

**Meeting Minutes**  
**Folsom City Council Special Meeting**  
**March 13, 2012**

**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 Howell presiding.

**ROLL CALL:**

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

Council Members Absent: Steve Miklos, Vice Mayor

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

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

- 3a. Conference with Real Property Negotiator - Pursuant to Government Code section 54956.8:
  - i. Property: 300 Persifer Street; APN: 070-0172-048
  - Negotiating Parties: Parks and Recreation Director Robert Goss
  - Under Negotiation: Price and terms of sale
- 3b. Conference With Legal Counsel - Anticipated Litigation
  - i. Initiation of Litigation Pursuant to Government Code section 54956.9(c):
    - 1 potential case
    - County of Sacramento (Pertaining to Property Tax Administration Fee Claims)

City Attorney Bruce Cline read the closed session items into the record.

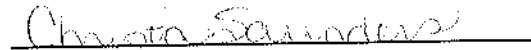
**Motion by Council Member Starsky, second by Council Member Morin to adjourn to Closed Session for the above-referenced items. Motion carried with the following roll call vote:**

**AYES:** Council Members: Starsky, Morin, Sheldon, Howell  
**NOES:** Council Members: None  
**ABSENT:** Council Members: Miklos  
**ABSTAIN:** Council Members: None


The City Council reconvened from Closed Session at 6:35 p.m. City Attorney Bruce Cline announced that there was no final action taken during Closed Session.

**ADJOURNMENT:**

There being no further business to come before the Folsom City Council, the meeting was adjourned at 6:35 p.m.

  
Christa Saunders, City Clerk

ATTEST:

  
Kerri M. Howell, Mayor

**Meeting Minutes**  
**Folsom City Council Regular Meeting**  
**March 13, 2012**

**CALL TO ORDER:** The regular City Council meeting was called to order at 6:35 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Howell presiding.

**ROLL CALL:**

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

Council Members Absent: Steve Miklos, Vice Mayor

Staff Present: City Manager Evert Palmer  
City Attorney Bruce Cline  
City Clerk Christa Saunders  
Finance Director Jim Francis  
Public Works Director Rich Lorenz  
Community Development Director David Miller

**PLEDGE OF ALLEGIANCE:**

The Pledge of Allegiance was recited.

**AGENDA UPDATE:**

City Attorney Bruce Cline announced that item 7d will be continued off-calendar.

**SCHEDULED PRESENTATIONS:**

5a. Proclamation of the Mayor of the City of Folsom Encouraging the Community to Become Involved in Arbor Day

Mayor Howell read the Proclamation.

Approved 3/27/2012

**BUSINESS FROM THE FLOOR:**

Michael Chapin, President of FigTree, addressed the City Council regarding postponed item 7d. Mr. Chapin offered information regarding the proposed PACE program funding and operations. In response to Council Member Starsky's inquiry about bank's willingness to accept loan subordination in regards to the PACE program, Mr. Chapin stated that FigTree has been able to obtain voluntary subordination agreements.

**CONSENT CALENDAR:**

- 7a. Approval of the February 28, 2012 Special/Regular Meeting Minutes
- 7b. Ordinance No. 1157 - An Ordinance Revising Folsom Municipal Code Chapter 8.70 Stormwater Management and Discharge Control (Second Reading and Adoption)
- 7c. Resolution No. 8967 - A Resolution Authorizing the City Manager to Execute an Agreement with Sacramento County to Divert and Process the City's Green Waste Materials
- 7d. Pace Retrofit Program **(to be continued off-calendar)**
  - i. Resolution No. 8964 - A Resolution Approving Associate Membership by the City of Folsom in the California Enterprise Development Authority and Authorizing and Directing the Execution of an Associate Membership Agreement Relating to Associate Membership of the City in the Authority
  - ii. Resolution No. 8965 - A Resolution Authorizing the City of Folsom to Join the California Pace Program; Authorizing the California Enterprise Development Authority to Conduct Contractual Assessment Proceedings and Levy Contractual Assessments within the Territory of the City of Folsom; and Authorizing Related Actions

**Motion by Council Member Starsky, second by Council Member Morin to approve Consent Calendar items 7a, 7b, and 7c, with item 7d continued off-calendar. Motion carried with the following roll call vote:**

<b>AYES:</b>	<b>Council Members:</b>	<b>Starsky, Morin, Sheldon, Howell</b>
<b>NOES:</b>	<b>Council Members:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Council Members:</b>	<b>Miklos</b>
<b>ABSTAIN:</b>	<b>Council Members:</b>	<b>None</b>

