

AGENDA

REGULAR MEETING

CITY COUNCIL, REDEVELOPMENT AGENCY & PUBLIC FINANCING AUTHORITY CITY OF YUBA CITY

APRIL 3, 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,
& PUBLIC FINANCING AUTHORITY
CITY OF YUBA CITY**

APRIL 3, 2007

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

Closed Session 5:30 p.m.—Butte Room

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 (Items 1 - 3)

1. **Presentation of the California Counties Facilities Services Association Award of Excellence**
2. **Senior Commission Presentation**
3. **Proclamation Proclaiming April as Child Abuse Prevention Month**

Public Hearings (Items 4 - 5)

4. **General Plan Amendment and Rezone at 1185 and 1189 Live Oak Boulevard to change the land designation from Medium Density Residential to Office and Office Park and to change the zoning from R-3, Multiple-Family Residence District, to C-O, Office Commercial District; Applicant: Dan Cucchi; Property owner: Bhartpal Panu**

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. Tentatively approve General Plan Amendment GP 06-03 and Rezone RZ 06-07, postponing final action until the public hearing on the following General Plan Amendment and rezoning applications.

5. **General Plan Amendment and Rezone at 1619 Franklin Road to change the land use designation from Medium Density Residential to Community Commercial and to change the zoning from R-3, Multiple-Family Residence District to C-2, Community Commercial District; Owner/Applicant: Siri Pritam Khalsa**

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

- A. Adopt the recommended findings;
- B. Adopt the Negative Declaration;
- C. Adopt a resolution for General Plan Amendment GP 07-01 from the Medium Density Residential designation to the Community Commercial designation, as shown on Exhibit A of the resolution, and for General Plan Amendment GP 06-03 from the Medium Density Residential designation to the Office and Office Park designation, as shown on Exhibit B of the resolution;
- D. Introduce an ordinance for approval of Rezoning RZ 07-01 for amendments to the Official Zoning Map to amend the zoning from the R-3, Multiple-family Residence District, to C-2, Community Commercial District, as shown on Exhibit B, and waive the first reading;
- E. Introduce an ordinance for approval of Rezoning RZ 06-07 (previously heard) for amendments to the Official Zoning Map to change the zoning from the R-3, Multiple Family Residence District, to C-O, Office Commercial District, as shown on Exhibit C, and waive the first reading.

Public Communication on Items Not On the Agenda (Items 6 – 7)

6. **Written Requests**

7. **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 8 – 10)

8. 2007 Slurry Seal Project

- Recommendation:
- 1) Award Contract No. 07-02, 2007 Slurry Seal Project, to California Pavement Maintenance Company, Inc., of Sacramento in the amount of their low bid of \$200,321.53.
 - 2) Authorize the Public Works Director to execute the contract on behalf of the City, following approval by the City Attorney.
 - 3) Authorize the Public Works Director to execute all documents related to the administration of the contract in accordance with the provisions of the Public Contract Code and Caltrans guidelines.
 - 4) Authorize transfer of \$31,967.90 from Account No. 92040-65501 (Gray Avenue Improvements) to the CIP Streets & Roads Fund Account No. 92003-65501 (Reconstruction/Repair/Sealing).

9. Bridge Street Storm Drain Project between Plumas and Shasta Streets

- Recommendation:
- 1) Award Contract No. 07-04, Bridge Street Storm Drain, to Sutter Constructors, Inc., in the amount of their bid of \$150,350.00.
 - 2) Authorize the Public Works Director to execute the contract on behalf of the City, following approval by the City Attorney.
 - 3) Authorize the Public Works Director to execute all documents related to the administration of the contract in accordance with the provisions of the Public Contract Code and Caltrans guidelines.
 - 4) Authorize transfer of \$6,014.00 from Account No. 90623-65501 (Plumas Street Improvements) to the Plan Check & Inspection Engineering revenue account 100-42240 to cover the Engineering Division's inspection costs.

