

AGENDA

REGULAR MEETING

**CITY COUNCIL & REDEVELOPMENT AGENCY
CITY OF YUBA CITY**

MARCH 20, 2007

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

**JOHN MILLER
Mayor**

**RORY RAMIREZ
Mayor Pro Tem**

**TEJ MAAN
Councilmember**



**KASH GILL
Councilmember**

**LESLIE MCBRIDE
Councilmember**

**STEVEN JEPSEN
City Manager**

**TIMOTHY HAYES
City Attorney**

**Council Chambers 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
REGULAR MEETING OF
CITY COUNCIL & REDEVELOPMENT AGENCY
CITY OF YUBA CITY
MARCH 20, 2007**

**Closed Session 5:30 P.M.
Regular Meeting 7:00 P.M.**

Closed Session 5:30 p.m.—Butte Room

Confer with real property negotiators Steven Jepsen and Steve Kroeger pursuant to Government Code Section 54956.8 regarding negotiations with Meridian Property Company, regarding possible sale of the following properties thereof: Property APN's 52-380-016 and 52-380-020. Approximately 4.09 acres located at the corner of Plumas Street and Franklin Avenue, Yuba City, CA.

Confer with legal counsel regarding potential litigation pursuant to Government Code Section 54956.9 (b)-two potential cases.

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 Miller
 ___ Mayor Pro Tem Ramirez
 ___ Councilmember Gill
 ___ Councilmember Maan
 ___ Councilmember McBride

Invocation

Pledge of Allegiance to the Flag

Presentations and Proclamations (Item 1)

1. Youth Commission Presentation

Public Hearings (Items 2 - 4)

- 2. Proposal to change the existing pre-annexation zoning from R-3, Multiple-family Residence District to R-1, One-family Residence District on a portion of the subject properties. Location: north side of Lincoln Road, east of Karen Drive; Applicant: S.E. Caminito Corporation; Property owners: S.E. Caminito Corporation, Dewart Family Trust, Floyd Jones**

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

- A. Adopt the recommended findings

- B. Adopt the Mitigated Negative Declaration
- C. Introduce an ordinance for approval of Rezoning RZ 06-08 for amendments to the Official Zoning Map to amend the pre-annexation zoning from the R-3, Multiple Family Residence District to R-1, One Family Residence District, as shown on Attachment 4; and waive the first reading.

3. User Fees Ordinance Update

Recommendation: Conduct a public hearing and adopt an ordinance repealing and reenacting Chapter 8 of Title 3 of the Yuba City Municipal Code to be entitled User Fee Recovery System; and waive the second reading.

4. User Fee Schedule Adoption

Recommendation: Conduct a public hearing and adopt a resolution approving the revised user fees.

Public Communication on Items Not On the Agenda (Items 5 – 6)

5. Written Requests

6. 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 (Items 7 – 8)

7. Vac Con Sewer Jet (FB 07-12)

Recommendation: Award the purchase to Municipal Maintenance Equipment of Sacramento, CA for a Vac Con Sewer Jet in the amount of \$270,837.30.

8. Grass Fire Engine Type IV

Recommendation: Authorize the purchase of a Type IV Wildland Fire Engine from Fouts Brothers Fire Equipment of Smyrna, GA, in the amount of \$85,000 with the finding that it is in the best interest of the City.

Consent Calendar (Items 9 - 11)

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.

9. City Council Approval of Minutes of March 6, 2007

Recommendation: Approve the Council meeting minutes of March 6, 2007.

10. **Shankar Village – 18 lot single family dwelling development**

- Recommendation:
- 1) Adopt a resolution accepting certain street and related improvements pursuant to the Shankar Village Subdivision Agreement #2 and authorizing the developer to file a Notice of Completion.
 - 2) Authorize the transfer of \$22,180.50 from Unallocated Traffic Impact Fees to Account No. 92001-65501 (Streets: City Participation) and perform all supplemental appropriations.

[subdivision located on the north side of Lincoln Road west of Walton Avenue]

11. **Amendment of Professional Services Agreement with Kennedy Jenks Consultants for the Regional Recycled Water Facilities Master Plan for additional alternative analysis**

- Recommendation: Authorize the City Manager to amend the existing Professional Services Agreement between the City of Yuba City and Kennedy Jenks Consultants of Rancho Cordova, California, modifying the scope of work of Subtask 6.7 of the Regional Recycled Water Facilities Master Plan Agreement in the amount of \$16,316 with the finding that it is in the best interest of the City.

General Items (Items 12 - 14)

12. **Council consideration of the request by Didar Bains and Manual and Donna Costa that they be relieved of the requirement to prepare a Master Plan for the Elmer Road area so that they can apply for annexation and development the properties in accord with the Yuba City General Plan and development standards**

- Recommendation: Continue the item to the proposed study session with the City Council and Planning Commission to be held later this month or early April to allow focused discussion on growth policies and Master Plan preparation.

13. **Reimbursement Agreement between the City of Yuba City and Orchard Park – Yuba City, LP regarding the preparation of the Lincoln East Specific Plan, EIR and accompanying documents**

- Recommendation: Authorize the City Manager to sign a Reimbursement Agreement with Orchard Park – Yuba City LP for the funding of the Lincoln East Specific Plan; EIR and accompanying documents; and, approve a supplemental appropriation and related transfers in the amount of \$451,481 from account #301-30560 (General Unallocated CIP Account) to account #2901-62754 (Specific Plan Fees Account).

14. **Exclusive Right to Negotiate Agreement for Meridian Property Company (Redevelopment)**

- Recommendation: Authorize the Executive Director of the Redevelopment Agency to Execute and Implement an Exclusive Right to Negotiate Agreement with Meridian Property Company for approximately

4.09 acres located at the corner of Plumas Street and Franklin Avenue (APN 52-380-016 and 52-380-020).

Business from the City Council/Redevelopment Agency Board (Items 15)

15. City Council Reports

- Councilmember Gill
- Councilmember Maan
- Councilmember McBride
- Councilmember Ramirez
- Mayor Miller

Adjournment