



## MINUTES

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

May 09, 2017

TIME: 5:30 PM

PLACE: Rocklin Event Center, 2650 Sunset Boulevard  
[www.rocklin.ca.us](http://www.rocklin.ca.us)

1. The Regular Meeting of the Rocklin City Council, Rocklin Public Financing Authority and Successor Agency convened at 5:30 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
    - Steven Rudolph, City Attorney
    - Marc Mondell, Community Development
    - Dave Palmer, Community Development
    - Laura Webster, Community Development
    - Dave Mohlenbrok, Public Services
    - Sarah Novo, Recreation
    - Rick Forstall, Public Services
    - Nate Anderson, Community Development
    - Justin Nartker, Public Services
    - Matt McClure, Public Services
    - Karen Garner, Recreation
    - Michael Young, City Manager's Office
    - Kurt Snyder, Fire
    - Scott Horrillo, Police
    - Chris Meyer, Recreation
    - Kevin Huntzinger, Recreation
    - Barbara Ivanusich, City Clerk
  - C. Commissioners: Nancy Hartwell, Michele Vass

## **COUNCIL REPORTS**

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

Councilmember Patterson reported attendance at the Art Task Force meeting and 2x2 committee meeting to appoint a Youth Commissioner.

Councilmember Janda reported attendance at the School Board 2x2 meeting.

Vice Mayor Broadway reported attendance at the Placer County Flood Board meeting.

Councilmember Gayaldo reported attendance at the School Board 2x2 meeting.

## **AGENDA REVIEW**

### 5. Agenda Modifications – none.

## **CONSENT CALENDAR**

### 6. City Council, Public Financing Authority & Successor Agency Meeting Minutes of April 25, 2017

### 7. Quarterly Accounts Paid Report

### 8. Quarterly Treasurer's Report

### 9. Adoption of Ordinance No. 1067 of the City of Rocklin California, Amending Chapter 5.17 of the Rocklin Municipal Code, State Video Service Franchises, to Clarify and Amend Franchise Fee Requirements and to Reauthorize the Public, Educational and Government Access (PEG) Fee

### 10. Resolution No. 2017-76 of the City Council of the City of Rocklin Authorizing the City Manager to Execute a Memorandum of Understanding for the Timing, Sequencing and Funding of the Antelope Creek Flood Control Project, Upper WEIR

### 11. Resolution No. 2017-77 of the City Council of the City of Rocklin Accepting the Public Work Known as Corporation Yard Re-Roof Project Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (MCM Roofing Company, Inc.)

### 12. Storm Drain Pipeline Rehabilitation Project

#### A. Resolution No. 2017-78 of the City Council of the City of Rocklin Approving a Notice of Exemption (Storm Drain Pipeline Rehabilitation Project)

- B. Resolution No. 2017-79 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Contractor Services Agreement for the Replacement of Corrugated Metal Drainage Pipe (SAK Construction, Inc.)

13. Proposed Swimming Pool Enclosure Ordinance Amendment

Staff Recommendation: Direct staff to process the proposed ordinance amendment

Motion to approve Item Nos. 6-13 on the Consent Calendar by Councilmember Janda, seconded by Councilmember Broadway. Passed by the following vote:

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

**PRESENTATIONS:**

14. Rocklin Golf Club - A Community Discussion

- A. Rick Horst presented the staff report.

Joe Syufy, owner of the Rocklin Golf Club, addressed the Council.

- B. The following individuals provided public input:

- James Hayes
- Bob Habian
- Gil Barton
- Ray Sophie
- Frank Geremia
- Ed Pacoe
- John Wall
- Robin Anderson
- Miriam Noble
- Timothy Noble
- Pete Wanzenrien
- David Rawls
- Ken Yorde
- Margo Rabin
- John Lehmann
- Antoinette Ammous
- Ron Dolinsek
- Hall Steinback
- Paul Siegel
- Marion Leimbach
- Luke Geisler

Councilmember Janda left the room at 6:58 and returned at 7:00 p.m.

- Juanita Sawyer
- Pam Wortman
- Jerry Mitchell
- Craig Hoffhines
- Karianne Morgan
- Gaetano Taibi
- Bill Halldin
- Doug Jumelet
- Martin Jones
- Gina McColl

Mayor Yuill and Councilmembers Patterson and Gayaldo disclosed ex parte meetings with the property owner in which no decisions were made.

Council directed staff to exercise both tracks at the same time with discussion about a purchase and a compromise.

Mayor Yuill called for a break at 8:05 p.m. and reconvened at 8:25 p.m.

#### **CITIZENS ADDRESSING THE CITY COUNCIL**

15. NAME AND CITY – none.

#### **PUBLIC HEARINGS**

16. Community Development Block Grant

The Action Plan provides information on the needs of low- and moderate-income residents and eligible target areas of the City during the period between July 1, 2017 and June 30, 2018. The Plan also describes the activities that the City will undertake to meet those needs with the limited funding.

Mayor Yuill opened the public hearing at 8:25 p.m.

Laura Webster presented the staff report.

There being no public input, Mayor Yuill closed the public hearing at 8:26 p.m.

- A. Resolution No. 2017-80 of the City Council of the City of Rocklin Approving the Adoption of the 2017-2018 Action Plan and Authorizing the City Manager to Execute and File All Documents Required to Receive U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Funding

Motion to approve Item No. 16.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

17. Rocklin Adventures at Quarry Park

The project is a request for a Conditional Use Permit to establish operational conditions for a family adventure destination within and adjacent to the City's existing Quinn Quarry Park. The facility would be City-owned, but would be run by a private entity. The project also includes a restaurant/small retail store and an approximately 200-space parking lot to accommodate the various uses. The subject site is located on the southeast side of Pacific Street, between Rocklin Road and Ruhkala Road, in the City of Rocklin.

