



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

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TUESDAY	SEPTEMBER 11, 2018	7:00 P.M.
CLOSED SESSION – Pursuant to cited authority, the Town Council will hold a closed session to discuss the following listed items. A report of any action taken will be presented prior to adjournment of the regular meeting.		
a. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION. Significant exposure to litigation pursuant to subdivision (b) of Section 54956.9: One case		
TUESDAY	SEPTEMBER 11, 2018	7:30 P.M.

CALL TO ORDER

Call to order by Mayor pro tempore Onderko at 7:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present:

Mayor pro tempore Tim Onderko
Councilmember Brian Baker
Councilmember Jeff Duncan

Absent:

Mayor Rhonda Morillas
Councilmember Miguel Ucovich

STATEMENT OF ACTION TAKEN DURING CLOSED SESSION

- a. There was no action taken.

PROCLAMATIONS/RECOGNITIONS

Greg Bomhoff and Michelle Guardino, Go The Distance

MATTERS OF INTEREST TO COUNCILMEMBERS

TOWN MANAGER REPORT

Sean Rabé, Town Manager, stated the following:

- Main Drug will be closing September 12, 2018 due to retirement (been in business 100 years)
- they applied for a grant (\$5000) and now have 5 new garbage cans that will be installed along Taylor Road
- Façade grant program is going well and the next round will be coming up at the end of January 2019
- There is a lot of things going on with the businesses such as: Stahr Liquor will be a restaurant brewery, the owner of Christiansen's has a potential business that will be coming in, the owner of the attorneys' offices are looking at putting in a craft place or a bike store

LOOMIS CHAMBER OF COMMERCE AND LIBRARY UPDATE

Jenny Knisley, Chamber Executive Director, stated the following:

- there will be a joint economic government relations chamber meeting in Roseville on September 28, 2018
- they will be holding a candidacy night on September 27, 2018 at the train depot from 6 to 8 p.m, moderated by the Placer County League of Women Voters
- the next Town talks will feature Dan Gayaldo and Gordon Medd at the Loomis Library
- the Eggplant Festival plans are in their final countdown before the October 6th event

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.

Matt Potts, Orchard Parkway and president of the Loomis Youth Soccer Club, stated the following:

- the County did a survey on the needs in the communities and one of the top items was the lack of lighting at the athletic fields
- the lighting is very limited and asked if there was any funding to help in this issue

William Quenneville, Horseshoe Bar Road, complimented staff and council on the hard work they do for the community.

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.

Sean Rabé requested to move items 11 and 12 before item 10.

A motion was made to adopt the Agenda, moving item 10 after items 11 and 12. On motion by Councilmember Baker, seconded by Councilmember Duncan and passed by the following vote:

Ayes: Baker, Duncan, Onderko

Noes: None

Abstained: None

Absent: Morillas, Ucovich

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.

Jenny Knisley asked to pull item 7 forward for discussion.

A motion was made to approve the Consent Agenda, pulling item 7 forward for discussion. On motion by Councilmember Baker, seconded by Councilmember Duncan and passed by the following vote:

Ayes: Baker, Duncan, Onderko

Noes: None

Abstained: None

Absent: Morillas, Ucovich

CONSENT AGENDA

RECOMMENDED ACTION

- | | |
|--|---|
| 1. Council Minutes – 8/14/18 | <i>APPROVE</i> |
| 2. Monthly Check Register | <i>RECEIVE AND FILE</i> |
| 3. Statement of Activity | <i>RECEIVE AND FILE</i> |
| 4. Treasurer's Report | <i>RECEIVE AND FILE</i> |
| 5. Planning Status Report | <i>RECEIVE AND FILE</i> |
| 6. A Resolution of the Town Council of the Town of Loomis Authorizing The Town Manager To Revise The Existing Contract With Dominguez Landscape Services Inc. In An Amount Not To Exceed \$51,528 Per Year | <i>ADOPT RESOLUTION</i>
Resolution 18-24 |
| 8. A Resolution of the Town Council of the Town of Loomis Amending the July 11, 2017 Contract For Services Between The Town of Loomis and AECOM | <i>ADOPT RESOLUTION</i>
Resolution 18-26 |

9. A Resolution of the Town Council of the Town of Loomis
Amending the June 8, 2018 Contract For Services Between The
Town of Loomis And Hauge Brueck Associates LLC

ADOPT RESOLUTION
Resolution 18-27

CONSENT ITEMS FORWARDED

7. A Resolution of the Town Council of the Town of Loomis
Authorizing The Town Manager to Enter Into a Contract For
Said Multi-Modal Security Improvements in an Amount Not To
Exceed \$82,439

ADOPT RESOLUTION
Resolution 18-25

Jenny Knisley asked to add to the contract, electrical sockets on the light poles that would help with the events downtown.

