

MINUTES, BOARD OF DIRECTORS
FIDDYMENT FARM NEIGHBORHOOD ASSOCIATION &
WESTPARK NEIGHBORHOOD ASSOCIATION (Joint meeting)

Date: September 14, 2021

(on-line meeting)

The Board of Directors Meeting of the Fiddymment Farm and WestPark Neighborhood Associations was called to order pursuant to notice electronically given in Roseville, CA. by FFNA President Loren Cook at 7:05 PM.

Board Member attendance:

Fiddymment Farm		WestPark	
P	President—Loren Cook	P	President—Bryan Ludwig
P	Vice President—Bob Gorman	P	Vice President—Kelly Montgomery
P	Secretary—Sue Hallahan-Cook	P	Secretary—Kelly Montgomery, temp.
P	Treasurer—Chris Erickson	NP	Treasurer—Erik Lawson
NP	MAL—Pete Constant	P	MAL—Connie Logg
P	MAL—Ed Kriz (late)	P	MAL—Scott Alvord
		NP	MAL—Curtis Hunter (resigned)

Board member attendance: Loren informed those present that several members were attending conflicting city and school district events tonight.

Guests present: Deacon Hansen (St. John's), Dan Moore (WestPark), and other neighborhood members unidentified.

Roseville Police Department: (8:00-8:15) Officer Matt Gassaway announced the department just put their body cameras into service; every officer now wears one. The neighborhoods have experienced several DUIs recently; construction site thefts, and bike thefts (another one just today).

Roseville Fire Station #9: None present.

Guest Speaker #1: Chris Kelly, LPAS Architecture & Design gave updates on two projects:

- Fiddymment Ranch Apts. (F-21); corner of Blue Oaks Blvd. and Fiddymment Road (Across kitty-corner from new Raley's center).

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- (1) Hayden Parkway Apts. (F-6B); corner of Hayden Pkwy and (2) Crawford arkway (across from F-51 park) low income housing project.

Projected project details for Fiddymment Ranch Apts. include:

- 3 stories; 342 units total, 30 and 36 units per building, 4 units per floor.
 - 1 Bdrm—690-750 Sq. ft. units (38% of project)--\$1800 current projected rate.
 - 2 Bdrm—987-1,000 Sq. ft. units (56% of project)--\$2,100 current projected rate.
 - 3 Bdrm—1,300 Sq. ft. units (6% of project)--\$2,400 current projected rate.
- Amenities include: Spa/pool/clubhouse/pet wash/BBQ/office workspaces.
- Parking—659 parking spaces (exceeds Roseville requirements); includes 48 garages, 193 carports; 400 surface spaces, 6 motorcycle spaces. Parking to be monitored by property management company. No off-site street parking available.
- No elevators, but first floor apartments to be equipped for handicapped amenities.
- One year away from permits, expect live-in by 2024.

Projected project details for Hayden Pkwy Apts. (courtesy presentation only) include:

- Objective Design Standards Checklist (City's) for building qualifications (low-income projects are not actually subject to public presentations).
- 3-story, 4 buildings, 198 total units, adjacent to commercial site.
- Main entry along Crawford.
- Bldg.1 –southern boundary—all affordable units
- Parking—353 spaces total; parking “density bonus” was awarded, so it is below required regular parking limits of the City ; 55 garages (not open to the front) for 198 total units. Parking along Camarillo Drive, no street parking along Hayden Pkwy.
- Breakdown of housing:
 - 1 Bdrm--(24% of project)
 - 2 Bdrm—(44% of project)—800-900 Sq. ft.
 - 3 Bdrm—(33% of project)—1,100-1,300 Sq. ft.
- Amenities include: kids’ after-school programs; farmhouse style exteriors; ground floor ADA adaptable. 10% of project meet ADA requirements; 5% also have communications adaptations.
- Probably start construction 2022-2023 with same timeline completions as Fiddymment Ranch Apts. (2024)

Guest Speaker #2: Abbie Wertheim—Panattoni Development, Roseville

- Property is a City-owned 190-acre development located where Blue Oaks Blvd. turns into Phillip Road (6382; previously known as Reason Farms. It is physically split by a creek north and south, Placer Parkway will cut through it, but there will be no entrances from Placer Parkway.
- Still in the entitlement phase, will take decades to fully develop.

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- Loading docks will run through the middle of the site; 75' property setbacks, landscape will provide coverage with ground cover and tree layers before you get to parking lots.
- Borders along Creekview homes will have 75' setbacks as stated; 7-foot masonry wall, and they are still working with Creekview developers.
- Developing both in North area above creek, and south of the creek, with bridge to cross the creek. This was a former flood plain area (further west), but they indicated the area was remapped south of the creek and the City has determined it is no longer needed for flood plain protection. Panattoni to request rezone to create 'open space' aid in flood-prevention.
- A study was done in 2006 to show benefits of –to provide jobs, etc.
- Plan shows current entitlements for manufacturing, distribution, warehousing.
- You can direct any questions to awertheim@panattoni.com. Ms. Wertheim will send the presentation to Loren, and it is also on the City's Planning Department website.
- Scott commented this is a good and rare opportunity to provide solicited input as to what community amenities we would like to see at this site.

General Board Items: (8:30 PM)

Minutes: Since the August minutes were distributed late, the approval will be continued to the October meeting.

Treasurer's Report:

- FFNA: Chris gave a verbal report and filed written report: Sue was given a reimbursement for NNO expenditures, Funds were received from the RCONA Fireworks booth. Closing balance for August was \$3,081.02.
- WPNA : Eric was not present to give a verbal report, no written report submitted. (prior August balance was \$844.33). Still needs to get \$200.70 reimbursement to Sue for NNO expenditures.

President's Report, Fiddymment Farm & WestPark: None

Planning Committee: . Since the guest presentations were so lengthy, Loren and Bryan gave no further Planning Committee updates.

RCONA Report Bob Gorman and Bryan Ludwig:

Bob said zoom meetings are still going forward for the Executive Board meetings, but October will be an in-person RCONA Board meeting. MITP at Royer Park had good attendance, Fireworks booth funds were distributed to NAs, and Bryan mentioned that Roseville Electric presented future rate increase proposals.

Schools Committee:

Erik previously shared a flyer for the open house for West Park High (also food truck event) for earlier today. Great school, and phase 2 well under way, including the pool.

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Activities Committee: Members indicated they felt the NNO was very successful—attendance of 500-600 people. Loren said he had good reports from the City representatives who attended. No new report.

Neighborhood Watch: No new report.

Review Old & New Business:

- NA Board Elections
 - FFNA= Loren stated nominations for Loren, Sue, Bob, Chris, and Ed would be submitted (all incumbents).
 - WNA—Bryan said they had trouble with their website and would be receiving nominations from current board members, except Curtis who resigned; and from new nominee Dan Moore.
 - Sue will prepare ballots, sign-in sheets, and election materials.
- City Manager Dominic Casey will be guest speaker for the October 12, 2021, in-person meeting at St. John's Church.

Both NAs need to distribute election materials through all media to allow 2-weeks' notice before the elections. **Also, reminder that we need to post our proposed bylaws changes and have a public approval vote on them.**

- Bryan said he met with new storage owners 3 days ago; they have not responded to him. Meanwhile, the new owners say we owe 3-months rent for over \$600. We need to remove our equipment and notify them we are out, and find new storage site. Then Loren and Bryan can take up the issue of the prior contract through October with the new owners for refund.

Round Table:

- Deacon Hansen—trying to establish COVID vaccination clinic at St. John's; working with Scott on the project.
- Ed—Thanked NA Board leaders for making development contacts and getting info out to the community.
- Bryan—Curtis Hunter resigned for personal reasons, may rejoin later.
- Scott—Nick Alexander finally going for funding for the Baseline Market project—will try to get him to give update at a meeting this fall.
- Kelly—reported troubles trying to get NA election info online at their website.
- Scott—Traffic warning to people to avoid Hwy 5 to Hwy 80 Traffic this Saturday—funeral procession for Military servicewoman Nicole Gee; memorial service to be held at Bayside Adventure Church at Stanford Ranch this Saturday 11:00 AM.
- Scott—Harry Crabb Park—rededication for completed phase 2 this weekend at 10AM.
- Scott—MOJO restaurant at Village Center opening 9/22—expect crowds; new employees training this week.

Elections & Annual Meeting: October 12, 2021 7:00 pm at St. John's Episcopal Church.

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Meeting adjourned at 8:40 pm

Respectfully submitted, Sue Hallahan-Cook (FFNA Secretary, with review by Kelly Montgomery (Acting WNA Secretary).