



## 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 12, 2014**

**6:30 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 REAL PROPERTY NEGOTIATOR.** Pursuant to Section 54956.9 of the Government Code:  
Property: 3790 Taylor Road (currently leased to High Hand Nursery)  
Agency Negotiator: Rick Angelocci, Town Manager  
Under Negotiation: Price and term
- b. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION.** Initiation of litigation pursuant to subdivision (c) of Section 54956.9: 1 case
- c. **CONFERENCE WITH LABOR NEGOTIATOR:** Pursuant to Section 54957.6 of the Government Code.  
Agency Negotiator: Rick Angelocci, Town Manager  
Employee Organizations: Maintenance Workers (Operating Engineers Local 39)
- d. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION.** Town Manager Evaluation, pursuant to Section 54957 of the Government Code.  
Title: Town Manager

**TUESDAY**

**AUGUST 12, 2014**

**7:30 P.M.**

### CALL TO ORDER

Call to order by Mayor Wheeler at 7:37 p.m.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present:**

Mayor Wheeler  
Councilmember Black  
Councilmember Calvert  
Councilmember Morillas  
Councilmember Ucovich

**Absent:** None

### STATEMENT OF ACTION TAKEN DURING CLOSED SESSION

- a. No action taken.
- b. No action taken.
- c. No action taken.
- d. No action taken.

### MATTERS OF INTEREST TO COUNCILMEMBERS

Councilmember Calvert expounded on the following:

- Seniors First new program is called County Cuisine for seniors
- the seniors have been receiving frozen meals and now they will be receiving fresh meals five days a week
- she would like to look into enhancing the downtown businesses once a week or once a month

Councilmember Ucovich stated the following;

- he was talking to a citizen about the speed of traffic going through the Multi-Modal parking lot
- he suggested putting in a speed bump
- he complimented Pat Brechtal for responding so quickly to a call Saturday Night regarding the noise coming from the Blue Goose

Mayor Wheeler stated he received a letter from the church on Webb Street who complimented staff for responding so quickly on putting in handicap parking they requested.

## TOWN REPORT

### LOOMIS CHAMBER OF COMMERCE UPDATE

Pat Brechtal stated the following:

- he attended the Caltrans meeting
- the Chamber will have maps available for detours during the construction

Councilmember Calvert suggested identifying the heaviest times and give alternate detours during that time on the map.

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 five 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 prior to the public hearing date so that the material may be distributed to the Town Council prior to the public hearing.

**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. Please note that comments from the public will also be taken on any item on the agenda. The time allotted to each speaker is three minutes but can be changed by the Mayor.

Pat Bechtal, 5815 Brace Road, stated the following:

- he now does the bookings and manages the Blue Goose
- he treats that building like it is his own home
- there was damage done to the building after the Saturday night event, Councilmember Ucovich talked about
- he will always maintain the Town's policy so in the future there won't be any more problems

**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 time of 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 Calvert and passed by the following vote:

Ayes: Black, Calvert, Morillas, Ucovich, Wheeler

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.

No public comment.

Following further discussion on the matter, a motion was made to adopt the Consent Agenda. On motion by Councilmember Morillas, seconded by Councilmember Ucovich and passed by the following vote:

Ayes: Black, Calvert, Morillas, Ucovich, Wheeler

Noes: None

Abstained: None

Absent: None

**CONSENT AGENDA**

**RECOMMENDED ACTION**

- 1. Council Minutes – 7/8/14 (with Councilmember Calvert Abstaining)  
4/22/14 APPROVE  
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. Update on Council Committee Reports RECEIVE AND FILE
- 7. Second Reading of Ordinance 253, Repealing Chapter 7.20 of  
The Loomis Municipal Code (Regulating Sex Offenders) ADOPT ORDINANCE
- 8. A Resolution of the Town Council of the Town of Loomis  
Approving Wage Changes For Town Staff ADOPT RESOLUTION  
Resolution 14-14
- 9. A Resolution of the Town Council of the Town of Loomis  
To Accept and Enter Into The Memorandum of Understanding  
Agreement to Partner With Other Regional Jurisdictions to  
Prepare A Low Impact Development Standard Manual As  
Required By The Municipal Small Separate Storm Sewer  
System Phase II Program In An Amount Not To Exceed \$5,000 ADOPT RESOLUTION  
Resolution 14-15

**CONSENT ITEMS FORWARDED**

**BUSINESS**

- 10. **2014 Capital Improvement Program Project Award**  
At the July 8, 2014 Town Council meeting, Council authorized staff to advertise for bids for the 2014 Capital Improvement Program Project for: 1) Taylor Road reconstruction from the south town limits to Sierra College Boulevard; 2) Taylor Road overlay from Sierra College Boulevard to Circle Drive; 3) Sierra College Boulevard overlay from Bankhead Road to UP tracks; and 4) Bankhead Road reconstruction from King Road to Saunders Avenue.  
**Recommended action:** Discuss and direct staff to: 1) adopt resolution awarding to low bidder, Western Engineering Contractors, Inc. and authorizing Town Manager to execute an agreement acceptable to the Town for the 2014 Capital Improvement Program Project in the amount of \$1,265,928.90; or 2) adopt resolution awarding to low bidder, Western Engineering Contractors, Inc. and authorizing Town Manager to execute an agreement acceptable to the Town for the 2014 Capital Improvement Program Project selecting one of the 10 options outlined in the “Financial and/or Policy Implications” section; or 3) re-advertise the project.  
**Public comment:**

Pat Brechtal questioned if money should be spent now on the overlay on Dias Lane before the sewer is brought in.

