

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, April 17, 2023

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

DoubleTree Hotel - Lobby

St. Louis Forest Park

4550 Forest Park Ave

St. Louis, MO 63108

MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Budge called the Special meeting to order in the David B. Roberts Council Chambers at 4:07 p.m.

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

Council Members Absent: None

Staff Members Present: Haley Arata, Stacy Leitner, Adam Lindgren, Persephonie Riley, and Micah Runner

2. PUBLIC COMMENT

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

1. Frank Hall
2. Paul Carroll
3. Sara Malone
4. Greg Muilenburg
5. James Garcia

6. Jennifer Garcia
7. Jim Garcia
8. James Garcia
9. Paul Carroll
10. Greg Muilenburg

Mayor Budge closed the public comment period.

3. ADJOURN TO CLOSED SESSION

Mayor Budge adjourned the meeting to closed session at 4:24 p.m.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Budge called Closed Session to order at 4:25 p.m.

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

Council Members Absent: None

Staff Members Present: Adam Lindgren and Micah Runner

5. CLOSED SESSION

Council met in closed session to discuss the following item:

- 5.1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION: Significant Exposure to Litigation Pursuant to Government Code Section 54956.9(d)(2) (Four cases, one relating to "Notice and Alleged Default Under Development Agreement and 60-Day Period to Cure; Logisticenter Project" at Corner of N. Mather Blvd. and Bear Hollow Drive from Arthur Coon, January 25, 2023; a second relating to a "Notice of City of Rancho Cordova's Breach of and Default Under Development Agreement and 60-Day Period to Cure; Stone Creek Industrial Center" at Corner of Zinfandel Blvd. and Baroque Drive from Arthur Coon, March 13, 2023; a third relating to an oral threat of litigation from representatives of Elliott Homes relating to its Stone Creek properties APN 072-2360-028, APN 072-2360-029, APN 072-2360-030, APN 072-2860-024, APN 072-2860-015, APN 072-2860-016, APN 072-2860-017, APN 072-2860-018 and an April 12, 2023 "Request to Process Application and 60-Day Notice of Default"; and a fourth relating to the written threat by Gloria Smith on behalf of Stone Creek Residents for Smart Growth, March 30, 2023.

6. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that the City Council met in closed session and took up one item of anticipated litigation with four items. On three of them relating to Dermody and the Stone Creek neighborhood group, the City Council received updates from litigation counsel and took no reportable action. On the other item, relating to the threat of litigation by Elliott Homes, the City Council considered a potential settlement with Elliott Homes and provided direction to legal counsel and the City Manager to proceed with implementation of a settlement agreement and gave approval for that settlement agreement on a vote of 5 to 0.

7. ADJOURN TO REGULAR MEETING

Mayor Budge adjourned to the Regular meeting at 5:46 p.m..

8. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Budge called the Regular meeting to order in the David B. Roberts Council Chambers at 5:46 p.m.

Council Members Present: Garrett Gatewood, Siri Pulipati, David Sander (joined at 6:16 p.m.), Donald Terry, and Mayor Linda Budge

Council Members Absent: None

Staff Members Present: Haley Arata, Stacy Leitner, Adam Lindgren, Persephonie Riley, and Micah Runner

9. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

10. PLEDGE OF ALLEGIANCE

Shatakashi L NU led the pledge.

11. INVOCATION

Mark Shelter with River City Christian gave the invocation.

12. PRESENTATIONS

- 12.1. New Employee Introductions: Lydia Thung, Economic Development Analyst II by Amanda Norton, Economic Development Manager.

13. PUBLIC COMMENT

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

1. Derald Langwell
2. Kathy Neal
3. Jill Fellows
4. Valerie Knippschild
5. James Garcia
6. David Rogers
7. Marilyn Metzger
8. Kate Carroll
9. Valerie Knippschild
10. Tera Kolvenbach
11. Paul Carroll

Mayor Budge closed the public comment period.

