



**CITY OF FOLSOM CITY COUNCIL  
SPECIAL MEETING**

[www.folsom.ca.us](http://www.folsom.ca.us)

**FOLSOM CITY COUNCIL CHAMBERS  
50 NATOMA STREET, FOLSOM, CA  
TUESDAY, JANUARY 12, 2016  
6:00**

*Steve Miklos, Mayor*

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

*Andy Morin, Council Member  
Jeff Starsky, Vice Mayor*

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**AGENDA**

1. **Call to Order**
2. **Roll Call:**  
Council Members: Howell, Morin, Sheldon, Starsky, Miklos
3. **Adjournment to Closed Session for the Following Purposes:**
  - a. **Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code section 54956.9(d)(1)**
    - i. Cal Worsham, Workers' Compensation Appeals Board  
Case Nos. ADJ 7020176 and ADJ 8970070
4. **Reconvene:**  
Announcement of Final Action, If Any
5. **Adjournment**



**CITY OF FOLSOM  
CITY COUNCIL REGULAR MEETING**  
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**FOLSOM CITY COUNCIL CHAMBERS  
50 NATOMA STREET, FOLSOM, CA  
TUESDAY, JANUARY 12, 2016  
6:30**

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**AGENDA**

**1. Call to Order**

**2. Roll Call:**

**Council Members:**     **Howell, Morin, Sheldon, Starsky, Miklos**

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. Ordinance No. 1249 - An Uncodified Ordinance of the City of Folsom Levying Special Taxes for the Fiscal Year 2016-17 and Following Fiscal Years Solely within and Relating to the City of Folsom Community Facilities District No. 18 (Folsom Plan Area - Area-wide Improvements and Services) (Second Reading and Adoption)
- b. Resolution No. 9700 - A Resolution Adopting the Mitigated Negative Declaration for the Oak Parkway Trail Undercrossing and Approving the Project
- c. Resolution No. 9701 - A Resolution Authorizing the City Manager to Execute a Contract with TJR Resources, Inc., for the Folsom City Zoo Sanctuary Barn Site Pad Project and Appropriation of Funds

- d. Item Deleted
- e. Resolution No. 9703 - A Resolution Authorizing the Public Works and Community Development Director to Execute and Submit the Folsom Transportation Development Act Claim for FY 2015-16 to the Sacramento Area Council of Governments
- f. Resolution No. 9704 - A Resolution Authorizing Adoption of an Extension of the Memorandum of Understanding Between the City of Folsom and the Folsom Police Officers Association (FPOA)
- g. Resolution No. 9705 - A Resolution Authorizing the City Manager to Amend Existing Contracts for Building Plan Check and Inspection Services with Shums Coda Associates, 4Leaf, Inc., Willdan Engineering and Interwest Consulting Group to Increase the Aggregate Contract Amount and Appropriation of Funds (Contracts 173-21 15-057, 173-21 15-064, 173-21 15-058 and 173-21 15-059)
- h. Resolution No. 9706 - A Resolution Authorizing the Reassignment of Remaining Major Road Fee Credits Due to Elliott Homes, Inc. to Future Development Projects in Empire Ranch, Broadstone, and the Folsom Plan Area
- i. Resolution No. 9707 - A Resolution Authorizing the City Manager to Execute an Agreement with Bob Wondries Associates, Inc., Doing Business as Wondries Fleet Group for the Purchase of Two Ford Pickup Trucks

**7. Public Hearing:**

- a. City of Folsom Community Facilities District No. 19 (Mangini Ranch)
  - i. Resolution No. 9708 - A Resolution of the City Council of the City of Folsom to Form a Community Facilities District, to Provide for Future Annexation of Territory Therein and to Levy Special Taxes Therein
  - ii. Resolution No. 9709 - A Resolution of the City Council of the City of Folsom Deeming it Necessary to Incur Bonded Indebtedness in and for the City of Folsom Community Facilities District No. 19 (Mangini Ranch)
  - iii. Resolution No. 9710 - A Resolution of the City Council of the City of Folsom Calling Special Mailed-Ballot Election in the City of Folsom Community Facilities District No. 19 (Mangini Ranch)
  - iv. Resolution No. 9711 - A Resolution of the City Council of the City of Folsom Declaring Election Results in the City of Folsom Community Facilities District No. 19 (Mangini Ranch)
  - v. Ordinance No. 1252 - An Uncodified Ordinance Levying Special Taxes for the Fiscal Year 2016-17 and following Fiscal Years Solely within and Relating to the City of Folsom Community Facilities District No. 19 (Mangini Ranch) (Introduction and First Reading)
  - vi. Resolution No. 9712 - 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 Special Tax Bonds, Series 2016A, Authorizing The Execution of a Local Obligation Purchase Contract, and Authorizing Necessary Actions and the Execution of Other Documents in Connection Therewith
- b. Ordinance No. 1251 - An Ordinance of the City of Folsom Amending Section 17.112.010 and Repealing and Re-enacting Chapter 17.114 of the Folsom Municipal Code Pertaining to Mobile Marijuana Delivery Services and Marijuana Cultivation in the City of Folsom (Introduction and First Reading)
- c. Iron Point Retirement Community: General Plan Amendment, Rezone, Planned Development Permit, Conditional Use Permit, and Consider Adoption of a Mitigated Negative Declaration Regarding the Project - 2275 Iron Point Road (PN 15-139)
  - i. Resolution No. 9698 - A Resolution to Adopt a Mitigated Negative Declaration, to Amend the General Plan Land Use Designation for the 4.68-acre Project Site (APN: 072-3120-023) from IND (Industrial/Office Park) to CC (Community Commercial), to Approve a Planned Development Permit for the Development of a 126-unit Retirement Community, and to Approve a Conditional Use Permit for Development and Operation of a Senior Retirement Community at

2275 Iron Point Road for the Iron Point Retirement Community Project (to be Continued to January 26, 2016)

- ii. Ordinance No. 1250 - An Uncodified Ordinance to Amend the Zoning Designation for the 4.68-acre Project Site (APN: 072-3120-023) from M-L PD (Limited Manufacturing, Planned Development District) to BP PD (Business and Professional, Planned Development District) for the Iron Point Retirement Community Project (Introduction and First Reading)

**8. New Business:**

- a. Resolution No. 9699 - A Resolution Approving the Master Development Plan for the Broder Family Homestead Park
- b. Appointment of Four At-Large Members to the Folsom Historic District Commission

**9. City Manager Reports**

**10. Council Comments**

**11. 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](http://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 [csaunders@folsom.ca.us](mailto:csaunders@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.*