

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, March 21, 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.

MINUTES

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Terry called the Regular meeting to order in the David B. Roberts Council Chambers at 5:33 p.m.

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

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

Sheryl Longworth led the pledge.

4. INVOCATION

Council Member Garrett Gatewood gave the invocation.

5. PRESENTATIONS

5.1. Proclamation Presentation in Recognition of Women's History Month.

6. PUBLIC COMMENT

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

1. Rakesh Sehgal
2. Harry Khara
3. Joey Pennaman
4. Mandeep Singh
5. Fayzah Mughal
6. Helen Whelan-Bashaw
7. Anil Reddy

Mayor Terry 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

Mayor Terry stated that Item 9.2 and Item 9.14 would be pulled for separate discussion.

ACTION: Motion to approve item 9.1 and item 9.3 through 9.13 by Budge second by Pulipati;
Motion passed with a 5:0 vote.

- 9.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of March 7, 2022.
Recommendation: Adopt the Minutes.

- 9.2. **Subject:** A Resolution of the City Council of the City of Rancho Cordova, State of California, Expressing Support and Solidarity with the People of Ukraine.
Recommendation: Adopt the Resolution.

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

ACTION: Motion to approve item 9.2 by Gatewood second by Sander;
Motion passed with a 5:0 vote.

- 9.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 56-2017-1 with Allied Waste Services of North America (DBA Republic Services) for the Implementation of the Residential Food Waste Collection Program.
Recommendation: Adopt the Resolution.

- 9.4. **Subject:** Approval of a Grant Application and Local Match Requirement for the Potential Health and Wellness Center at the Mills Crossing Civic Center.
Recommendation: Provide direction and approve the Resolution authorizing an application for, local match commitment to, and receipt of, Behavior Health Continuum Infrastructure Program (BHCIP) grant funds.

- 9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 174-2019-1 with R.E.Y. Engineers, Inc. Extending the Term to December 31, 2023, Increasing the Contract Amount from \$739,649 to an Amount not to Exceed \$764,649 and Adding Services for the Cordova Vineyards/Lane Neighborhood Street Rehabilitation Project.
Recommendation: Adopt the Resolution.
- 9.6. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2020-183-1 with Mark Thomas & Company, Inc. to Increase the Contract Amount from \$206,800.00 to an Amount not to Exceed \$319,235 and Extend the Contract Term to June 30, 2023 for the Soil Born Farms Parking Lot and Driveway Improvements Project at the American River Ranch to Increase Safety and Promote Livability.
Recommendation: Adopt the Resolution.
- 9.7. **Subject:** 2021 General Plan Annual Report to include the Housing Element and Multi-Jurisdictional Hazard Mitigation Plan Annual Report.
Recommendation: Receive the 2021 General Plan and Housing Element Annual Report to include the Multi-Jurisdictional Hazard Mitigation Plan as required by State law.
- 9.8. **Subject:** A Resolution Increasing the Annual Stormwater Utility Fee for Fiscal Year 2022-2023.
Recommendation: Adopt the Resolution.
- 9.9. **Subject:** A Resolution Approving the Final Map of the Ranch Village 8 Subdivision No. FM-2021-002-05 and Authorizing the City Manager to Execute the Subdivision Improvement Agreement Contract No. 2022-21 with K. Hovnanian at Jaeger Ranch LLC.
Recommendation: Adopt the Resolution.
- 9.10. **Subject:** A Resolution Declaring the City's intention to Impose an Annual Stormwater Utility Fee For the Maintenance of Storm Drainage and Flood Protection Systems for the Grantline 220 Project.
Recommendation: Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Grantline 220 project.
- 9.11. **Subject:** A Resolution Approving the Annexation of the Grantline 220 project to the City of Rancho Cordova Community Facilities District No. 2014-2 (Street, Lighting and Landscape Maintenance).
Recommendation: Adopt the Resolution.
- 9.12. **Subject:** A Resolution Approving the Annexation of the Grantline 220 project into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).
Recommendation: Adopt the Resolution.
- 9.13. **Subject:** A Resolution Approving the Annexation of the Grantline 220 Project to the City of Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens).
Recommendation: Adoption of the Resolution would approve Annexation Boundary Map No. 4 for the Grantline 220 project to Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens) and approves the recording of the Annexation Boundary Map and the Notice of Special Tax Lien.

9.14. **Subject:** Planning Commission Member Nomination and Selection.

Recommendation: Continue the Planning Commission Member nomination and selection to the April 4, 2022 Regular City Council meeting.

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

1. Ken Green
2. Brenda K. Gustin
3. Angel Ball
3. Anil Reddy

Mayor Terry closed the public comment period.

ACTION: Motion to approve item 9.14 by Gatewood second by Pulipati;
Motion passed with a 5:0 vote.

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

Mayor Terry stated that item 10.1, 10.3, and 10.6 would be pulled for separate discussion.

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

ACTION: Motion to approve item 10.2, 10.4, and 10.5 by Budge second by Pulipati;
Motion passed with a 5:0 vote.