**PUBLIC HEARING:**

- 8a. Consideration of Amendment to the General Plan Land Use Element and Folsom Municipal Code to Adopt Mixed-use District and Zoning Regulations
  - i. Resolution No. 8962 - A Resolution Amending the General Plan Land Use Element to Establish a Mixed-use District **(to be Continued to March 27, 2012)**
  - ii. Ordinance No. 1158 - An Ordinance Amending the Folsom Municipal Code to Add a New Section 17.23 Pertaining to Mixed-use District Zoning Regulations (Introduction and First Reading)

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

Mayor Howell opened the Public Hearing at 7:01 p.m. Hearing no speakers, the Public Hearing was closed.

**Motion by Council Member Morin, second by Council Member Starsky to introduce Ordinance No. 1158. Motion carried with the following roll call vote:**

<b>AYES:</b>	<b>Council Members:</b>	<b>Sheldon, Starsky, Morin, Howell</b>
<b>NOES:</b>	<b>Council Members:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Council Members:</b>	<b>Miklos</b>
<b>ABSTAIN:</b>	<b>Council Members:</b>	<b>None</b>

**Motion by Council Member Starsky, second by Council Member Morin to continue Resolution No. 8962 to March 27, 2012. Motion carried with the following roll call vote:**

<b>AYES:</b>	<b>Council Members:</b>	<b>Sheldon, Starsky, Morin, Howell</b>
<b>NOES:</b>	<b>Council Members:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Council Members:</b>	<b>Miklos</b>
<b>ABSTAIN:</b>	<b>Council Members:</b>	<b>None</b>

8b. Resolution No. 8963 - A Resolution Amending the General Plan Land Use Element to Increase the Maximum Building Density in MMD and MHD Designations

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

Mayor Howell opened the Public Hearing at 7:10 p.m. Hearing no speakers, the Public Hearing was closed.

**Motion by Council Member Starsky, second by Council Member Morin to approve Resolution No. 8963. Motion carried with the following roll call vote:**

<b>AYES:</b>	<b>Council Members:</b>	<b>Sheldon, Starsky, Morin, Howell</b>
<b>NOES:</b>	<b>Council Members:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Council Members:</b>	<b>Miklos</b>
<b>ABSTAIN:</b>	<b>Council Members:</b>	<b>None</b>

#### **NEW BUSINESS:**

9a. Housing Strategy, Housing Element Update and Annual Housing Report Pursuant to Government Code Section 65400 and Direction to Staff

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

The following speakers addressed the City Council:

- Ardie Zahedani, St. Anton Partners, complimented the City Council for their production of affordable housing units.

Approved 3/27/2012

- Russ Davis, representing the North State Building Industry Association (BIA), conveying the BIA's compliments regarding the transition away from the inclusionary housing requirements in order to have a more effective housing element.

**Motion by Council Member Starsky, second by Council Member Morin to:**

- approve the Housing Strategy outlined in the staff report; and
- approve the 2011 Annual Housing Element Report to be sent to the State Department of Housing and Community Development.

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

<b>AYES:</b>	<b>Council Members:</b>	<b>Sheldon, Starsky, Morin, Howell</b>
<b>NOES:</b>	<b>Council Members:</b>	<b>None</b>
<b>ABSENT:</b>	<b>Council Members:</b>	<b>Miklos</b>
<b>ABSTAIN:</b>	<b>Council Members:</b>	<b>None</b>

### **CITY MANAGER REPORTS:**

City Manager Palmer urged residents to continue to conserve water.

### **COUNCIL COMMENTS:**

Council Member Starsky offered words of welcome and support to two new Sutter Street businesses - Old Town Bar and Grill and Sassy Sweets by Monique Bakery.

Council Member Sheldon spoke highly of the new Green Acres nursery and the new Red Dog Shred shredding business. He also spoke of past budget hearings and budgets needing to pass the "smell test" of fairness and equity.


Mayor Howell urged water conservation and reported (in compliance with AB 1234) on her recent lobbying trip to Washington DC to meet with federal representatives regarding water source and supplies. She invited residents to the new Art Gallery exhibit, the Plaza Opening, and the Rotary Ann's crab feed. In closing, she pleaded with residents to drive carefully.

### **ADJOURNMENT:**

There being no further business to come before the Folsom City Council, the meeting was adjourned at 7:55 p.m.

  
Christa Saunders, City Clerk

ATTEST:

  
Kerri M. Howell, Mayor