

# City Council Regular Meeting

## MINUTES

Tuesday, March 23, 2021 6:30 PM

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*Pursuant to Governor Newsom's Executive Order N-29-20, members of the Folsom City Council and staff may participate in this meeting via teleconference.*

### **CALL TO ORDER**

The regular City Council meeting was called to order at 6:30 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Mike Kozlowski presiding.

### **ROLL CALL:**

Councilmembers Present: Kerri Howell, Councilmember  
Rosario Rodriguez, Councilmember  
Sarah Aquino, Vice Mayor  
YK Chalamcherla, Councilmember  
Mike Kozlowski, Mayor

Councilmembers Absent: None

Participating Staff: City Manager Elaine Andersen  
City Attorney Steve Wang  
City Clerk Christa Freemantle  
Police Chief Rick Hillman  
Police Lieutenant Chris Emery  
Parks and Recreation Director Lorraine Poggione  
Communications Director Christine Brainerd  
Communications Officer Chris Shepard  
Finance Director/CFO Stacey Tamagni

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

### **AGENDA UPDATE**

City Clerk Christa Freemantle advised that the joint meeting would be moved ahead of Old Business.

**BUSINESS FROM THE FLOOR:**

1. Heather Riley and Helica Riley regarding homelessness
2. Michael Myers regarding Reid Bellis' home business barber shop
3. Reid Bellis regarding his home business barber shop
4. Patrick Galvin regarding Reid Bellis' home business barber shop
5. Mike Barnbaum regarding new Sacramento Regional Transit service
6. Frank Mastro regarding Reid Bellis' home business barber shop

**SCHEDULED PRESENTATIONS:**

1. Proclamation of the Mayor of the City of Folsom Proclaiming April 11-17, 2021 as National Public Safety Telecommunicators Week in the City of Folsom

Mayor Mike Kozlowski presented the proclamation. Folsom dispatchers Ashlee Antonelli and Elva Valasek accepted the proclamation along with Lieutenant Chris Emery and Chief Rick Hillman.

2. Presentation of New City of Folsom Website

Communications Director Christine Brainerd and Communications Officer Chris Shepard made a presentation and responded to questions from the City Council.

The following speaker addressed the City Council by teleconference:

- Margie Donovan regarding website accessibility

**CONSENT CALENDAR:**

3. Approval of March 9, 2021 Regular Meeting Minutes
4. Ordinance No. 1311 - An Ordinance of the City of Folsom Amending Certain Sections in Title 4 of the Folsom Municipal Code Regarding the Arts and Cultural Commission (Second Reading and Adoption)
5. Nomination of City of Folsom Representative to the Citizens Advisory Committee for Folsom Prison
6. pulled for discussion
7. Resolution No. 10597 - A Resolution Authorizing the City Manager to Execute A Long Term Communications Asset Exchange Agreement for Communication Duct with Zayo Group, LLC for Existing City of Folsom Conduit
8. Resolution No. 10601 - A Resolution Authorizing the City Manager to Execute a Contract Change Order with Goodfellow Brothers, LLC (Contract No. 174-21 20-060) for the

Capital Southeast Connector Segment D3(A), Project No. PW1607, Federal Project No. 5288(046)