Mayor Wheeler stated the following:

- he clarified that Dias Lane/Brace Road is not included in the projects discussed tonight for approval
- he recommended doing all four projects (including Bankhead Road)

Following further discussion on the matter, a motion was made to adopt Resolution 14-16, awarding to low bidder, Western Engineering Contractors, Inc. and authorizing Town manager to execute an agreement acceptable to the Town for the 2014 Capital Improvement Program Project for Sierra College, Taylor Road (Sierra College Boulevard to Circle Drive), and Taylor Road (Sierra College Boulevard to South town limits) in the amount of \$1,053,838.90. On motion by Councilmember Ucovich, seconded by Councilmember Calvert and passed by the following vote:

**Ayes:** Black, Calvert, Morillas, Ucovich  
**Noes:** Wheeler  
**Abstained:** None  
**Absent:** None

11. **Strategic Energy Resources Report Study Session**

At the October 9, 2012 Town Council meeting, the Council entered into a participation agreement with the Sierra Business Council and as part of the agreement Sierra Business Council would host community workshops to provide options for residents, businesses and the Town to save money through energy efficiency and renewable energy, and to get input from the public on priorities they would like to see the Town pursue regarding those options.

**Recommended action:** Hear presentation by Sierra Business Council and open public comment regarding the August 20, 2014 Sierra Business Council Strategic Energy Resources Report study session.

**Public comment:**

Greg Jones, Vice President of Sierra Business Council, summarized the Strategic Energy Resources Report study session (discussion on energy use) format for August 20, 2014 at the Train Depot and answered questions.

Pat Brechtal stated the following:

- he has worked with Mr. Jone's staff at the Blue Goose
- they have seen a significant savings over the last six months after they replaced all the bulbs
- he encouraged the Town to pursue these options

12. **Environmental Consultant for South Placer Municipal Utility District (SPMUD) Environmental Document**

At the May 10, 2014 Town Council meeting the Council voted unanimously to accept the role of lead agency pursuant to CEQA for the SPMUD Sewer Diversion Line Environmental Document.

**Recommended action:** 1) Authorize the Town Manager to sign a contract with Hauge Brueck Associates to prepare an Environmental document for the SPMUD Sewer Diversion Line; and 2) approve the Town Manager signing an agreement with Todd Lowell of Lowell Development Inc. (the applicant for The Village at Loomis project) and Steve McCullagh of First Community Bank (owners of Turtle Island) for advancement of funds, reimbursement, and indemnification for the SPMUD Environmental Document.

**Public comment:**

There was no public comment.

Following further discussion on the matter, a motion was made to authorize the Town Manager to sign a contract with Hauge Brueck Associates to prepare an Environmental document in accordance with the attached scope of work. On motion by Councilmember Ucovich, seconded by Councilmember Calvert and passed by the following vote:

**Ayes:** Calvert, Black, Morillas, Ucovich, Wheeler

**Noes:** None

**Abstained:** None

**Absent:** None

Following further discussion on the matter, a motion was made to approve the Town Manager to sign an agreement with Todd Lowell of Lowell Development Inc. (the applicant for The Village at Loomis project) and Steve McCullagh of First Community Bank (owners of Turtle Island) for advancement of funds, reimbursement and indemnification for the South Placer Municipal District (SPMUD) Environmental document. On motion by Councilmember Calvert, seconded by Councilmember Ucovich and passed by the following vote:

**Ayes:** Calvert, Black, Morillas, Ucovich, Wheeler

**Noes:** None

**Abstained:** None

**Absent:** None

13. **Environmental Consultant for The Village at Loomis Environmental Impact Report (EIR)**

The Village at Loomis project was originally submitted in 2007. The project was placed on hold during the recession with the EIR partially completed. The Village at Loomis application has been resubmitted and is currently under review by Town staff. The project will require an EIR.

**Recommended action:** 1) Waive the bidding requirement and approve the Town Manager signing a contract with Dudek to prepare an EIR for The Village at Loomis; and 2) a motion to approve the Town Manager signing an agreement for advancement of funds, reimbursement and indemnification for the EIR with Todd Lowell of Lowell Development Inc.

**Public comment:**

Todd Lowell, Lowell Development Inc., thanked Rick Angelocci for the leadership on this and asked for Council's support.

