

**MINUTES
REGULAR MEETING OF
CITY COUNCIL & REDEVELOPMENT AGENCY
CITY OF YUBA CITY
COUNCIL CHAMBERS
January 15, 2008
Closed Session 6:30 P.M.
Regular Meeting 7:00 P.M.**

Closed Session

Conferred with real property negotiators Steven Jepsen and George Musallam pursuant to Government Code Section 54956.8 regarding negotiations with Auto Zone regarding the possible purchase of the following property of portions thereof: 1211 Stabler Lane, APN 59-010-084.

Regular Meeting

Call to Order

Mayor Ramirez called the regular meeting of the City Council for the City of Yuba City to order at 7:00 p.m.

Roll Call

Present: Mayor Ramirez and Councilmembers McBride, Gill, and Maan
Absent: Councilmember Miller

Invocation

Police Chief Richard Doscher gave the invocation.

Pledge of Allegiance to the Flag

Councilmember McBride led the Pledge of Allegiance to the Flag.

Presentations and Proclamations

1. Proclamation for Arvada Johnson

Mayor Ramirez presented Arvada Johnson with a proclamation for her efforts and time with the American Red Cross.

Public Hearings

2. General Plan Amendment GP 07-05 and Rezone RZ 07-05 at the southeast corner of Butte House Road and Tharp Road to change the land use designation from Medium/High Density Residential to Community Commercial and to change the zoning from Multiple-Family Residence (R-3) District to Community Commercial (C-2) District on the south portion of the property and Planned Development (PD 14) District (which shall allow all uses in the C-2, Community Commercial, District, as well as up to 17 residential units on the upper floors of commercial buildings) on the north portion of the property. Owner: Tumber Family Trust; Applicant: Ravi Tumber.

Katie Ertmer, Associate Planner, reviewed the map for General Plan Amendment GP07-05 and Rezone RZ 07-05. Ms. Ertmer introduced Denis Cook, the consultant for this project. Mr. Cook expressed his appreciation for staff and their hard work during the course of this project. Mr. Cook introduced two other partners in the project, Ravi Tumber and Greg Martin. Mr. Martin showed a video of what the project design would look like once completed.

Mayor Ramirez opened the public hearing. No comments were made. Mayor Ramirez closed the public hearing.

Councilmember Gill applauded staff and the consultants for their efforts during this project.

Councilmember McBride expressed excitement about the project as she feels it will be the start of new ideas in Yuba City.

Councilmember Maan moved to adopt the finding that following review and consideration of the Mitigated Negative Declaration and any comments received, there is no substantial evidence that the project will have a significant impact on the environment; adopt the Mitigated Negative Declaration as contained in Exhibit A adopt the finding that General Plan amendment GP 07-05 to change the General Plan designation from Medium/High Density Residential to Community Commercial is in the public interest; adopt **Resolution No. 08-001** for General Plan amendment GP 07-05 from the Medium/High Density Residential designation to the Community Commercial designation, as shown on Exhibit

A of the Resolution; adopt the following findings for Rezone RZ 07-05: RZ 07-05 is consistent with the Community Commercial land use designation as amended and as described in the Yuba City General Plan; RZ 07-05 is consistent with the planned surrounding land uses; there are or will be adequate public facilities available to properly serve the development, including streets to adequately handle the anticipated traffic; the quality of the development is as good as or better than would be accomplished through traditional zoning and design standards; and introduce **Ordinance No. 002-08** for approval of Rezoning RZ 07-05 for amendments to the Official Zoning Map to amend the zoning from the Multiple-Family Residence (R-3) District to the Community Commercial (C-2) District on the south portion of the property and Planned Development (PD 14) District (which shall allow all uses in the C-2, Community Commercial, District, as well as up to 17 residential units on the upper floors of commercial buildings) on the north portion of the property; and waive the first reading. Councilmember Gill seconded the motion that passed with the following vote:

AYES: Councilmember Maan, Gill, McBride and Mayor Ramirez

NOES: None

ABSENT: Councilmember Miller

Public Communication on Items Not on the Agenda

3. Written Requests

None

4. Appearance of Interested Citizens

Fontine Halikaskopriva -2241 Bogue Road, Yuba City, spoke.

Bob Van Oosterhout- 557 Cortez Court, Yuba City, spoke.

Donald Kessel -1964 Pebble Beach Drive, Yuba City, spoke.

Lynn Horn -199 Nepal Court, Yuba City, spoke.

