



# **AGENDA**

**AUGUST 19, 2025**

## **REGULAR MEETING CITY COUNCIL CITY OF YUBA CITY**

**5:30 P.M. CLOSED SESSION  
SUTTER ROOM/VIRTUAL**

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

|                      |                                                                      |
|----------------------|----------------------------------------------------------------------|
| <b>MAYOR</b>         | <ul style="list-style-type: none"><li>• Dave Shaw</li></ul>          |
| <b>VICE MAYOR</b>    | <ul style="list-style-type: none"><li>• Marc Boomgaarden</li></ul>   |
| <b>COUNCILMEMBER</b> | <ul style="list-style-type: none"><li>• Toni Cole</li></ul>          |
| <b>COUNCILMEMBER</b> | <ul style="list-style-type: none"><li>• Michael Pasquale</li></ul>   |
| <b>COUNCILMEMBER</b> | <ul style="list-style-type: none"><li>• Wade Kirchner</li></ul>      |
| <b>CITY MANAGER</b>  | <ul style="list-style-type: none"><li>• Robert Bendorf</li></ul>     |
| <b>CITY ATTORNEY</b> | <ul style="list-style-type: none"><li>• Shannon L. Chaffin</li></ul> |

**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](mailto:cityclerk@yubacity.net) or [citymanager@yubacity.net](mailto:citymanager@yubacity.net) or mail City Clerk, 1201 Civic Center Blvd, Yuba City, CA 95993.*

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REGULAR MEETING  
CITY COUNCIL - CITY OF YUBA CITY  
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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](http://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\\_SETEYQbyTi6OgG\\_fLVqnnw](https://yubacity-net.zoom.us/webinar/register/WN_SETEYQbyTi6OgG_fLVqnnw). Emailed comments sent to [cityclerk@yubacity.net](mailto:cityclerk@yubacity.net) at least 24 hours before the meeting will be distributed to the 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, if any, 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. Liability Claim:  
Claimant: Harjinder Singh Gill, Claim No. 25-20  
Agency claimed against: City of Yuba City
- B. Liability Claim:  
Claimant: Valley Fair Realty, Claim No. 25-21  
Agency claimed against: City of Yuba City
- C. Liability Claim:  
Claimant: Carrie Mendoza, Claim No. 25-22  
Agency claimed against: City of Yuba City
- D. Public Employee – Recruitment/Appointment/Employment (Pursuant to Government Code, § 54957.) Title: City Manager

**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

### **Public Communication**

#### **1. 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.

#### **2. Minutes of the July 1, 2025 Regular Meeting of the City Council Minutes of the July 15, 2025 Special & Regular Meetings of the City Council Amended Minutes of the February 4, 2025 Regular Meeting of the City Council**

Recommendation: Approve the Minutes of July 01, 2025 Regular Meeting, the July 15, 2025 Special & Regular Meetings, and Amended Minutes of the February 4, 2025 Regular Meeting of the City Council

#### **3. Public Works & Utilities Equipment Capital Acquisition Awards**

Recommendation: A. Adopt a Resolution awarding a purchasing contract to Altec Industries, Inc. of Birmingham, AL for the purchase of one (1) Ford 550 4x2 Boom Truck in the amount of \$129,381.04, including tax and contingency, and authorize the City Manager to execute the contract subject to review and approval as to legal form by the City Attorney, with the finding that it is in the best interest of the City.

B. Adopt a Resolution awarding a purchasing contract to N&S Tractor for the purchase of one (1) JCB 417 Wheel Loader, in the amount of \$212,666.57, including tax and contingency, by piggybacking on Sourcwell Open Contract # 020223-JCB, and authorize the City Manager to execute the contract subject to review

and approval as to legal form by the City Attorney.

C. Authorize the Finance Director to make a supplemental appropriation of \$32,983.90 to account 6610-69415, utilizing Vehicle Replacement funds.

D. Adopt a Resolution awarding a purchasing contract to Holt of California for the purchase of one (1) CAT Compact Track Loader and Trailer in the amount of \$217,983.90, including tax and contingency, by piggybacking on Sourcwell Open Contract # 011723-CAT, and authorize the City Manager to execute the contract subject to review and approval as to legal form by the City Attorney.

