

MINUTES



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

July 25, 2017

TIME: 5:30 PM

PLACE: Council Chambers, 3970 Rocklin Road
www.rocklin.ca.us

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

Conference with Legal Counsel
Existing Litigation, Pursuant to Government Code Section 54956.9(d)
Workers Compensation Case of Jeff Amado

Mayor Yuill asked for public input. There being none, Mayor Yuill called for the Closed Session at 5:30 p.m.

The Closed Session ended at 5:53 p.m. with no reportable action.

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
Kim Sarkovich, Administration
Marc Mondell, Community Development
Bret Finning, Community Development
Justin Nartker, Public Services
Kurt Snyder, Fire
Chad Butler, Police
Andy Schiltz, Administration
Mary Rister, Administration
Ted Williams, Administration
Dave Mohlenbrok, Public Services
Dara Dungworth, Community Development

Karen Garner, Recreation
Matt McClure, Public Services
Troy Holt, City Manager's Office
Michael Young, City Manager's Office
Bob Hilton, Recreation
Dave Palmer, Community Development
Barbara Ivanusich, City Clerk

C. Commissioners: None

COUNCIL REPORTS

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

Vice Mayor Broadway announced the retirement of Celia McAdam, Placer County Transportation Agency.

Councilmember Janda reported attendance at Sierra Valley Energy.

Mayor Yuill reported on the Wickman Park Grand Opening.

AGENDA REVIEW

5. Agenda Modifications – none.

CONSENT CALENDAR

6. City Council, Public Financing Authority & Successor Agency Meeting Minutes of July 11, 2017

7. Resolution No. 2017-167 of the City Council of the City of Rocklin Ratifying a Resolution Commending Public Services Director Rick Forstall for Twelve Years of Service to the City of Rocklin

8. Lea Subdivision Annexation

A. Resolution No. 2017-168 of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 1 (Annexation No. 58) and to Authorize the Levy of Special Taxes Therein (Lea Subdivision)

B. Resolution No. 2017-169 of the City Council of the City of Rocklin Stating its Intention and Ordering Territory Detached from Rocklin Lighting Maintenance District No. 1 (Lea Subdivision) (SD-2005-06)

C. Resolution No. 2017-170 of the City Council of the City of Rocklin of Intention to Annex Territory to Rocklin Community Facilities District No. 5 (46th Annexation) and to Authorize the Levy of Special Taxes Therein (Lea Subdivision)

9. Resolution No. 2017-171 of the City Council of the City of Rocklin Amending the Joint Exercise of Powers Agreement for Sierra Valley Energy Authority to Ratify and Confirm the Name Change from the Sierra Valley Energy Authority to Pioneer Community Energy

Motion to approve Item Nos. 6-9 on the Consent Calendar 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 FINANCING AUTHORITY

10. Special Tax Bonds and Refunding

Mary Rister presented the staff report.

- A. Resolution No. 2017-172 of the City Council of the City of Rocklin Authorizing the Borrowing of Funds on Behalf of Community Facilities District No. 6 (Sunset West-Drainage), Community Facilities District No. 8 (Sunset West-Park Drive) and Community Facilities District No. 9 (Sunset West-Blue Oaks) to Refund Three Respective Series of Special Tax Bonds, and Approving and Authorizing Related Documents and Action

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

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

- B. Resolution No. 2017-49 PFA of the Rocklin Public Financing Authority Authorizing the Borrowing of Funds to Facilitate Refunding by the City of Rocklin, on Behalf of Certain Community Facilities Districts, of Special Tax Bonds and Refunding of the Authority's Outstanding 2003 Senior and Subordinate Refunding Local Agency Revenue Bonds, and Approving Related Documents and Action

Motion to approve Item No. 10.B. by Agency Member Janda, seconded by Agency Member Gayaldo. Passed by the following vote:

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

CITIZENS ADDRESSING THE CITY COUNCIL

- 11. NAME AND CITY – none.

PUBLIC HEARINGS

12. Quick Quack Community Facilities District No. 1 Annexation No. 55

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

Ted Williams presented the staff report.

There being no public input, Mayor Yuill closed the public hearing at 6:14 p.m.

- A. Resolution No. 2017-173 of the City Council of the City of Rocklin of Annexation of Territory to Community Facilities District No. 1 (55th Annexation), Authorizing the Levy of a Special Tax, and Submitting Levy of Tax to Qualified Electors (Quick Quack Rocklin)

Motion to approve Item No. 12.A. by Councilmember Janda, seconded by Councilmember Broadway. Passed by the following vote:

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

Barbara Ivanusich read the ballot results as follows:

Election Vote for CFD 1 55th Annexation
Qualified Landowner Votes — 2
Votes Cast — 2
Yes Votes — 2
No Votes — 0

- B. Resolution No. 2017-174 of the City Council of the City of Rocklin Declaring Results of Special Annexation Election, Determining Validity of Prior Proceedings, and Directing Recording of Amended Notice of Special Tax Lien Pertaining to Community Facilities District No. 1 (55th Annexation) (Quick Quack Rocklin)

Motion to approve Item No. 12.B. by Councilmember Janda, seconded by Councilmember Broadway. Passed by the following vote:

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

13. South Whitney Mixed Use Townhomes and Medical Center
Tentative Subdivision Map, SD2017-0006

This application is a request for approval of a tentative subdivision map to create three common ownership lots and 20 townhome parcels in conjunction with previously approved entitlements to construct an office building and four multi-unit townhome buildings. The subject site is located on the southerly side of South Whitney Boulevard between Sunset Boulevard and Bryce Way.

