

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

**Tuesday, April 14, 2026 6:30 PM**

---

**CALL TO ORDER**

The regular City Council meeting was called to order at 6:31 pm with Mayor Raithel presiding.

**ROLL CALL:**

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

Councilmembers Absent:     None

**PLEDGE OF ALLEGIANCE**

The pledge of allegiance was recited.

**AGENDA UPDATE**

Interim City Attorney Sari Dierking advised that staff requested Item No. 19 be continued off calendar and that additional information was available for Item No. 23.

**BUSINESS FROM THE FLOOR:**

The following speakers spoke under this item:

1. Kevin Goddard
2. Alexis Goddard
3. Richard Heiler

**SCHEDULED PRESENTATIONS:**

1. Proclamation of the Mayor of the City of Folsom Proclaiming April 12-18, 2026 as National Public Safety Telecommunicators Week in the City of Folsom

Vice Mayor Rohrbough presented the proclamation.

2. Proclamation of the Mayor of the City of Folsom Proclaiming April 19-25, 2026 as National Library Week in the City of Folsom

Councilmember Aquino presented the proclamation.

3. Proclamation of the Mayor of the City of Folsom Recognizing 20 Consecutive Years as a Tree City USA and Celebrating Arbor Day

Councilmember Kozlowski presented the proclamation.

4. Proclamation of the Mayor of the City of Folsom Proclaiming April 22, 2026, as Earth Day, Celebrated on April 18, 2026

Councilmember Leary presented the proclamation.

5. Presentation Regarding the Fire Department Deployment Model

Fire Chief Jason Solak presented an overview of the Fire Department deployment model and responded to questions from the City Council. City Manager Bryan Whitemyer provided additional comments.

The following speaker spoke under this item:

Jack Coplen

6. A Presentation from HomeServe USA Corporation regarding Homeowner Water and Sewer Service Line Protection Program and Direction to Staff

Utilities Director Marcus Yasutake introduced the item. Regional Director Bill Coffey of HomeServe USA made a presentation and responded to questions from the City Council. City Manager Bryan Whitemyer provided additional comments.

The following speaker spoke under this item:

Rob Allen

**CONSENT CALENDAR:**

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

7. Approval of the March 24, 2026 City Council Special and Regular Meeting Minutes
8. Zoning Code Update – Accessory Dwelling Unit Ordinance Hearing and Determination that the Project is Exempt from CEQA; Ordinance No. 1361 - An Ordinance of the City of Folsom for the Repeal and Re-Enactment of Chapter 17.105 of the Folsom Municipal Code Pertaining to Accessory Dwelling Units (Second Reading and Adoption)

9. Resolution No. 11585 – A Resolution Authorizing the City Manager to Execute an Agreement with Ensure Utility Inc. dba Phoenix Water Solutions for \$282,422.50 from the Water Operating Fund (Fund 520) for the Water Meter and End Point Replacement Project
10. Resolution No. 11586 – A Resolution Authorizing the City Manager to Execute Amendment No. 1 to the Agreement (Contract No. 173-21 24-030) with Water Systems Consulting, Inc. for \$107,850 from the Water Operating Fund (Fund 520) for Additional Consulting Services for the Water Conservation Needs Assessment and Appropriation of Funds
11. Resolution No. 11587 – A Resolution Authorizing the City Manager to Execute an Agreement with N&S Tractor Co. in the amount of \$127,343.19 from the Solid Waste Operating Fund (Fund 540) for the Purchase of a Front Loader
12. Resolution No. 11588 – A Resolution Authorizing the City Manager to Execute a Program Supplement Agreement with Caltrans for the Folsom-Placerville Rail Trail Project, Project No. PK1604, Federal Project No. 5288(042)
13. Resolution No. 11589 - A Resolution Authorizing the City Manager to Execute a Construction Agreement With Frontline General Engineering Construction, Inc. in the amount of \$1,078,379 for the Livermore Community Park Phase V Project, Project No. 002643, from the Park Dedication (Quimby) Fund (Fund 240) in the Amount of \$787,226 and from the Park Improvements Impact Fund (Fund 412) in the Amount of \$291,153, and Appropriation of Funds in the Amount of \$147,974 from Fund 412, for a Total Project Budget of \$1,347,974
14. Resolution No. 11592- A Resolution Authorizing the City Manager to Execute a Program Supplement Agreement with Caltrans for the Folsom Lake Crossing Phase 2 Safety Improvement Project, Project No. PW2601, Federal Project No. 5288(055)
15. Resolution No. 11593 – A Resolution Approving the Alder Creek West Large Lot Final Map and Authorizing the City Manager to Accept Offers of Dedication Associated with Said Map