Following further discussion on the matter, a motion was made to waive the bidding requirement and approve the Town Manager signing a contract with Dudek to prepare an Environmental Impact Report (EIR) in accordance with the attached scope of work for The Village at Loomis and to approve the Town Manager signing an agreement for advancement of funds, reimbursement and indemnification for the EIR with Todd Lowell of Lowell Development, Inc. On motion by Councilmember Calvert, seconded by Councilmember Ucovich and passed by the following vote:

Ayes: Calvert, Black, Morillas, Ucovich, Wheeler  
Noes: None  
Abstained: None  
Absent: None

14. **Metal Artwork On Horseshoe Bar Interstate 80 Crossing**

Discuss Encroachment Permit application to Caltrans for the installation of metal artwork on the Horseshoe Bar Bridge and tree planting within the on and off ramp loops

**Recommended action:** Direct staff to: 1) continue with the Caltrans Encroachment Permit process by having the Town Manager enter into the Freeway Maintenance and Landscape Maintenance Agreements; 2) acquire a consultant to provide Metal Artwork design plans and calculations (not to exceed \$5000); 3) acquire a fabrication company to make and install the artwork on the bridge (not to exceed \$30,000); 4) acquire a landscape architect to provide tree planting design plans (not to exceed \$5,000); and 5) to purchase and install the irrigation and trees (not to exceed \$10,000).

**Public comment:**

There was no public comment.

Following further discussion on the matter, a motion was made to direct staff to continue with Caltrans Encroachment Permit process by having the Town Manager enter into the Freeway Maintenance and Landscape Maintenance Agreements; acquire a consultant to provide metal artwork design plans and calculations (not to exceed \$5,000); and acquire a landscape architect to provide tree planting design plans (not to exceed \$6,500). On motion by Councilmember Ucovich, seconded by Councilmember Black and passed by the following vote:

Ayes: Calvert, Black, Morillas, Ucovich, Wheeler  
Noes: None  
Abstained: None  
Absent: None

15. **Quimby Act Provisions**

Discussion and Direction regarding the Town's Quimby Act provisions including amending the General Plan, amending the Park and Recreation Master Plan, amending the Municipal Code and providing CEQA documentation for all

**Recommended action:** Authorize the Town Manager to spend up to \$10,000 from contract funds to amend the General Plan, Park and Recreation Master Plan, amend the corresponding sections of the Municipal Code and prepare the necessary CEQA documentation to set the Quimby Acreage requirements and corresponding fees at 3 acres per 1,000 population.

**Public comment:**

Jean Wilson, 4301 Barton Road, stated the following:

- questioned whether this will affect the passive park fees
- she asked if there would be a discussion on refunding for over charges to people that have already paid the fee

Jeff Mitchell, Town Attorney, stated the following:

- this is a council policy decision
- some changes are warranted based on the current law
- he is not prepared to state that refunds are necessary
- now is a good time to move forward on this due to lack of new development
- this discussion is only about the Quimby, active park fees

Following further discussion on the matter, a motion was made to authorize the Town Manager to expend up to \$10,000 from contract funds to amend the General Plan, Park and Recreation Master Plan, amend the corresponding sections of the Municipal Code and prepare the necessary CEQA documentation to set the Quimby Acreage requirements and corresponding fees at 3 acres per 1,000 population. On motion by Councilmember Ucovich, seconded by Councilmember Black and passed by the following vote:

Ayes: Calvert, Black, Morillas, Ucovich, Wheeler  
Noes: None  
Abstained: None  
Absent: None

## **FUTURE AGENDA ITEMS**

**Councilmember Ucovich asked if staff is going to get the Blue Anchor informational sign out before the Eggplant Festival.**

**Brian Fragiolo, Town Engineer/Public Works Director, stated that it will be put in on Friday.**

8/26/2014 9:05 AM

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Councilmember Morillas announced that there is a fundraiser concert (Parrot Heads) for the Del Oro Pool on September 12<sup>th</sup> at the Blue Goose and tickets will be \$25.00.

Mayor Wheeler asked if conduit, for future electrical, could be put in going to the island where the Town sign is, before the overlay on Taylor Road is done.

Brian Fragioio said the conduit can be put in before the overlay.

## COUNCIL COMMITTEES

- Project Go, Inc. – Community Action Agency – Morillas/Ucovich
- Placer County Economic Development Board – Black/Wheeler
- Placer County Flood Control/Water Conservation District – Morillas
- Placer County Transportation Planning Agency – Ucovich/Calvert
- Placer County Mosquito Abatement – Russ Kelley as citizen rep
- Placer County Air Pollution Control District – Black/Ucovich
- Local Agency Formation Commission – Ucovich
- Sacramento Area Council of Governments – Wheeler/Black
- Placer Land Trust ex-officio representative – Calvert
- Borders Committee – Wheeler/Morillas
- Business Committee – Black/Morillas
- Schools Liaison – Black/Wheeler
- SPMUD Ad Hoc Committee – Wheeler/Morillas

**ADJOURNMENT** A motion was made to adjourn at 9:15 p.m. On motion by Councilmember Ucovich, seconded by Councilmember Calvert and passed by the following vote:

**Ayes:** Calvert, Black, Morillas, Ucovich, Wheeler

**Noes:** None

**Abstained:** None

**Absent:** None

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Mayor

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Town Clerk