



REGULAR MEETING OF THE
ROCKLIN CITY COUNCIL

May 24, 2022
CLOSED SESSION – 5:00 p.m.
GENERAL SESSION – 6:00 p.m.

Council Chambers
3970 Rocklin Road, Rocklin, CA 95677
www.rocklin.ca.us

MEETING MINUTES
-DRAFT-

IMPORTANT NOTICE REGARDING CITY COUNCIL MEETINGS

The public may listen to audio or view the meeting via live stream
at <https://www.rocklin.ca.us/agendas-minutes>.

The public is welcome to attend in person or participate virtually.
For those that do not plan on attending in person, but wish to make a public comment during
the meeting, public comments will be accepted in email form up until 3:00 p.m. on the meeting
day.

Those wishing to make a public comment in person, although not required, speakers are
requested to complete a speaker card and present to the City Clerk.

Public comments should be submitted to the City Clerk
at PublicComments@rocklin.ca.us. Emailed public comments will be distributed to Council and
treated as a public record.

This meeting will also be offered via Zoom Webinar and the public is welcome to make a public
comment through Zoom following the steps below:

How To Make A Public Comment By Zoom

When you join the meeting, you will be muted by default. To inform the City Clerk that you
would like to make a public comment, you will use the “Raise Hand” feature. Information on
how to use the raise hand feature can be found on the Zoom website
here: <https://support.zoom.us/hc/en-us/articles/205566129-Raising-your-hand-in-a-webinar>

ZOOM Participation via computer or smartphone

You can join the meeting from your computer using a web browser or the Zoom software (if it is
installed). You can also join the meeting using the Zoom app on your Apple IOS or Android
device. Click the link below to join the Zoom meeting:

<https://us02web.zoom.us/j/81859705492?pwd=bDdpSVk0bFcwQktZcUF0SzJlcnlKdz09>

ZOOM Participation by telephone (Audio Only Option)

1. Dial (669) 900-6833.
2. When asked for the meeting ID, enter **818 5970 5492#**.
3. When asked for your participant ID, press # to continue.
4. When asked for the meeting password, enter **945333#**.
5. You will be muted by default. To inform the City Clerk that you would like to make a public comment, dial *9 to “Raise your hand”. The Clerk will unmute you when it is your turn to speak.

For those requiring a modification or accommodation under the Americans with Disabilities Act, please contact Hope Ithurburn, City Clerk at (916) 625.5564 or via email at hope.ithurburn@rocklin.ca.us.

5:00 p.m. – CLOSED SESSION (Read Closed Session Items, Ask for Public Comment)

1. Pursuant to Government Code section 54956.9(d)(1): Conference with Legal Counsel, Existing Litigation City of Rocklin v. Town of Loomis, et al. Placer County Superior Court Case No. SCV0045516
2. Pursuant to Government Code section 54956.9(d)(4): Conference with Legal Counsel, Initiation of Litigation: One Potential Case
3. Pursuant to Government Code Section 54956.9(d)(2): Conference with Legal Counsel, Anticipated Litigation, Significant Exposure to Litigation: Two Potential Cases
4. Pursuant to Government Code Section 54957.6, Conference with Labor Negotiators: Agency Representatives Aly Zimmermann, Tameka Usher, Daniel Choe; Unrepresented Employees: Management and Confidential Employees
5. Pursuant to Government Code Section 54957.6, Conference with Labor Negotiators, Agency Representatives: City Manager Aly Zimmermann, Fire Chief Reginald Williams, Deputy Fire Chief Shawn Watkins, Director of Administrative Services Tameka Usher, Deputy Director of Administrative Services Daniel Choe, Jack Hughes; Employee Organization: Rocklin Firefighters Union Local 3847

Meeting was called to order by Mayor Halldin at 5:00 p.m.

Roll Call:

Councilmembers: Joe Patterson, Greg Janda (via Zoom), Jill Gayaldo, Ken Broadway,
Mayor Bill Halldin

Seeing no public comment, Mayor Halldin called for Closed Session at 5:02 p.m.