9. Resolution No. 10602 – A Resolution Authorizing the City Manager to Execute an Agreement with the County of Sacramento to Participate in the Permanent Local Housing Allocation (PLHA) Funding Program and to Designate Sacramento County as the Fund Administrator
10. Resolution No. 10604 - A Resolution Authorizing the City Manager to Execute a Contract with the County of Sacramento in an Amount Not to Exceed \$85,000 for Animal Services within the City of Folsom and Appropriation of Funds
11. Resolution No. 10605 - A Resolution Directing the Preparation of Engineer's Report for the Following Landscaping and Lighting Districts for Fiscal Year 2021-2022 American River Canyon North, American River Canyon North No. 2, American River Canyon North No. 3, Blue Ravine Oaks, Blue Ravine Oaks No. 2, Briggs Ranch, Broadstone, Broadstone No. 4, Broadstone Unit No. 3, Cobble Ridge, Cobble Hills Ridge II/Reflections II, Folsom Heights, Folsom Heights No. 2, Hannaford Cross, Lake Natoma Shores, Los Cerros, Natoma Station, Natoma Valley, Prairie Oaks Ranch, Prospect Ridge, Sierra Estates, Silverbrook, Steeplechase, The Residences at American River Canyon, The Residences at American River Canyon II, Willow Creek Estates East, Willow Creek Estates East No. 2, Willow Creek Estates South, and Willow Springs
12. Resolution No. 10606 - A Resolution Authorizing the City Manager to Execute a Contract Amendment with Terracare Associates for Landscape Maintenance Services in New Maintenance Areas (Contract No. 172-21 20-004)

**Motion by Councilmember Rosario Rodriguez, second by Councilmember Kerri Howell to approve Items No. 1 - 5 and 7 - 12 of the Consent Calendar.**

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

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

**CONSENT CALENDAR ITEM PULLED FOR DISCUSSION:**

6. 2020 General Plan Annual Progress Report, Including the Housing Element Annual Progress Report

City Clerk Christa Freemantle read written comments from Bob Delp regarding noise concerns.

Police Chief Rick Hillman responded to questions from the City Council regarding loud vehicles.

**Motion by Councilmember Rosario Rodriguez, second by Councilmember Kerri Howell to approve the item.**

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

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

The Joint Meeting was moved out of order.

### **ADJOURN TO JOINT MEETING**

The regular City Council meeting was adjourned to the joint meeting at 7:25 p.m.

### **JOINT CITY COUNCIL AGENDA**

**Joint City of Folsom, the Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the South of 50 Parking Authority, and the Folsom Ranch Financing Authority Meeting**

### **CALL TO ORDER:**

The joint City Council / Redevelopment Successor Agency / Public Financing Authority / Folsom South of 50 Parking Authority / Folsom Ranch Financing Authority meeting was called to order at 7:25 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Mike Kozlowski presiding.

### **ROLL CALL:**

**Council/Boardmembers: Howell, Rodriguez, Aquino, Chalamcherla, Kozlowski**

### **CONSENT CALENDAR:**

18. Approval of the December 8, 2020 Joint City Council / Successor Agency / Public Financing Authority / Folsom South of 50 Parking Authority / Folsom Ranch Financing Authority Meeting Minutes
19. Receive and File the City of Folsom, the Folsom Redevelopment Successor Agency, the Folsom Public Financing Authority, the Folsom Ranch Financing Authority, and the South of 50 Parking Authority Monthly Investment Reports for the Month of December 2020

**Motion by Vice Mayor Sarah Aquino, second by Councilmember Kerri Howell to approve the Consent Calendar.**

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

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

**PUBLIC HEARING:**

20. Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 21 (White Rock Springs Ranch) Special Tax Revenue Bonds, Series 2021, and City of Folsom Community Facilities District No. 21 (White Rock Springs Ranch) Special Tax Bonds, Series 2021

i. Resolution No. 10603 – A Resolution of the City Council of the City of Folsom Authorizing the Issuance of the City of Folsom Community Facilities District No. 21 (White Rock Springs Ranch) Special Tax Bonds, Series, 2021, the Execution of a First Supplemental 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

ii. Resolution No. 007 - 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 \$15,000,000 Aggregate Principal Amount of City of Folsom Community Facilities District No. 21 (White Rock Springs Ranch) Special Tax Revenue Bonds, Series 2021; 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 Contract and Execution and Delivery of Each; and Authorizing Related Actions Necessary to Implement the Proposed Financing

Finance Director/CFO Stacey Tamagni made a presentation and responded to questions from the City Council.

Mayor Mike Kozlowski opened the public hearing at 7:29 pm.

City Clerk Christa Freemantle read written comments from Laurette Laurent regarding bond issuance reports.

