

CITY OF RANCHO CORDOVA



CITY COUNCIL MEETING

Monday, July 6, 2026

4:00 PM PST – Special Meeting - Cancelled

5:30 PM PST– Regular Meeting

David B. Roberts Council Chambers

City Hall

2729 Prospect Park Drive

Rancho Cordova, CA 95670

Homewood Suites by Hilton Louisville Downtown – Lobby

635 W Market Street

Louisville, KY 40202

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 5:36 p.m.

Council Members Present: Linda Budge, Joe Little, David Sander (attended via teleconference), 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

Stacy Delaney led the pledge.

4. INVOCATION

Dr. Dan DeShong with River City Christian Church gave the invocation.

5. PRESENTATIONS

5.1. Presentation of Proclamation Recognizing CCHAT Center's 30th Anniversary.

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

1. Eric Mott

Mayor Gatewood closed the public comment period.

6. PUBLIC COMMENT

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

1. Jeremy Hensley
2. Davi Rodrigues
3. Autumn Grieshop
4. Kerry Rodgers

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

ACTION: Motion to approve items 9.1 through 9.7 by Budge second by Little;
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 Regular City Council Meeting of June 15, 2026.

Recommendation: Adopt the minutes.

9.2. Subject: A Resolution Authorizing the City Manager to Execute Contract No. 2026-102 with Vanguard Construction, Inc. in an Amount not to Exceed \$1,477,603.50 to Construct the Neighborhood Traffic Management Program Phase 8 Project.

Recommendation: Adopt the Resolution.

9.3. Subject: A Resolution of the City of Rancho Cordova, State of California, Authorizing the City Manager to Execute Contract Amendment No. 2026-24-01, Increasing the Contract Amount from \$432,238.80 to an Amount not to Exceed \$509,838.80 with FBD Vanguard, Inc. for the Construction of the 2025 ADA Sidewalk Project.

Recommendation: Adopt the Resolution.

- 9.4. **Subject:** A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2024-39-2 with Tetra Tech, Inc. to Increase the Contract Amount from \$1,104,041.33 to an Amount not to Exceed \$1,455,594.74 for the Environmental Engineering Services for the Soil Remediation Project Construction at 10153-10179 Folsom Boulevard.

Recommendation: Adopt the Resolution.

- 9.5. **Subject:** A Resolution Authorizing the City Manager to Execute a Contract No. 2026-145 with Tim Paxin's Pacific Excavation, Inc., dba Pacific Excavation in an Amount not to Exceed \$211,643 to Supply the Streetlights for the Mills Crossing Right of Way Infrastructure Project.

Recommendation: Adopt the Resolution.

- 9.6. **Subject:** A Resolution Authorizing the City Manager to Approve the Large Lot Final Map of Douglas 103, Subdivision No. FM-25-0056, and Execute Subdivision Improvement Agreement Contract No. 2026-146 with Lennar Homes of California.

Recommendation: Adopt the Resolution.

- 9.7. **Subject:** A Resolution Authorizing the City Manager to Execute Contract No. 2026-150 with Jensen Enterprise Inc. dba Jensen Infrastructure in an Amount not to Exceed \$306,978.20 for the Stormwater Vault for the Mills Crossing Right of Way Infrastructure Project.

Recommendation: Adopt the Resolution.

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

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

ACTION: Motion to approve items 10.1 and 10.2 by Budge second by Little;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

- 10.1. **Subject:** A Resolution Authorizing Delinquent Residential Solid Waste Service Charges to be Collected on the 2026-2027 Property Tax Roll.

Recommendation: Adopt the Resolution.

- 10.2. **Subject:** Ordinances of the City Council of the City of Rancho Cordova Canceling a Development Agreement by and Between the City of Rancho Cordova and Woodside 05N, LP, Relative to the Douglas 98 Project and by and Between the City of Rancho Cordova and Sunridge Villa Property, LLC, Relative to the Sundance Project.

Recommendation: Waive the first reading and introduce the Ordinances.

11. **PUBLIC HEARING ITEMS**

- 11.1. **Subject:** A Resolution of Formation to Modify the Rancho Cordova Tourism Business Improvement District.

Recommendation: Adopt the Resolution.

Mayor Gatewood opened the public comment period. The following individuals

addressed the Council or submitted public comment via email:

1. Howard Hershops
2. Marc Sapoznik

Mayor Gatewood closed the public comment period.

ACTION: Motion to approve item 11.1. by Budge second by Sander;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

12. REGULAR CALENDAR ITEMS

- 12.1. **Subject:** A Resolution Authorizing the Submission of Local Authority Recommendations to the California Governor's Office of Business and Economic Development for Opportunity Zones 2.0 Census Tract Designations and Related 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 12.1. by Budge second by Sander;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

- 12.2. **Subject:** Discussion and Direction on the General Plan Update Preferred Land Use Alternative.

Recommendation: Review and discuss the Land Use Alternatives, consider the community feedback and the Planning Commission recommendations, and recommend approval of a Preferred Land Use Alternative.

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

ACTION: Motion to approve item 12.2. by Budge second by Little;
Motion passed with a 4:0 vote.

AYES: Budge, Little, Sander, and Gatewood

NOES: None

ABSENT: Pulipati

ABSTAIN: None

- 12.3. **Subject:** Appointment of Real Property Negotiators.