Closed Session ended at 6:38 p.m. with the Mayor reporting the following:

Item #1 Nothing to report.

Item #2 Council provided direction to staff to initiate litigation, with a vote of 5-0.

Item Nos. 3-4 were continued to the end of the regular meeting.

Item #5 Nothing to report.

6:00 p.m. - INTRODUCTION

6. Mayor Halldin called the meeting to order at 6:39 p.m.
7. Councilmember Gayaldo led the Pledge of Allegiance.
8. Roll Call:
Councilmembers: Joe Patterson, Greg Janda (via Zoom), Jill Gayaldo, Ken Broadway,
Mayor Bill Halldin

AGENDA REVIEW

9. Agenda Modifications

None

CITIZENS ADDRESSING THE CITY COUNCIL

10. Margo Rabin spoke on concerns regarding College Park.

CITY COUNCIL REPORTS

11. City Council Reports

Councilmember Patterson reported attendance to the 2x2 with the Rocklin School District and the Lighthouse Celebrity Waiter Luncheon.

Councilmember Janda reported attendance at a Pioneer Energy Board Meeting.

Councilmember Gayaldo reported attendance at a Leadership Rocklin Graduation, the Sunset Whitney Recreation Area (SWRA) East Trails next phase groundbreaking, Summer Civic Program kick-off meeting, Placer County Law Enforcement Chaplaincy graduation, Placer Mosquito & Vector Control District, Sacramento Area Council of

Governments Board (SACOG), Church of Jesus Christ and Latter-Day Saints Crystal Apple Awards event, Rocklin Community Festival, met with Yankee Hill Estates residents with Mayor Halldin, the Lighthouse Celebrity Waiter Luncheon, and reminded everyone that May is Bike Month.

Vice Mayor Broadway reported attendance at the Lighthouse Celebrity Waiter Luncheon and a waste management focused meeting.

Mayor Halldin reported the opportunity to address to the Neighborhood Watch Captains, along with Vice Mayor Broadway presented three scholarships to graduating seniors at Whitney and Rocklin High Schools, Rocklin Community Festival and sent appreciations to the Parks and Recreation staff for their work, and the Western Placer Waste Management Authority Board meeting.

CONSENT CALENDAR

12. Approved Minutes of the Regular Meeting of the City Council, May 10, 2022
13. Resolution No. 2022-102 of the City Council of the City of Rocklin Setting a Public Hearing on Delinquent Nuisance Abatement Charges (Weed Abatement)
14. Resolution No. 2022-103 of the City Council of the City of Rocklin Setting a Public Hearing on Delinquent Refuse Collection Charges
15. Resolution No. 2022-104 of the City Council of the City of Rocklin Approving a Contract with Chavan and Associates for Audit Services and Authorizing the City Manager to Execute the Agreement
16. Resolution No. 2022-105 of the City Council of the City of Rocklin Approving the Purchase of Dual Band Radios from Motorola Solutions Inc.
17. Fire Department Quarterly Report - 1st Quarter
18. West Oaks Regional Housing Needs Allocation (RHNA) Sites
 - A. Ordinance No. 1146 of the City Council of the City of Rocklin Approving a General Development Plan Amendment to Amend the Stanford Ranch General Development Plan to add the Mixed Use 24 Dwelling Units Per Acre Minimum (MU-24+) Zoning District and to Rezone Assessor Parcel Numbers 017-281-016 and 017-284-015 from Planned Development Industrial Park (PD-IP) to MU-24+ (West Oaks RHNA Sites General Plan Amendment, General Development Plan Amendment, and Rezone (PDG2021-0004 AND Z2021-0003)

B. Ordinance No. 1147 of the City Council of the City of Rocklin Approving a General Development Plan Amendment to Amend the Sunset West General Development Plan to add the Residential 24 Dwelling Units Per Acre Minimum (PD-R24+) Zoning District and to Rezone Assessor Parcel Numbers 365-020-067 through -072 from Planned Development Business Professional/Commercial/Light Industrial (PD-BP/C/LI) to PD-R24+ (West Oaks RHNA Sites General Plan Amendment, General Development Plan Amendment, and Rezone (PDG2021-0005 AND Z2021-0004)

