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City Council Regular and Joint City Council/ Folsom Ranch Financing Authority Meeting

MINUTES

Tuesday, March 25, 2025 6:30 PM

CALL TO ORDER

The regular City Council meeting was called to order at 6:30 pm with Mayor Sarah Aquino presiding.

ROLL CALL:

Councilmembers Present:	Barbara Leary, Councilmember Justin Raithel, Vice Mayor Michael Kozlowski, Councilmember Sarah Aquino, Mayor
Councilmembers Absent:	Anna Rohrbough, Councilmember

PLEDGE OF ALLEGIANCE

The pledge of allegiance was recited.

AGENDA UPDATE

City Attorney Steven Wang advised that there were agenda updates for items 1 and 15.

BUSINESS FROM THE FLOOR:

There were no speakers under this item.

PUBLIC HEARING:

1. Resolution No. 11341 – A Resolution of the City Council of the City of Folsom Declaring Results of the Natoma Station Maintenance Assessment District No. 2025-1 Ballot Proceeding, Approving the Final Engineer's Report, Confirming the Diagram and Assessments, and Ordering the Levying of Assessments for the Maintenance and Servicing of Improvements Within Said District

Parks and Recreation Department Senior Management Analyst Jamison Larson made a presentation and responded to questions from the City Council. City Manager Bryan Whitemyer provided additional information and clarification.

Docusign Envelope ID: 6983F110-DFC7-404F-B505-6D25E23ED113

Mayor Aquino opened the public hearing at 6:44 pm.

The following speaker addressed the City Council:

1. Sandra Lunceford

Mayor Aquino announced that all assessment ballots must be received by the City Clerk before the public hearing is closed and ballots received after the public hearing is closed will not be tabulated. She reminded the audience to submit their ballots now to Deputy City Clerk Jennifer Jimenez or City Clerk Specialist Christina Kelley.

The public hearing was closed at 6:48 pm.

The City Council tabled the matter and continued with the remainder of the agenda during the ballot tabulation.

The Joint Meeting was called to order at 6:49 pm with Mayor Sarah Aquino presiding.

ROLL CALL:

Councilmembers Present:	Barbara Leary, Councilmember Justin Raithel, Vice Mayor Michael Kozlowski, Councilmember Sarah Aquino, Mayor
Councilmembers Absent:	Anna Rohrbough, Councilmember

JOINT MEETING PUBLIC HEARING:

2. Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 7 Special Tax Revenue Bonds, Series 2025

Chief Financial Officer Stacey Tamagni made a presentation and responded to questions from the City Council.

The public hearing was opened at 6:53 pm. Hearing no requests to speak, the public hearing was closed.

i. Resolution No. 11344 - A Resolution of the City Council of the City of Folsom Authorizing the Issuance of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 7 Special Tax Bonds, Series 2025, the Execution of an Indenture Providing therefor, Authorizing the Execution of a Local Obligation Purchase Contract, and Authorizing Necessary Actions and the Execution of other Documents in Connection Therewith

Motion by Vice Mayor Raithel, second by Councilmember Leary to approve Resolution No. 11344. Motion passed by the following roll-call vote:

AYES: Leary, Raithel, Kozlowski Aquino
NOES: None
ABSENT: Rohrbough
ABSTAIN: None

Docusign Envelope ID: 6983F110-DFC7-404F-B505-6D25E23ED113

ii. Resolution No. 014-Folsom Ranch FA – A Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale and Delivery of not to exceed $12,000,000 Aggregate Principal Amount of City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 7 Special Tax Revenue Bonds, Series 2025; 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 of an Official Statement to be Derived therefrom; Approving a Local Obligation Purchase Contract and a Bond Purchase Contract and Execution and Delivery of Each; and Authorizing Related Actions Necessary to Implement the Proposed Financing

Motion by Vice Mayor Raithel, second by Councilmember Leary to approve Resolution No. 014 Folsom Ranch FA. Motion passed by the following roll-call vote:

AYES: Leary, Raithel, Kozlowski Aquino
NOES: None
ABSENT: Rohrbough
ABSTAIN: None

The joint meeting was adjourned to the regular meeting at 6:54 pm.

SCHEDULED PRESENTATIONS:

3. City Manager's Fiscal Year 2024-25 Second Quarter Financial Report (Continued from 03/11/2025)

Chief Financial Officer Stacey Tamagni made a presentation and responded to questions from the City Council. City Manager Bryan Whitemyer further responded and thanked Chief Financial Officer Stacey Tamagni and her team for compiling the report. He also read a statement from Councilmember Rohrbough regarding this item.

