

AGENDA  
REGULAR MEETING OF  
CITY COUNCIL – CITY OF YUBA CITY  
MAY 3, 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. Proclamation for Bill Miles' Retirement
- B. Proclamations for Nurse Week
- C. Presentations to Public Works and the Police Department from the Family Intervention Team Foundation
- D. Senior Commission

2. PUBLIC HEARINGS

- A. Five-Year Consolidated Plan for Community Development Block Grant

Recommendation: Conduct a public hearing to receive comments on the Five-Year Consolidated Plan (including the 2005 Annual Plan) and adopt the corresponding resolution accepting the plan.

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. 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 (March 2005)

Recommendation: Note & file.

- B. Analysis of Fair Housing Practices in Yuba City

Recommendation: Adopt the analysis of Impediments to Fair Housing Choice.

C. North Canterbury Estates Unit No. 2  
Recommendation: Adopt a resolution approving the final map for North Canterbury Estates Unit No. 2, accepting dedication of rights-of-way and easements shown thereon and authorizing the filing of the map.

D. Siena Estates  
Recommendation: Adopt a resolution approving the execution of a Subdivision Agreement with Siena Partners, LLC, providing for public improvements for Siena Estates.

E. Integrated Regional Water Management Plan Grant Application  
Recommendation: Adopt a resolution supporting the submission of an Integrated Regional Water Management Study Plan, Yuba County Water Agency acting as the lead agency, to the California Department of Water Resources and State Water Resources Control Board.

5. REPORTS & MISCELLANEOUS

A. Professional Services Contract with Pacific Municipal Consultants for Planning, Building and Engineering Services, and designation of the City's Streets and Underground operations as a division of the Utilities Department

Recommendation: Adopt a resolution approving a contract with Pacific Municipal Consultants; and  
Designate the City's Street and Underground operations as a division of the Utilities Department.

B. Issuance of Special Tax Bonds for the Yuba City Community Facilities District No. 2004-1 (Sunsweet Blvd) and approval of Project Financing Structure

Recommendation: Adopt a resolution authorizing the issuance of special tax bonds for and on behalf of the City of Yuba City Community Facilities District No. 2004-1 (Sunsweet Boulevard), approving and directing the execution of a Fiscal Agent Agreement, approving the form of Preliminary Official Statement, approving sale of such bonds, and approving other related documents and actions; and  
Approve project financing structure.

C. Water Treatment Plant Expansion to 30 Mgd Plans and Specifications

Recommendation: Adopt a resolution approving plans and specifications for the Water Treatment Plant Expansion to 30 mgd; direct the advertisement for competitive bids.  
Adopt a resolution declaring the intent to reimburse expenditures for the Water Treatment Plant Expansion to 30 mgd from the proceeds of tax exempt securities.

6. BUSINESS FROM THE COUNCIL

7. ADJOURNMENT

MINUTES  
REGULAR MEETING  
CITY COUNCIL – CITY OF YUBA CITY  
MAY 3, 2005 – 7:00 P.M.

- CALL TO ORDER

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

- ROLL CALL

Present: Councilmembers Doolittle, Miller, Ramirez, and Vice Mayor Hellberg  
Absent: Mayor Cartoscelli

- INVOCATION

Police Chief Richard Doscher gave the invocation.

- PLEDGE OF ALLEGIANCE TO THE FLAG

Councilman Ramirez led the Pledge of Allegiance to the Flag.

1. PRESENTATIONS/PROCLAMATIONS

A. Proclamation for Bill Miles' Retirement

The presentation to Bill Miles was continued to the May 17, 2005 Council Meeting.

B. Proclamations for Nurse Week

Vice Mayor Hellberg presented proclamations in honor of Nurse's Week to representatives of Fremont Hospital, The Courtyard and The Fountains.

C. Presentations to Public Works and the Police Department from the Family Intervention Team Foundation

Ed Smith of the Family Intervention Team Foundation of Sutter County made presentations to Public Works Superintendent Mike Healy and Police Lieutenant Bill Ollar for their leadership in the City's fundraising activities last Christmas.

D. Senior Commission

Senior Commissioner June Bone gave the monthly report.

