



**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, MAY 12, 2015  
6:00 PM**

*Andy Morin, Mayor*

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

*Steve Miklos, Vice Mayor  
Jeff Starsky, Council Member*

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**AGENDA**

1. **Call to Order**
2. **Roll Call:** Council Members: **Howell, Miklos, Sheldon, Starsky, Morin**
3. **Adjournment to Closed Session for the Following Purposes:**
  - a. Conference with Legal Counsel - Threatened Litigation
    - i. 1 potential case  
Troy Gilliam
  - b. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code section 54956.9(d)(1):
    - i. The City of Folsom v. Javier Barragan, et al.  
Sacramento County Superior Court Case No. 34-2015-00176306
4. **Reconvene:** Announcement of Final Action, If Any
5. **Adjournment**



**CITY OF FOLSOM  
CITY COUNCIL REGULAR MEETING  
JOINT CITY COUNCIL / FOLSOM RANCH FINANCING AUTHORITY SPECIAL MEETING**  
[www.folsom.ca.us](http://www.folsom.ca.us)

**FOLSOM CITY COUNCIL CHAMBERS  
50 NATOMA STREET, FOLSOM, CA  
TUESDAY, MAY 12, 2015  
6:30 PM**

*Andy Morin, Mayor*

*Kerri Howell, Council Member  
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Jeff Starsky, Council Member*

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**AGENDA**

1. **Call to Order**
2. **Roll Call:** Council Members: **Howell, Miklos, Sheldon, Starsky, Morin**

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:** City Attorney
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. Resolution No. 9558 - A Resolution Authorizing the City Manager to Revise the Funding Source for the Folsom Water Treatment Plant Mechanical Dewatering Project

- b. Resolution No. 9559 - A Resolution Adopting an Initial Study/Mitigated Negative Declaration (IS/MND) and Approving the Pump Station No. 1 Storage Basin Reuse Project
- c. Resolution No. 9560 - A Resolution Authorizing the City Manager to Execute an Agreement with the State of California Department of Corrections and Rehabilitation for Inmate Community Service Work Crews
- d. Resolution No. 9561 - A Resolution Approving the Preliminary Engineer's Report, Declaring the Intention to Order the Formation of the Broadstone No. 4 Landscaping and Lighting District, to Levy and Collect Assessments, to Provide Notice of Public Hearing and Direct the Mailing of Assessment Ballots within the Proposed Broadstone No. 4 Landscaping and Lighting District in the City of Folsom
- e. Resolution No. 9562 - A Resolution of the Folsom City Council Adopting Rules of Administration Relating to Contracts Under the Williamson Act
- f. Resolution No. 9563 - A Resolution of the Folsom City Council Approving the Folsom Plan Area Community Design Guidelines

**7. Convene Joint City Council / Folsom Ranch Financing Authority Meeting:**

- a. Roll Call: City Council / Board Members: Howell, Miklos, Sheldon, Starsky, Morin
- b. New Business:
  - i. Folsom Ranch Financing Authority Special Tax Revenue Bonds, Series 2015A
    - a. Resolution No. 9568 - A Resolution of the City Council of the City of Folsom Approving the Execution and Delivery of a Trust Agreement, a Continuing Disclosure Certificate and the Preparation of an Official Statement in Connection with the Issuance by the Folsom Ranch Financing Authority of its Special Tax Revenue Bonds, Series 2015A, and Other Matters Related Thereto
    - b. Resolution No. 001-Folsom Ranch FA - A Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale and Delivery of Not To Exceed \$8,000,000 Aggregate Principal Amount of Special Tax Revenue Bonds, Series 2015A; Approving the Form and Substance of a 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
- c. Adjournment

**8. Public Hearing:**

- a. Russell Ranch Subdivision: Environmental Impact Report, General Plan Amendment, Folsom Plan Area Specific Plan Amendment, Vesting Large Lot Tentative Subdivision Map, Vesting Small Lot Tentative Subdivision Map, Planned Development Permit, Amendment No. 1 to the First Amended and Restated Development Agreement, Project Design Guidelines, Inclusionary Housing Plan, Inclusionary Housing Agreement (PN 14-273)
  - i. Resolution No. 9564 - A Resolution Certifying the Final Environmental Impact Report, Adopting Findings of Fact, Adopting a Statement of Overriding Considerations and Approving a Mitigation Monitoring and Report Program for the Russell Ranch Project

- ii. Resolution No. 9565 - A Resolution Approving the General Plan Amendment for the Russell Ranch Project
- iii. Resolution No. 9566 - A Resolution Approving an Amendment to the Folsom Plan Area Specific Plan for the Russell Ranch Project
- iv. Resolution No. 9567 - A Resolution Approving Vesting Large Lot Tentative Subdivision Map, Vesting Small Lot Tentative Subdivision Map, Planned Development Permit, Project Design Guidelines, Inclusionary Housing Plan and Inclusionary Housing Agreement for the Development of the Russell Ranch Project
- v. Ordinance No. 1226 - 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 TNHC Russell Ranch, LLC Relative to the Russell Ranch Project (Introduction and First Reading)

**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.*