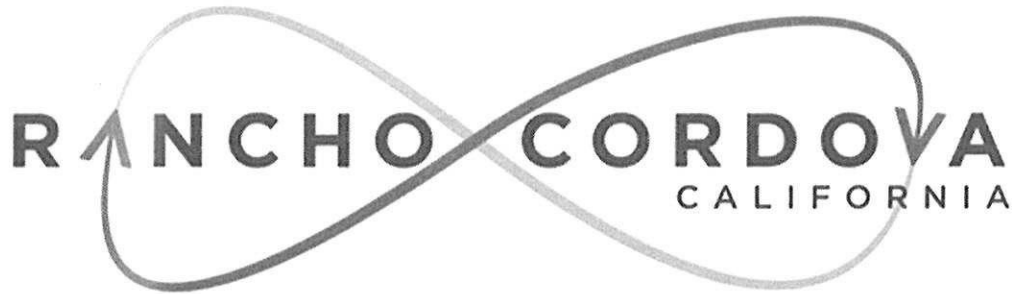


CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING Tuesday, September 2, 2025

4:00 PM – Special Meeting/Closed Session

**City Hall – David B Roberts Council Chambers
2729 Prospect Park Drive, Rancho Cordova**

5:30 PM – Regular Meeting

**City Hall – David B Roberts Council Chambers
2729 Prospect Park Drive, Rancho Cordova**

**10994 Disk Drive
Rancho Cordova, CA 95670**

MINUTES

1. SPECIAL MEETING - CALL TO ORDER/ROLL CALL

Mayor Pulipati called the Special meeting to order in the David B. Roberts Council Chambers at 4:04 p.m.

Council Members Present: Linda Budge, Garrett Gatewood, Joe Little, David Sander, and Mayor Siri Pulipati

Council Members Absent: None

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

2. PUBLIC COMMENT

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

3. ADJOURN TO CLOSED SESSION

Mayor Pulipati adjourned the meeting to closed session at 4:05 p.m.

4. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Pulipati called the closed session to order at 4:05 p.m.

Council Members Present: Linda Budge, Garrett Gatewood, Joe Little, David Sander, and Mayor Siri Pulipati

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)(Two cases).
- 5.2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Pursuant to Government Code Section 54956.9(d)(4) (one case): Potential Litigation Related to National Opioid Cases and Settlement (In re: National Prescription Opiate Litigation, U.S.D.C., Northern District of Ohio, MDL No. 2804, Case No. 17-MD-2804.)
- 5.3. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Pursuant to Government Code Section 54956.9(d)(4) (one case): Potential Litigation Related to National Opioid Cases and Settlement (*In re: Purdue Pharma L.P., et al*, United States Bankruptcy Court., Southern District of New York, Case No. 19-23649.)
- 5.4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 2875 Kilgore Road, Rancho Cordova APN: 072-0490-024-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Under Negotiation: Price and Terms of Payment.

6. 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.

7. ADJOURNMENT OF SPECIAL MEETING

Mayor Pulipati adjourned closed session to the regular meeting at 5:36 p.m.

8. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Pulipati called the Regular meeting to order in the David B. Roberts Council Chambers at 5:36 p.m.

Council Members Present: Linda Budge (joined at 5:47 p.m.), Garrett Gatewood, Joe Little, David Sander, and Mayor Siri Pulipati

Council Members Absent: None

Staff Members Present: 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

Walt Little led the pledge.

11. INVOCATION

Walt Little with St. John Vianney Catholic Church gave the invocation.

12. PRESENTATIONS

- 12.1. Introduction of New Employees: Jonathan Lujano, Assistant Civil Engineer by Edgar Medina, Assistant Public Works Director and Miguel Carillo, Maintenance and Operations Technician II by Maria Lopez, Operations & Maintenance Manager.

13. PUBLIC COMMENT

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

1. Larry Ladd
2. Sue Covey
3. Sean Mongan
4. James Garcia
5. Helen Whelan-Bashaw
6. Sue Covey

Mayor Pulipati 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

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

ACTION: Motion to approve items 16.1 through 16.8 by Gatewood second by Sander;

Motion passed with a 4:0 vote.

AYES: Gatewood, Little, Sander, and Pulipati

NOES: None

ABSENT: Budge

ABSTAIN: None

- 16.1. **Subject:** Meeting Minutes from the Regular City Council Meeting of August 4, 2025.

Recommendation: Adopt the minutes.

- 16.2. **Subject:** A Resolution Authorizing the City Manager to Execute a Contract with Habitat for Humanity of Greater Sacramento in an Amount Not to Exceed \$300,000 for Residential Home Repairs from September 2, 2025, through June 30, 2027.

Recommendation: Adopt the Resolution.

- 16.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment 2024-24-2 for the Preparation of the General Plan Update and Environmental Impact Report with Ascent Environmental, Inc. to Include Additional Scope Tasks and Increase the Project Budget by \$129,740.

Recommendation: Adopt the Resolution.

- 16.4. **Subject:** A Resolution Authorizing the City Manager to Execute a Contract with Rebuilding Together Sacramento in an Amount not to Exceed \$1,000,000.00 for Residential Home Repairs from September 2, 2025, through June 30, 2027.

