



Folsom City Council Staff Report

MEETING DATE:	9/8/2026
AGENDA SECTION:	Consent Calendar
ITEM TITLE:	Resolution No. 11703 - A Resolution Authorizing the City Manager to Execute a Reimbursement Agreement in an amount Not to Exceed \$360,000 with Vintage at Folsom, LP, and Appropriation of Funds from Road Maintenance and Rehabilitation Fund (Fund 235) in the amount of \$360,000 for supplemental paving as part of the Vintage Senior Apartments Project
FROM:	Public Works Department

RECOMMENDATION / CITY COUNCIL ACTION

The Public Works Department recommends that the City Council pass and adopt Resolution No. 11703 - A Resolution Authorizing the City Manager to Execute a Reimbursement Agreement in an amount Not to Exceed \$360,000 with Vintage at Folsom, LP, and Appropriation of Funds from Road Maintenance and Rehabilitation Fund (Fund 235) in the amount of \$360,000 for supplemental paving as part of the Vintage Senior Apartments Project.

BACKGROUND / ISSUE

On January 18, 2023, the Planning Commission considered a request for approval of a Conditional Use Permit, Planned Development Permit, and Density Bonus for the development of a 136-unit senior (55+) affordable apartment community (Vintage Senior Apartments) on a 4.86-acre site located at 103 East Natoma Street (PN 21-159). The project was appealed and then later approved by the City Council on March 28, 2023, with minor modifications to the Conditions of Approval.

As part of the Approved Conditions of Approval, Condition 24 states the following: “*Any reimbursement for public improvements constructed by the applicant shall be in accordance with a formal reimbursement agreement entered into between the City and the owner/applicant prior to approval of the improvement plans.*” Construction for the project began in 2025 and included site grading, frontage improvements, and connection to the City’s waterline. The City Standards

require pavement restoration in accordance with Section 2.5 Restoration of Surfaces, which includes a grind and overlay of the affected travel lanes up to the centerline of the road. Upon a site walk with the City's Construction Management team, it was discovered that there is significant public benefit to including additional paving on Natoma Street from the bridge to the western connection of Cimmaron Circle, including the intersection of Prison Road and Natoma Street. For this reason, staff requested a quote to expand the paving limits to include the remaining balance of the road, thus resulting in repaving both directions of travel and intersection improvements. Since this request is beyond the standard requirements, the additional paving cost is to be included in a reimbursement agreement per Condition 24 of the project.

POLICY / RULE

City policy requires all agreements affecting real property be approved by the City Council, inclusive of reimbursement agreements.

ANALYSIS

Staff has been working with the project owner, ACG Builds, and has agreed to the limits of project paving and limits of additional city paving, as shown in Attachment B to this report. The estimated cost for this work is \$330,000. Staff has identified available funds in the Road Maintenance and Rehabilitation Fund (Fund 235) and is requesting an appropriation in the amount of \$360,000, which represents the estimated cost plus approximately 10% contingency for unforeseen subgrade items (repairs and dig outs) that may need to be addressed as the work commences. Because this project is an affordable housing project under strict state requirements and the owner of the project is also the contractor, this project has already met the requirements under public contract code, including prevailing wage, and it is considered self-performing work, allowing the use of public funds on the project.

FINANCIAL IMPACT

If approved, the reimbursement agreement with Vantage at Folsom LP would be in the amount of \$330,000 and include a contingency amount of \$30,000 funded from the Road Maintenance and Rehabilitation Fund (Fund 235) for a total not-to-exceed amount of \$360,000. An appropriation in the amount of \$360,000 in the Road Maintenance and Rehabilitation Fund (Fund 235) is required for the agreement. Sufficient funds are available in the Road Maintenance and Rehabilitation Fund (Fund 235) to cover the cost of the agreement.

ENVIRONMENTAL REVIEW

The project has completed environmental review as part of the entitlement process (PN 21-159), and this additional work is within the approved scope.