2. PUBLIC HEARINGS

A. Five-Year Consolidated Plan for Community Development Block Grant

Deputy City Manager Laura Duncan stated a public hearing and approval of the Five-Year Consolidated Plan by Council is a standard annual requirement of the Department of Housing and Urban Development. Prior to this meeting the public has been given the opportunity to apply for block grant funds and to make comments. One comment was received during the public comment period from the Senior Gleaners who were concerned about their application, which was not recommended for funding. They were not recommended based on various factors: they are a bi-county agency and their request for \$50,000 for a refrigerated truck indicated the majority of the beneficiaries do not reside in Yuba City, they did not ask any other jurisdictions to participate in the funding, and they have significant funds in their bank account.

Included in the Consolidated Plan is the Annual Action Plan for 2005, which is the basis for the funding recommendations. The Plan addresses how the City proposes to assist low and moderate-income needs in the community. This year 20 applications were received. Staff is recommending 15 agencies to receive funding from grant monies of \$580,129. This is about \$33,000 less than HUD allocated due to staff over-budgeting last year, which requires an adjustment to this year's budget.

Ms. Duncan reviewed the recommended agencies and their planned projects. She responded to Council's questions.

Vice Mayor Eric Hellberg opened the public hearing. Hearing no comment, the public hearing was closed.

Councilman Doolittle moved to approve the Five-Year Consolidated Plan (including the 2005 Annual Plan) and to adopt Resolution No. 05-077 accepting the plan. Councilman Miller seconded the motion that passed with the following vote:

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

3. APPEARANCE OF INTERESTED CITIZENS

None.

4. CONSENT CALENDAR

Councilman Doolittle moved to adopt the consent calendar as presented. Councilman Ramirez seconded the motion that passed with the following vote:

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

- A. Noted & filed the Monthly Investment Report (March 2005).
- B. Adopted the analysis of Impediments to Fair Housing Choice.
- C. Adopted Resolution No. 05-078 approving the final map for North Canterbury Estates Unit No. 2, accepting dedication of rights-of-way and easements shown thereon and authorizing the filing of the map.
- D. Adopted Resolution No. 05-079 approving the execution of a Subdivision Agreement with Siena Partners, LLC, providing for public improvements for Siena Estates.
- E. Adopted Resolution No. 05-080 supporting the submission of an Integrated Regional Water Management Study Plan, Yuba County Water Agency acting as the lead agency, to the California Department of Water Resources and State Water Resources Control Board.

5. REPORTS AND MISCELLANEOUS

- A. Professional Services Contract with Pacific Municipal Consultants for Planning, Building and Engineering Services, and designation of the City's Streets and Underground operations as a division of the Utilities Department

City Manager Jeffrey Foltz stated that due to shortages of personnel in the Public Works Department, Engineering Division, staff is recommending approval of a professional services contract with Pacific Municipal Consultants (PMC) for planning, building and engineering services and for consolidation of these services. Staff also recommends that the management of the streets and underground operations be transferred to the Utilities Department.

Mr. Foltz introduced Phil Carter, the founder and President of PMC. Mr. Carter stated PMC has been in business for ten years and has 150 professionals working statewide.

Councilman Miller asked how long the hiring and reorganization process would take. City Manager Jeffrey Foltz responded it would probably take at least six months, possibly a year. Councilman Hellberg inquired about the cost estimates. Mr. Foltz said Mr. Carter, who will be here working half time, would cost about \$150,000 per year plus additional costs for other PMC employees. Development pays for these services so the impact on the General Fund is minimized. Staff must also stay within the allotted budget.

Councilman Ramirez moved to adopt Resolution No. 05-081 approving a contract with Pacific Municipal Consultants, and to designate the City's Street and Underground operations as a division of the Utilities Department. Councilman Doolittle seconded the motion that passed with the following vote:

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

B. Issuance of Special Tax Bonds for the Yuba City Community Facilities District No. 2004-1 (Sunsweet Blvd) and approval of Project Financing Structure

Assistant City Manager Steve Kroeger noted this matter was before Council in December 2004. At that time the landowners of the Community Facilities District voted unanimously to proceed with the levying of special taxes on their properties.

Several years ago it was decided the City, through development impact fees, would cover the cost of the traffic signal and the developers would cover the on-site costs (Phase I & II). The Phase III road would be paid for by impact fees, an infrastructure bank loan, and gas taxes.

