



**CITY OF FOLSOM CITY COUNCIL
SPECIAL MEETING**
www.folsom.ca.us

**FOLSOM CITY COUNCIL CHAMBERS
50 NATOMA STREET, FOLSOM, CA
TUESDAY, JULY 11, 2017
6:00 PM**

Andy Morin, Mayor

*Kerri Howell, Vice Mayor
Ernie Sheldon, Council Member*

*Steve Miklos, Council Member
Roger Gaylord, Council Member*

AGENDA

1. **Call to Order**
2. **Roll Call:**

Council Members: Gaylord, Howell, Miklos, Sheldon, Morin
3. **Adjournment to Closed Session for the Following Purposes:**
 - a. Conference with Legal Counsel - Anticipated Litigation, Initiation of Litigation Pursuant to Government Code section 54956.9(d)(4):
 - i. One potential case
State of California
4. **Reconvene:**

Announcement of Final Action, If Any
5. **Adjournment**



**CITY OF FOLSOM
CITY COUNCIL REGULAR MEETING
JOINT CITY COUNCIL / FOLSOM RANCH FINANCING AUTHORITY SPECIAL MEETING**
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**FOLSOM CITY COUNCIL CHAMBERS
50 NATOMA STREET, FOLSOM, CA
TUESDAY, JULY 11, 2017
6:30 PM**

Andy Morin, Mayor

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Ernie Sheldon, Council Member*

*Steve Miklos, Council Member
Roger Gaylord, Council Member*

AGENDA

1. Call to Order

2. Roll Call:

Council Members: Gaylord, Howell, Miklos, Sheldon, Morin

The City Council has adopted a policy that no new item will begin after 10:30 p.m. Therefore, if you are here for an item that has not been heard by 10:30 p.m., you may leave, as the item will be continued to a future Council Meeting.

3. Pledge of Allegiance

4. Agenda Update:

5. Business from the Floor

Members of the public are entitled to address the City Council concerning any item within the Folsom City Council's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the City Council is prohibited from discussing or taking action on any item not appearing on the posted agenda.

6. Consent Calendar:

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. City Council Members may pull an item for discussion.

- a. Approval of the June 13, 2017 Special/Regular Meeting Minutes

- b. Approval of the June 27, 2017 Regular Meeting Minutes
- c. Resolution No. 9962 - A Resolution Approving the Preliminary Engineer's Report, Declaring the Intention to Order the Formation of the Prospect Ridge Landscaping and Lighting District, to Levy and Collect Assessments in Fiscal Year 2017-18, to Provide Notice of Public Hearing, and Direct the Mailing of Assessment Ballots within the Proposed Prospect Ridge Landscaping and Lighting District in the City of Folsom
- d. Resolution No. 9963 - A Resolution Authorizing the City Manager to Execute a Construction Agreement with SW Allen Construction, Inc. for the Construction of Fire Station 39 and Appropriation of Funds
- e. Resolution No. 9966 - A Resolution Authorizing the City Manager to Execute an Agreement with Quincy Engineering for Construction Management and Inspection Services for the Miscellaneous Water System Rehabilitation Project No. 1 and Folsom Zoo Sewer Line Replacement Project
- f. Resolution No. 9967 - A Resolution Authorizing the City Manager to Execute an Agreement with Division 5-15 for Construction of the Negro Bar Waterline Replacement Project

7. Old Business:

- a. Willow Creek Estates East No. 2 Landscaping and Lighting District (continued from the June 27, 2017 meeting)
 - i. Announcement of Results of June 27, 2017 Ballot Canvass
 - ii. Resolution No. 9956 - A Resolution Approving the Final Engineers Report, Confirming the Diagram and Assessments, and Ordering the Levy of Assessments for Maintenance and Servicing of Improvements within Willow Creek Estates East No. 2 Landscaping and Lighting District in the City of Folsom for Fiscal Year 2017-18

8. Public Hearing:

- a. Resolution No. 9968 - A Resolution Approving the Final Engineers Report, Confirming the Diagrams and Assessments, and Ordering the Continued Levying of Assessments for Maintenance and Servicing of Improvements within the City of Folsom Landscaping And Lighting Districts for Fiscal Year 2017-18 for American River Canyon North, American River Canyon North No. 2, American River Canyon North 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
- b. Prospect Ridge Subdivision: General Plan Amendment, Rezone, Tentative Subdivision Map, Planned Development Permit, Inclusionary Housing Plan, and Consider Adoption of a Mitigated Negative Declaration Regarding the Project - 535 Levy Road (PN 16-321)
 - i. Resolution No. 9964 - A Resolution to Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Amend the General Plan Land Use Designation for the 9.64-acre Project Site (APN: 071-0370-003) from IND (Industrial/Office Park) to SF (Single-family), Approve a Tentative Subdivision Map Creating 35 Single-family Residential Lots, Approve a Planned Development Permit, and Approve an Inclusionary Housing Plan for the Development of 35 Single-family Residential Units for the Prospect Ridge Subdivision Project
 - ii. Ordinance No. 1275 - An Uncodified Ordinance to Amend the Zoning Designation for the 9.64-acre Project Site (APN: 071-0370-003) from M-2 PD (General Industrial, Planned Development

