

# AGENDA

## SPECIAL STUDY SESSION CITY COUNCIL & REDEVELOPMENT AGENCY CITY OF YUBA CITY

SEPTEMBER 12, 2006  
6:00 P.M.  
COUNCIL CHAMBERS

ERIC HELLBERG  
Mayor

JOHN MILLER  
Vice-Mayor

DAVE DOOLITTLE  
Councilmember



KAREN  
CARTOSCELLI  
Councilmember

RORY RAMIREZ  
Councilmember

STEVEN JEPSEN  
City Manager

TIMOTHY HAYES  
City Attorney

Wheelchair Accessible  
1201 Civic Center Blvd., Yuba City, CA

*If you need assistance in order to attend the City Council meeting, or if you require auxiliary aids or services, e.g., hearing aids or signing services to make a presentation to the City Council, the City is happy to assist you. Please contact City offices at 530/822-4601 at least 72 hours in advance so such aids or services can be arranged.*

*City Hall TDD: 530-822-4732*

**AGENDA  
SPECIAL STUDY SESSION OF  
CITY COUNCIL & REDEVELOPMENT AGENCY  
CITY OF YUBA CITY  
SEPTEMBER 12, 2006 – 6:00 P.M.**

Call to Order

Roll Call:     \_\_\_\_\_ Mayor Hellberg  
                  \_\_\_\_\_ Vice Mayor Miller  
                  \_\_\_\_\_ Councilmember Cartoscelli  
                  \_\_\_\_\_ Councilmember Doolittle  
                  \_\_\_\_\_ Councilmember Ramirez

**Presentations (Items 1 – 4)**

1.     **Report on the Completion of Phase Two-Task 1 Work Plan or the relocation of Fire Station 4 and request to proceed with Phase Two-Task 2A of the Work Plan.**

Recommendation:     Authorize the City Manager to execute an agreement with Ratcliff Architects to proceed with Phase Two—Task 2A of the relocation of Fire Station 4 Work Plan, which includes the completion of design development documents at the 60% level.

2.     **Review of Plans for Police Facility**
3.     **Plan review for transition of police services newly annexed to areas**
4.     **Long-term Facility funding options for public safety**

**Public Communication on Items on the Agenda (Item 5)**

5.     **Appearance of Interested Citizens**

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

**Adjournment**

**CITY OF YUBA CITY  
Fire Department  
Staff Report**

**Date:** September 19, 2006  
**To:** Honorable Mayor & Members of the City Council  
**From:** Marc Boomgaarden, Fire Chief

---

**Summary**

**Subject:** Report on the Completion of Phase Two–Task 1 Work Plan or the relocation of Fire Station 4 and request to proceed with Phase Two–Task 2A of the Work Plan.

**Recommendation:** Authorize the City Manager to execute an agreement with Ratcliff Architects to proceed with Phase Two-Task 2A of the relocation of Fire Station 4 Work Plan which includes the completion of design development documents at the 60% level.

**Alternative:** Do not proceed with Phase Two-Task 2A at this time.

**Fiscal Impact:** The cost to complete Phase Two-Task 2A is \$150,000. There are sufficient funds allocated in this year's budget to accomplish this work.

---

**Details**

**Background**

On September 10, 2001, the City of Yuba City assumed responsibility for providing fire and life safety services for the area formerly served by the Walton Fire Protection District. As part of this process the City acquired and assumed responsibility for the fire station (Fire Station 4) located on Walton Avenue. In November 2002, the City began the process of evaluating the approximately 40 year old building for its suitability for current and future use. In September 2003, the City received a report from the architectural firm of Marcy Li Wong and Associates which recommended that the City give serious consideration to relocating the fire station rather than remodeling it. At the time (three years

ago), the cost of the remodel was estimated at 2.97 million dollars. The City Council concurred with the architect's report and shortly thereafter Staff began the process of acquiring strategically-located land to the west of the current fire station.

In August 2005, the City purchased approximately 10 acres of land at the intersection of Franklin and Ohleyer Roads for the purposes of relocating Fire Station 4. In November 2005, the City hired the firm of Ratcliff Architects to begin the design of the site and the relocated fire station. This work was identified as Phase One of the Relocated Fire Station 4 Work Plan. In May 2006, the City was presented with the results of the Phase One Work Plan which included a site plan and conceptual design of Fire Station 4. The City was then presented with Phase Two of the Work Plan which included three tasks. This included refinement of design, development of construction documents and concluded with bidding and construction administration. The City Council authorized Staff to enter into an agreement with Ratcliff to proceed with Phase Two-Task 1 (A/B/C) of the Work Plan.

Phase Two-Task 1 (A/B/C) of the Work Plan includes the refinement of the fire station and site designs, submittal of the fire station design to the Planning Department for review, on and off site engineering, specifications outline for equipment and systems within the fire station, a cost estimate for the project and a presentation to the City Council. Ms. Mary McGrath, of Ratcliff Architects, will be presenting the report on the completion of Phase Two-Task 1 (A/B/C) of the Work Plan at the September 12th Study Session.

## **Discussion**

Our architect and various members of City staff have worked together to develop a site design and fire station design that will maintain and enhance the level of fire and life safety services provided to the citizens of Yuba City now and in the future. The design will also provide Yuba City's firefighters with a safe and functional fire station from which they can efficiently and effectively deliver their services. The research and design process, which started in 2002, has involved representatives from all levels of the Fire Department and most, if not all, City Departments. The current estimate for construction of the relocated fire station, including appropriate contingencies and the improvement of Ohleyer Road, is approximately \$8.2 million. As a point of reference, the estimate to remodel the current Fire Station 4 in today's dollars is approximately \$6.0 million. While the option of remodeling may appear attractive, it is important to note that this option would still pose significant traffic and circulation problems which were identified in the previous study suggesting that relocation be pursued. Staff continues to support the relocation of the fire station rather than remodeling the existing station with the provision of rapid emergency response as one of the main factors considered.

Recent changes in the City's financial situation will impact the ability of the City to move forward with the construction of this fire station in the near future. Staff has continued the process of evaluating a variety of funding solutions for this project based upon current and projected financial scenarios here in Yuba City. (A discussion of funding of public safety facilities is scheduled for the September 12th Study Session.) This relocation project will continue to be a priority for the Fire Department especially as it relates to service delivery on the growing west side of Yuba City.

With this importance in mind, Staff recommends that the City Council continue moving this project forward by approving Phase Two-Task 2A of the Work Plan to proceed to a more advanced level of design and to reconfirm the project budget. The work to be performed in this Task includes the development of final design documents to the 60% level. Completion of Task 2A allows the City to take advantage of the work that has been performed by City staff and the architect to date, as well as providing a logical stopping point until such time as the funding mechanism(s) for this important public safety project has been identified. There is currently \$1.11 million dollars allocated in this year's budget for this project. The cost of having Ratcliff Architects proceed with Task 2A is \$150,000.00, which includes reimbursable costs.

### **Summary & Recommendation**

The relocation of Fire Station 4 is an important project for maintaining and enhancing the delivery of fire and life safety services to the current and future residents and guests of Yuba City. Continued growth and congestion, combined with an aging facility, necessitate the need to relocate this fire station to a more strategically advantageous position. Staff feels strongly that this project should remain a high priority capital improvement project for the City of Yuba City as funding allows. With this in mind, Staff recommends that the City Council authorize the City Manager to execute an agreement with Ratcliff Architects to proceed with Phase Two - Task 2A of the Relocation of Fire Station 4 Work Plan in an amount not to exceed \$150,000.00.