



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

# Agenda

## City Council Regular Meeting

City Council Chambers | 50 Natoma Street, Folsom CA 95630

August 25, 2020

6:30 PM

## Welcome to Your City Council Meeting

We welcome your interest and involvement in the city’s legislative process. This agenda includes information about topics coming before the City Council and the action recommended by city staff. You can read about each topic in the staff reports, which are available on the city website and in the Office of the City Clerk. The City Clerk is also available to answer any questions you have about City Council meeting procedures.

### Participation

If you would like to provide comments to the City Council, please:




- Fill out a blue speaker request form, located at the back table.
- Submit the form to the City Clerk before the item begins.
- When it’s your turn, the City Clerk will call your name and invite you to the podium.
- Speakers have three minutes, unless the presiding officer (usually the mayor) changes that time.

### Reasonable Accommodations

In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk’s Office at (916) 461-6035, (916) 355-7328 (fax) or [CityClerkDept@folsom.ca.us](mailto:CityClerkDept@folsom.ca.us). Requests must be made as early as possible and at least two full business days before the start of the meeting.

### How to Watch

The City of Folsom provides three ways to watch a City Council meeting:

In Person	Online	On TV
		
City Council meetings take place at City Hall, 50 Natoma Street	Watch the livestream and replay past meetings on the city website, <a href="http://www.folsom.ca.us">www.folsom.ca.us</a>	Watch live and replays of meetings on Sac Metro Cable TV, Channel 14

**More information about City Council meetings is available at the end of this agenda**



## City Council Regular Meeting

Folsom City Council Chambers  
50 Natoma Street, Folsom, CA  
[www.folsom.ca.us](http://www.folsom.ca.us)

Tuesday, August 25, 2020 6:30 PM

Sarah Aquino, Mayor

Ernie Sheldon, Vice Mayor  
Kerri Howell, Council Member

Mike Kozlowski, Council Member  
Andy Morin, Council Member

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### REGULAR CITY COUNCIL AGENDA

*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.*

*Due to the coronavirus (COVID-19) public health emergency, the City of Folsom is allowing for remote public input during City Council meetings. Members of the public are encouraged to participate by emailing comments to [CityClerkDept@folsom.ca.us](mailto:CityClerkDept@folsom.ca.us). Emailed comments must be received no later than thirty minutes before the meeting and will be read aloud at the meeting during the agenda item. Please make your comments brief. Written comments submitted and read into the public record must adhere to the principles of the three-minute speaking time permitted for in-person public comment at City Council meetings. Members of the public wishing to participate in this meeting via teleconference may email [CityClerkDept@folsom.ca.us](mailto:CityClerkDept@folsom.ca.us) no later than thirty minutes before the meeting to obtain call-in information. Each meeting may have different call-in information. Verbal comments via teleconference must adhere to the principles of the three-minute speaking time permitted for in-person public comment at City Council meetings.*

*Members of the public may continue to participate in the meeting in person at Folsom City Hall, 50 Natoma Street, Folsom, CA while maintaining appropriate social distancing and wearing face coverings.*

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### **CALL TO ORDER**

### **ROLL CALL:**

**Council Members:** Kozlowski, Sheldon, Morin, Howell, Aquino

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.

### **PLEDGE OF ALLEGIANCE**

## **AGENDA UPDATE**

### **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.

### **SCHEDULED PRESENTATIONS:**

1. Presentation from HART of Folsom (Homeless Assistance Resource Team) regarding Winter Shelter

### **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.

2. Approval of the July 28, 2020 Special and Regular Meeting Minutes
3. Ordinance No. 1307 - An Ordinance of the City of Folsom Amending sections 3.130.010(JJ) and 3.130.030(E)(1)(c) of the Folsom Municipal Code Pertaining to the Set-Aside Component of the Folsom Plan Area Specific Plan Infrastructure Fee (Second Reading and Adoption)
4. Resolution No. 10504 - A Resolution Authorizing the City Manager to Execute Amendment No. 4 (Contract No. 173-21 09-024) to the Agreement with Brown and Caldwell for Corrective Action Monitoring for the Corporation Yard Landfill and Appropriation of Funds
5. Resolution No. 10505 - A Resolution Authorizing the City Manager to Execute an Agreement with Peterson Brustad Inc. for Professional Services for the Recycled Water Master Plan and Appropriation of Funds
6. Resolution No. 10508 - A Resolution Authorizing the City Manager to Execute an Agreement with National Auto Fleet Group for the Purchase of Three Chevrolet Police Vehicles
7. Resolution No. 10509 – A Resolution Authorizing the City Manager to Execute an Agreement with Black & Veatch Corporation for Construction Administration Services for the Water Treatment Plant Pre-Treatment System Improvement Project
8. Resolution No. 10510 - A Resolution of the City Council Accepting Open Space within the Parkway Phase II Subdivision for Public Use and Bicycle/Pedestrian Trails
9. Resolution No. 10511 - A Resolution Authorizing the City Manager to Execute an Agreement to Accept Funds from the Sacramento Area Council of Governments for the Regional Early Action Planning Grant
10. Resolution No. 10512 – A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 18-035) with West Yost & Associates, Inc. for Design of the Greenback Sewer and Lift Station Improvements Project
11. Resolution No. 10513 - A Resolution Authorizing the City Manager to Execute a Design Consulting Services Agreement with Wilson Design Studio for the Benevento Family Park and Neighborhood Park #3 Projects
12. Resolution No. 10514 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company LLC to Purchase Solid Waste Collection Vehicles and Appropriation of Funds

13. Resolution No. 10515 – A Resolution Authorizing the City Manager to Apply for a Grant for Volkswagen Mitigation Settlement Funding for Two Electric Refuse Collection Vehicles
14. Resolution No. 10516 - A Resolution Authorizing Additional Spending Under the Current Agreement with Schaefer Systems Inc. for the Purchase of Residential Solid Waste Containers

**PUBLIC HEARING:**

15. Resolution No. 10507 – A Resolution Amending Exhibit A to Resolution No. 10491 Regarding the Off-Site Water Treatment Plant Set-Aside Fee in the Folsom Plan Area Specific Plan Infrastructure Fees

**NEW BUSINESS:**

16. City Council Discussion and Recommendation on an Ad-Hoc Committee for a Regional Water Collaboration Study and Direction to Staff
17. Appointment of Representative to the Sacramento Metropolitan Cable Television Commission Board of Directors

**CITY MANAGER REPORTS:**

**COUNCIL COMMENTS:**

**ADJOURNMENT**

The City Council's next regular meeting is scheduled for September 8.

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*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 card, and deliver it to a staff member at the table on the left side of the Council Chambers 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.*

*NOTICE REGARDING CHALLENGES TO DECISIONS: Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.*

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

*In compliance with the Americans with Disabilities Act, if you are a person with a disability and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (916) 461-6035, (916) 355-7328 (fax) or [CityClerkDept@folsom.ca.us](mailto:CityClerkDept@folsom.ca.us). Requests must be made as early as possible and at least two full business days before the start of the meeting.*

*Any documents produced by the City and distributed to the City Council regarding any item on this agenda will be made available at the City Clerk's Counter at City Hall located at 50 Natoma Street, Folsom.*

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## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	Scheduled Presentations
<b>SUBJECT:</b>	Presentation from HART of Folsom (Homeless Assistance Resource Team) regarding the 2019 Winter Shelter
<b>FROM:</b>	City Clerk's Department

### **CITY COUNCIL ACTION**

Ed Kelly and Judi Alexander from HART of Folsom will make a presentation regarding HART's 2019 Winter Shelter.

### **ATTACHMENT:**

Power Point presentation from HART

Respectfully submitted,

Christa Freemantle, CMC  
City Clerk

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[HARTofFolsom.org](http://HARTofFolsom.org)

# FOLSOM WINTER SHELTER

DECEMBER 15,  
2019 – MARCH 7,  
2020

## ▶ Purposes

- ▶ Provide shelter, food, safety
- ▶ Learn about needs
- ▶ Establish trust

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Number of nights shelter open	84
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Number of guests served	68
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Number of guest nights	990
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1 person spent 81 nights	
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14 others spent over 35 nights	
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# FOLSOM WINTER SHELTER BY THE NUMBERS

# FOLSOM WINTER SHELTER GUEST PROFILES

NOTE: NUMBERS MAY  
ADD UP TO MORE THAN  
100% DUE TO MULTIPLE  
BOXES CHECKED ON  
INTAKE FORMS

- ▶ Place living last 12 months:
  - ▶ Street 47%
  - ▶ Vehicle 28%
  - ▶ Family or friends 15%
  - ▶ Rental housing 7%
  - ▶ Home 6%
  
- ▶ Racial Breakdown:
  - ▶ 88% White
  - ▶ 7% American Indian
  - ▶ 7% African American
  - ▶ 3% Latino

# FOLSOM WINTER SHELTER GUEST PROFILES

- ▶ Average age 47
- ▶ Youngest 18
- ▶ Oldest 74
- ▶ 71% men / 29% women ( 48 men/  
20 women )
- ▶ 68% claim Folsom as city of origin.  
Of these:
  - ▶ 6% have been here 5 -10 years
  - ▶ 16% over 10 years
  - ▶ 10% claim Folsom as their  
hometown
- ▶ 4 guests were veterans

# FOLSOM WINTER SHELTER GUEST PROFILES

- ▶ 63 % have medical issues
- ▶ Most common:
  - Depression
  - Diabetes
  - PTSD/Anxiety
  - Allergies
  - High Blood Pressure
  - COPD
  - Bipolar/Schizophrenia
  - Heart Condition
  - Asthma
  - Migraines/Seizures

# FOLSOM WINTER SHELTER GUEST PROFILES

- ▶ Reasons for homelessness:
  - ▶ Family Disruption
  - ▶ Medical Problems including mental health, catastrophic event
  - ▶ Eviction including job loss
  - ▶ Drugs and alcoholism
  - ▶ Lack of affordable housing

# FOLSOM WINTER SHELTER VOLUNTEERS

- ▶ **105 HART Volunteers**
- ▶ Average number of HART volunteers per night 10
- ▶ In addition FWS supported by HART Supervisors, Navigator, Transport Team, Launderers
- ▶ **Host Church and other volunteers: 250 +**
- ▶ Includes at least 2 overnight each night, a Host Church lead, usually 2-3 meal team members plus many volunteers who provided meals but did not stay.

**Total Number of citizens participating: 350 +**



# FOLSOM WINTER SHELTER HOST CHURCHES

08/25/2020; Item No. 1.

- ▶ Intake Site all 84 nights:  
Helping Hands Ministry
- ▶ Community Bible Church
- ▶ Disciples Church
- ▶ Harbor Church
- ▶ Journey Church
- ▶ Lakeside Church
- ▶ Mt. Olive Church
- ▶ Muslim Community Center
- ▶ Oak Hills Church
- ▶ Reflections Church

# ADDITIONAL FOLSOM WINTER SHELTER PARTICIPATING CHURCHES AND ORGANIZATIONS

- ▶ Bayside Folsom Church
- ▶ Chicago Fire Pizza
- ▶ Church of Jesus Christ of Latter Day Saints
- ▶ City of Folsom
- ▶ Olive Garden
- ▶ Powerhouse Ministries
- ▶ Rotary Club of Folsom Lake
- ▶ Sutter Street Taqueria
- ▶ Trinity Episcopal Church

- 6 connected to employment
- 3 moved into transitional housing
- 2 moved into permanent housing
- 4 arranged transportation and reconnected with family
- 2 supplied with bikes for job transportation
- 10 connected with a HART mentor
- 1 enrolled in Folsom Lake College
- 1 reunited with County mental health housing

# FOLSOM WINTER SHELTER SUCCESSSES

# FOLSOM WINTER SHELTER

## Needs

One devoted place for the Shelter

Continued increase in health resources

Support for transition housing



THANK YOU

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# City Council Special Meeting

## MINUTES

Tuesday, July 28, 2020 6:15 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 special City Council meeting was called to order at 6:15 p.m. in City Council Chambers, 50 Natoma Street, Folsom, California, with Mayor Sarah Aquino presiding.

### **ROLL CALL:**

Council Members Present: Kerri Howell, Council Member  
Mike Kozlowski, Council Member  
Andy Morin, Council Member  
Ernie Sheldon, Vice Mayor  
Sarah Aquino, Mayor

Council Members Absent: None

Participating Staff: City Manager Elaine Andersen  
City Attorney Steve Wang  
Assistant City Manager Jim Francis  
City Clerk Christa Freemantle

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

1. Conference with Labor Negotiator - Pursuant to Government Code Section 54957.6: Human Resources Director Jim Francis, Employee Organization: Folsom Police Officers Association

**Motion by Council Member Mike Kozlowski, second by Council Member Kerri Howell to adjourn to closed session for the above referenced item. Motion carried with the following roll call vote:**

**AYES: Council Member(s): Howell, Kozlowski, Morin, Sheldon, Aquino**  
**NOES: Council Member(s): None**  
**ABSENT: Council Member(s): None**  
**ABSTAIN: Council Member(s): None**

**RECONVENE, ANNOUNCEMENT OF ANY ACTION**

City Attorney Steve Wang advised that no final action was taken during closed session.

**ADJOURNMENT**

There being no further business to come before the Folsom City Council, the meeting was adjourned at 6:30 p.m.

PREPARED AND SUBMITTED BY:

\_\_\_\_\_  
Christa Freemantle, City Clerk

ATTEST:

\_\_\_\_\_  
Sarah Aquino, Mayor



# City Council Regular Meeting

## MINUTES

Tuesday, July 28, 2020 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 Sarah Aquino presiding.

### **ROLL CALL:**

Council Members Present: Kerri Howell, Council Member  
Mike Kozlowski, Council Member  
Andy Morin, Council Member  
Ernie Sheldon, Vice Mayor  
Sarah Aquino, Mayor

Council Members Absent: None

Participating Staff: City Manager Elaine Andersen  
City Attorney Steve Wang  
City Clerk Christa Freemantle  
Police Chief Rick Hillman  
Finance Director Stacey Tamagni  
Community Development Director Pam Johns  
Municipal Landscape Services Manager Zachary Perras

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

### **AGENDA UPDATE**

City Clerk Christa Freemantle advised that there were updates for Item No. 16.

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

Ed Brown, Vice President of the American River Canyon North homeowner's association, addressed the Council regarding traffic cameras in the American River Canyon North area.

Patrick Malta addressed the Council regarding safety concerns related to the Historic District parking garage.

Rich Alexander addressed the Council regarding support and safety of Folsom police officers and shared his concern for the impacts of following State guidelines during the pandemic.

**SCHEDULED PRESENTATIONS:**

1. Overview of the Police Department's Policy and Approach to the #cantwait Movement, Social Media, and Community Policing

Mayor Aquino introduced the item. Police Chief Rick Hillman made a presentation and responded to questions from the City Council.

City Clerk Christa Freemantle read emails regarding this item into the record from the following individuals:

Cyndi Shreve  
Tess Hanson  
Joshua Buhs  
Shankari Arcot  
Lori Markey

The following speakers addressed the City Council:

Nick Butler  
Cierra Griffin  
Caroline Cochrane  
Ria Srivastava  
Dena Hodges  
Larishia Johnson  
Sam Spiegel  
John McGuinness

Chief Hillman provided additional information in response to questions from the City Council.

**CONSENT CALENDAR:**

2. Approval of July 14, 2020 Special and Regular Meeting Minutes
3. Resolution No. 10492 - A Resolution Authorizing the City Manager to Execute an Agreement with Williams Scotsman Inc. for the Purchase of Two Modular Office Buildings and Appropriation of Funds
4. Resolution No. 10493 – A Resolution Authorizing the Police Department to Accept a State of California Department of Alcoholic Beverage Control Alcohol Policing Partnership Grant in the Amount of \$56,580 and Appropriation of Funds

5. Resolution No. 10494 – A Resolution Amending Resolution No. 10464 to Include the City’s Funding Commitment for a United States Bureau of Reclamation WaterSMART Drought Response Program Grant
6. Resolution No. 10495 - A Resolution Authorizing the City Manager to Execute an Agreement with HydroScience Engineers, Inc. for Design Services for the Ashland Water Rehabilitation Project No. 1
7. Resolution No. 10496 - A Resolution Authorizing the City Manager to Execute an Agreement with HydroScience Engineers, Inc. for Design Services for the Ashland Water Rehabilitation Project No. 2
8. Resolution No. 10497 - A Resolution Authorizing the City Manager to Execute a Licensing Agreement with the Sacramento Regional Radio Communication System
9. Resolution No. 10499 - A Resolution Authorizing the City Manager to Execute a Contract Amendment with R.E.Y. Engineers, Inc. for the Riley Street Sidewalk Feasibility Study and Appropriation of Funds
10. Resolution No. 10500 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 1 Village No. 4 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 1 Village No. 4 Subdivision
11. Resolution No. 10501 - A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 2 Village No. 4 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 2 Village No. 4 Subdivision
12. Resolution No. 10502 – A Resolution Authorizing the City Manager to Execute a Subdivision Improvement Agreement and Accept Offers of Dedication for the Mangini Ranch Phase 2 Village No. 8 Subdivision, and Approval of the Final Map for the Mangini Ranch Phase 2 Village No. 8 Subdivision
13. Resolution No. 10503 - A Resolution Authorizing Adoption of an Addendum to the Memorandum of Understanding between the City of Folsom and the Folsom Police Officers Association (FPOA)

**Motion by Council Member Kerri Howell, second by Council Member Mike Kozlowski to approve the Consent Calendar.**

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

**AYES: Council Member(s): Howell, Kozlowski, Morin, Sheldon, Aquino**  
**NOES: Council Member(s): None**  
**ABSENT: Council Member(s): None**  
**ABSTAIN: Council Member(s): None**

**PUBLIC HEARING:**

14. Resolution No. 10484- A Resolution of the City Council of the City of Folsom Approving and Confirming the Report of Delinquent Utilities Charges and Requesting Sacramento County to Collect Such Charges on the Tax Roll

Finance Director Stacey Tamagni made a presentation.

Mayor Sarah Aquino opened the public hearing at 8:28 p.m. Hearing no speakers, the public hearing was closed.

**Motion by Council Member Kerri Howell, second by Council Member Mike Kozlowski to approve Resolution No. 10484.**

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

**AYES: Council Member(s): Howell, Kozlowski, Morin, Sheldon, Aquino**  
**NOES: Council Member(s): None**  
**ABSENT: Council Member(s): None**  
**ABSTAIN: Council Member(s): None**

15. Resolution No. 10498 - A Resolution Approving the Final Engineers Report, Declaring the Intention to Continue to Levy and Collect Fiscal Year 2020-2021 Annual Assessments in the City of Folsom Landscaping and Lighting Assessment Districts and Setting Public Hearing for 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 Unit No. 3, Broadstone No. 4, 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, The Residences at American River Canyon, The Residences at American River Canyon II, Sierra Estates, Silverbrook, Steeplechase, Willow Creek Estates East, Willow Creek Estates East No.2, Willow Creek Estates South, and Willow Springs

Municipal Landscape Services Manager Zachary Perras made a presentation.

