

**MINUTES  
REGULAR MEETING  
CITY COUNCIL & REDEVELOPMENT AGENCY  
CITY OF YUBA CITY  
MARCH 18, 2008  
Closed Session 5:30 P.M.  
Regular Meeting 7:00 P.M.**

**Closed Session—Butte Room**

Conferred with legal counsel regarding potential litigation pursuant to Government Code section 54956.9 (b)-one potential case.

Conferred with real property negotiators Steven Jepsen and Steve Kroeger pursuant to Government Code Section 54956.8 regarding negotiations with Kam Takhar of Crowne Development regarding possible sale of the following property or portions thereof: APN 52-380-17, located at the southwest corner of C and Wilbur Ave (Redevelopment Agency)

Conferred with labor negotiators Steven Jepsen and Susan Pearson 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—Council Chambers**

**Call to Order**

The City Council of the City of Yuba City was called to order by Mayor Ramirez at 7:00 p.m.

**Roll Call**

Present: Councilmembers Gill, Maan, McBride, Miller, and Mayor Ramirez  
Absent: None

**Invocation**

Police Chief Richard Doscher gave the invocation.

**Pledge of Allegiance to the Flag**

Mayor Pro Tem McBride led the Pledge of Allegiance to the Flag.

**Public Communication on Items Not on the Agenda**

1. **Written Requests** - none

2. **Appearance of Interested Citizens**

Don Covey, DBA President, gave an update on the Plumas Streetscape construction progress. It is moving along at a fast pace.

**Bid Openings**

3. **Aerial Lift Truck (FB08-05)**

General Services/I.T. Director Devin Barber stated 27 vendors were contacted for the bid on this aerial lift truck. We received seven responses, one of which did not meet the minimum specifications. Staff recommends award of the contract to Hoblit Motors. Councilmember McBride asked what the life expectancy is on this type of vehicle. Mr. Barber stated we anticipate it to be ten years but the one being replaced only lasted eight years. This truck is heavier and should last longer. Mr. Barber responded to questions regarding the large difference between the high and low bids.

Councilmember Miller moved to award the purchase to the low bidder, Hoblit Motors of Colusa, CA for an Aerial Lift Truck in the amount of \$83,622.72. Councilmember McBride seconded the motion that passed with a unanimous vote.

4. **Playground Equipment, Holly Tree Park (Request for Proposal 08-15)**

General Services/I.T. Director Devin Barber said this bid is for playground equipment at Holly Tree Park. General Services' staff worked with Parks & Recreation to establish specifications. The bid asked for a list of equipment that could be provided for a maximum \$80,000 and within the specifications given. The Parks & Recreation Commission scored the responses based on the criteria establish by staff. Eleven

vendors were contacted and six responded. Staff recommends award to Miracle Recreation Equipment Company of El Dorado Hills.

Councilmember Maan moved to award the purchase of playground equipment for Holly Tree Park to Miracle Recreation Equipment Company of El Dorado Hills, CA for their Option 2 proposal in the amount of \$78,112.47 with the finding that it is in the best interest of the City to do so. Councilmember Miller seconded the motion that passed with a unanimous vote.

### **Ordinances**

#### **5. Purchasing Ordinance Update**

General Services/I.T. Director Devin Barber noted this is the second reading of the Purchasing Ordinance Update that deals primarily with departmental changes and an increase to the City Manager's signature authority to \$50,000.

Councilmember Gill moved to adopt Ordinance No. 003-08 repealing and reenacting Chapter 6 of Title 2 of the Yuba City Municipal Code entitled Purchasing System; and waive the second reading. Councilmember McBride seconded the motion that passed with a unanimous vote.

#### **6. Ordinance prohibiting the use of Tobacco at Gauche Aquatic Park**

Councilmember Maan moved to adopt Ordinance No. 004-08 for a Tobacco Free Gauche Aquatic Park; and waive the second reading. Councilmember McBride seconded the motion that passed with a unanimous vote.

### **Consent Calendar**

Councilmember Miller moved to adopt the consent calendar as presented. Councilmember McBride seconded the motion that passed with a unanimous vote.

