

# AGENDA

## REGULAR MEETING

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

MARCH 4, 2008

CLOSED SESSION – 6:00 P.M. – BUTTE ROOM  
REGULAR MEETING – 7:00 P.M. – COUNCIL CHAMBERS

**RORY RAMIREZ**  
Mayor

**LESLIE MCBRIDE**  
Mayor Pro Tem

**TEJ MAAN**  
Councilmember



**KASH GILL**  
Councilmember

**JOHN MILLER**  
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  
COUNCIL CHAMBERS  
MARCH 4, 2008  
Closed Session 6:00 p.m.  
Regular Meeting 7:00 p.m.**

**Closed Session 6:00 p.m.—Butte Room**

Confer with legal council, Steven Jepsen, and Susan Pearson regarding existing Worker's Compensation Claim of former employee Michael Cummins, Claim No. 2007064910, pursuant to Government Code Section 54956.95(b).

Confer with real property negotiators Steven Jepsen and George Musallam pursuant to Government Code Section 54956.8 regarding negotiations with Pal/Avtar K. Takhar regarding the possible purchase of the following property or portions thereof: corner of Walton/Camino de Flores, APN 57-311-017.

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

Call to Order

Roll Call:       \_\_\_\_\_ Mayor Ramirez  
                  \_\_\_\_\_ Mayor Pro Tem McBride  
                  \_\_\_\_\_ Councilmember Gill  
                  \_\_\_\_\_ Councilmember Maan  
                  \_\_\_\_\_ Councilmember Miller

Invocation

Pledge of Allegiance to the Flag

**Presentations and Proclamations**

**1.       Senior Commission**

**Public Communication**

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

**2.       Written Requests**

Members of the public submitting written requests, at least 24 hours prior to the meeting, will be normally allotted 5 minutes to speak.

**3.       Appearance of Interested Citizens**

Members of the public may address the City Council on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to 3 minutes.

**Ordinances**

**4. Purchasing Ordinance and related policy and procedures manual update**

Recommendation: Introduce an ordinance repealing and reenacting Chapter 6 of Title 2 of the Yuba City Municipal Code entitled Purchasing System and waive the first reading; and approve related policies and procedures manual to be entitled City of Yuba City Purchasing Policies and Procedures;

**5. A recommendation from the Park and Recreation Commission to consider an Ordinance prohibiting the use of Tobacco at Gauche Aquatic Park**

Recommendation: Introduce a Tobacco Free Ordinance for Gauche Aquatic Park; and waive the first reading.

**Consent Calendar**

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.

**6. Subdivision Agreement – La Bella Vita**

Recommendation: Adopt a resolution approving the execution of a Subdivision Agreement with Surgit K. Tumber, Trustee of the Tumber Family Living Trust, providing for public improvements for La Bella Vita. [located at the southeast corner of Butte House Road and Tharp Road]

**7. 2007 ADA Sidewalk Improvements Project**

Recommendation: a. Adopt a resolution accepting the subject project and authorizing the Public Works Director to file a Notice of Completion.  
b. Authorize appropriations of \$4,000 from Account No. 6311-65305 (Clark Avenue ADA Improvements) and \$6,000 from Account No. 6358-65305 (Live Oak Boulevard ADA Improvements).

**8. Approve Legal Services Transfer Agreement of City Attorney services**

Recommendation: Authorize City Manager to execute Legal Services Transfer Agreement.

**General Items**

**9. Identification and approval of Census Tracts Comprising Targeted Employment Areas in the City of Yuba City for the purpose of providing tax credit opportunities for businesses in the Enterprise Zone**

Recommendation: Adopt a Resolution Identifying and Approving the Census Tracts Comprising Targeted Employment Areas for the Yuba-Sutter Enterprise Zone.