14. COUNCIL REPORTS

Council reported on events since the last meeting.

15. CITY MANAGER'S REPORT

City Manager Micah Runner gave his report.

16. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

- 16.1. **Subject:** Meeting Minutes from the Special Meeting of March 30, 2023, the Special and Regular City Council Meeting of April 3, 2023.

Recommendation: Adopt the Minutes.

ACTION: Motion to approve items 16.1 through 16.7 with an amendment to the March 30, 2023 minutes in item 16.1 by Terry second by Pulipati;
Motion passed with a 4:0 vote.

AYES: Gatewood, Pulipati, Terry, and Budge

NOES: None

ABSENT: Sander

ABSTAIN: None

- 16.2. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 58-2019-2 with Coastline Water Resources, Inc. to Extend the Contract Term from June 30, 2023, to June 30, 2024, which Results in an Increase to the Contract Amount from \$1,835,000 to an Amount not to Exceed \$2,335,000 for Citywide Storm Drain Maintenance Services.

Recommendation: Adopt the Resolution.

- 16.3. **Subject:** A Resolution Authorizing the City Manager to Execute Space Rent Stabilization Memorandums of Understanding with the Eight Mobile Home Parks within the City of Rancho Cordova.

Recommendation: Adopt the Resolution.

- 16.4. **Subject:** A Resolution Approving the Final Map of Grantline 220 Unit 5, Subdivision No. FM-2021-004-05, and Authorizing the City Manager to Execute Subdivision Improvement Agreement Contract No. 2023-39 with Lennar Homes of California, LLC, and Finding the Action Exempt Under CEQA Guideline 15268(b)(3).

Recommendation: Adopt the Resolution.

- 16.5. **Subject:** A Resolution Approving the Final Map of Grantline 220 Unit 6, Subdivision No. FM-2021-004-06, and Authorizing the City Manager to Execute the Subdivision Improvement Agreement Contract No. 2023-40 with Lennar Homes of California, LLC and Finding the Action Exempt Under CEQA Guideline 15268(b)(3).

Recommendation: Adopt the Resolution.

- 16.6. **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 North Point Project.

Recommendation: Adopt the Resolution designating a time and place for hearing protests in connection with the annual Stormwater Utility Fee for the North Point project.

- 16.7. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment 2022-207-1 with Bio-One to Increase the Contract Amount from \$100,000.00 to an Amount not to Exceed \$225,000.00 for Biohazard and Non-Biohazard Clean-up Throughout the City.

Recommendation: Adopt the Resolution.

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

- 17.1. **Subject:** A Resolution Vacating a No Ingress or Egress Rights Line Pursuant to the Provisions of Chapter 3, Part 3 of Public Streets, Highways, and Service Easements Vacation Law Commencing at Section 8320 of the California Streets and Highways Code (3115 Gold Valley Drive).

Recommendation: Adopt the Resolution.

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

closed the public comment period.

ACTION: Motion to approve item 17.1 by Terry second by Pulipat;
Motion passed with a 4:0 vote.

AYES: Gatewood, Pulipati, Terry, and Budge

NOES: None

ABSENT: Sander

ABSTAIN: None

18. PUBLIC HEARING ITEMS

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

Recommendation: There is no staff recommendation at this time.

On April 3, 2023 City Council made a motion and directed staff to bring back the Logistcenter project for reconsideration of their March 6, 2023 motion directing staff to prepare a Resolution with findings for denial. Staff will be seeking additional direction from Council regarding the reconsideration, including a decision on the requested motion to reconsider. If the motion to reconsider is approved by the City Council, additional direction on the Project could be made, including possible direction to Staff prepare a Resolution with findings of approval for consideration at the May 15, 2023 Council meeting. Staff also requests direction on a March 20, 2023 demand to cure or correct under government Code 54960.