#### **7. Approval of Funding for Future Residential Street Rehabilitation Projects**

Authorized a supplemental appropriation of \$494,244.63 to the Residential Street Rehabilitation account 921026-65501 to fund future residential street rehabilitation projects.

#### **8. Allocate one Limited Term Construction Inspector position in the Public Works Department**

Adopted Resolution No. 08-019 of the City Council of the City of Yuba City approving one limited term Construction Inspector position in the Public Works Department for a period not to exceed June 30, 2009 and authorized the Director of Finance to allocate funding through the Capital Improvement Program for the cost of the position.

#### **9. Classification Studies and Salary Adjustments**

Adopted Resolution No. 08-020 of the City Council of the City of Yuba City authorizing the Director of Finance to amend the salary schedule to reflect job title changes and salary adjustments for the Director of General Services, Director of Finance, Information Technology Analyst and Information Technology Supervisor as recommended in the staff report.

#### **10. Fire Division Chief Classification Salary Adjustment**

Adopted Resolution No. 08-021 of the City Council of the City of Yuba City authorizing the Director of Finance to amend the salary schedule to reflect a salary adjustment for the Fire Division Chief classification.

### **General**

#### **11. Confirmation of Support for the Establishment of a Property Based Improvement District in Downtown Yuba City (Redevelopment)**

Assistant Executive Director Steve Kroeger noted the establishment of a Property Based Improvement District (PBID) relates directly to the maintenance of the improved Plumas Street. He displayed a map noting properties along Plumas Street would pay 10¢/square foot and others that do not front Plumas would be assessed 5¢/square foot. The projected budget for the PBID is \$95,000 annually. Money generated would pay for maintenance, beautification and parking. Redevelopment Agency owned property would potentially be assessed at about \$14,700. The Downtown Business Association is circulating a petition to gather signatures from property owners. Property owners

representing over 50% of the total annual assessment must sign the petition to proceed to the balloting stage. Tonight we are asking for approval for the Executive Director to sign the petition in favor of establishment of the PBID.

Don Covey, President of the Downtown Business Association, said the merchants realized some time ago that once the Plumas Streetscape Project was completed, ongoing maintenance would be needed.

Director Gill moved to direct the Redevelopment Agency Executive Director to sign the documents in support of the establishment of a Property Based Improvement District in Downtown Yuba City. Director McBride seconded the motion that passed with a unanimous vote.

**12. Loan Agreement with Sutter Butte Flood Control Agency-Star Bend Setback Levee Project**

Public Works Director George Musallam said this item is a loan to the Sutter-Butte Flood Control Agency for a Levee District I (LD1) sponsored project to realign Star Bend. Both Sutter County and LD1 are also allocating funds for this project to match State funds. Yuba City's funds will come from unallocated impact fees.

Councilmember Gill moved to authorize the Mayor to execute a loan agreement with Sutter Butte Flood Control Agency for an amount of \$1.6 million. Councilmember Maan seconded the motion that passed with a unanimous vote.

**13. Lincoln-Jones Roadway Improvements**

Public Works Director George Musallam noted the curbs, gutters, and sidewalks for this project at the corner of Lincoln/Jones Roads will be funded through impact fees.

Councilmember Gill moved to adopt Resolution No. 08-022 approving the plans and specifications for the Lincoln-Jones Roadway Improvements Project and authorizing advertisement for bids on the project. Councilmember Miller seconded the motion that passed with a unanimous vote.

**14. Walton Avenue and Camino De Flores Signal Project**

Public Works Director George Musallam said this project was included in the CIP approved in this year's budget. It is for a signal adjacent to Andros Karperos School to improve pedestrian safety and traffic flow. The improvements can be constructed in the right of way. Councilmembers were happy to see this project proceed.

Councilmember Miller moved to adopt Resolution No. 08-023 approving the plans and specifications for the Walton Avenue and Camino De Flores Signal Project and authorizing advertisement for bids on the project. Councilmember McBride seconded the motion that passed with a unanimous vote.

