

# City Council Special Meeting

## MINUTES

[www.folsom.ca.us](http://www.folsom.ca.us)

Tuesday, August 23, 2022  
5:00 PM

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### CALL TO ORDER

The special City Council meeting was called to order at 5:00 pm with Mayor Kerri Howell presiding.

### ROLL CALL:

#### CITY COUNCIL PRESENT

Councilmember Mike Kozlowski  
Vice Mayor Rosario Rodriguez  
Councilmember Sarah Aquino  
Councilmember YK Chalamcherla  
Mayor Kerri Howell

#### STAFF PRESENT

City Manager Elaine Andersen  
City Attorney Steven Wang  
City Clerk Christa Freemantle

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

1. Threat to Public Services or Facilities Pursuant to Government Code Section 54957(a).  
Consultation with: Folsom Police Department, Chief of Police Rick Hillman
2. Conference with Real Property Negotiator - Pursuant to Government Code section 54956.8: A portion of the Folsom Historic District Station Plaza located at 905 Leidesdorff Street, APN 070-0052-023 for temporary use as an Ice Rink. Negotiating Parties: City Manager Elaine Andersen on behalf of the City of Folsom, and Jim Snook on behalf of the Folsom Historic District Association. Under Negotiation: Price and Terms of Lease
3. Conference with Labor Negotiator - Pursuant to Government Code Section 54957.6. Agency Negotiator: Interim Human Resources Director John Spittler. Employee Organization: Various Bargaining Groups

**Motion by Councilmember Sarah Aquino, second by Vice Mayor Rosario Rodriguez to adjourn to Closed Session for the above referenced items. Motion carried with the following roll call vote:**

**AYES:** Councilmember(s): Kozlowski, Rodriguez, Aquino, Chalamcherla, Howell  
**NOES:** Councilmember(s): None  
**ABSENT:** Councilmember(s): None  
**ABSTAIN:** Councilmember(s): None

**RECONVENE**

City Attorney Steven Wang announced that no final action was taken during Closed Session.

**ADJOURNMENT**

The meeting was adjourned at 6:31 p.m.

SUBMITTED BY:

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Christa Freemantle, City Clerk

ATTEST:

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Kerri Howell, Mayor

# City Council Regular Meeting

## MINUTES

[www.folsom.ca.us](http://www.folsom.ca.us)

Tuesday, August 23, 2022  
6:30 PM

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### **CALL TO ORDER**

The regular City Council meeting was called to order at 6:32 pm with Mayor Kerri Howell presiding.

### **ROLL CALL:**

#### CITY COUNCIL PRESENT

Councilmember Mike Kozlowski  
Vice Mayor Rosario Rodriguez  
Councilmember Sarah Aquino  
Councilmember YK Chalamcherla  
Mayor Kerri Howell

#### STAFF PRESENT

City Manager Elaine Andersen  
City Attorney Steven Wang  
City Clerk Christa Freemantle  
Public Works Director Mark Rackovan

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

### **AGENDA UPDATE**

City Attorney Steven Wang advised that additional information was available for item 23.

### **BUSINESS FROM THE FLOOR:**

The following speaker(s) addressed the City Council:

1. Jason Davis, regarding unhoused residents
2. Jim Harville, regarding railroad signals
3. Rick Brebrick, regarding local bars' practice of scanning drivers licenses

### **SCHEDULED PRESENTATIONS:**

1. Proclamation of the Mayor of the City of Folsom Proclaiming the Month of September 2022 as Prostate Cancer Awareness Month in the City of Folsom

Councilmember Sarah Aquino presented the proclamation.

2. Informational Briefing from the Sacramento Area Council of Governments (SACOG) Regarding the Blueprint Project (formerly known as the Metropolitan Transportation Plan/Sustainable Communities Strategy)

Councilmember Mike Kozlowski introduced the item, and SACOG Executive Director James Corless made a presentation and responded to questions from the City Council.

### 3. Report from Ad Hoc City Council Subcommittee on City Properties

Vice Mayor Rosario Rodriguez and Councilmember Sarah Aquino presented a report from the Ad Hoc Committee. They presented recommendations for next steps. It was the City Council's consensus to move forward with the following recommendations:

#### General Recommendations:

- Establish a real estate fund
- Consider retaining a commercial real estate professional
- Investigate Surplus Land Act process
- Reappoint committee and expand scope

#### Property #0 Recommendation:

- Sell

#### Properties #1 and #2 Recommendation:

- Continue to study and explore possible uses
- Consider lot line adjustments of parcels to create usable parcels
- Consider a design to complement Johnny Cash Legacy Park
- Consider some parcels for oak tree mitigation

#### Property #3 Recommendation:

- Great potential for a unique development
- Initiate conversation with owner of adjacent lot
- Investigate Surplus Land Act process
- Good example of how a dedicated real estate fund could allow city to sell or acquire key properties

#### Property #4 Recommendation:

- Retain for possible trail connection to Sutter St.
- Rezone to park / open space

#### Property #5 Recommendation:

- Rezone to park / open space

#### Properties #7 and #8 Recommendation:

- Initiate conversation with Kikkoman regarding larger vision for this area
- Possible tree mitigation area

#### Property #9 Recommendation:

- Relocate corp yard annex to existing or new corp yard
- Activate non-leased portion of property
- Restore / activate Superintendent's House (HistoriCorps)
- Develop long-term vision

#### Property #10 Recommendation:

- Issue RFQ for transit-oriented development

Property #11 Recommendation:

- Ask WAPA about interest in purchasing
- Property has no access from street
- Possible River District opportunity?