Bill Frew -1724 Edwin Drive Yuba City, spoke.

Philip Treanor -1570 Richland Road, Yuba City spoke.

Suzanne Connelly- 1660 Alicia Drive, Yuba City spoke.

Linda Peterson- 1253 Jonathan Drive, Yuba City spoke.

Elaine Miles -487 Anita Way, Yuba City, spoke.

Sylvia Oakley- 501 Willowbrook Drive, Yuba City, spoke.

Joe Matthews- 361 South Walton Avenue, Yuba City, spoke.

Randy Dawes- 1494 Alicia Drive, Yuba City, spoke.

William Meyer- 1258 Yolanda Drive, Yuba City, spoke.

Alicia Beyer -1255 Yolanda Drive, Yuba City, spoke.

Alex Evans- 1751 Sessler Place, Yuba City, spoke.

Scott Sorenson -1815 Nand Drive, Yuba City, spoke.

Carolyn Harr- 1892 Harbor Town Drive, Yuba City, spoke.

Bid Openings

5. Mainline Camera System Truck (FB 08-04)

Devin Barber, General Services/IT Manager, reviewed the bidding process for Mainline Camera System Truck. Mr. Barber explained this truck will allow staff to view sewer line integrity.

Councilmember Gill moved to award the purchase to the low bidder, Wecco Industries of Vacaville, California for a mainline camera system truck in the amount of \$173,650.15. Councilmember McBride seconded the motion that passed with the following vote:

AYES: Councilmember Gill, McBride, Maan, and Mayor Ramirez

NOES: None

ABSENT: Councilmember Miller

6. Approval of Safety Consultant Services agreements for Department of Utilities, Public Works and General Services

Maria Solis, Assistant Director of Utilities, reviewed the history behind the need for a safety consultant and safety program within the Utilities, Public Works, and General Services departments.

Councilmember Maan moved to approve two separate Agreements with Du-All Safety to provide safety programs and training for the Departments of Utilities, Public Works and General Services for a period of one year with the option of three (3) one year agreement extensions. Councilmember McBride seconded the motion that passed with the following vote:

AYES: Councilmembers Maan, McBride, Gill and Mayor Ramirez

NOES: None

ABSENT: Councilmember Miller

Ordinances

7. City Council Compensation

Councilmember Gill moved to adopt **Ordinance No. 001-08** amending Title 2 Chapter 1 of the City of Yuba City Municipal Code by the Amendment of Section 2-1.07 to increase the compensation of the members of the City Council and waive the second reading. Councilmember McBride seconded the motion that passed with the following vote:

AYES: Councilmember Gill, McBride, Maan, and Mayor Ramirez
NOES: None
ABSENT: Councilmember Miller

Consent Calendar

Councilmember McBride moved to approve the consent calendar as presented. Councilmember Maan seconded the motion that passed with the following vote:

AYES: Councilmember McBride, Maan, Gill and Mayor Ramirez
NOES: None
ABSENT: Councilmember Miller

8. City Council Approval of Minutes of December 17 & 18, 2007

Approved the Council meeting minutes of December 17 & 18, 2007.

9. Annual Community Facilities District Report Pursuant to Government Code Section 53411

Noted and filled.

10. Investment of Funds in Umpqua Bank Local Market Rate Account

Authorized the City Treasurer to enter into a Contract for the Deposit of Moneys with Umpqua Bank Public Funds Money Market Account.

11. Amendment to the City's VantageCare Retirement Health Savings Plan, administered by International City/County Management Association-Retirement Corporation (ICMA-RC)

Adopted **Resolution No. 08-002** authorizing staff to implement changes to the City's Retirement Health Savings Program (Plan Number 801145) administered by ICMA-RC VantageCare as agreed upon with the City's Fire Management and Firefighters Association Local 3793 bargaining units, in order to be in compliance with the new IRS regulations effective January 1, 2008.

General Items

12. Approval of an amendment to Goodwin Consulting Group contract for the preparation of updated Development Impact Fees (AB1600 Study)

Aaron Busch, Director of Community Development, reviewed the need for a supplemental appropriation with Goodwin Consulting Group for the preparation of the updated Development Impact Fees.

