

Meeting Minutes
Folsom City Council Special Meeting
July 11, 2017

CALL TO ORDER: The special City Council meeting was called to order at 6:00 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Andy Morin presiding.

ROLL CALL:

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

Adjournment to Closed Session for the Following Purposes:

- 3a. 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

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

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

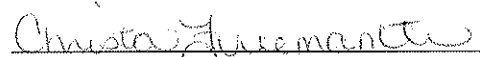
RECONVENE

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

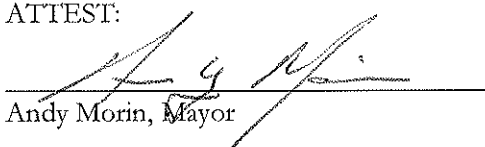
ADJOURNMENT:

There being no further business to come before the Folsom City Council, the special meeting was adjourned at 6:32 p.m.

PREPARED AND SUBMITTED BY:


Christa Freemantle, City Clerk

ATTEST:


Andy Morin, Mayor

Meeting Minutes
City Council Regular Meeting
July 11, 2017

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 Andy Morin presiding.

ROLL CALL:

Council Members Present: Roger Gaylord, Council Member
Kerri Howell, Vice Mayor
Steve Miklos, Council Member
Ernie Sheldon, 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
Chief Financial Officer Jim Francis
Community Development Director David Miller
Public Works Director Dave Nugen
Environmental and Water Resources Director Marcus Yasutake
Fire Chief Felipe Rodriguez
Police Chief Cindy Renaud

PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was recited.

AGENDA UPDATE:

City Clerk Christa Freemantle announced that staff is requesting item 6d be continued off calendar, items 8c and 9b have amendments, and item 8d has additional information.

BUSINESS FROM THE FLOOR

The following speakers addressed the City Council:

Janet McCarthy, asking if there will be overall mix of large and small lot development in South of Highway 50;
Mayor Andy Morin referred her to Assistant City Manager Elaine Andersen.

CONSENT CALENDAR:

- 6a. Approval of the June 13, 2017 Special/Regular Meeting Minutes
- 6b. Approval of the June 27, 2017 Regular Meeting Minutes
- 6c. pulled for discussion
- 6d. pulled for discussion
- 6e. pulled for discussion
- 6f. pulled for discussion

Motion by Vice Mayor Kerri Howell, second by Mayor Andy Morin to approve items 6a and 6b. Motion carried with the following roll call vote:

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

CONSENT CALENDAR ITEM PULLED FOR DISCUSSION:

- 6c. 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

Vice Mayor Kerri Howell pulled this item to request that the maps contained within the Preliminary Engineer's Report be improved to make them more legible.

Motion by Mayor Andy Morin, second by Council Member Steve Miklos to approve Resolution No. 9962. Motion carried with the following roll call vote:

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

- 6d. 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

Motion by Mayor Andy Morin, second by Council Member Steve Miklos to continue this item off calendar. Motion carried with the following roll call vote:

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

- 6e. 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

Motion by Mayor Andy Morin, second by Council Member Roger Gaylord to approve Resolution No. 9966.
Motion carried with the following roll call vote:

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

- 6f. 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

Council Member Ernie Sheldon requested confirmation why the City was paying for this waterline that is located on State Parks land. Environmental and Water Resources Director Marcus Yasutake responded that as the City services the waterline, we are responsible for maintaining it.

Motion by Council Member Ernie Sheldon, second by Vice Mayor Kerri Howell to approve Resolution No. 9967. Motion carried with the following roll call vote:

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

OLD BUSINESS:

- 7a. 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

Landscaping and Lighting District Manager Lorraine Poggione made a presentation. City Clerk Christa Freemantle announced that of the 392 ballots received, there were 230 yes votes and 162 no votes, creating a 58.79% approval rate. As no majority protest exists, the City Council may consider approval of Resolution No. 9956.

Motion by Vice Mayor Kerri Howell, second by Mayor Andy Morin to approve Resolution No. 9956.
Motion carried with the following roll call vote:

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

PUBLIC HEARING:

- 8a. 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

Landscaping and Lighting District Manager Lorraine Poggione made a presentation.

Mayor Andy Morin opened the public hearing; hearing no further speakers, the public hearing was closed.

Motion by Vice Mayor Kerri Howell, second by Council Member Steve Miklos to approve Resolution No. 9968. Motion carried with the following roll call vote:

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

- 8b. 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)

Community Development Director David Miller made a presentation and responded to questions from the City Council.

Grant Taylor, representing Stonebridge Properties, developer of the property, made a presentation.

Vice Mayor Kerri Howell asked about requirement for the seller to disclose to potential buyers the occasional use of the railroad.

Mayor Andy Morin opened the public hearing at 7:10 p.m. Hearing no speakers, the public hearing was closed.

City Attorney Steve Wang provided direction related to amendments to Conditions of Approval No's 77 and 78.

Planner Steve Banks offered amended language modifying Condition of Approval No. 26 to add language requiring disclosure to future homeowners that the project is situated adjacent to railroad uses within the JPA Corridor.

Motion by Council Member Steve Miklos, second by Vice Mayor Kerri Howell to continue Resolution No. 9964 and introduce Ordinance No. 1275. Motion carried with the following roll call vote:

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

- 8c. 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)

Community Development Director David Miller made a presentation and responded to questions from the City Council. City Manager Evert Palmer provided additional information.

Applicant representative Tim Taron addressed the City Council, expressing their agreement with the proposed Conditions of Approval. In regards to the use of Prima Drive as an emergency vehicle access only (EVA) – they are willing to keep it as an EVA, but noted that this is a City Council decision to be made in the best interests of the safety of citizens of Folsom and expressing concern that they cannot have a condition that mandates an agreement with the Rolling Hills Community Service District.