Sean Rabé pointed out that the contract scope of work cannot be amended at this time without going out and recirculating an RFP but they can come back to Council at a later date.

Following further discussion on the matter, a motion was made to approve Resolution 18-25, authorizing the Town Manager to enter into a contract for said Multi-Modal security improvements in an amount not to exceed \$82,439. On motion by Councilmember Baker, seconded by Councilmember Duncan and passed by the following vote:

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

PUBLIC HEARING

10. Stormwater Quality Management and Discharge Control

Consider an ordinance amending the Municipal Code for the addition of Stormwater Quality Management and Discharge Control. This will provide the Town with the legal authority to reduce the discharge of pollutants in storm water to the maximum extent practicable; to effectively prohibit non-storm water discharges into the storm water conveyance system; to comply with the requirements of the Federal Clean Water as they apply to the discharge of pollutants into and from the Town's stormwater conveyance system; to fully implement the Town's comprehensive storm water management program as required by the Regional Board; to protect the physical integrity and function of the Town's storm water conveyance system from the effects of pollutants and materials other than stormwater; to prevent the contamination of groundwater as a result of pollution migration from the Town's stormwater conveyance system; and to establish appropriate enforcement procedures and penalties for violations of the provisions of this chapter.

Recommended action: Introduce and hold first reading of ordinance, enacting Chapter 10.08 of the Municipal Code establishing the Stormwater Quality Management and Discharge Control.

Public comment:

There was no public comment.

Following further discussion on the matter a motion was made to hold first reading of Ordinance 274 enacting Chapter 10.08 of the Municipal Code establishing the Stormwater Quality Management and Discharge Control. On motion by Councilmember Baker, seconded by Councilmember Duncan and passed by the following vote:

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

BUSINESS

11. Del Oro High School Bond Measure

Dan Gayaldo, Del Oro High School Principal, will be giving a presentation on the Del Oro High School bond measure for the November 6, 2018 General Election.

Recommended action: Hear presentation, take public comment, and receive and file.

Public comment:

Dan Gayaldo, Del Oro Principal, expounded on the Bond, Measure D:
- this Bond is just for Del Oro boundaries and only for Del Oro

- it would be \$27 a month per home
- they have 30 portable classes on campus and the newest one is 27 years old, they are aging
- the main buildings are 60 years old
- their priorities is to build 2 two story buildings, with six classes on the bottom floor and six on the top (total of 24 new classes)
- in the existing buildings redo the HVAC, plumbing, and electrical to bring up to date
- if there is enough money they will build a third two-story building
- the State passed Proposition 51 (school bond), but the only way they can have any of that money is to match the funds
- they will get an additional 15 to 18 million dollars from the State, they are in line to get the matching funds
- it is important to know that if we don't get the bond then we don't get the funds from the State

Russ Kelley stated he supports the bond.

Jenny Knisley stated she supports the bond.

12. Loomis Basin Chamber of Commerce Presentation

Jenny Knisley, Executive director with the Loomis Basin Chamber of Commerce, will be showing a Loomis Video produced by Jack Ratermann, a Del Oro student

Recommended action: Hear presentation, take public comment, and receive and file.

Public comment:

Jenny Knisley introduced Jack Ratermann, who helped the Chamber to make the video of Loomis.

Jack Ratermann, Del Oro student, stated that this video is helping to pay for him to go to the Student Television Network in Seattle Washington.

Sean Rabé presented a certificate of appreciation to Jack Ratermann for the film he worked on with the Loomis Chamber.

FUTURE AGENDA ITEMS

Councilmember Baker requested to add the lock replacement on the next agenda.

Sean Rabé stated the Capital Improvement Program will be on the next agenda.

- Heritage Park and Mandarin Court Properties for Sale
- Capital Improvement Program
- King Road on and off ramp at Interstate 80

COUNCIL COMMITTEES

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

ADJOURNMENT A motion was made to adjourn at 8:35 p.m. On motion by Councilmember Baker, seconded by Councilmember Duncan and passed by the following vote:

Ayes: Baker, Duncan, Onderko

Noes: None

Abstained: None

Absent: Morillas, Ucovich

Mayor pro tempore

Town Clerk



TOWN OF LOOMIS
ACTION MINUTES
SPECIAL MEETING AND STUDY SESSION
LOOMIS TOWN COUNCIL
AT THE BLUE GOOSE EVENT CENTER
3550 TAYLOR ROAD, LOOMIS, CA

TUESDAY

JULY 31, 2018

6:00 P.M.

