

# AGENDA

## REGULAR MEETING

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

APRIL 1, 2008

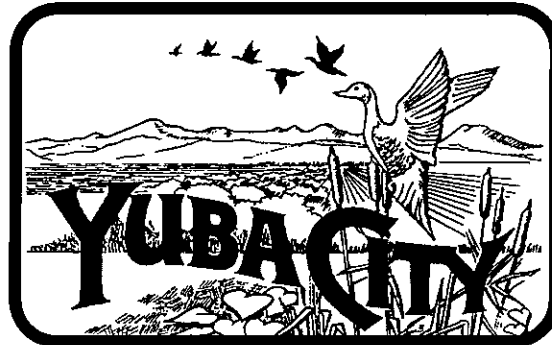
CLOSED SESSION – 6:00 P.M. – BUTTE ROOM  
REGULAR MEETING – 7:00 P.M. – COUNCIL CHAMBERS

## 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  
April 1, 2008  
Closed Session 6:00 P.M.  
Regular Meeting 7:00 P.M.**

Materials related to an item on this Agenda submitted to the Council/Redevelopment Agency after distribution of the agenda packet are available for public inspection in the City Clerk's office at 1201 Civic Center Blvd., Yuba City, during normal business hours. Such documents are also available on the City of Yuba City's website at [www.yubacity.net](http://www.yubacity.net) subject to staff's availability to post the documents before the meeting.

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

Confer 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)

**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.       **Proclamation for Child Abuse Prevention Month**
2.       **Proclamation for Autism Awareness Month**
3.       **Proclamation for DMV/Donate Life California Month**
4.       **Senior Commission**

**Public Hearings**

5.       **Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit H\_8**  
      Recommendation:   Conduct a public hearing; then adopt a Resolution confirming diagram and assessment and levying assessment for Fiscal Year 2007-2008 for Lighting and Landscape Maintenance District No. 5, Zone of Benefit H\_8. [Improvements associated with 996 Klamath Lane]

**6. Daniel P. Cervantes Fire Station No. 4 – Award of Contract**

- Recommendation:
- a. Conduct a public hearing to receive testimony regarding the clerical error by the Aulabaugh Construction, the lowest bidder, regarding substitution of a subcontractor for the HVAC system.
  - b. Approve or deny Aulabaugh request to substitute the HVAC subcontractor.
  - c. Award the subject contract to the lowest responsive bidder, Aulabaugh Construction, at a base bid amount of \$4,059,239.00.
  - d. Authorize the City Manager to execute the contract on behalf of the City.
  - e. Authorize the City Manager to execute a Professional Services Agreement with Beverly Prior Architects in the amount Time & Material, Not-to-exceed \$200,000 for Bidding and Construction Administration Services.
  - f. Adopt a resolution declaring the City of Yuba City's official intent to reimburse certain expenditures from proceeds of indebtedness.

**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.

**7. 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.

**8. 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.

**Bid Openings**

**9. Franklin Road 16-inch Waterline Project**

- Recommendation:
- a. Award Contract No. 07-08, Franklin Road 16-inch Waterline Project, to TerraCon Pipelines, Inc., of Healdsburg, CA in the amount of their bid of \$261,737.00.
  - b. Authorize the City Manager to execute the contract on behalf of the City, following approval by the City Attorney.
  - c. Authorize the City Manager to execute an internal reimbursement agreement whereby costs associated with construction and contract administration of the Franklin Road 16-inch Waterline are reimbursed by the Water Fund as

water development impact fees become available over a maximum 15 year period.

**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.

**10. City Council Approval of Minutes of March 17 & 18, 2008**

Recommendation: Approve the Council meeting minutes of March 17 & 18, 2008.

**11. Roadway Functional Classification Change**

Recommendation: Adopt a resolution accepting the addition of functionally classified roadways to the California Road System (CRS) Maps.

**12. Yuba County Integrated Regional Water Management Plan**

Recommendation: Adopt a Resolution supporting the Yuba County Integrated Regional Water Management Plan (IRWMP).

**General Items**

**13. Development Impact Fees for the Hetherington Place Subdivision**

Recommendation: Provide staff with direction regarding which impact fee amount should be collected for the Hetherington Place Subdivision.

**14. City Hall Administration Area Remodel**

Recommendation: Adopt a resolution approving the plans and specifications for the City Hall Administration Area Remodel and authorize advertisement for bids on the project.

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

**15. City Council Reports**

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

**Adjournment**

CITY OF YUBA CITY  
STAFF REPORT

**Date:** April 1, 2008  
**To:** Honorable Mayor & Members of the City Council  
**From:** Department of Public Works  
**Presented by:** George Musallam, Public Works Director

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**Summary**

**Subject:** Public Hearing – Yuba City Lighting and Landscape Maintenance District No. 5, Zone of Benefit H\_8

**Recommendation:** Conduct a public hearing; THEN

Adopt a Resolution confirming diagram and assessment and levying assessment for Fiscal Year 2007-2008 for Lighting and Landscape Maintenance District No. 5, Zone of Benefit H\_8. [Improvements associated with 996 Klamath Lane]

**Fiscal Impact:** \$189.42 per year collected from each lot owner in the zone, adjusted annually to reflect Consumer Price Index changes

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**Background:**

All actions and resolutions associated with establishment of a Lighting and Landscape Maintenance District are done pursuant to the Landscaping and Lighting Act of 1972. Council proceedings on February 5, 2008, established Lighting and Landscape Maintenance District No. 5, Zone of Benefit H\_8, for the improvements associated with 996 Klamath Lane. The February 5<sup>th</sup> proceedings also set a public hearing for April 1, 2008, to receive input from the affected property owner and set the proposed assessments in accordance with the Engineer's Report. Following Council approval, a Notice of Public Hearing on Proposed New Assessment was sent to David Lanza, who is the property owner proposing the parcel improvements. An Assessment District Ballot was mailed with the Notice; the ballot is required to be marked and received in the City Clerk's Office no later than 7:00 P.M. on April 1, 2008.

**Analysis:**

The public hearing and resolution are required by State law to establish the Lighting and Landscape Maintenance District which is required as a condition of the parcel map at 996 Klamath Lane. The District will enable future lot owners to pay the cost and maintenance of street lighting within the parcel.

**Fiscal Impact:**

The lot owner within the District will be assessed \$189.42 annually via their tax bill. The assessment amount is shown on the Estimate of Cost Maintenance and Engineer's Report on file with the City Clerk. In addition, provisions for annual adjustments to reflect the Consumer Price Index changes have been included in the Engineer's Report. At this point in time, there is no fee charged to the developer for staff time to prepare the necessary paperwork to establish the District. Through the annual assessment, a 10% administration fee is collected to cover City costs associated with the preparation of the annual reports to be filed with the tax collector.

**Alternatives:**

Conduct a public hearing, and then modify the assessments.

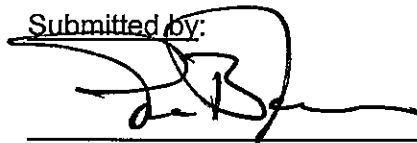
**Recommendation:**

The action tonight is to hold a public hearing to consider any protests and levy the assessments for the coming year to pay for maintenance of street lighting within the District. Staff recommends approval of the assessments.

Prepared by:

  
\_\_\_\_\_  
Sharon Lydon  
Engineering Technician

Submitted by:

  
\_\_\_\_\_  
Steven R. Jepsen  
City Manager

Reviewed by:

Department Head

Finance

City Attorney

G.M.  
AB  
\_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

**YUBA CITY LIGHTING AND LANDSCAPE  
MAINTENANCE DISTRICT NO. 5,  
ZONE OF BENEFIT H\_8  
(Pursuant to the Landscaping and Lighting Act of 1972)**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
CONFIRMING DIAGRAM AND ASSESSMENT AND LEVYING ASSESSMENT  
FOR FISCAL YEAR 2007-2008**

THE CITY COUNCIL OF THE CITY OF YUBA CITY RESOLVES:

1. Pursuant to Chapter 3 of the Landscaping and Lighting Act of 1972, the City Council directed George L. Musallam, Engineer of Work for Yuba City Lighting and Landscape Maintenance District No. 5, to prepare and file an annual report for fiscal year 2007-2008.

2. The Engineer of Work filed his annual report and the City Council adopted its resolution of intention to levy and collect assessments within the assessment district for fiscal year 2007-2008, and set a public hearing to be held on April 1, 2008, in the meeting place of the City Council, City Hall, 1201 Civic Center Boulevard, Yuba City, California. Notice of the hearing was given in the time and manner required by law.

3. At the public meeting and hearing, the City Council afforded to every interested person an opportunity to make a protest to the annual report either in writing or orally, and the City Council has considered each protest.

4. The City Council hereby confirms the diagram and assessment as set forth in the annual report of the Engineer of Work and hereby levies the assessment set forth therein for fiscal year 2007-2008.

The foregoing Resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1<sup>st</sup> day of April 2008.

AYES:

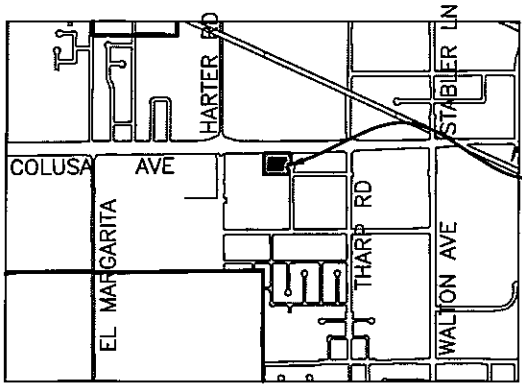
NOES:

ABSENT:

