



## MINUTES

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

June 13, 2017

TIME: 6:00 PM

PLACE: Council Chambers, 3970 Rocklin Road  
[www.rocklin.ca.us](http://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  
Steven Rudolph, City Attorney  
Jason Johnson, Administrative Services  
Fred Lustenberger, Community Development  
Dave Mohlenbrok, Public Services  
Chad Butler, Police  
Kurt Snyder, Fire  
Matt McClure, Public Services  
Mary Rister, Administrative Services  
Dave Palmer, Community Development  
Troy Holt, City Manager's Office  
Michael Young, City Manager's Office  
Laura Webster, Community Development  
Bret Finning, Community Development  
Barbara Ivanusich, City Clerk
  - C. Commissioners: Michele Vass

## **COUNCIL REPORTS**

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

Councilmember Gayaldo reported attendance at the VFW Memorial held at the cemetery, the Firefighter Group at Memorial Park, the 2x2 School District meeting, and the Interfaith Event in Roseville.

Councilmember Janda reported attendance at the Air Pollution Control District Board meeting.

Mayor Yuill reported attendance at Greater Sacramento Board meetings.

### **5. Announcements/Brief Reports**

Councilmember Patterson announced that the meeting is live streaming.

Mayor Yuill appointed Councilmember Janda to serve on Community Choice Aggregation.

## **AGENDA REVIEW**

### **6. Agenda Modifications**

Mayor Yuill pulled Item Nos. 8, 10, 14 and 15 for discussion.

## **CONSENT CALENDAR**

### **7. City Council, Public Financing Authority & Successor Agency Meeting Minutes of May 23, 2017**

### **8. Pulled for discussion**

### **9. Adoption of Ordinance No. 1070 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**

### **10. Pulled for discussion**

### **11. Oak Vista Subdivision**

- A. Adoption of Resolution No. 2017-104 of the City Council of the City of Rocklin Approving a Mitigated Negative Declaration of Environmental Impacts (Oak Vista Subdivision / SD-2015-0002, Z-2015-0002, and TRE-2015-0008)**
- B. Adoption of Ordinance No. 1071 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) (Oak Vista Subdivision / Z-2015-0002)**

- C. Adoption of Resolution No. 2017-105 of the City Council of the City of Rocklin Approving a Tentative Subdivision Map and an Oak Tree Preservation Plan Permit (Oak Vista Subdivision / SD-2015-0002, TRE-2015-0008)
  
- 12. Adoption of an Ordinance No. 1072 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
  
- 13. Resolution No. 2017-106 of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 1 (Annexation No. 55) and to Authorize the Levy of Special Taxes Therein (Quick Quack Rocklin)
  
- 14. Pulled for discussion
  
- 15. Pulled for discussion
  
- 16. Resolution No. 2017-109 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute Amendment No. 2 to the Consultant Services Agreement for Open Space Monitoring Services (Whitney Environmental Consulting, Inc., dba Foothill Associates)
  
- 17. Resolution No. 2017-110 of the City Council of the City of Rocklin of Intent to Amend the Solid Waste Collection Service Rates Within the Incorporated Limits of the City of Rocklin and Setting a Time and Place for a Public Hearing Thereon
  
- 18. Resolution No. 2017-111 of the City Council of the City of Rocklin Accepting the Public Work Known as Whitney Community Park Amenities Upgrade Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (DOMINGUEZ LANDSCAPE SERVICES, INC.)
  
- 19. Resolution No. 2017-112 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute Change Order No. 1 with PBM Construction, Inc. for the ADA Ramp Upgrades (PBM Construction, Inc.)
  
- 20. Notice of Completion- West Oaks Lot 1 Park (Wickman Park)
  - A. Resolution No. 2017-113 of the City Council of the City of Rocklin Accepting the Public Work Known as West Oaks Lot 1 Park (SD 2012-02/03), Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (D.R. HORTON BAY, INC.)
  