CALL TO ORDER Call to order by Mayor Morillas at 6:06 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Present:

Mayor Rhonda Morillas
Mayor pro tempore Tim Onderko
Councilmember Brian Baker
Councilmember Jeff Duncan
Councilmember Miguel Ucovich

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William Quenneville, Horseshoe Bar Road, stated the following:

- a speeder crashed into his fence for a second time
- speeding on Horseshoe Bar Road has become a serious problem

Kathy ?, Horseshoe Bar Road, stated the following:

- her dog was hit and killed just 3 days after they moved in on Horseshoe Bar Road, a week ago
- she has five children and would like to see something done to slow the traffic

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, Duncan, Morillas, Onderko, Ucovich

Noes: None

Abstained: None

Absent: None

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. On motion by Councilmember Onderko, seconded by Councilmember Ucovich and passed by the following vote:

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

CONSENT AGENDA

RECOMMENDED ACTION

1. A Resolution of the Town Council of the Town of Loomis Amending The September 11, 2014 Contract For Services Between The Town of Loomis and Dudek

ADOPT RESOLUTION

Resolution 18-22

2. Title Change and Administrative Clerk Job Description

APPROVE

CONSENT ITEMS FORWARDED

COUNCIL WILL NOW CLOSE THE SPECIAL MEETING AND GO INTO A STUDY SESSION

At 6:11 p.m. the Mayor opened the Study Session.

STUDY SESSION items are used to provide information to the Town Council and answer their questions to clarify issues. Study Sessions provide a setting for informal discussions between staff, consultants, commission, applicants and the Town Council regarding specific projects, programs or policies.
Council does not take formal action on any of the items.

3. Discuss the Village at Loomis Project

Sean Rabé, Town Manager, reviewed the following:

- the planning commission had eleven meetings on the Village and recommended denial for the project on April 25, 2018
- he reviewed Council's direction from May 24th -- minimum lot size should conform closer with the existing zoning, increase the active park space to meet the Town's ordinance, and provide single story dwellings that back up to the existing homes along David Avenue and Silver Ranch Road
- he gave an outline of the modifications that the applicant made on the project
- pointed out that the 3500 sq ft. lots include to the center of the alley
- the consultant, for the retail analysis, couldn't be there so he gave a quick overview
- staff is seeking direction from Council

Todd Lowell, Developer for the Village, expounded on the plan from April and the revisions of increasing lot sizes, setback widened, and meeting the park and parking standards.

Theresa Zarro, a licensed Landscape Architect who is designing the entire park architectural system in the Village project, stated the following:

- reviewed each of the seven active park sites
- approached them as a string of jewels connected by bicycle and pedestrian paths
- it also connects to existing residential neighborhoods, school, and down to the Raley's shopping center

Todd Lowell reviewed the following revisions:

Village Residential

- eliminated 22 units
- the lots do include the portion of the alley (11-foot width) that's allocated for each lot to access the garage to serve the unit
- they have widened the lots from 30 feet to 40 feet to meet the Council's direction for 5-foot minimum side yards
- they are meeting the onsite parking requirements

Village Court

- 2 lots were eliminated
- out of 62 lots there are 14 lots that are less than 3,500 sq.ft.
- side yard setbacks are 4 feet

Village Traditional

- 86 lots with an average of 5,000 sq.ft., there is about a dozen lots that are less than 5,000 sq.ft.
- tonight they withdraw the request for pop-ups along David Avenue, the lots will be restricted to single story homes
- along David Avenue they agree to have 20 foot rear yard setbacks
- at the end of Day Avenue the access will be a locked gated access if that is what Council wants

PUBLIC COMMENT

Laura Haase-Yamada, Rocky Hill Court, asked how many lots are less than the minimum square footage required by code.

Joe Bittaker, White Lane, stated the project should be denser, we need affordable housing, and this is the right place for the project.

Ramona Brockman, Ridge Drive, supports the revised project, smart growth planning principles and higher density close to the downtown.

Jim Williams, Williams Pond Lane, stated this project contributes major infrastructure improvements and urged Council to support it.

Henry Schneider, Horseshoe Bar Road, stated this project will bring more options to stay in Loomis and he would like to move into a smaller one-story home in the Village.

Debbie Schneider stated the developer has been more than willing to work with the Town and residents on the project.

Carol Wolfe, Taylor Road, stated she supports the project and looks at it as an opportunity to stay in Loomis.

Jackie Euer, King Road, stated the Village developers continue to ignore the minimum lot sizes, they have an average of 9 units per acre and have eliminated all of the freeway visible commercial areas.

Paula Lanterman, David Avenue, stated there are still things wrong with this project- expecting people to buy houses right on the freeway, with the noise and the air pollution.