\_\_\_\_\_  
MAYOR

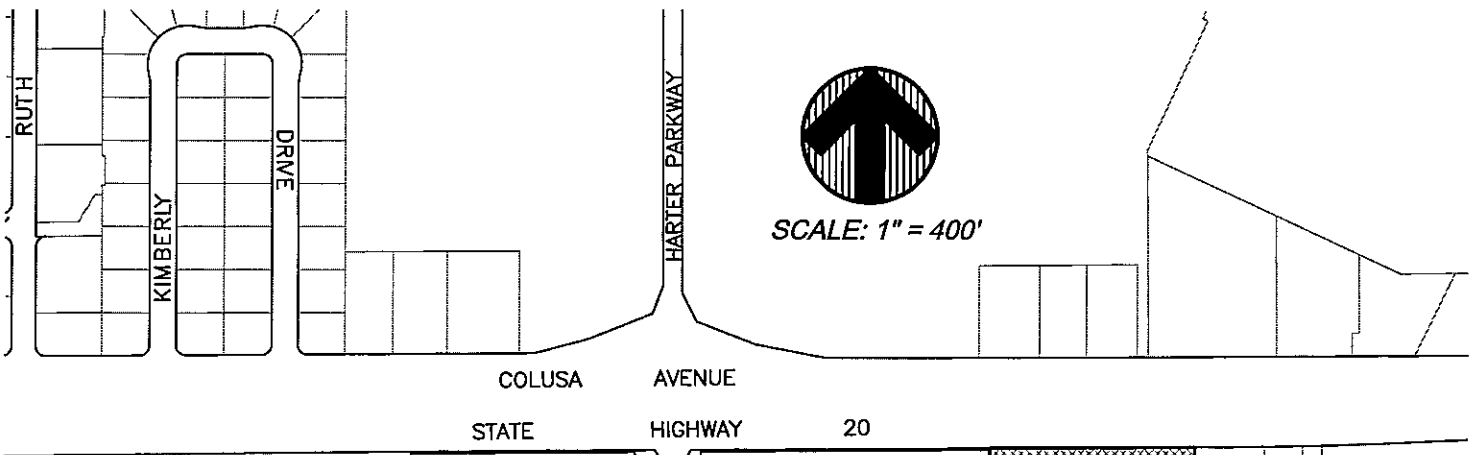
ATTEST:

\_\_\_\_\_  
CITY CLERK

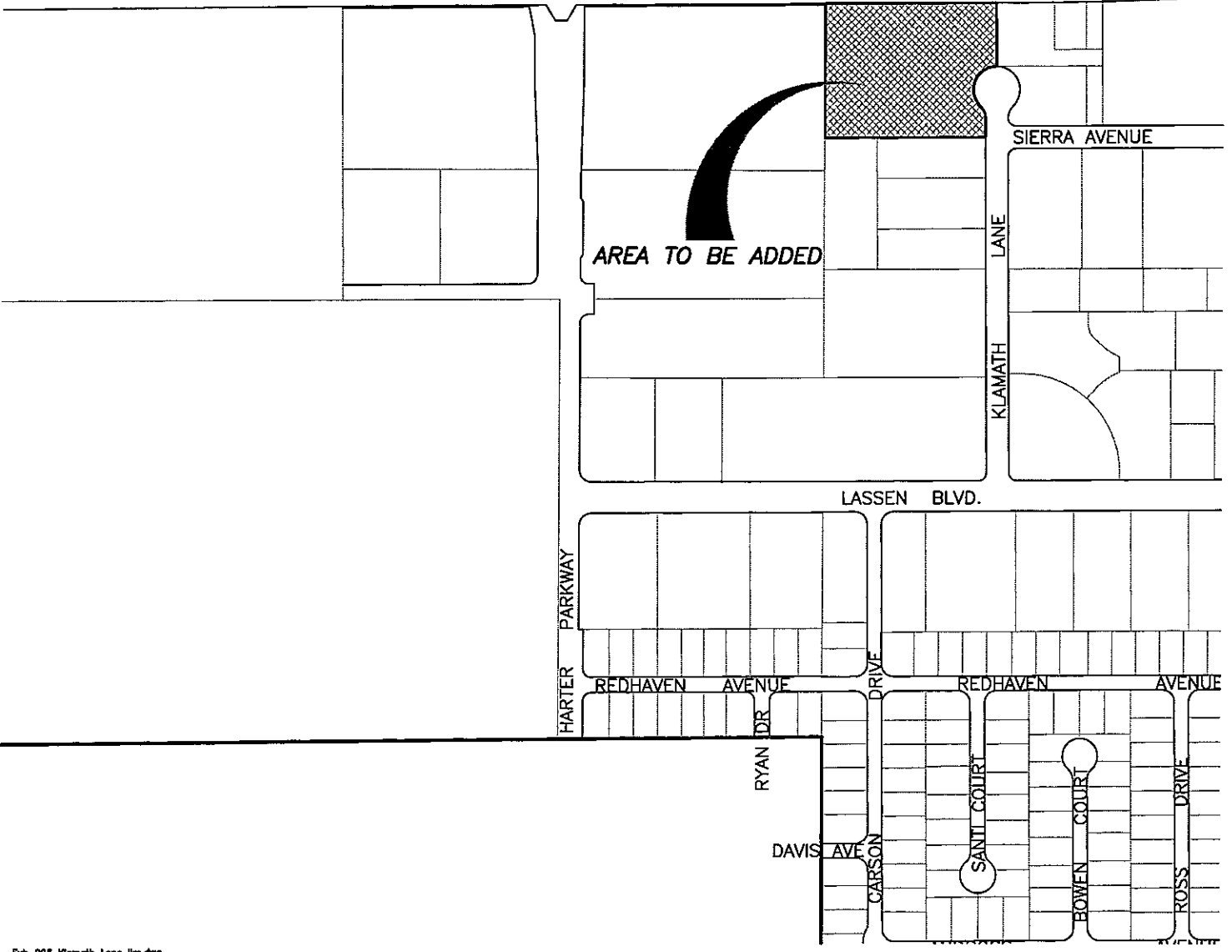


SUBJECT AREA

996 KLAMATH LANE  
 LIGHTING AND LANDSCAPE MAINTENANCE  
 DISTRICT No. 5  
 ZONE OF BENEFIT H\_8



SCALE: 1" = 400'



AREA TO BE ADDED

CITY OF YUBA CITY  
STAFF REPORT

**Date:** April 1, 2008  
**To:** Honorable Mayor & Members of the City Council  
**From:** Public Works  
**Presentation by:** George Musallam, Public Works Director

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**Summary**

**Subject:** DANIEL P. CERVANTES FIRE STATION NO. 4 – Award of Contract

**Recommendation:**

- a. Conduct a public hearing to receive testimony regarding the clerical error by the Aulabaugh Construction, the lowest bidder, regarding substitution of a subcontractor for the HVAC system.
- b. Approve or deny Aulabaugh request to substitute the HVAC subcontractor
- c. Award the subject contract to the lowest responsive bidder, Aulabaugh Construction, at a base bid amount of \$4,059,239.00.
- d. Authorize the City Manager to execute the contract on behalf of the City.
- e. Authorize the City Manager to execute a Professional Services Agreement with Beverly Prior Architects in the amount Time & Material, Not-to-exceed \$200,000 for Bidding and Construction Administration Services.
- f. Adopt attached Resolution declaring the City of Yuba City's official intent to reimburse certain expenditures from proceeds of indebtedness.

**Fiscal Impact:**

The total project budget for Fire Station Number 4 Relocation is just under \$5.9 million as adjusted based upon the bids received for this project. The project is to be funded one-half by the general fund and one-half by developer impact fees, or \$2.95 million from each funding source.

The general fund share is fully funded and available to award the construction of the project. There is presently only \$420,000 available in the Fire Department's share of impact fees. The remaining impact fees could be borrowed either internally from the City's unallocated impact fee pool or from an external funding source.

With the recent activity in financial markets and the Federal Reserve cutting short-term interest rates yet again, City staff has evaluated the opportunity to borrow funds externally to finance this project. We have the opportunity to enter into a 10 year lease arrangement at a rate of approximately 3.76% with minimal borrowing costs.

**Background:**

In previous proceedings, your Council approved the plans and specifications for the subject project and authorized the Public Works Department to solicit bids. Bids were opened on March 14, 2008,

and the attached spreadsheet summarizes the bids received. The lowest responsive bidder is Aulabaugh Construction, at a base bid amount of \$4,059,239.00.

**Analysis:**

All bids received were checked by the Public Works Department to ensure compliance with City requirements. Each proposal was checked for mathematical accuracy and to ensure a complete bid package was submitted for consideration. After review staff concluded that the lowest bidder, Aulabaugh Construction, is responsive and meets all requirements outlined in the plans and specifications of the project. After bid opening, Aulabaugh Construction informed this office that a clerical error has occurred by listing Airtex as the HVAC sub-contractor rather than RB Spencer. Since the contract is a lump sum contract, substituting subcontractors will not have an impact on the total contract cost to be paid by the City. The Public Contract Code dictates a procedure which needs to be followed in dealing with such clerical error. Holding the public hearing by Council is required by the Public Contract Code as a step in dealing with denying or allowing Aulabaugh to substitute subcontractors. Staff recommends that your Council hold the required hearing, receive testimony from all parties involved, deny or approve the request to substitute HVAC subcontractor and award the contract to Aulabaugh Construction.

Attached is a summary of the total project budget as estimated by the Public Works Department. This budget includes an estimate of the soft costs which are added to the base bid amount of the lowest bidder as well as the cost of installing the water line in Franklin Road.

After award of contract by Council, a Notice to proceed will be issued to the contractor, and construction is anticipated to start in April/May 2008 and be completed in the fall of 2008.

**Fiscal Impact:**

The total project budget for Fire Station Number 4 Relocation is just under \$5.9 million as adjusted based upon the bids received for this project. The project is to be funded one-half by the general fund and one-half by developer impact fees, or \$2.95 million from each funding source.

The general fund share is fully funded and available to award the construction of the project. There is presently only \$420,000 available in the Fire Department's share of impact fees. The remaining impact fees could be borrowed either internally from the City's unallocated impact fee pool or from an external funding source.

Staff previously recommended funding the impact fee shortfall through an internal loan. However, with the recent activity in financial markets and the Federal Reserve cutting short term interest rates yet again, City staff has re-evaluated the opportunity to borrow funds externally to finance this project. We have the opportunity to enter into a 10 year lease arrangement at a rate of approximately 3.76% with approximately \$40,000 in borrowing costs. Given the current market conditions, it is in the City's best interest to borrow the funds at 3.76% over a ten year period. For comparison purposes, the February, 2008 rate of return on the City's investment portfolio in LAIF was 4.161%. It is difficult to know where interest rates will be over the term of this proposed lease, but at this time, the City has the ability to enter into a lease arrangement at 3.76%, while retaining our cash reserves in the bank earning interest at a rate higher than the cost of financing.

City Council has the option to direct staff to set up a leasing arrangement for only the principal amount of the funding shortfall of \$2,530,000 or instead for the entire amount of the project \$5,900,000. It is staff's recommendation that Council approve a lease arrangement for the entire \$5,900,000 project cost. By doing so, the City retains added flexibility in its use of existing cash

reserves for future operating or capital expenditure purposes. In this proposed leasing arrangement, the project would serve as security for the lease agreement.

Based upon City Council's direction, staff will return at the next Council meeting for approval of the Master Lease Agreement. Lease payments over the ten year term of the lease would be approximately the following depending which financing option Council selects:

- 1) \$312,726 per year if City Council chooses to borrow funds for the impact fee share shortfall of \$2,530,000; or
- 2) \$750,833 per year if City Council chooses to finance the entire project cost of \$5,900,000.