**15. Professional Services Agreement with Ingersoll Rand Security Technologies of Pleasanton, CA to install electronic security equipment at the Water and Wastewater Treatment Facilities**

Utilities Director Bill Lewis stated that this item is for the installation of cameras and card locks on the doors at the Water and Wastewater Treatment facilities. This is critical infrastructure as noted by the Department of Homeland Security. Presently, the public has unimpeded access. Ingersoll Rand equipment is compatible with other City security systems. Ingersoll Rand has previous contracts with the City and their price per unit is competitive.

Councilmember Gill asked if any grants were available from Homeland Security. Mr. Lewis responded he is unaware of any federal funds for this purpose. He did apply for state funds but was unsuccessful in that effort.

Councilmember Gill moved to authorize the City Manager to sign a Professional Services Agreement with Ingersoll Rand Security Technologies of Pleasanton, CA to install the electronic security equipment at the Water and Wastewater Treatment Facilities 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. Councilmember Maan seconded the motion that passed with a unanimous vote.

**16. Approval to advertise Water and Wastewater Facility Security Gate Project**

Utilities Director Bill Lewis said this is the second part of the security upgrade at the Water and Wastewater Treatment facilities. Upgrades at the Wastewater Treatment Plant include widening of the gate, installation of a motorized control gate and a small amount of conduit. Conduit was installed during the last paving in anticipation of future

work. At the Water Treatment Plant it includes two motorized control gates, replacement of front fencing that is more secure and decorative, plus a significant amount of conduit. The engineer's estimate for security gates, decorative fencing, conduit, and related items is \$368,000. He asked that the project be approved for the advertisement of bids.

Councilmember Gill moved to adopt Resolution No. 08-024 approving the Plans and Specifications for the Security Gate Upgrade Project for the Water and Wastewater Treatment Facilities and authorize advertisement for competitive bids. Councilmember McBride seconded the motion that passed with a unanimous vote.

**17. State Water Project Purchase Agreement with the California Department of Water Resources**

Utilities Director Bill Lewis stated this item is for the purchase of supplemental water. Although purchases can be made annually, we primarily need the option during dry years. The City also has the option of not taking water in any year and selling it to other participating contractors. The cost will vary from \$25-\$125/acre foot depending on whether we have a dry or wet year. Annual cost is anticipated to be between \$5,600 and \$26,500 annually. The contract runs through 2025 but has a renegotiation option at the end of 2015. In a severe drought and as the City grows, we will need additional water. We anticipate selling the water back to the participating contractors in most years.

Councilmember McBride moved to authorize the City Manager to sign the State Water Project Purchase Agreement with the California Department of Water Resources and approve City Staff to file the environmental Notice of Determination on the Agreement. Councilmember Maan seconded the motion that passed with a unanimous vote.

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

**18. City Council Reports**

- Councilmember Gill attended a Sutter-Butte Flood Control Agency (SBFCA) meeting. He also attended the CalTrans presentation of a check to Mayor Ramirez for the "Safe Routes to School" funding program.
- Councilmember Maan also attended the SBFCA meeting and the CalTrans check presentation. He congratulated Public Works for their grant application which garnered the CalTrans funds.
- Councilmember Miller attended the Red Cross's Heroes Breakfast. It was very heart rendering. He also attended the Safety Workshop held yesterday. It was quite educational. The Fire and Police Chiefs and their staffs did a wonderful job. He also attended the SBFCA meeting which is still in the organizational stages. A flood attorney has been hired and the group is heading in the right direction.
- Mayor Pro Tem McBride concurred that the Safety Workshop was educational. She also attended the Heroes Breakfast. Today she read to children at Lincrest School.
- Mayor Ramirez reported he, City Manager Steve Jepsen, and the EDC's Chief Operating Officer Steve Brammer are doing monthly site visits to local businesses. This month they visited Comcast. He read to 5<sup>th</sup> graders at Lincrest School this morning. At Butte Vista School he accepted a \$456,000 check from CalTrans for road safety improvements along Blevin Road. The Fire and Police Departments did an excellent job with their Safety Workshop. It was a good opportunity for the public to learn how those departments operate.

**Adjournment**

Mayor Ramirez adjourned the regular City Council meeting of the City of Yuba City at 8:14 p.m.

\_\_\_\_\_  
Rory Ramirez  
Mayor

ATTEST:

\_\_\_\_\_  
Terrel Locke  
City Clerk