



CITY OF FOLSOM CITY COUNCIL / REDEVELOPMENT AGENCY
SPECIAL MEETING
www.folsom.ca.us

FOLSOM CITY COUNCIL CHAMBERS
50 NATOMA STREET, FOLSOM, CA
TUESDAY, MAY 22, 2007
5:00 PM

Andy Morin, Mayor

Kerri Howell, Council Member
Steve Miklos, Council Member

Eric King, Vice Mayor
Jeff Starsky, Council Member

*****AMENDED AGENDA*****
*****Changes are Shown in Italics*****

1. **Call to Order:**
2. **Roll Call:** Council / Board Members: **Howell, King, Miklos, Starsky, Morin**
3. **Adjournment to Joint Closed Session for the Following Purposes:**
 - a. Conference with Real Property Negotiator - Pursuant to Government Code section 54956.8:
 - i. Property: Fire Station 37, 1301 Prairie City Road; APN: 072-0010-049 and 072-0010-069
Negotiating Parties: Director of Intergovernmental Affairs and Economic Development
Joseph Luchi on behalf of the City of Folsom
Under Negotiation: Price and terms of sale
 - ii. Property: Approximately 10.34 acres of real property on Sibley Street, north of Blue Ravine, south of Glenn Drive and east of the Southern Pacific Railroad, APN: 071-0020-057
Negotiating Parties: Manuela Silva, Scott Slater and Joyce Glatt on behalf of Community Housing Opportunities Corporation (CHOC)
Redevelopment and Housing Department Director Amy Feagans on behalf of the *Redevelopment Agency*
Under Negotiation: Price and Terms of Sale or Exchange
 - b. Conference with Legal Counsel - Existing Litigation - Pursuant to Government Code section 54956.9(a):
 - i. Michael Regalia v. City of Folsom
WCAB No. SAC 356472
 - ii. Claim of Dean Perry, Claim No. 9104318
 - iii. Claim of Wayne Vierra, Claim No. 2004027884
4. **Reconvene:** Announcement of Final Action, If Any
5. **Adjournment:**



**CITY OF FOLSOM
CITY COUNCIL REGULAR MEETING
REDEVELOPMENT AGENCY SPECIAL MEETING
JOINT CITY COUNCIL / REDEVELOPMENT AGENCY SPECIAL MEETING
JOINT CITY COUNCIL / PUBLIC FINANCING AUTHORITY SPECIAL MEETING**

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**FOLSOM CITY COUNCIL CHAMBERS
50 NATOMA STREET, FOLSOM, CA
TUESDAY, MAY 22, 2007
6:30 PM**

Andy Morin, Mayor

*Kerri Howell, Council Member
Steve Miklos, Council Member*

*Eric King, Vice Mayor
Jeff Starsky, Council Member*

AGENDA

1. Call to Order:

2. Roll Call: Council Members: Howell, King, Miklos, 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: Assistant City Manager / Chief Financial Officer

5. Scheduled Presentations:

- a. Presentation of Certificates of Award to the Winners of the Folsom High School Recycling Informational Film Project
- b. Presentation of "On-Going Above and Beyond" Award to Kikkoman from Sacramento County Environmental Commission
- c. Dedication of the Folsom Veterans Memorial
- d. Presentation Showcasing Folsom Business – SynapSense Corporation
- e. Safe Routes to Transit Presentation