Mayor Sarah Aquino opened the public hearing at 8:31 p.m.

Donald Bergst expressed his opposition to approval of the Engineer's Report.

Hearing no further speakers, the public hearing was closed at 8:36 p.m.

**Motion by Council Member Andy Morin, second by Council Member Kerri Howell to approve Resolution No. 10498.**

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

**AYES: Council Member(s): Howell, Kozlowski, Morin, Sheldon, Aquino**  
**NOES: Council Member(s): None**  
**ABSENT: Council Member(s): None**

**ABSTAIN: Council Member(s): None**

**NEW BUSINESS:**

16. Folsom Plan Area Specific Plan Infrastructure Fee Nexus Study and Fee Update

i. Resolution No. 10491 - A Resolution Adopting the Nexus Study Fiscal Year 2020-21 Update for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) and Setting the Updated Amount of the SPIF Fees

ii. Ordinance No. 1307 - An Ordinance of the City of Folsom Amending Sections 3.130.010(JJ) and 3.130.030(E)(1)(c) of the Folsom Municipal Code Pertaining to the Set-Aside Component of the Folsom Plan Area Specific Plan Infrastructure Fees (Introduction and First Reading)

Finance Director Stacey Tamagni made a presentation and responded to questions from the City Council. She noted the amendment to the resolution.

**Motion by Council Member Kerri Howell, second by Council Member Mike Kozlowski to approve Resolution No. 10491 as amended.**

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

**AYES: Council Member(s): Howell, Kozlowski, Morin, Sheldon, Aquino**  
**NOES: Council Member(s): None**  
**ABSENT: Council Member(s): None**  
**ABSTAIN: Council Member(s): None**

**Motion by Council Member Kerri Howell, second by Council Member Mike Kozlowski to introduce Ordinance No. 1307.**

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

**AYES: Council Member(s): Howell, Kozlowski, Morin, Sheldon, Aquino**  
**NOES: Council Member(s): None**  
**ABSENT: Council Member(s): None**  
**ABSTAIN: Council Member(s): None**

17. Housing Element Update and Direction to Staff; Report on Stakeholder Outreach and Rezone Strategy to Meet Folsom Affordable Housing Needs

Community Development Director Pam Johns introduced the item.

Chelsey Payne, Director of Urban Design and Planning with Ascent made a presentation and responded to questions from the City Council.

City Attorney Steve Wang provided clarification to the City Council.

Speaker Mike McDougall, representing landowners in the project area, commented regarding the update.

#### 18. City Manager Compensation Following Favorable Evaluation

City Attorney Steve Wang introduced the item.

Mayor Aquino summarized the positive evaluation of City Manager Elaine Andersen, stating that City Manager Andersen received the highest praise and approval for her performance as City Manager. While the City Council expressed their opinion that Ms. Andersen deserved a pay raise for her work, Ms. Andersen has declined a pay raise as an exercise of fiscal caution due to COVID-related economic impacts. The Council Members each commented and praised Ms. Andersen for her work.

City Manager Elaine Andersen thanked the City Council and the Executive Management Team for their support.

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

City Manager Elaine Andersen announced that the City's newest park - Broder Family Homestead Park - is now open. She advised that masks, face shields and hand sanitizer are available for businesses through the Folsom Library. She also advised that the City Council nomination period is open until August 7 (or August 12 if an incumbent does not run). She wished Mayor Aquino a happy birthday.

#### **COUNCIL COMMENTS:**

Council Member Kerri Howell encouraged everyone to drive carefully. She requested that the meeting to be adjourned in honor of Folsom resident Marilyn Econome.

Council Member Andy Morin expressed appreciation for Chief Hillman's presentation and thanked Folsom for Justice speakers for coming out. He also expressed his hope that National Night Out can still take place in October.

Council Member Mike Kozlowski asked everyone to support local businesses and to be generous to places of worship.

Council Member Ernie Sheldon asked to be advised of vandalism at the Historic District garage, and requested an update regarding pin hole leaks currently happening in the City.

Mayor Aquino thanked Chief Rick Hillman for his presentation and the public for their questions and comments.

**ADJOURNMENT**

There being no further business to come before the Folsom City Council, the meeting was adjourned at 9:54 p.m. in honor of Folsom resident Marilyn Econome.

SUBMITTED BY:

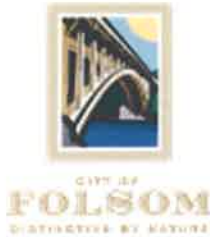
\_\_\_\_\_  
Christa Freemantle, City Clerk

ATTEST:

\_\_\_\_\_  
Sarah Aquino, Mayor

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## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Ordinance No. 1307 – an Ordinance of the City of Folsom Amending sections 3.130.010(JJ) And 3.130.030(E)(1)(c) of the Folsom Municipal Code Pertaining to the Set-Aside Component of the Folsom Plan Area Specific Plan Infrastructure Fees (Second Reading and Adoption)
<b>FROM:</b>	Finance Department

**RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council adopt Ordinance No. 1307 – An Ordinance of the City of Folsom Amending sections 3.130.010(JJ) And 3.130.030(E)(1)(c) of the Folsom Municipal Code Pertaining to the Set-Aside Component of the Folsom Plan Area Specific Plan Infrastructure Fees.

**BACKGROUND / ISSUE**

On January 28, 2014, the Public Facilities Financing Plan (PFFP) for the Folsom Plan Area (FPA) was adopted by the City Council with Resolution No. 9298. The PFFP is an \$877 million plan that described the infrastructure and facility costs, presented a financing strategy, and estimated the time horizon for the development in the FPA. The PFFP proposed the establishment of several impact fees for the development of the backbone infrastructure including roadway improvements, potable and non-potable water systems, wastewater systems, storm drainage infrastructure and habitat mitigation to serve the FPA.

On September 8, 2015, the City Council adopted Ordinance No. 1235 adding Chapter 3.130 to the Folsom Municipal Code and established the Folsom Plan Area Specific Plan Infrastructure Fee (SPIF). Also, on September 8, 2015, the City Council adopted Resolution No. 9642 which approved the nexus study for the SPIF Fee and set the initial amount of the SPIF fee.

On June 11, 2019, the City Council adopted Ordinance No. 1293 amending sections 3.130.010(JJ) and 3.130.030(E)(1)(c) to the Folsom Municipal Code which changed the Off-Site Roadway Improvement fee to a Set-Aside Fee to be collected at building permit issuance rather than prior to final map approval.

On July 28, 2020, the City Council introduced and held the first reading of Ordinance No. 1307 amending certain provisions of the Folsom Municipal Code, sections 3.130.010(JJ) and 3.130.030(E)(1)(c) to include the collection of a Folsom Plan Area Specific Plan Infrastructure Fee (SPIF) for Off-Site Water Treatment Plant improvements. No changes have been made to the ordinance since first reading.

### **POLICY / RULE**

General Plan Policy 11.6 – states that it is the policy of the City of Folsom to require new development to bear the cost of its increased demand on municipal services and facilities so as not to create a greater burden on existing residents.

Section 3.130.030(A) of the Folsom Municipal Code authorizes adoption of the SPIF Fee by Council Resolution.

### **ANALYSIS**

Pursuant to the First Amended and Restated Tier 1 Development Agreement between the City of Folsom and Certain Landowners in the FPA, developers are responsible for the costs of the Infrastructure, Public Lands, and Community Parkland necessary to serve the development in the FPA. The SPIF Program includes a Set-Aside component to equalize the costs amongst all the FPA landowners for the Phase 1 Potable Water and Phase 1 Sanitary Sewer Infrastructure required to serve the first 2,500 dwelling units in the FPA. The Phase 1 Potable Water and Sanitary Sewer Improvements necessary to serve the initial development in the FPA have been completed and accepted by the City and are currently in City ownership and maintenance. In addition to potable water and sanitary sewer infrastructure, the SPIF Program was amended through Resolution No. 10300 by the City Council on June 11, 2019 to establish the Off-Site Roadway Fee as a Set-Aside Fee.

With concurrence of the FPA landowners, staff is requesting to further amend the SPIF Program to change the handling of SPIF Off-Site Water Treatment Plant Facility (listed in Nexus Study as Off-Site Water) costs to be included in a new set-aside fee. The Off-Site Water Treatment Plant Facility costs were included in the SPIF in order to reimburse the City for a portion of the FPA share of costs incurred by the City for changes at the water treatment plant to accommodate future citywide growth, including new Folsom Plan Area Specific Plan (FPASP) development.

SPIF Program backbone infrastructure improvements and public facility construction is the responsibility of the Folsom South Area Owners' Group (landowners) and affiliated constructing entities. The SPIF Set-Aside Fee is the mechanism to reimburse the landowners

the initial costs of constructing the Phase 1 Potable Water and Phase 1 Sanitary Sewer backbone infrastructure and to reimburse the City for certain Off-Site Roadway improvements as noted above. As FPA development moves forward, SPIF Program fees required for new FPA development are either reimbursed to the landowners and constructing entities or are being credited by the landowners and constructing entities for the infrastructure work they have completed. Unfortunately, the existing SPIF Program does not include a dedicated set-aside component for the FPA's share of the Off-Site Water Treatment Plant cost obligations. As development in the FPA increases, it is important to facilitate a mechanism to reimburse the City for the Off-Site Water Treatment Plant improvements constructed to serve developments in the FPA. Currently that mechanism does not exist.

As provided in the PFFP, the Off-Site Water Treatment Plant Set-Aside Fee will be implemented on new development based on the factors used in the City Council approved SPIF Nexus Study 2020-2021 Update.

In order to implement a mechanism to collect the SPIF Off-Site Water Treatment Plant Set-Aside Fee, Sections 3.130.010(JJ) and 3.130.030(E)(1)(c) of the Folsom Municipal Code will need to be amended to include the collection of such a fee after adoption.

The Off-Site Water Treatment Plant Set-Aside Fee component would be included in the SPIF Fees and this component would be collected at building permit issuance.

### **FINANCIAL IMPACT**

The Nexus Study for the FPA identified the cost for the SPIF-funded off-site water to be \$7,665,000 (2017 \$). Several final small lot subdivision maps have been approved up to this point and the SPIF fee obligations have been satisfied for those final small lot maps. The amount of the SPIF Off-Site Water Treatment Plant Set-Aside funding that would have been paid by new development on those final small lots will be collected through a reimbursement of future SPIF – Infrastructure Fees collected by the City. The infrastructure constructing entities in the FPA will be the entities to receive reimbursements from future SPIF fees collected from new development and will be reimbursed on a first-in, first-out basis based on a calendar-year priority. With concurrence of the landowners, staff proposes to include the City on parity with each of the original constructing entities (each with a calendar-year priority of 2017). Reimbursements to the City and two constructing entities would be paid to each party based on a percentage basis equal to the outstanding reimbursement amounts owed to a party as compared to the total amount owed to all parties with the same calendar-year priority.

### **ENVIRONMENTAL REVIEW**

This action is exempt from the California Environmental Quality Act under 15061(b)(3) of the CEQA Guidelines.

**ATTACHMENT**

1. Ordinance No. 1307 – An Ordinance of the City of Folsom Amending Sections 3.130.010(JJ) and 3.130.030(E)(1)(c) of the Folsom Municipal Code pertaining to the SPIF Set-Aside Component of the Folsom Plan Area Specific Plan Infrastructure Fee (Second Reading and Adoption)

Submitted,



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Stacey Tamagni, Finance Director

**ORDINANCE NO. 1307**

**AN ORDINANCE OF THE CITY OF FOLSOM  
AMENDING SECTIONS 3.130.010(JJ) and 3.130.030(E)(1)(c) OF THE FOLSOM  
MUNICIPAL CODE PERTAINING TO THE SPIF SET-ASIDE COMPONENT  
OF THE FOLSOM PLAN AREA SPECIFIC PLAN INFRASTRUCTURE FEE**

The City Council of the City of Folsom hereby does ordain as follows:

**SECTION 1 PURPOSE**

The purpose of this Ordinance is to amend the definition of “SPIF set-aside component” in Section 3.130.010(JJ) and the operation of said SPIF set-aside component in Section 3.130.030(E)(1)(c) of the Folsom Municipal Code in order to provide for a mechanism to collect the SPIF set-aside fee to reimburse the City for certain off-site water treatment plant improvements in the Folsom Plan Area Specific Plan Public Facilities Financing Plan adopted by the City Council in Resolution No. 9298 on January 28, 2014.

**SECTION 2 AMENDMENT TO CODE**

The definition of “SPIF set-aside component” in Subsection JJ of Section 3.130.010, “Definitions,” of the Folsom Municipal Code is hereby amended to read as follows:

**3.130.010 Definition.**

JJ. “SPIF set-aside component” means the component of the infrastructure fee component to be collected from the first two thousand five hundred residential building permits within the Folsom Plan Area to fund certain initial water and sewer improvements, the component of the infrastructure fee component to be collected from residential and commercial developments in the Folsom Plan Area to pay to the City for certain off-site roadway improvements, as well as the component of the infrastructure fee component to be collected from residential and commercial developments in the Folsom Plan Area to reimburse the City for certain off-site water treatment plant improvements benefitting the Folsom Plan Area, as determined in accordance with the study and as updated and adjusted annually.

**SECTION 3 AMENDMENT TO CODE**

Section 3.130.030(E)(1)(c) of the Folsom Municipal Code is hereby amended to read as follows:

**3.130.030 Specific plan infrastructure fee – Adoption, adjustment and payment.**

E. The SPIF fee shall be comprised of the following components:

1. Infrastructure Fee Component.

c. Notwithstanding any provision to the contrary: (i) the SPIF set-aside component of the SPIF fee for the purpose of funding certain initial water and sewer improvements shall be collected from the first two thousand five hundred residential building permits within the Folsom plan area (or on account of any of the first two thousand five hundred residential building permits within the Folsom plan area paid in connection with final small-lot maps prior to issuance of no building permits) and deposited into the SPIF set-aside component of the fund for the sole purpose of funding certain initial water and sewer improvements; (ii) the SPIF set-aside component of the SPIF fee for the purpose of funding certain off-site roadway improvements shall be collected from residential and commercial developments in the Folsom Plan Area at the time of building permit and paid to the City; and (iii) the SPIF set-aside component of the SPIF fee for the purpose of reimbursing the City for certain off-site water treatment plant improvements shall be collected from residential and commercial developments in the Folsom Plan Area at the time of building permit issuance and paid to the City, as determined in accordance with the study and as updated and adjusted annually.

#### **SECTION 4 SCOPE**

Except as set forth in this ordinance, all other provisions of the Folsom Municipal Code shall remain in full force and effect.

#### **SECTION 5 SEVERABILITY**

If any section, subsection, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have adopted this ordinance and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases or portions be declared invalid or unconstitutional.

#### **SECTION 6 EFFECTIVE DATE**

This ordinance shall become effective thirty (30) days from and after its passage and adoption, provided it is published in full or in summary within twenty (20) days after its adoption in a newspaper of general circulation in the City.

This ordinance was introduced and the title thereof read at the regular meeting of the City Council on July 28, 2020, and the second reading occurred at the regular meeting of the City Council on August 25, 2020.

On a motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, the foregoing ordinance was passed and adopted by the City Council of the City of Folsom, State of California, this 25th day of August, 2020 by the following vote, to wit:

**AYES:** Council Member(s):

**NOES:** Council Member(s):

**ABSENT:** Council Member(s):

**ABSTAIN:** Council Member(s):

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Sarah Aquino, MAYOR

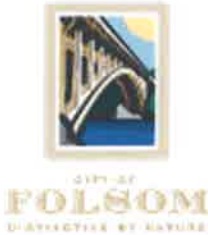
ATTEST:

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Christa Freemantle, CITY CLERK

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## Folsom City Council Staff Report



<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10504 - A Resolution Authorizing the City Manager to Execute Amendment No. 4 to the Agreement (Contract No. 173-21 09-024) with Brown and Caldwell for Corrective Action Monitoring for the Corporation Yard Landfill and Appropriation of Funds
<b>FROM:</b>	Environmental and Water Resources Department

### RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 10504 - A Resolution Authorizing the City Manager to Execute Amendment No. 4 to the Agreement (Contract No. 173-21 09-024) with Brown and Caldwell for Corrective Action Monitoring for the Corporation Yard Landfill and Appropriation of Funds.

### BACKGROUND / ISSUE

The City of Folsom’s Corporation Yard is located at the foot of Leidesdorff Street, west of the Leidesdorff Lid over Folsom Boulevard, adjacent to Lake Natoma. The City is in the process of preparing the existing Corporation Yard for future unrestricted land uses. Preparing the Corporation Yard for future unrestricted use has been approached as a two phase process. The first phase was the clean closure of the landfill which was completed in early October 2009. The second phase, which is not a part of this current effort, is the demolition and removal of buildings and foundations associated with current and historical practices once the industrial activities associated with the current site have been relocated to the new corporation yard location. To facilitate this endeavor, the Corporation Yard landfill has been removed and no longer exists. This clean closure activity was accomplished in accordance with the Clean Closure Plan (CCP), Waste Discharge Requirements (WDRs) Order R5-2008-0106, and California Code of Regulations (CCR), Title 27.

The City of Folsom, as the owner of the Corporation Yard, remains responsible for compliance with the WDRs and in particular the Monitoring and Reporting Program (MRP) as part of the post-closure activities. Intent of the MRP is to evaluate the effectiveness of the corrective actions (removal of the landfill contents) in remediating the landfill's purported impacts to the underlying groundwater. While the site may be used for any use the City deems appropriate as the landfill has been removed, any development of the property requiring the relocation of the groundwater monitoring wells would require approval from Regional Water Quality Control Board (RWQCB).

In November 2012, the Regional Water Quality Control Board required that the City continue groundwater monitoring pursuant to the Waste Discharge Requirement Order R5-2008-0106. Amendment No. 1 to the agreement (Contract No. 173-21 09-024) with Brown and Caldwell for corrective action monitoring for the Corporation Yard Landfill covered monitoring and reporting activities through July 2013. On November 12, 2013 City Council approved Amendment No. 2 to continue monitoring and reporting of the Clean Closure activities for the City required under the WDR.

On May 23, 2017 City Council approved Amendment No. 3 that included the work associated with a new monitoring strategy developed by City staff, Brown and Caldwell, and the Regional Water Quality Control Board. This closure strategy focused on constructing a new monitoring well network that monitors both: 1) historic shallow gold mining dredge tailings; and 2) the underlying native Merthen Formation that supplies drinking water in and around the Sacramento area. Monitoring both groundwater units will provide the RWQCB the information they need as documentation to accept that the former landfill is not impacting groundwater in the native Mehrten Formation.

