

**MINUTES (draft)  
REGULAR MEETING  
CITY COUNCIL  
CITY OF YUBA CITY  
JANUARY 21, 2020  
5:00 P.M. – CLOSED SESSION – BUTTE ROOM  
6:00 P.M. – REGULAR MEETING**

**Closed Session – Council Chambers**

**Call to Order**

The Closed Session Meeting of the City Council was call to order by Mayor Harris at 5:01 pm

**Roll Call:**

Present: Mayor Harris and Councilmembers Boomgaarden (arrived at 5:04pm), Cardoza, Espindola and Shaw (arrived at 5:04 pm)

**Public Comment:**

No one spoke  
Mayor Harris adjourned into Closed Session at 5:03 pm

**Closed Session – Butte Room**

- A. Conference with Labor Negotiators (Pursuant to Government Code, § 54957.6.)  
Agency designated representatives: Michael Rock, City Manager, Natalie Springer, Human Resources Director, Gregory Ramirez, IEDA, Spencer Morrison, Finance Director, Special Counsel Stacey Sheston, Best Best & Krieger  
Employee organizations: Yuba City Police Officers; Police Sergeants; Yuba City Firefighters Local 3793; Yuba City Fire Management; First Level Managers; Mid Managers; Sworn Mid Managers; and Public Employees Local No. 1  
Unrepresented employees: Confidential Employees; Executive Services Employees
- B. Conference with Real Property Negotiator (Government Code § 54956.8)  
Property: APN 54-010-039, 10.5 acres generally located east of Garden Highway and west of Levee Road, between Burns Drive and River Oaks Drive, to the south of the City's Waste Water Treatment Facility, Yuba City, California 95991  
Negotiator: Diana Langley, Public Works Director or Michael Rock, City Manager  
Negotiating parties: Yuba City and the John M. Smith/The Marilee Smith Decedents Trust  
Under negotiation: Price and terms of payment
- C. Conference with Real Property Negotiator (Government Code § 54956.8)  
Property: APN 51-660-084, 0.2 acres generally located on Providence Court, west of Clark Avenue and south of Kensington Way, Yuba City, California 95991  
Negotiator: Diana Langley, Public Works Director or Michael Rock, City Manager  
Negotiating parties: Yuba City and Dunmore Canterbury LLC and their representative Michael Kane  
Under negotiation: Price and terms of payment

- D. Conference with Legal Counsel: Anticipated Litigation Pursuant to Government Code § 54956.9(d)(2)  
One Potential Case

## **Regular Meeting—Council Chambers**

### **Call to Order**

The Regular Meeting of the City Council was called to order by Mayor Harris at 6:03pm

### **Roll Call:**

Present: Mayor Harris and Councilmembers Boomgaarden, Cardoza, Espindola and Shaw

### **Invocation/Inspiration**

Pastor Jim Anderson from Evangelical Free Church delivered the Invocation

### **Pledge of Allegiance to the Flag**

Fire Chief Jesse Alexander led the Pledge of Allegiance

### **City Attorney's Report on Closed Session Items, City Attorney Shannon Chaffin**

No reportable action taken on Item A. Closed Session will resume after the Regular Meeting

### **Agenda Modifications/Approval of Agenda**

Agenda Item #18 will come after the Sutter County Museum Presentation

### **Ceremonial Presentations**

**1. Swearing in Fire Chief Jesse Alexander**

Police Chief Rob Landon administered the Oath of Office

**2. Polar Bear Plunge Presentation of Check to Soroptimist International of Marysville-Yuba City**

Councilmember Manny Cardoza presented a check to Soroptimist International of Marysville Yuba City

**3. Sutter County Museum Presentation**

Jessica Hougen, Sutter County Museum Director/Curator presented a report to the Council

### **Future Agenda Items**

**18. Consideration of an Ordinance Banning the sale of Flavored Tobacco/Vaping Products**

The following persons spoke:

Tammy Anderson – Yuba City  
Manaal Chowdhury – Yuba City  
Samantha Garnish – Yuba City  
Karen Liggett – Marysville  
Claudia Medina – Yuba City

Jasmine Chow – Marysville  
Brian Cowan – Sacramento  
Julie Howard – Marysville  
Dr. Phuong Luu – Bi-County Health Officer  
Erica Melchor – Yuba City

Katie Moose – Fair Oaks  
Manreet Sager – Yuba City

Cynthia Peshek – Yuba City

Council decided that this needs more discussion and directed staff to collect more information and look at all options including what other Municipalities are doing and bring the information back at a future date.

