

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING Monday, May 6, 2024

4:00 PM – Special Meeting
5:30 PM – Regular Meeting
David B. Roberts Council Chambers

City Hall
2729 Prospect Park Drive, Rancho Cordova

MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Sander called the Special meeting to order in the David B. Roberts Council Chambers at 4:12 p.m.

Council Members Present: Linda Budge, Garrett Gatewood, Siri Pulipati (arrived at 4:19 p.m.), Donald Terry, and Mayor David Sander

Council Members Absent: None

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

2. PUBLIC COMMENT

Mayor Sander stated that public comment would be taken at the time the item on the agenda was heard.

3.1. **Subject:** Public Library Services Discussion.

Recommendation: Receive the presentation and provide feedback.

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

ACTION: Input was received regarding the Public Library Services Discussion.

4. ADJOURNMENT TO CLOSED SESSION

Mayor Sander adjourned the Special meeting to closed session at 5:06 p.m.

5. CLOSED SESSION CALL TO ORDER ROLL/ROLL CALL

Mayor Sander called closed session to order at 5:07 p.m.

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

Council Members Absent: None

Staff Members Present: Adam Lindgren and Micah Runner

6. CLOSED SESSION

Council met in closed session to discuss the following item:

- 6.1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: Bleckely St, Assessor's Parcel Number (APN): 067-0010-093-0000, City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney, Negotiating Parties: County of Sacramento. Under Negotiation: Price and Terms of Payment.

7. 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.

8. ADJOURN TO THE REGULAR MEETING

Mayor Sander adjourned closed session to the Regular meeting at 5:50 p.m.

9. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Sander called the Regular meeting to order in the David B. Roberts Council Chambers at 5:50 p.m.

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

Council Members Absent: None

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

10. METRO CABLE TV TELEVISION ANNOUNCEMENT

The Assistant City Clerk read the meetings recordings and playback schedule.

11. PLEDGE OF ALLEGIANCE

Mayor David Sander led the pledge.

12. INVOCATION

Ruby Smallwood with the Law Enforcement Chaplaincy gave the invocation.

13. PRESENTATIONS

- 13.1. May is Bike Month Presentation and Recognition of Local Cycling Champions.
- 13.2. Introduction of New Employees: Nicole Riggins, Code Enforcement Officer and Sean Colan, Code Enforcement Officer by Brittany Mariscal, Code Enforcement Supervisor. Austin Krehbiel, Deputy Probation Officer, and Jose Duran, Senior Probation Officer by

Russ Ducharme, Neighborhood Services Manager.

14. PUBLIC COMMENT

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

1. Todd Smith
2. Larry Ladd
3. Harkeerat Uppal
4. Helen Whelan-Bashaw
5. Lupe Hernandez

Mayor Sander closed the public comment period.

15. COUNCIL REPORTS

Council reported on events since the last meeting.

16. CITY MANAGER'S REPORT

City Manager Micah Runner gave his report.

17. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Mayor Sander stated that items 17.6 and 17.10 would be pulled for separate discussion.

ACTION: Motion to approve items 17.1 through 17.5 and 17.7 through 17.9 by Budge second by Terry;
Motion passed with a 5:0 vote.

- 17.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of April 2, 2024, and the Special Meetings of April 23, 2024, and April 29, 2024.
Recommendation: Adopt the minutes.
- 17.2. **Subject:** Second Reading of an Ordinance of the City Council of the City of Rancho Cordova for the Second Amendment to the Development Agreement Between the City of Rancho Cordova and Cresleigh Homes Corporation Relative to the Sunridge Lot J Project.
Recommendation: Waive the second reading and adopt the Ordinance.
- 17.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2022-62-1 with Roush Landscape Services to Extend the Contract Term from June 30, 2025, to June 30, 2027, Resulting in an Increase to the Contract Amount from \$644,120 to an Amount not to Exceed \$2,384,960 for Continued Landscape Maintenance Services for Publicly-Owned Landscape Facilities.
Recommendation: Adopt the Resolution.
- 17.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2024-41 with McGuire Pacific Constructors for an Amount not to Exceed \$543,815 for On-Call Overhead and Street Signage Services.
Recommendation: Adopt the Resolution.
- 17.5. **Subject:** A Resolution Approving the Rate and Method of Apportionment of Special Taxes Within an Improvement Area to be Annexed into the City of Rancho Cordova Grantline 220 Community Facilities District No. 2023-1.
Recommendation: Adopt the Resolution.

- 17.6. **Subject:** A Resolution Authorizing the City Manager to Execute a Predevelopment Grant Agreement with Ikaika Ohana for the Affordable Housing Crossing at Woodberry Project Located at 2738 Woodberry Way in the Amount of \$960,000 Utilizing the Prohousing Incentive Pilot Program Funding.

Recommendation: Adopt the Resolution.

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

1. Lupe Hernandez

Mayor Sander closed the public comment period.

ACTION: Motion to approve item 17.6. by Budge second by Terry;
Motion passed with a 5:0 vote.

- 17.7. **Subject:** A Resolution Authorizing the City Manager to Approve the Large Lot Final Map of Shalako, Subdivision No. FM-2022-001-01 and Execute Subdivision Improvement Agreement Contract No. 2024-57 with Shalako Investors.

Recommendation: Adopt the Resolution.

- 17.8. **Subject:** A Resolution Authorizing the City Manager to Execute Credit Agreement Contract No. 2024-53 with K. Hovnanian at Jaeger Ranch, LLC in the Amount of \$564,317 for the Construction of Public Offsite Trail Improvements.