District) to R-1-M PD (Single-family Small Lot, Planned Development District) for the Prospect Ridge Subdivision Project (Introduction and First Reading)

- c. Folsom Heights Subdivision Large-lot Vesting Tentative Subdivision Map, Small-lot Vesting Tentative Subdivision Map, Development Agreement Amendment, Inclusionary Housing Plan, and Consideration of Adoption of an Addendum to the Folsom Plan Area Specific Plan EIR/EIS Regarding the Folsom Heights Subdivision Project (PN 15-303)
 - i. Resolution No. 9965 - A Resolution to Adopt an Addendum to the Folsom Plan Area Specific Plan EIR/EIS, Approve a Large-Lot Vesting Tentative Subdivision Map, Approve a Small-Lot Vesting Tentative Subdivision Map, Approve Project Design Guidelines, and Approve the Inclusionary Housing Plan for the Folsom Heights Subdivision Project
 - ii. Ordinance No. 1276 - An Uncodified Ordinance of the City of Folsom Approving Amendment No. 1 to the First Amended and Restated Tier 1 Development Agreement between the City of Folsom and Folsom Heights, LLC Relative to the Folsom Heights Subdivision Project (Introduction and First Reading)
- d. Preliminary Draft of the General Plan and Direction from the City Council

9. Convene Joint City Council / Folsom Ranch Financing Authority Meeting:

- a. Roll Call: City Council / Board Members: Gaylord, Howell, Miklos, Sheldon, Morin
- b. New Business:
 - i. Folsom Ranch Financing Authority Special Tax Revenue Bonds, Series 2017
 - a. Resolution No. 9969 - A Resolution of the City Council of the City of Folsom Authorizing the Execution of an Indenture Providing for the Issuance of the City of Folsom Community Facilities District No. 19 (Mangini Ranch) Special Tax Bonds, Series 2017, Authorizing the Execution of a Local Obligation Purchase Contract, and Authorizing Necessary Actions and the Execution of other Documents in Connection therewith
 - b. Resolution No. 002-Folsom Ranch FA - Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale and Delivery of Not to Exceed \$30,500,000 Aggregate Principal Amount of Special Tax Revenue Bonds, Series 2017; Approving the Form and Substance of a First Supplemental Trust Agreement, Authorizing Modifications Thereof and Execution and Delivery as Modified; Approving a Preliminary Official Statement, Authorizing Changes Thereto and Execution and Delivery Thereof and of an Official Statement to be Derived Therefrom; Approving a Local Obligation Purchase Contract and a Bond Purchase Contract and Execution and Delivery of Each; and Authorizing Related Actions Necessary to Implement the Proposed Financing
- c. Adjournment

10. Reconvene City Council Meeting

11. City Manager Reports

12. Council Comments

13. Adjournment

NOTICE: *Members of the Public are entitled to directly address the City Council concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address Council on an issue, which is on this agenda, please complete a blue speaker request card, and deliver it to a staff member at the table on the left side of the Council Chambers prior to discussion of the item. When your name is called, stand to be recognized by the Mayor and then proceed to the podium. If you wish to address the City Council on any other item of interest to the public, when the Mayor asks if there is any "Business from the Floor," follow the same procedure described above. Please limit your comments to three minutes or less.*

NOTICE REGARDING CHALLENGES TO DECISIONS: *Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.*

As presiding officer, the Mayor has the authority to preserve order at all City Council meetings, to remove or cause the removal of any person from any such meeting for disorderly conduct, or for making personal, impertinent, or slanderous remarks, using profanity, or becoming boisterous, threatening or personally abusive while addressing said Council, and to enforce the rules of the Council.

PERSONS INTERESTED IN PROPOSING AN ITEM FOR THE CITY COUNCIL AGENDA SHOULD CONTACT A MEMBER OF THE CITY COUNCIL.

The meeting of the Folsom City Council is being telecast on Metro Cable TV, Channel 14, the Government Affairs Channel, and will be shown in its entirety on the Friday and Saturday following the meeting, both at 9 a.m. The City does not control scheduling of this telecast and persons interested in watching the televised meeting should confirm this schedule with Metro Cable TV, Channel 14. The City of Folsom provides live and archived webcasts of regular City Council meetings. The webcasts can be found on the online services page of the City's website www.folsom.ca.us.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 355-7270, (916) 355-7328 (fax) or cfreemantle@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

Any documents produced by the City and distributed to the City Council regarding any item on this agenda will be made available at the City Clerk's Counter at City Hall located at 50 Natoma Street, Folsom, California and at the Folsom Public Library located at 411 Stafford Street, Folsom, California during normal business hours.