This resolution will authorize the City Manager to execute Amendment No. 4 for \$200,427. The new contract total amount, including Amendment No. 4 is \$905,068.

### **POLICY / RULE**

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$62,014 or greater shall be awarded by City Council.

### **ANALYSIS**

The final objective associated with the removal of the landfill in the Corporation Yard is the rescission of the WDRs and with that action elimination of the MRP and the need for semi-annual groundwater monitoring, and removal of the groundwater sampling wells. This action will eliminate the need for any input by the RWQCB regarding future development of the property and the associated cost of groundwater monitoring. Currently, the City is responsible for continued groundwater monitoring under the MRP and consistent with CCR Title 27, section 21090(f)(1) for implementing any additional corrective action measures that are necessary to achieve compliance with the Water Quality Protection Standard (WQPS).

In accordance with the WDRs the City needs to demonstrate that the “constituents of the release have been reduced to levels below concentration limits.....” As the concentration limits are greater than the WQPS, continuous compliance with the WQPS cannot be demonstrated in accordance with the WDRs. However, at the end of the compliance period, the City can propose that the concentration limits be increased. In accordance with G 28 of the WDRs:

“Any proposal for concentration limits greater than background (CLGBs) shall be accompanied by the requisite demonstration under Section 20400(c) (i.e., that it is technologically and economically infeasible to achieve the background value for that constituent and that constituent will not pose a substantial present or potential hazard to human health or the environment). Approval of the CLGBs shall require approval of revised WDRs by the Regional Water Board.”

In September 2019, the RWQCB required four additional sampling events and one additional semi-annual report for 2020. This work was covered under Amendment No.3 with the remaining balance of funds available under that Amendment. The City will use the results of the samples collected from September 2017 through June 2020 (12 samples total) to develop a recommendation to the RWQCB to rescind the WDR for the Corp Yard. By virtue of Brown and Caldwell’s unique knowledge of the Corporation Yard Landfill and the requirements of the MRP, it was determined that Brown and Caldwell is the firm best suited to provide the necessary professional services to develop the request for rescission of the WDRs with the final Annual Report under Amendment No. 4.

This amendment provides additional support for the following:

- Third quarter 2020 sampling and monitoring event required by the RWQCB
- Groundwater monitoring report and site closure request
- Meeting and coordination with RWQCB staff
- Destruction of site monitoring wells if approved by RWQCB
- Well abandonment report if well destruction is approved by RWQCB
- Project management

The proposed scope for Amendment No. 4 anticipates that final closure documents could be prepared in 12 months from the Notice to Proceed. This will include the final closure report and well destruction.

### **FISCAL IMPACT**

The Landfill Closure Fund (Fund 543) contained budgeted expenditures in the amount of \$100,000. An additional appropriation will be required for this amendment in the amount of \$100,427. The Solid Waste Operating and the Wastewater Operating Funds contribute in a 60% / 40% split to cover the costs associated with the closure of the land fill. The Solid Waste Operating Fund (Fund 540) and the Wastewater Operating Fund (Fund 530) will also require additional appropriations. The Solid Waste Fund will require an appropriation \$60,256 and

the Wastewater Fund will require an appropriation of \$40,171. The appropriations in the Solid Waste and Wastewater Funds will be transferred to the Landfill Closure Fund. The additional appropriation in the amount of \$200,427 will increase the contract amount to a total of \$905,068.

### **ENVIRONMENTAL REVIEW**

This action is covered by the Initial Study and Mitigated Negative Declaration for the Clean Closure of the Corporation Yard Landfill, which was adopted by the City Council on February 26, 2008, under Resolution No. 8237.

### **ATTACHMENTS**

Resolution No. 10504 - A Resolution Authorizing the City Manager to Execute Amendment No. 4 to the Agreement (Contract No. 173-21 09-024) with Brown and Caldwell for Corrective Action Monitoring for the Corporation Yard Landfill And Appropriation of Funds

Submitted,

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Marcus Yasutake, Director  
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

**RESOLUTION NO. 10504**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 4 (CONTRACT NO. 173-21 09-024) TO THE AGREEMENT WITH BROWN AND CALDWELL FOR CORRECTIVE ACTION MONITORING FOR THE CORPORATION YARD LANDFILL AND APPROPRIATION OF FUNDS**

**WHEREAS**, to comply with the monitoring and reporting requirements of the “Waste Discharge Requirements for Clean Closure of Folsom Corporation Yard Landfill, WDR R5-2008-0106” as issued by the Central Valley Regional Water Quality Control Board; and

**WHEREAS**, in September 2017 the City of Folsom developed an alternative clean closure strategy in coordination with the Regional Water Quality Control Board; and

**WHEREAS**, Brown and Caldwell, by reason of their experience and professional expertise for performing the required services, was selected to provide technical assistance; and

**WHEREAS**, Amendment No. 4 will be in the amount of \$200,427; and

**WHEREAS**, an additional appropriation will be required in the Landfill Closure Fund (Fund 543) in the amount of \$100,427; and

**WHEREAS**, the Solid Waste Operating Fund (Fund 540) and the Wastewater Operating Fund (Fund 530) will provide funding to the Landfill Closure Fund (Fund 543); 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 Amendment No. 4 to the Agreement (Contract No. 173-21 09-024) with Brown and Caldwell for Corrective Action Monitoring for the Corporation Yard Landfill in the amount of \$200,427, bringing the total contract amount to \$905,068.

**BE IT FURTHER RESOLVED** that the Finance Director is authorized to appropriate \$200,427 to the Landfill Closure Fund (Fund 543), \$60,256 to the Solid Waste Operating Fund (Fund 540) and \$40,171 to the Wastewater Operating Fund (Fund 530) for this amendment.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of August 2020, by the following roll-call vote:

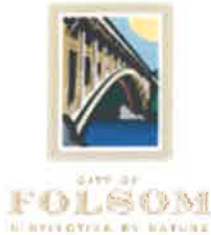
- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK



## Folsom City Council Staff Report



<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10505 - A Resolution Authorizing the City Manager to Execute an Agreement with Peterson Brustad Inc. for Professional Services for the Recycled Water Master Plan and Appropriation of Funds
<b>FROM:</b>	Environmental and Water Resources Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

The Environmental and Water Resources (EWR) Department recommends the City Council pass and adopt Resolution No. 10505 - A Resolution Authorizing the City Manager to Execute an Agreement with Peterson Brustad Inc. for Professional Services for the Recycled Water Master Plan and Appropriation of Funds.

### **BACKGROUND / ISSUE**

To meet the City’s commitments to the Water Forum, the City regularly identifies and develops supplemental water supplies to address its water demand needs during future wet and dry year scenarios. One option for future water suppliers to decrease dependence on the treated (potable) water supply is the use of recycled water for non-potable demands. These demands are generally classified as the irrigation demands for greenbelts, parks and medians. In the early 2000’s, during the development of the East Area (Empire Ranch), as part of the improvement process the City began requiring the installation of “purple pipe”. The City has continued to require the installation of purple pipe in all new developments including the Folsom Plan Area and most recently the Easton Development Area.

Individual Recycled Water Master Plans have been prepared for the Folsom Plan Area and the Easton Development Area, however, a city-wide Recycled Water Master Plan needs to be completed to analyze the overall plan for recycled water to determine a source, locate pumping facilities and lay out a city-wide distribution network.

This resolution will authorize the City Manager to execute an agreement with Peterson Brustad Inc. for professional services for the Recycled Water Master Plan and appropriation of funds for a not-to-exceed amount of \$125,000.

### **POLICY / RULE**

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$62,014 or greater shall be awarded by City Council.

### **ANALYSIS**

In October 2018, the EWR Department completed a pre-qualification process for consultants for planning/design and construction administration services for water and wastewater projects. The consulting firm Peterson Brustad Inc. was one of the firms selected to provide these services for this type of project through this recently completed pre-qualification process.

Peterson Brustad Inc. is currently the City's water master plan and hydraulic modeler for the potable water system. Because of their in-depth water modeling knowledge of the City's water distribution system and their past experience and qualifications, it is recommended that Peterson Brustad Inc. perform services related to the Recycled Water Master Plan.

The recycled water master plan scope includes the following:

- 1) Background Data Review and Baseline Assumptions
- 2) Non-Potable Water Supply Source Evaluation
- 3) Non-Potable System Demand Projections
- 4) Non-Potable Water Distribution System Schematic
- 5) Non-Potable Water System Analysis
- 6) Prepare Recycled Water Master Plan Update

This resolution will authorize the City Manager to execute an Agreement with Peterson Brustad Inc. for professional services for the Recycled Water Master Plan and appropriation of funds for a not-to-exceed amount of \$125,000.

### **FISCAL IMPACT**

The Environmental and Water Resources Department recommends that an agreement for professional services be awarded to Peterson Brustad Inc. Since this is an alternative water supply project and analyzes how to provide additional dry-year supply, the Water Impact Fee Fund (Fund 456) will be used. An appropriation of funds in the amount of \$125,000 is required from the Water Impact Fee Fund (Fund 456). Sufficient funds for this appropriation are available in the Water Impact Fee Fund (Fund 456) in Fiscal Year 2020-21.



**ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for California Environmental Quality Act, Article 19, Section 15306, preparing the Recycled Water Master Plan is Categorically Exempt since it consists of basic data collection, research, and resource evaluation activities that do not result in a serious or major disturbance to an environmental resource.

**ATTACHMENT**

Resolution No. 10505 - A Resolution Authorizing the City Manager to Execute an Agreement with Peterson Brustad Inc. for Professional Services for the Recycled Water Master Plan and Appropriation of Funds

Submitted,

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Marcus Yasutake, Director  
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

**RESOLUTION NO. 10505**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH PETERSON BRUSTAD INC. FOR PROFESSIONAL SERVICES FOR THE RECYCLED WATER MASTER PLAN AND APPROPRIATION OF FUNDS**

**WHEREAS**, to comply with the City’s commitments to the Water Forum, the City identifies and develops supplemental water supplies; and

**WHEREAS**, the City desires to prepare a city-wide Recycled Water Master Plan to analyze the overall plan for recycled water; and

**WHEREAS**, Peterson Brustad Inc., by reason of their experience and professional expertise for performing the required services, was selected to provide technical assistance; and

**WHEREAS**, an additional appropriation in the amount of \$125,000 will be needed and sufficient funds are available in the Water Impact Fee Fund (Fund 456); 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 an Agreement with Peterson Brustad Inc. for professional services for the Recycled Water Master Plan and appropriation of funds for a not-to-exceed amount of \$125,000.

**BE IT FURTHER RESOLVED** that the Finance Director is authorized to appropriate an additional \$125,000 in the Water Impact Fee Fund (Fund 456).

**PASSED AND ADOPTED** this 25<sup>th</sup> day of August 2020, by the following roll-call vote:

**AYES:** Council Member(s):  
**NOES:** Council Member(s):  
**ABSENT:** Council Member(s):  
**ABSTAIN:** Council Member(s):

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10508 - A Resolution Authorizing the City Manager to Execute an Agreement with National Auto Fleet Group for the Purchase of Three Chevrolet Police Vehicles
<b>FROM:</b>	Police Department

### RECOMMENDATION / CITY COUNCIL ACTION

Staff recommends that the City Council pass and adopt Resolution No. 10508 - A Resolution Authorizing the City Manager to Execute an Agreement with National Auto Fleet Group for the Purchase of Three Chevrolet Police Vehicles.

### BACKGROUND / ISSUE

The City of Folsom strives to provide police officers with mechanically sound and safe marked patrol vehicles capable of emergency responses. The Service Delivery Plan adopted by the City Council calls for the replacement of marked police cars at 75,000 miles. The Police Department is currently utilizing eight vehicles with mileage exceeding 75,000 miles, five of them are marked patrol vehicles.

### POLICY / RULE

Section 2.36.080 of the Folsom Municipal Code requires that contracts in excess of \$62,014 be awarded by the City Council.

Section 2.36.170 of the Folsom Municipal Code permits cooperative purchasing agreements for the procurement of any supplies, equipment, service or construction with one or more public procurement units in accordance with an agreement entered into or between the participants. Such cooperative purchasing may include, but is not limited to, joint or multiparty

contracts between public procurement units and open-ended state public procurement unit contracts which are made available to the city.

### **ANALYSIS**

Sport Utility Vehicles (SUVs) have become an industry standard for law enforcement use since their introduction in 2013. Estimated miles per gallon for the Chevrolet Tahoe Police Package Vehicle (PPV) SUV is 18 city/23 highways, versus the other common police vehicles - Ford Sedan – Interceptor at 18/26 or the rear wheel drive Dodge Charger at 16/25. The standard Chevrolet Tahoe PPV SUV delivers greater visibility over the sedan and superior handling during routine and emergency driving. The size of the SUV over a standard vehicle provides more head and leg room for officers, allowing for easier in and out movement. The current Police Department fleet is predominately comprised of the Chevrolet Tahoe PPV SUV.

This purchase of three Chevrolet Tahoe police vehicles will reduce the number of marked patrol vehicles exceeding 75,000 miles to two.

National Auto Fleet Group is a division of Chevrolet of Watsonville. They are a provider of vehicles under the Sourcewell vehicle contract #120716. This is a contract through a cooperative of government entities that exists to ensure that smaller government entities can secure low prices, regardless of the size of their purchase.

We have previously purchased Chevrolet Tahoe Police Package vehicles from Folsom Chevrolet, after determining that their price was the lowest. However, due to a Chevrolet plant shut down, then re-tooling of the plant in early 2020 to produce ventilators, the 2021 vehicles are significantly delayed in production. This was confirmed in June 2020 from Folsom Chevrolet, who informed us that 2021 Chevrolet Tahoe orders would not even be accepted until January 2021, with no expected date for delivery. They have sold out of 2020 Tahoe's and are unable to order any additional.

National Auto Fleet Group currently has a supply of 2020 Chevrolet Police Package Tahoe's, available for immediate delivery. This is the only dealer with supply available in Northern California supplier. The current cost of the vehicle from National Auto Fleet Group is \$36,213 per vehicle. This is only \$417.75 higher than last year's quote from Folsom Chevrolet (\$35,795.25.) With tax, title and license the vehicle total is \$40,548.63 per vehicle.

### **FINANCIAL IMPACT**

The fiscal year 2020-2021 budget includes \$250,000 for the purchase of police vehicles. These funds are currently available in the police department's budget. The cost to purchase three Chevrolet police vehicles is \$121,645.90. Once these new vehicles are placed in service, three police vehicles will be disposed of in accordance with City Policy.

**ATTACHMENT**

Resolution No. 10508 - A Resolution Authorizing the City Manager to Execute an Agreement with National Auto Fleet Group for the Purchase of Three Chevrolet Police Vehicles

Submitted,

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Richard Hillman, Chief of Police

**RESOLUTION NO. 10508**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH NATIONAL AUTO FLEET GROUP FOR THE PURCHASE OF THREE CHEVROLET POLICE VEHICLES**

**WHEREAS**, the City has elected to purchase three Chevrolet police vehicles for the Folsom Police Department; and

**WHEREAS**, sufficient funds are budgeted and available in the Fiscal Year 2020-21 budget for the purchase of these vehicles; and

**WHEREAS**, this purchase is through National Auto Fleet Group, the only available provider of 2020 Chevrolet Tahoe Police Package vehicles; and

**WHEREAS**, the agreement will be in a format acceptable to the City Attorney.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby authorizes the City Manager to execute a purchase agreement with National Auto Fleet Group for the purchase of three Chevrolet police vehicles in the amount of \$121,645.90.

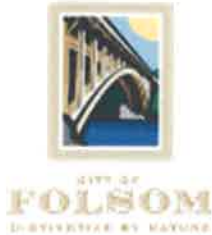
**APPROVED AND ADOPTED** this 25th day of August 2020, by the following roll call vote:

- AYES:** Council Members(s)
- NOES:** Council Members(s)
- ABSENT:** Council Members(s)
- ABSTAIN:** Council Members (s)

\_\_\_\_\_  
Sarah Aquino, MAYOR

**ATTEST:**

\_\_\_\_\_  
Christa Freemantle, CITY CLERK



## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10509 – A Resolution Authorizing the City Manager to Execute an Agreement with Black & Veatch Corporation for Construction Administration Services for the Water Treatment Plant Pre-Treatment System Improvement Project
<b>FROM:</b>	Environmental and Water Resources Department

### RECOMMENDATION / CITY COUNCIL ACTION

The Environmental and Water Resources Department recommends that the City Council pass and adopt Resolution No. 10509 - A Resolution Authorizing the City Manager to Execute an Agreement with Black & Veatch Corporation for Construction Administration Services for the Water Treatment Plant Pre-Treatment System Improvement Project.

### BACKGROUND / ISSUE

The Environmental and Water Resources Department identifies infrastructure rehabilitation and replacement projects through water and sewer master plans, ongoing condition assessment programs, and regulatory changes. Staff has completed an analysis of potential treatment plant capacity and reliability projects. Through these efforts, City staff identified the Water Treatment Plant Actiflo-Polymer Capacity Project as a priority project.

In April 2016, the City completed a Water Treatment Plant (WTP) Optimization Study to assess existing operations at the WTP and to develop strategies to address any deficiencies regarding the City’s water treatment process. The study evaluated chemical addition, pre-treatment, filtration, and disinfection of the water treatment process. One of the recommendations from the study is to improve the reliability and redundancy of City’s existing pre-treatment sedimentation capacity.

Currently, the City's water treatment process consists of three pre-treatment facilities, two Actiflo trains that can treat 20 million gallons per day (MGD) each and the Basin 5 train, which can treat 15 MGD for a total capacity of 55 MGD of treated water. However, if the WTP were required to produce at the rated design capacity of 50 MGD, this requires all three pre-treatment sedimentation trains to remain online without any redundancy. If one of the three existing pre-treatment sedimentation systems were offline due to failure or operation and maintenance, the WTP would only be able to produce 35 to 40 MGD.

This resolution will authorize the City Manager to execute an agreement with Black & Veatch Corporation for Construction Administration services for the Water Treatment Plant Pre-Treatment System Improvement Project in the amount of \$182,379.

### **POLICY / RULE**

In accordance with Chapter 2.36 of the Folsom Municipal Code, professional services costing \$62,014 or greater shall be contracted for by the City Council.

### **ANALYSIS**

The Water Treatment Plant Actiflo-Polymer Capacity Project allows the City to rerate and modify the existing pre-treatment system in order to provide redundancy and meet water demands.