The bond value for the Community Facilities District would not exceed \$3.25 million. Mr. Kroeger explained the effects of interest, underwriting and administrative costs incurred in bond financings. He discussed the entire project of \$5.6 million and broke down the various costs and how they will be paid. Mr. Kroeger responded to Council's questions.

Councilman Doolittle moved to adopt Resolution No. 05-082 authorizing the issuance of special tax bonds for and on behalf of the City of Yuba City Community Facilities District No. 2004-1 (Sunsweet Boulevard), approving and directing the execution of a Fiscal Agent Agreement, approving the form of Preliminary Official Statement, approving sale of such bonds, and approving other related documents and actions, and approved project financing structure. Councilman Miller seconded the motion that passed with the following vote:

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

C. Water Treatment Plant Expansion to 30 Mgd Plans and Specifications

Utilities Director Bill Lewis stated he is asking for permission to advertise for bids for the expansion of the water treatment plant from 24 mgd to 30 mgd.

Last July Council approved a master plan and directed the implementation of the first two phases of this project. Phase I, providing surface water to Tierra Buena, is complete except for the water storage tank. Phase II is to expand the water treatment plant to 48 mgd. This will be done in two parts; the first will take the plant to 30 mgd. Additional pumping will be required with a new 42" water main crossing the levee.

Equipment replacement is needed at the sedimentation basins. New technology is being recommended—the use of membranes. An extensive selection process has narrowed the recommended manufacturers to two. Pathogens cannot fit through these membranes. Another part of the project is a 4 million gallon buried water tank.

The project is to be paid for by a combination of retained earnings and bonds. Completion of the project is anticipated in the fall of 2006.

Mr. Lewis responded to technical questions from Council.

Councilman Miller moved to adopt Resolution No. 05-083 approving plans and specifications for the Water Treatment Plant Expansion to 30 mgd, directed the advertisement for competitive bids, and adopt Resolution No. 05-084 declaring the intent to reimburse expenditures for the Water Treatment Plant Expansion to 30 mgd from the proceeds of tax exempt securities. Councilman Ramirez seconded the motion that passed with the following vote:

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

6. BUSINESS FROM THE COUNCIL

Councilman Ramirez reported on a FRAQMD meeting he recently attended.

Councilman Miller stated he toured Elk Grove's Aquatic & Recreation Center and said it would be nice to see a similar facility in Yuba City.

Councilman Doolittle reported on a SACOG CEQA improvement seminar he attended yesterday. He stated he will be attending the Sacramento Valley Division Meeting of the LOCC in Redding May 5-6, the California Downtown Association Board Meeting May 19-21, and Harvard Executive Management School June 12-July 1.

Vice Mayor Hellberg reported on the Sutter County Airport funding. He also inquired about receiving the Council minutes before the subsequent meeting. City Manager Jeffrey Foltz will speak to the City Clerk's office about that possibility.

7. ADJOURNMENT

At 8:14 p.m., adjourned the regular City Council meeting of the City of Yuba City.

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ERIC N. HELLBERG  
VICE MAYOR

ATTEST:

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CITY CLERK

AGENDA  
REGULAR MEETING OF  
CITY COUNCIL – CITY OF YUBA CITY  
MAY 17, 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 – Led by Boy Scout Troop #46

1. PRESENTATIONS/PROCLAMATIONS

- A. Proclamation for the Retirement of John Wright
- B. Proclamation for the Retirement of Bill Miles
- C. Youth Commission

2. PUBLIC HEARINGS

A. 2005 Federal Justice Assistance Grant

Recommendation: Conduct a public hearing; and approve the Resolution authorizing the receipt, allocation and expenditure—2005 Federal Justice Assistance Grant.

B. Vacation of a Portion of North Colusa Frontage Road Right-of-Way

Recommendation: Conduct a public hearing; then

Adopt a Resolution vacating the portion of North Colusa Frontage Road right-of-way from approximately 70' west of Harter Road centerline to the proposed relocated frontage road as indicated on the vacation plat.

C. Vacation of a Portion of Harter Road Right-of-Way and Public Utility Easement

Recommendation: Conduct a public hearing; then

Adopt a Resolution vacating the portion of Harter Road right-of-way and public utility easement from approximately 48' south of Butte House Road centerline to the proposed Harter Parkway as indicated on the vacation plat.