ATTACHMENTS

1. Resolution No. 11703 – A Resolution Authorizing the City Manager to Execute a Reimbursement Agreement in an amount Not to Exceed \$360,000 with Vantage at Folsom,

LP, and Appropriation of Funds from Road Maintenance and Rehabilitation Fund (Fund 235) in the amount of \$360,000 for supplemental paving as part of the Vintage Senior Apartments Project

2. Paving Scope Exhibit

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Rebecca Neves". The signature is fluid and cursive, with a large initial "R" and a long, sweeping underline.

Rebecca Neves, P.E.
Public Works Director/City Engineer

ATTACHMENT 1

Resolution No. 11703 - A Resolution Authorizing the City Manager to Execute a Reimbursement Agreement in an amount Not to Exceed \$360,000 with Vintage at Folsom, LP, and Appropriation of Funds from Road Maintenance and Rehabilitation Fund (Fund 235) in the amount of \$360,000 for supplemental paving as part of the Vintage Senior Apartments Project

RESOLUTION NO. 11703

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A REIMBURSEMENT AGREEMENT IN AN AMOUNT NOT TO EXCEED \$360,000 WITH VINTAGE AT FOLSOM, LP, AND APPROPRIATION OF FUNDS FROM THE ROAD MAINTENANCE AND REHABILITATION ACT FUND (FUND 235) IN THE AMOUNT OF \$360,000 FOR SUPPLEMENTAL PAVING AS PART OF THE VINTAGE SENIOR APARTMENTS PROJECT

WHEREAS, on January 18, 2023, the Planning Commission considered a request for approval of a Conditional Use Permit, Planned Development Permit, and Density Bonus for the development of a 136-unit senior (55+) affordable apartment community (Vintage Senior Apartments) on a 4.86-acre site located at 103 East Natoma Street (PN 21-159); and

WHEREAS, the project was appealed and then later approved by the City Council on March 28, 2023, with minor modifications to the Conditions of Approval; and

WHEREAS, per Approved Condition 24 for the project allows the City to enter into a reimbursement agreement when additional public improvements are requested beyond project conditions and requirements of the City Standards; and

WHEREAS, the agreement with Vintage at Folsom, LP would be in the amount of \$330,000 and include a contingency amount of \$30,000 funded from the Road Maintenance and Rehabilitation Fund (Fund 235) for a total not-to-exceed amount of \$360,000; and

WHEREAS, an appropriation of funds in the amount of \$360,000 is required for the agreement in the Road Maintenance and Rehabilitation Fund (Fund 235); and

WHEREAS, sufficient funds are available in the Road Maintenance and Rehabilitation Fund (Fund 235) for the appropriation; and

WHEREAS, the agreement will be in a form acceptable to the City Attorney:

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Folsom authorizes the City Manager to execute a Reimbursement Agreement with Vintage at Folsom, LP, in the amount of \$330,000, including a contingency amount of \$30,000 for a total not-to-exceed amount of \$360,000 funded in the Road Maintenance and Rehabilitation Fund (Fund 235).

BE IT FURTHER RESOLVED that the Finance Director is authorized to appropriate \$360,000 for this agreement in the Road Maintenance and Rehabilitation Fund (Fund 235).

PASSED AND ADOPTED this 8th day of September, 2026, by the following roll-call vote:

AYES: Councilmember(s):

NOES: Councilmember(s):

ABSENT: Councilmember(s):
ABSTAIN: Councilmember(s):

