

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.

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

City Manager Cyrus Abhar led the pledge.

4. INVOCATION

Retired Reverend Michael Dack of the United Church of Christ gave the invocation.

5. PRESENTATIONS

5.1. Swearing in of Planning Commission Members.

6. PUBLIC COMMENT

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

1. Troy Fennel
2. Paul Carroll
3. Ivory Rubin
4. James Garcia
5. Greg Muilenburg
6. Valerie Knippschild
7. Sara Malone
8. Kate Carroll
9. Manorak Man
10. Marilyn Metzger
11. Val Astle
12. Brenda Gustin
13. Helen Whelan-Bashaw
14. Fayzah Mughal
15. Sandra Murphy
16. Crystal Huckleberry
17. Darla Hughes
18. Scott E. Ahlstrom
19. Holles Sommers Ahlstrom
20. Julia Grissinger
21. Sara Malone
22. Lynn Keay
23. Marilyn Metzger
24. Richard Martin
25. Harikumar Nair
26. Kyle Marx
27. Jan Rollings-Rapoza
28. Lysa Davis
29. Timothy Johnson
30. Vicki Coffey
31. Wayne Davidson
32. Dawn S. Davidson
33. Fayzah Mughal
34. Angel Ball
35. James Garcia

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

Council Member Sander requested that Item 9.1 and 9.7 be pulled for separate discussion.

ACTION: Motion to approve Item 9.2 through 9.6 and Item 9.8 through 9.10 by Sander second by Budge;
Motion passed with a 5:0 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.

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

1. Angel Ball
2. Brenda Gustin

Mayor Terry closed the public comment period.

ACTION: Motion to approve item 9.1. by Budge second by Gatewood;
Motion passed with a 5:0 vote.

- 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.

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

ACTION: Motion to approve item 9.7 by Sander second by Budge;
Motion passed with a 5:0 vote.

- 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**

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

Mayor Terry stated that Item 10.6 would be pulled for separate discussion.

ACTION: Motion to approve item 10.1 through 10.5 by Budge second by Sander;
Motion passed with a 5:0 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.

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

1. Paul Carroll
2. Katherine Whitcome
3. James Garcia

Mayor Terry closed the public comment period.

ACTION: Motion to approve item 10.6 Budge second by Pulipati;
Motion passed with a 5:0 vote.

11. PUBLIC HEARING ITEMS

None.

- 11.1. **Subject:** Flavored Tobacco Ordinance- First Reading.
Recommendation: Waive the first reading and introduce the Ordinance
- Mayor Terry opened the public comment period. The following individuals addressed the Council:
1. Kim Ard-Elutilo
 2. Bishop Mario Gaines
 3. Charles Taylor
 4. Allegra Taylor
 5. Henry Ortiz
 6. Christina Robinson
 7. Thomas Lawton
 8. Tim Gibbs

9. Kimberly Bankston Lee
10. Marissa Greenband
11. Jim Knox
12. Dr. Rachel Caynak
13. Alix Winston
14. Ryan McClinton
15. Heather Morrow
16. Phil Gardiner
17. Robert B
18. Laurie Comstock
19. Fiani Johnson
20. TW Norman
21. Monica Alleje
22. Thomas Lawton

Mayor Terry closed the public comment period.

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

12. REGULAR CALENDAR ITEMS

Mayor Terry stated that item 12.4 would be discussed before the remaining Regular Calendar items.

- 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.

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

1. Courtney Conklin
2. Rebecca Sloan
3. Melanie Freer
4. Heather Morrow
5. Sasha Kinney
6. Shinder Gill
7. Heather Morrow

ACTION: Motion to approve staff recommendation for application number 47; to partially fund application number 43; to fully fund application number 10; and to re-evaluate the eGaming funding request once more information is available by Sander second by Budge;
Motion passed with a 5:0 vote.

- 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.

Mayor Terry opened the public comment period. Seeing no speakers. 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:** 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.

Because this item resulted in a tax reduction for properties in Sunridge Anatolia CFD No. 2003 – 01 Anatolia and Council members, Gatewood and Pulipati, and Mayor Terry own property that is the subject of this item and will receive the tax reduction. The effect of this action is legally distinguishable from its effect on the public generally because the decision will affect less than 25% of the residential property in the City. As a result, these three officials have a conflict of interest on this item. However, under Regulation 2 Cal Code Regs 18705 if, as here, there is no alternative manner of decision-making, and the public official must act for a decision to be made, the City may establish a quorum by "random selection."

The names of the three officials were written on identical strips of paper and placed in a bag.

The City Clerk drew the name Garrett Gatewood from the bag.

Council Member Pulipati and Mayor Donald Terry recused themselves due to a conflict of interest related to the proximity of their residence to the location of the item listed above.

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

ACTION: Motion to approve item 12.2 by Sander second by Gatewood;
Motion passed with a 3:0 vote.

AYES: Gatewood, Sander, and Vice Mayor Budge

NOES: None

ABSENT: None

RECUSED: Pulipati and Terry

- 12.3. **Subject:** Rancho Cordova Youth Center Branding Discussion.

Recommendation: Council discussion and direction to staff.

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

1. Jennifer Laret
2. Tera Kolvenbach

Mayor Terry closed the public comment period.

ACTION: Motion to approve branding choice number two(2) by Budge second by Sander;

Motion passed with a 4:1 vote.

AYES: Budge, Gatewood, Sander, and Mayor Terry

NOES: Pulipati

ABSENT: None

ABSTAIN: None

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

14. ADJOURNMENT

Council did not meet in closed session and Mayor Terry adjourned the meeting in memory of General Jim Taylor at 9:58 p.m.



Stacy Leitner, CMC
City Clerk