

**MINUTES
REGULAR MEETING OF
CITY COUNCIL & REDEVELOPMENT AGENCY
CITY OF YUBA CITY
Council Chambers
April 21, 2009
Closed Session 6:00 P.M.
Regular Meeting 7:00 P.M.**

Closed Session 6:00 p.m.—Butte Room

Conferred with real property negotiators Steven Jepsen and Steve Kroeger pursuant to Government Code Section 54956.8 regarding negotiations with John Ochipinti regarding possible sale of the following property or portion thereof: APN 52-324-023.

Conferred with real property negotiators Steven Jepsen and George Musallam pursuant to Government Code Section 54956.8 regarding negotiations on the possible purchase of the following property or portion thereof: APN 52-164-002.

Conferred with real property negotiators Steven Jepsen and Steve Kroeger pursuant to Government Code Section 54956.8 regarding negotiations on the possible purchase of the following properties or portions thereof: 53-451-008, 53-232-027, 52-216-017, 51-490-056, 51-433-004, 56-292-030, 53-130-022, 53-191-024, 56-330-001, 55-020-052, 53-174-011, 51-073-010, 51-075-001, 53-370-013, 52-085-010, 52-093-005, 52-084-008, 51-452-004, 53-152-021, 53-021-019, 26-041-011, 52-161-036, 52-216-014, 52-223-012, 52-225-016, 53-482-025, 53-482-024, 53-482-023, 53-482-028, 53-482-027, 53-482-026, 52-520-002, 52-225-017, 53-520-038, 52-163-012, 53-301-001, 52-411-016, 52-412-013, 51-095-048, 53-161-024, 53-161-025, 53-152-032, 52-075-005, 52-212-016, and 52-173-021.

Regular Meeting 7:00 p.m.—Council Chambers

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

Roll Call

Present: Councilmember Dukes, Maan, Miller, Gill and Mayor McBride
Absent: None

Invocation

Councilmember Dukes gave the invocation.

Pledge of Allegiance to the Flag

Councilmember Maan led the Pledge of Allegiance to the Flag.

Presentations and Proclamations

1. **Youth Commission** – Presentation given by Ann Gillen
2. **Senior Commission** – Presentation given by Richard Dettmer

Public Hearing

3. Authorization to Accept Grant Funding, Approve Expenditure Recommendations and Budget Modifications, as required

Police Chief Rob Landon stated that on February 17, 2009, President Obama signed into law the landmark American Recovery and Reinvestment Act of 2009 (Recovery Act). The Edward Byrne Memorial Justice Assistance Grant is one of the grants made available through the Recovery Act. The Police Department has been notified by the U.S. Department of Justice that the Department is eligible for \$108,245.00 in funding through this grant.

Chief Landon stated that approximately \$75,000 will be used to purchase a program upgrade which will improve the efficiency of report preparation and processing. The additional approximately \$33,000 will be used for personnel overtime costs for gang suppression details.

Councilmember Miller moved to adopt Resolution 09-025, authorizing the Chief of Police to accept the FY 2009/2010 Edward Byrne Memorial Justice Assistance Grant funding and approve expenditure recommendations. Further, authorize the Chief Financial Officer to make budget adjustments as necessary. Councilmember Maan seconded the motion that passed with a unanimous vote.

Public Communication

4. **Written Requests** - None
5. **Appearance of Interested Citizens** - None

Bid Openings

6. **Chemical Bid (FB09-05)**

General Services Director Devin Barber stated that these contracts are necessary to provide chemicals to be used in the purification of water for human consumption and in the treatment of wastewater. A formal bid was developed and advertised according to the City's ordinances. Sixty-six vendors received bid notifications and fourteen responded.

Councilmember Gill moved to award formal bid contracts for the period May 1, 2009 through April 30, 2010, based on low bid in Categories A, B, C, D, E, F, G, H, I, J and K as listed in the staff report. Councilmember Dukes seconded the motion that passed with a unanimous vote.

Ordinances

7. **Amendment of Redevelopment Plan for Yuba City Project Area**

Assistant City Manager Steve Kroeger stated that this item pertains to the Redevelopment Agency. There are two proposed actions for consideration. One is to eliminate the time frame for incurring debt, and the second is to extend the plan time limits by one year. One of the requirements for eliminating debt incurrence time limits is the completion of an independent report by a fiscal consultant.

Mr. Kroeger recognized the efforts put forth by Terrel Locke of the City Manager's Office for writing the staff report and Anastasia Efstathiou of Fraser & Associates for the Independent Consultant Report provided.

