

**Meeting Minutes**  
**Folsom City Council Special Meeting**  
**September 27, 2016**

**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 Steve Miklos presiding.

**ROLL CALL:**

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

Council Members Absent: None

Staff Present: City Manager Evert Palmer  
Assistant City Manager Elaine Andersen  
City Attorney Steve Wang  
City Clerk Christa Saunders

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

- 3a. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code section 54956.9(d)(1):  
i. Jing Yao v. City of Folsom, et al., Sacramento Superior Court  
Case No. 34-2016-80002446
- 3b. Conference with Real Property Negotiator - Pursuant to Government Code section 54956.8:  
i. Property: APN: 072-1330-001; Lot A, near corner of Blue Ravine  
Road and Turn Pike Drive  
Negotiating Parties: City Manager Evert W. Palmer on behalf of the City of  
Folsom  
Martha C. Lofgren on behalf of Alleghany Properties  
Under Negotiation: Price and terms of acquisition
- 3c. Performance Evaluation of Public Employee - Pursuant to Government Code section 54957(b)(1):  
i. Position Title: City Manager

City Attorney Steve Wang read the closed session items into the record.

**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:**

<b>AYES:</b>	<b>Council Member(s):</b>	<b>Starsky, Howell, Morin, Sheldon, 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>

*Approved 10/11/2016*

The City Council reconvened from Closed Session at 6:35 p.m. City Attorney Steve Wang announced that, in discussion of item 3a, the City Council authorized the City Attorney to defend the city and provided direction to the City Attorney.

**ADJOURNMENT:**

There being no further business to come before the Folsom City Council, the special meeting was adjourned at 6:36 p.m.

PREPARED AND SUBMITTED BY:

Christa Saunders  
Christa Saunders, City Clerk

ATTEST:

  
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Stephen E. Miklos, Mayor

**Meeting Minutes**  
**City Council Regular Meeting**  
**September 27, 2016**

**CALL TO ORDER:**

The regular City Council meeting was called to order at 6:36 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Steve Miklos presiding.

**ROLL CALL:**

Council Members Present:	Jeff Starsky, Vice Mayor Kerri Howell, Council Member Andy Morin, Council Member Ernie Sheldon, Council Member Steve Miklos, Mayor
Council Members Absent:	None
Staff Present/Speaking:	City Manager Evert Palmer Assistant City Manager Elaine Andersen City Attorney Steve Wang City Clerk Christa Saunders Chief Financial Officer/Human Resources Director Jim Francis Communications Manager Christine Brainerd Community Development Director David Miller Senior Planner Steve Banks

*Approved 10/11/2016*

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited.

**AGENDA UPDATE:**

City Attorney Steve Wang announced that revised Conditions of Approval have been presented for item 8a.

**SCHEDULED PRESENTATIONS:**

5a. Presentation of 2016 Community Service Day Results

Mayor Steve Miklos introduced the item and Communications Manager Christine Brainerd made a presentation. Tammy Thompson from the Food Bank provided additional information.

Mayor Steve Miklos complimented Ms. Brainerd for all of her work on Community Service Day and he and the Council Members spoke briefly of plans for the 2017 event.

**BUSINESS FROM THE FLOOR**

Robert Sanger and Brian Wallace addressed the City Council regarding the upcoming Whole Lotta Brews event at the Palladio on October 15, noting it is a fundraising event for the Folsom Cordova Community Partnership.

**CONSENT CALENDAR:**

- 7a. Approval of the September 13, 2016 Special/Regular Meeting Minutes
- 7b. Resolution No. 9835 - A Resolution of the City Council Approving Submittal of Responses to the Findings and Recommendations of the Sacramento County Grand Jury Regarding Domestic Violence
- 7c. Resolution No. 9836 - A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement (Contract No. 173-21 15-093) with West Yost and Associates for Construction Management and Inspection Services for the Cimmaron Tank Rehabilitation Project and Appropriation of Funds
- 7d. Resolution No. 9837 - A Resolution Repealing Resolution No. 9460 and Designating Conflict of Interest Filing Positions and Disclosure Categories
- 7e. pulled for discussion
- 7f. Resolution No. 9839 - A Resolution Authorizing the City Manager to Execute an Agreement with Bob Wondries Associates, Inc., Doing Business as Wondries Fleet Group, to Purchase One Ford F-550 Super Cab Truck Chassis with Utility Body

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

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

**CONSENT CALENDAR ITEM PULLED FOR DISCUSSION:**

- 7e. Resolution No. 9838 - A Resolution of the City of Folsom Accepting Donation of Property Known as "Lot Y" for Preservation of Open Space, Heritage Oak Trees and Historic Resources and Appropriation of Funds

Vice Mayor Jeff Starsky pulled item 7e to talk about the property and its value to the City of Folsom.

