

AGENDA
REGULAR MEETING OF
CITY COUNCIL – CITY OF YUBA CITY
FEBRUARY 1, 2005 – 7:00 P.M.

- CALL TO ORDER

- ROLL CALL

____ Mayor Cartoscelli
____ Vice Mayor Hellberg
____ Councilman Doolittle
____ Councilman Miller
____ Councilman Ramirez

- INVOCATION

- PLEDGE OF ALLEGIANCE TO THE FLAG

1. PRESENTATIONS/PROCLAMATIONS

A. Senior Commission

2. APPEARANCE OF INTERESTED CITIZENS

Members of the public may address the City Council on items of interest that are within the City's jurisdiction whether or not such items of interest are on the agenda for this meeting. Public comment on public hearing agenda items will be permitted during those hearings.

3. BID OPENINGS

A. Police Patrol Vehicle Purchase

Recommendation: Authorize staff to purchase 3 police patrol vehicles using the County of Sutter 04-05 Vehicle Bid, from the low bidder Larry Geweke Ford of Yuba City, California, in the amount of \$68,045.11.

B. City Entrance Signs

Recommendation: Award a contract to Starr Sign Design of Corona, California, for the purchase of two City entrance signs.

4. CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that Council votes on the motion unless members of the City Council, staff or public request specific items to be discussed or removed from the Consent Calendar for individual action.

A. Monthly Investment Report (December 2004)

Recommendation: Note & File

B. Garden Gate Estates

Recommendation: Adopt a resolution approving the execution of a Subdivision Agreement with Valley Development Company, Inc., providing for public improvements for Garden Gate Estates.

C. Sutter Cottages

Recommendation: Adopt a resolution accepting certain street and related improvements pursuant to the Sutter Cottages Amended Subdivision Agreement and authorizing the developer to file a Notice of Completion.

5. REPORTS AND MISCELLANEOUS

A. Parking on Frederick Street Near Yuba City High School

Recommendation: Authorize the Public Works Director and Police Chief to implement a Neighborhood Permit Parking System on a portion of Frederick Street.

6. BUSINESS FROM THE COUNCIL

A. Boards and Commissions

Recommendation: Confirm the Screening Committee's recommendation to appoint three members to the Youth Commission, terms to expire December 31, 2006.

B. Feather River Air Quality Management District ("FRAQMD") Board Members

Recommendation: Approve the representatives selected by the Cities of Marysville, Live Oak and Wheatland to the FRAQMD Board of Directors.

C. Truck Parking on City Streets

Recommendation: Information item regarding parking of commercial trucks.

7. ADJOURNMENT

Adjourn the regular City Council meeting to the Redevelopment Agency. Reconvene to the Regular City Council meeting from the Redevelopment Agency.

8. ADJOURNMENT

MINUTES
REGULAR MEETING
CITY COUNCIL – CITY OF YUBA CITY
FEBRUARY 1, 2005 – 7:00 P.M.

- CALL TO ORDER

The City Council of the City of Yuba City was called to order by Mayor Cartoscelli at 7:00 p.m.

- ROLL CALL

Present: Councilmembers Doolittle, Miller, and Mayor Cartoscelli

Absent: Councilmembers Hellberg and Ramirez

- INVOCATION

Police Chief Richard Doscher gave the invocation.

- PLEDGE OF ALLEGIANCE TO THE FLAG

Mayor Cartoscelli led the Pledge of Allegiance to the Flag.

1. PRESENTATIONS/PROCLAMATIONS

A. Senior Commission

Senior Commissioner June Bone gave the monthly report.

2. APPEARANCE OF INTERESTED CITIZENS

None.

3. BID OPENINGS

A. Police Patrol Vehicle Purchase

General Services Manager Jack Smith stated the pricing on these vehicles is from the County of Sutter vehicle bid, and it is the lowest price that the City has paid in three years. Mr. Smith responded to questions from Council.

Councilman Doolittle moved to authorize staff to purchase three police patrol vehicles using the County of Sutter 04-05 Vehicle Bid, from the low bidder Larry Geweke Ford of Yuba City, California, in the amount of \$68,045.11. Councilman Miller seconded the motion that passed with the following vote:

AYES: Councilmembers Doolittle, Miller, and Mayor Cartoscelli

NOES: None

ABSENT: Councilmembers Hellberg and Ramirez

B. City Entrance Signs

Public Works Director John Wright recounted that Council asked staff to pursue bids on this particular sign design last November. Three bids were received. Staff recommends Starr Sign Design with a bid of \$36,786 for two signs. While not the cheapest bid, it does include the engineering and construction of the signs. Mr. Wright said placement of the Highway 99 sign could be at Lincoln Road or at Bogue Road. The Highway 20 sign would be placed near Township Road. By the time the signs are fabricated, staff should have the locations identified.

Councilman Miller said he thought the Highway 99 sign should be placed near Bogue and Mayor Cartoscelli agreed. Mr. Wright responded to Council's questions about the materials used in the sign and the life expectancy of the painted materials. Mayor Cartoscelli asked if "Welcome" could be added to the sign and Mr. Wright responded yes. City Manager Jeffrey Foltz asked if the paint could be reflective, and Mr. Wright again responded in the affirmative. Mr. Wright stated a mock up could be requested to assure the sign is what Council wants. Council agreed a mock up would be a good idea.

Councilman Miller moved to award a contract in the amount of \$36,786.60 to Starr Sign Design of Corona, California, for the purchase of two City entrance signs including a mock up, larger posts, adding "Welcome" to the sign and using reflective paint. Mayor Cartoscelli seconded the motion that passed with the following vote:

AYES: Councilmembers Doolittle, Miller, and Mayor Cartoscelli

NOES: None

ABSENT: Councilmembers Hellberg and Ramirez

6. CONSENT CALENDAR

Mayor Cartoscelli asked that Item C be removed for further discussion. Councilman Doolittle moved to adopt the balance of the calendar as presented. Councilman Miller seconded the motion that passed with a unanimous vote.