10.1. **Subject:** A Resolution Approving the 2021 Community Development Block Grant (CDBG) Consolidated Annual Performance Evaluation Report for Submittal to the US Department of Housing and Urban Development.

Recommendation: Adopt the Resolution of the City Council of the City of Rancho Cordova submitting the 2021 CDBG Consolidated Annual Performance and Evaluation Report (CAPER) to the US Department of Housing and Urban Development (HUD).

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

1. Fayzah Mughal
2. Fayzah Mughal
3. Conrad Mayer

Mayor Terry closed the public comment period.

ACTION: Motion to approve item 10.1. by Gatewood second by Pulipati;
Motion passed with a 5:0 vote.

10.2. **Subject:** A Resolution Approving the Rio Del Oro Specific Plan, Implementation Plan for Elliott Homes, Inc. which Ensures that Elliott Homes, Inc. will Construct and Pay the Full Cost of Infrastructure Needed to Serve their Portion of the Plan Area.

Recommendation: Adopt the Resolution.

10.3. **Subject:** Goddard School - Tentative Parcel Map & Major Design Review - Project No.

PLND-0921-0008 & PLND-1121-0018 – Located at 3370 Zinfandel Drive; APN: 072-2360-041-0000.

Recommendation: Determine the project exempt per Section 15315 (Minor Land Divisions) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the CEQA Guidelines; and Adopt the Resolution for a Tentative Parcel Map and Major Design Review.

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

ACTION: Motion to approve item 10.3 by None second by None;
Motion passed with a 5:0 vote.

- 10.4. **Subject:** A Resolution Approving the City of Rancho Cordova's Adjusted Storm Drainage Impact Fee Schedule for 2022.

Recommendation: Adopt the Resolution approving the attached Storm Drainage Impact Fee Schedule.

- 10.5. **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: Continue the public hearing to the May 16, 2022 City Council Meeting.

- 10.6. **Subject:** Dutch Bros. Coffee - Conditional Use Permit and Minor Design Review - Project No. PLND-1021-0013 - Located at the Southeast Corner of Sunrise Boulevard and Douglas Road in Anatolia Marketplace.

Recommendation: Adopt the Resolution.

Council Member Gatewood and Mayor Terry recused themselves due to a conflict of interest related to the proximity of their residences to the project location.

Vice Mayor Budge opened the public comment period. Seeing no speakers. Vice Mayor Budge closed the public comment period.

ACTION: Motion to approve item 10.6. by Sander second by Pulipati;
Motion passed with a 3:0 vote.

AYES: Pulipati, Sander, and Budge

NOES: None

ABSENT: None

RECUSED: Gatewood and Terry

11. PUBLIC HEARING ITEMS

- 11.1. **Subject:** Project Sunrise Major Design Review and Rio Del Oro Phase 5 Final Map - Project No. PLND-0821-0001: Located within Rio Del Oro Specific Plan Parcel 71.

Recommendation: Adopt the Resolution for the Rio Del Oro Phase 5 Final Map, Determine the Project Sunrise project Exempt from CEQA per Section 15183, consistent with the Community Plan, General Plan or Zoning for which an EIR was certified; and Adopt the Resolution for Project Sunrise Major Design Review.

Mayor Terry opened the public comment period. Seeing no speakers, Mayor Terry closed the public comment period.

ACTION: Motion to approve item 11.1. by Sander second by Gatewood;
Motion passed with a 5:0 vote.

12. REGULAR CALENDAR ITEMS

12.1. Subject: A Resolution Adopting the Urban Forest Master Plan.

Recommendation: Adopt the Resolution.

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

1. Fayzah Mughal
2. Fayzah Mughal
3. Angel Ball

Mayor Terry closed the public comment period.

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

12.2. Subject: Discussion Regarding Mobile Home Park Subcommittee Members.

Recommendation: Reappoint subcommittee members.

Mayor Terry opened the public comment period. Seeing no speakers, Mayor Terry Closed the public comment period.

ACTION: Motion to appoint Council Member Gatewood and Mayor Terry to the Mobile Home Park Subcommittee Gatewood second by Pulipati;
Motion passed with a 3:2 vote.

AYES: Gatewood, Pulipati, and Terry

NOES: Sander

ABSENT: None

ABSTAIN: Budge

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

14. ADJOURN TO CLOSED SESSION

Mayor Terry adjourned the meeting to closed session at 8:41 p.m.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Terry called the closed session to order at 8:41 p.m.

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

Council Members Absent: None

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

16. CLOSED SESSION

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

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

Council Member Gatewood recused himself from Item 2 due to a conflict of interest related to a business interest.

2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (pursuant to California Government Code Section 54956.9(d)(1) Cordova Recreation and Park District v. City of Rancho Cordova, Sacramento Superior Court Case No. 34-2021-80003705.

17. OPEN SESSION - REPORT OUT FROM CLOSED SESSION

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

18. ADJOURNMENT

Mayor Terry adjourned the meeting in memory of Gene Humphrey at 9:09 p.m.



Stacy Leitner, CMC
City Clerk