**4. Appearance of Interested Citizens**

**Written Requests:**

None received

**Appearance of Interested Citizens**

Lisa Mattson of Yuba City spoke

Mayor Harris moved Item #9 before the Consent Calendar

**9. Camping and Storage of Personal Property Ordinance**

Councilmember Boomgaarden moved and Councilmember Shaw seconded the motion to:

Adopt **Ordinance No. 001-20** adding Chapter 5.23 Camping and Storage of Personal Property on Private and Public Property to Title V (Public Welfare, Morals, and Conduct) of the Yuba City Municipal Code, and waive the second reading

The motion was passed with a unanimous vote

**Consent Calendar**

Councilmember Shaw moved and Councilmember Boomgaarden seconded the motion to approved Items #5, 6 and 8

**5. Minutes of December 17, 2019**

Approve the City Council minutes of December 17, 2019

**6. Annual Community Facilities District Report Pursuant to Government Code Section 53411**

Note and File

**8. Housing Successor Agency Sale of 829 Bridge Street to the City of Yuba City**

A. Authorize the City Manager, on behalf of the Housing Successor Agency, to execute a Grant Deed and necessary documents to sell Real Property located at 829 Bridge Street (APN 52-413-007) in the amount of \$200,000 to the City of Yuba City

B. Authorize the City Manager, on behalf of the City of Yuba City, to purchase the Real Property located at 829 Bridge Street (APN 52-413-007) in the amount of \$200,000

C. Authorize the Finance Director to place sale proceeds in the Successor Agency Low and Moderate Income Housing Asset Fund

The motion was passed with a unanimous vote.

**7. Approve Tenant Commissioner Appointment to the Regional Housing Authority**

This item was pulled from the Consent Calendar for discussion. Council requested more information and asked to bring this back to a future Meeting.

**Business Items**

**10. Adoption of Rezoning 19-02 for the Dollar General project**

Councilmember Shaw moved and Councilmember Espindola seconded the motion to:

Adopt **Ordinance No. 002-20** approving Rezoning 19-02, and waive the second reading

The motion was passed with a unanimous vote

**11. The Bogue-Stewart Master Plan (Master Plan): This includes General Plan Amendment 14-05, Specific Plan Amendment 16-05 (adopting the Master Plan), the Public Facilities Finance Plan, Preannexation Zoning 14-04, and the Environmental Impact Report**

The following persons spoke:

Jessica Montana – Yuba City

Sean Minard – MHM Engineering

Councilmember Boomgaarden moved and Councilmember Shaw seconded the motion to:

Adopt **Ordinance No. 003-20** approving Pre-annexation Zoning (RZ) 14-04, and waive the second reading

The motion was passed with a unanimous vote.

**12. Development Agreement 19-01 for the Newkom Ranch Subdivisions**

Councilmember Boomgaarden moved and Councilmember Espindola seconded the motion to:

Adopt **Ordinance No. 004-20** approving the Development Agreement 19-01 with Newkom Ranch, LLC (property owner and developer) for the development of the Newkom Ranch Subdivisions (TSM 14-06 and TSM 14-07), and waive the second reading

The motion was passed with a unanimous vote

**13. Development Agreement 19-02 for the Kells East Ranch Subdivisions**

Councilmember Shaw moved and Councilmember Boomgaarden seconded the motion to:

Adopt **Ordinance No. 005-20** approving the Development Agreement 19-02 with Bains Properties LP (property owner and developer), for the development of the Kells East Ranch Subdivisions (TSM 15-02 and TSM 15-03), and waive the second reading

The motion was passed with a unanimous vote.

**14. Use Permit Ordinance Amendment – Initiation**

Councilmember Shaw moved and Councilmember Boomgaarden seconded the motion to:

Initiate an Ordinance update that will amend the Yuba City Municipal Code to allow for direct City Council review of Use Permits by amending Sections 8-5.7001, and 8-5.7003 of Article 70 of Chapter 5 of Title 8; and Section 8-5.7101 of Article 71 of Chapter 5 of Title 8

The motion was passed with a 4 – 1 vote

Roll Call:

Ayes: Mayor Harris and Councilmembers Boomgaarden, Cardoza and Shaw

Noes: Councilmember Espindola

**15. Proposed General Plan Amendment to Transportation Element Policy 5-2-I-12 affecting a portion of Bridge Street and adoption of a Supplemental Environmental Impact Report**

Councilmember Espindola moved and Mayor Harris seconded the motion to:

- A. Adopt **Resolution No. 20-001** certifying EA19-08 Supplemental Environmental Impact Report for a General Plan Amendment to Amend Transportation Element Policy 5.2-I-12, Providing for Level of Service F along the Segment of Bridge Street between North Palora Avenue and Second Street
- B. Adopt **Resolution No. 20-002** certifying GPA 19-03 for a General Plan Amendment to Amend Transportation Element Policy 5.2-I-12, Providing for Level of Service F along the Segment of Bridge Street between North Palora Avenue and Second Street

The motion was passed with a unanimous vote

**16. Street Banner Policy and Program Guidelines**

This item was pulled from the Agenda

**17. Letter of Support for North State Public Safety Training Center**

Councilmember Cardoza moved and Mayor Harris seconded the motion to:

Authorize the Mayor to sign a letter of support for the development of a Regional Public Safety Training Center in Yuba City to benefit North State First Responders

The motion was passed with a unanimous vote

**Reports and Communications**

**19. City Manager's Report**

City Manager Michael Rock

**20. City Council Reports**

- Councilmember Cardoza
- Councilmember Espindola
- Councilmember Shaw
- Vice Mayor Boomgaarden
- Mayor Harris

**Adjournment**

Mayor Harris adjourned the Regular Meeting of the City Council at 8:49 pm and Council resumed Closed Session in the Butte Room

**Closed Session**

Mayor Harris adjourned Closed Session at 10:17 pm and stated that no reportable action was taken.

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Shon Harris, Mayor

ATTEST:

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Patricia Buckland, City Clerk

**MINUTES (draft)  
NOTICE AND CALL OF SPECIAL MEETING  
CITY COUNCIL  
CITY OF YUBA CITY  
JANUARY 27, 2020  
7:00 P.M. – SPECIAL MEETING**

**Special Meeting – Boyd Hall**

**Call to Order**

Mayor Harris called the Special Meeting of the City Council to order at 7:13 pm

**Roll Call:**

Present: Mayor Harris and Councilmembers Boomgaarden, Cardoza, Espindola and Shaw

**Pledge of Allegiance to the Flag**

Mayor Harris led the Pledge of Allegiance

Opening Remarks we given by Councilmembers Boomgaarden and Shaw

**Community Conversations**

**1. Community Conversations**

- Overview of Council Priorities and Goals
- Community Priorities – We want to hear from you!

Discussion was led by Council and Staff and the Public in attendance was able to give input into Community Priorities

**Public Communication on Items on the Agenda**

**2. Appearance of Interested Citizens**

No additional comments were made

**Adjournment**

The Special Meeting was adjourned by Mayor Harris at 9:06pm

ATTEST:

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Shon Harris, Mayor

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Patricia Buckland, City Clerk

**MINUTES (draft)  
NOTICE AND CALL OF SPECIAL MEETING  
CITY COUNCIL  
CITY OF YUBA CITY  
JANUARY 28, 2020  
6:00 P.M. – SPECIAL MEETING**

**Special Meeting – Council Chambers**

**Call to Order**

The Special Meeting of the City Council was called to order by Vice Mayor Boomgaarden at 6:00 pm

**Roll Call:**

Present: Vice Mayor Boomgaarden and Councilmember Cardoza, Espindola (arrived at 6:24 pm) and Shaw  
Absent: Mayor Harris

**Public Communication on Items on the Agenda**

**1. Appearance of Interested Citizens**

No one spoke

**Boards and Commissions Training**

**2. Boards and Commissions Training**

City Attorney Shannon led the Training which included:

- Rosenberg's Rules
- Brown Act
- How to Conduct a Meeting

**Adjournment**

The Special Meeting was adjourned by Vice Mayor Boomgaarden at 7:15 pm

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Shon Harris, Mayor

ATTEST:

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Patricia Buckland, City Clerk



**MINUTES (draft)  
NOTICE AND CALL OF SPECIAL MEETING  
CITY COUNCIL  
CITY OF YUBA CITY  
JANUARY 29, 2020  
6:00 P.M. – CLOSED SESSION**

**Special Closed Session**

**Call to Order**

The Special Closed Session Meeting was called to order by Mayor Harris at 6:07 pm

**Roll Call:**

Mayor Harris and Councilmembers Boomgaarden, Cardoza, Espindola and Shaw

**Public Comment:**

No one spoke

**Closed Session – Sutter Room**

- A. Public Employee Performance Evaluation (Pursuant to Government Code §54957(b)(1).)  
Position: City Manager

**Adjournment**

Mayor Harris adjourned the Special Closed Session at 8:20 pm

ATTEST:

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Shon Harris, Mayor

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Patricia Buckland, City Clerk