If Council chooses to finance the entire project cost, the lease payments would be split between the general fund and the Fire Department's impact fees. Any deficiencies in the Fire Department's share of impact fees would be back-filled from unallocated pooled impact fees in the short-term. This financing structure has two benefits:

- 1) It allows the repayment to occur over time as development is expected to increase in the future; and
- 2) Our existing reserves are preserved for either future operating costs or other capital projects.

Since the City already has general fund capital project funds dedicated to this project, these funds can be the source of repayment on the general fund portion of the project. The other one-half of the lease payment would come from the Fire Department's impact fees. For each single family residential impact fee paid, the Fire Department will be allocated \$1,361 when the proposed impact fees are fully implemented. Therefore, in order to repay \$375,416 (based upon one-half of the total lease payment if the entire project is financed through a lease), 276 homes must be built in any given year. Historically, the City has averaged 330 homes per year.

In summary, funds are not presently available to finance one half of the project using the Fire Department's allocations of impact fees, so the remainder can be funded either through an internal loan or an external leasing arrangement. Either way, in order to proceed with awarding construction of the project, we will be borrowing against future impact fees. Given present market conditions, staff recommends financing the entire project through a master lease agreement. If City Council concurs, staff will come back at the next Council meeting with an Agreement to do so. At tonight's meeting, staff is requesting direction from Council as to their preference in financing options. Additionally, if City Council chooses to enter into a Lease Agreement, staff requests that Council adopt the attached Resolution.

**Alternatives:**

Reject all bids and direct the Public Works Department to re-bid the project.

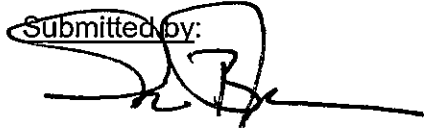
**Recommendation:**

- a. Conduct a public hearing to receive testimony regarding the clerical error by the Aulabaugh Construction, the lowest bidder, regarding substitution of a subcontractor for the HVAC system.
- b. Approve or deny Aulabaugh request to substitute the HVAC subcontractor

- c. Award the subject contract to the lowest responsive bidder, Aulabaug Construction, at a base bid amount of \$4,059,239.00.
- d. Authorize the City Manager to execute the contract on behalf of the City.
- e. Authorize the City Manager to execute a Professional Services Agreement with Beverly Prior Architects in the amount Time & Material, Not-to-exceed \$200,000 for Bidding and Construction Administration Services.
- f. Adopt attached Resolution declaring the City of Yuba City's official intent to reimburse certain expenditures from proceeds of indebtedness and direct staff to return at next Council meeting with a Master Lease Agreement.

Prepared by:

Screen for Claire Shawver  
 Claire Shawver  
 Construction Project Manager

Submitted by:  
  
 Steven R. Jepsen  
 City Manager

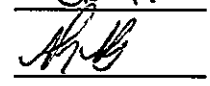
Reviewed by:

Department Head

Finance

City Attorney

Fire Department

Gm.  
  
 \_\_\_\_\_  
 \_\_\_\_\_

RESOLUTION NO. \_\_\_\_

RESOLUTION DECLARING THE CITY OF YUBA CITY'S  
OFFICIAL INTENT TO REIMBURSE CERTAIN  
EXPENDITURES FROM PROCEEDS OF INDEBTEDNESS

WHEREAS, the City Council (the "Council") of the City of Yuba City (the "City") has determined to construct and acquire certain public safety facilities with necessary and appropriate appurtenances (collectively, the "Project"); and

WHEREAS, the City expects to pay certain expenditures (the "Reimbursement Expenditures") in connection with the Project prior to the financing structure being developed and costs associated with the Project on a long-term basis; and

WHEREAS, the City reasonably expects that debt obligations in an amount not expected to exceed six million dollars (\$6,000,000) will be issued and that certain of the proceeds of the debt obligations will be used to reimburse the Reimbursement Expenditures; and

WHEREAS, if the City does reimburse the Reimbursement Expenditures from the proceeds of debt obligations, interest on which is to be exempt from income taxation under the United States Internal Revenue Code, then Section 1.150-2 of the United States Treasury Regulations (the "Treasury Regulations") requires the City to declare its reasonable official intent to reimburse prior expenditures for the Project with proceeds of a subsequent borrowing; and

WHEREAS, the Council is fully advised in this matter;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YUBA CITY, AS FOLLOWS:

Section 1. The above recitals are true and correct, and the Council so finds and determines.

Section 2. This resolution is adopted solely for purposes of establishing compliance with the requirements of Section 1.150-2 of the Treasury Regulations. This resolution does not bind the City to make any expenditure, incur any indebtedness, or proceed with the Project.

Section 3. The City hereby declares its official intent to use proceeds of indebtedness to reimburse itself for Reimbursement Expenditures.

Section 4. This Resolution shall take effect immediately upon its adoption.

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PASSED AND ADOPTED, THIS 1ST DAY OF APRIL, 2008, BY THE FOLLOWING VOTE:

AYES: Councilmembers

NOES: Councilmembers

ABSENT: Councilmembers

ABSTAIN: Councilmembers

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Mayor

ATTEST:  
City Clerk

By \_\_\_\_\_

CITY OF YUBA CITY  
STAFF REPORT

**Date:** April 1, 2008  
**To:** Honorable Mayor & Members of the City Council  
**From:** Department of Public Works  
**Presentation by:** George Musallam, Public Works Director

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**Summary**

**Subject:** Franklin Road 16-inch Waterline Project

**Recommendation:**

- a. Award Contract No. 07-08, Franklin Road 16-inch Waterline Project, to TerraCon Pipelines, Inc., of Healdsburg, CA in the amount of their bid of \$261,737.00.
- b. Authorize the City Manager to execute the contract on behalf of the City, following approval by the City Attorney.
- c. Authorize the City Manager to execute an internal reimbursement agreement whereby costs associated with construction and contract administration of the Franklin Road 16-inch Waterline are reimbursed by the Water Fund as water development impact fees become available over a maximum 15 year period.

**Fiscal Impact:** \$316,047.00 – Account No. 90111-65501 (Relocation of Fire Station No. 4), broken down as follows:

\$261,737.00 – contract award amount  
\$ 54,310.00 – construction contingency and contract administration

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**Background:**

The Franklin Road 16-inch Waterline Project consists of a new waterline to be constructed in Franklin Road from Harding Road to approximately 400 feet east of Ohleyer Road, as shown in Exhibit A. The waterline is sized in accordance with the City's Water Master Plan and would initially be used to provide surface water to the proposed relocation site for Fire Station No. 4 at the southeast corner of the intersection of Franklin Road and Ohleyer Road.

On December 18, 2007, Council approved the plans and specifications for this project and also authorized the Public Works Department to advertise for bids.

**Analysis:**

The Franklin Road 16-inch Waterline Project was advertised for bid in January and February 2008. Plans and specifications were provided to local builder/contractor exchanges and purchased by 52 contractors/suppliers. On February 14, 2008, 24 bids were received and opened in the City Clerk's office. The three lowest bids and engineer's estimate are shown below. Complete bid results are attached as Appendix A to this staff report.

TerraCon Pipelines, Inc., Healdsburg	\$261,737.00
Newland Entities, Inc., Yuba City	\$261,989.10
Hill & Hill Contracting, Inc., Yuba City	\$265,689.00
<b>Engineer's Estimate</b>	<b>\$282,423.00</b>

TerraCon Pipelines, Inc. of Healdsburg is the low bidder. Contract administration and inspection of the pipeline project will be performed by Public Works Department staff. Project construction is expected to begin in May and continue through June.

**Fiscal Impact:**

While the Franklin Road 16-inch Waterline Project is part of the City's Water Master Plan, the need to construct the project at this time has been brought about by the proposed Fire Station Number 4 Relocation Project. Therefore, the waterline project costs are included as part of the total project budget for the Fire Station Number 4 Relocation.

Funding for the Fire Station Number 4 Relocation Project is one-half by the general fund and one-half by Fire Department impact fees. For a complete discussion of the fiscal impact of this project, please refer to the staff report for the Fire Station Number 4 project dated April 1, 2008. Of the total Fire Station Number 4 Relocation budget, \$316,047.00 is attributable to construction and contract administration of the Franklin Road 16-inch Waterline. Staff recommends that this portion of the Fire Station Number 4 Relocation Project costs be reimbursed by the Water Fund as water development impact fees become available over a maximum 15 year period.

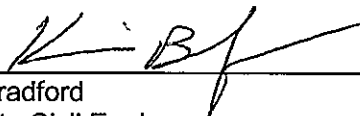
**Alternatives:**

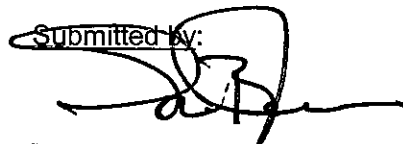
Do not award the contract and reject all bids. Award the contract, but modify funding for the project.

**Recommendation:**

- a. Award Contract No. 07-08, Franklin Road 16-inch Waterline Project, to TerraCon Pipelines, Inc., of Healdsburg, CA in the amount of their bid of \$261,737.00.
- b. Authorize the City Manager to execute the contract on behalf of the City, following approval by the City Attorney.
- c. Authorize the City Manager to execute an internal reimbursement agreement whereby costs associated with construction and contract administration of the Franklin Road 16-inch Waterline are reimbursed by the Water Fund as water development impact fees become available over a maximum 15 year period.

