

**Meeting Minutes**  
**Folsom City Council Special Meeting**  
**February 9, 2016**

**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 Steve Miklos presiding.

**ROLL CALL:**

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

Council Members Absent: None

Staff Present: City Manager Evert Palmer  
City Attorney Bruce Cline  
Assistant City Manager Elaine Andersen  
City Clerk Christa Saunders

**ADJOURNMENT TO CLOSED SESSION FOR THE FOLLOWING PURPOSES:**

- 3a. Conference with Legal Counsel - Threatened Litigation Significant Exposure to Litigation Pursuant to Government Code section 54956.9(d)(2):  
1 potential case  
Heather Suit and Braelyn Suit
- 3b. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code section 54956.9(d)(1):  
i. The Folsom Bluffs Owners Association v. The City of Folsom, et al.  
Sacramento Superior Court Case No. 34-2014-00173464-CU-OR-GDS

**Motion by Council Member Andy Morin, second by Vice Mayor Jeff Starsky to adjourn to Closed Session for the above-referenced items. Motion carried with the following roll call vote:**

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

The City Council reconvened from Closed Session at 6:31 p.m. City Attorney Bruce Cline announced that there was no final action to report.

**ADJOURNMENT:**

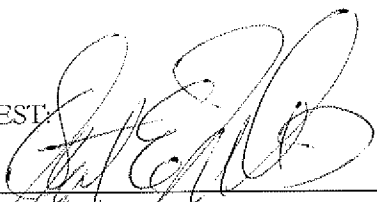
There being no further business to come before the Folsom City Council, the special meeting was adjourned at 6:31 p.m.

PREPARED AND SUBMITTED BY:

Christa Saunders

Christa Saunders, City Clerk

ATTEST

  
\_\_\_\_\_  
Stephen E. Miklos, Mayor

**Meeting Minutes**  
**City Council Regular Meeting**  
**February 9, 2016**

**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 Steve Miklos presiding.

**ROLL CALL**

Council Members Present:	Andy Morin, Council Member Ernie Sheldon, Council Member Jeff Starsky, Vice Mayor Kerri Howell, Council Member Steve Miklos, Mayor
Council Members Absent:	None
Staff Present/Speaking:	City Manager Evert Palmer Assistant City Manager Elaine Andersen City Attorney Bruce Cline Assistant City Attorney Steve Wang City Clerk Christa Saunders Chief Financial Officer Jim Francis Police Chief Cindy Renaud Community Development Director David Miller

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited.

**AGENDA UPDATE:**

City Attorney Bruce Cline announced that the applicants have requested to continue item 8a (motion will be required) and that item 9a has been amended.

Mayor Steve Miklos requested the City Council take item 8a next, out of order, to vote on continuing the item.

*Approved 03/08/2016*

- 8a. White Rock Springs Ranch Subdivision: Vesting Large Lot Tentative Subdivision Map, Vesting Small Lot Tentative Subdivision Map, Project Design Guidelines, Amendment No. 1 to the First Amended and Restated Development Agreement, and Inclusionary Housing Plan (PN 15-147) **(Continued from January 26, 2016)**
- i. Resolution No. 9713 - A Resolution Approving a Vesting Large Lot Tentative Subdivision Map, a Vesting Small Lot Tentative Subdivision Map, Project Design Guidelines and Inclusionary Housing Plan for the Development of the White Rock Springs Ranch Project
  - ii. Ordinance No. 1253 - 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 Gragg Recovery Acquisition, LLC Relative to the White Rock Springs Ranch Project (Introduction and First Reading)

**Motion by Mayor Steve Miklos, second by Council Member Kerri Howell to continue item 8a to the February 23, 2016 Council meeting. Motion carried with the following roll call vote:**

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

**SCHEDULED PRESENTATIONS:**

- 5a. A Resolution of Commendation Honoring the Folsom Women's Service Club on their 55th Anniversary

Mayor Steve Miklos presented the Resolution of Commendation.

- 5b. A Resolution of Commendation Honoring Folsom High School Theatre Department for Receiving the 2015 Folsom Arts Achievement Award

Council Member Kerri Howell presented the Resolution of Commendation.