10. North Yuba City Storm Pump Station #2

- Recommendation:
- 1) Award a contract to Clyde Steagall, Inc., of Loomis for the North Yuba City Storm Pump Station #2 project in the amount of their bid of \$382,026.00.
 - 2) Authorize the Public Works Director to execute the contract on behalf of the City, following approval by the City Attorney.
 - 3) Authorize the Public Works Director to execute all documents related to the administration of the contract in accordance with the provisions of the Public Contract Code and Caltrans guidelines.

- 4) Authorize creation of new Capital Improvement Program project account 931022-65501, transfer \$414,911 from Butte Vista Assessment District 2002-01 to the project account, transfer \$142,115 from Account No. 304-20215 (Impact Fee CIP – Deferred Revenue) and approve all related supplemental appropriations as required.
- 5) Authorize transfer of \$15,281.04 to the Plan Check & Inspection Engineering revenue account 100-42240 to cover the Engineering Division's inspection costs.

Ordinances (Item 11)

11. **Pre-annexation Rezone located at the north side of Lincoln Road, east of Karen Drive from R-3, Multiple-family Residence District to R-1, One-family Residence District on a portion of the subject properties—Applicant: S.E. Caminito Corporation; Property owners: S.E. Caminito Corporation, Dewart Family Trust, Floyd Jones**

Recommendation: Adopt Ordinance No. 004-07 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, and waive the second reading.

Consent Calendar (Items 12 - 14)

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.

12. **City Council Approval of Minutes of March 20, 2007**

Recommendation: Approve the Council meeting minutes of March 20, 2007.

13. **Great Pacific Associates – Professional Services Agreement**

Recommendation: Authorize the Public Works Director to execute a Professional Services Agreement with Great Pacific Associates of El Dorado, California, for a Phase II Environmental Investigation at the former Yuba City Steel Site (AP# 52-380-016) located at the northeast corner of Franklin Avenue and Plumas Boulevard, in an amount not to exceed \$42,000, with the finding that it is in the best interest of the City; and approve a related supplemental appropriation to Account No. 6011-62701.

14. **Amendment of Indenture of Trust Relating to the 2004 Tax Allocation Bonds**

Recommendation: Adopt a Resolution approving an Amendment of the Indenture of Trust Relating to the 2004 Tax Allocation Bonds.

General Items (Items 15 - 18)

15. 457 Deferred Compensation Plan Consolidation

Recommendation: Adopt a Resolution authorizing the City Manager to execute an Agreement with ICMA-RC Corporation as the sole provider of a 457 Deferred Compensation Plan for City employees.

16. Issuance and Sale of Tax Allocation Bonds (Redevelopment)

Recommendation: Adopt a Resolution approving the issuance and sale of not to exceed \$16,000,000 principal amount of tax allocation bonds relating to the Yuba City Redevelopment project, approving related documents and authorizing official actions.

17. Issuance by the Redevelopment Agency of Tax Allocation Bonds (City Council)

Recommendation: Adopt a Resolution approving the issuance by the Redevelopment Agency of the City of Yuba City of not to exceed \$16,000,000 principal amount of tax allocation bonds relating to the Yuba City Redevelopment Project; and approve amendment of the Gauche Park Project financing plan to substitute RDA bond proceeds for \$3.7 in General Funds, which are needed for other purposes.

18. Purchase and Sale of Redevelopment Tax Allocation Bonds (Public Financing Authority)

Recommendation: Adopt a Resolution authorizing the purchase and sale of Tax Allocation Bonds from the Redevelopment Agency, approving related documents and authorizing official actions.

Business from the City Council/Redevelopment Agency Board (Items 19 - 20)

19. Sutter Co. Representative Appointment to the Yuba City Planning Commission

Recommendation: Approve the appointment of Jose Flores, Sutter County Representative, to serve on the Yuba City Planning Commission.

20. City Council Reports

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

Adjournment