

MINUTES

REGULAR MEETINGS OF THE
ROCKLIN CITY COUNCIL,
ROCKLIN PUBLIC FINANCING AUTHORITY
AND SUCCESSOR AGENCY



March 28, 2017

TIME: 6:00 PM

PLACE: Council Chambers, 3970 Rocklin Road

www.rocklin.ca.us

INTRODUCTION

1. The Regular Meeting of the Rocklin City Council, Rocklin Public Financing Authority and Successor Agency convened at 6:00 p.m. Mayor Yuill presiding.
2. Mayor Yuill led the Pledge of Allegiance.
3. Roll Call:
 - A. Councilmembers: Ken Broadway, Jill Gayaldo, Greg Janda, Joe Patterson, Mayor Scott Yuill
 - B. City Personnel:
 - Ricky A. Horst, City Manager
 - Steve Rudolph, City Attorney
 - Karen Garner, Parks & Recreation
 - Justin Nartker, Public Services
 - Matt McClure, Public Services
 - Laura Webster, Community Development
 - Kim Sarkovich, Administration
 - Marc Mondell, Community Development
 - Bret Finning, Community Development
 - Mary Rister, Administration
 - Rick Forstall, Public Services
 - Michael Green, Administration
 - Dave Palmer, Community Development
 - Chad Butler, Police
 - Jason Johnson, Administration
 - Kurt Snyder, Fire
 - Barbara Ivanusich, City Clerk
 - C. Commissioners: None

COUNCIL REPORTS

4. Reports from Boards, Committees, and Commissions (Verbal)

Mayor Yuill reported attendance at the Police CALEA Accreditation.

AGENDA REVIEW

5. Agenda Modifications

Mayor Yuill moved Item Nos. 26, 21, and 22 after Item No. 17.

CONSENT CALENDAR

6. City Council, Public Financing Authority & Successor Agency Meeting Minutes of March 14, 2017
7. Resolution No. 2017-37 of the City Council of the City of Rocklin Declaring April 2017 As Child Abuse Prevention Awareness Month in the City of Rocklin
8. Resolution No. 2017-38 of the City Council of the City of Rocklin Accepting the Public Work Known as State Route 65/Whitney Ranch Parkway Interchange Project Approving the Notice of Completion Thereof and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Teichert Construction, Inc.)
9. Resolution No. 2017-39 of the City Council of the City of Rocklin for Authorization to Apply for the Housing Related Parks Grant
10. Resolution No. 2017-40 of the City Council of the City of Rocklin Approving an Organizational Conflict of Interest Policy for Design-Build Projects
11. Resolution No. 2017-41 of the City Council of the City of Rocklin Accepting and Approving the Single Audit Report for the Year Ended June 30, 2016
12. Resolution No. 2017-42 of the City Council of the City of Rocklin Accepting the Comprehensive Annual Financial Statements and Gann Appropriations Limit Schedule for the Fiscal Year Ended June 30, 2016
13. Bus Stop Improvements at Sunset Boulevard/Lonetree Boulevard and Sunset Boulevard/West Stanford Ranch Road
 - A. Resolution No. 2017-43 of the City Council of the City of Rocklin Approving a Notice of Exemption (Bus Stop Improvements at Sunset Boulevard/Lonetree Boulevard and Sunset Boulevard/West Stanford Ranch Road)
 - B. Resolution No. 2017-44 of the City Council of the City of Rocklin Authorizing the City Manager to Execute an Agreement Between Placer County and the City of Rocklin Relating to Bus Stop Improvements in Rocklin

14. Resolution No. 2017-45 of the City Council of the City of Rocklin Accepting and Directing the Submittal of the 2016 Housing Element Annual Progress Report to the State Department of Housing and Community Development (HCD) and the State Office of Planning and Research (OPR)

Motion to approve Item Nos. 6-14 on the Consent Calendar by Councilmember Janda, seconded by Councilmember Gayaldo. Passed by the following vote:

Ayes:	Janda, Gayaldo, Broadway, Patterson, Yuill
Noes:	None
Absent:	None
Abstain:	None

SPECIAL PRESENTATIONS

15. Present Resolution Declaring April Child Abuse Prevention Month to Barbara Besana, Kids First

Mayor Scott Yuill presented Barbara Besana, Kids First, a resolution declaring April Child Abuse Prevention Month.