D. Vacation of Right-of-Way for Road Entrance on C Street at Town Square

Recommendation: Conduct a public hearing; then

Adopt a Resolution vacating right-of-way for a road entrance on the south side of C Street between Plumas Boulevard and Wilbur Avenue.

E. Rezone #05-05 of a 1-acre parcel located at 1352 & 1356 Colusa Avenue from the Heavy Commercial/Light Industrial (C-M) District to the General Commercial (C-3) District (or other such designation deemed appropriate); Assessor's Parcel No. 58-041-008; property owner/applicant, Bill Meagher & Mike Tomlinson

Recommendation: Conduct a public hearing and after review and consideration of the negative declaration, concur with the Planning Commission's recommendation, which is to:

- 1) Adopt the recommended findings,
- 2) Adopt the negative declaration,
- 3) Introduce an ordinance for approval of Rezone #05-05 for amendments to the Official Zoning Map to change the zoning from the Heavy Commercial/Light Industrial (C-M) District to a General Commercial (C-3) District, and waive the first reading.

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. Sunsweet Boulevard Project

Recommendation: Adopt a resolution awarding a construction contract without the deductive alternate to Baldwin Contracting Company, Inc., of Marysville for the Sunsweet Boulevard Improvements project in the amount of its low bid of \$4,505,820.90, and

Make the finding that the bid protest of Jaeger Construction, Inc., is without merit and reject the protest.

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. Minutes of Yuba City Council Meetings

Recommendation: Approve the Regular Meeting minutes of March 15, April 5, April 19, and May 3, 2005.

B. Two-Lot Subdivision—Pal Takhar  
Recommendation: Adopt a resolution approving the execution of a Subdivision Agreement with Pal Takhar, providing for public improvements for Pal Takhar’s two-lot subdivision.

C. Harding Road and Cherry Street Water Line  
Recommendation: Adopt a resolution approving the plans and specifications for the Harding Road and Cherry Street water line project and authorizing the advertisement for bids on the project.

D. Summary Vacation of a Public Utility Easement  
Recommendation: Adopt resolution summarily vacating a portion of a public utility easement on Lot 429 of Ledford Subdivision No. 4.

E. Grant Deed – Valley Development Company, Inc., a California Corporation  
Recommendation: Adopt a resolution accepting a Grant Deed for Parcel A of Garden Gate Estates.

F. Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit C\_7  
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 C\_7 (Siena Estates located west of Hooper Road and south of Monroe Road).  
  
Resolution of Intention, Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit C\_7 (pursuant to the Landscaping and Lighting Act of 1972).

G. The California Infrastructure and Economic Development Bank Loan Agreement  
Recommendation: Approve a resolution of the City Council of the City of Yuba City approving execution of Loan Agreement between Redevelopment Agency and the California Infrastructure and Economic Development Bank.

6. REPORTS & MISCELLANEOUS

A. Phase I Construction of Aquatic Facility/Park in Gauche Park and Phase II Plans of Gymnasium/Community Center in Town Center  
Recommendation: Approve Phase I and Phase II Construction and Plan Proposal for the development of an Aquatics Facility and renovation of Gauche Park and Plan Design for a Community Center and Gymnasium.

MINUTES  
REGULAR MEETING  
CITY COUNCIL – CITY OF YUBA CITY  
MAY 17, 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

Boy Scott Troop #46 held a special flag ceremony and led the Pledge of Allegiance to the Flag and presented Public Works Director John Wright with a plaque.

1. PRESENTATIONS/PROCLAMATIONS

- A. Mayor Cartoscelli presented a City proclamation and gold resolution from Sutter County to John Wright, upon his retirement with the City.
- B. Mayor Cartoscelli presented a City proclamation and gold resolution from Sutter County to Bill Miles, upon his retirement with the City.
- C. Youth Commissioner Scott Wright gave the monthly report.

2. PUBLIC HEARINGS

A. 2005 Federal Justice Assistance Grant

Police Chief Richard Doscher explained that the Sutter County Sheriff's Department and our agency have completed a joint application for funding under this grant as required by statute. Each law enforcement entity would receive \$16,638. It is anticipated this particular grant funding for the City Police Department will be leveraged with other grants available to enhance the City's Emergency Operations Center.