Recommendation: Adopt the Resolution.

- 17.9. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2024-64 with Proud Audio Visual for Audio Visual System Upgrades to the American River North and South Conference Rooms for an Amount not to Exceed \$116,598.

Recommendation: Adopt the Resolution.

- 17.10. **Subject:** A Resolution Approving the Annexation of The Preserve into the City of Rancho Cordova Community Facilities District No. 2013-2 (Police Services).

Recommendation: Adopt the Resolution.

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

1. Lupe Hernandez

Mayor Sander closed the public comment period.

ACTION: Motion to approve item 17.10. by Terry second by Budge;
Motion passed with a 5:0 vote.

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

- 18.1. **Subject:** An Ordinance Amending Title 23, Chapter 23.113 Zoning Certification, Chapter 23.313 Mixed-Use Zoning District, Chapter 23.731 Fences, Walls, and Screening, Chapter 23.1104 Definitions and the Folsom Boulevard Specific Plan (CEQA Exemption Found in Guideline Section 15061(b)(3)).

Recommendation: Waive the first reading and introduce the Ordinance.

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

ACTION: Motion to approve item 18.1. by Terry second by Budge;
Motion passed with a 5:0 vote.

- 18.2. **Subject:** An Ordinance Amending Title 4, Chapter 4.54 Regulations and Prohibitions, and Title 9, Chapter 9.36 Park Regulations of the Rancho Cordova Municipal Code Regarding the Regulation of Social Host Fireworks and the Regulation of Illegal Fireworks in Parks.

Recommendation: Waive the first reading and introduce the Ordinance.

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

1. Dennis Revell
2. Mike Munson
3. Joseph Henderson
4. Adam Laret

Mayor Sander closed the public comment period.

ACTION: Motion to approve item 18.2. by Terry second by Budge;
Motion passed with a 5:0 vote.

Mayor Sander stated that Item 20.2 would be heard before Item 19.1.

- 20.2. **Subject:** Planning Commission At-Large Member Nomination and Selection.
Recommendation: Nominate and make a motion to approve two (2) At-Large Planning Commission Members with terms that will expire in December 2026.

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

ACTION: Motion to nominate and appoint Teagan Knifton and David Huhn as at-large Planning Commission Members with terms that will expire in December 2026 by Sander second by Budge;
Motion passed with a 5:0 vote.

Council Member Terry left the meeting at 7:33 p.m.

19. PUBLIC HEARING ITEMS

- 19.1. **Subject:** Valero Gas Station Beer and Wine Sales - Conditional Use Permit and Letter of Public Convenience and Necessity (Project not Subject to CEQA per Section 21080(b)(5)) - Project No. PLND-1023-0086.

Recommendation: The applicant has withdrawn their request and no longer wishes to move forward with their application.

ACTION: The Applicant withdrew their application and no action was necessary from Council.

- 19.2. **Subject:** Declaring the Results of a Mail Ballot Election Relating to the Proposed Stormwater Utility 1 Fee Increase.

Recommendation: If a majority affirmative vote of the ballots returned is received, staff would return with a Resolution and Ordinance to implement the fee increase at the May 20, 2024, City Council Meeting. If a majority affirmative vote of the ballots returned is not

received, then no action is needed.

Assistant City Clerk Persephonie Riley reported the following results of the mail ballot election relating to the Proposed Stormwater Utility 1 Fee Increase:

Total Ballots Mailed: 20,573
Total Ballots Received: 4,634
Total "Yes" Ballots: 1,034
Total "No" Ballots: 3,600
Percent Yes: 22%
Percent No: 78%

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

ACTION: Motion to accept the results of the mail ballot election relating to the Proposed Stormwater Utility Fee 1 as read by the Assistant City Clerk which did not result in a majority of affirmative votes, and also suspending further proceedings of the mail ballot election by Budge second by Gatewood;
Motion passed with a 4:0 vote.

AYES: Budge, Gatewood, Pulipati, and Sander

NOES: None

ABSENT: Terry

ABSTAIN: None

20. REGULAR CALENDAR ITEMS

- 20.1. **Subject:** A Resolution Authorizing the City Manager to Submit a Proposed Action to Approve a Conditional Use Permit for the Mather Veterans Village Phase 4 Multifamily Housing Project for Homeless Veterans, Project No. PLND-0324-0095, to the Airport Land Use Commission, Pursuant to the Overrule Process of Public Utilities Code Section 21676(b), with Findings that the Proposed Action is Consistent with the Purposes of Public Utilities Code Section 21670.

Recommendation: Adopt the Resolution.

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

1. Helen Whelan-Bashaw
2. James Garcia

Mayor Sander closed the public comment period.

ACTION: Motion to approve item 20.1. by Budge second by Pulipati;
Motion passed with a 4:0 vote.

AYES: Budge, Gatewood, Pulipati, and Sander

NOES: None

ABSENT: Terry

ABSTAIN: None

- 20.3. **Subject:** Growing Strong Neighborhoods Update.

Recommendation: Receive staff presentation and provide Council input.

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

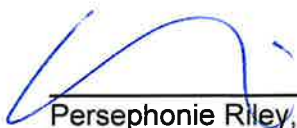
ACTION: Input was received regarding the Growing Strong Neighborhoods Update.

21. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

22. ADJOURNMENT

Mayor Sander adjourned the meeting in memory of Col. Bruce Mosley and Delaine Eastin at 8:44 p.m.



Persephonie Riley, CMC
Assistant City Clerk