Mr. Kroeger stated that the two matters originated with Senate Bills. The first item is an extension of the time limit. Our current plan for the project was established in 1989 and will continue to 2039. By extending it for one year to 2040, will enable the Agency to collect one additional year of tax increment. We currently receive \$4,000,000 annually in tax increment revenues. It is projected that by the year 2039 we will be receiving over \$16,000,000 of tax revenue. The second item pertains to the elimination of the debt time limit. The Redevelopment Agency performs Capital Improvement Projects (CIP) that removes blight and creates economic opportunities in the area. These projects aid in increasing property values, therefore increasing property tax which enables the Agency to reinvest in the area. Elimination of the debt time limit will allow the Agency to issue debt once again. If the Agency is unable to issue debt, you then can use a "pay as you go" financing, which forces the Agency to save tax revenues over several years to accrue enough money to perform a CIP. If the Agency is able to issue debt, the projects can be completed sooner, removing the blight and, in effect, increasing the amount of revenues brought in from that area. There is a time frame on the Agency, so making improvements sooner is in the best interest of the Agency. The offset to that is that you must pass funds to other agencies that receive property taxes. Currently, your Agency passes on \$666,000 to other benefiting agencies including Sutter County and Gilsizer Drainage District. If you choose to proceed with the elimination of the debt time limit, you would have an additional \$32,000 required, less than 1% of total property tax increment on an annual basis, which is nominal in comparison to the amount already being paid to these agencies.

Councilmember Miller moved to introduce an ordinance, waiving the first reading, amending the Redevelopment Plan for the Yuba City Project Area to eliminate the time limit on the establishing of loans, advances, and indebtedness; and extend the time limits for plan effectiveness and tax increment receipt dates by one year. Councilmember Maan seconded the motion that passed with a unanimous vote.

Consent Calendar

Councilmember Gill moved to approve the Consent Calendar as presented with the correction to Item 8. Councilmember Maan seconded the motion that passed with a unanimous vote.

8. **City Council Approval of Minutes of March 17 & April 7, 2009**

Approved the Council meeting minutes of March 17 & April 7, 2009

9. **Reimbursement Agreement – Siena Estates Off-Site Storm Drain**

Adopted Resolution 09-026 approving the execution of a Reimbursement Agreement with Siena Partners, LLC, for the installation of storm drain lines on Hooper Road and Monroe Road; and authorized the Chief Financial Officer to make a supplemental appropriation as fees are collected to support payment of pass through to Siena Partners, LLC.

General Items

10. Queens Avenue & Gray Avenue Signal Project

Public Works Director George Musallam stated that currently a four way stop is posted at this intersection which is not meeting the current traffic demand during peak hours. A traffic study conducted in February showed that the number of vehicles using this intersection warrants for a traffic signal according to the California Manual on Uniform Traffic Control Devices for Streets and Highways. This project also includes the upgrade of existing pedestrian access ramps to meet current Americans with Disabilities Act (ADA) requirements.

Councilmember Miller moved to adopt Resolution 09-027 approving the plans and specifications for the Queens Avenue & Gray Avenue Signal Project and authorizing advertisement for bids on the project. Engineer's Estimate - \$414,000. Councilmember Gill seconded the motion that passed with a unanimous vote.

11. Jamie Dr. – Blevin Rd. Safe Routes to School Project

Public Works Director George Musallam stated that the City received a grant through the State funded Safe Route to Schools (SR2S) Program for work improvements along Jamie Drive and Blevin Road. Improvements are to include new sidewalks, bike lanes, and drainage improvements. Work will close the gaps between existing facilities on Jamie Drive and Blevin Road. The project area is a main route for school children walking and riding to and from Butte Vista Elementary School.

Councilmember Gill moved to adopt Resolution 09-028 approving the plans and specifications for the Jamie Dr. – Blevin Rd. Safe Routes to School Project and authorizing advertisement for bids on the project. Engineer's Estimate - \$550,000. Councilmember Dukes seconded the motion that passed with a unanimous vote.

Business from the City Council/Redevelopment Agency Board

12. City Council Reports

- Councilmember Dukes had nothing to report.
- Councilmember Maan had nothing to report.
- Councilmember Miller had nothing to report.
- Mayor Pro Tem Gill asked that be informed of all public meetings. He also said that the Youth and Senior Commission have done a great job in coming up with a plan to bridge the gap between the youth and seniors. He would also like to see Youth Commission get some kind of budget to aid in completion of projects.
- Mayor McBride had nothing to report.

Adjournment

Mayor McBride adjourned the regular City Council meeting of the City of Yuba City at 7:30 p.m.

Leslie McBride
Mayor

ATTEST:

Terrel Locke
City Clerk