

**Meeting Minutes**  
**Folsom City Council Special Meeting**  
**September 26, 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 Mayor Andy Morin presiding.

**ROLL CALL:**

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

Council Members Absent: Roger Gaylord, Council Member  
Steve Miklos, Council Member

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:**

- 5a. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code section 54956.9(d)(1):
- i. Steven Bruce v. City of Folsom  
Sacramento Superior Court Case No. 34-2017-00217036

City Clerk Christa Freemantle read the closed session item into the record.

**Motion by Vice Mayor Kerri Howell, second by Mayor Andy Morin to adjourn to Closed Session for the above-referenced item. Motion carried with the following roll call vote:**

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

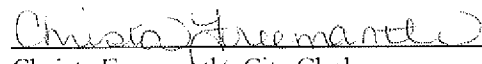
**RECONVENE**

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

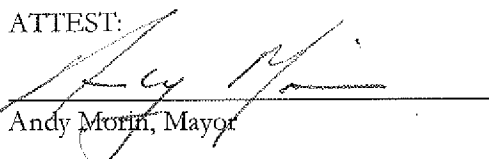
**ADJOURNMENT:**

There being no further business to come before the Folsom City Council, the special meeting was adjourned at 6:30 p.m.

PREPARED AND SUBMITTED BY:

  
Christa Freemantle, City Clerk

ATTEST:

  
Andy Morin, Mayor

**Meeting Minutes**  
**City Council Regular Meeting**  
**September 26, 2017**

**CALL TO ORDER:**

The regular City Council meeting was called to order at 6:30 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  
   Ernie Sheldon, Council Member  
   Andy Morin, Mayor

Council Members Absent:      Roger Gaylord, Council Member  
   Steve Miklos, Council Member

Staff Present:                      City Manager Evert Palmer  
   Assistant City Manager Elaine Andersen  
   City Attorney Steve Wang  
   Chief Financial Officer Jim Francis  
   City Clerk Christa Freemantle  
   Communications Manager Christine Brainerd  
   Community Development Director Pam Johns  
   Public Works Director Dave Nugen  
   Principal Planner Steve Banks

**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.      Presentation of 2017 Community Service Day Results

Communications Manager Christine Brainerd made a presentation.

5b.      Presentation by Sacramento Metropolitan Chamber of Commerce Regarding Regional Activities

Peter Tateishi, CEO, and Robert Dugan, SVP Sacramento Metropolitan Chamber of Commerce, made a presentation.

5c. Proclamation of the Mayor of the City of Folsom Proclaiming October 2017 as Arts and Humanities Month

Vice Mayor Kerri Howell presented the Proclamation to Barbara Leary, Vice Chair of the Arts and Cultural Commission.

5d. Presentation of City Manager's Fiscal Year 2016-17 Fourth Quarter Report

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

### **BUSINESS FROM THE FLOOR**

None

### **CONSENT CALENDAR:**

7a. Approval of the September 12, 2017 Special/Regular Meeting Minutes

7b. Nomination of City of Folsom Representative to the Citizens' Advisory Committee for Folsom Prison

7c. Resolution No. 10007- A Resolution Authorizing the City Manager to Execute an Agreement with 4 Leaf, Inc. for Construction Management and Inspection Services for the Pump Station No. 2 Odor Control Project and Appropriation of Funds

7d. Resolution No 10008 - A Resolution Authorizing the City Manager to Execute an Agreement with Syblon Reid for Construction of the Pump Station No. 2 Odor Control Project

7e. Resolution No. 10009 - A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Cresleigh Ravine Subdivision, and Approval of the Final Map for the Cresleigh Ravine Subdivision

7f. Resolution No. 10010 - A Resolution Authorizing the City Manager to Execute a Reimbursement Agreement with Katz Kirkpatrick Properties for the Widening of the East Bidwell Street Frontage at 1578 Creekside Road

7g. Resolution No. 10011 - A Resolution Authorizing the City Manager to Execute an Agreement with Sierra National Construction, Inc. for the Construction of Natoma Street Drainage Relief - Localized Drainage Improvements Project, Project No. 7010, and Appropriation of Funds

7h. Resolution No.10012 - A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement with UNICO Engineering, Inc. for Consulting Services -- Erosion and Sediment Control/Stormwater Pollution Prevention Inspection Services (Contract No. 173-21 16-098)

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

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

**PUBLIC HEARING:**

- 8a. Resolution No. 10006 - A Resolution Approving a Specific Plan Amendment to Expand the Previously Approved Boundaries of the Planned Development Overlay District, Establish Maximum Building Coverage Ratios, and Modify the Public/Quasi-Public (PQP) Section of the Folsom Plan Area Specific Plan (PN 17-113)

Principal Planner Steve Banks made a presentation and responded to questions from the City Council. Mayor Andy Morin opened the public hearing at 7:26 p.m. The following speakers addressed the City Council:

1. Barbary Leary, shared concerns about the change in density and increase the number of homes in a given area. Ms. Leary also spoke of the need for open space.
2. Ellen Post, speaking for herself and for Stonebriar neighborhood residents, expressed concern about impacts from Folsom Ranch to her neighborhood.

Hearing no further speakers, the public hearing was closed.

**Motion by Vice Mayor Kerri Howell, second by Council Member Ernie Sheldon to approve Resolution No. 10006. Motion carried with the following roll call vote:**

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

**NEW BUSINESS:**

- 9a. Resolution No. 10005 - A Resolution of the City of Folsom Approving an Affordable Housing Loan in the Amount of \$5,300,000 from the City's Housing Fund to St. Anton Folsom, L.P, Authorizing the City Manager to Execute Loan Agreement and Related Documents, and Authorizing the Use of Sewer Fee Credits for the Construction of 100 Affordable Housing Units at the Bidwell Pointe Mixed-use Project, and Appropriation of Funds

Community Development Director Pam Johns made a presentation and responded to questions from the City Council.

**Motion by Vice Mayor Kerri Howell, second by Council Member Ernie Sheldon to approve Resolution No. 10005. Motion carried with the following roll call vote:**

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

**CITY MANAGER REPORTS:**

City Manager Evert Palmer announced the start of construction on Fire Station 39. He announced that westbound White Rock Road will be closed tomorrow for urgent roadway repairs and he mentioned the upcoming closure of

Willard Drive. On October 14, there will be a ribbon cutting ceremony for Johnny Cash Trail, Peddlers Fair, and Pancake Breakfast at the Fire Station.

**COUNCIL COMMENTS:**


Council Member Ernie Sheldon offered additional comments on Community Service Day, speaking of his experience helping to pack military care packages. He also spoke of the ribbon cutting at the Vista del Lago stadium.

Vice Mayor Kerri Howell urged everyone to drive carefully and be kind.

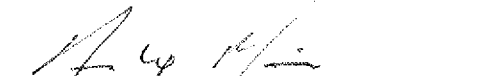
**ADJOURNMENT:**

There being no further business to come before the Folsom City Council, the meeting was adjourned at 7:46 p.m.

PREPARED AND SUBMITTED BY:

  
Christa Freemantle, City Clerk

ATTEST:

  
Andy Morin, Mayor