



AGENDA

DECEMBER 17, 2024

**REGULAR MEETING OF THE SUCCESSOR AGENCY TO THE
REDEVELOPMENT AGENCY AND
CITY COUNCIL
CITY OF YUBA CITY**

**5:00 P.M. CLOSED SESSION
SUTTER ROOM/VIRTUAL**

**6:00 P.M. REGULAR MEETING
COUNCIL CHAMBERS/VIRTUAL**

MAYOR	• Dave Shaw
VICE MAYOR	• Marc Boomgaarden
COUNCILMEMBER	• Wade Kirchner
COUNCILMEMBER	• Mike Pasquale
COUNCILMEMBER	• Toni Cole
CITY MANAGER	• Diana Langley
CITY ATTORNEY	• Shannon L. Chaffin

**1201 Civic Center Blvd
Yuba City CA 95993**

Wheelchair Accessible

*The City has adopted a Reasonable Accommodations Policy that provides a procedure for receiving and resolving requests for accommodation to participate in this meeting. Please visit [yubacity.net ADA & Accessibility Resources page](http://yubacity.net/ADA&AccessibilityResources). 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 help. Accommodations should be requested as early as possible as additional time may be required in order to provide the requested accommodation; 72 hours in advance is suggested. Please contact City offices at (530) 822-4817 or **(TTY: 530-822-4732)**, so such aids or services can be arranged. Requests may also be made by email at cityclerk@yubacity.net or citymanager@yubacity.net or mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.*

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Materials related to an item on this Agenda submitted to the Successor Agency to the Development Agency and City 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.

The Council Chambers will be open for public attendance and participation. The meeting will also be live streamed for public viewing, but not participation, at the following link: https://yubacity-net.zoom.us/webinar/register/WN_meEe49I7Qk-7YQT7bsIH1A. Emailed comments sent to cityclerk@yubacity.net at least 24 hours before the meeting will be distributed to the Successor Agency to the Redevelopment Agency and City Council prior to the meeting. Please identify the Agenda item(s) addressed by the comments.

Public Comment:

Any member of the public wishing to address the City Council on any item listed on the closed session agenda will have an opportunity to present testimony to the City Council in the Council Chamber prior to the City Council convening into closed session. Comments from the public will be limited to three minutes. No member of the public will be allowed to be present once the City Council convenes into closed session.

Closed Session

- A. Conference with Labor Negotiators (Pursuant to Government Code, Section 54957.6.)
Agency designated representatives: Diana Langley, City Manager, Natalie Springer, Human Resources Director, Ann Gillen, Community Services Director, Diona Pope, Finance Director, Ben Moody, Public Works and Development Services Director, Brian Baker, Police Chief, Jesse Alexander, Fire Chief, Michael Jarvis, LCW, Ian Sangster, Kronick Moskovitz Tiedemann & Girard
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

Regular Meeting

Call to Order

Roll Call

- ☐ Mayor Shaw
- ☐ Vice Mayor Boomgaarden
- ☐ Councilmember Kirchner
- ☐ Councilmember Pasquale
- ☐ Councilmember Cole

Invocation/Inspiration

Pledge of Allegiance to the Flag

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

Agenda Modifications

Ceremonial Presentations

1. **Eric Ball Retirement Proclamation**
2. **Spencer Morrison Retirement Proclamation**

Public Communication

3. Appearance of Interested Citizens

You are welcome and encouraged to participate in this meeting. Public comment is taken on action items appearing on the Consent Calendar or Business Items on the Agenda when they are called. Public comment on any other items within the scope of the City's jurisdiction, including items not listed on the Agenda will be considered at this time. Public comment is limited to three minutes per speaker. Members of the public submitting written requests at least 24 hours prior to the meeting will be allotted five minutes to comment per speaker. Repetitive comments may be limited, and large groups are encouraged to select representatives to express the opinions of the group.

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 request specific items to be discussed or removed from the Consent Calendar for individual action.

4. Minutes of the November 19, 2024 Regular Meeting of the Successor Agency to the Redevelopment Agency and City Council; and Minutes of the December 10, 2024 Special Meeting of the City Council

Recommendation: Approve the Minutes of the November 19, 2024 Regular Meeting of the Successor Agency to the Redevelopment Agency and City Council; and the Minutes of the December 10, 2024 Special Meeting of the City Council

5. 2025 Minimum Wage Increase

Recommendation: Adopt a Resolution to adjust the City's salary schedule to comply with the new California wage requirements effective January 1, 2025

6. Business License Ordinance Update

Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City to repeal Municipal Code Subsection (b)(2) of Section 3-4.24 to exclude the license application requirement for non-profit

organizations by title only and waive the second reading

7. Purchase and Installation of Video Surveillance & Door Access Control at the Yuba City Police Department, Sutter Animal Services Authority, and Corporation Yard

Recommendation: Adopt a Resolution awarding the purchase of Verkada surveillance and access control systems to Monarch Connected of San Francisco, CA, in the amount of \$134,317.69 utilizing CMAS contract number 3-23-01-1017 with the finding that it is in the best interest of the City