Mayor Andy Morin opened the public hearing at 7:39 p.m. The following speakers addressed the City Council:

1. Stephanie Haley, sharing her concerns about the proposed Prima Road as a full open roadway.
2. Matt Sites, President of Rolling Hills Community Service District, speaking of what their District does, and sharing his concerns about the proposed Prima Road as a full open roadway.
3. Ellen Post, sharing her concerns about the proposed Prima Road as a full open roadway.

Folsom Fire Chief Felipe Rodriguez responded to questions from the City Council regarding easements and the need for emergency access for both El Dorado Hills Fire Department and Folsom Fire Department. City Manager Evert Palmer provided additional information regarding the recorded Pima Road easement.

The City Council discussed mutual aid responses from El Dorado Hills Fire Department, access to the area by emergency responders, and the anticipated timing of completion of a new Folsom Fire Station; whoever is closest responds first. Medical Aid is primary concern. They discussed the merits of a full roadway, as well as landscape screening and buffer.

Applicant representative Tim Taron responded and expressed general agreement to the concepts of working out a landscape plan to buffer and shield light and glare, subject to staff approval.

Hearing no further speakers, the public hearing was closed at 7:55 pm.

Motion by Council Member Steve Miklos, second by Vice Mayor Kerri Howell to approve Resolution No. 9965, with modification to Condition of Approval No. 174 to indicate the Owner/Applicant shall screen Prima Drive to minimize potential lighting impacts to the satisfaction of the Community Development Department. Prima Drive shall be limited to 27' in width with no parking. Prima Road shall not accommodate construction traffic. Owner/Applicant shall work out landscape plan to buffer and "soften" the roadway. The developer shall establish a funding mechanism such as a Community Facilities District to maintain Prima Road. Motion carried with the following roll call vote:

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

Motion by Council Member Steve Miklos, second by Vice Mayor Kerri Howell to introduce Ordinance No. 1276. Motion carried with the following roll call vote:

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

8d. Preliminary Draft of the General Plan and Direction from the City Council

Community Development Director David Miller made a presentation. Consultant Chelsea Payne, Mintier Harnish, made a presentation and responded to questions from the City Council.

Mayor Andy Morin opened the public hearing at 8:38 p.m. The following speakers addressed the City Council:

1. Loretta Hettinger, Heritage Preservation League, expressed appreciation for the cooperative process and shared concerns about identifying the city as a gateway to Foothills. She also spoke to the proposed "River District".
2. Robert Holderness, referred to Folsom's historical place in the 1860's and 1870's as a gateway to the gold country and mining. He observed that the City is a gateway to wine and gold country, and this continues to be a part of the marketing program of area hotels.

Hearing no further speakers, the public hearing was closed.

Mayor Andy Morin noted the Council's general consensus is to move on to environmental phase.

Convene Joint City Council / Folsom Ranch Financing Authority Meeting:

The joint City Council / Folsom Ranch Financing Authority meeting was called to order at 8:44 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Andy Morin presiding.

ROLL CALL:

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

Council Members Absent: None

Staff Present: City Manager Evert Palmer
Assistant City Manager Elaine Andersen
City Attorney Steve Wang
City Clerk Christa Freemantle
Chief Financial Officer Jim Francis
Community Development Director David Miller
Public Works Director Dave Nugen
Environmental and Water Resources Director Marcus Yasutake
Fire Chief Felipe Rodriguez
Police Chief Cindy Renaud

New Business:

- 9b(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

Chief Financial Officer Jim Francis made a presentation and responded to questions from the City Council.

Motion by Vice Mayor Kerri Howell, second by Mayor Andy Morin to approve Resolution No. 9969 as amended. Motion carried with the following roll call vote:

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

Motion by Vice Chair Kerri Howell, second by Board Member Roger Gaylord to approve Resolution No. 002-Folsom Ranch FA as amended. Motion carried with the following roll call vote:

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

Adjournment:

The joint City Council / Folsom Ranch Financing Authority Meeting was adjourned back to the regular City Council meeting.

CITY MANAGER REPORTS:

City Manager Evert Palmer expressed his great thanks to retiring Community Development Director David Miller for all of this work for the City. Mr. Palmer also spoke of the recent passing of Chuck Harrison, noting Mr. Harrison's long time great work with City.

COUNCIL COMMENTS:

Council Member Steve Miklos thanked Community Development Director David Miller for all of this work for the City, noting the City owes him a great debt of gratitude.

Council Member Ernie Sheldon expressed his sorrow at Chuck Harrison's passing, noting he will be dearly missed. He thanked the Fire and Police Department for their work during the week of fireworks sale. He expressed his concern about speeding and loud vehicles.

Vice Mayor Kerri Howell congratulated the Chamber on the successful rodeo and thanked the Fire Department for stopping the fire above Lifetime Fitness. She encouraged everyone to drive safely.

Mayor Andy Morin expressed his appreciation to Council Member Sheldon for his work in the fireworks booths, and thanked Community Development Director David Miller for all of this work for the City.

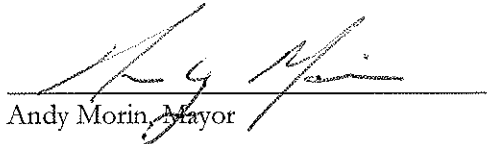
ADJOURNMENT:

There being no further business to come before the Folsom City Council, the meeting was adjourned at 9:02 p.m. in memory of the great life and dedicated service of Chuck Harrison.

PREPARED AND SUBMITTED BY:


Christa Freemantle, City Clerk

ATTEST:


Andy Morin, Mayor