  - B. Resolution No. 2017-114 of the City Council of the City of Rocklin Accepting the Dedication in Fee for Park Purposes West Oaks Lot C (D.R. Horton BAY, Inc. / West Oaks Unit 4 SD-2012-02/03)

21. Notice of Completion-Parklands North Subdivision (SD-2013-03)
  - A. Resolution No. 2017-115 of the City Council of the City of Rocklin Accepting the Public Works Known as Parklands North (SD 2013-03), Approving the Notice of completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (JOHN MOURIER CONSTRUCTION, INC.)
  - B. Resolution No. 2017-116 of the City Council of the City of Rocklin Accepting the Public Work Known as Parklands North Landscaping (SD 2013-03), Approving the Notice of Completion Thereof, and Authorizing and Directing the Execution and Recordation of Said Notice on Behalf of the City (JOHN MOURIER CONSTRUCTION, INC.)
22. Resolution No. 2017-117 of the City Council of the City of Rocklin Approving and Authorizing the City Manager to Execute a Construction Management and Reimbursement Agreement Between Placer County Water Agency and the City of Rocklin for the Whitney Boulevard Water Main Replacement and Resurfacing Project
23. Terminating the Ground Lease Between the City of Rocklin and the Redevelopment Agency of the City of Rocklin for former Redevelopment Agency Property
  - A. Resolution No. 2017-29 SA of the Successor Agency to the Redevelopment Agency of the City of Rocklin Approving the Termination of Ground Lease for Former Redevelopment Agency Property
  - B. Resolution No. 2017-118 of the City Council of the City of Rocklin Approving the Termination of Ground Lease for Former Redevelopment Agency Property
24. Resolution No. 2017-119 of the City Council of the City of Rocklin Accepting Grant of Open Space Easement (RIPARIAN AREA AND CREEK PROTECTION)(Placer Creek Corporate Center)
25. Resolution No. 2017-120 of the City Council of the City of Rocklin of Intent to Initiate an Amendment of the Rocklin Municipal Code Regarding Requirements for Secondary Residential Units, Wireless Communication Facilities, and Tentative Subdivision Maps
- 25.5. Subdivision Landscape Agreement, Infrastructure Warranty Agreement and Notice of Completion- West Oaks Blvd.
  - A. Resolution No. 2017-121 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
  - B. Resolution No. 2017-122 of the City Council of the City of Rocklin Authorizing Execution of an Infrastructure Warranty Agreement for "West Oaks Blvd (South)" (Whitney Ranch Large Lot Subdivision)
  - C. Resolution No. 2017-123 of the City Council of the City of Rocklin Accepting the Public Work Known as West Oaks Boulevard (South) 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)**

- D. Resolution No. 2017-124 of the City Council of the City of Rocklin Accepting the Dedication in Fee for West Oaks Boulevard (South) (Sunset Ranchos Investors, LLC, SD-2006-07A)

Motion to approve Item Nos. 7, 9, 11-13, and 16-25.5 by Councilmember Gayaldo, seconded by Councilmember Patterson. Passed by the following vote:

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

10. Rocklin Gateway

Councilmember Gayaldo reported a conflict of interest due the property ownership and proximity to the project and will abstain on Item Nos. 10. A-D.

- A. Adoption of Resolution No. 2017-102 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. Adoption of Ordinance No. 1068 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)
- C. Adoption of Ordinance No. 1069 of the City Council of the City of Rocklin Approving an Amended and Restated Development Agreement by and between the City of Rocklin; ZL Rocklin, LLC; and Catalyst Group Housing Group, LLC, Relative to the Development Known as the Rocklin Gateway Project, (Rocklin Gateway / DA2017-0001)
- D. Approve a Resolution No. 2017-103 of the City Council of the City of Rocklin Approving a Design Review and Oak Tree Preservation Plan Permit (Rocklin Gateway / DR2016-0005 and TRE2017-0001)

Motion to approve Item No. 10.A.-D. by Councilmember Janda, seconded by Councilmember Broadway. Passed by the following vote:

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

8. Quarterly Police Report

Shawn Baird presented the Quarterly Police Report.

14. Resolution No. 2017-107 of the City Council of the City Manager Authorizing the City Manager to Execute an Agreement for Police Services Between the City of Rocklin and Sierra Joint Community College District

Lieutenant Trent Jewell presented the staff report.