16. NCCSIF's Annual Report - Marcus Beverly

Marcus Beverly presented NCCSIF's Annual Report.

CITIZENS ADDRESSING THE CITY COUNCIL

17. NAME AND CITY – none.

26. Resolution No. 2017-47 PFA of the Rocklin Public Financing Authority Accepting the Audited Basic Financial Statements for the Year Ended June 30, 2016

Mary Rister presented the staff report.

Motion to approve Item No. 26 by Agency Member Janda, seconded by Agency Member Gayaldo. Passed by the following vote:

Ayes:	Broadway, Janda, Gayaldo, Patterson, Yuill
Noes:	None
Absent:	None
Abstain:	None

21. Second Reading & Publication: Ordinance No. 1065 of the City Council of the City of Rocklin Authorizing an Amendment to the Contract Between the Board of Administration of the California Public Employees' Retirement System and the City of Rocklin (Local Miscellaneous AFSCME Members-Section 20516 Employee Cost Sharing)

Michael Green presented the staff report.

Public Input:

- Dan Maguar commented on the lack of union voters

Motion to approve Item No. 21 by Councilmember Janda, seconded by Councilmember Gayaldo. Passed by the following vote:

Ayes:	Janda, Gayaldo, Broadway, Patterson, Yuill
Noes:	None
Absent:	None
Abstain:	None

22. First Reading & Publication: Ordinance No. 1066 of the City Council of the City of Rocklin Authorizing the Implementation of a Community Choice Aggregation Program

Rick Horst presented the staff report.

Jenine Windeshausen, Placer County Treasurer-Tax Collector, answered council questions related to the program.

Public Input:

- Dan Maguar commented on negative impacts to solar power users
- Ken Yorde commented on administrative costs

Council comments related to:

- Weighted vote
- Restrictive renewable energy portfolios
- Administrative costs
- Free market
- Local control
- Opt out process
- Public awareness
- No financial liability to city

Motion to Read by Title Only Item No. 22 by Councilmember Broadway, seconded by Councilmember Janda. Passed by the following vote:

Ayes:	Broadway, Janda, Gayaldo, Patterson, Yuill
Noes:	None
Absent:	None
Abstain:	None

Motion to approve on First Reading Item No. 22 by Councilmember Broadway, seconded by Councilmember Janda. Passed by the following vote:

Ayes:	Broadway, Janda, Gayaldo, Patterson, Yuill
Noes:	None
Absent:	None
Abstain:	None

PUBLIC HEARINGS

18. Granite Terrace Subdivision Time Extension

This application is a request for approval of a one-year extension of time for a previously approved small lot vesting tentative subdivision map, tree preservation plan, and design review which allow the 7.87-acre project site to be subdivided into 42 single-family residential lots, 16 open space, landscape, and access parcels, and the design of single family homes to be built on lots with areas less than 6,000 sq.ft. The subject property is generally located at the terminus of Robinson Way behind the Rocklin Elementary School campus. APN# 045-101-044, & 066.

Mayor Yuill opened the public hearing at 7:05 p.m.

Bret Finning presented the staff report.

Marcus LoDuca spoke in support.

Mayor Yuill closed the public hearing at 7:07 p.m.

- A. Resolution No. 2017-46 of the City Council of the City of Rocklin Approving a One-Year Time Extension of a Tentative Subdivision Map, an Oak Tree Preservation Plan Permit and a Design Review (Granite Terrace Subdivision Time Extension / SD-2013-04, TRE-2013-35 and DR-2013-06)

Motion to approve Item No. 18.A. by Councilmember Janda, seconded by Councilmember Patterson. Passed by the following vote:

Ayes:	Janda, Patterson, Broadway, Gayaldo, Yuill
Noes:	None
Absent:	None
Abstain:	None

19. Vista Oaks and Highlands Parcel A Time Extension

Vista Oaks: This application is a request for approval of a one-year extension of time for a previously approved tentative subdivision map and a tree preservation plan permit which allow the 93-acre site to be subdivided into 100 single-family residential lots on approximately 32.3 acres (including streets), and five open space parcels on approximately 60.9 acres.