CONSENT CALENDAR:

Items appearing on the Consent Calendar are considered routine and may be approved by one motion. Councilmembers may pull an item for discussion.

4. Approval of February 25, 2025 Special and Regular Meeting Minutes

5. Approval of February 28, 2025 Special Meeting Minutes

6. Approval of March 11, 2025 Special, Regular and Joint Meeting Minutes

7. Pulled for discussion

8. Pulled for discussion

9. Pulled for discussion

10. Resolution No. 11342 - A Resolution Authorizing the City Manager to Execute Amendment No. 4 to the Agreement (Contract No. 173-21 20-031) with HydroScience Engineers, Inc. for Design

Docusign Envelope ID: 6983F110-DFC7-404F-B505-6D25E23ED113

Services for the Ashland Water Rehabilitation Project No. 1 (Project WA 2101) and Appropriation of Funds

11. Resolution No. 11343 - A Resolution Authorizing the City Manager to Execute Amendment No. 2 to the Agreement (Contract No. 173-21 23-034) with West Yost & Associates, Inc. for Construction Management and Inspection Services for the Ashland Water Rehabilitation Project No. 1 (WA2101) and Appropriation of Funds

12. Resolution No. 11345 - A Resolution of the City of Folsom Authorizing the City's Allocation of up to $810,000 in Permanent Local Housing Allocation (PLHA) Funds Received Through the Allocation Agreement with Sacramento County to Habitat for Humanity of Greater Sacramento for the Construction of the 10 Affordable Housing Units for the Persifer Street Project and Appropriation of Funds

13. Resolution No. 11349 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Toll Brothers at Folsom Ranch Phase 2D Subdivision, and Approval of the Final Map for the Toll Brothers at Folsom Ranch Phase 2D Subdivision

Motion by Councilmember Kozlowski, second by Vice Mayor Raithel to approve the Consent Calendar item nos. 4-6 and 10-13. Motion passed by the following roll-call vote:

AYES: **Leary, Raithel, Kozlowski, Aquino**
NOES: **None**
ABSENT: **Rohrbough**
ABSTAIN: **None**

CONSENT CALENDAR ITEM PULLED FOR DISCUSSION

7. Resolution No. 11335 – A Resolution Directing the Finance Director to Make a Transfer from the General Fund to the Capital Projects Fund for the Amount in Excess of the General Fund Reserve (Continued from 03/11/2025)

Mayor Aquino pulled this item to ask Chief Financial Officer Stacey Tamagni to explain the risk management fund and the reason for the inflation of the unassigned fund balance. City Manager Bryan Whitemyer provided additional information.

8. Resolution No. 11339 - A Resolution Authorizing the City Manager to Execute a Contract with S & S Fence Company Inc. for the Replacement of the Existing Wrought Iron Fence at the Natoma Sluice Diggings Site and Use of General Fund (Fund 010) Contingency Budget

The City Manager Bryan Whitemyer made a presentation.

The following speaker addressed the City Council:

1. James Tedford

Docusign Envelope ID: 6983F110-DFC7-404F-B505-6D25E23ED113

The City Council discussed the item and City Manager Bryan Whitemyer provided additional information.

City Attorney Steven Wang advised that an action must be taken on the resolution. City Manager Bryan Whitemyer stated that staff recommends that council reject the resolution.

Motion by Councilmember Leary, second by Councilmember Kozlowski to reject Resolution No. 11339. Motion passed by the following roll-call vote:

AYES: Leary, Raithel, Kozlowski, Aquino
NOES: None
ABSENT: Rohrbough
ABSTAIN: None

9. Resolution No. 11340 - A Resolution Authorizing the City Manager to Execute an Agreement with KSI an Aquafinity Company for the Replacement of the Sand Filters at the Steve Miklos Aquatics Center and Use of General of Fund (Fund 010) Contingency Budget

This item was pulled for discussion by the public, but comments were already made when addressing item no. 8 so there were no additional comments.

Parks and Recreation Director Kelly Gonzalez introduced Aquatics Supervisor Chad Gunter who spoke about this item.