**10. Reimbursement Agreement – Teal Hollow Unit II**

- Recommendation:
- a. Adopt a resolution approving the execution of a Reimbursement Agreement with Centex Homes for work associated with Teal Hollow Unit II.
  - b. Authorize payment to Centex Homes in the amount of \$280,349.92 as reimbursement towards 40% of the sanitary sewer connection fees and 100% of the West Yuba City Sewer Trunk Line Fee.
  - c. Authorize fee credits to Centex Homes in the amount of \$119,448.00 towards 40% of the sanitary sewer connection fees and 100% of the West Yuba City Sewer Trunk Line Fee.
  - d. Authorize payment of \$42,893.76 for oversizing the sanitary sewer line on Royo Rancho Drive from an 8” line to an 18” line.
  - e. Authorize payment of \$466,133.56 to Centex Homes as payment for the construction of a 15” sanitary sewer line on North Colusa Frontage Road between Western Parkway and Royo Rancho Drive.
  - f. Authorize the Chief Financial Officer to make a supplemental appropriation as required.

**11. Fremont Hospital Raised Crosswalk**

- Recommendation:
- a. Adopt a resolution approving the plans and specifications for the construction and marking of the east-west, raised pedestrian crosswalk located at the main entrance to the Fremont Hospital on Plumas Street; and
  - b. Authorize the Public Works Department to bid the project.

**12. Professional Services Agreement with MuniFinancial for Maintenance District Re-engineering and Re-balloting in accordance with the requirements of Proposition 218 for District 1, District 2, and District 5.**

- Recommendation:
- a. Award a professional services agreement to MuniFinancial of Temecula, California, for Maintenance District Re-engineering and Re-balloting in an amount not to exceed \$69,000 with the finding that it is in the best interest of the City.
  - b. Approve budget transfers as follows:
    - 1. \$4,189 from Account No. 240-30600 (District 1A Fund Balance) to Account No. 6110-62701 (District 1A Professional Services)
    - 2. \$21,381 from Account No. 241-30600 (District 1B Fund Balance) to Account No. 6120-62701 (District 1B Professional Services)
    - 3. \$10,417.52 from Account No. 242-30600 (District 2 Fund Balance) and \$1,532.48 from Account No. 242-10100

(District 2 Cash in Bank) to Account No. 6130-62701  
(District 2 Professional Services)

4. \$1,720 from Account No. 246-30600 (District 5B Fund Balance) to Account No. 6161-62701 (District 5B Professional Services)
5. \$29,760 from Account No. 247-30600 (District 5C-K Fund Balance) to Account No. 6162-62701 (District 5C-K Professional Services)

**13. Police Department Expansion Project – Award of Contract**

- Recommendation:
- a. Award the subject contract to the lowest responsive bidder, Randy Hill Construction, at a base bid amount of \$1,975,941.00,
  - b. Eliminate the Add Alt bid item listed in Randy Hill Construction's bid from the contract, and
  - c. Authorize the City Manager to execute the contract on behalf of the City.
  - d. Authorize borrowing \$2.3 million from the General Fund to cover the funding shortfall with no interest charged to be repaid as the Police Department's share of impact fees becomes available.

**14. 2007 Assistance to Firefighters Grant Program**

- Recommendation: Direct the City's Chief Financial Officer to make the budget transfers and supplemental appropriations as outlined in the Fiscal Impact portion of the Staff Report.

**15. Approval of a Professional Services Agreement with Ingersoll Rand Security Technologies of Pleasanton, CA to design, supply, and install the electronic security system at the Water Treatment Plant and the Wastewater Treatment Facility. Approval to advertise the Security Gate Upgrade Plans and Specifications for the Water and Wastewater Treatment Facilities.**

- Recommendation: Authorize the City Manager to sign a Professional Services Agreement with Ingersoll Rand Security Technologies of Pleasanton, CA to design, supply and install the electronic security system at the Water Treatment Plant and the Wastewater Treatment Facility with the finding that it is in the best interest of the City. Total contract shall not exceed \$107,000 including a ten percent contingency. Adopt a resolution approving the Plans and Specifications for the Security Gate Upgrade Project for the Water Treatment and Wastewater Treatment Facilities and authorize advertisement for competitive bids.

**Business from the City Council/Redevelopment Agency Board**

**16. City Council Reports**

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

**Adjournment**