The subject property is generally located along Secret Ravine Creek easterly of Interstate 80 at the southerly terminus of China Garden Road and north of the Rocklin City Limit. APN # Vista Oaks: 046-010-007 & 046-020-003

Highlands Parcel A: This application is a request for approval of a one-year extension of time for a previously approved tentative subdivision map and a tree preservation plan permit which allow the 30.14-acre project site to be subdivided into 20 single-family residential lots on approximately 7.27 acres (including streets), and four open space parcels on approximately 22.89 acres.

The project site is generally located in the City of Rocklin along Secret Ravine Creek easterly of Interstate 80 at the southerly terminus of China Garden Road and north of the Rocklin City Limit. APN # 046-010-006.

Mayor Yuill opened the public hearing at 7:08 p.m.

Brett Finning presented the staff report.

Brad Shirhall spoke in support.

Mike Anderson spoke in support.

Mayor Yuill closed the public hearing at 7:13 p.m.

- A. Resolution No. 2017-47 of the City Council of the City of Rocklin Approving a One-Year Extension of the Vista Oaks Tentative Subdivision Map and Oak Tree Preservation Plan Permit (Vista Oaks / SD-2001-04, TRE-2001-30)
- B. Resolution No. 2017-48 of the City Council of the City of Rocklin Approving a One-Year Extension of the Highlands Parcel A Tentative Subdivision Map and Oak Tree Preservation Plan Permit (Highlands Parcel A / SD-2003-05, TRE-2003-33)

Motion to approve Item Nos. 18.A. and 18.B. by Councilmember Broadway, seconded by Councilmember Janda. Passed by the following vote:

Ayes:	Broadway, Janda, Gayaldo, Patterson, Yuill
Noes:	None
Absent:	None
Abstain:	None

RESOLUTIONS

- 20. Resolution No. 2017-49 of Intention of the City Council of the City of Rocklin to Initiate the Process of Negotiating a Development Agreement for the Proposed Limited Development of the Former Sunset Whitney Golf Club (aka Rocklin Golf Club) and the Preservation of Significant Areas for Public Use

Councilmember Janda left the room at 7:14 p.m. and returned at 7:16 p.m.

Steve Rudolph explained the procedures when considering development agreements. If approved, the above-referenced resolution would authorize City staff to commence the process of negotiating an agreement. If the City and landowner are successful in negotiating an agreement, it would be subject to environmental review and the public hearing process. If the city adopts the resolution of intention, it does not commit the City to any course of action.

Rick Horst clarified that there is no development application before the City. This process allows the public to engage before the process not at the end of the process. The staff report referenced an April 6 meeting and that meeting has been rescheduled to April 24, 2017 at the Rocklin Event Center. He then presented the staff report.

Public Input:

- Carol Ellis – oppose
- Juanita Swayer – oppose
- Richard Schultz – oppose
- Roger Peterson – neutral
- Steve Swayer – oppose
- Robin Anderson – oppose
- Paul Siegel – oppose
- John Wall - oppose
- Allan Whipple – support
- David Rawls – neutral
- Luke Geisler – oppose
- Frank Geremia – oppose
- Bryan Wenter – support
- Ken Yorde – neutral
- Miriam Noble – oppose
- Sheryl Forester – oppose
- Mike O’Hagan – neutral
- Jeanine Kato – neutral
- George Kellogg – neutral
- Kathleen Schram - neutral

Mayor Yuill called for a break at 8:41 p.m. and reconvened at 8:46 p.m.

Council comments related to:

- Continue engaging in discussion
- Concern with developable area in Area A and number of units
- Property needs maintenance as to not be hazardous
- Open space and walking/biking trails
- Concern with road, 1.5 million dollar cost, and number of units
- Opportunity to look at entire property and mitigate issues
- Traffic issues
- Recommended April 24 be a public noticed meeting

Motion to approve Item No. 20 with the below amendments by Councilmember Broadway, seconded by Councilmember Patterson. Passed by the following vote:

Ayes:	Broadway, Patterson, Gayaldo, Janda, Yuill
Noes:	None
Absent:	None
Abstain:	None

Section 6 is amended as shown below in **bold-underline**:

The City Council of the City of Rocklin authorizes and directs City staff to negotiate a development agreement **following a public meeting with further council direction** and process the necessary land use entitlements consistent with the following proposal.