Chris Alston, Silver Ranch Avenue, stated concerns with the traffic coming out of the development, will the setbacks (along David Avenue) match the existing homes, and alley ownership will be a problem.

Roger Smith, Wells Avenue, stated the accumulative traffic that will be generated from this project will be difficult to handle and suggested having a special study done for the long-term mitigation measures for the traffic.

Walt Bowman supports the Village project.

William Quenneville, Horseshoe Bar Road, asked if the changes on the Village is online.

Paula Labourdette, Humphrey Road, we need to follow the General Plan.

Pam Blake, Angelo Drive, stated this is the wrong development for Loomis.

Adam Noorani, Mareta Lane, stated he supports the Village project.

Pat Brechtal, Brace Road, stated he supports the Village project 100%.

Betty McCue stated that she is for anything that meets the General Plan.

Kim Hayashida, Laird Street, stated this project is in her backyard and questioned where all the visitors will be parking.

Jenny Knisley, Hunters Drive, stated the current businesses need more people to visit them, there are Millennials and people downsizing that want to live in this kind of project and maybe we need to look at compromising.

Mary Jo Payne, Williams Pond Lane, stated she supports this project.

Eva Marshall, Kathy Way, stated there are aspects she likes but it is still missing commercial, and kids need space, where does the children put their kiddie pool and bounce houses for parties.

Jesse Lunsford, Smokewood Court, stated if this was Legacy Lane he would support it, this project should have the same standards.

Gary Liss, Gold Trail Way, stated he likes the parks to trails, he would like to see the funding issues, cumulative impacts need to be looked at, universal designs need to be discussed and urged Council to return this back to the Planning Commission to complete the review.

Gary ?, off of Arcadia, stated that Council needs to stick to the General Plan.

Randy Elder, Mareta Lane, stated there have been numerous traffic studies done and at the end of the day this project would be a benefit to Loomis overall in terms of the economic health of the downtown, our community, and our schools.

Public comment closed.

Councilmember Duncan stated the following:

- his main concern is the traffic, the study showed Horseshoe Bar Road would go from a level of service E to F
- Department of Transportation on page 9, talks about anticipated improvements such as widening of Horseshoe Bar Road and east bound off ramp to provide separate left hand turns for each approach and a traffic signal
- what are the costs to the town and taxpayers for the areas not covered by the developer
- he likes the single-story homes and the parks in the project

Councilmember Baker stated the following:

- he likes the improved parks and trail system, the added dog park, the single-story homes along David Avenue and the reduced density of the potential project
- he has concerns with traffic, not having adequate parking along the streets, and the alley lot lines in the middle of the driveway
- he would like clarification on meeting our park standard and the economic study
- he wants to make sure the directions from the Planning Commissioner have been met

Councilmember Onderko stated the following:

- he is happy about the single-family homes along David Avenue, the park revisions, and the lots are less dense (42 lots less)
- regarding lot size he wants to get closer to 3500 in the Village Court and 5000 in Village Traditional, he doesn't want to average it
- he doesn't support \$850,000 cost sharing, or the \$50,000 annually requested for the parks
- this project needs to be cleaned up, he doesn't want to do anymore workshops, instruct staff and applicant to continue to work on this so

we can vote on this

Councilmember Ucovich stated the following:

- what is the purpose of this plan – there are small lots that don't meet our requirements, alley loaded (half the size of what a street would be), no front and back yards
- he wants to see a financial statement – price of the house, home owners association, mello roos, etc.
- there needs to be parking for these alleys and not just on the streets
- he wants to see street lights at each intersection
- the sound wall along interstate 80 needs to be higher than six feet
- there will be no sidewalk from King Road intersection to the grammar school (does the town pay for that cost)
- he wants 3500 sq. fts lots that don't include the street

Mayor Morillas stated she appreciates all of the changes that have been made such as the single-story homes along David Avenue with larger back yards, parks being moved to a safe spot for our kids, and the necklace of trails connecting the parks.

Sean Rabé pointed out the feedback he received tonight from Council is the following:

- Council wants to be in a position to make a decision, up or down, at the next meeting
- 3500 sq. ft. minimum lot size on the Village Court and the Village Residential
- 5000 sq. ft. minimum lot size on the Village Traditional (minimum is 4000 sq. ft. average, don't want the average or gross)
- council wants a complete package given to them at their next hearing on the Village

Councilmember Onderko stated the following:

- he doesn't want to be in the same position as tonight, some information wasn't given to them until tonight
- all of the information from the applicant has to be complete and given to staff in time to review and analyze before bringing it to Council

ADJOURNMENT

Mayor Morillas adjourned the meeting at 9:03 p.m.

Mayor

Town Clerk