Prepared by:

  
\_\_\_\_\_  
Kevin Bradford  
Associate Civil Engineer

Submitted by:  
  
\_\_\_\_\_  
Steven R. Jepsen  
City Manager

Reviewed by:

Department Head

Finance

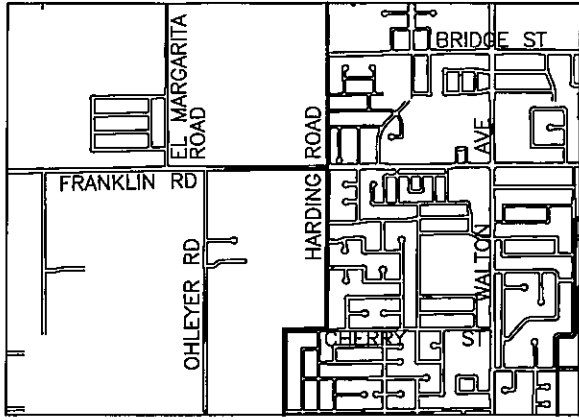
City Attorney

G.M.  
AB  
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CITY OF YUBA CITY  
STAFF REPORT

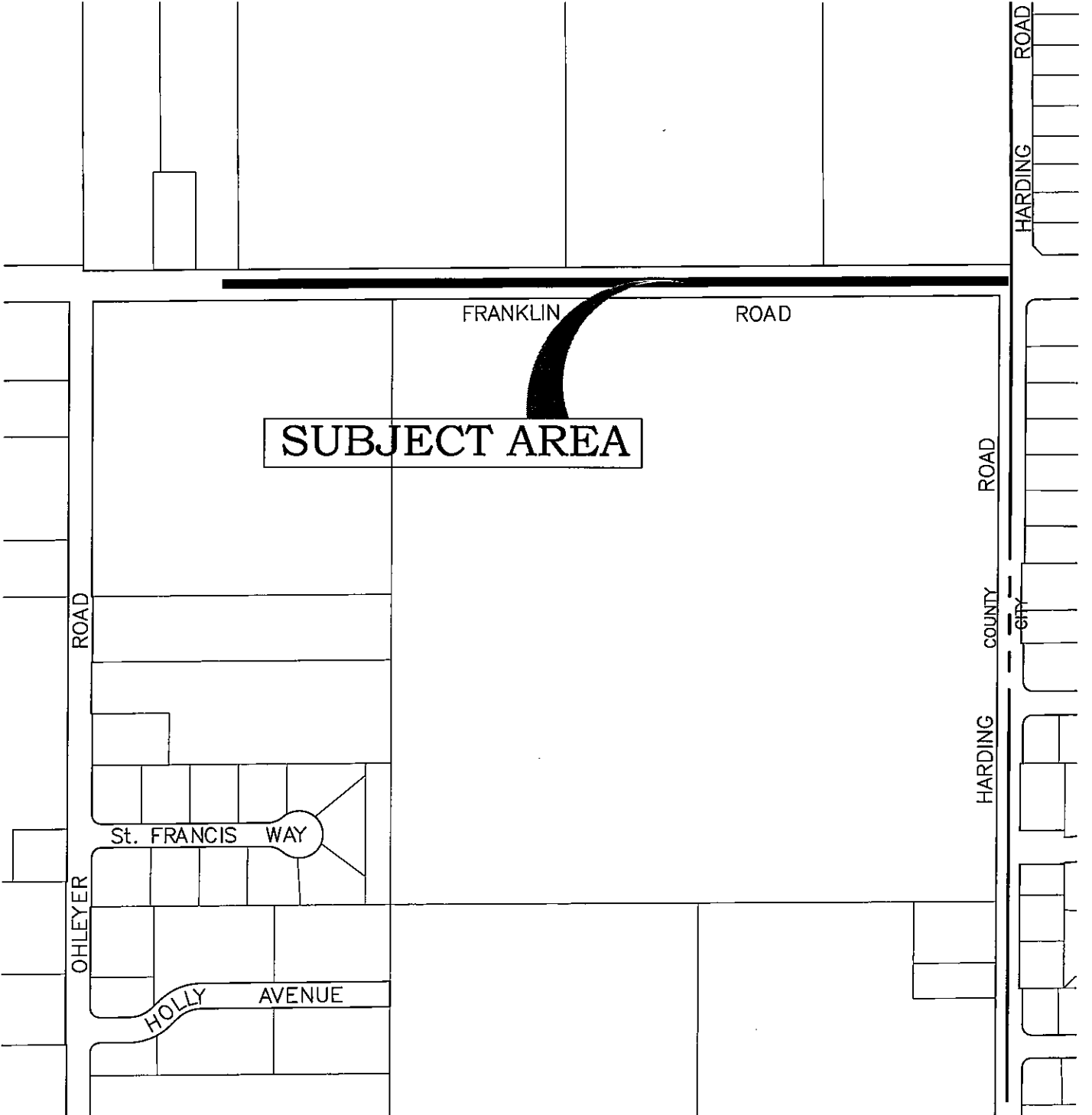
**Appendix A**  
**Franklin Road 16-inch Waterline Project**  
**Bid Results**

TerraCon Pipelines, Inc., Healdsburg	\$261,737.00
Newland Entities, Inc., Yuba City	\$261,989.10
Hill & Hill Contracting, Inc., Yuba City	\$265,689.00
Syblon Reid Construction, Inc., Folsom	\$269,660.00
Lund Construction Co., North Highlands	\$274,040.19
Sutter Constructors, Inc., Yuba City	\$274,451.00
C & D Contractors, Inc., Nevada City	\$288,549.00
Walberg, Inc., Corning	\$289,379.80
Mountain Cascade, Inc., Livermore	\$289,889.00
J.J.M. Engineering Construction, Inc., Sacramento	\$307,115.70
McQuire and Hester, Oakland	\$309,097.00
Civil Engineering Construction, Inc., Loomis	\$315,218.00
A. Teichert & Son, Inc., Davis	\$318,000.00
American Engineering & Asphalt, Inc., Rocklin	\$323,019.00
Steve Schmitz Co., Cottonwood	\$328,000.00
Omni Pipelines, Inc., Red Bluff	\$330,123.00
Duke Sherwood Contracting, Inc., Oroville	\$330,498.00
L.N. Craig Construction, Inc., Lincoln	\$333,084.22
Marques Pipeline, Inc., Sacramento	\$344,616.00
Delta Excavating, Inc., Antioch	\$346,669.90
Sierra National Construction, Inc., Carmichael	\$349,707.00
Central Valley Engineering & Asphalt Co., Roseville	\$361,493.68
Gabe Mendez, Inc., Newcastle	\$374,835.00
Cox and Cox Construction, Inc., Redding	\$415,735.96
<b>Engineer's Estimate</b>	<b>\$282,423.00</b>



SCALE: 1" = 300'

**EXHIBIT A  
FRANKLIN ROAD 16' WATERLINE**



# DRAFT

MINUTES  
WORKSHOP  
CITY COUNCIL & REDEVELOPMENT AGENCY  
CITY OF YUBA CITY  
MARCH 17, 2008 – 2:00 P.M.

## Call To Order

The City Council of the City of Yuba City was called to order by Mayor Ramirez at 2:00 p.m.

## Public Safety

### 1. Fire Department

Fire Chief Marc Boomgaarden and his staff gave an overview of the Yuba City Fire Department, including history, assumptions, area served, budget, services delivered, facility maintenance and renovation needs, and planning. A complete copy of the presentation is made a part of these minutes.

Fire Chief Boomgaarden and staff responded to Council's questions throughout the presentation.

Elaine Miles and Tony Blackwell asked questions about the Fire Department's presentation and Fire Chief Boomgaarden responded.

### Police Department

Police Chief Richard Doscher and his staff presented a Strategic Plan for the next five years for the Yuba City Police Department. They reviewed the budget, operations, training, gangs, service, renovations, and the needs of the various departments. A complete copy of the presentation is made a part of these minutes.

Police Chief Doscher and staff responded to questions from Council throughout the presentation.

The following citizens spoke regarding the Police Department:

Lara Plaia, 1876 Turin Drive, Yuba City  
Ray Janseen  
Pat Miller, 1699 Sharon Drive, Yuba City

After hearing both presentations, Council asked that another workshop be scheduled in a month to discuss public safety issues further.

## Adjournment

Mayor Ramirez adjourned the City Council workshop of the City of Yuba City at 5:45 p.m.

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

ATTEST:

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

# DRAFT

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 established by staff. Eleven

# DRAFT

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

# DRAFT

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

# DRAFT

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

CITY OF YUBA CITY  
STAFF REPORT

**Date:** April 1, 2008  
**To:** Honorable Mayor & Members of the City Council  
**From:** Public Works  
**Presentation by:** George L. Musallam

---

**Summary**

**Subject:** Roadway Functional Classification Change

**Recommendation:** Adopt a resolution accepting the addition of functionally classified roadways to the California Road System (CRS) Maps.

**Fiscal Impact:** The City will gain Gas Tax monies and Federal funds due to the increase in functionally classified maintained miles.

---

**Background:**

The Federal Highway Administration (FHWA) identifies functional classification as a key item in transportation data. Streets and highways are grouped into classes according to the service they provide, e.g. minor arterials, collectors, and local roads. The California Road System (CRS maps) were developed to display the functional classification of roadways. These maps are used in determining Federal funding to maintain the roads. Federal funds for a number of federal highway programs are apportioned and allocated to the local agencies based on the public road mileage in each jurisdiction.

**Analysis:**

The City has an administrative choice of roads it wishes to recognize and maintain as public roads defined under Title 23, U.S.C. and 23 Code of Federal Regulations. The Public Works Department staff has prepared a Roadway Functional Classification Change Request to modify the CRS map to reflect newly constructed roads and re-classified roadways. An additional 7.18 road miles have been proposed as functionally classified to SACOG and Caltrans based on location, use, and General Plan guidelines.

The recommended additions to the CRS map are shown in the attached exhibits. Final acceptance is dependent upon SACOG and Caltrans approval.

A certifying resolution reflecting the recommended changes to the City's functionally classified maintained miles is required in order to process the changes to the CRS maps. A copy of the modified CRS map is on file at the Public Works Department.

**Fiscal Impact:**

The City of Yuba City is partially dependent on Federal funds to construct needed road improvement projects each year. It is in the City's interest that the roadways within the City are accurately functionally classified. The City will gain Gas Tax monies and Federal funds due to the increase in functionally classified maintained miles.

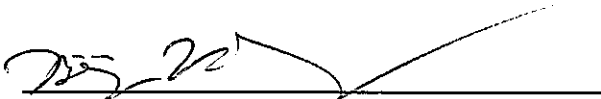
**Alternatives:**

Delay or modify the recommended action.


**Recommendation:**

That the City Council adopt a resolution accepting the addition of functionally classified roadways to the California Road System (CRS) Maps.

Prepared by:

  
Benjamin K. Moody  
Associate Civil Engineer

Submitted by:

  
Steven R. Jepsen  
City Manager

Reviewed by:

Department Head

Finance

City Attorney

G.M.  
MUB  
\_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY ACCEPTING  
THE ADDITION OF FUNCTIONALLY CLASSIFIED ROADWAYS**

WHEREAS, Federal funds for a number of federal highway programs are apportioned and allocated to the local agencies on the basis of functionally classified public road lane-miles in each state, and

WHEREAS, The City has an administrative choice of roads it wishes to recognize and maintain as public roads defined under Title 23, U.S.C. and 23 Code of Federal Regulations 460.2, and

WHEREAS, The City of Yuba City receives Federal funds to construct needed road improvement projects and it is in the City's interest to request that the California Road System Maps be updated to reflect additions to or exclusions from its functionally classified mileage of maintained roads.

NOW, THEREFORE, BE IT RESOLVED that the City accepts the recommended changes of adding functionally classified roadways to the California Road System Maps, as indicated in the 2007 Maintained Mileage Report.

The forgoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1<sup>st</sup> day of April 2008.

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
MAYOR

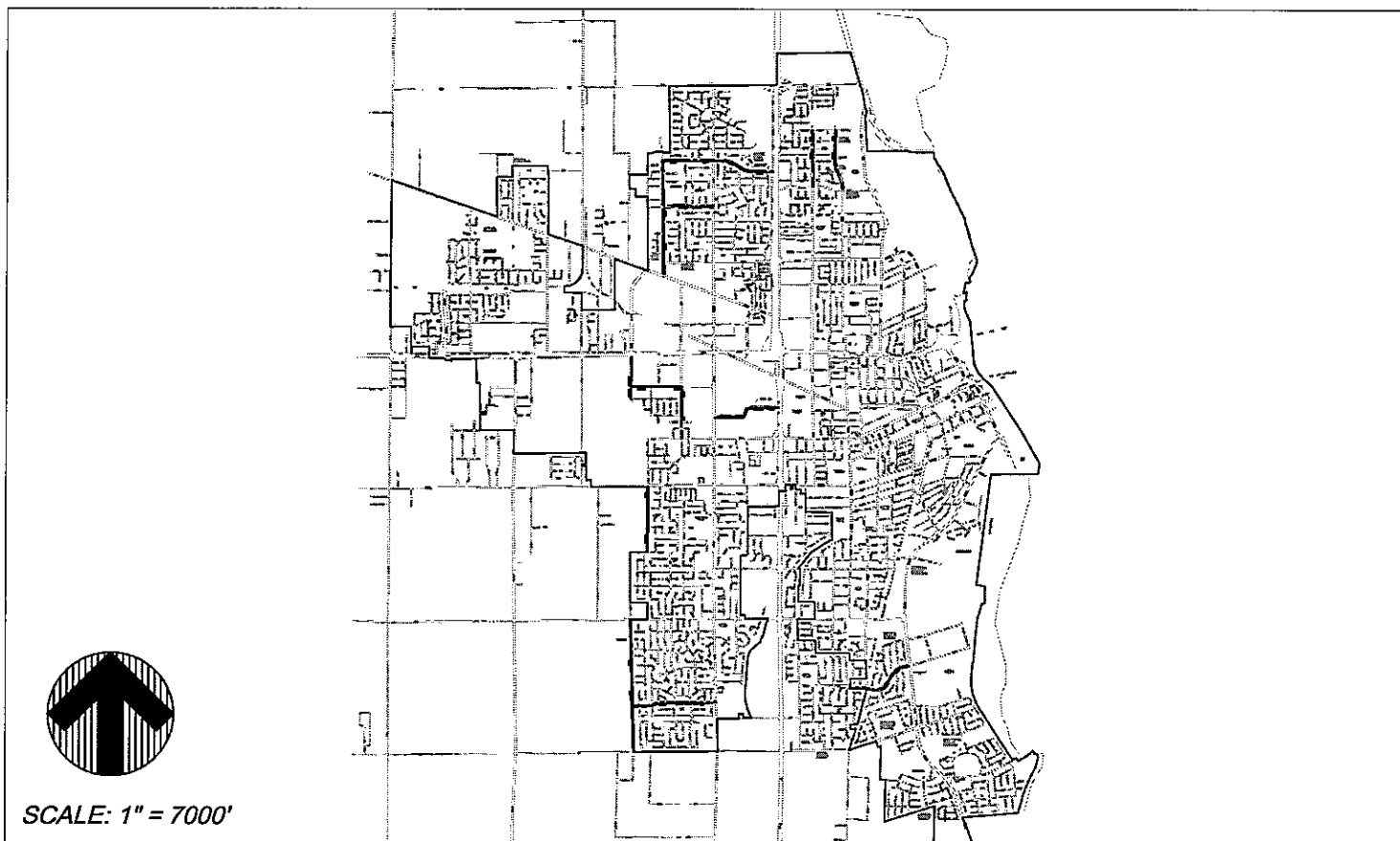
ATTEST:  
  
\_\_\_\_\_

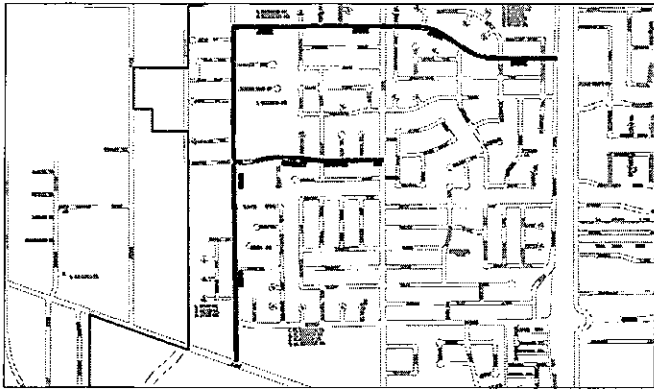
# CITY OF YUBA CITY

## PROPOSED ADDITIONAL FUNCTIONALLY CLASSIFIED ROADS

### EXHIBIT A

Road	From	To	Length (mi)
BLEVIN RD	BUTTE HOUSE RD	JAMIE DR	0.858
BRADLEY ESTATES DR	BLEVIN RD	W ONSTOTT FRTG RD	0.382
CLARK AVE	NORTHGATE DR	KENSINGTON WAY	0.453
GRAY AVE	NORTHGATE DR	KENSINGTON WAY	0.424
HARDING RD	CHERRY ST	FRANKLIN RD	0.488
HARTER PKWY	REDHAVEN AVE	SHWY 20	0.314
JAMIE DR	BLEVIN RD	W ONSTOTT FRTG RD	0.846
LASSEN BLVD	HARTER PKWY	THARP RD	0.377
PEBBLE BEACH DR	SANBORN RD	WALTON AVE	0.632
SANBORN RD	BOGUE RD	LINCOLN RD	0.991
SUNSWEEP BLVD.	WALTON AVE	SHWY 99	0.511
TEESDALE RD	0.03M W/LA GRANDE AVE	GARDEN HWY	0.515
THARP RD	BRIDGE ST	LASSEN BLVD	0.387
<b>TOTAL</b>			<b>7.178</b>





# CITY OF YUBA CITY

## PROPOSED ADDITIONAL FUNCTIONALLY CLASSIFIED ROADS

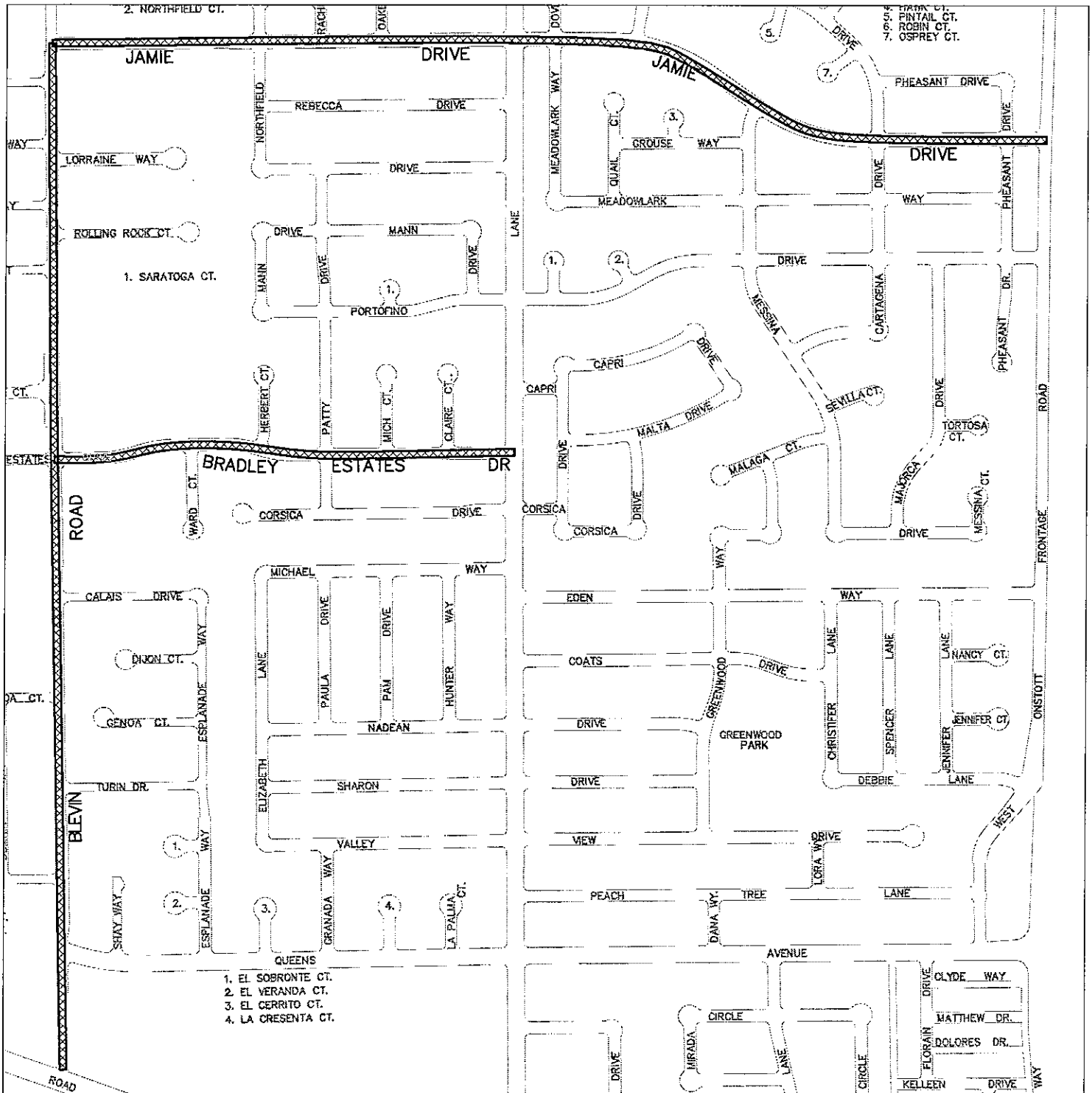
### EXHIBIT B

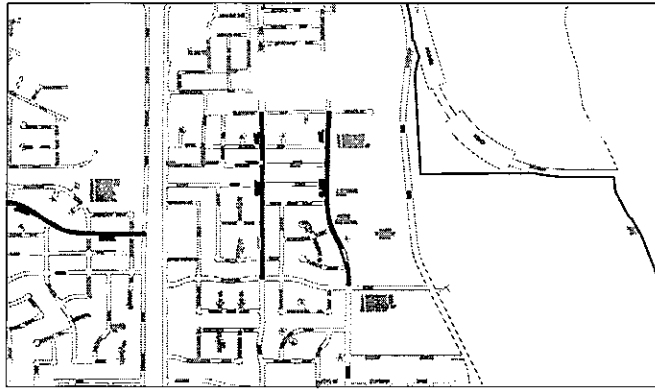
COLLECTOR:

JAMIE DRIVE	0.846 MI.
BRADLEY ESTATES DRIVE	0.382 MI.
BLEVIN ROAD	0.858 MI.



