



# TOWN OF LOOMIS

ACTION MINUTES  
REGULAR MEETING OF  
LOOMIS TOWN COUNCIL

LOOMIS DEPOT

5775 HORSESHOE BAR ROAD, LOOMIS, CA 95650

916-652-1840

[www.loomis.ca.gov](http://www.loomis.ca.gov)

**TUESDAY** **AUGUST 8, 2017** **7:30 P.M.**

**CALL TO ORDER** Call to order by Mayor Black at 7:30 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Present:

- Mayor Robert Black
- Councilmember Brian Baker
- Councilmember Rhonda Morillas
- Councilmember Miguel Ucovich

Absent: Councilmember Tim Onderko

**RECOGNITIONS/PROCLAMATIONS**

Loomis Cub Scout, Pack 12

Loomis Library Volunteers

**MATTERS OF INTEREST TO COUNCILMEMBERS**

Councilmember Ucovich suggested the following:

- having staff look into getting a public swim day, next summer, for once a week
- and to look into to having a half acre park put in next to the future Flying Change Farms Equestrian Center

**TOWN REPORT**

**LOOMIS CHAMBER OF COMMERCE UPDATE**

Jenny Knisley pointed out the following:

- this Friday is the last Family Fest for the year
- the Eggplant Festival is only 60 days away
- they are working on the map for the Loomis Legacy Loop self- guided tour and will celebrate the walk on Community Day

**All items on the agenda will be open for public comment before final action is taken. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Mayor has the discretion of limiting the total discussion time for an item.**

**Written Material Introduced Into the Record:** Citizens wishing to introduce written material into the record at the public hearing on any item are requested to provide a copy of the written material to the Town Clerk .

**PUBLIC COMMENT:** This time is reserved for those in the audience who wish to address the Town Council on subjects that are not on the Agenda. The audience should be aware that the Council may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. There was no public comment.

**ADOPTION OF AGENDA:** Council will typically adopt the agenda in the order listed or modify the order in a way that can best accommodate the people in attendance who wish to speak on particular items.

A motion was made to adopt the Agenda. On motion by Councilmember Ucovich, seconded by Councilmember Baker and passed by the following vote:

Ayes: Baker, Black, Morillas, Ucovich  
Noes: None  
Abstained: None  
Absent: Onderko

**OPPORTUNITY TO COMMENT ON CONSENT CALENDAR:** All items listed under the Consent Agenda are considered by the Council to be routine in nature and will be enacted by one motion unless an audience member or Councilmember requests otherwise, in which case, the item will be removed for separate consideration.

There was no public comment.

A motion was made to approve the Consent Agenda pulling item 9 forward for discussion. On motion by Councilmember Ucovich, seconded by Councilmember Morillas and passed by the following vote:

Ayes: Baker, Black, Morillas, Ucovich  
Noes: None  
Abstained: None  
Absent: Onderko

**CONSENT AGENDA**

**RECOMMENDED ACTION**

- |    |                                                                                                                                                                                                                                                     |                                      |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 1. | Council Minutes – 5/8/17<br>7/11/17 (With Councilmember Morillas abstaining)                                                                                                                                                                        | APPROVE<br>APPROVE                   |
| 2. | Monthly Check Register – July                                                                                                                                                                                                                       | RECEIVE AND FILE                     |
| 3. | Statement of Activity                                                                                                                                                                                                                               | RECEIVE AND FILE                     |
| 4. | Treasurer’s Report                                                                                                                                                                                                                                  | RECEIVE AND FILE                     |
| 5. | Planning Status Report                                                                                                                                                                                                                              | RECEIVE AND FILE                     |
| 6. | A Resolution of the Town Council of the Town of Loomis 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 | ADOPT RESOLUTION<br>Resolution 17-21 |
| 7. | A Resolution of the Town Council of the Town of Loomis Relocating a Sewer Easement Across the Property at 3511 Mandarin Court as Shown on Parcel 3 in Book 32 of Parcel Maps Page 41                                                                | ADOPT RESOLUTION<br>Resolution 17-22 |
| 8. | A Resolution of the Town Council of the Town of Loomis Cancelling the Regularly Scheduled Council Meeting on September 12, 2017                                                                                                                     | ADOPT RESOLUTION<br>Resolution 17-23 |

