



MINUTES

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

May 23, 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. Boy Scout Troup 660 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
 - Jason Johnson, Administration
 - Ted Williams, Administration
 - Kim Sarkovich, Administration
 - Andy Schiltz, Administration
 - Angela Doyle, Administration
 - Mary Rister, Administration
 - Michael Green, Administration
 - Dave Palmer, Community Development
 - Laura Webster, Community Development
 - Dave Mohlenbrok, Public Services
 - Sarah Novo, Recreation
 - Justin Nartker, Public Services
 - Matt McClure, Public Services
 - Karen Garner, Recreation
 - Chris Hertel, Fire
 - Chad Butler, Police
 - Bret Finning, Community Development
 - Mona Forster, Deputy City Clerk

C. Commissioners: Michelle Vass

COUNCIL REPORTS

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

Councilmember Broadway reported PCTPA meeting will discuss the State Route Highway 65 widening Project.

Councilmember Broadway reported meeting with Councilmember Patterson and staff regarding council chamber technology live streaming.

Councilmember Broadway reported working with Mayor Yuill on the Wall of Recognition.

Councilmember Gayaldo reported going to Sherriff Ed Bonner retirement.

Councilmember Gayaldo expressed her appreciation for the Quarry Park Event.

Councilmember Gayaldo reported attending the Lighthouse Event and Neighborhood Watch Captain's Meeting.

Mayor Yuill announced that there will be a Memorial Day Celebration at the Rocklin Cemetery at 11am.

AGENDA REVIEW

5. Agenda Modifications

Item #15 was tabled for a future meeting

CONSENT CALENDAR

6. City Council, Public Financing Authority & Successor Agency Meeting Minutes of May 9, 2017

7. Resolution No. 2017-85 of the City Council of the City of Rocklin Accepting the Audited Financial Statements for the Transportation Development Act Funds for the Year Ended June 30, 2016

8. Resolution No. 2017-86 of the City Council of the City of Rocklin Accepting the Report on the Costs of Abatement and Setting a Public Hearing on Delinquent Nuisance Abatement Charges (Weed Abatement)

9. Resolution No. 2017-87 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Consultant Services Agreement (Dennis Batchelder Group)

10. Resolution No. 2017-88 of the City Council of the City of Rocklin Setting a Public Hearing on Delinquent Refuse Collection Charges

11. Resolution No. 2017-89 of the City Council of the City of Rocklin Authorizing the City Manager to Submit Claims for Transportation Development Funds
12. Lighting Maintenance District No. 1
 - A. Resolution No. 2017-90 of the City Council of the City of Rocklin Ordering the Preparation of the Engineer's Report for Lighting Maintenance District No. 1
 - B. Resolution No. 2017-91 of the City Council of the City of Rocklin Approving the Engineer's Report for the Levy of the Annual Assessment for Lighting Maintenance District No. 1
 - C. Resolution No. 2017-92 of the City Council of the City of Rocklin Declaring its Intention to Levy and Collect Annual Assessments for Lighting Maintenance District No. 1 and Setting a Time and Place for Public Hearing Thereon
13. Landscaping and Lighting Maintenance District No. 2
 - A. Resolution No. 2017-93 of the City Council of the City of Rocklin Ordering the Preparation of the Engineer's Report for Landscaping and Lighting Maintenance District No. 2
 - B. Resolution No. 2017-94 of the City Council of the City of Rocklin Approving the Engineer's Report for the Levy of the Annual Assessment for Landscaping and Lighting Maintenance District No. 2
 - C. Resolution No. 2017-95 of the City Council of the City of Rocklin Declaring its Intention to Levy and Collect Annual Assessments for Landscaping and Lighting Maintenance District No. 2 and Setting a Time and Place for Public Hearing Thereon
14. Resolution No. 2017-96 of the City Council of the City of Rocklin of Intention to Order the Vacation of a Public Street and Setting a Public Hearing Thereon (Yankee Hill Road)
15. Resolution of the City Council of the City of Rocklin Approving and Authorizing Execution of a Subdivision Landscaping Agreement for "West Oaks Blvd (South)" (Whitney Ranch Large Lot Subdivision) SD-2006-07A - **Item #15 was tabled for a future meeting**
16. Resolution No. 2017-97 of the City Council of the City of Rocklin Accepting the Public Work Known as Whitney Ranch Phase II-D Units 52BC, 55AB & 56 (SD 2006-07), Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (Sunset Ranchos Investors, LLC.)
17. Whitney Ranch Parkway Extension
 - A. Resolution No. 2017-98 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute Amendment No. 4 to the Professional Services Agreement for SR 65/Whitney Ranch Parkway Interchange Phase 1 and Whitney Ranch Parkway (PSOMAS, Inc.)