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 8, 2007 Special/Regular Meeting Minutes
- b. Deleted
- c. Appointment of an At-Large Member to the Landscaping and Lighting District Advisory Committee
- d. Resolution No. 8065 - A Resolution Authorizing the City Manager to Execute a Fifteen Year Tipping Fee Agreement with Sacramento County for Keifer Landfill
- e. Resolution No. 8066 - A Resolution Authorizing the City Manager to Execute an Agreement with Michels Corporation for the FY 2006-07 Maintenance Hole Rehabilitation Project
- f. Resolution No. 8067 - A Resolution Authorizing the City Manager to Execute an Agreement with Camp Dresser & McKee to Prepare an Engineering and Feasibility Analysis for Incorporation of the Bypass Raw Water Project into the Folsom Dam Flood Control Project
- g. Resolution No. 8068 - A Resolution Authorizing the City Manager to Execute an Agreement with Tim Paxin's Pacific Excavation, Inc. for Construction of the East Natoma Street/Golf Links Drive Traffic Signal Construction Project No. 2615
- h. Resolution No. 8069 - A Resolution Approving the Application for Grant Funds from the Land Water Conservation Fund through the Federal Land Water Conservation Fund Act for the Hinkle Creek Nature Area Improvements
- i. Resolution No. 8070 - A Resolution Authorizing the City Manager to Execute a Five-Year Lease Agreement with Ray Morgan Company for Digital Copier Equipment
- j. Resolution No. 8071 - A Resolution Approving the Preliminary Engineer's Report, Declaring the Intention to Order the Formation and to Levy and Collect Assessment Within American River Canyon North No. 3 Landscaping and Lighting District and Notice of Public Hearing for Fiscal Year 2007-2008
- k. Resolution No. 8072 - A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for The Residences at American River Canyon Phase 2 Subdivision and Approval of the Final Map for the Residences at American River Canyon Phase 2

8. New Business:

- a. Folsom Tourism Business Improvement District, Folsom Tourism Bureau, and FEDCorp:
 - i. Ordinance No. 1079 - An Ordinance Amending Section 3.100.090 of Chapter 3.100 to Title 3 of the Folsom Municipal Code Extending the Annual Levy of Assessments of the Folsom Tourism Business Improvement District to December 31, 2012 (Second Reading and Adoption)
 - ii. Resolution No. 8064 - A Resolution Authorizing the City Manager to Execute Amendment No. 2 with the Folsom Tourism Bureau Extending the Agreement with the City for Administration of the Folsom Tourism Business Improvement District Through March 31, 2013
 - iii. Resolution No. 8055 - A Resolution Authorizing the City Manager to Execute Amendment No. 3 with the Folsom Tourism Bureau Extending the Agreement with the City for Tourism Development Services Through June 30, 2010
 - iv. Resolution No. 8063 - Resolution Authorizing the City Manager to Execute Amendment No. 3 with the Folsom Economic Development Corporation Extending the Agreement for Economic Development Services through June 30, 2010
 - v. Presentation of the Annual Reports by the Folsom Tourism Bureau and Folsom Economic Development Corporation
 - vi. Presentation by Folsom Tourism Bureau of the Annual Report of the Folsom Tourism Business Improvement District for FY06/07
- b. Ordinance No. 1081 - An Uncodified Ordinance of the City Council of the City of Folsom Describing the Agency's Eminent Domain Program for the Central Folsom Redevelopment Project (Introduction and First Reading)
- c. Resolution No. 8073 - A Resolution Accepting the City Manager's Preliminary Budget of the City of Folsom, the Folsom Redevelopment Agency and the Folsom Public Financing Authority for the Fiscal Year 2007-2008 and Setting a Special City Council Meeting for June 6, 2007 to Conduct a Budget Workshop

9. Convene Redevelopment Agency Meeting:

- a. Roll Call: Board Members: Howell, King, Miklos, Starsky, Morin
- b. Consent Calendar:
 - i. Approval of the April 10, 2007 Redevelopment Agency Meeting Minutes
 - ii. Resolution No. 261-R - A Resolution Authorizing the Executive Director to Execute an Agreement with REY Engineering to Provide Civil Engineering Services for the Design of the Railroad Block Public Plaza
- c. New Business:
 - i. Resolution No. 262-R - A Resolution Authorizing the Executive Director to Execute a Disposition and Development Agreement with Community Housing Opportunities Corporation (CHOC) Providing for the Development of the Sibley Street Affordable Housing Project
- d. Adjournment:

10. Joint City Council / Redevelopment Agency Meeting:

- a. Roll Call: City Council / Board Members: Howell, King, Miklos, Starsky, Morin
- b. Consent Calendar:
 - i. Approval of May 8, 2007 Joint City Council / Redevelopment Agency Meeting Minutes
- c. Old Business:
 - i. Folsom Oaks Apartments Planned Development Permit (PN06-199) and Funding Request at 809 Bidwell Street
 - a. Resolution No. 8062 - A Resolution to Approve the Planned Development Permit for the Development of a 19-Unit Apartment Community (Folsom Oaks) on a 1.25-Acre Site Located at 809 Bidwell Street (PN06-199)
 - b. Request for Funding to Support the Development of 18 Very Low Income Residential Units and 1 Manager's Unit
- d. Adjournment:

11. Convene Joint City Council / Public Financing Authority Meeting:

- a. Roll Call: City Council / Board Members: Howell, King, Miklos, Starsky, Morin
- b. Consent Calendar:
 - i. Approval of the May 8, 2007 Joint City Council / Public Financing Authority Meeting Minutes
- c. Old Business:
 - i. Folsom Public Financing Authority Special Tax Revenue Bonds, Series 2007 A and Subordinated Series 2007B
 - a. Resolution No. 07-052-PFA - A Resolution of the Governing Board of the Folsom Public Financing Authority Authorizing the Issuance, Sale and Delivery of not to Exceed \$62,000,000 Principal Amount of Special Tax Revenue Bonds, Series 2007a and not to Exceed \$50,000,000 Principal Amount of Special Tax Revenue Bonds, Subordinated Series 2007b; 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 Agreement and Execution and Delivery of Each; and Authorizing Related Actions Necessary to Implement the Proposed Refunding Program
 - b. Resolution No. 8058 - A Resolution of the City Council of the City of Folsom Authorizing the Issuance of not to Exceed \$2,750,000 Aggregate Principal Amount of the City of Folsom Community Facilities District No. 9 (Willow Creek Estates South) Special Tax Refunding Bonds, Series 2007, Approving the Execution and Delivery of an Indenture, a Local Obligation Purchase Contract, an Escrow Agreement and a Continuing Disclosure Agreement and the Preparation of an Official Statement and Other Matters Related Thereto
 - c. Resolution No. 8059 - A Resolution of the City Council of the City of Folsom Authorizing the Issuance of not to Exceed \$55,000,000 Aggregate Principal Amount of the City of Folsom Community Facilities District No. 10 Special Tax Refunding and

Capital Improvement Bonds, Series 2007, Approving the Execution and Delivery of a Third Supplemental Indenture, a Local Obligation Purchase Contract, an Escrow Agreement and a Continuing Disclosure Agreement and the Preparation of an Official Statement and Other Matters Related Thereto

- d. Resolution No. 8060 - A Resolution of the City Council of the City of Folsom Authorizing the Issuance of not to Exceed \$13,500,000 Aggregate Principal Amount of the City of Folsom Community Facilities District No. 11 (Willow Springs) Special Tax Refunding Bonds, Series 2007, Approving the Execution and Delivery of an Indenture, a Local Obligation Purchase Contract, an Escrow Agreement and a Continuing Disclosure Agreement and the Preparation of an Official Statement and Other Matters Related Thereto
- e. Resolution No. 8061 - A Resolution of the City Council of the City of Folsom Authorizing the Issuance of not to Exceed \$25,000,000 Aggregate Principal Amount of the City of Folsom Community Facilities District No. 14 (Parkway Phase II) Special Tax Refunding Bonds, Series 2007, Approving the Execution and Delivery of an Indenture, a Local Obligation Purchase Contract, an Escrow Agreement and a Continuing Disclosure Agreement and the Preparation of an Official Statement and Other Matters Related Thereto

d. Adjournment:

12. **Reconvene City Council Meeting:**

13. **City Manager Reports:**

14. **Council Comments:**

15. **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, and deliver it to the City Clerk 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.*

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 cschmidt@folsom.ca.us. Requests must be made as early as possible and at least two-full business days before the start of the meeting.