Motion to approve Item No.14 by Councilmember Broadway, seconded by Councilmember Janda. Passed by the following vote:

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

15. Resolution No. 2017-108 of the City Council of the City of Rocklin Approving and Authorizing an Agreement for Cooperative Fire Department Management Amended and Restated Shared Services Between the Cities of Rocklin and Lincoln

Kurt Snyder presented the staff report.

Council directed the 2x2 committee to continue discussions regarding alternate termination dates.

Motion to approve Item No. 15 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**

26. Library Update - Presentation by Mary George, Placer County Library

Mary George provided an overview and update of the library system.

Sophie Bruno provided an overview of the Rocklin Library.

**CITIZENS ADDRESSING THE CITY COUNCIL**

**27. NAME AND CITY**

Carol Petterson, honoring Sandi Davies.

David Henry, reported the Placer County Fair opening on June 22.

Craig Miller, regarding Lost Avenue widening, submitted a petition and letter.

**PUBLIC HEARINGS**

**28. Weed Abatement Liens**

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

Mary Rister presented the staff report.

There being no public input, Mayor Yuill closed the public hearing at 7:16 p.m.

- A. Resolution No. 2017-125 of the City Council of the City of Rocklin Assessing Liens Against Certain Parcels for Delinquent Weed Abatement Charges
- B. Resolution No. 2017-126 of the City Council of the City of Rocklin Requesting the Collection of Taxes, Assessments and Liens on the 2017-2018 Tax Roll (Weed Abatement Liens)

Motion to approve Item Nos. 28.A. and B. by Councilmember Janda, seconded by Councilmember Patterson. Passed by the following vote:

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

**29. Delinquent Refuse Collection Liens**

Mayor Yuill opened the public hearing at 7:17 p.m.

Mary Rister presented the staff report.

There being no public input, Mayor Yuill closed the public hearing at 7:18 p.m.

- A. Resolution No. 2017-127 of the City Council of the City of Rocklin Assessing Liens Against Certain Parcels for Delinquent Refuse Charges

- B. Resolution No. 2017-128 of the City Council of the City of Rocklin Requesting the Collection of Taxes, Assessments and Liens on the 2017-2018 Tax Roll (Delinquent Refuse Collection Liens)

Motion to approve Item Nos. 29.A. and B. by Councilmember Patterson, seconded by Councilmember Broadway. Passed by the following vote:

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

30. Lighting Maintenance District No. 1 Assessment Levies – Fiscal Year 2017-2018

Mayor Yuill opened the public hearing at 7:19 p.m.

Mary Rister presented the staff report.

There being no public input, Mayor Yuill closed the public hearing at 7:20 p.m.

- A. Resolution No. 2017-129 of the City Council of the City of Rocklin Ordering the Levy and Collection of Assessments for Lighting Maintenance District No. 1 and Confirming a Diagram and Assessment
- B. Resolution No. 2017-130 of the City Council of the City of Rocklin Requesting the Collection of Taxes, Assessments and Liens on the 2017-2018 Tax Roll (Lighting Maintenance District No. 1)

Motion to approve Item Nos. 30.A. and 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

31. Landscaping and Lighting Maintenance District No. 2 Assessment Levies – Fiscal Year 2017-2018

Mayor Yuill opened the public hearing at 7:21 p.m.

Mary Rister presented the staff report.

There being no public input, Mayor Yuill closed the public hearing at 7:22 p.m.

- A. Resolution No. 2017-131 of the City Council of the City of Rocklin Ordering the Levy and Collection of Assessments for Landscaping and Lighting Maintenance District No. 2 and Confirming a Diagram and Assessment



- B. Resolution No. 2017-132 of the City Council of the City of Rocklin Requesting the Collection of Taxes, Assessments and Liens on the 2017-2018 Tax Roll (Landscaping & Lighting Maintenance District No. 2)

Motion to approve Item Nos. 31.A. and 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

**BID ACTION**

- 32. Resolution No. 2017-133 of the City Council of the City of Rocklin Authorizing the City Manager to Award the Bid for the Police Department Camera Replacement Project

Matt McClure presented the staff report.

