

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING Monday, July 18, 2022

**4:00 PM - Special Meeting/Closed Session
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. SPECIAL MEETING CALL TO ORDER/ROLL CALL

Mayor Terry called the Special meeting to order in the David B. Roberts Council Chambers at 4:06 p.m.

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

Council Members Absent: Siri Pulipati

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

2. PUBLIC COMMENT

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

3. ADJOURN TO CLOSED SESSION

Mayor Terry adjourned the meeting to closed session at 4:08 p.m.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Terry called closed session to order in the at 4:08 p.m.

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

Council Members Absent: Siri Pulipati

Staff Members Present: Cyrus Abhar and Adam Lindgren

5. CLOSED SESSION

Council met 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).

6. ADJOURNMENT TO THE REGULAR MEETING

Mayor Terry adjourned closed session to the Regular Meeting at 5:34 p.m.

7. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Terry called the Regular meeting to order in the David B. Roberts Council Chambers at 5:34 p.m.

Council Members Present: Linda Budge (joined at 5:50 p.m.), Garrett Gatewood, David Sander, and Mayor Donald Terry

Council Members Absent: Siri Pulipati

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

8. 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.

9. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

10. PLEDGE OF ALLEGIANCE

Council Member Garrett Gatewood led the pledge.

11. INVOCATION

Julie Steinbach of the United Methodist Church of Rancho Cordova gave the invocation.

12. PRESENTATIONS

- 12.1. Introduction of New Employees: Meredith Rhodes, Senior Code Enforcement Officer by Brittany Mariscal, Senior Code Enforcement Officer and Building Permit Technician Leilani Nzau, by Elizabeth Sparkman, Community Development Director.

13. PUBLIC COMMENT

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

1. Durriya Syed
2. Paul Carroll
3. James Garcia
4. Brenda Gustin
5. Diann Rogers

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

Mayor Terry stated that Item 16.4 would be pulled for separate discussion.

ACTION: Motion to approve item 16.1 through 16.3 and 16.5 through 16.15 by Budge second by Sander;

Motion passed with a 4:0 vote.

AYES: Budge, Gatewood, Sander, and Terry

NOES: None

ABSENT: Pulipati

ABSTAIN: None

- 16.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of June 20, 2022 and the Special City Council Meeting of July 11, 2022.

Recommendation: Adopt the Minutes.

- 16.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2022-78 with Granite Construction Company in an Amount not to Exceed \$859,815 for the American River Outfall Four Repair Project.

Recommendation: Adopt the Resolution.

- 16.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2022-90 with the County of Sacramento for Transportation Operations and Maintenance Services for Fiscal Years 2022-2027, Enabling the County to Continue Assisting the City in Operating and Maintaining Traffic Signal Infrastructure

Recommendation: Adopt the Resolution.

- 16.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2022-69 with Sierra Asphalt, Inc. in an Amount not to Exceed \$157,700 for On-Call Pavement Maintenance Services.

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 16.4. by Budge second by Sander;
Motion passed with a 3:0 vote.
AYES: Budge, Sander, and Terry
NOES: None
ABSENT: Pulipati
RECUSED: Gatewood