- 5c. Presentation Regarding Prequalified Architectural Submittal System (PASS) Program

Community Development Director David Miller introduced the item, and Chief Building Official Steve Burger made a presentation.

- 5d. Presentation of City Manager's Financial Report including CAFR Findings and Fiscal Year 2015/16 Second Quarter Financial 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. pulled for comment
- 7b. Resolution No. 9718 - A Resolution Authorizing the City Manager to Execute a Contract Change Order with St. Francis Electric, Inc. for Existing Facility Repairs and Item Extensions for the Traffic Signal at Sibley Street and Levy Road, Project No. 2615 (Contract No. 174-21 15-013)
- 7c. Resolution No. 9719 - A Resolution Approving a Loan from Sacramento Area Council of Governments to Fully Fund the Second Phase of the Johnny Cash Trail Project

**Motion by Vice Mayor Jeff Starsky, second by Council Member Kerri Howell to approve Consent Calendar items 7b and 7c. Motion carried with the following roll call vote:**

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

**CONSENT CALENDAR ITEMS PULLED FOR DISCUSSION:**

- 7a. Resolution No. 9702 - A Resolution Authorizing the City Manager to Execute a Contract with True North Constructors for the Folsom City Zoo Sanctuary Barn Structure Project and Appropriation of Funds

Council Member Kerri Howell pulled this item to express her happiness that parts of the barn (originally from Russell Ranch, now Empire Ranch) will now be put to good use at the zoo sanctuary.

**Motion by Council Member Kerri Howell, second by Vice Mayor Jeff Starsky to approve Resolution No. 9702. Motion carried with the following roll call vote:**

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

**PUBLIC HEARING:**

- 8a. White Rock Springs Ranch Subdivision: Vesting Large Lot Tentative Subdivision Map, Vesting Small Lot Tentative Subdivision Map, Project Design Guidelines, Amendment No. 1 to the First Amended and Restated Development Agreement, and Inclusionary Housing Plan (PN 15-147) **(Continued from January 26, 2016)**
- iii. Resolution No. 9713 - A Resolution Approving a Vesting Large Lot Tentative Subdivision Map, a Vesting Small Lot Tentative Subdivision Map, Project Design Guidelines and Inclusionary Housing Plan for the Development of the White Rock Springs Ranch Project
  - iv. Ordinance No. 1253 - 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 Gragg Recovery Acquisition, LLC Relative to the White Rock Springs Ranch Project (Introduction and First Reading)

(Item 8a was voted to be continued out of order, after Agenda Updates.)

**NEW BUSINESS:**

9a. Options for Expenditure for Non-Housing Redevelopment Tax Increment Series 2011A Bonds

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

The City Council Members discussed their project preferences. After discussion with staff, it was the City Council's consensus to pursue bond compatibility and further development of the following projects:

1. Riley Street Sidewalk Extension	\$350,000
2. Leidesdorff Street Sidewalk	\$60,000
3. Traders Lane Parking Lot Improvements	\$200,000
4. Street Resurfacing/Repaving – Historic District	\$500,000
5. Lake Natoma Bike Trail – Gap Closure	\$350,000
6. Lake Natoma Waterfront Trail	\$250,000
7. Historic District Public Safety	\$100,000
8. Install Restrooms in Historic District (2x)	\$300,000
Total	\$2,110,000

The City Council also consented to consider pedestrian facilities (in the Sibley Street and Sutter Street areas) on a "phase two list" at a later date to determine consensus and feasibility.

**CITY MANAGER REPORTS:**

None

**COUNCIL COMMENTS:**

Council Member Ernie Sheldon invited residents to attend the Folsom High basketball game.

Mayor Steve Miklos advised that he will be in Washington DC during the next meeting.

**ADJOURNMENT:**

There being no further business to come before the Folsom City Council, the meeting was adjourned at 8:21 p.m.

PREPARED AND SUBMITTED BY:

Christa Saunders

Christa Saunders, City Clerk

ATTEST:

  
Stephen E. Miklos, Mayor

Approved 03/08/2016