**Motion by Councilmember Kerri Howell second by Councilmember Rosario Rodriguez to approve the Resolution No. 10603**

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

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

**Motion by Councilmember Rosario Rodriguez second by Councilmember Kerri Howell to approve the Resolution No. 007-Folsom Ranch FA.**

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

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

### **ADJOURNMENT**

There being no further business to come before the joint City Council / Redevelopment Successor Agency / Public Financing Authority / Folsom South of 50 Parking Authority / Folsom Ranch Financing Authority, the meeting was adjourned to the regular City Council meeting at 7:33 p.m.

### **RECONVENE CITY COUNCIL MEETING**

### **OLD BUSINESS:**

13. Resolution No. 10600 – A Resolution of the City Council Confirming Emergency Order DES-06-20 Issued by the Director of Emergency Services

City Manager Elaine Andersen made a presentation.

**Motion by Councilmember Kerri Howell, second by Councilmember Rosario Rodriguez to approve Resolution No. 10600.**

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

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

14. Further Direction to Staff on Future Use Options for City-owned Property at 405 Natoma Station Drive

Mayor Mike Kozlowski explained that he asked that this item be brought back in order to expand on the City Council conversation at the last meeting and consider if the City Council would like to entertain a temporary use in the meantime.

Parks and Recreation Director Lorraine Poggione made a presentation and responded to questions from the City Council.

The following speakers addressed the City Council:

1. Phil Scott, Greater Folsom Partnership, regarding using the facility as a long-term lease

City Clerk Christa Freemantle read written comments from the following individuals:

2. Maribel Martinez-Wyatt in support of using the building for Parks and Recreation activities
3. John Hall in support of using the building for Parks and Recreation activities
4. Salwa Kasabian, Folsom's Hope, in support of using the building for Parks and Recreation activities
5. Lucinda Winward in support of using the building for Parks and Recreation activities

City Attorney Steve Wang clarified that the purpose of bringing this item back was for the City Council to provide further direction to staff. Mayor Mike Kozlowski explained that there was some information that the City Council did not have at the last meeting regarding possible use options.

**Motion by Vice Mayor Sarah Aquino, second by Mayor Mike Kozlowski to direct staff to explore a short-term rental and fully or partially rent the building and hold a joint meeting of the Parks and Recreation and Arts and Culture Commissions to discuss facility usage and potential for revenue, balanced with programming wants and needs.**

The City Council discussed possible usage at the facility and asked for clarification from staff. City Manager Elaine Andersen, Parks and Recreation Director Lorraine Poggione and City Attorney Steve Wang responded.

**Amended motion by Vice Mayor Sarah Aquino, second by Mayor Mike Kozlowski to direct staff to explore the option of leasing the building and to schedule a joint meeting between the Parks and Recreation Commission and the Arts and Culture Commission to discuss long term use of the building.**

City Attorney Steve Wang clarified that the motion would suspend implementation of Parks and Recreation programming at this facility until there is an understanding that there is no proposal from the marketplace to lease the building.

Councilmember Kerri Howell asked that the motion not include scheduling a joint meeting between the Parks and Recreation and Arts and Culture Commissions.

**Second amended motion by Vice Mayor Sarah Aquino, second by Mayor Mike Kozlowski to direct staff to explore the option to lease the building.**

City Manager Elaine Andersen clarified that exploring the option to lease would involve releasing a request for proposal. Vice Mayor Sarah Aquino and Mayor Mike Kozlowski concurred with this as an element of the second amended motion.

**Second amended motion by Vice Mayor Sarah Aquino, second by Mayor Mike Kozlowski to direct staff to explore the option to lease the building at 405 Natoma Station Drive by putting out a request for proposal was carried with the following roll call vote:**

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

**NEW BUSINESS:**

15. Presentation on Use Options for the Retail Space in the Historic District and Direction to Staff

Parks and Recreation Director Lorraine Poggione made a presentation and responded to question from the City Council.