8. Annual Investment Policy Adoption

Recommendation: Approve Investment Policy as presented

9. Spiva Avenue Waterline Replacement Project - Award Construction Contract

Recommendation: Adopt a Resolution with the following actions:

A. Awards a construction contract to Platinum General Engineering LLC (d.b.a. Platinum Dirt Worx), of Modesto, CA in the amount of their total bid \$199,400.00 and authorizes the City Manager to execute the contract on behalf of the City, subject to review and approval as to legal form by the City Attorney, and approves CEQA Class 1 and Class 2 exemptions

B. Authorizes the Finance Director to make supplemental appropriation of \$279,170.00 to account 951093-65501 with an offsetting revenue budget adjustment to 517-43480 for the receipt of grant funds

10. Aquifer Storage and Recovery Well Project - Plans and Specifications Approval

Recommendation: Adopt a Resolution approving the plans and specifications for construction of the below-ground facilities of the Aquifer Storage and Recovery Well (Well #3) Project at the Water Treatment Plant and authorizing advertisement for bids on the project

11. Submission of Recertification Application for Tree City USA Designation

Recommendation: Adopt a Resolution authorizing the City to apply for recertification to the National Arbor Day Foundation for consideration of the City to continue its designation as a Tree City USA community

12. Chima Ranch Subdivision Development Agreement Assignment

Recommendation: Adopt a Resolution of the City Council of the City of Yuba City approving the assignment of responsibilities under the Development Agreement associated with the Chima Ranch Tentative Subdivision Map (SM 22-07) from Interwest Homes Corporation to LGI Homes, LLC, and authorize the Development Services Director to sign the Consent to Assignment

13. Henson Ranch Estates Subdivision (Acceptance of Public Improvements)

Recommendation: Adopt a Resolution accepting certain street and related improvements pursuant to the Henson Ranch Estates Subdivision Agreement with YC Hooper Ventures, LLC, A California Limited Liability Company, and authorizing the Subdivider to file a Notice of Completion. [Subdivision is located north of North Colusa Frontage

Road, East of Hooper Road, and west of El Margarita Road]

14. SACOG Grant Agreement for City Welcome Sign Project (Gateway Signs Improvement Project)

Recommendation: Adopt a Resolution authorizing the City Manager of the City of Yuba City to execute a Memorandum of Understanding between Sacramento Area Council of Governments and the City of Yuba City, and all other necessary grant agreements for the Community Design Funding Program: Gateway Signs Improvement Project

15. Fourth Amendment to the Disposition and Development Agreement for the Feather River Mill and Associated Properties (Noyan Properties, L.P., and H-NYC, LLC)

Recommendation:

- A. Adopt a Resolution of the City Council approving the fourth amendment to the Disposition and Development Agreement with H-NYC, LLC, and Noyan Properties, L.P., authorizing the sale and development of real property located at the southeast corner of Bridge and Shasta Streets (Current APNs: 52-324-028, -029, -030, -031, -032, -033, & -034)
- B. As the City Council, authorize the City Manager to approve and sign on behalf of the City, Amendment No. 4 to the Disposition and Development Agreement with Noyan Properties, L.P. with regard to the property located at the southeast corner of Bridge and Shasta Streets to be used for the future development (Current APNs: 52-324-028, -029, -030, -031, -032, -033, & -034)
- C. As the Board of Directors of the Successor Agency, authorize the Executive Director to approve and sign on behalf of the Agency, Amendment No. 4 to the Disposition and Development Agreement with Noyan Properties, L.P. with regard to the property located at the southeast corner of Bridge and Shasta Streets to be used for the future development (Current APNs: 52-324-028, -029, -030, -031, -032, -033, & -034)

16. Bogue Road Sewer Extension Project

Recommendation: Adopt a Resolution to:

- A. Award a construction contract to Ranger Pipelines, Inc., of San Francisco, CA in the amount of their total bid for bid schedules A & B of \$4,275,341.00 and authorize the City Manager to execute the contract on behalf of the City, subject to review and approval as to legal form by the City Attorney
- B. Award a Professional Services Agreement to Inferrera Construction Management Group, Inc., of Shingle Springs, CA for Inspection Services in the amount of \$188,219.00 and authorize the City Manager to execute the contract on behalf of the City, subject to material

terms, subject to review and approval as to legal from by the City Attorney, and with the finding that it is in the best interest of the City

C. Award a Professional Services Agreement to The Solis Group of Pasadena, CA for Labor Compliance Services in the amount of \$20,000.00, subject to material terms, with the finding that it is in the best interest of the City

D. Authorize the Finance Director to make a budget transfer in the amount of \$2,070,000 from CIP Account No. 1277 (Harter-Bridge Trunk Sewer) to CIP Account No. 1295 (Bogue Road Sewer Extension)

E. Authorize the Finance Director to appropriate a total of \$4,000,000.00 in American Rescue Plan Act funds for wastewater obligations outlined in the Newkom Ranch Development Agreement

17. Terex Hi-Ranger XT PRO 56 Aerial Truck

Recommendation: Adopt a Resolution to approve an increase to the capital acquisition budget allocation for the Park's Department Terex Hi-Ranger XT PRO 56 Aerial Truck in the amount of \$6,507.73 for a total capital asset value of \$280,369.73