SCALE: 1" = 600'





# CITY OF YUBA CITY

## PROPOSED ADDITIONAL FUNCTIONALLY CLASSIFIED ROADS

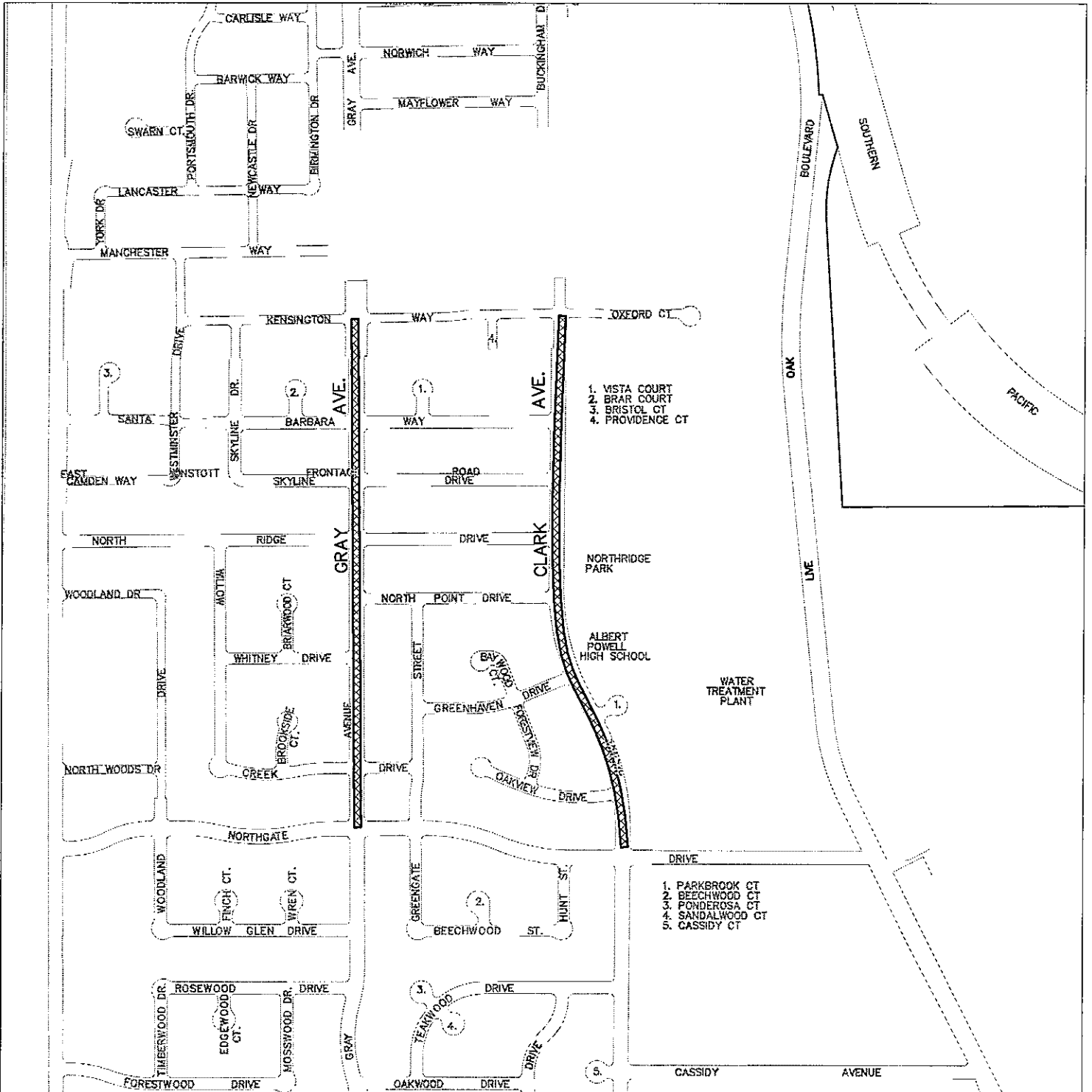
### EXHIBIT C

COLLECTOR:  
 CLARK AVENUE  
 GRAY AVENUE

0.453 MI.  
 0.424 MI.



SCALE: 1" = 600'



# CITY OF YUBA CITY

## PROPOSED ADDITIONAL FUNCTIONALLY CLASSIFIED ROADS

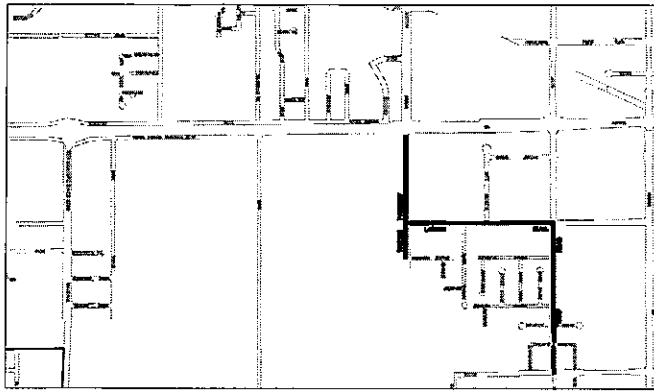
### EXHIBIT D

COLLECTOR:  
 HARTER PARKWAY  
 LASSEN BOULEVARD  
 THARP ROAD

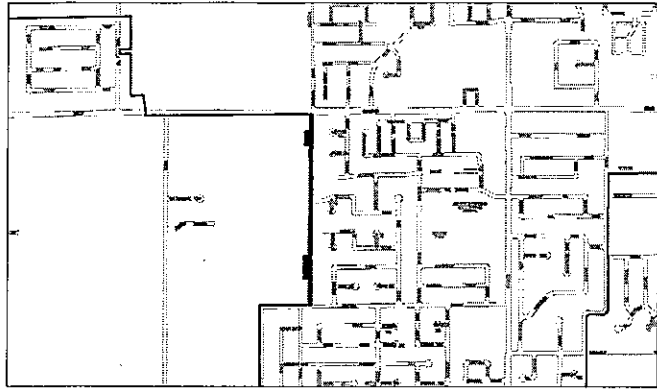
0.314 MI.  
 0.377 MI.  
 0.387 MI.



SCALE: 1" = 600'







# CITY OF YUBA CITY

## PROPOSED ADDITIONAL FUNCTIONALLY CLASSIFIED ROADS

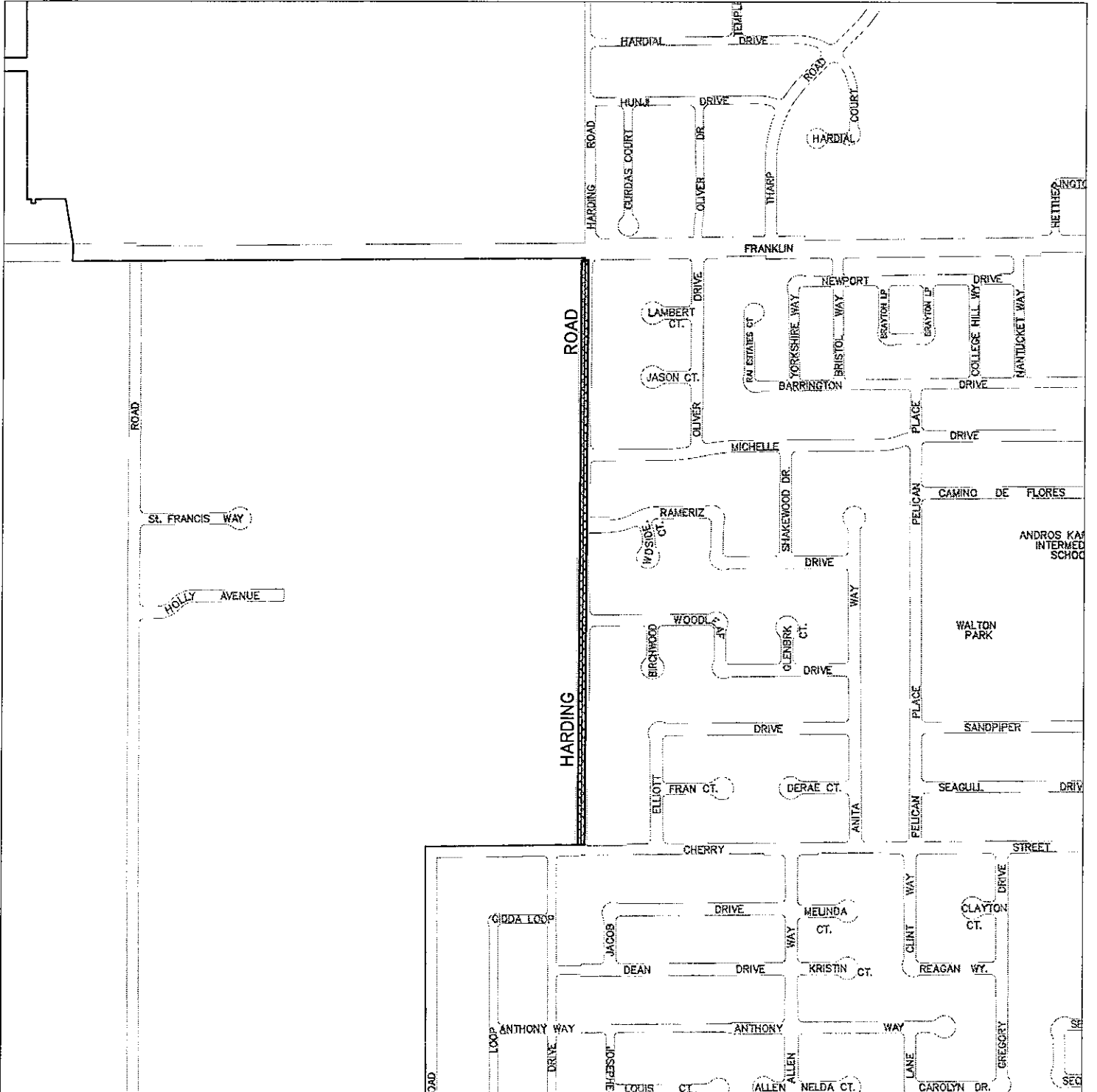
### EXHIBIT F

COLLECTOR:  
HARDING ROAD

0.488 MI.



SCALE: 1" = 600'