Recommendation: Adopt the Resolution.

- 16.5. **Subject:** A Resolution Designating a Voting Delegate and Alternate(s) for the 2025 League of California Cities Annual Conference Held October 8-10, 2025, in Long Beach, California.

Recommendation: Adopt the Resolution.

- 16.6. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2023-67-2 with Zero Foodprint to Increase the Contract Amount from \$190,934 to an Amount not to Exceed \$268,571 for the Purchase and Delivery to Farming Operations of Compost Manufactured from Recycled Organic Materials for Calendar Year 2026 as Required by State Law.

Recommendation: Adopt the Resolution.

- 16.7. **Subject:** A Resolution Accepting a Grant from the State of California Department of Alcoholic Beverage Control (ABC) in the Amount of \$82,000 and Authorizing the City Manager or his Designee to Execute a Grant Agreement.

Recommendation: Adopt the Resolution.

- 16.8. **Subject:** A Resolution Authorizing the City Manager to Execute a Security Agreement with Five Star Bank for the Rancho Cordova Food Locker Community Hub Project.

Recommendation: Adopt the Resolution.

17. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

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

ACTION: Motion to approve item 17.1 by Sander second by Gatewood;
Motion passed with a 5:0 vote.

- 17.1. **Subject:** An Ordinance of the City Council of the City of Rancho Cordova, State of California, Amending Title 23, Article 9 Specific Use Provisions of the City of Rancho Cordova Municipal Code.

Recommendation: Waive the first reading and introduce the Ordinance.

18. PUBLIC HEARING ITEMS

- 18.1. **Subject:** Jackson Properties Warehouse Storage Building - Major Design Review Amendment and Height Exception (CEQA Exempt pursuant to Section 15183: Projects Consistent with a Community Plan or Zoning) - Project NO. PLND-0924-0110.

Recommendation: Determine the project exempt per California Environmental Quality Act (CEQA) Guidelines Exemption 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) and adopt the Resolution for the Jackson Properties Warehouse Storage Building Major Design Review Amendment and Height Exception, PLND-0924-0110, subject to the findings, Project Plans, and Conditions of Approval.

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

1. James Garcia

Mayor Pulipati closed the public comment period.

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

19. REGULAR CALENDAR ITEMS

19.1. **Subject:** Mills Crossing Project Discussion.

Recommendation: Receive presentation, provide feedback.

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

1. James Garcia
2. Helen Whelan-Bashaw

Mayor Pulipati closed the public comment period.

ACTION: Motion to approve Scenario 3, to spend only GMG Grant Funds, by Gatewood second by Budge;
Motion passed with a 5:0 vote.

19.2. **Subject:** A Resolution Authorizing the Issuance of Special Tax Bonds for and on Behalf of Improvement Area No. 3 of the City of Rancho Cordova The Ranch Community Facilities District No. 2021-1, Approving and Directing the Execution of a Fiscal Agent Agreement, Approving the Form of Preliminary Official Statement, Approving Sale of Such Bonds, and Approving Other Related Documents and Actions.

Recommendation: Adopt the Resolution.

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

ACTION: Motion to approve item 19.2. by Sander second by Budge;
Motion passed with a 5:0 vote.

19.3. **Subject:** Presentation of the 2025 Resident Satisfaction Survey Results.

Recommendation: Receive presentation of the results from the 2025 Resident Satisfaction Survey.

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

ACTION: Input was received regarding the Presentation of the 2025 Resident Satisfaction Survey Results.

20. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

21. ADJOURN TO CLOSED SESSION

Mayor Pulipati adjourned the meeting to closed session at 8:03 p.m.

22. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Pulipati called closed session to order at 8:03 p.m.

Council Members Present: Linda Budge, Garrett Gatewood, Joe Little, David Sander, and Mayor Siri Pulipati

Council Members Absent: None

Staff Members Present: Adam Lindgren and Micah Runner

23. CLOSED SESSION

Council met in closed session to discuss the following items:

- 23.1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Pursuant to Government Code Section 54956.9(d)(4) (one case): Potential Litigation Related to National Opioid Cases and Settlement (In re: National Prescription Opiate Litigation, U.S.D.C., Northern District of Ohio, MDL No. 2804, Case No. 17-MD-2804.)
- 23.2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Pursuant to Government Code Section 54956.9(d)(4) (one case): Potential Litigation Related to National Opioid Cases and Settlement (*In re: Purdue Pharma L.P., et al*, United States Bankruptcy Court., Southern District of New York, Case No. 19-23649.)
- 23.3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 2875 Kilgore Road, Rancho Cordova APN: 072-0490-024-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Under Negotiation: Price and Terms of Payment.

24. OPEN SESSION - REPORT FROM CLOSED SESSION

City Attorney Adam Lindgren reported that Council appointed Council Member David Sander and Vice Mayor Garrett Gatewood to a sub-committee to continue property negotiations for the property located at 2875 Kilgore Road, Rancho Cordova, CA.

25. ADJOURNMENT

Mayor Pulipati adjourned the meeting in memory of Phil Niederberger, Gene Andal, and Cupcake the Donkey at 8:45 p.m.


Stacy Leitner, CMC
City Clerk