- 16.5. **Subject:** A Resolution Approving the Final Map of The Ranch Village 3, Subdivision No. FM-2021-002-06, And Authorizing the City Manager to Execute the Subdivision Improvement Agreement Contract No. 2022-49 with K. Hovnanian at Jaeger Ranch, LLC.
Recommendation: Adopt the Resolution.
- 16.6. **Subject:** A Resolution Approving the Final Map of The Ranch Village 4 Unit 2, Subdivision No. FM-2021-002-07, and Authorizing the City Manager to Execute the Subdivision Improvement Agreement Contract No. 2022-105 with K. Hovnanian at Jaeger Ranch, LLC.
Recommendation: Adopt the Resolution.
- 16.7. **Subject:** A Resolution Authorizing the Public Works Director to Execute a Drainage Impact Fee Credit Agreement in an Amount not to Exceed \$5,522,761 with Alta Vista, LLC for the Rio Del Oro Phase I Project.
Recommendation: Adopt the Resolution.
- 16.8. **Subject:** A Resolution Authorizing the Public Works Director to Execute a Drainage Impact Fee Credit Agreement in an Amount up to \$1,937,807 with Lennar Homes of California, LLC for the Grantline 220 Project.
Recommendation: Adopt the Resolution.
- 16.9. **Subject:** A Resolution Declaring the City's Intention to Impose an Annual Stormwater Utility Fee and Designating a Time and a Place for Hearing Protests in Connection with the Annual Stormwater Utility Fee for the Stone Creek Village Project.
Recommendation: Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the Stone Creek Village project.
- 16.10. **Subject:** A Resolution Approving the Annexation Boundary Map for the Stone Creek Village project and Annexation to the City of Rancho Cordova Community Facilities District No. 2008-1 (Street Lighting and Road Maintenance).
Recommendation: Adopt the Resolution.
- 16.11. **Subject:** A Resolution Approving the Boundary Map for the Stone Creek Village Project Annexation to the Rancho Cordova Community Facilities District No. 2018-2 (Community Places and Neighborhood Greens).
Recommendation: Adopt the Resolution.
- 16.12. **Subject:** A Resolution Approving the Annexation of the Stone Creek Village project into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).
Recommendation: Adopt the Resolution.
- 16.13. **Subject:** A Resolution Approving the Annexation of the Sundance Development Project into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police

Services).

Recommendation: Adopt the Resolution.

- 16.14. **Subject:** A Resolution Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the 2022-2023 Property Tax Roll Residents.

Recommendation: Adopt the Resolution.

- 16.15. **Subject:** A Resolution of the City Council of the City of Rancho Cordova and on Behalf of Commissions and Committees Created by the City Council Pursuant to Government Code Section 54952(b) Confirming the State of Emergency Under Government Code Section 8625, Recognizing Continued Measures to Promote Social Distancing, and Re-authorizing Remote Teleconference Meetings of the City for the Period from July 19, 2022 to August 17, 2022.

Recommendation: Adopt the Resolution.

17. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

Vice Mayor Budge requested that Item 17.4 be pulled for separate discussion.

ACTION: Motion to approve item 17.1 through 17.3 and 17.5 through 17.6 by Budge second by Gatewood;

Motion passed with a 4:0 vote.

AYES: Budge, Gatewood, Sander, and Terry

NOES: None

ABSENT: Pulipati

ABSTAIN: None

- 17.1. **Subject:** A Resolution to Approve Shalako Large Lot Tentative Subdivision Map and Phasing Plan Project No. PLND-1121-0021.

Recommendation: Adopt the Resolution approving the Shalako Large Lot Tentative Subdivision Map, subject to the findings contained in the attached Resolution, Conditions of Approval and Phasing Plan.

- 17.2. **Subject:** 10961 & 10971 Sun Center Drive Tentative Parcel Map Project No. PLND-0122-0026.

Recommendation: Adopt the Resolution for the Tentative Parcel Map.

- 17.3. **Subject:** Pradera Ranch - Major Design Review & Adjustment - Project No. PLND-0222-0028.

Recommendation: Find the project is exempt under CEQA Exemption 15182, Residential Projects Pursuant to a Specific Plan. The project was analyzed as part of the Suncreek Specific Plan (SCSP) Environmental Impact Report (EIR); and Adopt the Resolution for the Pradera Ranch Major Design Review and Adjustment.

- 17.4. **Subject:** Sunridge Villas (Sundance) Design Review & Adjustment Project No. PLND-0322-0029.

Recommendation: Find the project to be in compliance with the California Environmental Quality Act (CEQA) consistent with the approved Mitigated Negative Declaration prepared for the Sundance project (RC04-122); and Adopt the Resolution for

the Sunridge Villas Major Design Review and Special Development Permit.