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 12.3 by Budge second by Little;
Motion passed with a 4:0 vote.
AYES: Budge, Little, Sander, and Gatewood
NOES: None
ABSENT: Pulipati
ABSTAIN: None

- A. Assessor's Parcel Number (APN) 067-0100-023-0000. Negotiating Parties: Alice M. Callahan, Trustee of the Alice M. Callahan Revocable Living Trust; Alice M. Callahan, Trustee of the Alice M. Callahan Grandchildren's Irrevocable Trust; Katheryn E. Blankenburg, an individual; Mark Clewett and Heather Clewett, Trustees of the Mark and Heather Clewett Revocable Trust, established January 22, 2016; John J. Young, as Trustee of the John J. Young Revocable Trust, established June 20, 2012; Stephen C. Young, Trustee of the Separate Property of Stephen C. Young, of the Young Family Trust Dated August 16, 2004; and Stephen C. Yount, trustee, and Rebecca T. Young, trustee of the Young Family Trust, as their interests may appear of record.
- B. Assessor's Parcel Number (APN) 067-0100-024-0000. Negotiating Parties: Heather S Clewett, as Trustee of the Mark and Heather Clewett Revocable Trust, established January 22, 2016, John J. Young, as Trustee of the John J. Young Revocable Trust, established June 20, 2012, and Kathryn Blankenburg.
- C. Property Address: 4715 Rancho Cordova Parkway, Rancho Cordova, Assessor's Parcel Number (APN) 067-0100-018-0000. Negotiating Parties: Foothill Holdings, LLC, a Nevada Limited Liability Company.
- D. Assessor's Parcel Number (APN) 067-0100-020-0000. Negotiating Parties: Lennar Sierra Sunrise LLC, a California Limited Liability Company.
- E. Property Address: 4719 Rancho Cordova Parkway, Rancho Cordova, Assessor's Parcel Number (APN) 067-0100-021-0000. Negotiating Parties: Kiefer Sierra 80, LLC, a California Limited Liability Company.

13. COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

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 7:25 p.m.

15. CLOSED SESSION - CALL TO ORDER/ROLL CALL

Mayor Gatewood called closed session to order at 7:26 p.m.

Council Members Present: Linda Budge, Joe Little, David Sander (attended via teleconference), and Mayor Garrett Gatewood

Council Members Absent: Siri Pulipati

Staff Members Present: Adam Lindgren and Micah Runner

16. CLOSED SESSION

Council met in closed session to discuss the following items:

- 16.1. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (pursuant to California Government Code Section 54956.9(d)(1)) Orion 51 Outdoor, LLC, a California Limited Liability Company vs City of Rancho Cordova, a Public Entity; Defendants, Cordova Community Council Foundation, a Public Benefit Corporation, 3127 Fite, LLC, a California Limited Liability Company, Real Parties in Interest, Sacramento Superior Court Case No. 25WM000210.
- 16.2. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Properties: 10845 International Drive, 10875 International Drive, and 3188 Zinfandel Drive, Rancho Cordova. APN: 072-0690-099-0000, 072-0690-098-0000, and 072-0690-091-0000. 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.
- 16.3. 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.
- 16.4. 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.
- 16.5. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: APN: 067-0100-023-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Alice M. Callahan, Trustee of the Alice M. Callahan Revocable Living Trust; Alice M. Callahan, Trustee of the Alice M. Callahan Grandchildren's Irrevocable Trust; Katheryn E. Blankenburg, an individual; Mark Clewett and Heather Clewett, Trustees of the Mark and Heather Clewett Revocable Trust, established January 22, 2016; John J. Young, as Trustee of the John J. Young Revocable Trust, established June 20, 2012; Stephen C. Young, Trustee of the Separate Property of Stephen C. Young, of the Young Family Trust Dated August 16, 2004; and Stephen C. Yount, trustee, and Rebecca T. Young, trustee of the Young Family Trust, as their interests may appear of record. Under Negotiation: Price and Terms of Payment.
- 16.6. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: APN: 067-0100-020-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Lennar Sierra Sunrise LLC, a California Limited Liability Company. Under Negotiation: Price and Terms of Payment.
- 16.7. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 4715 Rancho Cordova Parkway, Rancho Cordova. APN: 067-0100-018-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Foothill Holdings, LLC, a Nevada limited liability company. Under Negotiation: Price and Terms of Payment.

- 16.8. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: APN: 067-0100-024-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Heather S Clewett, as Trustee of the Mark and Heather Clewett Revocable Trust, established January 22, 2016, John J. Young, as Trustee of the John J. Young Revocable Trust, established June 20, 2012, and Kathryn Blankenburg. Under Negotiation: Price and Terms of Payment.
- 16.9. CONFERENCE WITH REAL PROPERTY NEGOTIATORS: Pursuant to Government Code Section 54956.8: Property: 4719 Rancho Cordova Parkway, Rancho Cordova. APN: 067-0100-021-0000. City Negotiators: Micah Runner, City Manager, and Adam U. Lindgren, City Attorney. Negotiating Parties: Kiefer Sierra 80, LLC, a California Limited Liability Company. 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 at 8:30 p.m.


Stacy Leitner, CMC
City Clerk