

Meeting Minutes
Folsom City Council Special Meeting
May 23, 2017

CALL TO ORDER: The special City Council meeting was called to order at 6:01 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Vice Mayor Kerri Howell presiding.

ROLL CALL:

Council Members Present: Kerri Howell, Vice Mayor
 Steve Miklos, Council Member
 Ernie Sheldon, Council Member

Council Members Absent: Roger Gaylord, Council Member
 Andy Morin, Mayor

Staff Present: City Manager Evert Palmer
 Assistant City Manager Elaine Andersen
 City Attorney Steve Wang
 City Clerk Christa Freemantle
 Planning Manager Scott Johnson

Adjournment to Closed Session for the Following Purposes:

- 3a. Conference with Real Property Negotiator - Pursuant to Government Code section 54956.8:
- i. Property: Vacant land near Prairie City Road and White Rock Road
 of approximately 57 acres for the purpose of a
 Municipal Corporation Yard
- Negotiating Parties: City Manager Evert Palmer on behalf of the City of
 Folsom, David Hatch on behalf of Aerojet Rocketdyne,
 Inc.
- Under Negotiation: Price and Terms of Sale

Motion by Council Member Steve Miklos, second by Council Member Ernie Sheldon to adjourn to Closed Session for the above-referenced item. Motion carried with the following roll call vote:

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

RECONVENE

City Attorney Steve Wang announced that no final action was taken during Closed Session.

ADJOURNMENT:

There being no further business to come before the Folsom City Council, the special meeting was adjourned at 6:31 p.m.

PREPARED AND SUBMITTED BY:


Christa Freemantle, City Clerk

ATTEST:


Kerri Howell, Vice Mayor

Meeting Minutes
City Council Regular Meeting
May 23, 2017

CALL TO ORDER:

The regular City Council meeting was called to order at 6:31 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Andy Morin presiding.

ROLL CALL:

Council Members Present: Kerri Howell, Vice Mayor
Steve Miklos, Council Member
Ernie Sheldon, Council Member
Andy Morin, Mayor

Council Members Absent: Roger Gaylord, Council Member (arrived at 7:00 p.m.)

Staff Present: City Manager Evert Palmer
Assistant City Manager Elaine Andersen
City Attorney Steve Wang
City Clerk Christa Freemantle
Community Development Director David Miller
Public Works Director Dave Nugen
Planning Manager Scott Johnson
Principal Planner Steve Banks

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

AGENDA UPDATE:

City Clerk Christa Freemantle announced that additional comments had been received and distributed regarding item 8b.

SCHEDULED PRESENTATIONS:

None

BUSINESS FROM THE FLOOR

The following speakers addressed the City Council:

1. Aaron Gurley, expressing his and his neighbors' concerns about speeding traffic on Hildebrand Court; Mayor Andy Morin and City Manager Evert Palmer responded.
2. Lou Douros, filmmaker, working on the Johnny Cash Trail promotional film. Mr. Douros presented the City Council with a recently-received Telly Film Award; Parks and Recreation Director Robert Goss received the award on behalf of the City and spoke of the team effort behind the Johnny Cash Trail project.

CONSENT CALENDAR:

- 7a. Approval of the May 9, 2017 Regular Meeting Minutes
- 7b. Resolution No. 9925 - A Resolution Rescinding Resolutions 9858 and 9878 and Authorizing City Manager to Execute an Automatic Aid Agreement Between the El Dorado County Emergency Services Authority and the City of Folsom Fire Department
- 7c. Resolution No. 9926 - A Resolution Authorizing the City Manager to Execute Amendment No. 3 to the Agreement (Contract No. 173-21 09-024) with Brown and Caldwell for Corrective Action Monitoring for the Corporation Yard Landfill
- 7d. Resolution No. 9927 - A Resolution of the City Council of the City of Folsom Consenting to the Inclusion of Properties within the City in the California Municipal Finance Authority Open PACE Programs; Authorizing the California Municipal Finance Authority to Accept Applications from Property Owners, Conduct Contractual Assessment Proceedings and Levy Contractual Assessments within the Territory of the City; and Authorizing Related Actions
- 7e. Resolution No. 9928 - A Resolution Approving the Preliminary Engineers Report, Declaring the Intention to Continue to Levy Fiscal Year 2017-2018 Annual Assessments in the City of Folsom Landscaping and Lighting Assessment Districts and Setting Public Hearing for American River Canyon North, American River Canyon North No. 2, American River Canyon No. 3, Blue Ravine Oaks, Blue Ravine Oaks No. 2, Briggs Ranch, Broadstone, Broadstone No. 4, Broadstone Unit No. 3, Cobble Ridge, Cobble Hills Ridge II/Reflections II, Folsom Heights, Folsom Heights No.2, Hannaford Cross, Lake Natoma Shores, Los Cerros, Natoma Station, Natoma Valley, Prairie Oaks Ranch, The Residences at American River Canyon, The Residences at American River Canyon II, Sierra Estates, Silverbrook, Steeplechase, Willow Creek Estates East, Willow Creek Estates South, and Willow Springs
- 7f. Item deleted
- 7g. pulled for discussion
- 7h. Resolution No. 9931 - A Resolution Authorizing the City Manager to Amend Existing Contracts for Building Plan Check and Inspection Services with Shums Coda Associates, 4Leaf, Inc., and Interwest

Consulting Group to Extend the Effective Date of Each Contract Until June 30, 2018, and to Establish a Fiscal Year 2017-18 Budget of \$500,000 (Total Aggregate) for These Services

7i. Resolution No. 9932 - A Resolution Authorizing the City Manager to Execute an Agreement with Ray Morgan, Inc. to Implement Laserfiche Software Contract

7j. Resolution No. 9934 - A Resolution Rejecting All Submitted Bids for the Folsom Sports Courts Resurfacing Project

Motion by Council Member Kerri Howell, second by Council Member Steve Miklos to approve the Consent Calendar items 7a – 7f and 7h – 7j. Motion carried with the following roll call vote:

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

CONSENT CALENDAR ITEM PULLED FOR DISCUSSION:

7g. Resolution No. 9930 - A Resolution Rescinding Resolution No. 8924 and Adopting a New Fee Schedule for the Folsom City Zoo Sanctuary

Council Member Ernie Sheldon shared his perspective and historical memory of fees related to the City Zoo Sanctuary.

Motion by Council Member Ernie Sheldon, second by Mayor Andy Morin to approve Resolution No. 9930. Motion carried with the following roll call vote:

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

PUBLIC HEARING:

8a. Resolution No. 9924 - A Resolution Extending the Vesting Tentative Subdivision Map and Planned Development Permit for the Harvest Subdivision Project Located at 1680 East Natoma Street (PN 17-128)

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

Mayor Andy Morin opened the public hearing at 6:54 p.m. The following speaker addressed the City Council:

1. Jennifer Lane, expressing her belief that the property could mean a lot to children in Folsom and urging the City Council to not approve the extension of the map or the planned development permit.

Council Member Steve Miklos asked the City Attorney for clarification regarding when new conditions may be imposed on the map. Mr. Miklos also clarified that the land was never given to the City and that despite research efforts and the desire to honor the property's historical value, the City could not prove "legal" historical significance.

Council Member Roger Gaylord arrived at 7:00 p.m.

The City Council Members discussed the property's history and prior owner's donation of land for park use.

Hearing no further comments, Mayor Andy Morin closed the public hearing at 7:03 p.m.

The City Council Members further discussed the property and barn building, noting the hearings the item has been through over the years. Council Member Ernie Sheldon requested the extension be shortened to two years.

Motion by Council Member Ernie Sheldon to approve the resolution, with a modification to shorten the extension to two years instead of three.

City Attorney Steve Wang advised that based on state law, the developer is entitled to a three year extension. The motion was withdrawn.

**Motion by Mayor Andy Morin, second by Vice Mayor Kerri Howell, to approve Resolution No. 9924.
Motion carried with the following roll call vote:**

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

8b. Preliminary Draft General Plan Workshop

Planning Manager Scott Johnson made a presentation and responded to questions from the City Council. Consultant Chelsea Payne, Mintier Harnish, also made a presentation and responded to questions from the City Council. City Manager Evert Palmer provided additional information in response to City Council questions.

Mayor Andy Morin opened the public hearing at 7:35 p.m. The following speakers addressed the City Council:

1. Barbara Leary, noted the reference to the "Chinese Diggings" should be corrected to the "Natoma Ground Sluice Diggings"; she requested more specific reference to amenities, shared concerns about minimizing setbacks distances, strip malls, parking lots and the river district.
2. Will Kempton, Chair of the Parks and Recreation Commission, spoke of Lake Natoma and the desire to provide access and recreational opportunities. He agreed the river district overlay could allow for a process to let the community decide what would be best. Mr. Kempton also spoke of indoor sports facilities – need implementation strategies; we do need governmental coordination strategy with county, state and federal governmental agencies.
3. Loretta Hettinger, Heritage Preservation League, expressed appreciation that the new version honors history, but asked for the opportunity to work further with city staff.
4. Joe Gagliardi, FEDCorp, referred to document sections that call for widespread community involvement. He spoke of trips to other communities that had similar river elements that some people find appealing; including trips to smaller communities near larger cities.
5. Robert Holderness, Chairman of FEDCorp; they have supported the idea of a river district as part of the city's history; referred to 1940's era approval of the dam with supported development of the area. State Parks in 1978 adopted a general plan for the river area, but "turned their back" on that plan.
6. Mary Ann McAlea expressing her appreciation for the inclusiveness of the process, as Senior Vice President of Greater Sacramento Effort; spoke of the new opportunity for seniors on the new ADA trail. Spoke of the appeal of water in marketing; noted that visitors then show up and want to know how to get to the water.

Hearing no further comments, Mayor Andy Morin closed the public hearing at 8:18 pm.

In response to Mayor Andy Morin's request, City Manager Evert Palmer advised that these comments from the public and City Council could be consolidated and presented to the City Council at their June 27 meeting. At that time, staff could better estimate the timing of the Environmental Impact Report and the corresponding time of presentation in final form back to the City Council for adoption.

OLD BUSINESS:

- 9a. Resolution No. 9922 - A Resolution Authorizing the City Manager to Execute a Purchase and Sale Agreement, a Secured Promissory Note, a Credit and Reimbursement Agreement, and Other Related Documents with Aerojet Rocketdyne, Inc., for the Purchase of Property for a Corporation Yard

Planning Manager Scott Johnson made a presentation and responded to questions from the City Council.

Motion by Vice Mayor Kerri Howell, second by Council Member Roger Gaylord to approve Resolution No. 9922. Motion carried with the following roll call vote:

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

NEW BUSINESS:

- 10a. Resolution No. 9921 - A Resolution Concurring with Landowner Request and Authorizing the City Manager to Submit a Joint Sphere of Influence Amendment and Annexation Application to LAFCO for the Proposed New Corporation Yard

Planning Manager Scott Johnson made a presentation and responded to questions from the City Council.

Motion by Vice Mayor Kerri Howell, second by Council Member Steve Miklos to approve Resolution No. 9921. Motion carried with the following roll call vote:

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

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

ROLL CALL:

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

Council Members Absent: None

Staff Present: City Manager Evert Palmer
Assistant City Manager Elaine Andersen
City Attorney Steve Wang
City Clerk Christa Freemantle

CONSENT CALENDAR:

- 11b(i). Approval of the February 28, 2017 Joint City Council/Successor Agency/Public Financing Authority/Folsom South of 50 Parking Authority/Folsom Ranch Financing Authority Meeting Minutes
- 11b(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 March 2017

Motion by Council Member Steve Miklos, second by Vice Mayor Kerri Howell to approve the Consent Calendar. Motion carried with the following roll call vote:

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

Reconvene City Council Meeting

CITY MANAGER REPORTS:

City Manager Evert Palmer spoke of the closures of Scott Road / Placerville Road. Mr. Palmer invited everyone to attend the Fire Department Change of Command Ceremony on June 1 and announced the Library will be launching the Summer Reading Program soon.

COUNCIL COMMENTS:

Council Member Roger Gaylord spoke of his attendance tonight at a ceremony for his son, and noted the impressive number of kids who have a GPA over 3.5.

Council Member Steve Miklos shared that the JPA Connector Board interviewed prospective new executive director, and SACOG's early discussions regarding autonomous cars and their impact on area roadways.

Council Member Ernie Sheldon spoke of his attendance at area events and traffic volumes on area roads.

Vice Mayor Kerri Howell congratulated area graduates and gave her usual traffic warning.

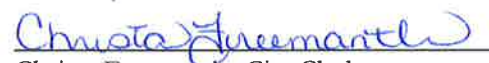
Council Member Ernie Sheldon asked to make additional comments, and urged everyone to go for a golf cart ride at Vista Del Lago High School.

Mayor Andy Morin spoke of the VFW Memorial Day Ceremony and the Wounded Veterans Run.

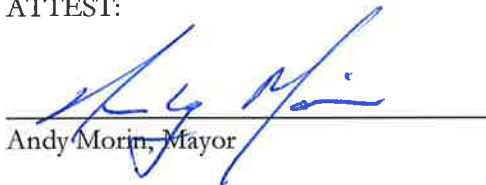
ADJOURNMENT:

There being no further business to come before the Folsom City Council, the meeting was adjourned at 8:43 p.m.

PREPARED AND SUBMITTED BY:


Christa Freemantle, City Clerk

ATTEST:


Andy Morin, Mayor