Mayor Yuill opened the public hearing at 8:27 p.m.

Nathan Anderson presented the staff report.

David Busch, Legacy Family Adventures Rocklin, spoke in support.

Public Input:

- Patrick Keenan, noise concerns
- Joe Lee, noise and hours concerns
- Unknown female, noise concerns
- Unknown female, noise and hours concerns
- Craig Miller, traffic, noise and hours concerns
- Unknown male, noise concerns

David Mohlenbrok addressed noise sources.

Mayor Yuill closed the public hearing at 9:12 p.m.

Council comments related to noise, hours and an operational review period.

- A. Resolution No. 2017-81 of the City Council of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts (Rocklin Adventures at Quarry Park and Fire Station # 1/U2017-0001)

Motion to approve Item 17.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

Steven Rudolph suggested modifying the language in the Conditional Use Permit to read “When the project comes back for review after twelve months of operation that the city council would have the ability to modify or impose new conditions to address public nuisances such as noise. If it is a condition or an operational item that is not creating a public nuisance such as the noise, then it would not be open for city council modification or would not create the opportunity for a new condition.”

- B. Resolution No. 2017-82 of the City Council of the City of Rocklin Approving a Conditional Use Permit (Rocklin Adventure at Quarry Park / U2017-0001)

Motion to approve Item No. 17.B. with changes as stated pertaining to the hours in twelve months and the 9:00 p.m. wind down announcement by Councilmember Patterson, seconded by Councilmember Janda. Passed by the following vote:

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

## 18. Rocklin Gateway

This application is a request for approval of the following entitlements to allow development of approximately 7 gross acres into a 204-unit multiple-family apartment project at a density of approximately 32.7 units per acre. The subject site is located at the northeastern corner of Midas Avenue & Pacific Street.

- A. Move to continue to the next regular meeting for adoption a Resolution of the City Council of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts (Rocklin Gateway/DR2016-0010, PDG2016-0005, DA2017-0001 and TRE2017-0001)
- B. Move to introduce an Ordinance of the City Council of the City of Rocklin Repealing the ZL Rocklin Mixed Use General Development Plan, Ordinance 930, and Establishing the Rocklin Gateway General Development Plan and Rezoning an Area from Planned Development - Mixed Use (PD-MU) to Planned Development Residential - 33 Dwellings Per Acre (PD-33) (Rocklin Gateway/PDG2016-0005 and Z2017-0003), Waive the Full Reading of the Ordinance and Continue to the Next Regular Meeting for Adoption.

- C. Move to continue to the next regular meeting for adoption a Resolution of the City Council of the City of Rocklin Approving a Design Review and an Oak Tree Preservation Permit (Rocklin Gateway / DR2016-0010 and TRE2017-0001)
  
- D. Move to introduce an Ordinance of the City Council of the City of Rocklin Approving an Amended and Restated Development Agreement by and between the City of Rocklin and ZL Rocklin, LLC, Relative to the Development Known as the Rocklin Gateway Project (Rocklin Gateway / DA2017-0001), waive the full reading of the ordinance, and continue to the next regular meeting for adoption.

Mayor Yuill opened the public hearing at 9:35 p.m.

Councilmember Gayaldo disclosed a conflict of interest due to the location of the project to her property and left the room at 9:36 p.m.

Nathan Anderson presented the staff report and addressed the blue memo containing four renderings and correspondence received.

Applicant Dan Nethercott and his team addressed the Council in support of the project.

Public Input:

- Unkown female

Mayor Yuill closed the public hearing at 11:11 p.m.

Council comments related to parking acces, right hand turn on Midas and left hand turn on Pacific Street.

Motion to continue Item 18 to next Council meeting by Councilmember Yuill, seconded by Councilmember Broadway. Passed by the following vote:

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

Item 18 was continued to the May 23, 2017 council meeting.

Councilmember Gayaldo returned to the room at 11:49 p.m.

## **BID ACTION**

### 19. Lost Avenue Road Reconstruction

Justin Nartker presented the staff report.

- A. Resolution No. 2017-83 of the City Council of the City of Rocklin Approving a Notice of Exemption (Lost Avenue Road Reconstruction)
- B. Resolution No. 2017-84 of the City Council of the City of Rocklin Authorizing the City Manager to Award the Bid for the Lost Avenue Road Reconstruction Project

Motion to approve Item No. 19.A. and B. by Councilmember Yuill, seconded by Councilmember Janda. Passed by the following vote:

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

**REPORTS FROM CITY OFFICIALS/DISCUSSION AND POTENTIAL ACTION ITEMS**

- 20. Announcements/Brief Reports - none
- 21. City Manager Report – written report submitted.
- 22. City Attorney Communications (Verbal) – none.

**FUTURE AGENDA ITEMS** – none.

**FUTURE STRATEGIC PLANNING ITEMS** – none.

**PUBLIC FINANCING AUTHORITY**

- 23. No Action Required


**CITY COUNCIL ACTING AS SUCCESSOR AGENCY**

- 24. No Action Required

**ADJOURNMENT**

- 25. Meeting Adjourned at 11:51 p.m.

  
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Scott Yuill, Mayor

  
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Barbara Ivanusich, City Clerk