Modifications to the two Actiflo trains will increase each pre-treatment capacity from 20 MGD to 25 MGD. Additional modifications to the Basin No. 5 train will improve system hydraulics and increase its pre-treatment capacity, from 15 MGD to 25 MGD. These modifications, when combined, could increase the WTP's total pre-treatment capacity from 55 MGD to 75 MGD. As a result of the proposed improvements, the WTP's firm capacity, if one of the pre-treatment trains is inoperable, will be 50 MGD.

In 2018 the Environmental and Water Resources Department completed a pre-qualification process for consultants for design and construction management services. The consulting firm Black & Veatch Corporation was one of four design firms selected to provide design and construction administration services for water treatment plant projects through the pre-qualification process.

Construction administration services will include a pre-construction meeting and weekly progress meetings, project administration, documentation management, project management activities, review of 40 shop drawing submittals and 10 resubmittals, review and response of 40 contractor requests for information (RFIs), preparation of two design changes, review and evaluation of potential change orders, site visits for electrical and structural clarification as required, equipment start-up and coordination, and preparation of conformed to construction record drawings. Black & Veatch Corporation, by reason of their statement of qualifications, past experience and abilities for performing these types of services, are qualified to perform the required consulting services for this project.



The Environmental and Water Resources Department recommends that the City Council authorize the City Manager to execute an agreement with Black & Veatch Corporation for a not-to-exceed amount of \$182,379.

### **FINANCIAL IMPACT**

The Water Treatment Plant Pre-Treatment System Improvement Project was included in the FY 2020-21 Capital Improvement Plan with a Project Budget of \$6,139,675. There are sufficient funds available in the Water Capital Fund (Fund 521) for this agreement.

### **ENVIRONMENTAL REVIEW**

The environmental work is covered under a design services contact with Black and Veatch approved by City Council under Resolution No. 10246. An initial review of the project indicates that the project likely qualifies for a “replacement or reconstruction” exemption under CEQA Section 15301 (h). Helix Environmental Planning, Inc. will review all technical reports, develop the project description, and prepare the Categorical Exemption (CE) following CEQA Guidelines. In the event that any findings require additional CEQA work or analysis beyond the work required for the Notice of Exemption, this will be brought back to City Council for consideration and approval.

### **ATTACHMENT**

Resolution No. 10509 - A Resolution Authorizing the City Manager to Execute an Agreement with Black & Veatch Corporation for Construction Administration Services for the Water Treatment Plant Pre-Treatment System Improvement Project.

Submitted,

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Marcus Yasutake, Director  
Environmental & Water Resources

**RESOLUTION NO. 10509**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH BLACK & VEATCH CORPORATION FOR CONSTRUCTION ADMINISTRATION SERVICES FOR THE WATER TREATMENT PLANT PRE-TREATMENT SYSTEM IMPROVEMENT PROJECT**

**WHEREAS**, the City has identified that the project is critical to ensuring the treatment of high quality water supply to be delivered to all residents; and

**WHEREAS**, the City of Folsom has identified this project as a priority to maintain the integrity and operation of the water treatment system; and

**WHEREAS**, Black & Veatch Corporation by reason of their past experience and abilities for performing these types of services, are qualified to perform the required consulting services for this project; and

**WHEREAS**, sufficient funds have been budgeted and are available in the Water Capital Fund (Fund 521) for this project; 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 an agreement with Black & Veatch Corporation for Construction Administration services for the Water Treatment Plant Pre-Treatment System Improvement Project for a not-to-exceed amount of \$182,379.

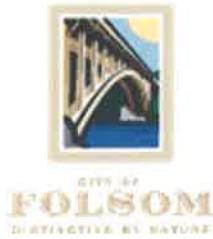
**PASSED AND ADOPTED** this 25<sup>th</sup> day of August 2020, by the following roll-call vote:

**AYES:** Council Member(s):  
**NOES:** Council Member(s):  
**ABSENT:** Council Member(s):  
**ABSTAIN:** Council Member(s):

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK



# Folsom City Council Staff Report



<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10510 – A Resolution of the City Council Accepting Open Space within the Parkway Phase II Subdivision for Public Use and Bicycle/Pedestrian Trails
<b>FROM:</b>	Parks and Recreation Department

**RECOMMENDATION / CITY COUNCIL ACTION**

The Parks and Recreation Department recommends that the City Council approve Resolution No. 10510 – Accepting Open Space within the Parkway Phase II Subdivision for Public Use and Bicycle/Pedestrian Trails

**BACKGROUND / ISSUE**

Within Parkway Phase II there is approximately 130± acres of open space that is currently owned by Parkway Company LLC that will be deeded to the City of Folsom. The documentation to ultimately deed these properties is outlined in a recorded document referred to as Humbug-Willow Creek Parkway Easement Agreement Phase II (dated August 12, 2005).

In the above referenced agreement it states, “Whereas, Grantor (Parkway Company LLC) intends as owner of the Property, to convey to Grantee (City of Folsom) the right to preserve and protect the conservation values of the Property; and...” In addition, the Agreement states that, “The term of this easement shall be twenty (20) years from and after the date of mutual execution or six (6) months after Grantee receives notice from Grantor of full and complete satisfaction of the requirements of the 404 Permit, whichever occurs first.”

**POLICY / RULE**

California Government Code Section 37351 provides that, “The legislative body may purchase, lease, exchange, or receive such personal property and real estate situated inside or outside the City limits as is necessary or proper for municipal purposes. It may control, dispose of, and convey such property for the benefit of the City.”

**ANALYSIS**

Parkway Phase II includes six parcels of open space totaling 130.339 acres that is currently owned by Parkway Company LLC. The open space includes riparian, creek, and tree covered areas that exist along both Humbug Creek and Willow Creek corridors (Attachment 2).

The open space land remained in the ownership of Parkway from 1992 until now as there were mitigation and monitoring requirements set forth in the Section 404 Permit by the Army Corp of Engineers (Permit number SPK-1900-00047).

The mitigation requirements set forth in the approved plan referred to as the Parkway at Blue Ravine; Parkway and Resource Mitigation Plan dated July 1992 required the establishment of 1.47 of constructed vernal pools, 8.64 acres of seasonal and perennial wetlands, and 17.35 acres of riparian areas. The City is in receipt of a letter received by the Army Corp of Engineers dated January 16, 2015 that states that the performance criteria were successfully met and that monitoring can be discontinued.

The City of Folsom has been managing and maintaining the over 6 miles of trails, numerous bridges, and main drainage ways since 2005. With the recent receipt of documentation of completion of the Section 404 requirements, the City is now ready to receive all parcels to continue to conserve in perpetuity the natural habitat and recreational and educational values of these properties.

**FINANCIAL IMPACT**

Acceptance of these parcels will require routine weed abatement, tree care, and ladder fuel maintenance equating to approximately \$30,000 per year. This will be a general fund expense.

**ENVIRONMENTAL REVIEW**

The acceptance of this property is exempt from CEQA pursuant to 15061(b)(3) - The activity is covered by the commensurate exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**ATTACHMENTS**

1. Resolution No. 10510 – A Resolution of the City Council Accepting Open Space within the Parkway Phase II Subdivision for Public Use and Bicycle/Pedestrian Trails
2. Location of Open Space Parcels to be Deeded

Submitted,

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Lorraine Poggione, Parks and Recreation Director

**ATTACHMENT 1**

Resolution No. 10510

**RESOLUTION NO. 10510**

**A RESOLUTION OF THE CITY COUNCIL ACCEPTING OPEN SPACE WITHIN THE PARKWAY PHASE II SUBDIVISION FOR PUBLIC USE AND BICYCLE/PEDESTRIAN TRAILS**

**WHEREAS**, on August 12, 2005, the City of Folsom and Parkway Company LLC, entered into an agreement referred to as, Humbug-Willow Creek Parkway Easement Agreement Phase II; and

**WHEREAS**, in above-mentioned agreement, the City had agreed to accept the 130.339 acres of open space parcels after successful completion of mitigation outlined in Section 404 Permit number SPK-1900-00047; and

**WHEREAS**, the U.S. Army Corps of Engineers, provided a letter to the owner, Parkway Company LLC, notifying them that their mitigation responsibilities were satisfied; and

**WHEREAS**, acceptance of said parcels is an enhancement to the City’s open space palette and further provides protected habitat and resources along with continued bicycle and pedestrian trail access for the benefit of the community; and

**WHEREAS**, sufficient funds are available in the General Fund (Fund 010) reserves to maintain the open space acres at the approximate cost of \$30,000 per year; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom authorizes the City Manager to accept the six Grant Deeds totaling 130.339 acres.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of August 2020, by the following roll-call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

## ATTACHMENT 2

Location of Open Space Parcels to be Deeded

Parcel 1  
APN 071-1410-097

Parcel 2  
APN 071-1410-089

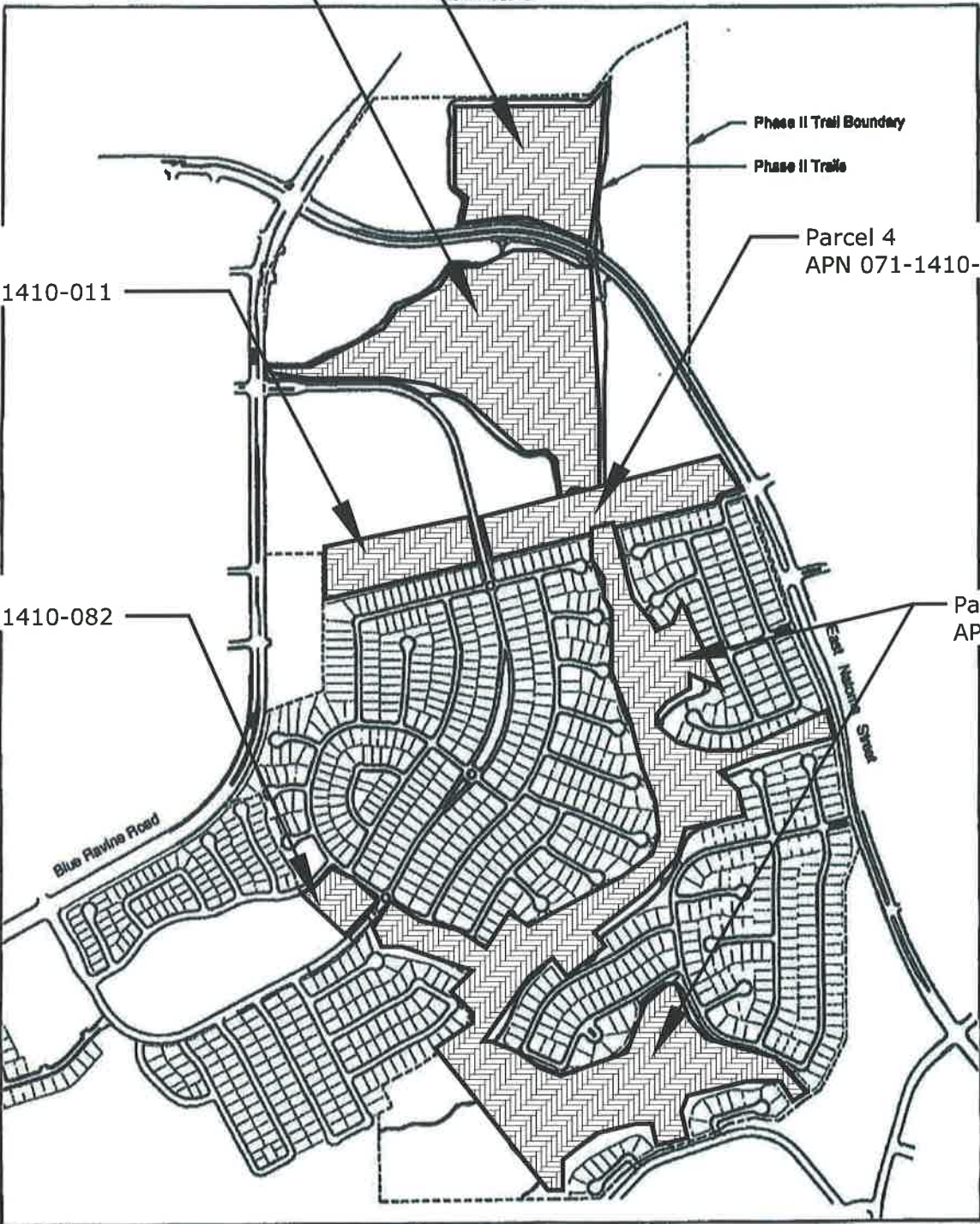
Parcel 3  
APN 071-1410-011

Parcel 6  
APN 071-1410-082

Phase II Trail Boundary  
Phase II Trails

Parcel 4  
APN 071-1410-040

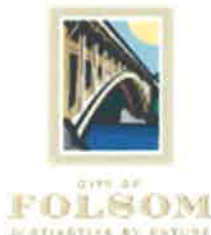
Parcel 5  
APN 071-1410-111



# The Parkway Open Space Parcels

August 25, 2020





## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10511 - A Resolution Authorizing the City Manager to Execute an Agreement to Accept Grant Funds for the Housing Element Update
<b>FROM:</b>	Community Development Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends that City Council approve Resolution No. 10511 - A Resolution Authorizing the City Manager to Execute an Agreement to Accept Grant Funds for the Housing Element Update.

### **BACKGROUND / ISSUE**

In the 2019-20 Budget Act, Governor Gavin Newsom allocated \$250 million for all regions, cities, and counties to do their part by prioritizing planning activities that accelerate housing production to meet identified needs of every community. With this allocation, the state Department of Housing and Community Development (HCD) established the Regional Early Action Planning Grant Program (REAP) with \$125 million to regions. REAP provides one-time grant funding to regional governments and regional entities for planning activities that will accelerate housing production and facilitate compliance in implementing the sixth cycle of the Regional Housing Needs Allocation (RHNA).

The Sacramento Area Council of Governments (SACOG) is eligible to receive \$6,612,880 in REAP funds to address the greater Sacramento region's unique housing priorities and planning needs. In March of this year, the SACOG board recommended approval of a framework for spending an initial 25 percent of the REAP funds using an early access option provided by the state. These early funds will provide a formula allocation directly to local agencies for housing element updates or other planning projects related to housing.

The City's allocation from this initial portion of REAP funds is \$41,000 and is explicitly for use on our Housing Element update. A second direct allocation of \$90,000 to the City will occur early next year. The second allocation will be more flexible, but explicitly not to be used for housing element updates and will require a separate agreement.

### **POLICY / RULE**

This grant acceptance requires City Council approval.

### **ANALYSIS**

The City's current Housing Element was adopted in August 2013 and covers the January 1, 2013 through October 31, 2021 planning period. The upcoming sixth cycle Housing Element will cover the 2021 through 2029 planning period and will reassess the community's housing-related goals and objectives, while addressing issues and establishing objectives with respect to a wide range of possible housing related programs.

The sixth cycle Housing Element presents several new challenges for the City in terms of meeting an increased Regional Housing Needs Assessment (RHNA) and navigating new state laws pertaining to housing. Since February of this year staff and the consultant, Ascent Environmental, have been working diligently on the Housing Element Update. Staff and the consultant team have been quantifying existing sites/opportunities for higher density housing, as well as identifying potential new sites for consideration of zoning for higher density housing to meet the state requirements. In addition, we have also met with numerous property owners and other stakeholders in the community through focus groups and interviews to better understand affordable housing issues and to discuss potential strategies to meet the City's RHNA for this sixth cycle Housing Element.

Because the REAP Grant funds are retroactive, acceptance of the \$41,000 REAP funds allows the City to recover eligible costs associated with Housing Element update activities that have taken place between October 1, 2019 and June 30, 2020.

### **FINANCIAL IMPACT**

There is no General Fund fiscal impact associated with this grant. This first allocation of the Regional Early Action Planning Grants Program funding award is \$41,000 and does not require a financial match. The City Council previously appropriated \$158,153 of Community Housing Fund (Fund 238) for the Housing Element Update. The funds provided by this grant will be used to offset the amount of Community Housing Funds needed to complete the City's Housing Element Update.

**ENVIRONMENTAL REVIEW**

The grant acceptance is not considered a project under the California Environment Quality Act (CEQA) in accordance with CEQA Guidelines Section 15061(b)(3). As a result, these actions are exempt from environmental review. The Housing Element Update itself will be required to include environmental review and thus prior to adoption of the updated Housing Element, environmental review will be conducted and the appropriate environmental document prepared.

**ATTACHMENTS**

1. Resolution No. 10511 - A Resolution Authorizing the City Manager to Execute an Agreement to Accept Grant Funds for the Housing Element Update

Submitted,



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Pam Johns, Community Development Director

## Attachment 1

Resolution No. 10511 - A Resolution Authorizing the City Manager to Execute an Agreement to Accept Grant Funds for the Housing Element Update

**RESOLUTION NO. 10511****A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT TO ACCEPT GRANT FUNDS FOR THE HOUSING ELEMENT UPDATE**

**WHEREAS**, the State 2019-20 Budget Act allocated \$250 million for all California regions, cities, and counties to do their part by prioritizing planning activities that accelerate housing production to meet identified needs of every community; and

**WHEREAS**, the state Department of Housing and Community Development (HCD) established the Regional Early Action Planning Grant Program (REAP) to provide one-time grant funding to regional governments and regional entities for planning activities that will accelerate housing production and facilitate compliance in implementing the sixth cycle of the Regional Housing Needs Allocation (RHNA); and

**WHEREAS**, the Sacramento Area Council of Governments (SACOG) is eligible to receive \$6,612,880 in REAP funds to address the greater Sacramento region's unique housing priorities and planning needs; and

**WHEREAS**, SACOG received an advance allocation of REAP funds to provide direct allocations to local agencies for housing element updates or other planning projects related to housing; and

**WHEREAS**, the City's formula allocation of REAP funds is \$41,000 for eligible Housing Element update activities.

**NOW, THEREFORE, BE IT RESOLVED** that the City Manager is hereby authorized to accept the Sacramento Area Council of Governments Regional Early Action Planning Grant for eligible Housing Element Update activities.

**BE IT FURTHER RESOLVED** that the City Manager is authorized to execute all documents, agreements, amendments and payment requests for the purposes of accepting and fulfilling the requirements of the Sacramento Area Council of Governments Regional Early Action Planning Grant.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of August, 2020, by the following roll-call vote:

**AYES:** Council Member(s):  
**NOES:** Council Member(s):  
**ABSENT:** Council Member(s):  
**ABSTAIN:** Council Member(s):

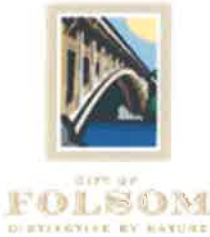
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Sarah Aquino, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK



## Folsom City Council Staff Report



<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10512 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 18-035) with West Yost & Associates, Inc. for Design of the Greenback Sewer and Lift Station Improvements Project
<b>FROM:</b>	Environmental and Water Resources Department

**RECOMMENDATION / CITY COUNCIL ACTION**

The Environmental and Water Resources Department recommends the City Council pass and adopt Resolution No. 10512 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 18-035) with West Yost & Associates, Inc. for Design of the Greenback Sewer and Lift Station Improvements Project.