Property #12 Recommendation:

- Ask adjacent property owner about interest in northern parcel (smaller parcel)
- Retain southern parcel as it contains existing trail and Willow Creek corridor

Property #13 Recommendation:

- Refer to Library Commission for their input on how best to activate the space and generate revenue with potential uses not limited to food vendors. Report back to Council with recommendation within 90 days.

Property #14 Recommendation:

- Refer to Parks & Rec Commission for their input on how best to activate the space and the surrounding district and possibly generate additional revenue
- Consider whether it would be better to outsource all operations to a third party, or continue existing partnership with FHDA with possible limitation on the number of free uses per year
- Report back to council with recommendations within 90 days

Property #15 Recommendation:

- Refer to Parks & Rec Commission for their input on how best to activate the space and generate revenue
- Consider a public/private partnership or issuing an RFP for promoter to manage and operate venue
- Explore other uses
- Report back to Council with recommendation within 90 days

Next Steps Recommendations:

- Refer Einstein Café Space to Library Commission
- Refer Zittel Family Amphitheater and Dan Russell Arena to Parks & Rec Commission
- City Manager to return to council with:
  - Plan and timeline for selling Property #0 (Fong Street)
  - Info regarding Surplus Land Act as it relates to key properties such as 906 Leidesdorff and Glenn Station
  - Plan for activation of unleased portion of Wye Property
  - Plan to engage adjacent property owners on Parkshore and Glenn and determine fair market value of city properties

**CONSENT CALENDAR:**

4. Re-Approval of July 12, 2022 Regular Meeting Minutes
5. Approval of July 26, 2022 Special and Regular Meeting Minutes

6. Designation of Primary and Alternate Voting Delegates for the League of California Cities 2022 Annual Conference Business Meeting
7. Ordinance No. 1330 – An Uncodified Ordinance Levying a Special Tax for the Fiscal Year 2022-2023 and Following Fiscal Years Solely within and Relating to Improvement Area No. 6 within the City of Folsom Community Facilities District No. 23 (Folsom Ranch) (Second Reading and Adoption)
8. Resolution No. 10856 - A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 3 Village No. 1 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 3 Village No. 1 Subdivision
9. Resolution No. 10857 - A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 3 Village No. 4 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 3 Village No. 4 Subdivision
10. Resolution No. 10858 - A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 3 Village No. 2 & 3 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 3 Village No. 2 & 3 Subdivision
11. Resolution No. 10885 – A Resolution Authorizing the City Manager to Execute a Program Supplement Agreement with Caltrans for the Intelligent Transportation Systems (ITS) Master Plan Implementation Project, Project No. 2480, Federal Project No. 5288(052)
12. Resolution No. 10897 – A Resolution Authorizing the City Manager to Execute an Agreement with Pape Machinery for the Purchase of a Wheel Loader Tractor
13. Resolution No. 10899 – A Resolution Authorizing the City Manager to Execute a Construction Agreement with Doug Veerkamp General Engineering, Inc. for the Fire Station No. 34 Phase-1 Project

Councilmember Mike Kozlowski pulled item 13 to recuse himself from the vote due to a potential conflict of interest.

**Motion made by Mayor Kerri Howell, seconded by Vice Mayor Rosario Rodriguez to approve Resolution No 10899. Motion carried with the following roll call vote:**

**AYES:** Councilmember(s): Rodriguez, Aquino, Chalamcherla, Howell  
**NOES:** Councilmember(s): None  
**ABSENT:** Councilmember(s): Kozlowski (recused)  
**ABSTAIN:** Councilmember(s): None

14. Resolution No. 10900 - A Resolution Repealing Resolution No. 10527 and Designating Conflict of Interest Filing Positions and Disclosure Categories
15. Resolution No. 10901 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Russell Ranch Phase 2, Village Nos. 1, 2 & 4 Subdivision, and Approval of the Final Map for the Russell Ranch Phase 2 Village Nos. 1, 2 & 4 Subdivision

16. Resolution No. 10902 - A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Russell Ranch Phase 2 Village No. 3 Subdivision, and Approval of the Final Map for the Russell Ranch Phase 2 Village No. 3 Subdivision
17. Resolution No. 10903 – A Resolution of the City Council Approving an Acquisition and Shortfall Agreement for the Community Facilities District No. 23 Improvement Area No. 3 (Toll Brothers at Folsom Ranch)
18. Resolution No. 10904 – A Resolution Authorizing the City Manager to Execute a Design and Consulting Services Contract with Kimley Horn and Associates, Inc. for the Intelligent Transportation Systems (ITS) Master Plan Implementation Project, Federal Project No. 5288(052)

Councilmember YK Chalamcherla pulled item 18 to talk about other cities' intelligent transportation systems.