18. City of Yuba City Advisory Board Appointment List

Recommendation: Note and File the 2024 Local Appointment List and Direct Staff to post on the City's website

19.. Biennial Review of the City of Yuba City Conflict of Interest Code

Recommendation: Adopt a Resolution Amending the City of Yuba City Conflict of Interest Code and list of Designated Positions

20. Lease of the Madden House for the Yuba-Sutter Chamber of Commerce Offices

Recommendation: Adopt a Resolution approving a Lease Agreement with the Yuba-Sutter Chamber of Commerce for the use of the Madden House (1300 Franklin Road), authorizing the City Manager to make non-material modifications, subject to City Attorney approval

21. Parks and Recreation Commission Ordinance Update

Recommendation: Adopt an Ordinance of the City Council of the City of Yuba City to repeal Chapter 1 (Parks and Recreation Commission) of Title 9 by title only and waive the second reading

Business Items

22. Annual Report from the Downtown Yuba City Business Improvement District and Proposed Levy of Annual Assessment for 2025

Recommendation: A. Adopt a Resolution Accepting and Approving the 2024-2025 Annual Report of the Downtown Yuba City Business Improvement District

B. Adopt a Resolution of Intention to Levy and Collect 2025 Annual Assessments and set a Public Hearing for January 21,

2025

23. Downtown Yuba City Business Improvement District Ordinance

Recommendation: A. Conduct a Public Hearing; then

B. Introduce an Ordinance of the City Council of the City of Yuba City to amend Municipal Code Section 3-9.050 for the collection of delinquent assessments, by title only, and waive the first reading

24. Small Wireless Telecommunication Facilities within the City's Right of Way

Recommendation: Adopt a Resolution that:

A. Amends the City's Fee Schedule to include new fees for the processing of Wireless Telecommunication Facility Permits in the City's Public Right-of-Way

B. Authorizes the City Manager to execute a Master License Agreement with New Cingular Wireless PCS, LLC (AT&T) for use of Municipal Facilities to install Small Wireless Facilities

25. Time extension for Development Plan 20-03, Richland Village Affordable Housing Development, and associated City funding commitment

Recommendation: Approve a two-year extension of time for Development Plan 20-03 and the associated City funding commitment, pursuant to City Municipal Code Section 8-5.7106, resulting in a new expiration date of January 19, 2027

26. General Plan Amendment 24-02 and Rezone 24-04 for the Gary Smith project located at 2192 Live Oak Blvd.

Recommendation: A. Conduct a Public Hearing, and;

B. Adopt a Resolution of the City Council of the City of Yuba City approving Environmental Assessment 24-09 by adopting a Mitigated Negative Declaration, subject to the Mitigation Measures, and approve General Plan Amendment (GPA) 24-02 re-designating 0.43-acres from the Manufacturing, Processing, and Warehousing land use designation to the Community Commercial designation, and;

C. Introduce an Ordinance of the City Council of the City of Yuba City to adopt Rezone (RZ) 24-04 rezoning 0.43 acres Light Industrial District (M-1) Zone District to Community Commercial (C-2) Zone District, for the Smith project, located at 2192 Live Oak Blvd (APN 51-490-028), and waive the first reading.

27. General Plan Amendment 24-03, Tentative Subdivision Map 24-04 and Planned Development 19: Brownstone Estates, located on the north side of North Colusa Frontage Road between Hooper Road and El Margarita Road

Recommendation: A. Conduct a Public Hearing; then

B. Adopt a Resolution approving Environmental Assessment (EA) 24-10, by adopting a Mitigated Negative Declaration, subject to the Conditions of Approval and Mitigation Measures, and approving General Plan Amendment (GPA) 24-03, and

Tentative Subdivision Map 24-04, Brownstone Estates, for 54-single family residential lots

C. Introduce an Ordinance of the City Council of the City of Yuba City approving Planned Development 19, on 7.84 acres located on the north side of North Colusa Frontage Road between Hooper Road and El Margarita Road (Assessor's Parcel Numbers 62-082-019, -020, -021) and waive the first reading

28. Update X₁₉ Combining (Zoning) District

Recommendation: Initiate a Municipal Code amendment to revise the X₁₉ Combining District to provide for future intersection improvements at the State Highway 20 / El Margarita Road intersection

29. Planning Division Fee Schedule Update

Recommendation: Conduct a Public Hearing to receive comments on a proposed Planning Fee Schedule Update and provide staff direction on bringing the item forward

30. Planning Commission Representation

Recommendation: A. Receive staff information and presentation, then provide feedback and direction to staff; and

B. Initiate a Municipal Code amendment, changes to the Planning Commission Bylaws, and other recommended changes to update the composition of the Planning Commission from seven to five members with appointments to be made by individual City Council members coinciding with Council members' individual districts

Future Agenda Items

31. Future Agenda Items

Reports and Communications

The following reports and communication items are provided for the Council's information. No action can be taken on items under this section unless the Council agrees to include it on a subsequent agenda

32. City Manager's Report

33. City Council Reports

Adjournment