The following speakers addressed the City Council:

1. Phil Scott, Greater Folsom Partnership, in favor of using the retail space as a revenue generator.
2. Jerry Bernau, Folsom Railroad Block Developers LLC, provided background information regarding the space and expressed his support toward leasing the retail space to a private party at market rate.
3. Leyla and Scott Jaworski described their high-end design business and shared why they believe that the retail space would be ideal for their showroom.
4. Joe Gagliardi provided background regarding the retail space and shared his thoughts on potential uses.
5. Shelby Ryburn on behalf of the Moore Real Estate Group at Keller Williams Realty described their business and their interest in the space.

The City Council discussed possible uses of the retail space and how best to move forward.

Following further discussion, the Council's direction to staff was to convene a community meeting of interested parties led by staff to narrow the focus of a request for proposal for a commercial rental tenant who will pay market rate and to determine what limitations the City Council deems is an acceptable tenant in terms of the type of use.

16. Presentation on the Dan Russell Rodeo Arena and Direction to Staff

Parks and Recreation Director Lorraine Poggione made a presentation and responded to question from the City Council.

The following speakers addressed the City Council:

1. Joe Gagliardi provided background about the rodeo arena and its use



2. Marko Mlikotin representing the FPF Beach Volleyball Program expressed support of using the arena for sand volleyball and tournaments
3. Tom Alkire in support of using the arena for beach volleyball tournament
4. Brian Martel in support of utilizing the arena to its maximum potential
5. Martha Lofgren in support of the arena being used in a family friendly way. She asked that the City Council notify the residents of her small subdivision next to the arena of any meetings regarding the arena.
6. Joe Gagliardi added an additional comment regarding bicycle safety at the arena

The City Council continued discussing options regarding uses and how best to move forward.

City Council direction to staff was to take a sand volleyball proposal to the Parks and Recreation Commission to determine viability.

Marko Mlikotin added a comment regarding further possible changes to the arena.

17. Ordinance No. 1312 – An Ordinance of the City of Folsom Adding Chapter 12.24 to the Folsom Municipal Code Pertaining to Sidewalk Vendors (Introduction and First Reading)

City Attorney Steve Wang made a presentation and responded to questions from the City Council.

The following speakers addressed the City Council:

1. Joe Gagliardi in support of the ordinance
2. Bob Holderness asked if SB946 has been measured in light of the home rule provisions of the California State Constitution

City Clerk Christa Freemantle read written comments from Margie Donovan expressing concerns with sidewalk vendors blocking sidewalk access.

City Attorney Steve Wang responded to additional questions from the City Council.

**Motion by Councilmember Kerri Howell, second by Councilmember Rosario Rodriguez to introduce and conduct the first reading of Ordinance No. 1312.**

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

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

#### **CITY MANAGER REPORTS:**

City Manager Elaine Andersen announced the reopening of the Andy Morin Sports Complex, and she spoke of the recent death of the Folsom Zoo's tiger "Pouncer".

**COUNCIL COMMENTS:**

Councilmember Rosario Rodriguez commended Bayside Church of Folsom for their support of businesses. She talked about her long-term vision for revitalizing Folsom and commended Lisa Tudor at Twin Lakes Food Bank for her work.

Councilmember Kerri Howell expressed traffic concerns. She commented regarding recent meetings with Regional Transit, SE Connector JPA and Regional Sanitation District.


Councilmember YK Chalamcherla talked about visiting City departments. He spoke of meeting with a group of residents to clean trash from City parks. He expressed appreciation for tonight's meeting and concluded by asking residents to let the City Council know what they think about City services.

Mayor Mike Kozlowski commented on a recent SACOG meeting. He ended the meeting talking about suicide prevention and how those experiencing difficulties may get help.


**ADJOURNMENT**

There being no further business to come before the Folsom City Council, Mayor Mike Kozlowski adjourned the meeting at 10:38 p.m.

SUBMITTED BY:

  
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Christa Freemantle, City Clerk

ATTEST:

  
\_\_\_\_\_  
Mike Kozlowski, Mayor