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

ACTION: Motion to continue item 17.4. to a date uncertain by Sander second by Budge;
Motion passed with a 4:0 vote.

AYES: Budge, Gatewood, Sander, and Terry

NOES: None

ABSENT: Pulipati

ABSTAIN: None

- 17.5. **Subject:** An Ordinance Amending various sections of the Folsom Boulevard Specific Plan, Title 16 Buildings and Construction, Title 17 Fire Prevention, and Title 23 Zoning of the Rancho Cordova Municipal Code to Address Ambiguities and Provide Clarification.

Recommendation: Introduce and waive the first reading of the Ordinance.

- 17.6. **Subject:** A Resolution Declaring a Protest Hearing and Authorizing the Mailing of Property Owner Ballot Relating to the Imposition of the Annual Stormwater Utility Fee for the Sundance Project.

Recommendation: Adopt the Resolution.

18. PUBLIC HEARING ITEMS

- 18.1. **Subject:** Logisticcenter at Rancho Cordova Major Design Review Project No. PLND-1021-0015.

Recommendation: There is no formal recommendation at this time. Staff is providing a response to Council's concerns that were raised at the April 18, 2022 council meeting and will be looking for any additional direction from Council for this project. The public hearing will be continued to a future council date. At that time, staff may bring back final action documents based upon Council's direction.

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

1. Paul Carroll
2. James Garcia
3. Marilyn Metzger
4. Eileen Sedilko
5. Jim Zazzera
6. Mitch Schwenk
7. Mary Miller
8. Joe Bedri
9. Sara Malone
10. Kate Carroll
11. Helen Whelan Bashaw
12. Sri Iyer
13. Dawn
14. Daisy Piatt
15. Jenica Williams
16. Barbara Kropacek
17. Jennifer Garcia

18. Fayzah Mughal
19. Nadia L. Costa
20. Lisa Burns
21. Rosha Hester
22. Suzanne Mantey
23. Jennifer Garcia
24. Edwin Garcia
25. Eileen Sedilko
26. Heather Heilmann
27. James Garcia
28. Kate Carroll
29. Marilyn Metzger
30. Fayzah Mughal

Mayor Terry closed the public comment period.

ACTION: Input was received regarding the Logisticenter at Rancho Cordova Major Design Review Project No. PLND-1021-0015.

19. REGULAR CALENDAR ITEMS

- 19.1. **Subject:** A Resolution of the City Council of the City of Rancho Cordova Authorizing the Execution of a Predevelopment Agreement with Griffn/Swinerton, LLC for the Mills Crossing Civic Center Project.

Recommendation: Adopt the Resolution.

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

1. Helen Whelan-Bashaw
2. Autumn Eberhardt

Mayor Terry closed the public comment period.

ACTION: Motion to approve item 19.1 by Budge second by Gatewood;
Motion passed with a 4:0 vote.

AYES: None

NOES: None

ABSENT: Pulipati

ABSTAIN: None

RECESS: 8:51 p.m. – 8:59 p.m.

- 19.2. **Subject:** Economic Development Department Program - Community Enhancement & Investment Fund and Workforce Development Update.

Recommendation: Receive the Community Enhancement & Investment Fund and Workforce Development Update from the Economic Development Department.

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

1. Krysta Malonson

2. Anil Reddy
3. J.P. Morgan

Mayor Terry closed the public comment period.

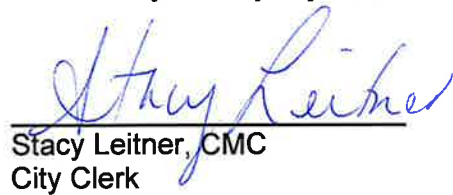
ACTION: Input was received regarding the Economic Development Department Program - Community Enhancement and Investment Fund and Workforce Development Update.

20. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

21. ADJOURNMENT

Mayor Terry adjourned the meeting in memory of George Waegell at 10:21 p.m.



Stacy Leitner, CMC
City Clerk