

MINUTES (draft)
REGULAR MEETING – (VIRTUAL)
CITY COUNCIL
CITY OF YUBA CITY
JULY 21, 2020

5:00 P.M. – CLOSED SESSION – SUTTER ROOM/TELECONFERENCE
6:00 P.M. – REGULAR MEETING

Closed Session

Call to Order

The Closed Session Meeting of the City Council was called to order by Mayor Harris at 5:00 pm

Roll Call:

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

Public Comment:

No one spoke

Closed Session – Sutter Room/Teleconference

- A. Conference with Labor Negotiators (Pursuant to Government Code, § 54957.6.)
Agency designated representatives: Diana Langley Interim 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; Police Sworn Mid Managers; and Public Employees Local No. 1
Unrepresented employees: Confidential Employees; Executive Services Employees
- B. Public Employee Regarding Appointment/Employment (Pursuant to Government Code, § 54957.)
Title: Permanent City Manager
- C. Threats to Public Services or Facilities (Pursuant to Government Code section 54957(a).)
Consultation with: City Attorney, and/or Yuba City Fire Chief, Police Chief, or Director of Public Works/Interim City Manager

Regular/Special Meeting — Virtual

Call to Order

The Regular/Special Meeting of the City Council was called to order by Mayor Harris at 6:02 pm

Roll Call:

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

Invocation/Inspiration

Councilmember Shaw delivered the Invocation

Pledge of Allegiance to the Flag

Ben Moody led the Pledge of Allegiance

City Attorney's Report on Closed Session Items

No reportable action was taken during Closed Session. The Council will reconvene into Closed Session after the Regular Meeting

Agenda Modifications/Approval of Agenda

No modifications were made

COVID-19

1. **Discussion and Action on Measures to Mitigate the Impacts of the COVID-19 (Coronavirus) Pandemic**

Public Communication

2. **Appearance of Interested Citizens**

No communications were received

Consent Calendar

3. **Minutes of July 7, 2020**

Councilmember Shaw moved and Councilmember Espindola seconded the motion to:

Approve the City Council minutes of July 7, 2020

The motion was passed with a unanimous vote.

Business Items

4. **Greater Sacramento Economic Council Presentation**

Barry Broome, President and CEO of Greater Sacramento Economic Council presented a Report to the Council.

Following Mr. Broome's presentation, a public communication from Thomas Burns was received and Mayor Harris gave permission for it to be read.

Due to technical difficulties, Item #5 was addressed later in the Agenda.

6. **Provide a \$10,000,000 conduit financing for a new Ampla Health clinic in Yuba City (City)**

Mayor Harris opened the Public Hearing. No comments were received from the Public and Mayor Harris closed the Public Hearing.

Councilmember Cardoza moved and Councilmember Shaw seconded the motion to:

- A. Conduct a Public Hearing, and after consideration;

- B. Approve the attached TEFRA **Resolution No. 20-068** in which the City, as purchaser, proposes to enter into an installment sale agreement with Ampla Health, as seller; and
- C. Approve the attached City **Resolution No. 20-069** authorizing the form and execution of certain documents in connection with the installment sale financing and refinancing of health facilities for Ampla Health and directing certain actions:
 - 1. First and Second Installment Sale Agreements
 - 2. First Assignment Agreement
 - 3. Certificate Purchase Agreement
 - 4. Trust Agreement

The motion was passed with a unanimous vote

7. Yuba City Residential Street Light Maintenance Districts (Walton Area and Tierra Buena Area)

Councilmember Espindola moved and Councilmember Cardoza seconded the motion to:

- A. Adopt the following Resolutions to continue the Residential Street Light Maintenance Districts, pursuant to the Benefits Assessment Act of 1982:
 - **Resolution No. 20-070** Describing Improvements and Ordering the Engineer of Work to File a Report with Regard to Yuba City Residential Street Light Maintenance Districts
 - **Resolution No. 20-071** Approving Engineer's Reports and Declaring Intention to Levy, Yuba City Residential Street Light Maintenance Districts
- B. Set a Public Hearing for August 18, 2020 at 6:00 PM to establish assessments for FY 20/21

The motion was passed with a unanimous vote.

8. Yuba City Landscape Maintenance District No. 1 (Stabler Lane/Garden Highway Area)

Public Comments were received and read from:

Thomas Burns – Yuba City

Karen Hess – Yuba City

Councilmember Boomgaarden recused himself from this item.

Councilmember Cardoza moved and Councilmember Espindola seconded the motion to:

- A. Adopt the following Resolutions to continue the Maintenance District, pursuant to the Landscaping and Lighting Act of 1972:
 - **Resolution No. 20-072** Describing Improvements and Ordering the Engineer of Work to File a Report with Regard to Yuba City Landscape Maintenance District No. 1
 - **Resolution No. 20-073** Approving the Engineer's Report, Yuba City Landscape Maintenance District No. 1
 - **Resolution No. 20-074** of Intention to Order Improvements, Yuba City Landscape Maintenance District No. 1

- B. Set a Public Hearing for August 18, 2020 at 6:00 PM to establish assessments for FY 20/21

The motion was passed with a unanimous vote

9. Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, 4 & 5 (Town Center and 69 Subdivisions throughout Yuba City), and Yuba City Lighting and Landscape Maintenance District No. 6 (Commercial District)

Mayor Harris and Councilmember Shaw recused themselves from this item,

Councilmember Cardoza moved and Councilmember Espindola seconded the motion to:

- A. Adopt the following Resolutions to continue the Maintenance Districts, pursuant to the Landscaping and Lighting Act of 1972:
- **Resolution No. 20-075** Describing Improvements and Ordering the Engineer of Work to File Reports with Regard to Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, 4, 5, and 6
 - **Resolution No. 20-076** Approving Engineer's Reports, Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, 4, 5 and 6
 - **Resolution No. 20-077** of Intention to Order Improvements, Yuba City Lighting and Landscape Maintenance District Nos. 2, 3, 4, 5 and 6
- B. Set a Public Hearing for August 18, 2020 at 6:00 PM to establish assessments for FY 20/21

The motion was passed with a unanimous vote.

