

**MINUTES  
REGULAR MEETING & SPECIAL 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 (CEDS)**

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