**BACKGROUND / ISSUE**

The Environmental and Water Resources Department identifies sewer infrastructure rehabilitation and replacement projects through sewer master plans and ongoing sewer condition assessment programs. As a condition of the City’s State permit for its wastewater collection system, the Environmental and Water Resources Department is required to perform ongoing condition assessments on the wastewater system and correct any defects/deficiencies identified through this process. Through these efforts, City staff identified the Greenback Sewer and Lift Station as needing rehabilitation or replacement.

On July 24, 2018 City Council approved Resolution No. 10158 with West Yost & Associates Inc. for design of the Greenback Sewer and Lift Station Improvements Project in the amount of \$392,186. The original design intent was to rehabilitate the existing Pump Station 3. Pre-design services included evaluation of current flow data into the pump station and the design

criteria and major components for the proposed pump station such as design flows and pressures, pump selection, wet well operating levels, and other pump station operational criteria. Design services included preparing specifications and engineering drawings related to new pumps, wet well rehabilitation, upgrades to the mechanical equipment, incorporation of a magnetic flow meter, structural modifications, replacement of electrical and instrumentation facilities and site improvements.

During the 50% design process, City staff discovered existing sewer infrastructure in Greenback Lane that was installed as part of the American River Bridge Project construction in 2000. City staff conducted additional field investigations and determined that the sewer infrastructure would allow the City to re-direct all sewer flows from Pump Station 3 over to Pump Station 2 with only minor modifications to the existing sewer system. West Yost & Associates, Inc. used the field information collected from the City and confirmed that the new alternative was viable.

The new alternative will increase the efficiency of Pump Station 2 while decommissioning Pump Station 3 as an active pump station. For potential emergency and operational purposes, the City will purchase and install a new trailer mounted portable bypass pump at the Pump Station 3 facility. The portable bypass pump and existing ancillary equipment associated with Pump Station 3 will serve as a backup to Pump Station 2 in the event that Pump Station 2 needs to be taken out of service.

This proposed project alternative requires additional design work by West Yost & Associates, Inc. The proposed alternative should provide more efficient operation of the City's sewer system, increase operational flexibility for the City's wastewater staff, and will save the City an estimated \$1,000,000 in construction costs.

### **POLICY / RULE**

In accordance with Chapter 2.36 of the Folsom Municipal Code, supplies, equipment, services, and construction with a value of \$62,014 or greater shall be awarded by City Council.

### **ANALYSIS**

Amendment No. 1 includes the following tasks to complete the design:

- Project Management
- Prepare Design Documents
  - Pump Performance Testing
    - Required to correctly size the portable bypass pump
  - Electrical Gear Inspection
    - Determine reliability of existing electrical equipment for backup operation compared to everyday use
  - Prepare Design Drawings and Project Specifications
  - Virtual Design Review Meetings



- Surveying
- Environmental Review
- Design of Site Grading and Physical Security
  - Design of Site Grading, Paving and Fencing or Block Wall
  - Property Acquisition Support

This resolution will authorize the City Manager to execute Amendment No. 1 to the Agreement (Contract No. 173-21 18-035) with West Yost & Associates, Inc. for design of the Greenback Sewer and Lift Station Improvements Project. Amendment No. 1 will be in the amount of \$95,978 and the new contract amount, including Amendment No. 1 is \$488,164.

### **FISCAL IMPACT**

The Greenback Sewer and Lift Station Project was included in the FY 2020-21 Capital Improvement Plan with a - total project budget of \$2,653,786. Sufficient funds are available in the Wastewater Operating Fund (Fund 530) for this amendment.

### **ENVIRONMENTAL REVIEW**

An initial review of the project indicates that the project likely qualifies for a “replacement or reconstruction” exemption under CEQA Section 15301 (h). West Yost & Associates, Inc. will review all technical reports, develop the project description, and prepare the Notice of Exemption Form (NOE) from Appendix E of the CEQA Guidelines. In the event that any findings require additional CEQA work or analysis beyond the work required for the NOE, this will be brought back to City Council for consideration and approval.

### **ATTACHMENT**

Resolution No. 10512 - A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 18-035) with West Yost & Associates, Inc. for Design of the Greenback Sewer and Lift Station Improvements Project

Submitted,

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Marcus Yasutake, Director  
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT

**RESOLUTION NO. 10512**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AMENDMENT NO. 1 TO THE AGREEMENT (CONTRACT NO. 173-21 18-035) WITH WEST YOST & ASSOCIATES, INC. FOR DESIGN OF THE GREENBACK SEWER AND LIFT STATION IMPROVEMENTS PROJECT**

**WHEREAS**, the City is currently implementing its Sanitary Sewer System Management Plan (SSMP) which consists of condition assessment, as well as operation and system improvements; and

**WHEREAS**, the City is continuing to update its State Waste Discharge Requirements Order; and

**WHEREAS**, the City has identified this project as a priority to maintain integrity and operation of the sanitary sewer collection system; and

**WHEREAS**, West Yost & Associates, Inc. by reason of their past experience and abilities for performing these types of services, are qualified to perform the required engineering services for the project; and

**WHEREAS**, the Greenback Sewer and Lift Station Improvement Project was included in the FY 2020-21 Capital Improvement Plan; and

**WHEREAS**, sufficient funds are budgeted and available in the Wastewater Operating Fund (Fund 530) in the amount of \$95,978 for this amendment; 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 Amendment No. 1 to the Agreement (Contract No. 173-21 18-035) with West Yost & Associates, Inc. for design of the Greenback Sewer and Lift Station Improvements Project. Amendment No. 1 will be in the amount of \$95,978 and the new total contract amount, including Amendment No. 1 is \$488,164

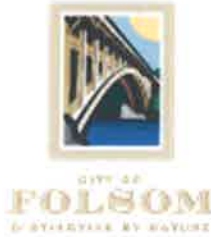
**PASSED AND ADOPTED** this 25<sup>th</sup> day of August 2020, by the following roll-call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK



## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10513 – A Resolution Authorizing the City Manager to Execute a Design Consulting Services Agreement with Wilson Design Studio for the Benevento Family Park and Neighborhood Park #3 Projects
<b>FROM:</b>	Parks and Recreation Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council approve Resolution No. 10513 – A Resolution Authorizing the City Manager to Execute a Design Consulting Services Agreement with Wilson Design Studio for the Benevento Family Park and Neighborhood Park #3 Projects.

### **BACKGROUND / ISSUE**

The City of Folsom Parks and Recreation Master Plan identifies a future 19.0-acre park site, of which approximately 9.0-acres are to be developed, referred to as Park Site #51 and now known as Benevento Family Park. The park site is located on Broadstone Parkway and Carpenter Hill Drive (Attachment 2). It is adjacent to Vista del Lago High School.

The City of Folsom Parks and Recreation Master Plan also identifies a future 11.7-acre site in the Folsom Plan Area, referred to as Neighborhood Park #3. This park site is located along Mangini Parkway across from Wildflower Way (Attachment 3). It is adjacent to Mangini Ranch Elementary School which is currently under construction.

The process for developing a new park starts with the Master Development Plan process with the resulting Draft Master Development Plan reviewed for compliance under the California Environmental Quality Act (CEQA). Upon approval, the Master Development Plan provides the design intent and guidance for the production of construction drawings and specifications which are then used for bidding and ultimately construction of the project.

The Parks and Recreation Department issued a Request for Proposal (RFP) for Park Planning services for Benevento Family Park and Folsom Plan Area – Neighborhood Park #3 on March 2, 2020. The planning process for both parks includes an updated Rough Order of Magnitude (ROM) Cost Estimate, Master Development Plan, community outreach, preparation of construction documents and specifications, bidding assistance and construction administration assistance.

The Parks and Recreation Master Plan identifies the following programmed elements for the two park sites as identified below.

**Benevento Family Park**

- Youth Ball Field (lighted)
- Soccer and Cricket overlay on outfield (lighted)
- Pond Improvements (potential fishing dock)
- Children’s Play Area
- Group Picnic Areas (two)
- Restroom Building
- Parking Lot

**Neighborhood Park #3**

- Youth Ball Field (lighted)
- Soccer Field (lighted)
- Basketball Court (lighted)
- Children’s Play Area
- Group Picnic Areas
- Restroom Building
- Parking Lot

**POLICY / RULE**

Pursuant to Section 2.36.080 of the Folsom Municipal Code, contracts for services costing \$62,014 or greater shall be awarded by the City Council.

In accordance with Section 2.36.110(G) of the Folsom Municipal Code, the award of a negotiated bid proposal shall be made to the responsible offeror whose proposal is determined to be the most advantageous to the City, taking into consideration price and the evaluation factors set forth in the request for proposals.

**ANALYSIS**

As required by Section 2.36.110 of the Folsom Municipal Code, the park design RFP was publicly advertised, and the original due date of March 30, 2020 was extended to April 30, 2020 due to the COVID-19 public health emergency. A total of 13 proposals were received by April 30. A full review of the 13 proposals was conducted by staff from the Parks and Recreation Department, and the proposals were evaluated based on a weighted response to the following requested proposal criteria (evaluation factors):

<b>Criteria</b>	<b>Potential Points</b>
1. Vision/Understanding	15
2. Project Issues Identification & Resolution Strategies	20
3. Discussion of Scope of Work	15
4. Qualifications/ Experience / References	20
5. Work Schedule	5
6. Staff Resumes (assigned to the project)	10
7. Cost Proposal	15
<b>Total Potential Points</b>	<b>100</b>

The proposal scores of the top five firms are listed below. The top five firms were then invited for virtual interviews with Parks and Recreation Department staff and one Parks and Recreation Commissioner. There were seven interview questions worth five points each for a total of 35 points.

Based on project vision and understanding, grasp of the City of Folsom and its distinctive characteristics, flexibility to modify scope/process if needed, their approach to community outreach in the new COVID-19 environment, and their vision and ability to capture efficiencies and savings where possible, the top ranked firm for the interview was identified as Wilson Design Studio.

The top five firms received the following rankings for their proposals and interviews:

<b>Firm</b>	<b>Wilson Design Studio</b>	<b>Verde Design</b>	<b>Gates &amp; Associates</b>	<b>RRM</b>	<b>LPA</b>
Proposal Points	96.33	95.33	91.33	87.00	79.67
Interview Points	32.88	26.13	26.88	23.88	21.88
<b>Total Points</b>	<b>129.21</b>	<b>121.46</b>	<b>118.21</b>	<b>110.88</b>	<b>101.55</b>
<b>Ranking</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
<i>Cost Proposal</i>					
Benevento	\$400,000	\$392,011	\$340,178	\$461,696	\$552,000
NP#3	\$490,000	\$396,575	\$309,338	\$447,181	\$528,000
<b>Total:</b>	<b>\$890,000</b>	<b>\$788,586</b>	<b>\$649,516</b>	<b>\$908,877</b>	<b>\$1,080,000</b>

It was originally intended that the design of Benevento Family Park would occur before that of Neighborhood Park #3 so that the two project efforts were staggered. However, given the recent direction by City Council at the May 26, 2020 City Council meeting, staff was

directed to further discuss the options for completing Benevento Family Park with the Parks and Recreation Commission. One other aspect of direction from the City Council was that additional funding be allocated to much-needed park renovation projects, which could change how and when Benevento Family Park is completed. . As such, when the design consultant is on-board, the first deliverable will be to provide updated construction costs (also known as Rough Order of Magnitude) for both Benevento Family Park and Neighborhood Park #3. Having these updated costs (especially for Benevento since it will need to be a scaled down or a different project) will be useful to the Parks and Recreation Commission in evaluating and recommending what type of project should occur at the site of Benevento Family Park or if there are other potential park construction options for use of the funding. Once the Parks and Recreation Commission (of which a subcommittee was established at the August 6, 2020 Commission meeting) has completed their evaluation, a recommendation will be brought back to the City Council for review and direction.

While the process of evaluating the best and highest use for the park funds for Benevento Family Park is taking place, the design consultant will begin work on the design of Neighborhood Park #3. In addition, in the next several weeks staff and an Ad-Hoc Committee assigned by the Parks and Recreation Commission on August 6, 2020, will launch the public process of officially naming the first new park in the Folsom Plan Area.

### **FINANCIAL IMPACT**

For Benevento Family Park, the estimated budget of \$400,000 for design services was designated to come from the Park Capital Improvement Fund (Fund 412). The project budget for this project is \$3,000,000 as approved in the FY 2020-21 Capital Improvement Plan. The cost proposal from Wilson Design Studio for design services is \$400,000.

For Neighborhood Park #3, the estimated budget of \$490,000 for design services was designated to come from Folsom Plan Area Specific Plan Impact Fund (Fund 472). The \$490,000 for design was approved in the FY 2000-21 Capital Improvement Plan . The cost proposal from Wilson Design Studio for design services is \$490,000.

### **ENVIRONMENTAL REVIEW**

Per California Environmental Quality Act (CEQA) guidelines, an environmental review will be conducted prior to the City Council approving the draft Master Development Plan for Benevento Family Park and Neighborhood Park #3.

### **ATTACHMENTS**

1. Resolution No. 10513 – A Resolution Authorizing the City Manager to Execute a Design Consulting Services Agreement with Wilson Design Studio for the Benevento Family Park and Neighborhood Park #3 Projects
2. Benevento Family Park Project Location
3. Neighborhood Park #3 Project Location

Submitted,

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Lorraine Poggione,  
Parks and Recreation Department Director

**ATTACHMENT 1**

Resolution No. 10513



**RESOLUTION NO. 10513**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DESIGN CONSULTING SERVICES AGREEMENT WITH WILSON DESIGN STUDIO FOR THE BENEVENTO FAMILY PARK AND NEIGHBORHOOD PARK #3 PROJECTS**

**WHEREAS**, on March 2, 2020, staff issued a Request for Proposal for park planning services for Benevento Family Park and Neighborhood Park #3 pursuant to Section 2.36.110 of the Folsom Municipal Code; and

**WHEREAS**, by April 30, 2020, staff received 13 qualified proposals; and

**WHEREAS**, following evaluation and ranking of the proposals, Wilson Design Studio was selected based on their qualifications, and extensive experience in park design and construction cost estimating; and

**WHEREAS**, Benevento Family Park is included in the Fiscal Year 2020-21 Capital Improvement Plan and includes funding for design and engineering of the project; and

**WHEREAS**, there are sufficient funds budgeted and available in the Park Improvement Fund (Fund 412) for Benevento Family Park; and

**WHEREAS**, Folsom Plan Area Neighborhood Park #3 is included in the Fiscal Year 2020-21 Capital Improvement Plan and includes funding for design and engineering of the project; and

**WHEREAS** there are sufficient funds budgeted and available in the Folsom Plan Area Specific Plan Impact Fund (Fund 472) for Neighborhood Park #3; and

**WHEREAS**, the Design and Consulting Services Agreement shall be in a form acceptable to the City Attorney.

**NOW, THEREFORE, BE IT RESOLVED** that the City Manager is authorized to execute a Design and Consulting Services Agreement with Wilson Design Studio for design services for the Benevento Family Park (\$400,000) and Folsom Plan Area Neighborhood Park #3 (\$490,000) projects, for a total not-to-exceed amount of \$890,000.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of August 2020, by the following roll-call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

**ATTACHMENT 2**

Benevento Family Park Project Location



Benevento Family Park  
Location Map

**ATTACHMENT 3**

Neighborhood Park #3 Project Location



Neighborhood Park #3  
Location Map

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**FOLSOM**  
CITY OF FOLSOM, CALIFORNIA

## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10514 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company LLC to Purchase Solid Waste Collection Vehicles and Appropriation of Funds
<b>FROM:</b>	Public Works Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10514 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company LLC to Purchase Solid Waste Collection Vehicles and Appropriation of Funds

### **BACKGROUND / ISSUE**

The Public Works Department must maintain a fleet of collection vehicles that is able to provide efficient and reliable solid waste collection service. The City's requirement for these collection vehicles is based on the need to replace its aging fleet (pursuant to the Division's approved replacement schedule) and to provide the current level of services to new customers as the City grows. Three of the vehicles being purchased will replace vehicles with higher than average maintenance costs, that are over fourteen years of age, and each have over 180,000 miles of use. The fourth vehicle is a fleet expansion for residential service north of Highway 50 and in Folsom Ranch.

This resolution will authorize the City Manager to execute an agreement with Western Truck Parts and Equipment Company LLC (Western Truck) for the purchase of two roll off and two automated side loader collection vehicles. The total cost for the purchase of these vehicles will not exceed \$1,169,217.26. Sufficient funds to purchase the replacement vehicles to be used north of Highway 50 are budgeted and available in the Fiscal Year 2020-21 Solid Waste Enterprise Fund (Fund 540). Staff is proposing to fund one of the side loader vehicles from

the Folsom Plan Area Solid Waste Capital Fund (Fund 544) in the amount of \$150,000. An additional appropriation will be required in the Folsom Plan Area Solid Waste Capital Fund.

### **POLICY / RULE**

Section 2.36.080 of the Folsom Municipal Code states, in part, that contracts for supplies, equipment, services and construction with an estimated value of \$62,014 or greater shall be awarded by the City Council.

Section 2.36.170 of the Folsom Municipal Code permits cooperative purchasing agreements for the procurement of any supplies, equipment, service or construction with one or more public procurement units in accordance with an agreement entered into or between the participants.

### **ANALYSIS**

Sourcewell, which was previously known as the National Joint Powers Agency, is a national cooperative purchasing entity of which the City of Folsom is a member. The City has purchased numerous items through Sourcewell.

Western Truck has a current contract with Sourcewell for solid waste collection vehicles at a price that has been assessed to be fair, reasonable and competitive.

Sourcewell contract number #081716-PMC will be utilized for the purchase of solid waste collection vehicles.

- New Way Automated Side Loader with Peterbilt chassis - \$349,978.04 per vehicle
- Amrep Roll Off with Peterbilt chassis - \$234,630.59 per vehicle

These prices include taxes, tire fees and delivery.

### **FINANCIAL IMPACT**

\$1,500,000 has been appropriated within the Solid Waste Fiscal Year 2020-21 Operating Budget to purchase vehicles. The Department is requesting that the new contract be authorized for a not to exceed amount of \$1,169,217.26. The contract will be funded in the Solid Waste Operating Fund (Fund 540) in the amount of \$1,019,217.26 which was budgeted in the Fiscal Year 2020-21 Budget and is available. The remaining \$150,000 will be funded from the Folsom Plan Area Solid Waste Capital Fund (Fund 544) which is available but will need an appropriation.