**CONSENT ITEMS FORWARDED**

- |    |                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 9. | A Resolution of the Town Council of the Town of Loomis Awarding an Environmental Services Agreement to Adrienne Graham and Associates and Authorizing the Town Manager to Execute an Agreement Acceptable to the Town for the Preparation Of an Initial Study/Mitigated Negative Declaration for the Evaluation of the Flying Change Farms Equestrian Center Project (Application #17-08) Not to Exceed \$40,370 | ADOPT RESOLUTION |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|

Councilmember Ucovich stated that this would be an excellent opportunity to provide a half acre tot lot next to the project and asked if staff could look into it.

Sean Rabe, Town Manager, stated they would look into it.

Jean Wilson, Barton Road, pointed out that the access to get to the tot lot park needs to be looked at. Following further discussion on the matter, a motion was made to adopt Resolution 17-24, awarding an Environmental Services Agreement to Adrienne Graham and Associates and authorizing the Town Manager to execute an agreement acceptable to the Town for the preparation of an Initial Study/Mitigated Negative Declaration for the evaluation of the Flying Change Farms Equestrian Center Project not to exceed \$40,370. On motion by Councilmember Morillas, seconded by Councilmember Ucovich and passed by the following vote:

Ayes: Baker, Black, Morillas, Ucovich

Noes: None

Abstained: None

Absent: Onderko

## BUSINESS

### 10. Library Operations Contract with the Friends of the Loomis Library

Since July, 2016, the Library has been operated by the Friends of the Loomis Library (Friends) through a Memorandum of Understanding (MOU) that was anticipated to expire in December, 2016. The Town has extended that MOU on several occasions, with the last extension running through the end of July, 2017. Town Council also directed staff in June to prepare for consideration a contract with the Friends for the operation of the Library. That contract is now presented for Council consideration and has been recommended for approval by the Town of Loomis Library Board of Directors and the Friends.

**Recommended action:** Staff recommends approval of the attached contract with Friends of the Loomis Library and authorization for the Town Manager to sign said contract, for the operation of Loomis Library. The contract term is for one year.

**Public comment:**

There was no public comment.

Following further discussion on the matter, a motion was made to approve the contract with Friends of the Loomis Library and authorize the Town Manager to sign said contract, for the operation of the Loomis Library (contract term is for one year). On motion by Councilmember Ucovich, seconded by Councilmember Baker and passed by the following vote:

Ayes: Baker, Black, Morillas, Ucovich

Noes: None

Abstained: None

Absent: Onderko

## FUTURE AGENDA ITEMS

Councilmember Ucovich stated that we need to come back with clarification about SPRTA regarding new development.

Sean Rabe pointed out that staff has been looking into it.

- Town Owned Properties for Sale
- Traffic Report on the Lincoln Village 1/consider SPRTA
- Solid fencing in Residential Agricultural Zoning

## COUNCIL COMMITTEES

- Placer County Economic Development Board – Ucovich/Morillas
- Placer County Flood Control/Water Conservation District – Morillas/Ucovich
- Placer County Transportation Planning Agency – Baker/Morillas
- - PCTPA Funding Strategy Update Steering Committee – Baker/Morillas
- Placer County Mosquito Abatement – Russ Kelley as citizen rep
- Placer County Air Pollution Control District – Black/Onderko
- Sacramento Area Council of Governments – Onderko/Ucovich
- Borders Committee – Black & Baker
- Business Committee – Black/Morillas
- Schools Liaison – Onderko/Baker
- SPMUD Ad Hoc Committee – Ucovich/Morillas
- Library Representative – Black/Ucovich

**ADJOURNMENT** A motion was made to adjourn at 8:02 p.m. On motion by Councilmember Ucovich, seconded by Councilmember Baker and passed by the following vote:

Ayes: Baker, Black, Morillas, Ucovich

Noes: None

Abstained: None

Absent: Onderko

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Acting Mayor

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Town Clerk



**TOWN OF LOOMIS  
ACTION MINUTES  
JOINT WORKSHOP  
LOOMIS TOWN COUNCIL/ PLANNING COMMISSION  
AT THE LOOMIS GRAMMAR SCHOOL  
3505 TAYLOR ROAD, LOOMIS, CA**

**TUESDAY**

**SEPTEMBER 12, 2017**

**6:00 P.M.**

**CALL TO ORDER** Call to order by Mayor Black at 6:02 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

The following were present:

**Council:**

**Mayor Black  
Councilmember Baker  
Councilmember Morillas  
Councilmember Onderko  
Councilmember Ucovich**

**Planning Commission:**

**Chairman Hogan  
Commissioner Kelly  
Commissioner Obranovich  
Commissioner Wilson**

**Absent: Commissioner Duncan**

**PUBLIC COMMENTS**

**NOTICE TO THE PUBLIC**

Persons may address the Town Council/Planning Commission on items not on the agenda. Speakers shall restrict their comments to issues that are within the subject jurisdiction of the Town Council/Planning Commission and limit their comments to three(3) minutes per person. The Brown Act, with certain exceptions, does not permit the Town Council/Planning Commission to discuss on issues that are not listed on the agenda.

**WORKSHOP**

**Purpose of the Workshop is to Discuss The Village at Loomis Planned Development  
And Final Environmental Impact Report (Loomis Project #14-05)**

**Because This Is A Workshop, No Action On The Project Is Sought,  
And None Can Be Taken.**

Jeff Mitchell, Town Attorney, expounded on the purpose for the workshop and that the first meeting before the Planning Commission will be on September 26, 2017.

Sean Rabe, Town Manager, expounded on the project location and requested actions.

Robert King, Town Planner, went over the staff report, hand-outs that were given out, town standards and design guidelines.

Brit Snipes, Town Engineer/Public Works Director, discussed the roads, the traffic circulation, extension from King Road to Horseshoe Bar Road and the order that the infrastructure will be phased in.

Mona Ebrahimi, Town Attorney, expounded on the Environmental Impact Report (EIR) and the process.

Todd Lowell, one of the developers for the The Village project, described the history of the project.

Chelsea Richardson, Architectural Firm, described the project's design guidelines and the demographics of Loomis.

Vinal Perkins, Perkins Commercial Group, they are developers based out of El Dorado Hills and work on projects like this and look forward to working on this project.

Paul Johnson stated he was looking forward to putting together a quality project.

George Phillips, Land Use Attorney, thanked everyone for coming and stated they were here to listen to the public comments and announced that just before the meeting tonight the principals of the project and the representatives of the Loomis Union School District reached an mitigation agreement for the impacts of new students on the school district.

Sean Rabe stated the following:

- the next meeting will be before the Planning Commission on September 26, 2017 and continue to several meetings until they agree on a recommendation to the Council
- the Planning Commission recommendation may be to approve the project, not approve it, or approve it with modifications
- the Council will consider the Planning Commission's recommendation: they may approve the project as recommended, not approve it, or approve it with modifications
- they are anticipating at least 3 Planning Commission meetings and 3 Council meetings
- the Town wants to hear from the public and there will be an opportunity at all the meetings for public comment
- he reiterated that no decisions have been made on the project and that we are required by state law to follow a specific process and this is at the beginning of that process

Recess at 7:15 p.m. to 7:30

The following citizens opposed The Village project because of high density, traffic impacts, crime, and impact on the schools:

- Laura Hasiyomata, Rocky Hill Court
- Linda Hart, Smokewood Court
- Jacob Stephas, Bonanza Way
- Tricia Art, Rachel Court
- Donny Allen, Humphrey Road
- Natalie Ross
- Shelly Richardson, David Avenue
- Scott ?
- William Quenneville, Horseshoe Bar Road
- Rachel Sexton-Halverson, Magnolia Street
- Craig Sanborn, Circle Drive
- Carrie ? , Tanglewood Way
- Carrie's husband, Tanglewood Way
- JoAnn Williams, Brace Road
- Roger Smith, Wells Avenue
- Molly Walker, Humphrey Road
- Eric Niel, Dick Cook Road
- Tara ?, King Road, Loomis
- Judy ?, King Road, Loomis
- Kim Hayashida, Laird Street
- Thor Lude, Bankhead Road

