



## AGENDA

JANUARY 21, 2020

REGULAR MEETING  
CITY COUNCIL  
CITY OF YUBA CITY

5:00 P.M. CLOSED SESSION: BUTTE ROOM  
6:00 P.M. REGULAR MEETING: COUNCIL CHAMBERS

MAYOR	• Shon Harris
VICE MAYOR	• Marc Boomgaarden
COUNCILMEMBER	• Manny Cardoza
COUNCILMEMBER	• Grace Espindola
COUNCILMEMBER	• Dave Shaw
CITY MANAGER	• Michael Rock
CITY ATTORNEY	• Shannon L. Chaffin

1201 Civic Center Blvd,  
Yuba City CA 95993

*Wheelchair Accessible*



*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 assist you. Please contact City offices at (530) 822-4817 at least 72 hours in advance so such aids or services can be arranged. **City Hall TTY: 530-822-4732***

**AGENDA  
REGULAR MEETING  
CITY COUNCIL  
CITY OF YUBA CITY  
JANUARY 21, 2020  
5:00 P.M. – CLOSED SESSION – BUTTE ROOM  
6:00 P.M. – REGULAR MEETING**

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.

**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 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. Contact the City Clerk in advance of the closed session either in person at City Hall, by phone 822-4817, or email [cityclerk@yubacity.net](mailto:cityclerk@yubacity.net) to allow for time for testimony.

**Closed Session – Butte Room**

- A. Conference with Labor Negotiators (Pursuant to Government Code, § 54957.6.)  
Agency designated representatives: Michael Rock, 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; Sworn Mid Managers; and Public Employees Local No. 1  
Unrepresented employees: Confidential Employees; Executive Services Employees
- B. Conference with Real Property Negotiator (Government Code § 54956.8)  
Property: APN 54-010-039, 10.5 acres generally located east of Garden Highway and west of Levee Road, between Burns Drive and River Oaks Drive, to the south of the City's Waste Water Treatment Facility, Yuba City, California 95991  
Negotiator: Diana Langley, Public Works Director or Michael Rock, City Manager  
Negotiating parties: Yuba City and the John M. Smith/The Marilee Smith Decedents Trust  
Under negotiation: Price and terms of payment
- C. Conference with Real Property Negotiator (Government Code § 54956.8)  
Property: APN 51-660-084, 0.2 acres generally located on Providence Court, west of Clark Avenue and south of Kensington Way, Yuba City, California 95991  
Negotiator: Diana Langley, Public Works Director or Michael Rock, City Manager  
Negotiating parties: Yuba City and Dunmore Canterbury LLC and their representative Michael Kane  
Under negotiation: Price and terms of payment

- D. Conference with Legal Counsel: Anticipated Litigation Pursuant to Government Code § 54956.9(d)(2)  
One Potential Case

### **Regular Meeting—Council Chambers**

Call to Order

Roll Call:       \_\_\_\_\_ Mayor Harris  
                  \_\_\_\_\_ Vice Mayor Boomgaarden  
                  \_\_\_\_\_ Councilmember Cardoza  
                  \_\_\_\_\_ Councilmember Espindola  
                  \_\_\_\_\_ Councilmember Shaw

Invocation/Inspiration

Pledge of Allegiance to the Flag

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

Agenda Modifications/Approval of Agenda

### **Ceremonial Presentations**

1.     **Swearing in Fire Chief Jesse Alexander**
2.     **Polar Bear Plunge Presentation of Check to Soroptimist International of Marysville-Yuba City**
3.     **Sutter County Museum Presentation**

### **Public Communication**

#### **4.     **Appearance of Interested Citizens****

You are welcome and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public comment on items not listed on the agenda will be heard at this time. Comments on controversial items may be limited and large groups are encouraged to select representatives to express the opinions of the group.

- For Items on the Agenda

Public comments on items on the agenda are taken during Council's consideration of each agenda item. If you wish to speak on any item appearing on the agenda, please note the number of the agenda item about which you wish to speak. If you wish to speak on more than one item, please fill out a separate card for each item.

- Items not listed on the Agenda

Public comments on items not listed on the agenda will be heard at this time

Members of the public submitting written requests at least 24 hours prior to the meeting will normally be allotted 5 minutes to speak.

## **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, staff or public request specific items to be discussed or removed from the Consent Calendar for individual action.

### **5. Minutes of December 17, 2019**

Recommendation: Approve the City Council minutes of December 17, 2019

### **6. Annual Community Facilities District Report Pursuant to Government Code Section 53411**

Recommendation: Note and File

### **7. Approve Tenant Commissioner Appointment to the Regional Housing Authority**

Recommendation: Approve the re-appointment of Suzanne Gallaty as the Tenant Commissioner to the Regional Authority of Sutter and Nevada Counties Board of Commissioners

### **8. Housing Successor Agency Sale of 829 Bridge Street to the City of Yuba City**

Recommendation:

- A. Authorize the City Manager, on behalf of the Housing Successor Agency, to execute a Grant Deed and necessary documents to sell Real Property located at 829 Bridge Street (APN 52-413-007) in the amount of \$200,000 to the City of Yuba City
- B. Authorize the City Manager, on behalf of the City of Yuba City, to purchase the Real Property located at 829 Bridge Street (APN 52-413-007) in the amount of \$200,000
- C. Authorize the Finance Director to place sale proceeds in the Successor Agency Low and Moderate Income Housing Asset Fund

## **Business Items**

### **9. Camping and Storage of Personal Property Ordinance**

Recommendation: Adopt an Ordinance adding Chapter 5.23 Camping and Storage of Personal Property on Private and Public Property to Title V (Public Welfare, Morals, and Conduct) of the Yuba City Municipal Code, and waive the second reading

### **10. Adoption of Rezoning 19-02 for the Dollar General project**

Recommendation: Adopt an Ordinance approving Rezoning 19-02, and waive the second reading

### **11. The Bogue-Stewart Master Plan (Master Plan): This includes General Plan Amendment 14-05, Specific Plan Amendment 16-05 (adopting the Master Plan), the Public Facilities Finance Plan, Preannexation Zoning 14-04, and the Environmental Impact Report**

Recommendation: Adopt an Ordinance approving Preannexation Zoning (RZ) 14-04, and waive the second reading

**12. Development Agreement 19-01 for the Newkom Ranch Subdivisions**

Recommendation: Adopt an Ordinance approving the Development Agreement 19-01 with Newkom Ranch, LLC (property owner and developer) for the development of the Newkom Ranch Subdivisions (TSM 14-06 and TSM 14-07), and waive the second reading

**13. Development Agreement 19-02 for the Kells East Ranch Subdivisions**

Recommendation: Adopt an Ordinance approving the Development Agreement 19-02 with Bains Properties LP (property owner and developer), for the development of the Kells East Ranch Subdivisions (TSM 15-02 and TSM 15-03), and waive the second reading

**14. Use Permit Ordinance Amendment - Initiation**

Recommendation: Initiate an Ordinance update that will amend the Yuba City Municipal Code to allow for direct City Council review of Use Permits by amending Sections 8-5.7001, and 8-5.7003 of Article 70 of Chapter 5 of Title 8; and Section 8-5.7101 of Article 71 of Chapter 5 of Title 8

**15. Proposed General Plan Amendment to Transportation Element Policy 5-2-I-12 affecting a portion of Bridge Street and adoption of a Supplemental Environmental Impact Report**

Recommendation: A. Adopt a Resolution certifying EA19-08 Supplemental Environmental Impact Report for a General Plan Amendment to Amend Transportation Element Policy 5.2-I-12, Providing for Level of Service F Along the Segment of Bridge Street between North Palora Avenue and Second Street

B. Adopt a Resolution certifying GPA 19-03 for a General Plan Amendment to Amend Transportation Element Policy 5.2-I-12, Providing for Level of Service F Along the Segment of Bridge Street between North Palora Avenue and Second Street

**16. Street Banner Policy and Program Guidelines**

Recommendation: Adopt a Resolution approving the Street Banner Policy and Program Guidelines

**17. Letter of Support for North State Public Safety Training Center**

Recommendation: Authorize the Mayor to sign a letter of support for the development of a Regional Public Safety Training Center in Yuba City to benefit North State First Responders

**Future Agenda Items**

**18. Consideration of an Ordinance Banning the sale of Flavored Tobacco/Vaping Products**

## **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

### **19. City Manager's Report**

City Manager Michael Rock

### **20. City Council Reports**

- Councilmember Cardoza
- Councilmember Espindola
- Councilmember Shaw
- Vice Mayor Boomgaarden
- Mayor Harris

## **Adjournment**