**Motion made by Vice Mayor Rosario Rodriguez, seconded by Councilmember YK Chalamcherla to approve Resolution No. 10904. Motion carried with the following roll call vote:**

**AYES: Councilmember(s): Kozlowski, Rodriguez, Aquino, Chalamcherla, Howell**  
**NOES: Councilmember(s): None**  
**ABSENT: Councilmember(s): None**  
**ABSTAIN: Councilmember(s): None**

19. Resolution No. 10905 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company, LLC. for the Purchase of 14 Solid Waste Collection Vehicles
20. Resolution No. 10907 – A Resolution Authorizing the City Manager to Apply for a Grant for the Hybrid and Zero-Emission Truck and Bus Voucher Incentive Project (HVIP) Funding through Western Truck Parts and Equipment Company, LLC for the Purchase of Two Electric Refuse Collection Vehicles
21. Resolution No. 10908 - A Resolution Authorizing Submission of Folsom Transportation Development Act Claim for Pedestrian and Bicycle Facilities Fiscal Year 2022-23 to the Sacramento Area Council of Governments
22. Resolution No. 10909 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company, LLC for the Purchase of Two Electric Refuse Collection Vehicles and Appropriation of Funds

**Motion made by Vice Mayor Rosario Rodriguez, seconded by Councilmember YK Chalamcherla to approve the Consent Calendar except for items 13 and 18.**

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

**AYES: Councilmember(s): Kozlowski, Rodriguez, Aquino, Chalamcherla, Howell**  
**NOES: Councilmember(s): None**  
**ABSENT: Councilmember(s): None**  
**ABSTAIN: Councilmember(s): None**

**NEW BUSINESS:**

23. Ordinance No. 1331 – An Ordinance of the City of Folsom Adding Sections 10.20.290, 10.20.295, and 10.20.300 to the Folsom Municipal Code to Establish a Residential Permit Parking Program in Designated Areas of the Historic District (Introduction and First Reading)

Public Works Director Mark Rackovan made a presentation and responded to questions from the City Council.

The following speakers addressed the City Council:

1. Robert Holderness
2. Mike Reynolds

It was the City Council's consensus to allow:

- Two permits per address; if an applicant wants more than two permits, the vehicles must be registered at the address.
- \$50 per permit for a two-year period (Staff to evaluate administration cost and the fee may be adjusted in the future).

**Motion made by Vice Mayor Rosario Rodriguez, seconded by Councilmember Mike Kozlowski to introduce Ordinance No. 1331.**

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

**AYES: Councilmember(s): Kozlowski, Rodriguez, Aquino, Chalamcherla, Howell**  
**NOES: Councilmember(s): None**  
**ABSENT: Councilmember(s): None**  
**ABSTAIN: Councilmember(s): None**

**OLD BUSINESS:**

24. Review Proclamation of COVID-19 Local Emergency Under City Council Resolution No. 10408 and Direction to Staff

City Manager Elaine Andersen made a presentation detailing the content of each emergency ordered issued since March 2020. She responded to questions from the City Council.

It was the City Council's consensus to direct staff to return with items rescinding prior emergency orders and allowing certain parklets for outdoor dining.

**CITY MANAGER REPORTS:**

City Manager Elaine Andersen spoke of the status of the East Bidwell Street widening project and advised that an accessory dwelling unit design workbook is available on the City's website. She announced upcoming events including the Rolling Hills Blue Star Mom's donation drive and Community Service Day.



**COUNCIL COMMENTS:**

Vice Mayor Rosario Rodriguez provided a summary from the recent study mission to St. Louis. She commented regarding the Homeless Council meeting and the City Council Candidate Forum she attended. She spoke about upcoming high school football games and asked for a status of the Folsom Lake Crossing barrier.

Councilmember YK Chalamcherla said he will be visiting schools to observe traffic and that he is exploring technology companies to bring to Folsom. He commented about meeting with the Friends of Lake Natoma and a Folsom Lake volunteer group and said that volunteers are still needed for Community Service Day.

Councilmember Mike Kozlowski spoke of the trip to St. Louis. He commented regarding the Friends of Folsom Parkway and Hinkle Creek Nature Center meeting and indicated interest in annexing a strip of county property in the area.

Councilmember Sarah Aquino spoke of her visit to Lancaster to tour the BYD Company to look at electric transit options.

Mayor Kerri Howell noted upcoming regional meetings she will be attending and encouraged everyone to slow down when driving.

**ADJOURNMENT**

There being no further business to come before the Folsom City Council, Mayor Kerri Howell adjourned the meeting at 9:23 pm.

SUBMITTED BY:

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Christa Freemantle, City Clerk

ATTEST:

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Kerri Howell, Mayor

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