The following citizens supported The Village project:

- Kevin McDonald, King Road
- Jamie Mathias, Arcadia Avenue
- David Morgan, Frost Lane
- Sean Acuno, Eagle Springs Court, Roseville
- Mike Lee, Pheasant Trail
- Melo Terzic, Kentucky Greens, Newcastle
- Henry Schneider, Horseshoe Bar Road
- Pat Brechtal, Spence Road
- Adam Noorani, Mareta Lane
- Walt Scherer, Frost Lane
- Tom Millward, South Holly Street
- Mary Jo Payne, Williams Pond Lane
- Ramona Brockman, Ridge Drive
- Chris Noorani, Mareta Lane
- Kurt Sandoff, Thornwood
- Linda Williams, King Road
- Russ Kelley, Barton Road
- Ron Figeroa, Tudor Way
- Walt Bowen, use to live on King Road
- Patricia Green, Sailors Ravine Road
- Dave Wheeler, Barker Road

Ed Horton, King Road, stated he has great faith in the Planning Commission and Council to do what is right.

Jesika LaCourse, Rachel Lane, would like to hear more about the traffic mitigation measures.

Carol Boyer, Loomis area, would like to see less two story housing and more single story housing.

Zach Rockwell, Horseshoe Bar Road, stated he is counting on the Council to make good decisions on this project.

Eva Marshall, Kathy Way, stated she is on the fence with this project but has concerns about the density and regulations that will need to be enforced.

Cal Walstead, Magellen Drive, stated growth can be good but asked to look at the density and the impacts.

## COUNCIL/COMMISSION COMMENTS

Commissioner Greg Obranovich stated the following:

- concerned with the transportation element of the EIR
- he asked if they took into consideration other projects such as The Grove, Costco, Bickford Ranch, projects along Sierra College Boulevard and HWY 193
- he questioned what the phasing of the development will look like such as the timing of the housing and commercial

Commissioner Linda Kelly stated she will be looking at the project with certain objectives: how this will benefit the town, how will this hurt the town, how this will affect the rights of the landowner and how it fits into the General Plan.

Chairman Mike Hogan stated the following:

- the General Plan allows for 10,000 residents in town and his job is to implement the General Plan
- it's their job to see that they get the best possible development
- he would like more parks, the Loomis Library enhanced, more pedestrian friendly attributes, and more jobs created
- concerned about not enough parking spaces in the project and the road standards
- concerned about the rezoning and the density

Commissioner Jean Wilson stated the following:

- like to see the land across from the library considered park land
- haven't seen any pictures on the alleys and what they will include
- concerned about removal of so much commercial, mixed use has been reduced from 12,000 square feet to 5,000 square feet
- the General Plan designates commercial and we can't get commercial back if we don't get it now
- we haven't been given General Plan changes compared to our old General Plan

Councilmember Brian Baker stated when he moved here he was welcomed into the community with open arms and he hopes that everyone would treat each other like family, we may have our disagreements but at the end of the day we are still neighbors.

Councilmember Rhonda Morillas stated she is a 66 year resident of Loomis and she tries to do the best job she can, for this community, on what comes forward.

Councilmember Tim Onderko stated the following:

- no one wants to see this town turn into a large city
- we are going to have to look at the amount of density
- he would like to see more single story homes
- Del Oro said there is no significant impact to the project and the Loomis Grammar School and the applicant has agreed on mitigating the impacts
- the business owners would like to see the downtown energized
- no matter what happens with this project we will still remain a small town

Councilmember Miguel Ucovich stated the following:

- the Loomis General Plan zoned this property for 3500 square foot lots, which mean about 200 houses with sidewalks and streets
- Loomis has a great need for single story homes
- the General Plan requires 5 acres of park per 1000, the applicant proposes less than 1 acre of parks and they need to provide at least 3 acres
- concerned about drainage with all the pavement
- the alleys are 20 feet wide and questioned where emergency vehicles will turn around, where visitors will park, how will garbage be picked up, and where will kids play
- a six foot sound wall will not block out sound
- we need more commercial and less rooftops

## ADJOURNMENT

Mayor Black adjourned the meeting at 9:50 p.m.

