
August 1, 2022	4:00 PM Special Meeting/Regular Meeting
August 15, 2022	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 May 16, 2022 Regular Meeting of the Rancho Cordova City Council was posted and available for review on May 12, 2022 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.

Signed May 12, 2022 at Rancho Cordova, California.



Stacy Leitner, CMC
City Clerk