



AMENDED AGENDA

SEPTEMBER 16, 2025

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

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

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

MAYOR	• Dave Shaw
VICE MAYOR	• Marc Boomgaarden
COUNCILMEMBER	• Toni Cole
COUNCILMEMBER	• Michael Pasquale
COUNCILMEMBER	• Wade Kirchner
CITY MANAGER	• Robert Bendorf
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 Redevelopment 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_rA7RgFyjRxmcxzmT64E89Q. 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, 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: Khushwant Randhawa, Claim number: CL2496600338
Agency Claimed Against: City of Yuba City
- B. Conference with Legal Counsel – Pending Litigation Pursuant to Government Code Section 54956.9(d)(1).
Case: Hoetger v. City of Yuba City, et al., Sutter County Superior Court Case No. CVCS24-0002392 (complaint for personnel injuries – motor vehicle)
- C. Liability Claim:
Claimant: Justin Rossiter, Claim 25-26
Agency Claimed Against: City of Yuba City
- D. Liability Claim:
Claimant: Jordan McClelland, Claim 25-27

Agency Claimed Against: City of Yuba City

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

Presentations

1. 2025 Sikh Parade Status Update - Chief Jim Runyen

Public Communication

2. 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.

3. Minutes of the September 2, 2025 Regular Meeting of the City Council

Recommendation: Approve the Minutes of the September 2, 2025 Regular Meeting of the City Council

4. Chima Ranch – Subdivision Agreement and Final Map Approval

Recommendation: Adopt a Resolution approving the execution of a Subdivision Agreement with LGI Homes – California, LLC, a California Limited Liability Company providing for public improvements associated with the Chima Ranch Subdivision Map, approving the Chima Ranch Final Map, accepting dedication of rights-of-way and easements shown thereon, and authorizing the filing of the map [Subdivision is located on the west side of Sanborn Road immediately west of the intersection of Pebble Beach Drive and Sanborn Road]

5. Agreement for Purchase and Sale of Real Property – 433 Plumas Boulevard

Recommendation: Adopt a Resolution authorizing the City Manager, as Executive Director to the Successor Agency to the Redevelopment Agency of the City of Yuba City, to execute an Agreement for Purchase and Sale of Real Property located at the northeast corner of Plumas Boulevard and Franklin Avenue (APN 052-380-025), and all other necessary documents, in the amount of \$645,000 to Sutter Valley Medical Foundation, dba Sutter Medical Foundation, and authorize the Finance Director to remit the proceeds to the Sutter County Auditor-Controller for distribution to the taxing entities per the Long Range Property Management Plan

Business Items

6. 2024 Consolidated Annual Performance and Evaluation Report (CAPER)

Recommendation: A. Conduct a Public Hearing to receive comments on the draft 2024 CAPER and after consideration;
B. Adopt a Resolution Approving the 2024 CAPER and authorizing staff to submit all necessary documents to the U.S. Department of Housing and Urban Development (HUD)

7. Merriment Village Apartments, Development Plan 25-02

Recommendation: A. Conduct a Public Hearing, and;

B. Adopt a Resolution of the City Council of the City of Yuba City rescinding the City Council's approval of Development Plan 23-02, determining the Merriment Village Apartments meets the requirements of a Homekey project and that pursuant to Health & Safety Code Section 50675.1.3(i), Development Plan 25-02 is a ministerial project and that pursuant to the California Environmental Quality Act (CEQA) Guidelines Sections 15268(a) and 15002(i), CEQA does not apply to ministerial projects, and approve Development Plan 25-02, Merriment Village Apartments, for the development of a 218-unit income-based (affordable) apartment complex, located on a 7.7-acre parcel at 428 North Walton Avenue (Assessor's Parcel Number 58-120-001)

8. Appointment of Health Care Committee

Recommendation: Consider amending the current Health Care Ad Hoc Committee or establishing an alternative to address health care issues with regional providers

9. Adoption of an Ordinance updating the City's procedures for filing claims against the City

Recommendation: Introduce an Ordinance of the City Council of the City of Yuba City repealing and adding Section 3-3.04 of Chapter 3 of Title 3 of the Municipal Code regarding special claims procedures by title only and waive the first reading

10. Merriment Village Apartments Homekey Grant Funding

Recommendation: For the State-awarded Homekey grant funds currently held in a Yuba City account at US Bank for the Merriment Village

apartment project, staff recommends:

A. The City Council of the City of Yuba City direct the City Manager and Finance Director, within 30 days, to transfer the total amount of Homekey funds on account at US Bank, including accrued interest, to Five Star Community Bank into an account opened by and solely in control by the City of Yuba City and its officers, including the City Council, City Manager and Director of Finance, consistent with HCD Policy and City Policy; and

B. The City Council of the City of Yuba City stipulates the transfer of funds to Five Star Community Bank is contingent upon Habitat for Humanity successfully securing gap funding for the Merriment Village Apartment project with Five Star Community Bank

Future Agenda Items

11. 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

12. City Manager's Report

13. City Council Reports

Adjournment