**Motion by Vice Mayor Jeff Starsky, second by Council Member Kerri Howell to approve Resolution No. 9838.**

Speaker Barbara Leary addressed the City Council to thank them and the property owner for their work to secure this property.

**Motion carried with the following roll call vote:**

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

**PUBLIC HEARING:**

- 8a. Cresleigh Ravine and Campus: General Plan Amendment, Rezone, Tentative Subdivision Map, Planned Development Permit, and Consider Adoption of a Mitigated Negative Declaration Regarding the Project - Willard Drive (PN 15-162) *(amended)*
- i. Resolution No.9834 - A Resolution to Adopt a Mitigated Negative Declaration, to Amend the General Plan Land Use Designation for the 7.2-Acre Portion of the Project Site (APN: 072-0010-109) from CC (Community Commercial) to SFHD (Single Family High Density), to Amend the General Plan Land Use Designation for the 10.1-Acre Portion of the Project Site (APN: 072-0010-110) from CC (Community Commercial) to MHD (Multi-Family High Density), to Approve a Tentative Subdivision Map Creating 46 Single-Family Residential Lots, and to Approve a Planned Development Permit for the Development of 46 Single-Family Residential Units and 230 Multi-Family Apartment Units for the Cresleigh Ravine and Campus Project
  - ii. Ordinance No. 1262 - An Uncodified Ordinance to Amend the Zoning Designation for the 7.2-Acre Portion of the Project Site (APN: 072-0010-109) from C-3 PD (General Commercial, Planned Development District) to R-1-M PD (Single Family Small Lot, Planned Development District) and to Amend the Zoning Designation for the 10.1-Acre Portion of the Project Site (APN: 072-0010-110) from C-3 PD (General Commercial, Planned Development District) to R-4 PD (General Apartment, Planned Development District) for the Cresleigh Ravine and Campus Project (Introduction and First Reading)

Principal Planner Steve Banks made a presentation and responded to questions from the City Council.

Mayor Steve Miklos opened the public hearing at 7:12 pm. The following speaker(s) addressed the City Council:

- Barbara Leary, expressing her support for a greenbelt area and the preservation of trees
- Deanna Ellis, representing Cresleigh Homes, expressing their appreciation to project neighbors for working together to develop consensus on the project

Hearing no further speakers, the public hearing was closed.

**Motion by Vice Mayor Jeff Starsky, second by Council Member Kerri Howell to continue Resolution No. 9834 (as amended).**

Council Members offered comments.

**Motion carried with the following roll call vote:**

<b>AYES:</b>	<b>Council Member(s):</b>	<b>Starsky, Howell, Morin, Sheldon, 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>

**Motion by Vice Mayor Jeff Starsky, second by Council Member Kerri Howell to introduce Ordinance No. 1262. Motion carried with the following roll call vote:**

<b>AYES:</b>	<b>Council Member(s):</b>	<b>Starsky, Howell, Morin, Sheldon, 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>

#### **CITY MANAGER REPORTS:**

City Manager Evert Palmer invited residents to attend the Police Department Open House, Bark n Splash, Glow Run, the Police Department Pasta Feed and the Fire Department Open House.

#### **COUNCIL COMMENTS:**

Council Member Ernie Sheldon spoke of Community Service Day and the Cummings Family Park Dedication.

Council Member Andy Morin invited residents to attend the Sacramento Kings Fan Fest and to use light rail transit.

Council Member Kerri Howell complimented Parks and Recreation staff for their work on the Mayors Golf Cup. She encouraged residents to drive carefully, and noted the possibility of rain.

Vice Mayor Jeff Starsky spoke of WalletHub's naming of Folsom as the Best Place to Raise a Family, and noted other recent awards. He also spoke of the October 15 birthday of the US Navy.

Mayor Steve Miklos echoed the City Manager's comments on events and spoke of the Cummings Family Park ceremony and of Bill Cummings' contribution to the city.

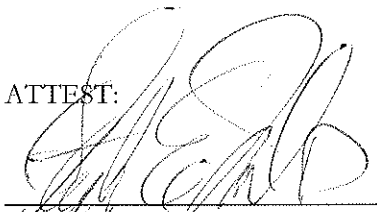
**ADJOURNMENT:**

There being no further business to come before the Folsom City Council, the meeting was adjourned at 7:38 p.m. in honor of Bill Cummings.

PREPARED AND SUBMITTED BY:

Christa Saunders  
Christa Saunders, City Clerk

ATTEST:

  
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Stephen E. Miklos, Mayor