### **ENVIRONMENTAL REVIEW**

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).



**ATTACHMENTS**

1. Resolution No. 10514 – A Resolution Authorizing the City Manager to Execute an Agreement with Western Truck Parts and Equipment Company LLC to Purchase Solid Waste Collection Vehicles and Appropriation of Funds

Submitted,



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Dave Nugen, Public Works Director

**RESOLUTION NO. 10514**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT WITH WESTERN TRUCK PARTS AND EQUIPMENT COMPANY LLC TO PURCHASE SOLID WASTE COLLECTION VEHICLES AND APPROPRIATION OF FUNDS**

**WHEREAS**, the Public Works Department has validated its need to purchase two roll off solid waste collection vehicles and two automated side loader solid waste collection vehicles based on an approved replacement and expansion schedule; and

**WHEREAS**, this purchase will be made through Sourcwell, which used its recognized cooperative purchasing agreement to award a contract to Western Truck Parts and Equipment Company LLC; and

**WHEREAS**, funding for the contract will be divided between the Solid Waste Operating Fund (Fund 540) in the amount of \$1,019,217.26 and the Folsom Plan Area Solid Waste Capital Fund (Fund 544) in the amount of \$150,000; and

**WHEREAS**, sufficient funds in the amount of \$1,019,217.26 are available in the Fiscal Year 2020-21 Solid Waste Fund (Fund 540) Budget for the purchase of vehicles; and

**WHEREAS**, sufficient funds are available in the Folsom Plan Area Solid Waste Fund (Fund 544) to add an additional appropriation in the amount of \$150,000 for the purchase of vehicles; and,

**WHEREAS**, staff recommends the execution of a contract with Western Truck Parts and Equipment Company LLC for the purchase of two roll off solid waste collection vehicles and two automated side loader solid waste collection vehicles; 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 an agreement with Western Truck Parts and Equipment Company LLC to purchase two Amrep Roll Off Solid Waste Collection Vehicles with Peterbilt chassis, and two New Way Automated Side Loader Solid Waste Collection Vehicles with Peterbilt chassis for the Public Works Department at a not to exceed amount of \$1,169,217.26.

**THEREFORE, BE IT FURTHER RESOLVED**, that the Finance Director is authorized to appropriate an additional \$150,000 to the Folsom Plan Area Solid Waste Capital Fund (Fund 544).

**PASSED AND ADOPTED** this 25<sup>th</sup> day of August 2020, by the following roll-call vote:

**AYES:** Council Member(s):  
**NOES:** Council Member(s):  
**ABSENT:** Council Member(s):  
**ABSTAIN:** Council Member(s):

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Sarah Aquino, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK

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CITY OF  
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CALIFORNIA

## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10515 – A Resolution Authorizing the City Manager to Apply for a Grant for Volkswagen Mitigation Settlement Funding for Two Electric Refuse Collection Vehicles
<b>FROM:</b>	Public Works Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10515 - A Resolution Authorizing the City Manager to Apply for a Grant for Volkswagen Mitigation Settlement Funding for Two Electric Refuse Collection Vehicles.

### **BACKGROUND / ISSUE**

The Folsom 2035 General Plan adopted by the Folsom City Council includes a goal of reducing the consumption of carbon-intensive fuels. In Fiscal Year 2019-20 the City of Folsom purchased 225,000 gallons of diesel fuel. Nearly 90% percent of that was utilized in the City's fleet of refuse collection vehicles. The exhaust from diesel engines exposes the community to dangerous green-house gas emissions. Converting to electric refuse trucks has the potential to significantly reduce green-house gas emissions produced by City operations. In addition, while the initial purchase price of an electric refuse truck far exceeds the cost of the diesel trucks, the operational cost is much lower, so long term savings are expected.

As an incentive for collection fleets to convert to clean energy vehicles, grant funding is available to assist with the initial cost. Earlier this month Volkswagen (VW) mitigation funding was made available for refuse collection vehicles. On August 18, 2020, the California Air Resources Board began accepting funding applications on a first come, first served basis. Due to the nature of this application process, the Public Works Department submitted an application as soon as it was available.

## **POLICY / RULE**

The City Council Adopted Resolution No. 10405 Amending Financial Policies of the City of Folsom regarding grant administration on April 14, 2020. Section D – Intergovernmental Revenues, Paragraph A – Grant Applications states, “Grant application shall be the responsibility of the department seeking the grant. Grant applications which require an expenditure of funds by the City of less than or equal to the City Manager contract authority amount may be approved by the City Manager prior to submittal to the grantor. All other grant applications, including any requiring an ongoing commitment of resources or staff, shall be reviewed and approved by the City Council prior to submittal. In circumstances where it is not possible for the City Council to approve the grant application prior to submittal, the City Manager may approve the application subject to the City Council ratification as soon as practicable to do so.

Requests to the City Council or the City Manager for approval of a grant application shall identify anticipated long-term maintenance and/or renovation costs, required City matching funds, and additional personnel that may be needed if the grant is awarded for a capital project. With respect to grants for staffing, the source of funds for long-term staffing after the expiration of the grant shall also be identified in the request for approval of the grant application.

All grant applications on behalf of the City shall be reviewed by the Finance Director before submittal to the City Council or the grantor.”

## **ANALYSIS**

The Solid Waste Division (Division) is seeking grant funding to assist with the purchase of two electric refuse collection vehicles. This technology has the potential to eliminate emissions from refuse collection vehicles; however, since the technology is relatively new and costly, the Division would like to purchase one residential side loader and one rear loader to pilot the technology and evaluate the effectiveness within the operation.

The Lion Electric Co. (Lion) has been awarded a cooperative bidding contract from the California Department of General Services for class 8 Refuse trucks. The Lion class 8 trucks are 100% electric so in addition to eliminating emissions, they will eliminate the possibility of hydraulic spills which are costly to clean up and leave stains on City streets. The purchase price for two Lion Electric Refuse Trucks is estimated at \$1,100,000.

The VW grant would provide \$200,000 per electric vehicle and requires the City to dispose of two diesel vehicles to qualify. Last year the Solid Waste Division applied for a grant from the Sacramento Metro Air Quality Management District (SMAQMD) and was approved for \$102,000 for the disposal of two diesel trucks and purchase of two electric refuse vehicles. These funding sources are stackable and if both are applied, would provide \$502,000 in grant funding for the purchase of electric refuse vehicles.

The cost of the vehicles less available funding would bring the purchase price below the amount the city currently pays for a residential side loader, which is approximately \$350,000. In addition to the immediate saving, the reduced cost of electricity versus fuel and lower maintenance cost provide year over year savings.

In addition to the truck purchase price, the Division would also need to invest in charging infrastructure. Sacramento Municipal Utility District (SMUD) sent an electrician to evaluate the project and the infrastructure was estimated to cost \$92,940. SMUD may also have funding available to contribute to the cost of infrastructure; however, no funding has been secured for the infrastructure at this time.

### **FINANCIAL IMPACT**

If approved, the VW mitigation grant would provide the Solid Waste Division with \$400,000 toward the purchase of two fully electric refuse collection vehicles. The cost to the city after the VW mitigation grant and the SMAQMD grant is estimated at approximately \$700,000, including charging infrastructure. This is comparable to the cost of diesel collection trucks. The life expectancy of an electric refuse vehicle is expected to be twelve (12) years. Over the life of the truck, the estimated maintenance and operating cost are estimated to be \$35,000 less per year than diesel, for a lifetime savings of \$420,000.

\$1,500,000 has been appropriated within the Solid Waste Fiscal Year 2020-21 Capital Outlay Budget to purchase vehicles. The Department is requesting to use most of this funding, \$1,169,217.26, to purchase diesel collection vehicles due to their proven reliability. The remaining \$330,782.74 is budgeted and available in the Fiscal Year 2020-21 Solid Waste Enterprise Fund (Fund 540). An additional appropriation of approximately \$370,000 would be requested to complete this project if grant funding is secured.

### **ENVIRONMENTAL REVIEW**

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

### **ATTACHMENTS**

Resolution No. 10515 – A Resolution Authorizing the City Manager to Apply for a Grant for Volkswagen Mitigation Settlement Funding for Two Electric Refuse Collection Vehicles.

Submitted,



\_\_\_\_\_  
Dave Nugen, Public Works Director

**RESOLUTION NO. 10515**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPLY FOR A GRANT FOR VOLKSWAGEN MITIGATION SETTLEMENT FUNDING FOR TWO ELECTRIC REFUSE COLLECTION VEHICLES**

**WHEREAS**, the Solid Waste Division desires to purchase two electric refuse collection vehicles to pilot the feasibility of the technology within the City of Folsom waste collection operation; and

**WHEREAS**, the Folsom 2035 General Plan commits to reducing the consumption of carbon-intensive fuels through the purchase of more efficient vehicles; and

**WHEREAS**, refuse collection vehicles consume more diesel fuel than any other City of Folsom fleet vehicles; and

**WHEREAS**, applications are being accepted for Volkswagen Mitigation grant funding for the purchase of electric refuse collection vehicles in conjunction with the disposal of diesel vehicles; and

**WHEREAS**, the Volkswagen Mitigation grant in combination with other grant funding would make the cost comparable to diesel collection vehicles; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom hereby authorizes the City Manager to apply for a grant for Volkswagen Mitigation Settlement funding for two electric refuse collection vehicles.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of August 2020, by the following roll-call vote:

- AYES:** Council Member(s):
- NOES:** Council Member(s):
- ABSENT:** Council Member(s):
- ABSTAIN:** Council Member(s):

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK





CITY OF  
**FOLSOM**  
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## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	Consent Calendar
<b>SUBJECT:</b>	Resolution No. 10516 - A Resolution Authorizing Additional Spending Under the Current Agreement with Schaefer Systems Inc. (Contract No. 173-21 17-067) for the Purchase of Residential Solid Waste Containers
<b>FROM:</b>	Public Works Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

The Public Works Department recommends that the City Council pass and adopt Resolution No. 10516 - A Resolution Authorizing Additional Spending Under the Current Agreement with Schaefer Systems Inc. (Contract No. 173-1 17-067) for the Purchase of Residential Solid Waste Containers.

### **BACKGROUND / ISSUE**

The Solid Waste Division (Solid Waste) of the Public Works Department is responsible for providing timely collection of residential and commercial solid waste and recycling in the City of Folsom. Solid Waste has a need to purchase recycling, refuse and green waste containers (cans) on a continuing basis to maintain a working inventory of five different can types for curbside collection. The majority of cans purchased will be used to replace damaged cans currently in service; however, some will also be used to provide additional service to existing customers, as well as to provide cans to new homes. Prompt replacement of damaged cans and providing additional cans where needed enables the City to provide reliable and efficient service for collection of the City's residential waste. In addition, properly functioning containers help prevent litter and protect material from water intrusion, which can increase disposal cost and reduce the recyclability of some material.

In Fiscal Year 2017-18 Folsom City Council passed Resolution Number 10002 authorizing the City Manager to execute an agreement with Schaefer Systems Inc. (Schaefer) for the purchase

of solid waste containers in an amount not to exceed \$250,000. The agreement allows for additional spending in subsequent years; however, in error, the resolution only approved the amount necessary to meet the current Fiscal Year. The current agreement with Schaefer has a remaining term of two years with the option of two one-year extensions.

The demand for containers is continuous and Solid Waste has continued to meet customer needs by purchasing solid waste, recycling and green waste collection containers under the existing agreement. The demand for cans is also increasing due to most of them being past their anticipated useful life, new construction and most recently due to increased residential waste during the COVID-19 health crisis. This resolution will authorize annual can purchases based on projected demand as well as ratify the spending that has already occurred in excess of \$250,000 to maintain consistent and reliable services.

### **POLICY / RULE**

In accordance with Section 2.36.080 of the Folsom Municipal Code; supplies, equipment, services and construction with a value of \$62,014 or greater shall be approved by City Council.

### **ANALYSIS**

Solid Waste executed a contract with Schaefer in Fiscal Year 2017-18 for the purchase of cans. The contract was awarded by cooperative purchasing through National Joint Powers Alliance (NJPA) contract #041217. Solid Waste has been satisfied with the quality and service provided by Schaefer Systems Inc. and wishes to continue purchasing residential waste cans under the existing contract.

The City Council previously approved spending not to exceed \$250,000 which was intended to cover the initial contract year only. In error, the resolution approving the contract did not include spending for subsequent fiscal years. To ensure continuity of service and until this error was identified, Solid Waste continued purchasing residential cans. In Fiscal Year 2018-19 can purchases totaled \$283,217.53, and in Fiscal Year 2019-20 can purchases totaled \$348,143.06.

Each year Solid Waste projects the amount that will be needed for cans and includes this in the annual budget. For Fiscal Year 2020-21 Solid Waste projected expenses of \$358,789 for the purchase of residential cans.

A combination of three funding sources are used to purchase cans. The City receives City/County Payment Program funds from CalRecycle for beverage container recycling and these funds are currently being used exclusively for the purchase of residential recycling cans. Impact fees are used to provide cans for new homes and monthly service fees are used for the remaining containers.

**FINANCIAL IMPACT**

Funds are budgeted and available in Fiscal Year 2020-21 Solid Waste Operating Fund (Fund 540) and Solid Waste Capital Fund (Fund 541). The operating budget includes \$19,499 from the City/County Payment Program and \$253,979 from Solid Waste operating revenue. The capital budget includes \$85,000 from impact fees.

In subsequent years of the contract, the financial impact will be projected annually and included in the Solid Waste budget. This resolution authorizes annual spending in an amount not to exceed the combined authorized departmental supplies budgets for Solid Waste Operating (Fund 540) Collections Division (540.3501), Solid Waste Grant (540.3505) and Solid Waste Capital (Fund 541).

**ENVIRONMENTAL REVIEW**

This action is exempt from environmental review under the California Environmental Quality Act (CEQA).

**ATTACHMENTS**

Resolution No. 10516 – A Resolution Authorizing Additional Spending Under the Current Agreement with Schaefer Systems Inc. (Contract No. 173-21 17-067) for the Purchase of Residential Solid Waste Containers.

Submitted,



\_\_\_\_\_  
Dave Nugen, PUBLIC WORKS DIRECTOR

**RESOLUTION NO. 10516**

**A RESOLUTION AUTHORIZING ADDITIONAL SPENDING UNDER THE CURRENT AGREEMENT WITH SCHAEFER SYSTEMS INC. (CONTRACT NO. 173-21 17-067) FOR THE PURCHASE OF RESIDENTIAL SOLID WASTE CONTAINERS**

**WHEREAS**, Solid Waste Division staff has an ongoing need to purchase solid waste containers to continue to conduct solid waste and recyclables collections safely and efficiently; and

**WHEREAS**, Solid Waste Division has an existing contract with Schaefer Systems Inc. for the purchase of residential waste containers; and

**WHEREAS**, the existing contract for solid waste containers has a not to exceed amount of \$250,000 for Fiscal Year 2017-2018; and

**WHEREAS**, the existing contract for solid waste containers allows a not to exceed amount in subsequent years to the amount approved by City Council in the Solid Waste budget; and

**WHEREAS**, Solid Waste Division has exceeded the authorized amount of the contract to ensure continuity of service; and

**WHEREAS**, Solid Waste Division included a projected cost of \$358,789 for residential collection containers in the Fiscal Year 2020-21 budget; and

**WHEREAS**, sufficient funds are budgeted and available in the Solid Waste Operating Fund (Fund 540) and Solid Waste Capital Fund (Fund 541); and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Folsom ratifies expenditures already incurred in excess of \$250,000 to ensure continuity of solid waste services; and

**BE IT FURTHER RESOLVED** that the City Council of the City of Folsom authorizes additional spending under the current agreement with Schaefer Systems Inc for an annual not to exceed amount equal to the amount approved in the annual Solid Waste budget.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of August 2020, by the following roll-call vote:

**AYES:** Council Member(s):  
**NOES:** Council Member(s):  
**ABSENT:** Council Member(s):  
**ABSTAIN:** Council Member(s):

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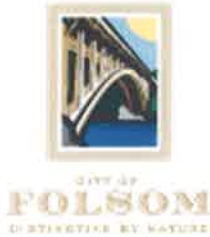
Sarah Aquino, MAYOR

ATTEST:

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Christa Freemantle, CITY CLERK

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## Folsom City Council Staff Report



<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	Public Hearing
<b>SUBJECT:</b>	Resolution No. 10507 – A Resolution Amending Exhibit A to Resolution No. 10491 Regarding the Off-Site Water Treatment Plant Set-Aside Fee in the Folsom Plan Area Specific Plan Infrastructure Fees
<b>FROM:</b>	Finance Department

**RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council adopt Resolution No. 10507 – A Resolution Amending Exhibit A to Resolution No. 10491 Regarding the Off-Site Water Treatment Plant Set-Aside Fee in the Folsom Plan Area Specific Plan Infrastructure Fees.

**BACKGROUND / ISSUE**

On January 28, 2014, the Public Facilities Financing Plan (PFFP) was adopted by the City Council with Resolution No. 9298. The PFFP is an \$877 million plan that described the infrastructure and facility costs, presented a financing strategy and estimated the time horizon for the development in the Folsom Plan Area (FPA). The PFFP proposed the establishment of several impact fees for the development of the backbone infrastructure including roadway improvements, potable and non-potable water systems, wastewater systems, storm drainage infrastructure and habitat mitigation to serve the FPA.

On September 8, 2015, the City Council adopted Resolution No. 9642 which approved the nexus study for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) and set the initial amount of the SPIF Fees. On January 9, 2018, the City Council adopted Resolution No 10059 which adopted the Fiscal Year 2017-18 update for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) and set the updated amount of the SPIF Fees.

On June 11, 2019, the City Council adopted Ordinance No. 1293 amending sections 3.130.010(JJ) and 3.130.030(E)(1)(c) of the Folsom Municipal Code pertaining to the Set-aside component of the Folsom Plan Area SPIF Fees.

On July 28, 2020, the City Council adopted Resolution No. 10491, which adopted the Nexus Study for Fiscal Year 2020-2021 and updated the amount of the SPIF Fees.

On August 25, 2020, the City Council adopted Ordinance No. 1307 which further amended sections 3.130.010(JJ) and 3.130.030(E)(1)(c) of the Folsom Municipal Code pertaining to the Set-Aside component of the Folsom Plan Area SPIF Fees to change the Off-Site Water Fee to a Set-Aside fee to be collected at building permit issuance rather than prior to final map approval.

### **POLICY / RULE**

General Plan Policy 11.6 – states that it is the policy of the City of Folsom to require new development to bear the cost of its increased demand on municipal services and facilities so as not to create a greater burden on existing residents.