Councilmember Gill authorized the City Manager to amend the existing Professional Services contract with Goodwin Consulting Group for the preparation of updated Development Impact Fees (AB1600 study) and approve a supplemental appropriation in the amount of \$16,844 to account 90616-65501 to be funded from impact fees, including related transfers. Councilmember Maan seconded the motion that passed with the following vote:

AYES: Councilmember Gill, Maan, McBride and Mayor Ramirez
NOES: None
ABSENT: Councilmember Miller

13. Appointment of an Economic Development Advisory Group

Steve Kroeger, Assistant City Manager, reviewed the history behind the need and development of the Economic Development Advisory Group. Mr. Kroeger introduced Audrey Chabin of Chabin Concepts, the firm retained to facilitate this advisory group.

Councilmember McBride moved to appoint community representatives to an Economic Development Advisory Group that will assist in the development of the Economic Development Strategic Plan; and approve a related professional services agreement with Chabin Concepts for facilitation services, strategy development, and general economic development support services. Councilmember Gill seconded the motion that passed with the following vote:

AYES: Councilmember McBride, Gill, Maan, and Mayor Ramirez
NOES: None
ABSENT: Councilmember Miller

14. Adoption of Resolution Acknowledging Flood Risk

George Musallam, Director of Public Works, requested that this item be removed from the agenda due to recent findings that could possibly provide more information at a later date. Council approved the item being removed.

15. Authorization Request to Advance Funds to SBFCA

Steven Jepsen, City Manager, reviewed the request to advance funds to the Sutter Buttes Flood Control Agency (SBFCA). The seed money would provide for 6 months of budgetary needs for the SBFCA.

Councilmember Maan moved to adopt **Resolution No. 08-003** authorizing the City of Yuba City to advance funds to the Sutter-Butte Flood Control Agency (SBFCA) for the remainder of FY 2007/2008. Councilmember McBride seconded the motion that passed with the following vote:

AYES: Councilmember Maan, McBride, Gill and Mayor Ramirez
NOES: None
ABSENT: Councilmember Miller

16. Confirmation of Proclamation of Existence of Local Emergency, as issued by the Yuba City Emergency Services Director

Marc Boomgaarden, Fire Chief, asked for approval of a resolution that would declare a disaster resulting from the storm that occurred on January 8, 2008. This resolution is also being requested by Sutter County and will allow both the City and County to request reimbursement of costs incurred during the storm from the State.

Councilmember McBride moved to adopt **Resolution No. 08-004** proclaiming and ordering that the Proclamation of Existence of a Disaster, as issued by the Yuba City Emergency Services Director on January 8, 2008, is hereby confirmed by the City Council of Yuba City. Councilmember Maan seconded the motion that passed with the following vote:

AYES: Councilmember McBride, Maan, Gill and Mayor Ramirez
NOES: None
ABSENT: Councilmember Miller

Business from the City Council/Redevelopment Agency Board

17. Boards and Commissions Reappointment Recommendations

Mayor Ramirez asked the Council to approve the re-appointment recommendation of Richard Dettmer to the Senior Commission with a term expiration date of December 31, 2011.

Councilmember Gill moved that Richard Dettmer be re-appointed to the Senior Commission with a term expiration of December 31, 2011. Councilmember McBride seconded the motion that passed with the following vote:

AYES: Councilmember Gill, McBride, Maan, and Mayor Ramirez
NOES: None
ABSENT: Councilmember Miller

18. City Council Reports

Councilmember Gill commented on the Walton Water Ad Hoc committee and that the committee is now in recess. He stated that this recess will allow staff time to review findings of the committee's efforts and report back to Council. Councilmember Gill suggested that there be future discussions about the possibility of an Ordinance being put in place for the theater. He also thanked staff for their efforts on Stabler Lane and how quickly he has seen improvements on the roadways in that area.

Councilmember Maan thanked the public for their interest in the Walton Water matters. He also believes that the Economic Development Committee is a great concept for Yuba City.

Councilmember McBride attended the last SACOG meeting and is pleased to announce that Yuba City area has been approved for \$1.9 million for street improvements.

Mayor Ramirez expressed his appreciation to Bill Lewis and his staff members for their continued dedication and support during the Walton Water Ad Hoc meetings. He also appreciates time that staff members take to attend Council meetings. Mayor Ramirez and City Manager Steven Jepsen will be traveling to Washington D.C. to meet at the Capitol and request Federal support for the local flood issues.

Adjournment

Mayor Ramirez adjourned the regular City Council meeting of the City of Yuba City at 9:10 p.m.

Rory Ramirez, Mayor

ATTEST:

Terrel Locke, City Clerk