10. General Plan and Housing Element Update – Award of Professional Services Agreement for Planning Services

Councilmember Boomgaarden moved and Councilmember Shaw seconded the motion to:

- A. Adopt **Resolution No. 20-078** awarding a Professional Services Agreement to PlaceWorks for planning services related to updating the City's General Plan and Housing Element in the amount of \$300,000 with the finding that it is in the best interest of the City
- B. Authorize the City Manager to execute the Professional Services Agreement on behalf of the City, in substantial compliance with the material terms and conditions presented in the attached draft agreement, subject to review and approval as to legal form by the City Attorney

The motion was passed with a unanimous vote.

11. Authorizing submittal of an application for Permanent Local Housing Allocation (PLHA) Funds; and approving PLHA Section 302(c)(4) Plan

Public Comment was received and read from:
Gus Becerra – Yuba Sutter Housing Authority
Thomas Burns – Yuba City

Councilmember Cardoza moved and Councilmember Espindola seconded the motion to:

- A. Adopt **Resolution No. 20-079** authorizing the Development Services Director to submit an application for the projects utilizing Permanent Local Housing Allocation
- B. After consideration and input from Council regarding funding allocations, adopt **Resolution No. 20-080** approving for the Permanent Local Housing Allocation Funds Section 302(c) (4) Plan
- C. Authorize the Finance Director to amend Fiscal Year 20/21 budget to receive funding and establish a CIP account (951281) for Permanent Local Housing Allocation Funds in the amount of \$311,140 and take any actions to allocate the funding for use in accordance with federal and state guidelines

The motion was passed with a 4 – 1 vote. Councilmember Boomgaarden voted no.

12. COVID-19 CARES Act Funding Expenditures

Councilmember Espindola moved and Councilmember Cardoza seconded the motion to:

- A. Amend Fiscal Year 20/21 budget to reflect federal CARES Act revenue in the amount of \$869,954 and authorize the Finance Director to make a supplemental revenue appropriation to revenue account 235-41132 to allocate the funding for use in accordance with federal and state guidelines.
- B. Authorize the Finance Director to make a supplemental appropriation and related transfers to Account No. 2350 in the amount of \$869,954 in order to expend CARES Act funding

The motion was passed with a unanimous vote.

Special Meeting

1. Plumas Street Summer Marketplace

Mayor Harris opened the Special Meeting

Councilmember Shaw moved and Councilmember Espindola seconded the motion to

- A. Confirm the Director of Emergency Services' Order authorizing the temporary waiver of certain Municipal Code and Entitlement Restrictions for impacted businesses on Plumas Street
- B. Pre-authorize the City Manager or designee to enter into Waiver, Release, Hold Harmless, and Agreements Not to Sue for Activities Pursuant to Emergency Orders subject to approval as to legal form by the City Attorney.

The motion was passed with a unanimous vote.

Mayor Harris closed the Special Meeting.

Regular Meeting

5. Yuba-Sutter Economic Development District, 2020-2025 Comprehensive Economic Development Strategy (CEDDS)

A comment was received and read from Thomas Burns

Councilmember Shaw moved and Councilmember Espindola seconded the motion to:

Adopt **Resolution No.20-067** to accept the 2020-2025 Comprehensive Economic Development Strategy report and authorize its submittal to the United States Department of Commerce, Economic Development Administration

The motion was passed with a 4 – 1 vote. Councilmember Boomgaarden abstained.

Future Agenda Items

13. Future Agenda Items

None suggested

Reports and Communications

14. 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 9:11 pm in memory of retired Yuba City Firefighter Francis Gerald “Jerry” Fulkerson.

Closed Session – Sutter Room

Mayor Harris adjourned the Closed Session Meeting at 9:42 pm

Shon Harris, Mayor

ATTEST:

Patricia Buckland, City Clerk

MINUTES (draft)
NOTICE AND CALL OF SPECIAL MEETING
CITY COUNCIL
CITY OF YUBA CITY
JULY 21, 2020
6:00 P.M. – SPECIAL MEETING - VIRTUAL

PLEASE TAKE NOTICE, that pursuant to California Government Code Section 54956, Mayor Shon Harris has called a Special Meeting of the City Council as set forth in this Agenda.

Materials related to an item on this Agenda submitted to the Council 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.

Special Meeting – Virtual

Call to Order

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

Business

1. Plumas Street Summer Marketplace

Mayor Harris opened the Special Meeting as part of the Regular meeting at 6:02 pm

Councilmember Shaw moved and Councilmember Espindola seconded the motion to

- A. Confirm the Director of Emergency Services' Order authorizing the temporary waiver of certain Municipal Code and Entitlement Restrictions for impacted businesses on Plumas Street
- B. Pre-authorize the City Manager or designee to enter into Waiver, Release, Hold Harmless, and Agreements Not to Sue for Activities Pursuant to Emergency Orders subject to approval as to legal form by the City Attorney

The motion was passed with a unanimous vote.

Mayor Harris closed the Special Meeting during the Regular meeting and the Regular meeting was adjourned at 9:42 pm.

Shon Harris, Mayor

ATTEST:

Patricia Buckland, City Clerk