

AGENDA

REGULAR MEETING

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

JUNE 2, 2009

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

**LESLIE McBRIDE
Mayor**

**KASH GILL
Mayor Pro Tem**

**JOHN DUKES
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
June 2, 2009
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 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 54956.9 regarding negotiations regarding the possible sale of the following property or portion thereof: 52-380-017

Confer with labor negotiators Steven Jepsen and Steve Kroeger 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 7:00 p.m.—Council Chambers

Call to Order

Roll Call: ___ Mayor McBride
 ___ Mayor Pro Tem Gill
 ___ Councilmember Dukes
 ___ Councilmember Maan
 ___ Councilmember Miller

Invocation

Pledge of Allegiance to the Flag

Public Hearings

1. Appeal of Planning Commission's conditional approval of Subdivision Map SM 08-02 – Red Cross

Recommendation: Conduct a Public Hearing and Uphold the Planning Commission's conditional approval of Subdivision Map SM 08-02, requiring the undergrounding of overhead utility lines.

2. Approval of a Joint Partnership Agreement and Memorandum of Understanding (MOU) between Yuba City, Sutter County, and Live Oak to receive \$1,794,004 allocated from the Federal Neighborhood Stabilization Program (NSP) program

Recommendation: Conduct a public hearing and after review take the following actions:

- a. Approve entering into a Joint Application Agreement between Yuba City, Sutter County, and Live Oak, allowing the agencies to jointly receive \$1,794,004 from the Federal Neighborhood Stabilization Program (NSP).
- b. Approve a Resolution (Exhibit A) authorizing the City Manager to execute the Application Agreement and Joint Partnership Agreement between Yuba City, Sutter County, and Live Oak (Exhibit B).
- c. Approve a Resolution (Exhibit C) authorizing the City Manager to execute the Memorandum of Understanding between Yuba City, Sutter County, and Live Oak. (Exhibit D).

3. Proposed 2009/2010 Community Development Block Grant Fifth Year Action Plan

Recommendation: Conduct a public hearing to receive comments on the 2009/2010 Fifth Year Action Plan and, upon conclusion of the public hearing, adopt a resolution accepting the Plan and authorizing staff to submit the Plan to the Department of Housing and Urban Development.

4. Proposed substantial amendment to the 2008/2009 Community Development Block Grant Fourth Year Action Plan to accommodate supplemental funding through the American Recovery and Reinvestment Act and allocate the funds for the purchase and installation of solar photo voltaic panels on the Senior Center

Recommendation: Conduct a public hearing to receive comments on the substantial amendment to the 2008/2009 Fourth Year Action Plan and, upon conclusion of the public hearing, adopt a resolution accepting the Plan and authorizing staff to submit the Plan to the Department of Housing and Urban Development.

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.

5. 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.

6. 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

7. Landscape Maintenance Contract Services (FB09-07)

Recommendation: Award a contract to the low bidder Botanica Landscapes of Yuba City, CA in the amount of \$118,921.44 for yearly service of landscape maintenance districts with an optional three (3) one (1) year extensions.

8. Queens Avenue and Gray Avenue Traffic Signal Project

Recommendation:

- a. Award Contract No. 09-01, Queens Avenue and Gray Avenue Signal Project to Tim Paxin's Pacific Excavation, Inc. of Elk Grove, CA in the amount of their bid of \$274,115.35.
- b. Authorize the City Manager to execute the contract on behalf of the City, following approval by the City Attorney.

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.

9. City Council Approval of Minutes of May 19, 2009

Recommendation: Approve the Council meeting minutes of May 19, 2009

General Items

10. Request for an allocation of \$600,000 in Housing Set-Aside funds to Plumas Family Associates, a California Limited Partnership, to construct a 39-unit multi-family rental complex with 38 units reserved for low- and very low-income residents (RDA)

Recommendation:

- a. Adopt a resolution of the Redevelopment Agency of the City of Yuba City allocating \$600,000 in Housing Set-Aside funds for Plumas Family Associates.
- b. Direct staff to negotiate an owner participation agreement for future review and approval by the Agency Board.

11. Reeves Avenue Parking Lot Improvements

Recommendation:

- a. Adopt a resolution approving the plans and specifications for the Reeves Avenue Improvements Project and authorizing advertisement for bids on the project. Engineer's Estimate - \$347,000.
- b. Authorize the Finance Director to record the supplemental appropriation to fund the Reeves Avenue Parking Lot Project Account No. 911115-65501 in the amount of \$283,500 to be financed through the unallocated Redevelopment funds held in the 2007 TAB Escrow Account at Union Bank of California.

12. Approval of a proposed “Downtown Parking Strategy” for the downtown business district (RDA)

- Recommendation:
- a. Adopt a Resolution (Exhibit A) approving the “Downtown Parking Strategy” and direct staff to continue working with the Downtown Parking Committee on its implementation.
 - b. Authorize staff to solicit proposals for a parking utilization study in the downtown area.
 - c. Authorize staff to identify a plan for way finding signage directing locations of public and shared parking in the downtown area.
 - d. Authorize and direct the Finance Director to record a supplemental appropriation of \$30,000 to project 911117.

13. Proposed Agreement with Interwest Homes for the reduction of Development Impact Fees in the Canterbury Estates residential subdivision

- Recommendation: Authorize the City Manager to sign an Agreement with Interwest Homes allowing for the temporary reduction of development impact fees for homes to be constructed within the Canterbury Estates residential subdivision for either a period of one year or 24 single family residential units; and,
- Adopt a Resolution authorizing a temporary city-wide reduction of development impact fees for residential development projects that meet the established criteria in the attached resolution, up to 24 single family residential units.

14. Feasibility Study to expand Redevelopment Project Area (RDA)

- Recommendation: Authorize staff to request Proposals for a Feasibility Study to Amend the Redevelopment Plan by expanding the Redevelopment Project Area.

Business from the City Council/Redevelopment Agency Board

15. City Council Reports

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

Adjournment