- B. Resolution No. 2017-99 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute Amendment No. 5 to the Professional Services Agreement for SR 65/Whitney Ranch Parkway Interchange Phase 1 and Whitney Ranch Parkway (Mark Thomas & Company, Inc.)

17.5 Resolution No. 2017-101 of the City Council of the City of Rocklin Authorizing the City Manager to Submit a Claim to the Placer County Transportation Planning Agency for Bicycle and Pedestrian Funds

Motion to approve Item No. 6-17.5 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

CITIZENS ADDRESSING THE CITY COUNCIL

18. None

PUBLIC HEARINGS

19. CONTINUED FROM MAY 9, 2017 - 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.

Mayor Yuill opened the public hearing at 6:11 p.m.

Councilmember Gayaldo disclosed a conflict of interest due to the location of the project to her property and left the room at 6:12p.m.

Brett Finning presented the staff report.

Highlights included:

- Revised median turn configuration on Pacific Street
- Project entrance on Midas will be right turn only, no exiting onto Midas Ave.
- Minor exterior modification
- Development agreement changes regarding parking

Public Input:

Applicant Dan Nethercott spoke regarding the changes.

Jerry Mitchell discussed traffic issues and expressed opposition to parking for Gateway residents exclusively on public property as opposed to all public.

Mayor Yuill closed the public hearing at 6:33p.m.

Council comments/questions related to:

- Overflow parking and parking permits. Council directed staff to strike the language as followed: In exchange for the right for residents of the Project to have exclusive use of one half of the new parking spaces developed on Railroad Ave.
 - 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.

Motion to approve Item 19 by Councilmember Patterson, seconded by Councilmember Janda. Passed by the following vote:

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

Councilmember Gayaldo returned to the room at 6:43 p.m.

20. Resolution No. 2017-100 of the City Council of the City of Rocklin Ordering Abatement of Public Nuisance in Various Locations in the City of Rocklin

Mayor Yuill opened the public hearing at 6:43 p.m.

Dave Mohlenbrok presented the staff report.

Public Input:

There being no public input, Mayor Yuill closed the public hearing at 6:46 p.m.

Motion to approve Item 20 by Councilmember Broadway, seconded by Councilmember Janda. Passed by the following vote:

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

21. Oak Vista Tentative Subdivision Map

This application is a request for approval of a Tentative Subdivision Map, Rezone, and Oak Tree Preservation Permit to subdivide six (6) parcels totaling 13.9 acres into 63 residential lots. The subject site is generally located on the southwest corner of Makabe Lane and Diaz Lane and is bordered on three sides by the existing Rocklin 60 Subdivision.

Mayor Yuill opened the public hearing at 6:47 p.m.

Bret Finning presented the staff report.

Highlights included:

- The site includes a total of 420 native oak trees. 269 of the native oak trees are proposed for removal as part of the development of the project. Of the trees proposed for removal, the project Arborist has designated 57 of the trees as dead, dying, or hazardous.
- Planning Commission voted 4-1 to recommend the project for approval to the City Council.
- In order to address the concerns of the neighbors within proximity of the landscape lot, the applicant revised the tentative subdivision map to remove Lot D from the project and to revise the proposed lot layout to avoid losing any residential lots.

Public Input:

Alyssa Detsel- concerned about the creek pollution and wildlife moving towards her home

Lori Samoni - Loomis resident concerned about ADA access

Janette Cokely - would like Dias to be spelled correctly on notice, would like clarification of where oak trees will be planted.

Applicant Ryan Bradford of Equity Smart Investments spoke regarding revisions made

Mayor Yuill closed the public hearing at 7:15p.m.