Motion by Councilmember Kozlowski, second by Councilmember Leary to approve Resolution No. 11340. Motion passed by the following roll-call vote:

AYES: Leary, Raithel, Kozlowski, Aquino
NOES: None
ABSENT: Rohrbough
ABSTAIN: None

NEW BUSINESS:

14. Resolution No. 11346 - A Resolution of the City of Folsom Approving Revisions to the Repayment Terms of an Approved Affordable Housing Loan in the Amount of $2,700,000 from the City's Housing Fund to Pacific West Communities, Inc., for the Construction of 52 Affordable Housing Units at the Harrington Grove Multifamily Affordable Housing Development

Community Development Department Senior Planner Stephanie Henry made a presentation.

Motion by Vice Mayor Raithel, second by Councilmember Leary to approve Resolution No. 11346. Motion passed by the following roll-call vote:

AYES: Leary, Raithel, Kozlowski, Aquino
NOES: None
ABSENT: Rohrbough
ABSTAIN: None

Docusign Envelope ID: 6983F110-DFC7-404F-B505-6D25E23ED113

15. 2024 General Plan (and Housing Element) Annual Progress Report

Community Development Department Planning Manager Desmond Parrington made a presentation and responded to questions from the City Council.

CITY MANAGER REPORTS

City Manager Bryan Whitemyer thanked Communications Director Christine Brainerd for assisting with the preparation of his remarks. He provided an update on the recent budget meetings, during which each department presented their budget requests, and noted the opportunity to further connect with City staff. He informed the Council that some Folsom residents have received notices from insurance providers requiring tree removal or trimming for policy renewal purposes and encouraged affected residents to contact City Arborist Aimee Nunez for guidance.

Mr. Whitemyer announced the release of the City's Annual Comprehensive Financial Report for the fiscal year ending June 30, 2024, and expressed appreciation to Chief Financial Officer Stacey Tamagni and her team for their work. He recognized the 13 residents who recently graduated from the Folsom CERT Basic Training Academy and noted that the Folsom Fire Department is currently hiring firefighters and paramedics. Mr. Whitemyer addressed a recent alert related to a vehicle crash at Riley and Natoma Streets, acknowledging the lack of clarity in public messaging and thanking the community for their understanding. He also reported on a routine traffic stop that resulted in a significant arrest.

He extended condolences on behalf of the City to the family, friends, and colleagues of El Dorado County Fire Marshal Lucas Shepard following his passing. Lastly, he encouraged community participation in several upcoming events, including Earth Day, the community tree planting at Beacon Hill Park, and the exhibition at The Gallery at 48 Natoma.

COUNCIL COMMENTS

Councilmember Kozlowski reported on the recent Sacramento Area Council of Governments (SACOG) meeting hosted in Rocklin, which included a regional bus tour. He also announced the upcoming SACOG Land Use and Natural Resources Subcommittee meeting, where general plans will be discussed. He encouraged residents to purchase Folsom Pro Rodeo tickets early due to high demand.

Vice Mayor Raithel provided an update on the Sacramento Transportation Authority meeting, which included discussion of a Memorandum of Understanding related to State Transportation Improvement Program (STIP) funding for transportation projects. He also toured the EchoWater Resource Recovery Facility with SacSewer and noted that public tours are available.

Councilmember Leary continued to encourage community participation in the Habitat for Humanity building project on Persifer Street. She also shared efforts to connect struggling small businesses in her district with Chamber of Commerce resources.

Mayor Aquino spoke about attending the Girl Scout Gold Award ceremony and highlighted the community service projects of three recipients. She announced the upcoming Folsom Cordova Unified School District Town Hall regarding school overcrowding and facilities, and a joint meeting with San Juan Unified to discuss changes affecting interdistrict transfers in the American River Canyon area. She also shared that she recently threw the ceremonial first pitch at the opening Folsom Little League game.

Mayor Aquino inquired with City Clerk Christa Freemantle about the status of the ballot tabulation related to agenda item no. 1. The City Clerk reported that the tabulation process is still underway to

Docusign Envelope ID: 6983F110-DFC7-404F-B505-6D25E23ED113

ensure accuracy, and no time estimate is currently available. The item will be continued to the next City Council meeting for announcement of the results.

ADJOURNMENT

There being no further business to come before the City Council, the meeting was adjourned at 8:46 pm.

SUBMITTED BY:

Christa Freemantle

Christa Freemantle, City Clerk

ATTEST:

Sarah Aquino

Sarah Aquino, Mayor