

# AGENDA

## REGULAR MEETING

### CITY COUNCIL & REDEVELOPMENT AGENCY CITY OF YUBA CITY

OCTOBER 17, 2006

CLOSED SESSION – 5:30 P.M. – BUTTE RM.  
REGULAR MEETING – 7:00 P.M. – COUNCIL CHAMBERS

**ERIC HELLBERG**  
Mayor

**JOHN MILLER**  
Mayor Pro Tem

**DAVE DOOLITTLE**  
Councilmember



**KAREN  
CARTOSCELLI**  
Councilmember

**RORY RAMIREZ**  
Councilmember

**STEVEN JEPSEN**  
City Manager

**TIMOTHY HAYES**  
City Attorney

**Council Chambers Wheelchair Accessible  
1201 Civic Center Blvd., Yuba City, CA**

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*City Hall TDD: 530-822-4732*

**AGENDA  
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CITY OF YUBA CITY  
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**Closed Session 5:30 p.m.  
Regular Meeting 7:00 p.m.**

**Closed Session 5:30 p.m.—Butte Rm. (Items 1 - 5)**

Call to Order

1. Confer with real property negotiators Steven Jepsen and George Musallam pursuant to Government Code Section 54956.8 regarding possible purchase of the following property or portions thereof: 500 Colusa Avenue; APN 52-164-018.
2. Confer with real property negotiators Steven Jepsen and George Musallam pursuant to Government Code Section 54956.8 regarding possible purchase of the following property or portions thereof: 350 Bridge Street; APN's 52-502-010 & 52-502-011.
3. Confer with real property negotiators Steven Jepsen and George Musallam pursuant to Government Code Section 54956.8 regarding possible exchange of property or portions thereof located on the easterly side of Clark Ave. at its northerly end, and properties on Onstott Frontage Road and Pease Road.
4. Confer with real property negotiators Steven Jepsen and George Musallam pursuant to Government Code Section 54956.8 regarding possible sale of City owned property or portions thereof at the easterly end of Sumner Street.
5. Confer with labor negotiators Steven Jepsen and Steve Johnson regarding negotiations with the following associations: Yuba City Police Officers, Police Sergeants, Yuba City Firefighters Local 3793, Yuba City Fire Management, Confidential Employees, Executive Services Employees, First Level Managers, Mid Managers, and Yuba City Employees, pursuant to Section 54957.6 of the Government Code.

**Regular Meeting 7:00 p.m.—Council Chambers**

Call to Order

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

Invocation

Pledge of Allegiance to the Flag

**Presentations and Proclamations (Items 6 - 9)**

6. Proclamation for Jim Stassi
7. Proclamation for National Breast Cancer Awareness Month
8. Youth Commission Presentation
9. SACOG Tall Order Metropolitan Transportation Plan presentation by Councilmember Doolittle

**Public Hearings (Items 10 - 11)**

10. Continued consideration of an appeal of the Planning Commission's approval of Harter Estates – South (SM 06-04) a 96 lot subdivision of 32.93 acres consisting of 81 single-family lots, 11 commercial lots and 4 office lots. The residential density for the map is 5.28 units per acre. The project is located at Hwy. 20 and Harter Parkway in the Harter Specific Plan area. Subdivider/Property Owner – Harter Packing Partners. (This item was continued from the September 19, 2006 City Council meeting).

Recommendation: Conduct a public hearing, then approve the revised tentative subdivision map subject to the modified conditions of approval as shown on Exhibit A and listed in Exhibit B.

11. **Sutter Heritage Master Plan and Development Agreement. Subdivider – Braddock & Logan Group III, L.P. Property Owner – Siller Brothers Corporation**

Recommendation: Conduct a public hearing and after review concur with the Planning Commission's recommendation to:

- A. Adopt a Mitigated Negative Declaration (EA 05-26) for the Sutter Heritage Master Plan and Development Agreement;
- B. Adopt the recommended Findings for approval of the Master Plan;
- C. Adopt a Resolution for the approval of the Sutter Heritage Master Plan;
- D. Adopt the recommended Findings for the Sutter Heritage Development Agreement; and,
- E. Introduce an Ordinance for approval of the Sutter Heritage Development Agreement between the City of Yuba City and Braddock & Logan Group III, L.P. as indicated on the exhibit, and waive the first reading.

**Public Communication on Items Not On the Agenda (Items 12 - 13)**

12. **Written Requests**

13. **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.

**Bid Openings (Item 14)**

14. **Four (4) Crown Victoria Police Interceptors (FB 07-02)**

Recommendation: Award the purchase of four (4) Ford Crown Victoria Police Interceptors to the low bidder, Downtown Ford of Sacramento, CA, for \$104,204.80

**Consent Calendar (Items 15 - 19)**

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.

**15. City Council Approval of Minutes of September 19 and October 3, 2006**

Recommendation: Approve the Council meeting minutes of August 15, 2006.

**16. Canterbury Estates Unit Nos. 1, 2, 3, and 4; and North Canterbury Estates Unit Nos. 1 and 2**

Recommendation: Adopt resolutions approving the execution of Amended Subdivision Agreements with Dunmore Canterbury, LLC, providing for public improvements for the six subdivisions. [subdivisions located south of Pease Road and east of State Route 99]

**17. Consultant Contracts**

Recommendation: Authorize the City Manager to execute contracts with the following consultants:

1. Vali Cooper & Associates Inc., in an amount not to exceed \$200,000; and
3. Interwest Consulting Group, in an amount not to exceed \$200,000.

**18. Professional Services Agreement – Preparation of the Lincoln East Specific Plan, EIR and accompanying documents**

Recommendation: Authorize the City Manager to amend the Agreement for Professional Services with RRM Design as outlined in the Lincoln East Specific Plan Contract Addendum No. 2 for \$171,967 as agreed to by the project applicant for a total contract price of \$903,462.

**19. Restrictive Covenant Agreement between Lowe’s HIW, Inc. and Sam’s Real Estate Business Trust**

Recommendation: Authorize the City Manager to sign a Restrictive Covenant Agreement between Lowe’s and Sam’s Club, allowing the City to enforce a “no-build” agreement between said properties.

**General Items (Items 20 - 21)**

**20. Parcel Exchange and Settlement Agreement, Dunmore Homes, LLC**

Recommendation: Approve agreement and authorize Mayor to sign on behalf of City.

**21. Issuance of Pension Obligation Bonds**

Recommendation: Adopt a resolution authorizing the issuance of one or more series of pension obligation bonds, approving the form of and authorizing the execution and delivery of a trust agreement, and

authorizing a validation action and other matters related thereto;  
resulting in an estimated annual savings of \$770,000.

**Business from the City Council/Redevelopment Agency Board (Item 22)**

**22. City Council Reports**

- Councilmember Cartoscelli
- Councilmember Doolittle
- Councilmember Miller
- Councilmember Ramirez
- Mayor Hellberg

**Adjournment**

**AMENDED**

**AGENDA**

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*Item 23 has been added to presentations*

**Presentations and Proclamations**

**23. Proclamation for Veteran's Day**