- A. Noted and filed the Monthly Investment Report (December 2004).
- B. Adopted Resolution No. 05-024 approving the execution of a Subdivision Agreement with Valley Development Company, Inc., providing for public improvements for Garden Gate Estates.

Mayor Cartoscelli remarked that Sutter Cottages, a high-density project, is not the same as what Council approved and she is disappointed in the final product. After discussion, Mayor Cartoscelli moved to adopt Item C of the Consent Calendar. Councilman Miller seconded the motion that passed with a unanimous vote.

- C. Adopted Resolution No. 05-025 accepting certain street and related improvements pursuant to the Sutter Cottages Amended Subdivision Agreement and authorizing the developer to file a Notice of Completion.

8. REPORTS AND MISCELLANEOUS

- A. Parking on Frederick Street Near Yuba City High School

Public Works Director John Wright noted that staff has been working with the high school administrators and the residents of Frederick Street on the issue of student parking and littering on Frederick Street and other nearby streets. There is insufficient parking at the high school. Meetings have been held with residents of Frederick Street, City Staff and high school staff to resolve the problem. This fall the new high school will open but only freshmen and sophomores will be attending the first year. Few of those drive so there will not be much relief the first year. We will begin to see that change in eighteen months to two years. Mr. Wright stated staff is recommending a short-term pilot program of permit parking that would limit parking to 90 minutes between the hours of 8:00 a.m. and 3:00 p.m. on weekdays. That will deter student parking but would allow for service vehicles to complete their tasks.

Chuck Tracy, Vice Principal of Yuba City High School, thanked Mr. Wright and Police Chief Doscher for working on this project. Mr. Tracy acknowledged the school only has parking for 80% of those students with parking passes.

Christine and George Scully, Frederick Street, spoke against the plan stating it does not do enough to relieve the problems.

Mayor Cartoscelli asked residents to see how the pilot program works and noted adjustments could be made, if necessary. Councilman Doolittle asked that the red zones on Frederick Street be removed, and Mr. Wright stated he would take care of it. Councilman Miller requested an update on the pilot program in 60 days. City Attorney Timothy Hayes stated a resolution on this program will be presented at the next meeting.

Councilman Miller moved to authorize the Public Works Director and Police Chief to implement a Neighborhood Permit Parking System on a portion of Frederick Street between Cooper and Clark, and that the Public Works Director and Police Chief return to Council in 60 days with a report on how the permit parking is working. Councilman Doolittle seconded the motion that passed with a unanimous vote.

9. BUSINESS FROM THE COUNCIL

- A. Boards and Commissions

Councilman Doolittle moved to confirm the Screening Committee's recommendation to appoint Sharif Gaynor, Harveen Gill and Tatum McDougal to the Youth Commission, terms to expire December 31, 2006. Councilman Miller seconded the motion that passed with a unanimous vote.

- B. Feather River Air Quality Management District ("FRAQMD") Board Members

Councilman Doolittle moved to approve the representatives selected by the Cities of Marysville (Jim Kitchen and Bill Harris), Live Oak (Chuck Epp and Mel Wilkins) and Wheatland (Jay Pendergraph and Jim Barrington) to the FRAQMD Board of Directors. Councilman Miller seconded the motion that passed with a unanimous vote.

- C. Truck Parking on City Streets

Public Works Director John Wright stated that Councilman Hellberg requested the report on the parking of commercial trucks on the City's streets. Since he is not here this

evening, Mr. Wright asked that this item be continued. A discussion followed with Mayor Cartoscelli asking about the costs of parking in the two parking lots available. Mr. Wright said the Highway 99 lot does not charge. The lot at Harter charges \$75/month but has lighting and security. Mr. Wright noted the City presently has a policy of allowing truck parking on truck routes. When residential expands into an area where truck parking has been allowed, it is then posted as a no parking area.

Council agreed to continue this item to the next Council meeting. Mayor Cartoscelli asked Police Chief Richard Doscher to compile any statistics available on traffic problems or accidents associated with truck parking on City streets and he agreed to do so.

Councilman Doolittle reported that Public Works Director John Wright and he would be attending a SACOG meeting tomorrow where they will be advocating the 5th Street Bridge project.

10. ADJOURNMENT

At 7:40 p.m., adjourned the regular City Council meeting to the Redevelopment Agency.

11. ADJOURNMENT

At 7:52 p.m., reconvened to the regular City Council meeting from the Redevelopment Agency. Adjourned at 7:53 p.m. to the Joint City Council/Panning Commission Study Session on February 15, 2005 at 4:00 p.m. in memory of Edward Helm, a retired 20-year veteran of the Yuba City Police Department, who passed away on January 21, 2005.

KAREN CARTOSCELLI
MAYOR

ATTEST:

CITY CLERK

AGENDA
REGULAR MEETING
REDEVELOPMENT AGENCY – CITY OF YUBA CITY
FEBRUARY 1, 2005 – 7:00 P.M.

- CALL TO ORDER

- ROLL CALL

____ Chairperson Cartoscelli
____ Vice Chairperson Hellberg
____ Director Doolittle
____ Director Miller
____ Director Ramirez

1. APPEARANCE OF INTERESTED CITIZENS

Members of the public may address the Yuba City Redevelopment Agency Board of Directors on items of interest that are within the Redevelopment Agency's jurisdiction whether or not such items of interest are on the agenda for this meeting. Public comment on public hearing agenda items will be permitted during those hearings.

