

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING Tuesday, February 17, 2026

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

City Hall
2729 Prospect Park Drive, Rancho Cordova

MINUTES

1. REGULAR MEETING - CALL TO ORDER/ROLL CALL

Mayor Gatewood called the Regular meeting to order in the David B. Roberts Council Chambers at 5:31 p.m.

Council Members Present: Linda Budge, Joe Little (arrived at 5:37 p.m.), David Sander, and Mayor Garrett Gatewood

Council Members Absent: Siri Pulipati

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

2. METRO CABLE TV TELEVISION ANNOUNCEMENT

The City Clerk read the meetings recordings and playback schedule.

3. PLEDGE OF ALLEGIANCE

United States Representative Ami Bera led the pledge.

4. INVOCATION

Chaplain Sylvia with the Sacramento Law Enforcement Chaplaincy gave the invocation.

5. PRESENTATIONS

5.1. Presentation of Proclamation Recognizing March 21, 2026, as National Day of Play.

5.2. Presentation by the American River Bike Patrol Featuring the Cordova High School Velo Lancers.

6. PUBLIC COMMENT

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

1. Davi Rodrigues
2. Niraj Dhanani
3. Anish Puroshothaman
4. James Garcia

Mayor Gatewood closed the public comment period.

7. COUNCIL REPORTS

Council reported on events since the last meeting.

8. CITY MANAGER'S REPORT

City Manager Micah Runner gave his report.

9. CONSENT CALENDAR ITEMS - ROLL CALL VOTE

Mayor Gatewood stated that Item 9.2 would be pulled for separate discussion.

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

ACTION: Motion to approve items 9.1 and items 9.3 through 9.7 by Budge second by Sander;

Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

- 9.1. **Subject:** Meeting Minutes from the Special and Regular Meeting of February 2, 2026, and the Special Meeting of February 10, 2026.

Recommendation: Adopt the minutes.

- 9.2. **Subject:** An Ordinance Amending Title 4, Chapter 4.54 Regulations and Prohibitions of the Rancho Cordova Municipal Code Modifying Definitions, and Administrative Fine Structure as it Pertains to Fireworks.

Recommendation: Waive the first reading and introduce the Ordinance.

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

ACTION: Motion to approve item 9.2. by Little second by Budge;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

- 9.3. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-14 with Dokken Engineering in an Amount not to Exceed \$284,447 for Engineering Design and Environmental Services for the Channel Repair Project at Tributary 2 and Cordova

Creek.

Recommendation: Adopt the Resolution.

- 9.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2024-94-2 with Ryland Strategic Business Consulting (SBC) to Increase the Contract Amount from \$47,500 to an Amount not to Exceed \$147,500 for the Preparation of the Educational Plan.

Recommendation: Adopt the Resolution.

- 9.5. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 44-2018-4 in an Amount not to Exceed \$4,455,955 with Tyler Technologies EnerGov through March 31, 2029.

Recommendation: Adopt the Resolution.

- 9.6. **Subject:** A Resolution Increasing the Annual Stormwater Utility II (SWUII) Fee for Fiscal Year 2026-2027.

Recommendation: Adopt the Resolution.

- 9.7. **Subject:** Treasurer's Report - December 31, 2025.

Recommendation: This report is informational only. It is recommended that the City Council receive and file the December 31, 2025, Treasurer's Report.

10. CONSENT PUBLIC HEARING ITEMS - ROLL CALL VOTE

None.

11. PUBLIC HEARING ITEMS

None.

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** Rancho Cordova College Promise Update.

Recommendation: Receive a presentation on the Rancho Cordova College Promise Program (RCCP) and provide direction on program resourcing for the next Community Enhancement & Investment Fund cycle, by selecting one of the following options: Maintain current funding levels, allocating 12% of total program budget for outreach (\$150,000/year); or Enhance program scope and increase funding, allocating 12% of total program budget for outreach (\$200,000/year).

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

1. Helen Whelan-Bashaw

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve option two, enhance program scope and increase funding, allocating 12% of total program budget for outreach (\$200,000) per year, by Little second by Budge;

Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

- 12.2. **Subject:** A Resolution Authorizing the Issuance of Special Tax Refunding Bonds for and on Behalf of the City of Rancho Cordova Sunridge North Douglas Community Facilities District No. 2005-1, Approving and Directing the Execution of a Fiscal Agent Agreement, Approving the Form of Such Preliminary Official Statement, Approving the Sale of Such Bonds and Approving Other Related Documents and Actions.

Recommendation: Adopt the Resolution.

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

ACTION: Motion to approve item 12.2 with the amendment by staff to the Resolution by Gatewood second by Budge;

Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

- 12.3. **Subject:** Community Engagement Division Annual Update.

Recommendation: Receive the presentation and provide feedback.

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

1. Laura Butler
2. Bonnie Patterson

Mayor Gatewood closed the public comment period.

ACTION: Input was received regarding the Community Engagement Division Annual Update.

- 12.4. **Subject:** Appointment of Real Property Negotiators: Property Address: 10744 Gold Center Drive, Rancho Cordova, Assessor's Parcel Number (APN) 072-0610-090-0000. Negotiating Parties: ARA USH Chicago, LLC.

Recommendation: Approve appointment of Real Property Negotiators Micah Runner, City Manager and Adam U. Lindgren, City Attorney.

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

ACTION: Motion to approve item 12.4 by Little second by Budge;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

- 12.5. **Subject:** Appointment of Real Property Negotiators to Explore Potential Community Center Properties (For Example: Library, Events Hall, Performing Arts).