# CITY OF YUBA CITY

## PROPOSED ADDITIONAL FUNCTIONALLY CLASSIFIED ROADS

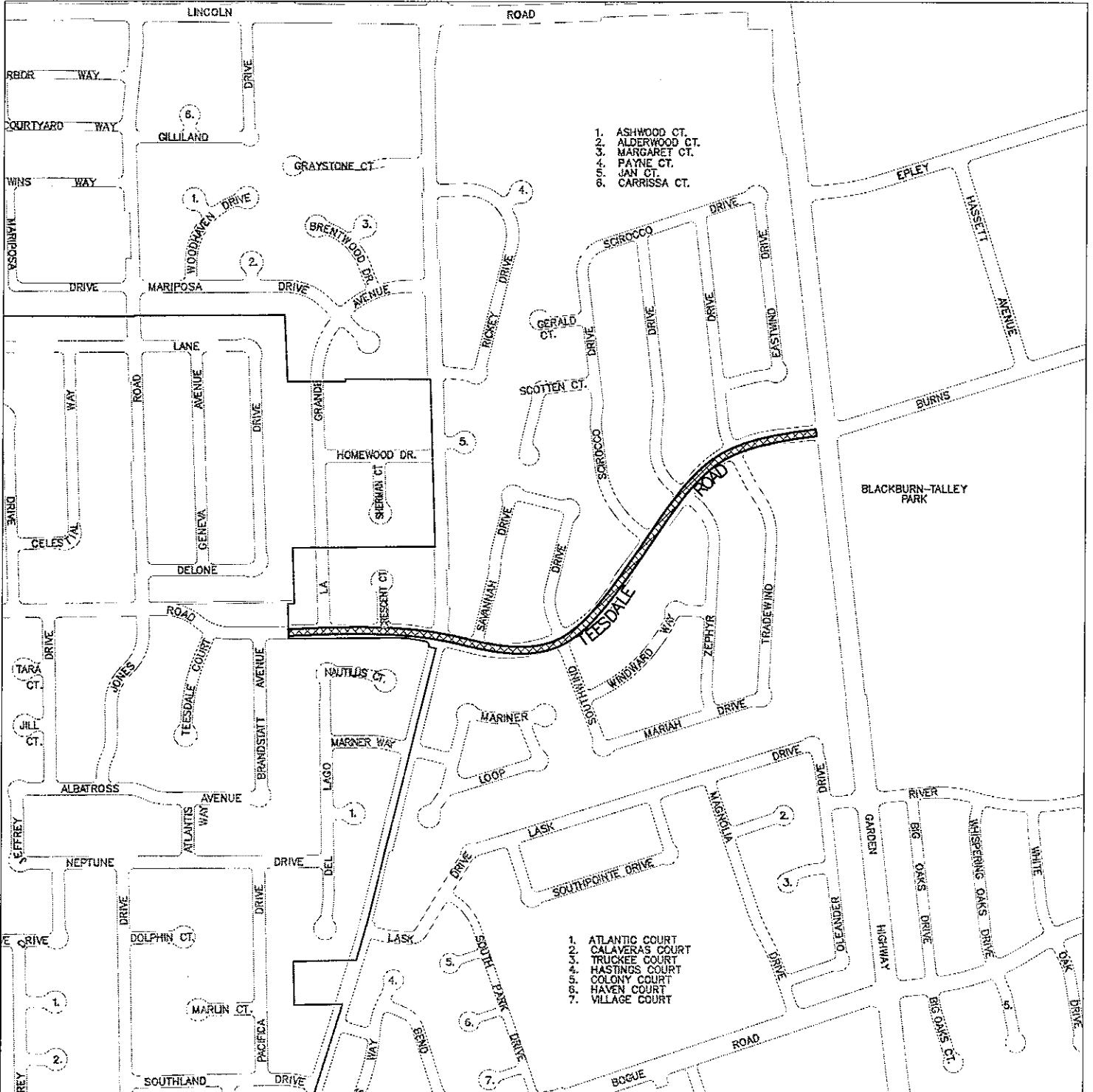
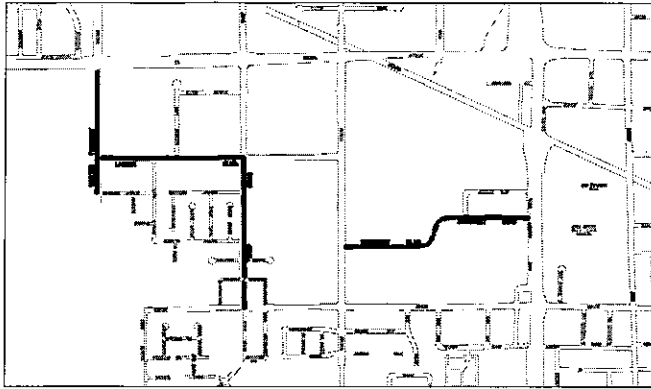
### EXHIBIT H

COLLECTOR:  
TEESDALE ROAD

0.515 MI.



SCALE: 1" = 600'



CITY OF YUBA CITY  
STAFF REPORT

**Date:** April 1, 2008  
**To:** Honorable Mayor & Members of the City Council  
**From:** Utilities Department  
**Presented by:** William P. Lewis, Director of Utilities

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**Summary**

**Subject:** Yuba County Integrated Regional Water Management Plan  
**Recommendation:** Adopt a Resolution supporting the Yuba County Integrated Regional Water Management Plan (IRWMP)  
**Fiscal Impact:** None at this time. Approval and implementation of the plan will generate future grant opportunities for Yuba City Recycled Water Projects

---

**Background:**

In 2005, staff began coordinating with the Yuba County Water Agency on the Yuba County Integrated Regional Water Management Plan (IRWMP). During the planning process a Regional Water Management Group was formed that cooperatively prepared the plan. Yuba County Water Agency guided the process and development of the Regional Water Management Group. Yuba City was an active member throughout the process.

The Department of Water Resources mandated that regions join together and develop IRWMPs in an effort to prioritize regional projects that would qualify for Proposition 50 grant funding. Without an approved IRWMP, projects will not be eligible for future grant funding. Yuba City will benefit from participating with Yuba County Water Agency on the Yuba County IRWMP by providing another avenue for potential grant funding of future recycled water projects.

In December 5, 2006, the Yuba City Council supported and adopted the Northern California Water Associations Sacramento Valley IRWMP which facilitates future grant funding opportunities related to storm water, flood management, water supply, water conservation, water quality, and recycled water projects.

**Discussion:**

The Yuba County IRWMP integrates several water management strategies as defined by the Department of Water Resources. The Yuba County IRWMP addresses issues related to surface and groundwater, flood protection and management, water conservation and recycling, measures to protect groundwater resources, conjunctive management of surface and groundwater resources, water quality, recreation, environmental enhancement and other applicable water management strategies. Yuba City's participation was focused on regional water recycling projects which will reduce the need for future water supply. Yuba City, Marysville, and Linda County Water District developed several regional recycled water projects that benefit the region.

This year the Department of Water Resources will open the next cycle of Proposition 50 grant funding solicitations. Staff will work with Yuba County Water Agency and the Regional Water Management Group to prepare the necessary grant applications that will include a variety of priority projects from all participating IRWMP members. The grant application will be based on the adopted Yuba County IRWMP.

The IRWMP is available for review at the Yuba City Wastewater Facility, 302 Burns Drive, Yuba City.

**Fiscal Impact:**

No fiscal impact at this time. Approval and implementation of the plan will generate future grant opportunities for Yuba City Recycled Water Projects.

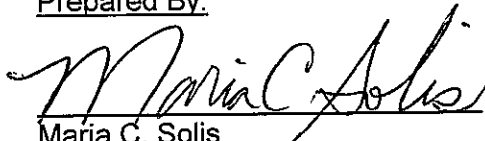
**Alternatives:**

Direct staff to discontinue coordination with Yuba County Water Agency on the Yuba County IRWMP


**Recommendation:**

Adopt a resolution supporting the Yuba County Integrated Regional Water Management Plan (IRWMP)

Prepared By:

  
\_\_\_\_\_  
Maria C. Solis  
Assistant Director of Utilities

Submitted By:

  
\_\_\_\_\_  
Steven R. Jepsen  
City Manager

Reviewed By:

Department Head

  
\_\_\_\_\_

Finance

  
\_\_\_\_\_

City Attorney

\_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

**ADOPTION OF A RESOLUTION SUPPORTING THE YUBA COUNTY  
INTEGRATED REGIONAL WATER MANAGEMENT PLAN**

**WHEREAS**, Yuba County Water Agency formed a Regional Water Management Group in 2005 for the purpose of preparing an Integrated Regional Water Management Plan;

**WHEREAS**, the Regional Water Management Group guided the preparation of the Integrated Regional Water Management Plan and prepared a public draft of the plan;

**WHEREAS**, the City of Yuba City is a member of Regional Water Management Group and supported preparation of the Integrated Regional Water Management Plan;

**WHEREAS**, Yuba County Water Agency held a public meeting to receive public comments on the Integrated Regional Water Management Plan;

**WHEREAS**; the Regional Water Management Group has addressed public comments and prepared a final Integrated Regional Water Management Plan; and

**WHEREAS**, the Regional Water Management Group recommends adoption of the Integrated Regional Water Management Plan.

**NOW, THEREFORE, BE IT RESOLVED** that the City of Yuba City does hereby support and adopt the Yuba County Integrated Regional Water Management Plan.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1<sup>st</sup> of April, 2008.

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
MAYOR

Attest:

\_\_\_\_\_  
City Clerk

CITY OF YUBA CITY  
STAFF REPORT

**Date:** April 1, 2008  
**To:** Honorable Mayor & Members of the City Council  
**From:** Community Development Department  
**Presentation By:** Aaron M. Busch, Community Development Director

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**Summary**

**Subject:** Development Impact Fees for the Hetherington Place Subdivision.

**Recommendation:** Provide staff with direction regarding which impact fee amount should be collected for the Hetherington Place Subdivision.

**Fiscal Impact:** The potential difference in the amount of development impact fees collected for the subject project is \$1,337 per lot for a total of \$40,110.

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**Background:**

The Hetherington Place subdivision is a 35 unit subdivision located near the corner of Lincoln Road and Walton Road. The original developer began development and construction in 2004 during the last peak in development activity. Due to the recent economic and market struggles in the housing sector, the subdivision has been abandoned since early 2006. Several developers and ownership changes have occurred and a blighted subdivision has been the result. Only a small portion of the units are completed and ready for occupancy. The remaining units are at various levels of the construction process and would require an evaluation by the City's Building Division before new construction could resume.