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

Councilman Doolittle moved to adopt Resolution No. 05-085 authorizing the receipt, allocation and expenditure for the 2005 Federal Justice Assistance Grant. Councilman Hellberg seconded the motion that passed with the following vote:

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

B. Vacation of a Portion of North Colusa Frontage Road Right-of-Way

Assistant City Manager Phil Carter explained that the vacation of the right-of-way in this portion of North Colusa Frontage Road will allow for reconfiguration to meet the needs of the Yuba City Marketplace development. Mr. Carter noted that there was an error in the staff report and that the City does need to retain the public utility easement over a portion of the area to be vacated.

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

Councilman Doolittle moved to adopt Resolution No. 05-086 vacating the portion of North Colusa Frontage Road right-of-way from approximately 70' west of Harter Road centerline to the proposed relocated frontage road as indicated on the vacation plat. Councilman Ramirez seconded the motion that passed with the following vote:

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

C. Vacation of a Portion of Harter Road Right-of-Way

Assistant City Manager Phil Carter explained that the vacation of the right-of-way in this portion of Harter Parkway will allow for reconfiguration to meet the needs of the Yuba City Marketplace and Harter Specific Plan development. Mr. Carter noted that there was an error in the staff report and that the City does need to retain the public utility easement over a portion of the area to be vacated.

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

Councilman Miller moved to adopt Resolution No. 05-087 vacating the portion of Harter Road right-of-way from approximately 48' south of Butte House Road centerline to the proposed Harter Parkway as indicated on the vacation plat. Councilman Doolittle seconded the motion that passed with the following vote:

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

D. Vacation of Right-of-Way for Road Entrance on C Street at Town Square

Assistant City Manager Phil Carter explained that with the development of the property on the southeast corner of Plumas Boulevard and C Street, it has been determined that a road entrance is not needed. The City does not need to retain this right-of-way. However, the City does need to retain a public utility easement over the entire area to be vacated in order to preserve existing utilities presently in the street area.

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

Councilman Ramirez moved to adopt Resolution No. 05-088 vacating right-of-way for a road entrance on the south side of C Street between Plumas Boulevard and Wilbur Avenue. Councilman Hellberg seconded the motion that passed with the following vote:

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

E. Rezone #05-05 of a 1-acre parcel located at 1352 & 1356 Colusa Avenue from the Heavy Commercial/Light Industrial (C-M) District to the General Commercial (C-3) District (or other such designation deemed appropriate); Assessor's Parcel No. 58-041-008; property owner/applicant, Bill Meagher & Mike Tomlinson

Community Development Director Denis Cook explained that the applicant for this project is petitioning to rezone the property in order to facilitate future redevelopment of the site with retail uses. Staff believes the rezoning of this 1-acre parcel is logical and will facilitate redevelopment of the property to higher and better uses. The proposed rezoning is consistent with the planned growth for the area.

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

Councilman Doolittle moved to 1) adopt the recommended findings, 2) adopt the negative declaration, and 3) introduce Ordinance No. 004-05 for approval of Rezone #05-05 for amendments to the Official Zoning Map to change the zoning from the Heavy Commercial/Light Industrial (C-M) District to a General Commercial (C-3) District, and waived the first reading. Councilman Ramirez 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

Former Councilmember Bob Barkhouse spoke regarding a crow study conducted last month in Sutter County.

Assemblyman Doug LaMalfa presented a resolution from the California State Assembly to John Wright, upon his retirement.

4. BID OPENINGS

A. Sunsweet Boulevard Project

Councilmembers Miller and Ramirez both stated they have a conflict of interest with this agenda item and left the meeting.

Assistant City Manager Phil Carter explained that this project consists of a 1) new traffic signal on Highway 99 north of Bridge Street, 2) construction of a new street (Sunsweet Blvd.) connecting the traffic signal and Walton Avenue, 3) a cul-de-sac on Onstott Frontage Road, and 4) an internal street called Annette Way.

Councilman Doolittle moved to adopt Resolution No. 05-089 awarding a construction contract without the deductive alternate to Baldwin Contracting Company, Inc., of Marysville for the Sunsweet Boulevard Improvements project in the amount of its low bid of \$4,505,820.90, and make the finding that the bid protest of Jaeger Construction, Inc. is without merit and reject the protest. Councilman Hellberg seconded the motion that passed with the following vote:

AYES: Councilmembers Doolittle, Hellberg, and Mayor Cartoscelli

NOES: None

ABSENT: Councilmembers Miller and Ramirez

Councilmembers Miller and Ramirez returned to the meeting.