Section 3.130.030(A) of the Folsom Municipal Code authorizes adoption of the SPIF Fee by Council Resolution.

### **ANALYSIS**

Pursuant to the First Amended and Restated Tier 1 Development Agreement between the City of Folsom and Certain Landowners in the FPA, developers are responsible for the costs of the Infrastructure, Public Lands, and Community Parkland necessary to serve the development in the FPA. The SPIF Program is the mechanism to equalize the costs of the Infrastructure, Public Lands and Community Parkland in the FPA. The SPIF Program also includes a Set-Aside component to equalize the costs amongst all the FPA landowners for the Phase 1 Potable Water and Phase 1 Sanitary Sewer Infrastructure required to serve the first 2,500 dwelling units in the FPA. The Phase 1 Potable Water and Sanitary Sewer Improvements necessary to serve the initial development in the FPA has been completed and accepted by the City and is currently in City ownership and maintenance. In addition to potable water and sanitary sewer infrastructure, the SPIF Program was amended in June 2019 to include the costs for off-site roadway improvement requirements and an Off-site Roadway Improvement Set-Aside Fee was established to be collected at building permit issuance.

The current Specific Plan Infrastructure Fee includes an Off-Site Water fee. The Off-Site Water fee was established to reimburse the City for a portion of the FPA share of costs incurred by the City for changes at the water treatment plant to accommodate future citywide growth, including new Folsom Plan Area Specific Plan (FPASP) development. The current fee is collected at final map, and the existing SPIF Program does not include a dedicated set-aside component for payment to the City for the FPA's share of the Off-site Water Treatment Plant cost obligations previously paid for by the City. It is important to facilitate a mechanism to



reimburse the City for the Off-Site Water Treatment Plant improvements constructed to serve developments in the FPA. Currently that mechanism does not exist.

Staff proposes to establish a SPIF Off-Site Water Treatment Plant Set-Aside Fee which will be implemented on new development based on the factors used in the SPIF Nexus Study Fiscal Year 2020-2021 Update. The SPIF Nexus Study Fiscal Year 2020-2021 Update was approved by the City Council on July 28, 2020. As shown in Exhibit A, the fee will be between \$354 to \$1,306 per unit for residential uses and between \$.027 and \$.41 for non-residential uses.

The Off-Site Water Treatment Plant Set-Aside Fee will be added to the SPIF fees, but unlike the SPIF fees, the Off-site Water Treatment Plant Set-Aside Fee will be collected at building permit issuance. The proposed fee is attached to the resolution as Exhibit A, Table 27. The Off-Site Water Treatment Plant Set-Aside Fee is not an additional fee but rather simply changes how the fee is collected by the City. The current SPIF fee is collected at final map and the Off-Site Water Treatment Plant Set-Aside Fee will be collected at building permit issuance.

The Nexus Study for the FPA identified the cost for the SPIF-funded off-site water to be \$7,665,000 (2017 \$). Several final small lot subdivision maps have been approved up to this point and the SPIF fee obligations have been previously satisfied for those final small lot maps. The amount of the SPIF Off-Site Water Treatment Plant Set-Aside funding that would have been paid by new development on those final small lots will be collected through a reimbursement of future SPIF – Infrastructure Fees collected by the City. The infrastructure constructing entities in the FPA will be the entities to receive reimbursements from future SPIF fees collected from new development and will be reimbursed on a first-in, first-out basis based on a calendar-year priority. With concurrence of the landowners, staff proposes to include the City on parity with each of the original constructing entities (each with a calendar-year priority of 2017). Reimbursements to the City and two constructing entities would be paid to each party based on a percentage basis equal to the outstanding reimbursement amounts owed to a party as compared to the total amount owed to all parties with the same calendar-year priority.

Exhibit A to Resolution No. 10491 is amended to include Table 27, the Off-Site Water Treatment Plant Set-Aside Fee and is attached to Resolution No. 10507.

### **FINANCIAL IMPACT**

There is no financial impact to the General Fund (Fund 010).

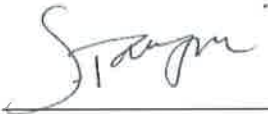
### **ENVIRONMENTAL REVIEW**

This action is exempt from the California Environmental Quality Act under 15061(b)(3) of the CEQA Guidelines.

**ATTACHMENTS**

1. Resolution No. 10507 – A Resolution Amending Exhibit A to Resolution No. 10491 Regarding the Off-Site Water Treatment Plant Set-Aside Fee in the Folsom Plan Area Specific Plan Infrastructure Fees
2. Resolution No. 10491 - A Resolution Adopting the Nexus Study Fiscal Year 2020-2021 Update for the Folsom Plan Area Specific Plan Infrastructure Fees (SPIF) and to Set the Updated Amount of the SPIF Fees

Submitted,



---

Stacey Tamagni, Finance Director

# ATTACHMENT 1

**RESOLUTION NO. 10507****A RESOLUTION AMENDING EXHIBIT A TO RESOLUTION NO. 10491 REGARDING THE OFF-SITE WATER TREATMENT PLANT SET-ASIDE FEE IN THE FOLSOM PLAN AREA SPECIFIC PLAN INFRASTRUCTURE FEES**

**WHEREAS**, on January 28, 2014, the Public Facilities Financing Plan for the Folsom Plan Area (PFFP) was adopted by the City Council with Resolution No. 9298; and

**WHEREAS**, on September 8, 2015, the City Council adopted Ordinance No. 1235 and codified the Folsom Plan Area Specific Plan Infrastructure Fee (“SPIF”) in Chapter 3.130 of the Folsom Municipal Code; and

**WHEREAS**, also on September 8, 2015, the City Council adopted Resolution No. 9642 which approved the initial Nexus Study for the SPIF Fee and set the initial amount of the SPIF Fee; and

**WHEREAS**, on January 9, 2018, the City Council approved Resolution No. 10059, which adopted the 2017-2018 fiscal year nexus study and set the updated amounts of the SPIF Fees; and

**WHEREAS**, on July 28, 2020, the City Council approved Resolution No. 10491, which adopted the 2020-2021 fiscal year nexus study and set the updated amounts of the SPIF Fees; and

**WHEREAS**, the PFFP included the Off-Site Water Fee as a component of the SPIF; however, the mechanism to collect the Off-Site Water Fee was inadvertently omitted in the SPIF Fee; and

**WHEREAS**, Attachment A to this Resolution contains the Off-Site Water Treatment Plant Fee as a set-aside to the SPIF Fee to be assessed and collected with new building permits issued in the Folsom Plan Area; and

**WHEREAS**, the landowners and developers in the Folsom Plan Area have expressed support for this Resolution, and desire that the Off-Site Water Treatment Plant Set-Aside Fee be assessed and collected at building permit issuance for both residential and commercial projects; and

**WHEREAS**, the landowners and developers in the Folsom Plan Area concur to include the City on parity with each of the original constructing entities (each with a calendar-year priority of 2017) for purpose of reimbursing the City for Off-Site Water Treatment Plant Set-Aside Fees that had not been collected prior to this Resolution; and

**WHEREAS**, reimbursement to the City and the constructing entities would be paid to each party based on a percentage basis equal to the outstanding reimbursement amounts owed to a constructing entity as compared to the total amount owed to all constructing entities with the same calendar-year priority.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Folsom that Exhibit A to Resolution No. 10491 shall be superseded by, and replaced with, Exhibit A

attached to this Resolution, which includes the Off-Site Water Treatment Plant Set-Aside Fee in the Folsom Plan Area Specific Plan Infrastructure Fee.

**BE IT FURTHER RESOLVED** that the Off-Site Water Treatment Plant Set-Aside Fee shall be collected at building permit issuance for both residential and commercial projects in the Folsom Plan Area effective thirty days from the date of this Resolution.

**BE IT FURTHER RESOLVED** that the City shall be reimbursed for Off-Site Water Treatment Plant Set-Aside Fees that had not been collected from the SPIF Fees previously collected on a percentage basis equal to the outstanding reimbursement amounts owed to a constructing entity as compared to the total amount owed to all constructing entities eligible for reimbursement under the SPIF Ordinance with the same calendar-year priority.

**BE IT FURTHER RESOLVED** that all fees in Exhibit A attached to this Resolution other than the Off-Site Water Treatment Plant Set-Aside Fee, having been previously adopted in Resolution No. 10491, shall continue to be collected without change and without delay.

**PASSED AND ADOPTED** this 25<sup>th</sup> day of August 2020, by the following roll call vote:

- AYES:** Council Members:
- NOES:** Council Members:
- ABSENT:** Council Members:
- ABSTAIN:** Council Members:

\_\_\_\_\_  
Sarah Aquino, MAYOR

ATTEST:

\_\_\_\_\_  
Christa Freemantle, CITY CLERK

**Exhibit A**  
**Folsom Plan Area Specific Plan Infrastructure Fees**  
**Effective August 1, 2020**

**DRAFT**

Page 1 of 2

**Table 1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2020 Update**  
**SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

SPIF Summary
--------------

Item	Residential - SPIF Per Dwelling Unit					
	Single-Family		Multifamily			Mixed Use
	Low Density	High Density	Low Density	Med. Density	High Density	
<b>Specific Plan Infrastructure Fee (SPIF)</b>						
On- and Off-Site Roadways	\$14,377	\$13,070	\$11,783	\$10,456	\$9,802	\$9,149
Dry Utilities	\$3,219	\$3,219	\$2,415	\$2,415	\$2,415	\$2,415
On-Site Water	\$10,002	\$6,273	\$3,899	\$3,221	\$3,052	\$2,712
Off-Site Water	\$4,982	\$3,124	\$1,942	\$1,604	\$1,520	\$1,351
Recycled Water	\$3,009	\$1,887	\$1,173	\$989	\$918	\$818
Drainage	\$6,893	\$6,814	\$6,037	\$3,373	\$2,902	\$4,052
Sewer	\$1,153	\$1,153	\$865	\$865	\$865	\$865
Habitat Mitigation	\$1,207	\$724	\$440	\$211	\$159	\$197
Administration (3% of sum of all SPIF costs)	\$1,345	\$1,002	\$856	\$693	\$649	\$847
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$46,188</b>	<b>\$37,146</b>	<b>\$29,390</b>	<b>\$23,807</b>	<b>\$22,281</b>	<b>\$22,204</b>

Source: City of Folsom; MacKay &amp; Sompe; EPS.

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Page 2 of 2

**Table 1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2020 Update**  
**SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

**SPIF Summary**

Item	Nonresidential - SPIF Per Bldg. Sq. Ft				
	Mixed Use Commercial	Industrial/Office Park (IND/OP)	General Commercial	Community Commercial	Regional Commercial
<b>Specific Plan Infrastructure Fee (SPIF)</b>					
On- and Off-Site Roadways	\$17.60	\$14.80	\$20.80	\$20.80	\$15.19
Dry Utilities	\$2.24	\$1.51	\$1.81	\$2.05	\$1.63
On-Site Water	\$3.18	\$2.55	\$2.40	\$2.72	\$2.04
Off-Site Water	\$1.57	\$1.27	\$1.20	\$1.35	\$1.02
Recycled Water	\$0.95	\$0.77	\$0.72	\$0.82	\$0.61
Drainage	\$9.23	\$6.21	\$7.48	\$6.47	\$6.71
Sewer	\$0.12	\$0.23	\$0.12	\$0.12	\$0.12
Habitat Mitigation	\$0.45	\$0.30	\$0.38	\$0.41	\$0.33
Administration (3% of sum of all SPIF costs)	\$1.06	\$0.83	\$1.05	\$1.10	\$0.83
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$36.38</b>	<b>\$28.48</b>	<b>\$35.85</b>	<b>\$37.84</b>	<b>\$28.48</b>

Source: City of Folsom; MacKey & Somps; EPS.

fee summ





**DRAFT**

Page 2 of 2

**Table 2**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2020 Update**  
**Folsom Heights SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

<b>Folsom Heights SPIF Summary</b>
------------------------------------

Item	Nonresidential - SPIF Per Bldg. Sq. Ft [1]				
	Mixed Use Commercial	Industrial/Office Park (IND/OP)	General Commercial	Community Commercial	Regional Commercial
<b>Specific Plan Infrastructure Fee (SPIF)</b>					
On- and Off-Site Roadways	\$17.60	\$14.60	\$20.80	\$20.80	\$15.19
Dry Utilities	\$2.24	\$1.51	\$1.81	\$2.05	\$1.83
On-Site Water	-	-	-	-	-
Off-Site Water	-	-	-	-	-
Recycled Water	-	-	-	-	-
Drainage	\$9.23	\$6.21	\$7.48	\$8.47	\$6.71
Sewer	-	-	-	-	-
Habitat Mitigation	\$0.45	\$0.30	\$0.36	\$0.41	\$0.33
Administration (3% of sum of all SPIF costs)	\$0.89	\$0.68	\$0.91	\$0.95	\$0.72
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$30.41</b>	<b>\$23.60</b>	<b>\$31.37</b>	<b>\$32.69</b>	<b>\$24.67</b>

FH fee summ

Source: City of Folsom; MacKay &amp; Soms; EPS.

[1] Folsom Heights Includes only Single-Family, Single-Family Low Density, and Multifamily Low Density residential land uses, and only General Commercial nonresidential land uses. However, this table shows the corresponding SPIF Fee for all FPASP land uses assuming the SPIF Infrastructure Fee components charged to Folsom Heights development.

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**Table 25**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2020 Update**  
**SPIF Set-Aside (Water & Sewer)**

Residential Land Use [1]	SPIF Set-Aside per Unit	
	FY 2019-2020	Proposed FY 2020-2021
<i>Annual Escalation Rate [2]</i>		2.25%
Single-Family (SF)	\$3,313	\$3,388
Single-Family High Density (SFHD)	\$2,078	\$2,125
Multifamily Low Density (MLD)	\$1,292	\$1,321
Multifamily Medium Density (MMD)	\$1,067	\$1,091
Multifamily High Density (MHD)	\$1,011	\$1,034
Mixed Use (MU) - Residential	\$899	\$919

set aside

Source: Engineering-News Record; EPS.

[1] SPIF Set-Aside is not applicable to nonresidential uses.

[2] Per Chapter 3.130.030 of the Folsom Municipal Code, the City's Finance Director's determination of general changes in annual construction costs may be based upon averaging the Construction Cost Index (CCI) for twenty cities and for San Francisco, as published in the Engineering News-Record publication for the preceding 12 months ending in December of the prior calendar year. See Table O-2 and Table O-1 for details.



# DRAFT

Parkland Equalization Allocation

**Table 28**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2020 Update**  
**SPIF Parkland Equalization Allocation (2020\$)**

Land Use	Land Uses [1]		Allocation Basis			Parkland Allocation		
	Developable Acres	Units/ Sq. FL	Persons per Household	Persons Served	Distribution of Persons Served	Assigned Acres	Parkland Requirement Factor	Cost per Unit
Formula	A	B	C	D=C*B	E=D/Total EDUs	F=Total Acres*E	H=F/B	H*Cost/Acre
<b>Residential</b>		<i>units</i>					<i>per unit</i>	
Single-Family (SF)	487.8	1,535	2.92	4,482	18.0%	22.5	0.0146	\$6,128
Single-Family High Density (SFHD) [1]	822.0	4,567	2.92	13,336	47.7%	68.9	0.0146	\$6,128
Multifamily Low Density (MLD) [1]	278.9	2,385	1.94	4,646	16.6%	23.3	0.0097	\$4,072
Multifamily Medium Density (MMD)	47.8	896	1.94	1,738	6.2%	8.7	0.0097	\$4,072
Multifamily High Density (MHD)	64.3	1,601	1.94	3,106	11.1%	15.6	0.0097	\$4,072
Mixed Use (MU) - Residential	17.1	343	1.94	665	2.4%	3.3	0.0097	\$4,072
<b>Total</b>	<b>1,697.7</b>	<b>11,337</b>		<b>27,974</b>	<b>100.0%</b>	<b>140.3</b>		<b>\$418,667 per acre</b>

*parkland alloc*

Source: MacKey & Soms, EPS

[1] Reflects the land uses as of June 30, 2016.

[2] For purposes of calculating the SPIF Parkland Equalization Fee, 114 MLD dwelling units in Russell Ranch are calculated as SFHD; therefore, 114 dwelling units were added to SFHD and consequently, 114 dwelling units were reduced from MLD in this table.



## Effective October 1, 2020

**DRAFT**

**Table 27**  
**City of Folsom**  
**SPIF Implementation**  
**Infrastructure Cost Allocation: FPASP Portion of City Water Treatment Plant Expansion - Remaining (2020\$)**

**FPASP Portion of**  
**City Water Treatment**  
**Plant Expansion**  
**Remaining Land Uses**

Land Use	Land Uses Excluding Folsom Heights		Cost Allocation Basis			Water Cost Allocation		
	Dev. Acres [1]	Units/ Sq. Ft.	Water Demand [2]	Total Demand	Distribution of Demand	Assigned Cost [3]	per Acre	per Unit/ Sq. Ft.
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*A or B</i>	<i>E=D/Total Demand</i>	<i>F=Total Cost*E</i>	<i>G=F/A</i>	<i>H=F/B</i>
<b>Residential</b>		<i>units</i>	<i>per unit</i>					<i>per unit</i>
Single-Family (SF)	344.7	1,134	0.59	669	21.8%	\$1,481,252	\$4,297	\$1,306
Single-Family High Density (SFHD)	522.4	2,881	0.37	1,066	34.3%	\$2,359,982	\$4,518	\$819
Multifamily Low Density (MLD)	225.5	2,035	0.23	468	15.1%	\$1,036,230	\$4,596	\$509
Multifamily Medium Density (MMD)	47.8	896	0.19	170	5.5%	\$376,899	\$7,885	\$421
Multifamily High Density (MHD)	64.3	1,601	0.18	288	9.3%	\$638,010	\$9,922	\$399
Mixed Use (MU) - Residential	17.1	343	0.16	55	1.8%	\$121,500	\$7,105	\$354
<b>Subtotal</b>	<b>1,221.8</b>	<b>8,890</b>		<b>2,716</b>	<b>87.5%</b>	<b>\$6,013,874</b>		
<b>Nonresidential</b>		<i>sq. ft.</i>	<i>per acre</i>					<i>per sq. ft.</i>
Mixed Use (MU) - Commercial	11.4	100,362	1.64	19	0.6%	\$41,392	\$3,631	\$0.41
Office Park (OP)	103.4	1,353,845	1.97	204	6.6%	\$451,017	\$4,361	\$0.33
General Commercial (GC)	42.5	461,297	1.54	65	2.1%	\$144,833	\$3,409	\$0.31
Community Commercial (CC)	24.5	235,224	1.54	38	1.2%	\$63,532	\$3,409	\$0.36
Regional Commercial (RC)	42.3	512,443	1.46	62	2.0%	\$136,728	\$3,232	\$0.27
<b>Subtotal</b>	<b>224.1</b>	<b>2,663,171</b>		<b>387</b>	<b>12.5%</b>	<b>\$857,500</b>		
<b>Total Project</b>	<b>1,445.9</b>			<b>3,104</b>	<b>100.0%</b>	<b>\$6,871,374</b>		

w/tp remaining alloc

Source: Folsom Specific Plan Area Water Supply Assessment (June 2010), MacKay &amp; Soms, EPS

[1] Residential acreage in this table does not reflect the reduction of the estimated acreage of residential subdivisions which have processed final maps.

