

**MINUTES  
REGULAR MEETING  
CITY COUNCIL & REDEVELOPMENT AGENCY  
CITY OF YUBA CITY  
August 19, 2008  
5:30 p.m. – Closed Session  
7:00 p.m. – Regular Meeting**

**Closed Session**

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 52-401-008 and APN 52-401-014.

Confer with real property negotiators Steven Jepsen and Steve Kroeger pursuant to Government Code Section 54956.8 regarding negotiations regarding the possible sale of the following properties or portions thereof: 52-380-017 and 52-380-019.

Confer with legal counsel regarding potential litigation pursuant to Government Code Section 54956.9(c)-one potential case.

**Regular Meeting**

**Call To Order**

The City Council of the City of Yuba City was called to order by Mayor Ramirez at 7:10 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**

Councilmember Miller led the Pledge of Allegiance to the Flag.

**Public Communication**

1. **Written Requests** - None
2. **Appearance of Interested Citizens** – None

**Ordinances**

3. **Harter Specific Plan Development Agreement Amendment. Applicant – Harter Packing Company**

Councilmember Miller recused himself due to a possible conflict of interest.

Principal Planner Brian Trudgeon recommended approval of the ordinance that was introduced at the August 5, 2008 meeting for the Harter Specific Plan Development Agreement Amendment.

Councilmember Gill moved to adopt Ordinance No. 007-08 for approval of the Harter Specific Plan Development Agreement Amendment between the City of Yuba City and Harter Packing Company as indicated on Exhibit A, and waive the second reading. Councilmember Maan seconded the motion that passed with a unanimous vote.

4. **Walnut Park West Development Agreement for the future development of a 50 lot single family residential development on approximately 11.3 acres located on the east side of Township Road just north of Monroe Drive; Assessor's Parcel Number: 62-020-079; Applicant/Property Owner: A&G Montna Properties, LP.**

Councilmember Miller recused himself due to a possible conflict of interest.

Principal Planner Brian Trudgeon recommended approval of the ordinance that was introduced at the August 5, 2008 meeting for Walnut Park West Development Agreement.

Councilmember Maan moved to adopt Ordinance No. 008-08 for approval of the Walnut Park West Development Agreement between the City of Yuba City and A&G Montna Properties, LP as indicated on Exhibit A, and waive the second reading. Councilmember McBride seconded the motion that passed with an unanimous vote.

#### **Consent Calendar**

Councilmember Gill moved to adopt all items on the consent calendar. Councilmember Maan seconded the motion that passed with a unanimous vote.

5. **City Council Approval of Minutes of August 5, 2008**

Approved the City Council meeting minutes of August 5, 2008.

6. **2008 Water Main Extension Project**

Adopted Resolution No. 08-081 accepting the subject project and authorizing the Public Works Director to file a Notice of Completion.

7. **Walton Avenue Crosswalk Removal, south of Camino De Flores**

Adopted Resolution No. 08-082 initiating proceedings by setting a public hearing for the removal of the mid-block crosswalk on Walton Avenue, south of Camino De Flores pursuant to Section 21950.5 of the California Vehicle Code.

8. **Walnut Park Estates Amended Reimbursement Agreement**

Adopted Resolution No. 08-083 approving the execution of a Reimbursement Agreement with KB Home Sacramento Inc., for Walnut Park Estates. [subdivision located north of State Route 20, west of Western Parkway], and authorizing the Chief Financial Officer to make a supplemental appropriation.

9. **Annual Investment Policy Adoption**

Approved Investment Policy as amended.

**10. Authorize payment of \$70,000 in expenditures incurred by Sutter County for Flood control cost sharing related expenditures**

Directed the Finance Department to pay \$70,000 of expenditures invoiced by Sutter County for Flood control cost sharing related expenditures which were incurred prior to the formation of the Sutter-Butte Flood Control Agency (SBFCA).

**General Items**

**11. Approve Loan Agreement with Sutter-Butte Flood Control Agency**

Adopted Resolution No. 08-084 authorizing the City of Yuba City to advance funds to the Sutter-Butte Flood Control Agency (SBFCA) for their FY 2008/2009 Operating Budget including approval of related Loan Agreement.

**12. Preliminary Financial Report for Quarter Ending June 30, 2008**

Finance Director Robin Bertagna reviewed the Preliminary Financial Report for Quarter Ending June 30, 2008. Ms. Bertagna stated the City went through the rating update with Fitch Rating Agency in June 2008. Their analysts reviewed the City's Comprehensive Annual Financial Report (CAFR), Budget, General Fund Projections and the City's cash Flow Pro Formas for Water and Wastewater. Last week the analysts completed our credit update for the General Fund. The outcome was that they confirmed our existing credit rating of an A+ on the Gauche COP's. Due to factors in the economy, our rating could have been down graded, but was not due to the strong financial management practices of the City which included conservative budgeting, the capital reserves that were built up during good economic times and the establishment of the Economic Stabilization Fund. They said they saw the willingness of the City Council to take staff's recommendation, and approved the establishment of the stabilization reserve as a positive sign of strong fiscal management. That played a part in affirming our existing A+ rating.

Council commended Mrs. Bertagna's report and directed the filing of the Preliminary Financial Report for Quarter Ending June 30, 2008.

**13. Public Works Director/City Engineer and Director of Finance Salary Range Adjustments**

City Manager Steven Jepsen stated that these positions have been reviewed and need to be compensated at a rate similar to comparable cities. Mr. Jepsen recommended approval of these salary schedule increases.

Councilmember Gill moved to adopt Resolution No. 08-085 authorizing the Director of Finance to amend the salary schedule to reflect a five (5) percent salary adjustment for the Public Works Director/City Engineer and Director of Finance classifications. Councilmember Maan seconded the motion that passed with a unanimous vote.

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

**14. City Council Reports**

- Councilmember Gill had nothing to report.

- Councilmember Maan had nothing to report.
- Councilmember Miller had nothing to report.
- Mayor Pro Tem McBride welcomed Christena Hurd on her first official meeting as Deputy City Clerk.
- Mayor Ramirez commended all those involved in the Hillcrest Water Protest.

**Adjournment**

Mayor Ramirez adjourned the regular City Council meeting of the City of Yuba City at 7:36 p.m.

---

Rory Ramirez  
Mayor

ATTEST:

---

Terrel Locke  
City Clerk