

# AGENDA

## REGULAR MEETING

**CITY COUNCIL & REDEVELOPMENT AGENCY  
CITY OF YUBA CITY**

**SEPTEMBER 16, 2008**

**CLOSED SESSION – 5:30 P.M. – BUTTE ROOM  
REGULAR MEETING – 7:00 P.M. – COUNCIL CHAMBERS**

**RORY RAMIREZ  
Mayor**

**LESLIE MCBRIDE  
Mayor Pro Tem**



**KASH GILL  
Councilmember**

**TEJ MAAN  
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  
SEPTEMBER 16, 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](http://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 real property negotiators Steven Jepsen and George Musallam pursuant to Government Code Section 54956.8 regarding the purchase of the property or portion thereof: APN No. 59-010-026.

Confer with legal counsel regarding existing litigation pursuant to Government Code Section 54956.9 (a) Fair Political Practices Commission (FPPC) File No. 08/510; Rory Ramirez.

**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

**Public Hearings**

**1.     Proposed 2007-2008 Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant (CDBG)**

Recommendation:     Conduct a public hearing to receive comments on the 2007-2008 CAPER and, upon conclusion of the public hearing, approve the CAPER for submission to the Department of Housing and Urban Development (HUD).

**2.     Center Street & Teegarden Avenue, Modified Parking**

Recommendation:     Conduct a public hearing; THEN  
  
                                  Authorize the Public Works Director to re-stripe Teegarden and Center Street to allow for angled parking along the north side of Teegarden Ave. and the south side of Center Street.

3. **An extension of time for the Interim Urgency Ordinance enacting new definitions and development standards/restrictions for “eating and drinking establishments”, “bars and drinking places”, and “nightclubs” within the City’s Zoning Code and Central City Specific Plan.**

Recommendation: Conduct a public hearing to adopt an extension of time for the Interim Urgency Ordinance that enacts new definitions and development standards/restrictions for “eating and drinking establishments”, “bars and drinking places”, and “nightclubs” within the City’s Zoning Code and *Central City Specific Plan* as shown on Exhibit A.

### **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.

#### **4. 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.

#### **5. 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**

#### **6. Queens Avenue and Stabler Lane Traffic Signal Project**

- Recommendation:
- a. Award Contract No. 08-20, Queens Avenue and Stabler Lane Traffic Signal Project to Pacific Excavation, Inc. of Elk Grove, CA in the amount of their bid of \$198,720.00.
  - b. Authorize the City Manager to execute the contract on behalf of the City, following approval by the City Attorney.

### **Ordinances**

#### **7. Economic Development Commission**

Recommendation: Adopt Ordinance No. 009-08 Creating and Establishing an Economic Development Commission and setting forth the terms of office and providing the powers and duties thereof, waiving the full reading.

### **Consent Calendar**

All matters listed under Consent Calendar are considered to be routine and can be enacted in one motion. There will be no separate discussion of these items prior to the time that Council votes on the motion unless members of the City Council, staff or public request specific items to be discussed or removed from the Consent Calendar for individual action.

**8. City Council Approval of Minutes of August 19 & 29 and September 2, 2008**

Recommendation: Approve the Council meeting minutes of August 19 & 29 and September 2, 2008.

**9. Sam Brannan Park Improvements**

Recommendation: Adopt a resolution approving the plans and specifications for the Sam Brannan Park Improvements Project and authorizing advertisement for bids on the project.

**10. Walton Avenue at Camino De Flores Traffic Signal Project**

Recommendation: Adopt a resolution accepting the subject project and authorizing the Public Works Director to file a Notice of Completion.

**11. Improvement Agreement – Sierra Central Credit Union**

Recommendation: Adopt a resolution approving the execution of an Improvement Agreement with Sierra Central Credit Union, a California Corporation, providing for public improvements associated with the Sierra Central Off-Site Improvement Plans. [located on the south side of Butte House Road between Harter Parkway and Tharp Road]

**12. Harter Estates South – Subdivision Agreement and Final Map**

Recommendation:

- a. Adopt a resolution approving the execution of a Subdivision Agreement with Lomo Cold Storage, a California General Partnership, providing for public improvements for Harter Estates South. [subdivision located on the west side of Harter Parkway between State Route 20 and Butte House Road]
- b. Adopt a resolution approving the final map for Harter Estates South, accepting dedication of rights-of-way and easements shown thereon and authorizing the filing of the map.

**General Items**

**13. CA-DPH Safe Drinking Water State Revolving Fund Application Authorization for Yuba City Groundwater Region 1**

Recommendation: Adopt a resolution authorizing the City Manager to sign an Application for Construction Funds through the California Department of Public Health Safe Drinking Water State Revolving Fund. This application is for a low-interest loan to reduce arsenic concentration in Groundwater Region 1 to comply with new arsenic regulations.

**14. Bridge Street Reconstruction Project**

Recommendation: Adopt a resolution approving the plans and specifications for the Bridge Street Reconstruction Project and authorizing advertisement for bids on the project.

**15. Request for Qualifications/Request for Proposals for the Feather River Mill site in downtown Yuba City (RDA)**

Recommendation: Direct staff to finalize and release the proposed Request for Qualifications/Request for Proposals for the Feather River Mill site to the public and begin the process for the future development of the Agency-owned property located at the southeast corner of Bridge and Shasta Streets

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

**16. Boards and Commissions Appointments**

**17. City Council Reports**

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

**Adjournment**