[2] Residential: acre feet/dwelling unit/year; nonresidential: acre feet/acre/year

[3] See Table K-7.

Prepared by EPS 8/30/2020

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## ATTACHMENT 2

**RESOLUTION NO. 10491****A RESOLUTION ADOPTING THE NEXUS STUDY FISCAL YEAR 2020-2021 UPDATE FOR THE FOLSOM PLAN AREA SPECIFIC PLAN INFRASTRUCTURE FEES (SPIF) AND TO SET THE UPDATED AMOUNT OF THE SPIF FEES**

**WHEREAS**, the proposed developments in the Folsom Plan Area create a need for additional public improvements, infrastructure, facilities and services for the future residents, businesses, and visitors in the Folsom Plan Area; and

**WHEREAS**, the General Plan of the City and voter-approved Measure W require that new development within the Folsom Plan Area provide, in a time frame related to its development, an adequate level of public improvements, infrastructure, facilities and services in order to maintain adequate levels of public services and not adversely impact other areas of the City; and

**WHEREAS**, the Nexus Study for the Folsom Plan Area, dated December 20, 2017 demonstrates the need for the public facilities in the Folsom Plan Area and establishes a reasonable relationship between the need for the public facilities and the type of development, between the use of the fees and the type of development, and between the amount of the fees and the cost of the public facilities attributable to the type of development; and

**WHEREAS**, the Public Facilities Financing Plan (“PFFP”) for the Folsom Plan Area, adopted by the City Council on January 28, 2014 in Resolution No. 9298, sets forth a financing mechanism to fund approximately \$877 million in infrastructure and facility costs necessary to serve new developments in the Folsom Plan Area; and

**WHEREAS**, the public infrastructure components in the PFFP constitute approximately \$299,784,000 for the construction of water, sanitary sewer, roads, storm drainage, and other public infrastructure; and

**WHEREAS**, Ordinance No. 1235 added Chapter 3.130 to the Folsom Municipal Code which establishes the Folsom Plan Area Specific Plan Infrastructure Fee (SPIF) and authorizes the adoption of the SPIF Fees by City Council Resolution; and

**WHEREAS**, the City Council adopted Resolution No. 10059 on January 9, 2018 and established the updated amounts of SPIF fees; and

**WHEREAS**, the Nexus Study Fiscal Year 2020-2021 Update for the SPIF Fees, dated July 16, 2020 demonstrates the need for the public infrastructure in the Folsom Plan Area, identifies the purpose of the SPIF Fees and use of the funds, and establishes a reasonable relationship between the need for the public infrastructure and the type of development, between the use of the fees and the type of development, and between the amount of the fees and the cost of the public infrastructure attributable to the type of development; and

**WHEREAS**, this Resolution is adopted pursuant to California Government Code Section 66000 et seq. (“Mitigation Fee Act”), Article XI, Section 7 of the California Constitution, and the provisions of Chapter 3.130 of the Folsom Municipal Code (“Folsom Plan Area Specific Plan Infrastructure Fees”).



**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Folsom that the Nexus Study Fiscal Year 2020-2021 Update for the Folsom Plan Area Specific Plan Infrastructure Fee, dated July 16, 2020, is hereby approved and adopted for the Folsom Plan Area.

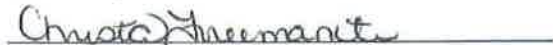
**BE IT FURTHER RESOLVED** that the updated Folsom Plan Area Specific Plan Infrastructure Fees specified in Exhibit "A" are hereby approved and adopted for the Folsom Plan Area, and the updated SPIF Fees shall be effective as of August 1, 2020.

**PASSED AND ADOPTED** this 28<sup>th</sup> day of July 2020, by the following roll-call vote:

**AYES:** Council Member(s): Howell, Kozlowski, Morin, Sheldon, Aquino  
**NOES:** Council Member(s): None  
**ABSENT:** Council Member(s): None  
**ABSTAIN:** Council Member(s): None

  
Sarah Aquino, MAYOR

ATTEST:

  
Christa Freemantle, CITY CLERK

**Exhibit A**  
**Folsom Plan Area Specific Plan Infrastructure Fees**  
**Effective August 1, 2020**

**DRAFT**

Page 1 of 2

**Table 1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2020 Update**  
**SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

<b>SPIF Summary</b>
---------------------

Item	Residential - SPIF Per Dwelling Unit					
	Single-Family		Multifamily			
	Low Density	High Density	Low Density	Med. Density	High Density	Mixed Use
<b>Specific Plan Infrastructure Fee (SPIF)</b>						
On- and Off-Site Roadways	\$14,377	\$13,070	\$11,763	\$10,456	\$9,802	\$9,149
Dry Utilities	\$3,219	\$3,219	\$2,415	\$2,415	\$2,415	\$2,415
On-Site Water	\$10,002	\$6,273	\$3,899	\$3,221	\$3,052	\$2,712
Off-Site Water	\$4,982	\$3,124	\$1,942	\$1,604	\$1,520	\$1,351
Recycled Water	\$3,009	\$1,887	\$1,173	\$989	\$918	\$816
Drainage	\$6,865	\$6,614	\$6,037	\$3,373	\$2,902	\$4,052
Sewer	\$1,153	\$1,153	\$865	\$865	\$865	\$865
Habitat Mitigation	\$1,207	\$724	\$440	\$211	\$159	\$197
Administration (3% of sum of all SPIF costs)	\$1,345	\$1,082	\$856	\$693	\$649	\$647
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$46,188</b>	<b>\$37,146</b>	<b>\$29,390</b>	<b>\$23,907</b>	<b>\$22,281</b>	<b>\$22,204</b>

Source: City of Folsom; Mackay &amp; Sompe; EPS.

**DRAFT**

Page 2 of 2

**Table 1**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2020 Update**  
**SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

SPIF Summary

Item	Nonresidential - SPIF Per Bldg. Sq. Ft.				
	Mixed Use Commercial	Industrial/Office Park (IND/OP)	General Commercial	Community Commercial	Regional Commercial
<b>Specific Plan Infrastructure Fee (SPIF)</b>					
On- and Off-Site Roadways	\$17.60	\$14.80	\$20.60	\$20.80	\$16.19
Dry Utilities	\$2.24	\$1.51	\$1.81	\$2.05	\$1.63
On-Site Water	\$3.16	\$2.55	\$2.40	\$2.72	\$2.04
Off-Site Water	\$1.67	\$1.27	\$1.20	\$1.35	\$1.02
Recycled Water	\$0.95	\$0.77	\$0.72	\$0.82	\$0.61
Drainage	\$8.23	\$6.21	\$7.48	\$6.47	\$6.71
Sewer	\$0.12	\$0.23	\$0.12	\$0.12	\$0.12
Habitat Mitigation	\$0.45	\$0.30	\$0.36	\$0.41	\$0.33
Administration (3% of sum of all SPIF costs)	\$1.06	\$0.83	\$1.05	\$1.10	\$0.83
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$36.38</b>	<b>\$28.46</b>	<b>\$36.95</b>	<b>\$37.84</b>	<b>\$28.48</b>

*fee sum*

Source: City of Folsom; Mackay & Somp; EPS.

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**Table 2**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2020 Update**  
**Folsom Heights SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

<b>Folsom Heights SPIF Summary</b>
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Item	Residential - SPIF Per Dwelling Unit [1]					
	Single-Family		Multifamily			
	Low Density	High Density	Low Density	Med. Density	High Density	Mixed Use
<b>Specific Plan Infrastructure Fee (SPIF)</b>						
On- and Off-Site Roadways	\$14,377	\$13,070	\$11,763	\$10,456	\$9,802	\$9,149
Dry Utilities	\$3,219	\$3,219	\$2,415	\$2,415	\$2,415	\$2,415
On-Site Water	-	-	-	-	-	-
Off-Site Water	-	-	-	-	-	-
Recycled Water	-	-	-	-	-	-
Drainage	\$6,893	\$6,814	\$6,037	\$3,373	\$2,902	\$4,052
Sewer	-	-	-	-	-	-
Habitat Mitigation	\$1,207	\$724	\$440	\$211	\$159	\$197
Administration (3% of sum of all SPIF costs)	\$771	\$709	\$620	\$494	\$458	\$474
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$26,467</b>	<b>\$24,336</b>	<b>\$21,274</b>	<b>\$16,948</b>	<b>\$15,736</b>	<b>\$16,287</b>

Source: City of Folsom; MacKey & Sompe; EPS.

[1] Folsom Heights includes only Single-Family, Single-Family Low Density, and Multifamily Low Density residential land uses, and only General Commercial nonresidential land uses. However, this table shows the corresponding SPIF Fee for all FPASP land uses assuming the SPIF Infrastructure Fee components charged to Folsom Heights development.

Prepared by EPS 7/17/2020

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**Table 2**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2020 Update**  
**Folsom Heights SPIF Summary per Dwelling Unit/Bldg. Sq. Ft.**

**Folsom Heights SPIF Summary**

Item	Nonresidential - SPIF Per Bldg. Sq. Ft [1]				
	Mixed Use Commercial	Industrial/Office Park (IND/OP)	General Commercial	Community Commercial	Regional Commercial
<b>Specific Plan Infrastructure Fee (SPIF)</b>					
On- and Off-Site Roadways	\$17.60	\$14.80	\$20.80	\$20.80	\$15.19
Dry Utilities	\$2.24	\$1.51	\$1.81	\$2.05	\$1.63
On-Site Water	-	-	-	-	-
Off-Site Water	-	-	-	-	-
Recycled Water	-	-	-	-	-
Drainage	\$9.23	\$6.21	\$7.48	\$8.47	\$6.71
Sewer	-	-	-	-	-
Habitat Mitigation	\$0.45	\$0.30	\$0.35	\$0.41	\$0.33
Administration (3% of sum of all SPIF costs)	\$0.69	\$0.68	\$0.91	\$0.95	\$0.72
<b>Total SPIF Cost per Dwelling Unit/Bldg. Sq. Ft.</b>	<b>\$30.41</b>	<b>\$23.80</b>	<b>\$31.37</b>	<b>\$32.69</b>	<b>\$24.57</b>

*FH fee sum*

Source: City of Folsom; MacKay & Sompe; EPS.

[1] Folsom Heights includes only Single-Family, Single-Family Low Density, and Multifamily Low Density residential land uses, and only General Commercial nonresidential land uses. However, this table shows the corresponding SPIF Fee for all FPASP land uses assuming the SPIF Infrastructure Fee components charged to Folsom Heights development.





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**Table 28**  
**Folsom Plan Area Specific Plan**  
**Specific Plan Infrastructure Fee (SPIF) 2020 Update**  
**SPIF Parkland Equalization Allocation (2020\$)**

**Parkland Equalization Allocation**

Land Use	Land Uses [1]		Allocation Basis			Parkland Allocation		
	Developable Acres	Units/ Sq. Ft.	Persons per Household	Persons Served	Distribution of Persons Served	Assigned Acres	Parkland Requirement Factor	Cost per Unit
<i>Formula</i>	<i>A</i>	<i>B</i>	<i>C</i>	<i>D=C*B</i>	<i>E=D/Total EDUs</i>	<i>F=Total Acres*E</i>	<i>H=F/B</i>	<i>H*Cost/Acres</i>
<b>Residential</b>		<i>units</i>					<i>per unit</i>	
Single-Family (SF)	467.6	1,535	2.92	4,482	16.0%	22.5	0.0146	\$6,129
Single-Family High Density (SFHD) [1]	822.0	4,567	2.92	13,338	47.7%	66.9	0.0146	\$6,129
Multifamily Low Density (MLD) [1]	276.9	2,395	1.94	4,646	16.6%	23.3	0.0097	\$4,072
Multifamily Medium Density (MMD)	47.8	696	1.94	1,738	6.2%	6.7	0.0097	\$4,072
Multifamily High Density (MHD)	64.3	1,601	1.94	3,106	11.1%	15.6	0.0097	\$4,072
Mixed Use (MU) - Residential	17.1	343	1.94	665	2.4%	3.3	0.0097	\$4,072
<b>Total</b>	<b>1,697.7</b>	<b>11,337</b>		<b>27,974</b>	<b>100.0%</b>	<b>140.3</b>		<b>\$418,667 per acre</b>

*parkland alloc*

Source: MacKay & Somp, EPS

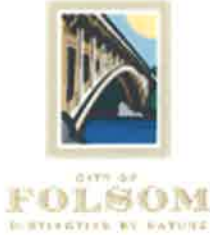
[1] Reflects the land uses as of June 30, 2016.

[2] For purposes of calculating the SPIF Parkland Equalization Fee, 114 MLD dwelling units in Russell Ranch are calculated as SFHD; therefore, 114 dwelling units were added to SFHD and consequently, 114 dwelling units were reduced from MLD in this table.





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## Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	New Business
<b>SUBJECT:</b>	City Council Discussion and Recommendation on an Ad-Hoc Committee for a Regional Water Collaboration Study and Direction to Staff
<b>FROM:</b>	Environmental and Water Resources Department

### **RECOMMENDATION / CITY COUNCIL ACTION**

Staff recommends the City Council discuss participation on an Ad-Hoc Committee for a Regional Water Collaboration Study and provide direction to staff.

### **BACKGROUND / ISSUE**

The Sacramento Regional Water Utility Collaboration Study (Study) is a partnership between Carmichael Water District (CWD), Citrus Heights Water District (CHWD), the City of Folsom Environmental & Water Resources Department (City), Del Paso Manor Water District (DPMWD), Rio Linda/Elverta Community Water District (RLECWD), Sacramento Suburban Water District (SSWD), and San Juan Water District SJWD (together “the participating agencies”) to identify opportunities for increased collaboration. The goal of these collaborative efforts is to help control costs, increase efficiency, and improve service provision to customers. Identifying these opportunities is essential not only for the continued success of the individual entities, but for the long-term prosperity of the entire region. Increasing costs of living, evolving regulations, and increased competition for scarce water resources across the state mean that agencies must work together, more seamlessly and regionally, to provide reliable and affordable services.

### **POLICY / RULE**

Each participating agency may recommend staff or elected officials serve on the Ad-Hoc Committee, with no more than two elected officials from an agency. As an Ad-Hoc Committee

member, each member will be provided with draft copies of any reports and will also have the opportunity to attend any of the meetings where information is presented.

### **ANALYSIS**

The participating agencies developed a Request for Proposal (RPF) for a Sacramento Region Water Utility Collaboration/Integration Study (Study). As part of the analysis, the intent of the selected consultant is to identify opportunities for coordinating or integrating policies, programs, services, projects and activities to create efficiencies, improve results and achieve an overall cost benefit to the participating agencies' customers. The Scope of Work is intended to determine a range of alternatives, which include potential integration of selected projects, programs and services, up to and including integration or consolidation of two or more of the participating agencies into a single organization. In December 2019, five consulting firms responded to the RFP. Of the five consulting firms, four were selected to be interviewed on December 17, 2019 by the General Managers of the participating agencies. Upon conclusion of the interviews, the panel unanimously recommended selected the Rafetelis/Tully & Young team (RTY).

Upon completion of various tasks, the RTY team will present their findings to an Ad-Hoc Committee made up of representatives from each of the participating agencies. After the presentation of the materials, or prior to, the RTY team will develop written draft reports detailing the information collected, analysis conducted and any results and recommendations.

### **FISCAL IMPACT**

The total cost for the project is \$200,000 split between the seven participating agencies. The City's cost share of the study is \$33,000. In April 2020 the City entered into a Memorandum of Understanding for a Sacramento Regional Water Utility Collaboration/Integration Study.

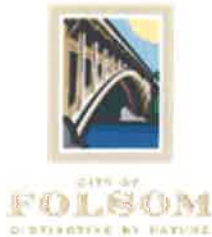
### **ENVIRONMENTAL REVIEW**

In accordance with the Guidelines for California Environmental Quality Act, Article 19, Section 15306, preparing the Sacramento Regional Water Collaboration Study is Categorically Exempt since it consists of basic data collection, research, and resource evaluation activities that do not result in a serious or major disturbance to an environmental resource.

Submitted,

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Marcus Yasutake, Director  
ENVIRONMENTAL AND WATER RESOURCES DEPARTMENT



# Folsom City Council Staff Report

<b>MEETING DATE:</b>	8/25/2020
<b>AGENDA SECTION:</b>	New Business
<b>SUBJECT:</b>	Appointment of Representative to the Sacramento Metropolitan Cable Television Commission Board of Directors
<b>FROM:</b>	City Clerk's Department

### RECOMMENDATION / CITY COUNCIL ACTION

It is recommended that the City Council appoint a City Council Member to the Sacramento Metropolitan Cable Television Commission Board of Directors.

### BACKGROUND / ISSUE

The Sacramento Metropolitan Cable Television Commission is a joint powers agency of the County of Sacramento, City of Sacramento, City of Folsom, City of Galt, City of Elk Grove, City of Rancho Cordova and City of Citrus Heights.

The Commission is responsible for administering state-issued cable television franchise and licenses in Sacramento County, assisting consumers in resolving their cable and non-cable video concerns, monitoring community programming and PEG fee revenue, and operating the local government cable channel.

### POLICY

Sacramento County Code Chapter 5.50 establishes authority and membership on the Cable Television Commission Board of Directors. Each city that is a member of the Commission and whose population is equal to or greater than eighty thousand people may appoint a member of its governing board to the Cable Television Commission Board of Directors. The representative shall be appointed by, and serve at the pleasure of, the governing board of that city.

The joint powers agreement bases the 80,000 threshold on reported Sacramento Area Council of Governments (SACOG) population numbers (which are based on Department of Finance population figures), effective July 1. Accordingly, Folsom became eligible for a voting seat July 1, 2020.

**DISCUSSION**

Based on population figures as reported by SACOG, Folsom has an estimated population of 81,610 and therefore is now entitled to appoint a City Council Members to the Cable Television Commission Board of Directors.

The Cable Television Commission Board of Directors meets on a quarterly basis, and Board Members receive \$120 per meeting for their service.

Respectfully submitted,

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Christa Freemantle, CMC  
City Clerk