5. CONSENT CALENDAR

Councilman Doolittle moved to adopt the consent calendar as presented. Councilman Hellberg seconded the motion that passed with a unanimous vote.

- A. Approved the regular meeting minutes of March 15, April 5, April 19, and May 3, 2005.
- B. Adopted Resolution No. 05-090 approving the execution of a subdivision agreement with Pal Takhar, providing for public improvements for Pal Takhar's two-lot subdivision.
- C. Adopted Resolution No. 05-091 approving the plans and specifications for the Harding Road and Cherry Street water line project and authorizing the advertisement for bids on the project.
- D. Adopted Resolution No. 05-092 summarily vacating a portion of a public utility easement on Lot 429 of Ledford Subdivision No. 4.
- E. Adopted Resolution No. 05-093 accepting a Grant Deed from Valley Development Company, Inc., for Parcel A of Garden Gate Estates.
- F. Adopted Resolution No. 05-094 to modify Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit C\_7 (Siena Estates located west of Hooper Road and south of Monroe Road). Adopted Resolution of Intention No. 05-095 Yuba City Landscape and Landscape Maintenance District No. 5, Zone of Benefit C\_7 (pursuant to the Landscaping and Lighting Act of 1972).
- G. Adopted Resolution No. 05-096 of the City Council of the City of Yuba City approving execution of a Loan Agreement between the Redevelopment Agency, the California Infrastructure, and the Economic Development Bank.

6. REPORTS AND MISCELLANEOUS

A. Phase I Construction of Aquatic Facility/Park in Gauche Park and Phase II Plans of Gymnasium/Community Center in Town Center

Parks & Recreation Director Skip King gave an overview of the project to date. Representatives from LPA gave a presentation for the development and renovation of Gauche Park.

Staff would like to proceed with the aquatic facility/park construction drawings and proceed to bid on Phase I. In addition, staff is requesting Council approval to hire LPA, Inc. to develop a needs assessment and plans and specifications for the Community Center/Gymnasium phase to be completed by November 2006.

Council asked questions of staff and LPA regarding the timing and sequencing of the approval process and design. Councilman Hellberg asked that LPA look at the possibility of incorporating the Railroad Depot into the project and enclosing one of the pools.

LPA responded that the cost of enclosing the pool was not economical and that incorporating the depot into the design was probably not cost effective.

Judy Knapp, C Street, Yuba City, addressed Council on behalf of her family and neighbors. She asked Council to 1) delay any final decision until the neighbors can review the proposal, 2) address parking issues and options to divert traffic away from their residential area, and 3) address the potential noise problems with an amphitheater.

The following citizens spoke in favor of the project and urged Council to move forward 1) Chris Davis, 2) Walt Balfour, Yuba City Parks and Recreation Commissioner, and 3) Rich Garmire, Yuba City Parks and Recreation Commissioner.

Mayor Cartoscelli explained that tonight's action would not set anything in stone. She asked that staff meet with the neighbors surrounding the project to discuss their concerns. She also noted that the amphitheater was designed for more passive uses such as Shakespeare in the Park.

Councilman Hellberg moved to approve Phase I and Phase II Construction and Plan proposal for the development of an Aquatics Facility and renovation of Gauche Park and Plan Design for a Community Center and Gymnasium. Councilman Miller seconded the motion that passed with a unanimous vote.

B. Use of Littlejohn House for City Operations

Parks & Recreation Director Skip King gave a history of this request to date. He explained that while City Hall has served the City's needs quite well over the year, we have reached a point at which we are unable to support the services that are currently provided within the facility. Staff is recommending Council approve this temporary move to the Littlejohn House until the community center has been completed.

Councilman Hellberg voiced his concerns regarding ADA compliance. Staff assured him that the Littlejohn House would meet ADA requirements.

Councilman Doolittle moved to relocate the recreation services to the Littlejohn House. Councilman Miller seconded the motion that passed with a unanimous vote.

7. BUSINESS FROM THE COUNCIL

None.

8. ADJOURNMENT

At 9:04 p.m., adjourned to the Redevelopment Agency.