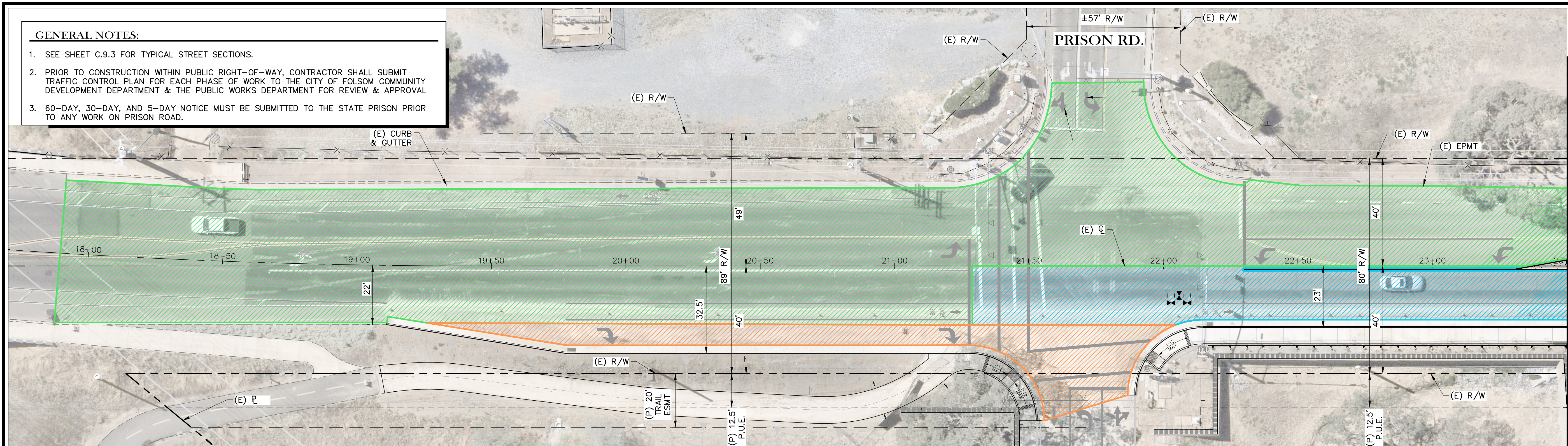
Justin Raithel, MAYOR

ATTEST:

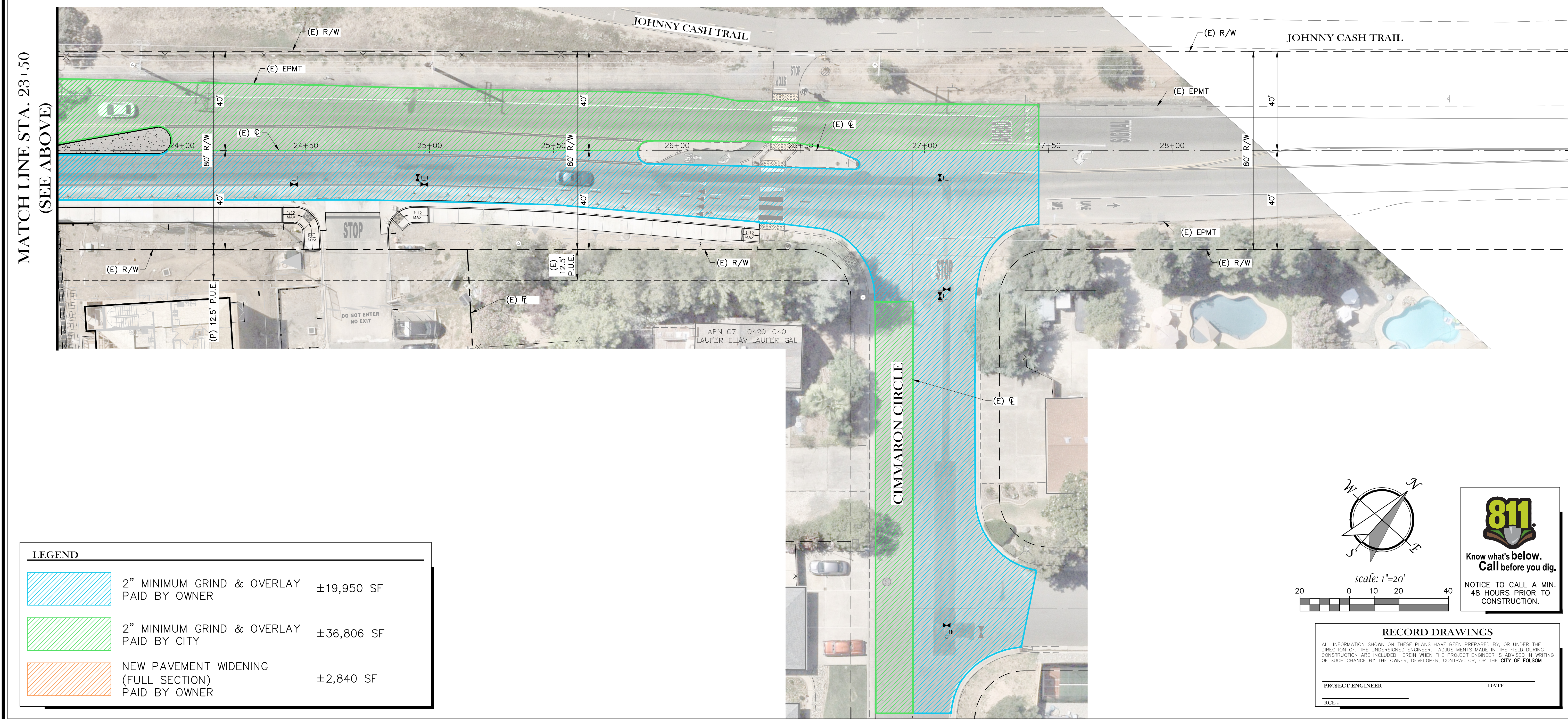
Christa Freemantle, CITY CLERK

ATTACHMENT 2
Paving Scope Exhibit

- GENERAL NOTES:**
- SEE SHEET C.9.3 FOR TYPICAL STREET SECTIONS.
 - PRIOR TO CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN FOR EACH PHASE OF WORK TO THE CITY OF FOLSOM COMMUNITY DEVELOPMENT DEPARTMENT & THE PUBLIC WORKS DEPARTMENT FOR REVIEW & APPROVAL
 - 60-DAY, 30-DAY, AND 5-DAY NOTICE MUST BE SUBMITTED TO THE STATE PRISON PRIOR TO ANY WORK ON PRISON ROAD.



MATCH LINE STA. 23+50
(SEE BELOW)



LEGEND

	2" MINIMUM GRIND & OVERLAY PAID BY OWNER	±19,950 SF
	2" MINIMUM GRIND & OVERLAY PAID BY CITY	±36,806 SF
	NEW PAVEMENT WIDENING (FULL SECTION) PAID BY OWNER	±2,840 SF

scale: 1"=20'

**Know what's below.
Call before you dig.**

NOTICE TO CALL A MIN.
48 HOURS PRIOR TO
CONSTRUCTION.

RECORD DRAWINGS

ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREIN WHEN THE PROJECT ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR, OR THE CITY OF FOLSOM

PROJECT ENGINEER	DATE
RCT.#	

CITY ELECTRONIC APPROVAL

1/17/2025

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

TSD ENGINEERING, INC.
expect more.

SYMBOL	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE
	5/07/25	WATER MAIN - E NATOMA ST.	DJM	CJS	5/07/25
	10/1/25	12" WATER MAIN - WALKER	DJM	CJS	10/01/25
	2/3/26	RECORD DRAWING - PUBLIC WATER	DJM	CJS	2/03/26

VINTAGE AT FOLSOM
103 EAST NATOMA STREET
AT FOLSOM PRISON ROAD
SITE IMPROVEMENT PLANS
E NATOMA & CIMMARON
PAYING PLAN
CITY OF FOLSOM CA

SHEET
C14.0
OF 59 SHEETS