**Motion by Councilmember Kozlowski, second by Councilmember Aquino to approve the Consent Calendar. Motion passed by the following roll-call vote:**

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

**PUBLIC HEARING:**

16. Resolution No. 11591 - A Resolution Approving the Final Engineer's Report, Confirming the Diagrams and Assessments, and Ordering the Continued Levying of Assessments for Maintenance and Servicing of Improvements Within the City of Folsom Landscaping and Lighting Districts for Fiscal Year 2026-27 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 No. 4, Broadstone Unit No. 3, Cobble Ridge, Cobble Hills Ridge II/Reflections II, Folsom Heights, Folsom Heights No. 2, Hannaford Cross, Lake Natoma Shores, Los Cerros, Natoma Station, Natoma Valley, Prairie Oaks Ranch, Prairie Oaks Ranch No. 2, Prospect Ridge, Sierra Estates, Silverbrook, Steeplechase, The Residences at American River Canyon, The Residences at American River Canyon II, Willow Creek Estates East, Willow Creek Estates East No. 2, Willow Creek Estates South, and Willow Springs

Municipal Landscape Services Manager Derik Perez made a presentation and responded to questions from the City Council. City Manager Bryan Whitemyer provided additional information.

The public hearing was opened at 8:25 pm. Hearing no requests to speak, the public hearing was closed.

**Motion by Councilmember Aquino, second by Councilmember Leary to approve Resolution No. 11591. Motion passed by the following roll-call vote:**

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

17. Community Park West Alternative Site Development Agreement Amendments (DEVA26-00028) and determination that these requests are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3)
  - i. Ordinance No. 1363 - An Uncodified Ordinance of the City of Folsom Approving Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement By and Between the City of Folsom and Alder Creek West Improvement Company, LLC, With Respect to Property Previously Owned by Hillsborough North, LLC. (Introduction and First Reading)
  - ii. Ordinance No. 1364 - An Uncodified Ordinance of the City of Folsom Approving Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement By and Between the City of Folsom and Alder Creek West Improvement Company, LLC, With Respect to Property Previously Owned by Prairie City Commercial Properties, LLC. (Introduction and First Reading)
  - iii. Ordinance No. 1365 - An Uncodified Ordinance of the City of Folsom Approving Amendment No. 2 to the First Amended and Restated Tier 1 Development Agreement By and Between the City of Folsom and Alder Creek West Improvement Company, LLC, With Respect to Property Previously Owned by West Hillsborough Investors, LLC. (Introduction and First Reading)

Principal Planner Jessica Brandt made a presentation. Park Planning Manager Brad Nelson responded to questions from the City Council.

The public hearing was opened at 8:33 pm. The following speaker spoke under this item:

Martin Nivinski

Hearing no further speakers, the public hearing was closed at 8:34 pm.