**4. Designation of Voting Delegates for the League of California Cities Annual Conference in October 2025**

Recommendation: Designate Mayor Dave Shaw to serve as the Voting Delegate for the 2025 League of California Cities Annual Conference in October 2025, and designate Councilmember Wade Kirchner to serve as an alternate

**5. Pioneer Community Energy JPA Agreement Amendment Filing**

Recommendation: Receive and Acknowledge the Pioneer Community Energy Joint Powers Agreement Amendment Filing

**6. Presentation of Investment Report – Quarter Ended June 30, 2025**

Recommendation: Note & File Quarterly Investment Report

**7. Authorizing Resolution Water System Consolidation - Tierra Buena Mobile Home Park**

Recommendation: Adopt a Resolution authorizing the City Manager to sign and file a grant application for a financing agreement with the State Water Resources Control Board for the construction of the Tierra Buena Mobile Home Park water consolidation project

**8. Electric Vehicle Infrastructure Plan - Grant Acceptance**

Recommendation: Adopt a Resolution that:

1. Accepts conditional award of grant funds for the development of an Electric Vehicle Infrastructure Plan from the California Department of Transportation
2. Delegates signing authority of agreements and any amendments to the City Manager
3. Authorize the Finance Director to make a budget adjustment to accept grant funds to account 305-43495 and to create a project and approve a supplemental appropriation for expenditures

**9. 19th Hole Taproom Department of Alcoholic Beverage Control (ABC) Application**

Recommendation: Adopt a Resolution making a finding of public convenience or necessity for the issuance of a Type 40 (on-sale beer) Alcoholic Beverage Control License at 673 Plumas Street (19<sup>th</sup> Hole

Taproom)

**10. 2025 Wastewater Collections Improvements Project**

Recommendation: Adopt a Resolution adopting a CEQA Class 1 Categorical Exemption, approving the plans and specifications for the 2025 Wastewater Collections Improvements Project and authorizing advertisement for bids on the project

**11. Appointment to Regional Housing Authority**

Recommendation: Approve the Mayor's Recommendation for Citizen Appointment to the Regional Housing Authority effective immediately

**Business Items**

**12. Add an Administrative Assistant to Public Works Department and Approve Side Letter with Mid-Manager's unit**

Recommendation: Adopt a Resolution adding 1.0 full-time Administrative Assistant position to Budget Unit 1905, Public Works Administration; approving a recruitment to fill the position with a regular, full-time appointment; and authorizing the City Manager and Human Resources Director to execute a side letter agreement to update the class titles represented by the Mid-Manager's unit

**13. Regional Housing Authority - Richland Village Funding Assistance Request**

Recommendation: Adopt a Resolution to:

- A. Approve the Regional Housing Authority's request for financial assistance in the amount of \$1,500,000 for the Richland Village Affordable Housing project and;
- B. Authorize the Finance Director to make a supplemental appropriation of \$1,500,000 to Fund 298 Account 6098-65305 and;
- C. Authorize the City Manager or designee to approve the necessary documents for processing the payment of the funding request to Regional Housing Authority

**14. Conduit financing for the Richland Village Apartments Project located at 470 Bernard Drive**

Recommendation: 1) Conduct the public hearing under the requirements of TEFRA and the Internal Revenue Code of 1986, as amended (the "Code")

2) Adopt a Resolution approving the issuance of the Bonds by the CMFA for the benefit of Richland Village LP (the "Borrower"), to provide for the financing of the Project, such adoption is solely for the purposes of satisfying the requirements of TEFRA, the Code and the California Government Code Section 6500 (and following)

**15. Zoning Code Amendment (ZC) 25-01, Rezoning 25-02; Plumas Street Overlay District**

Recommendation: A. Conduct a Public Hearing; and

B. Introduce by title only and waive the first reading of an Ordinance of the City Council of the City of Yuba City finding that

Zoning Code Amendment ZC 25-01 and Rezoning 25- 02 is not subject to environmental review and approving Zoning Code 25-01 and REZONING 25-02, revising Title 8, Chapter 5, Article 38 of the Municipal Code to provide for Overlay Districts, adoption of an X28 District establishing the Downtown Plumas Street Overlay District, to prohibit new tobacco and vape retailers as well as retail stores authorized to sell beer, wine, and distilled spirits for consumption off premise consistent with a California Department of Alcoholic Beverage Control Type 20 or 21 License and rezoning certain properties among Plumas Street, Forbes Avenue, Scoot Street and Center Street from Community Commercial District (C-2) Specific Plan to C-2-X28-SP

**16. Introduction to the Water Rate Study**

Recommendation: Direct staff to finalize the Water Rate Study for adoption and initiation of the Proposition 218 process

**Future Agenda Items**

**17. 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

**18. City Manager's Report**

**19. City Council Reports**

**Adjournment**