1. The property owner (or applicant) will pursue development approval of medium density single-family homes **on a portion of the property** (see Area "A" as depicted in Exhibit A). A portion of this area may be considered for semi-attached age restricted units.

Revise Exhibit A to replace the phrase "Developable Area" with the phrase "**Consider for Development.**"

Revise Exhibit A to strike the phrase "**281 Units.**"

2. The City will purchase approximately 27 acres (see Area "B" as depicted in Exhibit A) from the property owner for the sum **to be determined** for the preservation of public open space use.

Mayor Yuill called for a break at 9:30 p.m. and reconvened at 9:36 p.m.

ORDINANCES

21. Second Reading & Publication: Ordinance No. 1065 of the City Council of the City of Rocklin Authorizing an Amendment to the Contract Between the Board of Administration of the California Public Employees' Retirement System and the City of Rocklin (Local Miscellaneous AFSCME Members-Section 20516 Employee Cost Sharing)

Item No. 21 moved after Item No. 17.

22. First Reading & Publication: Ordinance No. 1066 of the City Council of the City of Rocklin Authorizing the Implementation of a Community Choice Aggregation Program

Item No. 21 moved after Item No. 17.

REPORTS FROM CITY OFFICIALS/DISCUSSION AND POTENTIAL ACTION ITEMS

23. Announcements/Brief Reports – none.
24. City Manager Report – written report submitted.
25. City Attorney Communications (Verbal) – None.

FUTURE AGENDA ITEMS – none.

FUTURE STRATEGIC PLANNING ITEMS – none.

PUBLIC FINANCING AUTHORITY

26. Resolution No. 2017-47 PFA of the Rocklin Public Financing Authority Accepting the Audited Basic Financial Statements for the Year Ended June 30, 2016

Item No. 26 moved after Item No. 17.

CITY COUNCIL ACTING AS SUCCESSOR AGENCY

27. Deconstruction and Salvage of the Big Gun Quarry Site Structures

A. Resolution No. 2017-50 of the City Council of the City of Rocklin Approving a Notice of Exemption (Deconstruction and Salvage of the Big Gun Quarry Site Structures)

Rick Forstall presented the staff report.

Public Input:

- Hank Lohse, President Rocklin Historical Society – neutral
- Carol Ellis – opposed, submitted California Law & Historic Preservation, correspondence dated April 18, 2016 regarding Big Gun Quarry, and copy of plaque listing California Granite company listed on National Register of Historic Places
- Gene Johnson – neutral
- David Baker - neutral
- Nancy Lohse - neutral

Council questions/comments related to:

- Ownership
- Preservation
- National Landmark
- Due diligence

Motion to approve Item No. 27.A. by Councilmember Patterson, seconded by Councilmember Janda. Passed by the following vote:

Ayes:	Patterson, Janda, Broadway, Gayaldo, Yuill
Noes:	None
Absent:	None
Abstain:	None

- B. Resolution No. 2017-28 SA of the Successor Agency to the Redevelopment Agency of the City of Rocklin Authorizing the City of Rocklin to Deconstruct and Salvage the Big Gun Quarry Structures and Authorizing the Reimbursement of Such Costs to the City of Rocklin

Motion to approve Item No. 27.B. by Agency Member Patterson, seconded by Agency Member Broadway. Passed by the following vote:

Ayes: Patterson, Broadway, Gayaldo, Janda, Yuill
Noes: None
Absent: None
Abstain: None

- C. Resolution No. 2017-51 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Contractor Services Agreement for the Deconstruction and Salvage of the Big Gun Quarry Structures (PBM Construction, Inc.)

Motion to approve Item No. 27.A. by Councilmember Broadway, seconded by Councilmember Janda. Passed by the following vote:

Ayes: Broadway, Janda, Gayaldo, Patterson, Yuill
Noes: None
Absent: None
Abstain: None

ADJOURNMENT

28. Meeting Adjourned at 10:15 p.m.



Scott Yuill, Mayor



Barbara Ivanusich, City Clerk