**Motion by Councilmember Aquino, second by Councilmember Kozlowski to introduce Ordinance No. 1363. Motion passed by the following roll-call vote:**

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

**Motion by Councilmember Aquino, second by Councilmember Kozlowski to introduce Ordinance No. 1364. Motion passed by the following roll-call vote:**

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

**Motion by Councilmember Aquino, second by Councilmember Leary to introduce Ordinance No. 1365. Motion passed by the following roll-call vote:**

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

#### **NEW BUSINESS:**

18. Ordinance No. 1367 – An Ordinance of the City of Folsom Amending Chapters 13.03, 13.04, 13.08, 13.12, 13.16, 13.20, and 13.25 of the Folsom Municipal Code Concerning the Sanitary Sewer Collection System and Municipal Sewer System Regulations (Introduction and First Reading) and Determination that the Project is Exempt from CEQA

20. Ordinance No. 1369 - An Ordinance of the City of Folsom Amending Chapter 13.22 of the Folsom Municipal Code Concerning Water System Cross-Connection Control (Introduction and First Reading) and Determination that the Project is Exempt from CEQA

Utilities Director Marcus Yasutake made a joint presentation for items 18 and 20

**Motion by Councilmember Aquino, second by Councilmember Leary to introduce Ordinance No. 1367 and determine that the project is exempt from CEQA. Motion passed by the following roll-call vote:**

**AYES:** Leary, Rohrbough, Aquino, Kozlowski, Raithel

**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**Motion by Councilmember Leary, second by Councilmember Aquino to introduce Ordinance No. 1369 with the amendment to section 13.22.090(C) and to determine that the project is exempt from CEQA. Motion passed by the following roll-call vote:**

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

19. Ordinance No. 1368 – An Ordinance of the City of Folsom Amending Chapter 13.26 of the Folsom Municipal Code Concerning Water Conservation (Introduction and First Reading) and Determination that the Project is Exempt from CEQA

*Continued off calendar.*

21. City of Folsom Community Facilities District No. 24 (Alder Creek West)

- i. Resolution No. 11581 - A Resolution of the City Council of the City of Folsom Approving a Proposed Boundary Map and Declaring Intention to Form a Community Facilities District to be Named "City of Folsom Community Facilities District No. 24 (Alder Creek West)," Identify Territory Proposed for Annexation to the Community Facilities District in the Future and to Levy Special Taxes Therein
- ii. Resolution No. 11582 - A Resolution of the City Council of the City of Folsom Declaring the Necessity for Incurring Bonded Indebtedness in and for the City of Folsom Community Facilities District No. 24 (Alder Creek West) and in and for each Improvement Area Designated therein and Territory Proposed for Annexation to the Community Facilities District in the Future and Calling for a Public Hearing Thereon

Chief Financial Officer Stacey Tamagni made a presentation

**Motion by Councilmember Aquino, second by Councilmember Kozlowski to approve Resolution No. 11581. Motion passed by the following roll-call vote:**

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

**Motion by Councilmember Kozlowski, second by Councilmember Leary to approve Resolution No. 11582. Motion passed by the following roll-call vote:**

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

**ABSENT:     None**  
**ABSTAIN:    None**

**OLD BUSINESS:**

22. Consideration of Partnership with Change.org for Community Survey and Civic Dialogue

City Manager presented this item and the City Council made further comments.

23. City Council Salaries:

- i.       Ordinance No. 1366 - An Ordinance of the City of Folsom Amending Section 2.06.010 of the Folsom Municipal Code Regarding City Council Salaries (Second Reading and Adoption)
- ii.      Resolution No. 11584 - A Resolution of the City Council of the City of Folsom Setting City Council Salary at the Rate Authorized by Ordinance No. 1366

City Manager Bryan Whitemyer presented this item.

The following speakers spoke under this item:

1. Margie Donovan
2. Shelley Hudson
3. Kristine Kowalavski
4. Gwynne Willison
5. Catherin O'Mordha
6. Wajih Iqbal, sharing a statement from Jag Nagendra
7. Justin Hurst

**Motion by Vice Mayor Rohrbough, second by Councilmember Kozlowski to adopt Ordinance No. 1366.**

Interim City Attorney Sari Dierking clarified the difference between Ordinance No. 1366 and Resolution No. 11584. City Council made further comments.

**Motion passed by the following roll-call vote:**

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

**Motion by Vice Mayor Rohrbough, second by Councilmember Kozlowski to approve Resolution No. 11584.**

Councilmember Aquino and Councilmember Leary both indicated that they are not willing to accept the additional salary and will decline the increase.

**Motion passed by the following roll-call vote:**

**AYES:       Rohrbough, Kozlowski, Raithel**

*Approved 04/28/2026*

**NOES:** Leary, Aquino  
**ABSENT:** None  
**ABSTAIN:** None

The Joint Meeting was called to order at 9:25 pm with Mayor Justin Raithel presiding.

**ROLL CALL:**

Council/Board members Present:

Barbara Leary, Councilmember  
Anna Rohrbough, Vice Mayor  
Sarah Aquino, Councilmember  
Michael Kozlowski, Councilmember  
Justin Raithel, Mayor

Councilmembers/Board members Absent: None

**JOINT MEETING PUBLIC HEARING**

24. Folsom Ranch Financing Authority City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 7 Special Tax Revenue Bonds, Series 2026

- i. Resolution No. 11590 - A Resolution of the City Council of the City of Folsom Authorizing the Issuance of the City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 7 Special Tax Bonds, Series 2026, the Execution of an Indenture Providing therefor, Authorizing the Execution of a Local Obligation Purchase Contract, and Authorizing Necessary Actions and the Execution of Other Documents in Connection therewith
- ii. Resolution No. 015-Folsom Ranch FA - Resolution of the Governing Board of the Folsom Ranch Financing Authority Authorizing the Issuance, Sale and Delivery of Not to Exceed \$12,000,000 Aggregate Principal Amount of City of Folsom Community Facilities District No. 23 (Folsom Ranch) Improvement Area No. 7 Special Tax Revenue Bonds, Series 2026; Approving the Form and Substance of a Trust Agreement, Authorizing Modifications thereof and Execution and Delivery as Modified; Approving a Preliminary Official Statement, Authorizing Changes thereto and Execution and Delivery of an Official Statement to be Derived therefrom; Approving a Local Obligation Purchase Contract and a Bond Purchase Contract and Execution and Delivery of Each; and Authorizing Related Actions Necessary to Implement the Proposed Financing

Chief Financial Officer Stacey Tamagni made a presentation.

The public hearing was opened at 9:28 pm. Hearing no requests to speak, the public hearing was closed.

**Motion by Councilmember Kozlowski, second by Councilmember Leary to approve Resolution No.11590. Motion passed by the following roll-call vote:**

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

**Motion by Board member Kozlowski, second by Board member Leary to approve Resolution No. 015- Fosom Ranch FA. Motion passed by the following roll-call vote:**

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

The joint meeting was adjourned to the regular meeting at 9:29 pm.

### **CITY MANAGER REPORTS**

City Manager Bryan Whitemyer thanked the community for their efforts with the Castle Park build project and provided an update regarding the sinkhole near the site.

### **COUNCIL COMMENTS**

Councilmember Kozlowski thanked all involved in the Castle Park build project and recognized John Lane for his contributions to the project.

Vice Mayor Rohrbough reported on a recent SacRT meeting and thanked the volunteers, City staff, and the Parks and Recreation Department for their work on the Castle Park build project.

Councilmember Leary spoke about the HART tiny home site and an upcoming fundraiser, and noted ribbon-cutting ceremonies she recently attended.

Councilmember Aquino thanked the volunteers, City staff, and the Parks and Recreation Department, and commended Facilities and Park Manager Chris O'Keefe for his leadership on the Castle Park build project.

Mayor Raithel reported on the Sacramento Transportation Authority meeting and the Blue Star Moms Gala, at which it was announced that a street would be named in honor of Sergeant Tyler Vargas-Andrews. He thanked Sergeant Vargas-Andrews for his service and also recognized the VEX Robotics team advancing to the world championship, acknowledged those traveling to CAP to CAP, and noted the upcoming Dragon Boat races.

**ADJOURNMENT**

There being no further business to come before the City Council, the meeting was adjourned at 9:38 p.m.

SUBMITTED BY:

*Christa Freemantle*

---

Christa Freemantle, City Clerk

ATTEST:

*Justin Raithel*

---

Justin Raithel, Mayor