Staff requests that the Council receive additional testimony, potentially close the public hearing, ask any questions, deliberate, and provide staff sufficiently detailed direction to prepare documents for final action at the May 15, 2023 Council Meeting based upon Council's direction.

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

1. Frank Hall
2. Derald Langwell
3. Marilyn Metzger
4. James Garcia
5. Sara Malone
6. Valerie Knippschild
7. Eric Winegar
8. Jennifer Garcia
9. Paul Carroll
10. Ken Cooley
11. Salina Wong
12. Diego Hernandez
13. Stephen Davis
14. Eileen Sedilko
15. Dawn Davison
16. Jennifer Garcia
17. Sara Malone
18. Crystal Huckleberry
19. Michael Phalen
20. James Garcia
21. Michael Huckleberry

22. Barbara Kropacek

Mayor Budge closed the public comment period.

ACTION: Motion to reconsider previous denial of the Logisticenter Major Design Review by Sander second by Budge;
Motion passed with a 4:1 vote.

AYES: Pulipati, Sander, Terry, and Budge

NOES: Gatewood

ABSENT: None

ABSTAIN: None

ACTION: Motion to return to Council with findings for approval for the Logisticenter at Rancho Cordova Major Design Review at the May 15, 2023 Council Meeting by Terry second by Budge;
Motion passed with a 4:1 vote.

AYES: Pulipati, Sander, Terry, and Budge

NOES: Gatewood

ABSENT: None

ABSTAIN: None

18.2. **Subject:** Stonecreek Industrial Center Major Design Review Amendment; Project No. PLND-1121-0020

Recommendation: There is no staff recommendation at this time.

Staff will be seeking additional direction from Council for this project. Staff requests that the Council receive testimony, continue the public hearing to May 15, 2023, potentially appoint an ad hoc City Council subcommittee (two members), ask any questions, deliberate, and provide staff sufficiently detailed direction to return with final hearing documents and plan revisions at the May 15, 2023 City Council meeting.

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

1. Joseph Selby
2. Jason Billington
3. Marilyn Metzger
4. James Garcia
5. Sara Malone
6. Alfie Pereyda
7. Valerie Knippschild
8. Paul Carroll
9. Eric Winegar
10. Jennifer Garcia
11. Kim Schuster
12. Jenna Contreras
13. Alexander Tardif
14. Antonio Valdez
15. Stephen Davis
16. Janet
17. Kim Schuster
18. James Garcia

19. Jenna Bethancourt
20. Paul Carroll
21. Yolanda Cu
22. Jennifer Garcia
23. Sara Malone
24. Valerie Knippschild
25. Barbara Kropacek

Mayor Budge closed the public comment period.

ACTION: Motion to appoint Mayor Linda Budge and Council Member Garret Gatewood to an ad hoc committee regarding the Stonecreek Industrial Center Major Design Review Amendment and continue to the May 15, 2023 City Council meeting by Budge second by Pulipati;
Motion passed with a 5:0 vote.

19. REGULAR CALENDAR ITEMS

- 19.1. **Subject:** A Resolution of the City Council of the City of Rancho Cordova Approving a Purchase and Sale Agreement by and Between the City of Rancho Cordova and Elliott Homes for the Purchase of Properties within the Stone Creek Specific Plan Area (Assessor's parcel numbers 072-2360-028, 029 and 030, and 072-2860-024, 015, 016, 017 and 018), Pursuant to CEQA Guideline 15061(b)(3).

Recommendation: Adopt the Resolution.

Mayor Budge stated that Item 19.1 would be heard before the regular public hearing on the agenda.

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

1. Tera Kolvenbach
2. Barbara Kropacek

Mayor Budge closed the public comment period.

ACTION: Motion to approve item 19.1 by Gatewood second by Pulipati;
Motion passed with a 5:0 vote.

20. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

21. ADJOURNMENT

Mayor Budge adjourned the meeting at 9:18 p.m.


Stacy Leitner, CMC
City Clerk