Mayor Yuill opened the public hearing at 6:15 p.m.

Bret Finning presented the staff report.

There being no public input, Mayor Yuill closed the public hearing at 6:16 p.m.

A. Resolution No. 2017-175 of the City Council of the City of Rocklin Approving a Tentative Subdivision Map (South Whitney Mixed Use Townhomes and Medical Center / SD2017-0006)

Motion to approve Item No. 13.A. by Councilmember Patterson, seconded by Councilmember Broadway. Passed by the following vote:

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

14. Rocklin Meadows Subdivision Time Extension
Tentative Subdivision Map, SD-2013-08
Oak Tree Preservation Permit, TRE2015-0004

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 to subdivide approximately 8.08 gross acres into 27 single-family residential lots and three lettered landscape, utility easement, and maintenance access lots. The subdivision property is generally located north and west of the northwest corner of Aguilar Road and Greenbrae Road.

Mayor Yuill opened the public hearing at 6:18 p.m.

Bret Finning presented the staff report.

Council questions/comments related to:

- Five year extensions
- Sidewalk along Aguilar
- No bridge contribution
- Retroactive time extensions

There being no public input, Mayor Yuill closed the public hearing at 6:29 p.m.

- A. Resolution No. 2017-176 of the City Council of the City of Rocklin Approving a One-Year Time Extension of the Rocklin Meadows Tentative Subdivision Map and Oak Tree Preservation Plan Permit (Rocklin Meadows Extension/ SD-2013-08 and TRE-2015-0004)

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

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

15. Sunset Hills Townhomes Time Extension, Tentative Subdivision Map, SD-2013-03, Design Review, DR-2013-04, Oak Tree Preservation Permit, TRE-2013-13

This application is a request for approval of a one-year extension of time for the following previously approved entitlements to allow the development of the Sunset Hills Townhomes project:

- A Tentative Subdivision Map (SD-2013-03) to subdivide approximately 11.2 gross acres into 26 residential building lots containing 148 air-space condominium units, one common area lot for circulation, recreational facilities, and landscaping, and one common area lot for an open space/conservation area.
- A Design Review (DR-2013-04) to approve the design of the multi-family townhomes and the associated site design and landscaping.
- An Oak Tree Preservation Permit (TRE-2013-13) to allow the removal of up to 51 oak trees.

The subject property is generally located at the northwest corner of Sunset Boulevard and South Whitney Boulevard.

Mayor Yuill opened the public hearing at 6:30 p.m.

Bret Finning presented the staff report.

Applicant, Mr. Lee, explained the project is a three year project.

There being no public input, Mayor Yuill closed the public hearing at 6:25 p.m.

- A. Resolution No. 2017-177 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 (Sunset Hills Townhomes Extension/ SD-2013-03, TRE-2013-04 and DR-2013-13

Motion to approve Item No. 15.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

RESOLUTIONS

16. Resolution No. 2017-178 of the City Council of the City of Rocklin Authorizing the City Manager to Enter into a Design-Build Agreement with Bonsai Design, LLC for the Rocklin Adventures at Quarry Park Project (Adventure Elements Only)

Marc Mondell presented the staff report.

Council questions related to:

- Total expense - \$2.58 million
- Placer Valley Tourism \$300,000 grant
- Impact of no restaurant
- Different food menus
- Open air design

David Busch, Legacy Family Adventure, reported on:

- Food revenue
- Year round operation
- Corporate events
- Cost control

Public input:

- Justin LeBlanc, Rocklin

Council comments related to:

- Private investment in downtown
- Restaurant high risk business
- Focus on key attraction/revenues
- Concern with scaling back on restaurant
- Adult attractions/concepts
- Design review
- More information related to who suppliers are, product liability insurance, maintenance costs
- Contract language/section references
- Quality project/make it right
- Unique destination

Motion to approve Item No. 16 by Councilmember Janda, seconded by Councilmember Patterson. Passed by the following vote:

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

ORDINANCES

- 17. Move to Introduce an Ordinance No. 1077 of the City Council of the City of Rocklin Amending Chapter 9.24 of Title 9 of the Rocklin Municipal Code Regarding Camping on Public and Private Property; Waive the Full Reading of the Ordinance, and Continue to the Next Regular Meeting for Adoption

Steve Rudolph presented the staff report.

Motion to introduce an amendment to Chapter 9.24 of Title 9 of the Rocklin Municipal Code regarding camping on public and private property as amending Section 9.100.060 to read "Unattended personal property on public property . . ." 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

Chief Butter provided a hiring report.

- 18. City Manager Report

Rick Horst reported on:

- Placer County Placer Ranch
- SB 35 – streamline housing proposals
- AB 947 - Council concurred on sending a letter of support

- 19. City Attorney Communications (Verbal)

- A. Brown Act Requirements and Social Media

Steve Rudolph provided a presentation on Brown Act Requirements and Social Media.

FUTURE AGENDA ITEMS – none.

FUTURE STRATEGIC PLANNING ITEMS – none.

CITY COUNCIL ACTING AS SUCCESSOR AGENCY

- 20. No Action Required

ADJOURNMENT

- 21. Meeting Adjourned at 8:25 p.m.

Scott Yuill, Mayor

Barbara Ivanusich, City Clerk