Motion to approve Item No. 32 by Councilmember Yuill, seconded by Councilmember Gayaldo. Passed by the following vote:

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

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

- 33. Purchase and Sale Agreements for: 1) City Owned Property, Sunset West Lot 30 on West Oaks Blvd. near Kathy Lund Park, APN 365-020-030; 2) Sale of Successor Agency-owned Property at Big Gun Site located south of Pacific Street at 5255 Pacific Street, APN 010-170-026; and, 3) Sale of Successor Agency-owned Property at Rocklin Road/Pacific site, APN 010-161-015 and -016

Troy Holt presented the staff report.

Steven Rudolph reported one additional staff recommendation negotiated today to ensure timely development of the site as follows:

Move to authorize the City Manager to execute an agreement with Brentwood Developments providing that if the City approves the land use entitlements for the Big Gun Site, the developer shall apply for a building permit within two years from such approval, or pay the City \$130,000 for lost tax revenue. The execution of the agreement shall be completed within thirty days, and the Council shall be notified of such execution.

Public input:

- Kevin Cooper concerned with the sale of Sunset West Lot 30.

- A. Resolution No. 2017-134 of the City Council of the City of Rocklin Approving the Sale of Surplus Property on Sunset West Lot 30 - West Oak Boulevard Near Kathy Lund Park

Motion to approve Item No. 33.A. amending the resolution to reflect the use of the funds for park construction subject to Recreation Commission and Council direction and further subject to an amendment of the purchase and sale agreement in section 3.1.1 to put in a not to exceed 5% number, the price would be able to be adjusted to the mutual satisfaction of both parties not to exceed 5%, by Councilmember Janda, seconded by Councilmember Yuill. Passed by the following vote:

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

- B. Resolution No. 2017-30 SA of the Successor Agency to the Redevelopment Agency of the City of Rocklin Approving the Sale of Former Redevelopment Agency Property (5255 Pacific Street, APN 010-170-026)

Motion to approve Item No. 33.B., by Councilmember Janda, seconded by Councilmember Gayaldo. Passed by the following vote:

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

Motion to authorize the City Manager to execute an agreement with Brentwood Developments providing that if the City approves the land use entitlements for the Big Gun Site, the developer shall apply for a building permit within two years from such approval, or pay the City \$130,000 for lost tax revenue. The execution of the agreement shall be completed within thirty days, and the Council shall be notified of such execution. by Councilmember Yuill, seconded by Councilmember Janda. Passed by the following vote:

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

- C. Resolution No. 2017-31 SA of the Successor Agency to the Redevelopment Agency of the City of Rocklin Approving the Sale of Former Redevelopment Agency Property (Lots 13-16, Rocklin Road and Pacific Street, APN 101-161-015 and 016)

Motion to approve Item No. 33.C. by Councilmember Patterson, seconded by Councilmember Broadway. Passed by the following vote:

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

- D. Resolution No. 2017-135 of the City Council of the City of Rocklin Approving the Purchase of Former Redevelopment Agency property for Construction of Public Improvements (Lots 13-16, Rocklin Road and Pacific Street, APN 101-161-015 and 016)

Motion to approve Item No. 33.D. by Councilmember Janda, seconded by Councilmember Patterson. Passed by the following vote:

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

- 34. City Manager Report – none.
- 35. City Attorney Communications (Verbal) – none.

**FUTURE AGENDA ITEMS - Workshop on budget next year.**

**FUTURE STRATEGIC PLANNING ITEMS**

**PUBLIC FINANCING AUTHORITY**

- 36. No Action Required

**CLOSED SESSION (Read Closed Session Items - Ask for Public Comment)**

- 37. Conference with Real Property Negotiators pursuant to Government Code section 54956.8  
Property: Rocklin Golf Course, 4201 Midas Avenue  
City Negotiator: Rick Horst, City Manager  
Negotiating parties: Joe Syufy  
Under negotiation: Price and terms of sale

Mayor Yuill asked for public input. There being none, Mayor Yuill called for the Closed Session at 8:15 p.m.

The Closed Session ended at 9:16 p.m. with no reportable action.

**ADJOURNMENT**

- 38. Meeting Adjourned at 9:16.

---

Scott Yuill, Mayor

---

Barbara Ivanusich, City Clerk