2. PUBLIC HEARING

A. Implementation Plan for the Yuba City Redevelopment Agency

Recommendation: Conduct a public hearing and adopt a resolution approving the City of Yuba City's Redevelopment Agency's Five Year Implementation Plan 2005-2009.

3. BUSINESS FROM THE BOARD

4. ADJOURNMENT

Adjourn the Redevelopment Agency to the regular meeting of the City Council.

MINUTES
CITY OF YUBA CITY
REDEVELOPMENT AGENCY
FEBRUARY 1, 2005

- CALL TO ORDER

The Redevelopment Agency of the City of Yuba City was called to order by Chairperson Cartoscelli at 7:40 p.m.

- ROLL CALL

Present: Directors Doolittle, Miller, and Chairperson Cartoscelli

Absent: Directors Hellberg and Ramirez

1. APPEARANCE OF INTERESTED CITIZENS

None.

2. PUBLIC HEARINGS

A. Implementation Plan for the Yuba City Redevelopment Agency

Deputy City Manager Laura Duncan stated legislation enacted in 1994 requires all redevelopment agencies with redevelopment plans adopted prior to December 31, 1993 to prepare and adopt an implementation plan for each project area. Ms. Duncan said the overall goal of the plan is to eliminate blight and make affordable housing available. This is the third plan the City has prepared since the law requiring it was enacted. The City has used a steady and measured approach. The tax increment has increased 39% in the project area. The Redevelopment Agency works in concert with the Housing Authority. Ms. Duncan responded to questions from Council.

Chairperson Cartoscelli opened the public hearing. The following citizens spoke in favor of the implementation plan:

Craig Starkey, 750 Lincoln Road, #4, Yuba City
Bill Meagher, 1007 Live Oak Blvd., Yuba City
Don Covey, 669 Plumas Street, Yuba City

Hearing no further comment, Chairperson Cartoscelli closed the public hearing.

Director Doolittle moved to adopt Resolution No. 05-001 approving the City of Yuba City's Redevelopment Agency's Five Year Implementation Plan 2005-2009. Director Miller seconded the motion that passed with the following vote:

AYES: Directors Doolittle, Miller, and Chairperson Cartoscelli

NOES: None

ABSENT: Directors Hellberg and Ramirez

3. BUSINESS FROM THE BOARD

None.

4. ADJOURNMENT

At 7:52 p.m., adjourned to the regular meeting of the City Council.

KAREN CARTOSCELLI
CHAIRPERSON

ATTEST:

SECRETARY

AGENDA
SPECIAL JOINT MEETING OF
CITY COUNCIL & PLANNING COMMISSION
CITY OF YUBA CITY
STUDY SESSION
FEBRUARY 8, 2005
DEPART CITY HALL 8:00 A.M.

- CALL TO ORDER

- ROLL CALL

COUNCIL:

_____ Mayor Cartoscelli
_____ Vice Mayor Hellberg
_____ Councilman Doolittle
_____ Councilman Miller
_____ Councilman Ramirez

PLANNING COMMISSION:

_____ Melia Campbell
_____ Michael Cartoscelli
_____ Maynard Dunn
_____ Tejinder Maan
_____ Jeffrey Spencer
_____ Craig Starkey
_____ Satwant Takhar

1. APPEARANCE OF INTERESTED CITIZENS

Members of the public may address the Council concerning any item that has been described in the notice for the meeting.

2. STUDY SESSION

- A. 9:00 a.m. – Tour the City of Sacramento’s water intake plant facility.
- B. 10:30 a.m. – Briefing from the City of West Sacramento, 1110 West Capitol Ave., West Sacramento regarding housing and commercial development.
- C. 11:00 a.m. – Tour of West Sacramento housing and commercial projects.
- D. Drive by Natomas High School.

3. ADJOURNMENT

AGENDA
REGULAR MEETING OF
CITY COUNCIL – CITY OF YUBA CITY
FEBRUARY 15, 2005 – 7:00 P.M.

- CALL TO ORDER

- ROLL CALL

____ Mayor Cartoscelli
____ Vice Mayor Hellberg
____ Councilman Doolittle
____ Councilman Miller
____ Councilman Ramirez

- INVOCATION

- PLEDGE OF ALLEGIANCE TO THE FLAG

1. PRESENTATIONS/PROCLAMATIONS

A. Presentation of Executive Fire Officer Certification to Gary Garrisi

B. Presentation of Fire Marshal Certification to Jim Mathews

C. Rotary International 100th Anniversary

D. Youth Commission

2. PUBLIC HEARINGS

A. Yuba City Lighting and Landscape Maintenance District No. 5, Zones of Benefit H_3, I_2, and K_9

Recommendation: Conduct a public hearing; THEN adopt a Resolution confirming diagram and assessment and levying assessment for Fiscal Year 2004-2005 for Lighting and Landscape Maintenance District No. 5, Zones of Benefit H_3 (Hetherington Place, located on the north side of Franklin Road, west of Walton Avenue), I_2 (Masera Ranch 1, located on the north side of McCune Avenue, west of Walton Avenue), and K_9 (River Valley Estates, located in the vicinity of Harter Road south of Lassen Boulevard, and Walnut Park Estates Units 1 and 2, located north of North Colusa Frontage Road between Township Road and Royo Rancho Drive)

3. APPEARANCE OF INTERESTED CITIZENS

Members of the public may address the City Council on items of interest that are within the City's jurisdiction whether or not such items of interest are on the agenda for this meeting. Public comment on public hearing agenda items will be permitted during those hearings.

4. BID OPENINGS

A. Well 13 Treatment Plant No. 4 Improvements Bid Results and Rejection of all Bids

Recommendation: Reject all bids received for the proposed project.

B. Two (2) Forklifts (Formal Bid 05-10)

Recommendation: Award a bid to the low bidder J.M. Equipment Co., Inc., of West Sacramento, CA in the amount of \$40,291.68 for the purchase of a two (2) forklifts.