Council comments/questions related to:

- Clarification on landscaping maintenance responsibilities
- Request to have a note on the maps that state they require tree mitigation

- 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 Oak Vista Subdivision (SD2015-0002, Z2015-0002 and TRE2015-0008)
- B. Move to Introduce an Ordinance of the City Council of the City of Rocklin Rezoning an Area from Unclassified (U) to a Combination of Residential Six Thousand Square Foot Minimum Lot Size (R1-6) and Residential Twelve Thousand Square Foot Minimum Lot Size (R1-12.5), Waive the Full Reading of the Ordinance, and Continue to the Next Regular Meeting for Adoption (Oak Vista Subdivision / Z-2015-0002)
- C. Move to Continue to the Next Regular Meeting for Adoption a Resolution of the City Council of the City of Rocklin Approving a Tentative Subdivision Map and an Oak Tree Preservation Plan Permit to the Next Regular Meeting for Adoption (Oak Vista Subdivision / SD-2015-0002, TRE-2015-0008)

Motion to approve Item 21 by Councilmember Janda, seconded by Councilmember Broadway. Passed by the following vote:

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

22. Public Noticing Amendment

The proposed project would amend certain sections of Titles 16 and 17 of the Rocklin Municipal Code to modify public hearing noticing requirements to increase the required noticing radius above the minimum requirements of the State of California.

Mayor Yuill opened the public hearing at 7:20 p.m.

Bret Finning presented the staff report.

Public Input:

There being no public input, Mayor Yuill closed the public hearing at 7:28 p.m.

Council comments/questions related to:

- Both Councilmember Patterson and Gayaldo expressed support for signage

- A. Move to Introduce Ordinance of the City Council of the City of Rocklin to Modify Sections of Titles 16 and 17 of the Rocklin Municipal Code Regarding Public Hearing Noticing Requirements, Waive the Full Reading of the Ordinance, and Continue to the Next Regular Meeting for Adoption

Motion to approve Item 22 by Councilmember Patterson, seconded by Councilmember Yuill. Passed by the following vote:

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

Mayor Yuill called for a break at 7:29 p.m. and reconvened at 7:35 p.m.

ORDINANCES

23. Move to Introduce Ordinance of the City Council of the City of Rocklin Amending Section 12.20.085 of the Rocklin Municipal Code Prohibiting Smoking in Recreational Areas and on City Owned Property, waive the full reading of the ordinance, and continue to the next regular meeting for adoption.

Karen Garner presented the staff report.

Motion to approve Item 23 by Councilmember Broadway, seconded by Councilmember Janda. Passed by the following vote:

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

REPORTS FROM CITY OFFICIALS/DISCUSSION AND POTENTIAL ACTION ITEMS

24. CalPERS Actuarial Reports - June 30, 2015, and Presentation on CalPERS Employer Rate History and Future Employer Rate Estimates

Staff Presentation by Jason Johnson

Councilmember Patterson would like to see a comparison including neighboring cities

Larry Menth- Spoke regarding unfunded liability

25. Other Post-Employment Benefits (OPEB) Actuarial Report - June 30, 2016, and Presentation on OPEB Funding

Staff Presentation by Jason Johnson

26. 2017-2018 Budget Discussion

Staff Presentation by Jason Johnson

27. Capital Investment Plan

Staff Presentation by Justin Nartker

28. League of California Cities Annual Conference - Appoint Voting Delegate

Councilmember Jill Gayaldo and Rick Horst as alternate

29. Homelessness - Discussion led by Joe Patterson

Chief Butler spoke on the current homeless situation in Rocklin

30. Announcements/Brief Reports

31. City Manager Report

32. City Attorney Communications (Verbal)

FUTURE AGENDA ITEMS

FUTURE STRATEGIC PLANNING ITEMS

PUBLIC FINANCING AUTHORITY

33. No Action Required

CITY COUNCIL ACTING AS SUCCESSOR AGENCY

34. No Action Required

ADJOURNMENT

35. Meeting Adjourned at 8:57



Scott Yuill, Mayor



Mona Forster, Deputy City Clerk