19. Mayor Halldin disclosed a conflict of interest on Item 19 and left the room during the discussion, deliberation and vote on the Item

Motion to approve Item Nos. 12 – 18 by Vice Mayor Broadway, seconded by Councilmember Gayaldo. Passed by the following roll call vote:

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

19. Resolution No. 2022-106 of the City Council of the City of Rocklin Approving the Terracina at Whitney Ranch Affordable Housing Regulatory Agreement and Declaration of Restrictive Covenants

Motion to approve Item No. 19 by Councilmember Gayaldo seconded by Councilmember Patterson Passed by the following roll call vote:

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

SPECIAL PRESENTATIONS

20. South County Transportation Sales Tax Measure Update

Mike Luken, Executive Director of Placer County Transportation Planning Agency (PCTPA) Leadership presented to Council.

Public Comment:
Jerry Mitchell
Benjamin Bjorkman
Michael Garabedian

ORDINANCES

- 21. Adopt an Ordinance of the City of Rocklin Amending Title 2 of the Rocklin Municipal Code to Enact Section 2.04.010 Regarding a Vacancy on the City Council Prior to the Expiration of a Term of Office

Sheri Chapman, City Attorney presented to Council.

Public Comment:
Benjamin Bjorkman

Following public comment and deliberation, Council did not provide direction to staff.

PUBLIC HEARINGS

- 22. Adoption of a Development Impact Fee Study and Amendment of Rocklin Municipal Code Articles VI and VII of Chapter 3.16 Pertaining to Development Impact Fees for Parks, Recreation, and Public Facilities

A. Resolution No. 2022-107 of the City Council of the City of Rocklin Approving and Adopting the Final Report Development Impact Fee Study Prepared by NBS, dated April 18, 2022

B. Ordinance of the City Council of the City of Rocklin Amending Chapter 3.16, Articles VI and VII of the Rocklin Municipal Code Regarding Parks and Recreation, and Public Facilities Development Impact Fees Applicable to New Development

Aly Zimmermann, City Manager and Joe Colgan, NBS presented to Council.

Mayor Halldin opened the public hearing.

Public Comment:
Jeff Short, North State Building Industry Association
Jerry Mitchell
Benjamin Bjorkman

Mayor Halldin closed the Public Hearing.

Motion to approve Item No. 22A by Vice Mayor Broadway, seconded by Councilmember Gayaldo. Passed by the following roll call vote:

Ayes: Broadway, Gayaldo, Halldin, Janda, Patterson
Noes: None
Absent: None

Abstain: None

Motion to approve Item No. 22B by Vice Mayor Broadway, seconded by Councilmember Patterson. Passed by the following roll call vote:

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

RESOLUTIONS

23. Resolution No. 2022-108 of the City Council of the City of Rocklin Authorizing the Issuance of Special Tax Bonds and Directing Related Actions, Community Facilities District No. 10 (Whitney Ranch)

Ted Williams, Accounting Supervisor presented to Council.

Motion to approve Item No. 23 by Vice Mayor Broadway, seconded by Councilmember Gayaldo. Passed by the following roll call vote:

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

REPORTS FROM CITY OFFICIALS

24. City Manager Report

Aly Zimmermann, City Manager announced a reminder of the Thursday, May 26, 2022 at 1:00 p.m. Special Council Meeting and wished a future happy birthday to Councilmember Patterson.

COUNCIL REQUESTS FOR FUTURE AGENDA ITEMS

None.

Council returned to Closed Session to continue discussions regarding Item Nos. 3 and 4.

Closed Session ended at 10:08 p.m. with nothing to report.

ADJOURNMENT

Mayor Halldin adjourned the meeting at 10:08 p.m.

Bill Halldin, Mayor

ATTEST:

Sarina Friend, Deputy City Clerk

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