Beginning in early 2007, City staff met with several developers who were looking to complete the subdivision with some form of assistance from the City related to payment of the required impact fees. Those developers were unable to secure the property to move forward with the completion of the project. In late 2007 discussions began with Todd Retzloff with Trident Investment Corporation who was representing several potential developers who are in the process of acquiring the project and finishing construction of the project. During the discussions, Mr. Retzloff was provided information regarding the impact fees remaining to be paid on the project. The fees that were quoted were based on the fee amounts that were in effect at the time a building permit application for the project was made back in 2005. On January 1<sup>st</sup> 2008, Council adopted a new development impact fee ordinance which states that the development impact fee amounts shall be those amounts that are in effect on the date paid. Since the impact fees were not paid on any of the units prior to the effective date of the new

ordinance, staff advised Mr. Retzloff that the new (updated) fees would be required for the project prior to the issuance of occupancy permits. In response, Mr. Retzloff explains in the attached letter that the new impact fee amounts would make the project unfeasible to complete and therefore, the prior fees should apply. Staff explained that only the Council can make changes to the required fees associated with development projects.

**Analysis:**

As previously noted, the developer was quoted a fee amount based on the impact fees in effect at the time the application for building permit for the project was made. However, with the adoption of the newest impact fee ordinance (January 1, 2008), impact fees to be paid are those in effect at the time they are paid. As a result of the new ordinance, the required fees have increased for the project. A detail of the different fees is provided below in the two options that staff is seeking direction from the Council on.

**Option #1:** Collect the current development impact fees for the Hetherington Subdivision in the amount of \$12,401.00 per lot. There are a total of 30 lots being acquired by the new developer for a total development impact fee amount of \$372,030.00.

**Option #2:** Collect the development impact fees that were quoted to the developer in late 2007 in the amount of \$11,064.00 per lot. There are a total of 30 lots being acquired by the new developer for a total development impact fee amount of amount of \$331,920.00

The total difference between the development impact fees currently in effect from those quoted to the developer is \$40,110 or \$1,337 per lot.

Please note that ownership of the remaining five lots in the subdivision that are not being purchased by this developer have transferred to individual owners who have yet to pay impact fees for their respective residences. A notice of none compliance with the Sutter County Records office has been placed on these remaining five lots for the outstanding impact fees. With approval from the City Council, staff would like to extend the chosen impact fee methodology (option #1 or option#2) to these remaining 5 lots once the individual owners pay their impact fees.

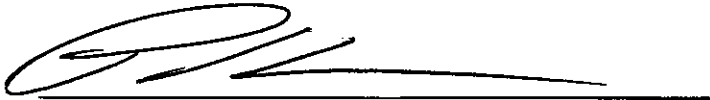
**Fiscal Impact:**

The potential difference in the amount of development impact fees collected for the subject project is \$1,337 per lot for a total of \$40,110.

**Recommendation:**

Provide staff with direction regarding which impact fee amount should be collected for the Hetherington Place Subdivision.

Prepared By:



Paul Klein  
Chief Building Official

Submitted By:



Steven R. Jepsen  
City Manager

Reviewed By:

Department Head



Finance



City Attorney

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Other: (Name, Title)\*

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CITY OF YUBA CITY  
STAFF REPORT

**Date:** April 1, 2008  
**To:** Honorable Mayor & Members of the City Council  
**From:** Department of Public Works  
**Presentation by:** George L. Musallam, Public Works Director

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**Summary**

**Subject:** City Hall Administration Area Remodel

**Recommendation:** Adopt a resolution approving the plans and specifications for the City Hall Administration Area Remodel and authorize advertisement for bids on the project.

**Fiscal Impact:** \$173,244.00 Account No. 901023-65501 (City Hall Improvements)

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**Background:**

The Capital Improvement Program for Fiscal Year 07/08 includes funds set aside for improvements to City Hall. Plans and Specifications were prepared by Estrada Engineering, under contract with the City, to modify the City Manger's area of the building. The purpose of the remodel is to enhance security and more importantly to provide better use of the utilized space.

**Analysis:**

The attached layout of the proposed remodel outlines the improvements which will result in better utilization of the existing space by the addition of four (4) new offices and one additional conference room. The plans also include provisions for the modification of the HVAC system serving this area which will improve the heating and air conditioning system of the whole building. As you maybe aware, the existing HVAC system of City Hall is in need of adjustment and this contract, if awarded, will include the required adjustment.

After approval by the City Council, staff anticipates the following schedule to complete the project

Advertise for bid:	April 2008
Start of construction:	June 2008
Completion:	September 2008

The plans and specifications for the project are on file in the Public Works office for review.

Project, management will be administered by the City's Public Works Department.

**Fiscal Impact:**

The Engineers estimated total construction cost is \$173,224.00. There are sufficient funds in Account No. 901023-65501 (City Hall Improvements) to cover this cost. Current balance in this account is \$295,424.

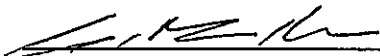
**Alternatives:**

1. Staff has worked with the engineer to develop a phased in remodel plan of the City Manager's area. It creates two offices deletes one and reconfigures an office into an additional meeting room. If this alternative is chosen then no action is required at this time and staff will proceed utilizing the informal bidding process. This alternative has an Engineers estimate of \$56,424. The attached plans outline the limits of work of this option.
2. Delay the project
3. Reject the recommendation


**Recommendation:**

Adopt a resolution approving the plans and specifications for the City Hall Administration Area Remodel and authorize bidding the project.

Prepared by:

  
\_\_\_\_\_  
George Musallam  
Public Works Director

Submitted by:


  
\_\_\_\_\_  
Steven R. Jepsen  
City Manager

Reviewed by:

City Manager

Asst. City Manager

Finance

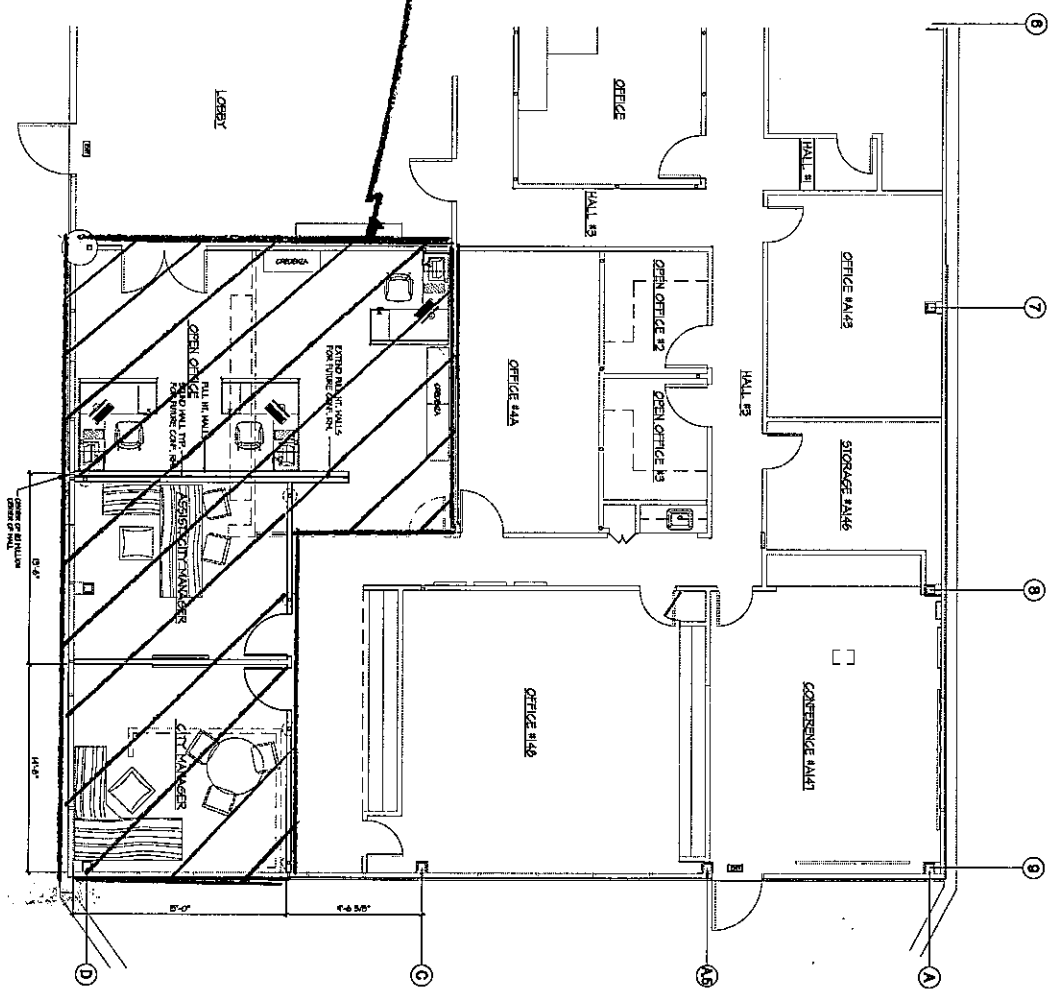
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**PROPOSED FLOOR PLAN WALL LEGEND**

- ===== EXISTING WALLS TO REMAIN
- =====  
===== EXISTING WALLS, 1/8" TO BE REMOVED
- =====  
===== NEW NON-BEARING PARTITION - SEE [Symbol]
- [Symbol] NEW NON-BEARING PARTITION WITH GLAZING ABOVE [Symbol]

ALTERNATE  
REMODEL  
AREA



PROPOSED FLOOR PLAN

1/4" = 1'-0"

PROPOSED FLOOR PLAN  
**ADMINISTRATION REMODEL- ALTERNATE**  
 CITY HALL - CITY OF YUBA CITY  
 120 CIVIC CENTER BLVD.  
 YUBA CITY, CA 95991

A1-1

1/4" = 1'-0"  
 3-23-08  
 SYAR  
 EOT-042A

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
APPROVING THE PLANS AND SPECIFICATIONS FOR THE  
CITY HALL ADMINISTRATION AREA REMODEL AND AUTHORIZE  
ADVERTISEMENT FOR BIDS ON THE PROJECT.**

BE IT RESOLVED AND ORDERED by the City Council of the City of Yuba City that the plans and specifications for the City Hall Administration Area Remodel be approved.

BE IT FURTHER RESOLVED AND ORDERED by the City Council of the City of Yuba City that the Department of Public Works is hereby authorized and directed to advertise for bids for the City Hall Administration Area Remodel Project.

The foregoing resolution was duly and regularly introduced, passed, and adopted by the City Council of the City of Yuba City at a regular meeting thereof held on the 1<sup>st</sup> day of April 2008.

AYES:

NOES:

ABSENT:

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK