



CITY OF FOLSOM CITY COUNCIL
SPECIAL MEETING
www.folsom.ca.us

FOLSOM CITY COUNCIL CHAMBERS
50 NATOMA STREET, FOLSOM, CA
TUESDAY, MAY 27, 2014
5:45 PM

Kerri Howell, Mayor

Steve Miklos, Council Member
Ernie Sheldon, Vice Mayor

Andy Morin, Council Member
Jeff Starsky, Council Member

AGENDA

1. **Call to Order**
2. **Roll Call:** Council Members: **Morin, Sheldon, Starsky, Miklos, Howell**
3. **Adjournment to Closed Session for the Following Purposes:**
 - a. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code section 54956.9(a):
 - i. City of Folsom v. A-Z Bus Sales, Inc.
Sacramento Superior Court Case No. 34-2010-00080763
4. **Reconvene:** Announcement of Final Action, If Any
5. **Adjournment**



**CITY OF FOLSOM
CITY COUNCIL REGULAR MEETING
JOINT CITY COUNCIL / SUCCESSOR AGENCY / PUBLIC FINANCING AUTHORITY
SPECIAL MEETING
www.folsom.ca.us**

**FOLSOM CITY COUNCIL CHAMBERS
50 NATOMA STREET, FOLSOM, CA
TUESDAY, MAY 27, 2014
6:30 PM**

Kerri Howell, Mayor

*Steve Miklos, Council Member
Ernie Sheldon, Vice Mayor*

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

AGENDA

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

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. **Scheduled Presentations:**
 - a. Presentation from Sacramento County District Attorney Jan Scully Regarding the Sacramento Regional Family Justice Center
 - b. Resolutions of Commendation Honoring Donors for the Folsom History Museum
6. **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.

7. **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. Approval of the May 13, 2014 Special/Regular Meeting Minutes
- b. Resolution No. 9361 - A Resolution Approving the Preliminary Engineer's Report, Declaring the Intention to Continue to Levy and Collect Fiscal Year 2014/15 Annual Assessments in the City of Folsom Landscaping and Lighting Assessment Districts and Setting Public Hearing for American River Canyon North, American River Canyon North No. 2, American River Canyon North No. 3, Blue Ravine Oaks, Blue Ravine Oaks No. 2, Briggs Ranch, Broadstone, Broadstone Unit No. 3, Cobble Ridge, Cobble Hills Ridge II/Reflections II, Folsom Heights, Folsom Heights No. 2, Hannaford Cross, Lake Natoma Shores, Los Cerros, Natoma Station, Natoma Valley, Prairie Oaks Ranch, The Residences at American River Canyon, Sierra Estates, Silverbrook, Steeplechase, Willow Creek Estates East, Willow Creek Estates South, and Willow Springs
- c. Resolution No. 9362 - A Resolution Authorizing the City Manager to Execute an Agreement with Unico Engineering for Environmental and Engineering Services for the Stormwater Basin Maintenance/Restoration Project No. PW1401
- d. Resolution No. 9363 - A Resolution Electing the Population and Inflation Factors and Establishing the Fiscal Year 2014/15 Appropriation Limit
- e. Resolution No. 9364 - A Resolution of the Folsom City Council Authorizing the City Manager to Execute a Lease with the Folsom Chamber of Commerce for the Depot Building Located at 200 Wool Street
- f. Resolution No. 9365 - A Resolution Authorizing the City Manager to Execute an Agreement with Pepsi Beverages Company for the Exclusive Sale of Non-Alcoholic Beverages

8. Public Hearing:

- a. Leidesdorff Village Mixed-Use Project Rezone, Zoning Code Text Amendment, Tentative Subdivision Map, Conditional Use Permit, Planned Development Permit and Consideration of Adoption of a Mitigated Negative Declaration 1108 Sutter Street PN 10-252 **(to be Continued to June 24, 2014)**
- b. Uncodified Ordinances of the City of Folsom for the First Amended and Restated Tier 1 Development Agreement by and Between the City of Folsom and Certain Landowners in the Folsom Plan Area Relative to the Folsom South Specific Plan (Introductions and First Readings)
 - i. Ordinance No. 1195 - An Uncodified Ordinance of the City of Folsom Approving the First Amended and Restated Tier 1 Development Agreement with West Scott Road, LLC
 - ii. Ordinance No. 1196 - An Uncodified Ordinance of the City of Folsom Approving the First Amended and Restated Tier 1 Development Agreement with White Rock Land Investors, LLC
 - iii. Ordinance No. 1197 - An Uncodified Ordinance of the City of Folsom Approving the First Amended and Restated Tier 1 Development Agreement with West Prairie Estates, LLC
 - iv. Ordinance No. 1198 - An Uncodified Ordinance of the City of Folsom Approving the First Amended and Restated Tier 1 Development Agreement with TNHC Russell Ranch, LLC
 - v. Ordinance No. 1199 - An Uncodified Ordinance of the City of Folsom Approving the First Amended and Restated Tier 1 Development Agreement with Mangini North Holdings, LLC
 - vi. Ordinance No. 1200 - An Uncodified Ordinance of the City of Folsom Approving the First Amended and Restated Tier 1 Development Agreement with Gragg Ranch Recovery Acquisition

- vii. Ordinance No. 1201 - An Uncodified Ordinance of the City of Folsom Approving the First Amended and Restated Tier 1 Development Agreement with Folsom Real Estate South, LLC
- viii. Ordinance No. 1202 - An Uncodified Ordinance of the City of Folsom Approving the First Amended and Restated Tier 1 Development Agreement with Easton Valley Holdings, LLC
- ix. Ordinance No. 1203 - An Uncodified Ordinance of the City of Folsom Approving the First Amended and Restated Tier 1 Development Agreement with Eagle Office Properties, LLC
- x. Ordinance No. 1204 - An Uncodified Ordinance of the City of Folsom Approving the First Amended and Restated Tier 1 Development Agreement with Eagle Commercial Partners, LLC
- xi. Ordinance No. 1205 - An Uncodified Ordinance of the City of Folsom Approving the First Amended and Restated Tier 1 Development Agreement with Carpenter East, LLC
- xii. Ordinance No. 1206 - An Uncodified Ordinance of the City of Folsom Approving the First Amended and Restated Tier 1 Development Agreement with Arcadian Heights, LLC
- xiii. Ordinance No. 1207 - An Uncodified Ordinance of the City of Folsom Approving the First Amended and Restated Tier 1 Development Agreement with Aerojet Rocket Dyne, Inc. and Easton Development Company, LLC

9. Convene Joint City Council/Successor Agency/Public Financing Authority Meeting:

- a. Roll Call: City Council / Board Members: Morin, Sheldon, Starsky, Miklos, Howell
- b. Consent Calendar:
 - i. Approval of the February 25, 2014 Joint City Council / Successor Agency / Public Financing Authority Special Meeting Minutes
 - ii. Receive and File the City of Folsom, the Folsom Redevelopment Successor Agency, and the Folsom Public Financing Authority Monthly Investment Reports for the Month of March 2014
- c. Adjournment

10. Reconvene City Council Meeting

11. City Manager Reports

12. Council Comments

- a. Report Regarding Lobbying Trip to Washington, DC by Mayor Kerri Howell

13. 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.

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. 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.