Recommendation: Approve appointment of Real Property Negotiators Micah Runner, City Manager, and Adam U. Lindgren, City Attorney.

Mayor Gatewood opened the public comment period. The following individuals

addressed the Council or submitted public comment via email:

1. James Garcia

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 12.5 by Sander second by Little;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

A. Property Address: 10834 International Drive, Rancho Cordova, Assessor's Parcel Number (APN) 072-0690-093-0000. Negotiating Parties: CEGM Rancho Cordova LLC.

B. Property Addresses: 10734 International Drive and 10730 International Drive, Rancho Cordova, Assessor's Parcel Numbers (APN) 072-0690-113-0000 and 072-0690-114-0000. Negotiating Parties: International Drive Property LLC.

C. Property Address: 3043 Gold Canal Drive, Rancho Cordova, Assessor's Parcel Number (APN) 072-0470-029-0000. Negotiating Parties: SKEJUL LLC.

D. Property Addresses: 10845 International Drive and 10875 International Drive, Rancho Cordova, Assessor's Parcel Numbers (APN) 072-0690-099-0000 and 072-0690-098-0000. Negotiating Properties: VSP Holding Company Inc.

E. Property Address: 11125 International Drive, Rancho Cordova, Assessor's Parcel Number (APN) 072-0680-062-0000. Negotiating Parties: Cherry Blossom Properties LLC.

F. Property Address: 11155 International Drive, Rancho Cordova, Assessor's Parcel Number (APN) 072-0680-063-0000. Negotiating Parties: Dominic L Cortese Family Partnership L P.

G. Property Address: 11185 International Drive, Rancho Cordova, Assessor's Parcel Number (APN) 072-0680-064-0000. Negotiating Parties: Corsair Management Limited Partnership.

H. Property Address: 2810 Zinfandel Drive, Rancho Cordova, Assessor's Parcel Number (APN) 072-0330-002-0000. Negotiating Parties: AJ Heritage Properties.

I. Property Address: 2880 Sunrise Boulevard, Rancho Cordova, Assessor's Parcel Number (APN) 072-0490-018-0000. Negotiating Parties: HNJ Farms.

12.6. **Subject:** Council Discretionary Funds Discussion

Recommendation: Receive presentation, provide feedback and direction.

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

1. James Garcia

Mayor Gatewood closed the public comment period.

ACTION: Motion to change the funding allocation for Council Discretionary Funds to \$20,000 per Council Member per calendar year by Gatewood second by Little;

Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

1. Municipal Code Update related to Property Improvement/Maintenance.

14. ADJOURN TO CLOSED SESSION

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

Mayor Gatewood adjourned the meeting to closed session at 7:29 p.m.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Gatewood called closed session to order at 7:29 p.m.

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

Council Members Absent: Siri Pulipati

Staff Members Present: Adam Lindgren and Micah Runner

16. CLOSED SESSION

Council will meet in closed session to discuss the following item:

- 16.1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (pursuant to California Government Code Section 54956.9(d)(1)) DPML Bear Hollow, LLC, a Delaware limited liability company and DPML Stonecreek, LLC, a Delaware limited liability company v. City of Rancho Cordova, City Council of Rancho Cordova, and DOES 1 through 25, inclusive. Sacramento Superior Court Case No. 23WM000122.
- 16.2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 10744 Gold Center Drive, Rancho Cordova. APN: 072-0610-090-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: ARA USH Chicago, LLC. Under Negotiation: Price and Terms of Payment.
- 16.3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 10834 International Drive, Rancho Cordova. APN: 072-0690-093-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: CEGM Rancho Cordova LLC. Under Negotiation: Price and Terms of Payment.
- 16.4. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Properties: 10734 International Drive and 10730 International Drive, Rancho Cordova. APN: 072-0690-113-0000 and 072-0690-114-0000. City

Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney.
Negotiating Parties: International Drive Property LLC. Under Negotiation: Price and Terms of Payment.

- 16.5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 3043 Gold Canal Drive, Rancho Cordova. APN: 072-0470-029-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: SKEJUL LLC. Under Negotiation: Price and Terms of Payment.
- 16.6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Properties: 10845 International Drive and 10875 International Drive, Rancho Cordova. APN: 072-0690-099-0000 and 072-0690-098-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: VSP Holding Company Inc. Under Negotiation: Price and Terms of Payment.
- 16.7. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11125 International Drive, Rancho Cordova. APN: 072-0680-062-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Cherry Blossom Properties LLC. Under Negotiation: Price and Terms of Payment.
- 16.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11155 International Drive, Rancho Cordova. APN: 072-0680-063-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Dominic L Cortese Family Partnership L P. Under Negotiation: Price and Terms of Payment.
- 16.9. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 11185 International Drive, Rancho Cordova. APN: 072-0680-064-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Corsair Management Limited Partnership. Under Negotiation: Price and Terms of Payment.
- 16.10. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 2810 Zinfandel Drive, Rancho Cordova. APN: APN 072-0330-002-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: AJ Heritage Properties. Under Negotiation: Price and Terms of Payment.
- 16.11. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 2880 Sunrise Boulevard, Rancho Cordova. APN: 072-0490-018-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: HNJ Farms. Under Negotiation: Price and Terms of Payment.

17. 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.

18. ADJOURNMENT

Mayor Gatewood adjourned the meeting in honor of Jacob Gatewood's birthday at 8:12 p.m.


Stacy Leitner, CMC
City Clerk