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Acting Mayor

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Town Clerk



# TOWN OF LOOMIS

## ACTION MINUTES SPECIAL MEETING OF LOOMIS TOWN COUNCIL LOOMIS DEPOT

5775 HORSESHOE BAR ROAD, LOOMIS, CA 95650

916-652-1840

[www.loomis.ca.gov](http://www.loomis.ca.gov)

MONDAY

SEPTEMBER 18, 2017

6:30 P.M.

**CALL TO ORDER** Called to order by Mayor Black at 6:31 p.m.

### ROLL CALL

Present:

Mayor Robert Black  
Councilmember Brian Baker  
Councilmember Rhonda Morillas  
Councilmember Tim Onderko arrived at 6:38 p.m.  
Councilmember Miguel Ucovich

**PUBLIC COMMENT:** This time is reserved for those in the audience who wish to address the Town Council on subjects that are not on the Agenda. The audience should be aware that the Council may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda.

There was no public comment.

**ADOPTION OF AGENDA:** Council will typically adopt the agenda in the order listed or modify the order in a way that can best accommodate the people in attendance who wish to speak on particular items.

A motion was made to adopt the Agenda. On motion by Councilmember Morillas, seconded by Councilmember Baker and passed by the following vote:

Ayes: Baker, Black, Morillas, Ucovich

Noes: None

Abstained: None

Absent: Onderko

Councilmember Onderko arrived at 6:38 p.m.

### BUSINESS

#### 1. Mayor Resignation/ Appointment of Interim Mayor/Replacement Options

On September 5, 2017 Mayor Robert Black announced his resignation after delivering to the Town Clerk his resignation letter effective on September 30, 2017.

**Recommended action:** Discuss and take action on one or more of the following items:

- 1) the appointment of an interim Mayor to serve until the regular appointment process of appointing a Mayor occurs in December;
- 2) whether to fill the vacancy by appointment or by special election;
- 3) if the Council decides to fill by appointment:
  - a. set the date of the public meeting at which Council intends to make the appointment,
  - b. set a deadline for interested individuals to submit applications for appointment, and
  - c. set a date for the public meeting(s) to interview applicants (could be at a special or regular meeting).
- 4) If the Council decides to fill by special election, direct staff to prepare the necessary resolution calling a special election and to present the resolution to the Council for approval at the November regular meeting

**Public comment:**

Jeff Mitchell, Town Attorney, expounded on the Government Code regulations when a council position becomes vacant.

Sean Rabe, Town Manager, noted that a special election would cost the Town about \$7 to \$10 per voter and would be a minimum of \$30,000 to \$43,000.

William Quenneville, Horseshoe Bar Road, suggested accepting applications for appointment and move forward.



JoCarol Arisman, Rachel Lane, would like to see a woman appointed on the council.

Following further discussion on the matter, a motion was made to accept Mayor Black's resignation (September 30, 2017), fill Mayor Black's position by appointment, applications will be available to submit from September 19, 2017 until October 5, 2017, and applicants will be interviewed at the October 10, 2017 council meeting. On motion by Councilmember Ucovich, seconded by Councilmember Onderko and passed by the following vote:

Ayes: Baker, Morillas, Onderko, Ucovich

Noes: none

Abstained: Black

Absent: None

**ADJOURNMENT** A motion was made to adjourn at 6:45 p.m. On motion by Councilmember Onderko, seconded by Councilmember Ucovich and passed by the following vote:

Ayes: Baker, Black, Morillas, Onderko, Ucovich

Noes: None

Abstained: None

Absent: None

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Acting Mayor

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Town Clerk