C. Vehicles (Formal Bid 05-11)

Recommendation: Award contract to the low bidders for the purchase of six (6) vehicles as follows:

Category A, ¾-Ton Pick-up Truck with Lift Gate	Hoblit Motors Woodland, CA	\$19,908.82
Category B, 1-Ton Truck with Utility Bed - 4WD	Coalinga Motors Coalinga, CA	\$31,582.98
Category C, 1-Ton Cutaway Van	Downtown Ford Sales Sacramento, CA	\$30,565.45
Category D, 1-Ton Utility Truck with 20 CFM at 90 PSI Compressor and Lift Gate	Larry Geweke Ford Yuba City, CA	\$30,556.60
Category E, SWAT Truck 1-Ton 4WD Crew Cab	Downtown Ford Sales Sacramento, CA	\$36,518.89
Category F, 1-Ton Utility Truck with 130 CFM at 100 PSI Compressor	Downtown Ford Sales Sacramento, CA	\$48,090.10

D. Building Division Professional Services Accounts for Plan Check Services

Recommendation: Authorize staff to outsource plan check and inspection services with LP2A, Willdan, NAFFA and Berrryman and Henigar. Limit each organization to a maximum award of \$125,000 for the fiscal year 2004-2005. The finding is that it is in the best interest of the City to do so.7

E. Professional Services Agreement for a consultant firm to collect and prepare materials concerning the implementation of updated Development Impact Fees (AB1600 Study) consistent with the area contained within the recently adopted General Plan Urban Growth Boundary

Recommendation: Adopt a resolution that authorizes the City Manager to enter into a professional services agreement with the Goodwin Consulting Group to compile and present development impact fees consistent with current and projected costs for the 2004 general plan area.

F. Landscape Maintenance Contract (Formal Bid 05-06)

Recommendation: Award a contract to the low bidder Landscapes by Stentzel of Live Oak, CA in the amount of \$55,200 for yearly service of landscape maintenance areas.

5. CONSENT CALENDAR

All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that Council votes on the motion unless members of the City Council, staff or public request specific items to be discussed or removed from the Consent Calendar for individual action.

A. Planning Commission Actions

Recommendation: Note and file.

B. Minutes of Yuba City Council Meetings

Recommendation: Approve the Regular Meeting minutes of December 21, 2004, January 4, 2005 and January 18, 2005; and the Special Meeting minutes of January 11, 2005.

C. Neighborhood Permit Parking System on Frederick Street

Recommendation: Authorize the establishment of a temporary neighborhood permit parking system.

D. River Valley Commercial

Recommendation: Adopt a resolution approving the execution of an Improvement Agreement with Roy Lanza providing for public improvements for River Valley Commercial.

E. Masera Ranch No. 2, Phase 2

Recommendation: Adopt a resolution accepting certain street and related improvements pursuant to the Masera Ranch No. 2, Phase 2 Development Agreement and authorizing the developer to file a Notice of Completion.

F. Westside Estates

Recommendation: Adopt a resolution accepting certain street and related improvements pursuant to the Westside Estates Subdivision Agreement and authorizing the developer to file a Notice of Completion.

G. Garden Gate Estates

Recommendation: Adopt a resolution approving the final map for Garden Gate Estates, accepting dedication of rights-of-way and easements shown thereon and authorizing the filing of the map.

H. Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit B4

Recommendation: Adopt the following resolutions to create the Lighting and Landscape Maintenance District:

Resolution to modify Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit B_4 (Garden Gate Estates located on the west side of Garden Highway south of Bogue Road).

Resolution of Intention, Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit B_4 (pursuant to the Landscaping and Lighting Act of 1972).

6. REPORTS AND MISCELLANEOUS

A. Continuation of incremental installation and conversion of water meters from touch read to remote radio read technology

Recommendation: Approve project continuation to include installation and conversion to radio read water meters in other areas of the city aside from the Tierra Buena area. Authorize and direct Administrative Services Director to record a supplemental appropriation to account 7110-61310 for \$52,000.00.

B. Request for a new principal planner, administrative clerk and two building inspectors

Recommendation: Approve the request for additional staff, including a principal planner and an administrative clerk for the Planning Division and two new building inspectors for the Building Division. Authorize the Administrative Services Director to prepare a supplemental appropriation.

7. BUSINESS FROM THE COUNCIL

A. Appointment of a Yuba City Planning Commissioner to the Sutter County Planning Commission

Recommendation: Recommend that the Sutter County Board of Supervisors appoint Craig Starkey to replace John Dukes on the Sutter County Planning Commission.

B. Truck Parking on City Streets

Recommendation: Information item regarding parking of commercial trucks.

8. CLOSED SESSION

Adjourn to closed session to confer with real property negotiators Jeffrey Foltz and Marc Boomgaarden pursuant to Government Code Section 54956.8 regarding possible purchase of the following properties or portions thereof: APN 19-060-66 located on the north side of Franklin Road, 550 feet west of Harding; and APN 20-030-12 located in the southeast corner of Franklin and Ohleyer Roads.

Confer with legal counsel regarding potential litigation pursuant to Government Code Section 54956.9 (c).

9. ADJOURNMENT

MINUTES
REGULAR MEETING
CITY COUNCIL – CITY OF YUBA CITY
FEBRUARY 15, 2005 – 7:00 P.M.

- CALL TO ORDER

The City Council of the City of Yuba City was called to order by Mayor Cartoscelli at 7:00 p.m.

- ROLL CALL

Present: Councilmembers Doolittle, Hellberg, Miller, Ramirez, and Mayor Cartoscelli
Absent: None

- INVOCATION

Police Chief Richard Doscher gave the invocation.