9. CLOSED SESSION

At 9:05 p.m., reconvened from the Redevelopment Agency to the regular City Council meeting and immediately 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 APN 20-030-12 located at the southeast corner of Franklin and Ohleyer Roads, and APN 52-413-012, located on the north side of Bridge Street just east of Clark Avenue.

Conferred with labor negotiators Jeffrey Foltz and Steve Johnson regarding negotiations with the Yuba City Employees' Association, Yuba City Police Officers' Association, Police Sergeants, Yuba City Firefighters Local 3793, Fire Management Association, Executive Service Employees, Mid-Managers, First Level Managers, and Confidential Employees pursuant to Section 54957.6 of the Government Code.

10. ADJOURNMENT

At 11:30 p.m., reconvened from closed session to the regular City Council meeting taking no action and immediately adjourning.

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KAREN CARTOSCELLI  
MAYOR

ATTEST:

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STEVE JOHNSON  
CITY CLERK

AGENDA  
REGULAR MEETING  
REDEVELOPMENT AGENCY – CITY OF YUBA CITY  
MAY 17, 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. CONSENT CALENDAR

A. Minutes of Redevelopment Agency Meetings

Recommendation: Approve the Redevelopment Agency minutes of March 15 and April 5, 2005.

B. The California Infrastructure and Economic Development Bank Loan Agreement

Recommendation: Adopt a resolution of the Redevelopment Agency of the City of Yuba City authorizing execution of Loan Agreement.

3. BUSINESS FROM THE BOARD

4. ADJOURNMENT

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

B. Use of Littlejohn House for City Operations

Recommendation: Consider relocation of Recreation services to the Littlejohn House.

7. BUSINESS FROM THE COUNCIL

8. ADJOURNMENT

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

9. 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 APN 20-030-12 located at the southeast corner of Franklin and Ohleyer Roads, and APN 52-413-012 located on the north side Bridge Street just east of Clark Avenue.

Confer with labor negotiators Jeffrey Foltz and Steve Johnson regarding negotiations with the Yuba City Employees' Association, Yuba City Police Officers' Association, Police Sergeants, Yuba City Firefighters Local 3793, Fire Management Association, Executive Service Employees, Mid-Managers, First Level Managers, and Confidential Employees pursuant to Section 54957.6 of the Government Code.

10. ADJOURNMENT

MINUTES  
CITY OF YUBA CITY  
REDEVELOPMENT AGENCY  
MAY 17, 2005

- CALL TO ORDER

The Redevelopment Agency of the City of Yuba City was called to order by Chairperson Cartoscelli at 9:04 p.m.

- ROLL CALL

Present: Directors Doolittle, Hellberg, Miller, Ramirez, and Chairperson Cartoscelli  
Absent: None

1. APPEARANCE OF INTERESTED CITIZENS

None.

2. CONSENT CALENDAR

Director Doolittle moved to adopt the consent calendar as presented. Director Ramirez seconded the motion that passed with a unanimous vote:

A. Approved the Redevelopment Agency minutes of March 15 and April 5, 2005.

B. Adopted Resolution No. 05-004 of the Redevelopment Agency of the City of Yuba City authorizing the execution of a loan agreement with The California Infrastructure and Economic Development Bank.

3. BUSINESS FROM THE BOARD

None.

4. ADJOURNMENT

At 9:05 p.m., adjourned to the regular meeting of the City Council.

\_\_\_\_\_  
KAREN CARTOSCELLI  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
SECRETARY

AGENDA  
SPECIAL MEETING OF  
CITY COUNCIL – CITY OF YUBA CITY  
MAY 23, 2005  
8:00 a.m. – 1:00 p.m.

- CALL TO ORDER

- ROLL CALL

\_\_\_\_\_ Mayor Cartoscelli  
\_\_\_\_\_ Vice Mayor Hellberg  
\_\_\_\_\_ Councilman Doolittle  
\_\_\_\_\_ Councilman Miller  
\_\_\_\_\_ Councilman Ramirez

1. APPEARANCE OF INTERESTED CITIZENS

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

2. SCENARIO PLANNING

Council to meet with consultant Steve Halley regarding Scenario Planning at the Fire Department Headquarters Training Room, 824 Clark Avenue, Yuba City, from 8:00 a.m. to 1:00 p.m. for the purpose of discussing scenarios involving the City and their potential consequences and impacts.

3. ADJOURNMENT