

**AGENDA
REGULAR MEETING OF
CITY COUNCIL & REDEVELOPMENT AGENCY
CITY OF YUBA CITY
COUNCIL CHAMBERS
APRIL 15, 2008
Closed Session 5:30 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 subject to staff's availability to post the documents before the meeting.

Closed Session 5:30 p.m.—Butte Room

Confer 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.

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)

Confer with real property negotiators Steven Jepsen and Steve Kroeger pursuant to Government Code Section 54956.8 regarding negotiations regarding the possible purchase of the following properties or portions thereof: APN 52-077-011.

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 Public Safety Dispatchers Week**

Public Hearings

2. **Zoning code amendment 08-01 to delete Footnote No. 8 of Section 8-5.1302 of the Zoning Regulations, which limits the development of motion picture theaters to the Central City Specific Plan area until January 1, 2013**

Recommendation: Conduct a public hearing to introduce an ordinance for zoning code amendment #08-01 for the deletion of Footnote No. 8 of Section 8-5.1302 of the Zoning Regulations which pertains to the limitation of new motion picture theaters to the boundaries of the Central City Specific Plan and Revitalization Strategy; waiving the first reading.

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.

3. 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.

4. 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

5. Chemical Bid (FB08-19)

Recommendation: Award formal bid contracts for the period May 1, 2008 through April 30, 2009, based on low bid in Categories A, B, C, D, F, G, H and I as listed in the staff report and reject bids for Category E and J.

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. City Council Approval of Minutes of April 1, 2008

Recommendation: Approve the Council meeting minutes of April 1, 2008.

7. 2008 Water Main Extension Project

Recommendation: Adopt a resolution approving the plans and specifications for the 2008 Water Main Extension Project and authorizing advertisement for bids on the project.

8. Approve Two Service Agreements with McDonough Holland & Allen (MHA) for supplemental Attorney services for Yuba City and for the Redevelopment Agency of Yuba City

Recommendation: Authorize the Mayor to execute a supplemental Legal Services Agreement with MHA; and authorize the Redevelopment Agency Chairperson to execute a supplemental Legal Services Agreement with MHA.

9. Amended Loan Agreement with Sutter Butte Flood Control Agency- Star Bend Setback Levee Project

Recommendation: Authorize the Mayor to execute an amended loan agreement with Sutter Butte Flood Control Agency for an amount of \$1.6 million.

General Items

10. Funding Agreement with Siller Brothers, Inc. and Professional Services Agreement with SWCA Environmental Consultants for preparation of the Siller Ranch Environmental Impact Report

Recommendation: a) Authorize the City Manager to sign a Funding Agreement with Siller Brothers, Inc. for payment of costs associated with preparation of the Siller Ranch Environmental Impact Report.
b) Authorize the City Manager to sign a Professional Services Agreement with SWCA Environmental Consultants to prepare the Siller Ranch Environmental Impact Report, in an amount not to exceed \$380,240, with the finding that it is in the best interest of the City.

11. Exclusive Right to Negotiate Agreement with Crowne Development, Inc. related to Redevelopment Agency property located at the southwest corner of Wilbur Avenue and C Street (APN# 02-120-017)(Redevelopment)

Recommendation: Authorize the Executive Director to Execute and Implement an Exclusive Right to Negotiate Agreement with Crowne Development, Inc.

12. Ground Lease and Lease-Purchase Agreement with SunTrust Equipment Finance & Leasing Corp.

Recommendation: Adopt a Resolution authorizing lease financing of the Fire Station 4 Construction Project and approving related documents and actions.

Business from the City Council/Redevelopment Agency Board

13. City Council Reports

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

Adjournment