- PLEDGE OF ALLEGIANCE TO THE FLAG

Fire Chief Marc Boomgaarden led the Pledge of Allegiance to the Flag.

1. PRESENTATIONS/PROCLAMATIONS

- A. Mayor Cartoscelli and Fire Chief Marc Boomgaarden presented an Executive Fire Officer Certification to Gary Garrisi.
- B. Mayor Cartoscelli and Fire Chief Marc Boomgaarden presented a Fire Marshal Certification to Jim Mathews.
- C. Mayor Cartoscelli presented a proclamation to Rotary International for their 100th Anniversary.
- D. Youth Commissioner Christine Ang gave the monthly report.

2. PUBLIC HEARINGS

- A. Yuba City Lighting and Landscape Maintenance District No. 5, Zones of Benefit H_3, I_2, and K_9

Public Works Director John Wright explained that this public hearing is required by State law to establish the Lighting and Landscape Maintenance Districts which are required in the Hetherington Place, Masera Ranch Unit No. 1, River Valley Estates, and Walnut Park Estates Units 1 and 2 maps to enable the future lot owners to pay for the street lighting and landscape planter maintenance costs within the subdivisions.

Mayor Cartoscelli opened the public hearing. Hearing no comment, the public hearing was closed.

Councilman Doolittle moved to adopt Resolution No. 05-026 confirming the diagram and assessment and levying assessment for Fiscal Year 2004-2005 for Lighting and Landscape Maintenance District No. 5, Zones of Benefit H_3 (Hetherington Place, located on the north side of Franklin Road, west of Walton Avenue); I_2 (Masera Ranch 1, located on the north side of McCune Avenue, west of Walton Avenue); and K_9 (River Valley Estates, located in the vicinity of Harter Road south of Lassen Boulevard, and Walnut Park Estates Units 1 and 2, located north of North Colusa Frontage Road between Township Road and Royo Ranchero Drive). Councilman Hellberg seconded the motion that passed with the following vote:

AYES: Councilmembers Doolittle, Hellberg, Miller, Ramirez and Mayor Cartoscelli
NOES: None
ABSENT: None

3. APPEARANCE OF INTERESTED CITIZENS

None

4. BID OPENINGS

- A. Well 13 Treatment Plant No. 4 Improvements Bid Results and Rejection of all Bids

Utilities Director Bill Lewis explained that the four bids received for this project are well over the budgeted amount. The engineer's estimate for the project was \$570,500. Staff recommends rejection of all bids. Mr. Lewis further explained that staff is currently evaluating other alternatives to bring in new water lines to those existing customers who have already paid their surface water connection fees, as well as new technology to

expand the existing Walton area groundwater supply. Staff is also evaluating increasing the water supply capacity of groundwater treatment plant number 3, at a lower cost than bid costs for plant number 4.

Councilman Doolittle moved to reject all bids received for the proposed project. Councilman Miller seconded the motion that passed with a unanimous vote.

B. Two (2) Forklifts (Formal Bid 05-10)

General Services Manager Jack Smith explained that these are replacements to the City's fleet to be utilized at the City's Water Treatment Facility and Corporation Yard. Funding is budgeted.

Councilman Ramirez moved to award a bid to the low bidder J.M. Equipment Co., Inc., of West Sacramento, CA in the amount of \$40,291.68 for the purchase of two (2) forklifts. Councilman Hellberg seconded the motion that passed with a unanimous vote.

C. Vehicles (Formal Bid 05-11)

General Services Manager Jack Smith explained that these budgeted vehicles for the City's fleet are to be used in various City applications. Councilman Miller asked where each vehicle would be used and Mr. Smith responded.

Councilman Hellberg moved to award contracts to the low bidders for the purchase of six (6) vehicles as follows: 1) Category A, ¾ ton pick-up, Hoblit Motors, Woodland, CA, \$19,908.82; 2) Category B, 1 ton truck, Coalinga Motors, Coalinga, CA, \$31,582.98; 3) Category C, 1 ton cutaway van, Downtown Ford Sales, Sacramento, CA, \$30,565.45; 4) Category D, 1 ton utility truck with compressor, Larry Geweke Ford, Yuba City, CA, \$30,556.60; 5) Category E, SWAT truck, Downtown Ford Sales, Sacramento, CA, \$36,518.89; and 6) Category F, 1 ton utility truck with compressor, Downtown Ford Sales, Sacramento, CA, \$48,090.10. Councilman Doolittle seconded the motion that passed with a unanimous vote.

D. Building Division Professional Services Accounts for Plan Check Services

Community Development Director Denis Cook explained that the Building Division has outsourced plan check and inspection services since 1999. In recent years, the rise in building permit activity in Yuba City has increased the daily inspection workload and staffing is not available to perform plan checks. Mr. Cook answered questions from Council.

Councilman Doolittle moved to authorize staff to outsource plan check and inspection services with LP2A, Wildan, NAFFA, and Berryman and Henigar and to limit each organization to a maximum award of \$125,000 for the fiscal year 2004-2005. The finding is that it is in the best interest of the City to do so. Councilman Miller seconded the motion that passed with a unanimous vote.

E. Professional Services Agreement for a consultant firm to collect and prepare materials concerning the implementation of updated Development Impact Fees (AB 1600 Study) consistent with the area contained within the recently adopted General Plan Urban Growth Boundary

Community Development Director Denis Cook explained that the City needs the expertise and support of a consulting firm to analyze current development trends and anticipate the community's infrastructure needs as it grows by presenting an updated impact fee schedule that will hold development to contributing its fair share to ensure excellent levels of all City services. The current impact fee levels reflect the amounts needed to provide services within the 1989 General Plan Boundary. The new fees would apply to the entire area of the General Plan. These fees will pay for streets, parks, libraries, police and fire services, as well as a number of various county services. As in past impact fee studies, Sutter County is partnering with the City. Mr. Cook answered questions of Council.

Councilman Miller moved to adopt Resolution No. 05-027 that authorizes the City Manager to enter into a professional services agreement with the Goodwin Consulting Group to compile and present development impact fees consistent with current and projected costs for the 2004 general plan area. Councilman Ramirez seconded the motion that passed with a unanimous vote.

F. Landscape Maintenance Contract (Formal Bid 05-06)

Parks Manager Gary Marler explained that this contract includes twenty-one (21) landscape maintenance areas. In an effort to continually operate as efficiently as possible, staff is recommending the City contract landscape maintenance services of some small challenging areas now maintained by the Parks Division.

Councilman Doolittle moved to award a contract to the low bidder, Landscapes by Stentzel of Live Oak, CA in the amount of \$55,200 for yearly services of landscape maintenance areas. Councilman Hellberg seconded the motion that passed with a unanimous vote.

5. CONSENT CALENDAR

Public Works Director John Wright asked that Item C be removed from the consent calendar. Councilman Doolittle moved to adopt the balance of the consent calendar. Councilman Miller seconded the motion that passed with a unanimous vote.

- A. Noted and filed the Planning Commission Actions.
- B. Approved the regular meeting minutes of December 21, 2004, January 4, 2005 and January 18, 2005; and the special meeting minutes of January 11, 2005.
- D. Adopted Resolution No. 05-029 approving the execution of an Improvement Agreement with Roy Lanza providing for public improvements for River Valley Commercial.
- E. Adopted Resolution No. 05-030 accepting certain street and related improvements pursuant to the Masera Ranch No. 2, Phase 2 Development Agreement and authorizing the developer to file a Notice of Completion.
- F. Adopted Resolution No. 05-031 accepting certain street and related improvements pursuant to the Westside Estates Subdivision Agreement and authorizing the developer to file a Notice of Completion.
- G. Adopted Resolution No. 05-032 approving the final map for Garden Gate Estates, accepting dedication of rights-of-way and easements shown thereon and authorizing the filing of the map.
- H. Adopted Resolution No. 05-033 to modify Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit B_4 (Garden Gate Estates located on the west side of Garden Highway south of Bogue Road). Adopted Resolution of Intention No. 05-034, Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit B_4 (pursuant to the Landscaping and Lighting Act of 1972).

Councilman Doolittle noted that the words “adopt a resolution” need to be added to Item C. Councilman Doolittle moved to adopt Item C of the consent calendar, as amended. Councilman Hellberg seconded the motion that passed with a unanimous vote.

- C. Adopted Resolution No. 05-028 to authorize the establishment of a temporary neighborhood permit parking system.

6. REPORTS AND MISCELLANEOUS

- A. Continuation of incremental installation and conversion of water meters from touch read to remote radio read technology

Public Works Director John Wright explained that earlier this year, the Public Works Department began the Tierra Buena Meter Project, installation of radio read water meter technology units. Now that the project is virtually complete, staff is recommending project continuation to include installation and conversion to radio read water meters in other areas of the City. Mr. Wright answered questions from Council.

Councilman Doolittle moved to approve project continuation to include installation and conversion to radio read water meters in other areas of the City aside from the Tierra Buena area and to authorize and direct the Administrative Services Director to record a supplemental appropriation to account 7110-61310 for \$52,000.00. Councilman Ramirez seconded the motion that passed with a unanimous vote.

- B. Request for a new principal planner, administrative clerk and two building inspectors

Community Development Director Denis Cook explained that during the last five years Yuba City has experienced a large surge in growth, prompting the need for additional staff. In 2004 there were 1016 residential developments, compared to 137 in 2000. This increase in building activity has had a drastic effect on both the Building and Planning Divisions of the Community Development Department. Mr. Cook asked that in addition to his original request for additional staff, that the change of a temporary part time administrative clerk be changed to a limited-term part time administrative clerk. Mr. Cook answered questions from Council.

Councilman Miller moved to approve the request for additional staff, including a principal planner and an administrative clerk for the Planning Division and two new building inspectors for the Building Division, to authorize the Administrative Services Director to prepare a supplemental appropriation, and to change the current temporary

administrative clerk to a limited-term position. Councilman Doolittle seconded the motion that passed with a unanimous vote.

7. BUSINESS FROM THE COUNCIL

A. Appointment of a Yuba City Planning Commissioner to the Sutter County Planning Commission

Councilman Ramirez moved to recommend that the Sutter County Board of Supervisors appoint Craig Starkey to replace John Dukes on the Sutter County Planning Commission. Councilman Miller seconded the motion that passed with a unanimous vote.

B. Truck Parking on City Streets

Public Works Director John Wright explained that the City's current traffic regulations allow the parking of large commercial trucks on streets designated as truck routes. Where safety or visibility issues exist, truck parking is not allowed. The Traffic Committee has looked at truck parking on more than one occasion and has chosen to continue to allow it. There were no commercial parking facilities available to local truckers, and the Committee did not want to take an action that may push trucks into residential neighborhoods. Recently, however, two businesses that allow parking have opened in the area, 99 Travel Center on Oswald Road and Harter Packing.

Councilman Hellberg asked that this item be reviewed and discussed. He would like to see all truck parking throughout the City banned on public streets. Councilman Miller voiced his concern over safety issues when trucks park along Walton Avenue and noted that this doesn't help with our City image. Councilmembers Doolittle and Ramirez concurred.

Mr. Wright stated that our current ordinance would allow no-parking signs to be posted along Walton Avenue.

Mayor Cartoscelli instructed staff to have the Traffic Committee look at options regarding truck parking throughout the City and to bring back recommendations to Council and asked that the Public Works Department post no parking along Walton Avenue.

* * *

Mayor Cartoscelli stated that she received a letter of concern regarding Harding Road. After discussion regarding traffic and speeding problems, Council directed staff to research possible options and report back.

8. CLOSED SESSION

At 8:17 p.m., adjourned to closed session and conferred with real property negotiators Jeffrey Foltz and Marc Boomgaarden pursuant to Government Code Section 54956.8 regarding possible purchase of the following properties or portions thereof: APN 19-060-66 located on the north side of Franklin Road, 550 feet west of Harding; and APN 20-030-12 located in the southeast corner of Franklin and Ohleyer Roads.

Conferred with legal counsel regarding potential litigation pursuant to Government Code Section 54956.9(c).

9. ADJOURNMENT

At 9:15 p.m., reconvened from closed session and adjourned the regular City Council meeting of the City of Yuba City.

KAREN CARTOSCELLI
MAYOR

ATTEST:

STEVE JOHNSON
CITY CLERK

MINUTES
SPECIAL JOINT MEETING
CITY COUNCIL & PLANNING COMMISSION
CITY OF YUBA CITY
FEBRUARY 15, 2005 – 4:00 P.M.

- CALL TO ORDER

The City Council and Planning Commission of the City of Yuba City was called to order by Mayor Cartoscelli at 4:00 p.m.

- ROLL CALL-COUNCIL

Present: Councilmembers Doolittle, Hellberg, Miller, Ramirez, and Mayor Cartoscelli
Absent: None

- ROLL CALL-PLANNING COMMISSION

Present: Commissioners Campbell, Cartoscelli, Dunn, Mann, Spencer, Starkey and Takhar
Absent: None

- INVOCATION

Police Chief Richard Doscher gave the invocation.

- PLEDGE OF ALLEGIANCE TO THE FLAG

Deputy School Superintendent Baldev Johal led the Pledge of Allegiance to the Flag.

1. CITY GROWTH POLICIES IN THE CITY'S SPHERE OF INFLUENCE

Mayor Cartoscelli said that for disclosure reasons she must report that she has been approached by several of the developers attending this meeting to discuss items on this agenda but she has made no decisions.

City Manager Jeffrey Foltz recognized school district officials and SACOG officials.

Mr. Foltz said this is a continuance of a Study Session held January 25, 2005 where we had discussions on how to address growth issues as we move to the west and how best to accomplish those issues. Some policies will be presented today on the best way to accomplish the growth in the western section of the City.

The General Plan has been expanded from 13 to 23 square miles and was adopted in April 2004. We anticipate a population of 105,000 by the year 2025 with 19,000 new housing units. Our wastewater treatment plant is rated at 9 mgd. Presently, we have a contested capacity of 7 mgd. Currently, we have a flow of 5.7 mgd. The water treatment plant is currently at 24 mgd, and we are in the process of expanding that to 30 mgd. Within two years that should be expanded to 48 mgd.

Residential developments taking place at this time are entering into Mello Roos districts. We are developing a master drainage plan for the western area of the Sphere of Influence. Cost is estimated at \$3,000/unit. State budget law changes have resulted in the City losing \$39/capita when we annex an individual into the City.

The Master Tax Exchange Agreement with the County has issues that need to be worked out. Currently, we have approximately 14,000 residents not receiving City Police services. The Sutter County Sheriff's Department services them.

Mr. Foltz stated the village concept is part of the General Plan, and he noted their locations on the General Plan map. This concept encompasses mixed uses within the village. Within the General Plan there are Specific Plan areas and Master Plan areas. Specific Plans are governed under state law. Those plans require legislative acts by the Planning Commission and Council. Master Plan areas get involved in the details of planning an area but do not require a legislative act. Master Plans do not address how services will be brought in.

We currently have about six residential projects in process that propose preannexation zoning to the City that are outside the City's boundaries, but they are within the Sphere of Influence. A blueprint has been developed outlining how to implement the General Plan goals. Those goals must be addressed to accomplish the General Plan dream we adopted last year. The implementation policies of the General Plan should be in place in 2006. Meanwhile, we must set up interim policies with the General Plan concepts in mind. The first core policy is that new development will pay its own way. To allow development to occur, yet meet the General Plan requirements, the second core policy necessitates that all development will enter into Development Agreements. The concepts of the General Plan must be met.

Affordability is a key component. The Council adopted SACOG's affordable housing concept in 2004. Mr. Foltz gave examples, previously compiled in 2004, of wages earned by local residents and the costs of residential developments. In all cases, none of the wage earners would be able to qualify to acquire one of those homes on their salary alone.

Mr. Foltz reviewed the costs anticipated for the 13 policies to be presented.

Prior to processing preannexation zoning outside the City's boundaries, staff proposes applications meet these 13 criteria:

- (1) Secure a letter from the affected school district stating the developer has satisfied the requirements for school infrastructure.
- (2) All residential subdivisions will include an affordable housing component that meets the minimum production standards of 4% very low income, 4% low income and 2% moderate or additional low or very low income (4-4-2).
- (3) Drainage plans must be provided for all subdivisions of land and shall comply with the City and County's drainage plans.
- (4) All developments proposing preannexation zoning to the City will enter into a Development Agreement addressing financing of roads, parks, public facilities, sewer, water, drainage, and surrounding infrastructure.
- (5) Residential subdivisions shall meet the minimum standards for residential design as established by the City Council.
- (6) Sewer and water fees, including connection fees and the installation of major trunk lines from both plants, shall be incorporated into the cost of development and shall be part of the Development Agreement.
- (7) Development will be required to pay their fair share of major roads within the new plan area and, in some cases, construction improvements of offsite major collectors before development can occur. This will be negotiated as part of the Development Agreement.
- (8) Payment of impact fees incorporating the public improvements necessary to implement the General Plan will be required and a part of the Development Agreement until the new impact fee study is completed and adopted.
- (9) Fees to address the levee improvements and potential flood issues will be required as part of the Development Agreement.
- (10) All developments will enter into a Community Facilities District to assist in funding police, fire and park maintenance.
- (11) All developments will address the village concept.
- (12) To make up for the loss of revenue due to changes in the state budget, all inhabited annexed property will enter into a Community Facilities District as a condition of annexation.
- (13) It remains the policy of the City that City services will not be extended to unincorporated areas of the Sphere of Influence without first annexing to the City (exceptions may occur for health related problems or loss of leach fields or water supply).

Once the 13 provisions have been met, then processing of applications would begin for preannexation zoning through the Planning Commission and the City Council. Adequate sewer and water must be available before building permits can be issued.

Mr. Foltz stated staff, SACOG and school district officials here would be happy to respond to questions from the Planning Commission and Council.

Mayor Cartoscelli asked that the Planning Commission and Council have a discussion on this presentation prior to opening the meeting to interested citizens.

Mr. Foltz noted a letter had been received this afternoon from Sean Rawson of the Business Industry Association of Superior California ("BIA") asking that a formal action not be taken today on the policies until the BIA has had an opportunity to meet with staff.

Commissioner Starkey feels we need to put some teeth into the design guidelines. Councilman Ramirez stated he has concerns with design guidelines, which can be cumbersome and are subjective. Commissioner Spencer agreed with Mr. Starkey. Good design goes into good building and good communities. Commissioner Dunn said having curbside appeal is not that much more expensive to build. Design guidelines are presently a suggestion. We need minimum design guidelines to develop homes that will be a source of pride in 50 or 100 years. Commissioner Cartoscelli stated he is not in favor of slowing down the process but is in favor of guidelines that will become the norm. Councilman Miller recognized the need to be cognizant of the needs of the developers, but we want a quality product with a good image and that requires good design. Mayor Cartoscelli said design guidelines are used in other cities and their developments have resulted architectural diversity that is attractive.

Mayor Cartoscelli then read each of the 13 policies. Council and Planning Commissioners made comments and received clarification from staff on these policies.

City Manager Jeffrey Foltz asked how Council and the Planning Commission desires to handle the two projects that have submitted preannexation zoning applications. Staff feels they should be considered part of the Specific Plan. The developers have requested that they not be included in

the Specific Plan. These two projects are located on the east side of Township Road between Butte House Road and Highway 20.

Councilman Ramirez said he feels preannexation zoning applications previously applied for should be handled differently. If they can meet the requirements, they should be allowed to go forward. Councilman Hellberg agreed. Commissioner Cartoscelli has concerns with sewer capacity and with moving too quickly. Commissioner Campbell asked for and received an update on sewer permitting. Commissioner Dunn agreed with Commissioner Cartoscelli. Councilman Doolittle stated we need to keep the process going but it must be equitable. We need to do something about stopping a rush of preannexation zoning.

Mayor Cartoscelli asked when the impact fee studies and the financing plan would be completed. Community Development Director Denis Cook responded that both should be completed by the end of this year.

Mayor Cartoscelli asked Council and Planning Commissioners if there was consensus that the entire crosshatched area on the Master Plan/Specific Plan map go into the Master Plan as opposed to the Specific Plan. The developers have already applied for preannexation zoning for these areas. A discussion ensued among Council, Commissioners and staff.

Councilman Miller stated he feels the BIA needs to have an opportunity to meet with staff on the thirteen policies presented today prior to adopting them. Councilman Ramirez agreed.

Councilman Hellberg moved to adopt Alternate Plan 1 of the Yuba City Master Plan & Specific Plans, insert the crosshatched areas and the two small blue areas to the south and include them in a Master Plan area, and no other applications will be accepted until after the developers and staff meet and the policies are adopted by Council. Councilman Ramirez seconded the motion that passed with the following vote:

AYES: Councilmembers Doolittle, Hellberg, Ramirez, and Mayor Cartoscelli
NOES: None
ABSTAIN: Councilman Miller

Mayor Cartoscelli asked if Council desires to delay action on the policies until a meeting can be arranged between the BIA and staff, and return at a later date to adopt the policies, and that Policy 12 requiring a Community Facilities District prior to annexation, be considered at a later date. Council replied in the affirmative.

Councilman Hellberg asked, if legally possible, that staff look at the possibility of annexing all areas in the Sphere of Influence at once. City Manager Jeffrey Foltz stated that would be contrary to the policies discussed today as preannexation zoning would limit the City's ability to impose conditions on development. Mayor Cartoscelli said staff could research that idea.

2. APPEARANCE OF INTERESTED CITIZENS

An unidentified man stated the City has mitigated the City's financial burden but has not addressed the rate of growth.

Rick Dias of south Yuba City had a question about Hillcrest water. Utilities Director Bill Lewis responded. Councilman Hellberg noted the residents in the south Yuba City area voted down annexation to the City. It was also noted this item is not on this special meeting agenda.

George Carpenter representing A & G Properties spoke. He asked that the preannexation zoning applications in the Master Plan areas still be allowed to proceed up to the point of doing Development Agreements and implementation of the policies that are still in question.

Lloyd Leighton asked that language be reconsidered in policy item 12. Mr. Leighton lives in south Yuba City and was a proponent in the annexation that failed.

Sean Rawon of the Building Industry Association, Roseville, CA asked that the process be expedited for a meeting with staff.

3. ADJOURNMENT

At 6:20 p.m. adjourned the special joint meeting of the City Council and Planning Commission of the City of Yuba City.

KAREN CARTOSCELLI
MAYOR

ATTEST:

CITY CLERK