

Meeting Minutes
City Council Regular Meeting
March 13, 2018

CALL TO ORDER:

The regular City Council meeting was called to order at 6:32 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Steve Miklos presiding.

ROLL CALL:

Council Members Present: Roger Gaylord, Council Member
 Andy Morin, Council Member
 Ernie Sheldon, Vice Mayor
 Steve Miklos, Mayor

Council Members Absent: Kerri Howell, Council Member

Staff Present: City Manager Evert Palmer
 Assistant City Manager Elaine Andersen
 City Attorney Steve Wang
 City Clerk Christa Freemantle
 Chief Financial Officer Jim Francis
 Public Works Director Dave Nugen

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

AGENDA UPDATE

City Clerk Christa Freemantle announced that there were no updates to the agenda.

SCHEDULED PRESENTATIONS:

- 5a. Resolution of Commendation Honoring the Folsom Jr. Bulldogs for Earning the 2017 Excellence in Academics and Athletics Award

Mayor Steve Miklos and Vice Mayor Ernie Sheldon presented the Resolution of Commendation.

- 5b. Proclamation of the Mayor of the City of Folsom Encouraging the Community to Become Involved in Arbor Day

Council Member Roger Gaylord presented the Proclamation.

BUSINESS FROM THE FLOOR

Stan Gardner – grandson of Erle Stanley Gardner, author of the Perry Mason series of books, presented the City Council with copies of an 1921 original, unpublished manuscript “Grass Roots to Bedrock” compiled by W. H. Gardner.

Aaron Gurley addressed the City Council regarding vehicle traffic and traffic signs on Hildebrand Circle. City Manager Evert Palmer responded, providing additional information.

Vista del Lago High School student Madison Ryan, addressed the City Council regarding her concerns about parking around the school. Mayor Steve Miklos urged Ms. Ryan to share her concerns with the FCUSD Board.

CONSENT CALENDAR:

- 7a. Approval of the February 27, 2018 Regular Meeting Minutes
- 7b. Resolution No. 10088 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement with Aerojet Rocketdyne, Inc. for the Purchase of Future Corporation Yard Property (Contract No. 174-21 17-028)
- 7c. Resolution No. 10089 - A Resolution Authorizing the City Manager to Execute a Construction Change Order with Public Restroom Company for the Historic Folsom Station Premanufactured Restroom and Appropriation of Revenue and Appropriation of Expenditure
- 7d. Resolution No. 10090 - A Resolution Adopting a List of Projects for FY 2018-19 to be Funded with Senate Bill 1: The Road Repair and Accountability Act
- 7e. Resolution No. 10091 - A Resolution Approving Folsom Plan Area Specific Plan Infrastructure Fee Credit/Reimbursement Agreements with Folsom Plan Area Landowners for Public Infrastructure and for Public Lands
- 7f. Resolution No. 10093 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Contract with Dokken Engineering for Additional Design Services for the Oak Parkway Trail Undercrossing Project (Contract No. 173-21 16-034)
- 7g. Resolution No. 10094 - A Resolution of the City Council Approving an Acquisition and Shortfall Agreement for the Community Facilities District No. 18 (Folsom Plan Area - Area-Wide Improvements and Services) with Folsom Plan Area Landowners
- 7h. Resolution No. 10095- A Resolution Authorizing the City Manager to Execute a Contract with Abide Builders for the Construction of the Lake Natoma Trail Gap Closure Project and Appropriation of Funds

Motion by Council Member Andy Morin, second by Vice Mayor Ernie Sheldon to approve the Consent Calendar. Motion carried with the following roll call vote:

AYES:	Council Member(s):	Gaylord, Morin, Sheldon, Miklos
NOES:	Council Member(s):	None
ABSENT:	Council Member(s):	Howell
ABSTAIN:	Council Member(s):	None

PUBLIC HEARING:

8a. Russell Ranch Lots 24-32 Subdivision (PN 17-288):

- i. Resolution No. 10092 - A Resolution to Adopt an Addendum to the Folsom Plan Area Specific Plan EIR/EIS and Russell Ranch EIR and to Approve a General Plan Amendment, Specific Plan Amendment, Large-Lot Vesting Tentative Subdivision Map, Small-Lot Vesting Tentative Subdivision Map, and Project Design Guidelines Amendment for the Russell Ranch Lots 24-32 Subdivision Project
- ii. Ordinance No. 1282 - An Uncodified Ordinance of the City of Folsom Approving Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement between the City of Folsom and THNC Russell Ranch, LLC relative to the Russell Ranch Subdivision Project (Introduction and First Reading)

Principal Planner Steve Banks made a presentation and responded to questions from the City Council.

Bonnie Chiu, representing applicant The New Home Company, addressed the City Council to describe the project.

Greg Paquin, the Gregory Group, representing applicant The New Home Company provided additional information regarding current housing inventory and the general lack of active adult style communities within Folsom.

Martha Lofgren, Brewer Lofgren, representing applicant The New Home Company, addressed the City Council regarding the proposed amendments and the benefits of the project.

Mayor Steve Miklos opened the public hearing at 7:31 p.m. The following speakers addressed the City Council:

- Justin Raithel, Chair of Planning Commission, provided background information about the roadway movement and the trail connections.
- Will Kempton, Chair of Parks and Recreation Commission, and self-described “honorary member of active adult community”, expressing support for the bike / pedestrian trail.
- Joe Gagliardi, The Greater Folsom Partnership, expressed support for the diversity of housing.

Hearing no further speakers, the public hearing was closed at 7:58 p.m.

The City Council discussed the proposed amendments and its relation to the diversity of housing stock within the city, the Folsom Plan Area Public Facilities Financing Plan (and resultant impact to long-term funding of facilities), housing density as well as the effect upon public perception regarding the subdivision approval process.

City Attorney Steve Wang provided clarification.

Chief Financial Officer Jim Francis responded to questions from the City Council in regards to the Financing Plan.

**Motion by Mayor Steve Miklos, second by Council Member Andy Morin to approve Resolution No. 10092.
Motion carried with the following roll call vote:**

AYES: Council Member(s): Morin, Sheldon, Miklos
NOES: Council Member(s): Gaylord

ABSENT: Council Member(s): Howell
ABSTAIN: Council Member(s): None

Motion by Mayor Steve Miklos, second by Council Member Andy Morin to introduce Ordinance No. 1282.
Motion carried with the following roll call vote:

AYES: Council Member(s): Morin, Sheldon, Miklos
NOES: Council Member(s): Gaylord
ABSENT: Council Member(s): Howell
ABSTAIN: Council Member(s): None

The City Council temporarily adjourned to the joint City Council / Successor Agency / Public Financing Authority / Folsom South of 50 Parking Authority / Folsom Ranch Financing Authority Meeting.

Convene Joint City Council / Successor Agency / Public Financing Authority / Folsom South of 50 Parking Authority / Folsom Ranch Financing Authority Meeting:

The Joint City Council / Successor Agency / Public Financing Authority / Folsom South of 50 Parking Authority / Folsom Ranch Financing Authority meeting was called to order at 8:31 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Steve Miklos presiding.

ROLL CALL:

Council/Board Members Present: Roger Gaylord, Council/Board Member
Andy Morin, Council/Board Member
Ernie Sheldon, Vice Mayor/Vice Board Chair
Steve Miklos, Mayor/Board Chair

Council Members Absent: Kerri Howell, Council/Board Member

Staff Present: City Manager Evert Palmer
Assistant City Manager Elaine Andersen
City Attorney Steve Wang
City Clerk Christa Freemantle
Chief Financial Officer Jim Francis
Public Works Director Dave Nugen

9b. **Consent Calendar:**

- i. Approval of the January 9, 2018 Joint City Council/Successor Agency/Public Financing Authority/Folsom South of 50 Parking Authority/Folsom Ranch Financing Authority Meeting Minutes

- ii. Receive and File the City of Folsom, the Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the South of 50 Parking Authority, and the Folsom Ranch Financing Authority Monthly Investment Reports for the Month of December 2017

Motion by Council/Board Member Andy Morin, second by Mayor/Board Chair Steve Miklos to approve the Consent Calendar. Motion carried with the following roll call vote:

AYES:	Council/Board Member(s):	Gaylord, Morin, Sheldon, Miklos
NOES:	Council/Board Member(s):	None
ABSENT:	Council/Board Member(s):	Howell
ABSTAIN:	Council/Board Member(s):	None

Adjournment

The joint City Council / Successor Agency / Public Financing Authority / Folsom South of 50 Parking Authority / Folsom Ranch Financing Authority meeting adjourned back to the regular City Council meeting.

CITY MANAGER REPORTS:

City Manager Evert Palmer spoke of Police Chief Cynthia Renaud's acceptance of the Chief of Police position with the City of Santa Monica, expressing his great support and admiration of the Chief for all of her work for the City of Folsom.

COUNCIL COMMENTS:

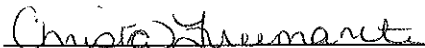
Council Member Andy Morin offered congratulations to Chief Renaud.

Vice Mayor Ernie Sheldon spoke of area youth sports.


ADJOURNMENT:

There being no further business to come before the Folsom City Council, the meeting was adjourned at 8:36 p.m.

PREPARED AND SUBMITTED BY:


Christa Freeman, City Clerk

ATTEST:


Stephen E. Miklos, Mayor