



**AGENDA**  
**FEBRUARY 2, 2016**  
**REGULAR MEETING**  
**CITY COUNCIL**  
**CITY OF YUBA CITY**

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

|                      |                         |
|----------------------|-------------------------|
| <b>MAYOR</b>         | • John Buckland         |
| <b>VICE MAYOR</b>    | • Stanley Cleveland, Jr |
| <b>COUNCILMEMBER</b> | • Preet Didbal          |
| <b>COUNCILMEMBER</b> | • John Dukes            |
| <b>COUNCILMEMBER</b> | • Kash Gill             |
| <b>CITY MANAGER</b>  | • Steven Kroeger        |
| <b>CITY ATTORNEY</b> | • Timothy Hayes         |

**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 OF THE CITY COUNCIL  
CITY OF YUBA CITY  
COUNCIL CHAMBERS  
FEBRUARY 2, 2016  
5:00 P.M. – CLOSED SESSION  
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 [tlocke@yubacity.net](mailto:tlocke@yubacity.net) to allow for time for testimony.

**Closed Session—Butte Room**

- A. Confer with real property negotiators Steve Kroeger and Diana Langley pursuant to Government Code Section 54956.8 regarding negotiations regarding possible purchase of the following properties or portions thereof: APN 15-530-021 Lynn Way – William and Patricia Jaeger.
- B. Confer with real property negotiators Steven Kroeger and Diana Langley pursuant to Government Code Section 54956.8 regarding negotiations with Union Pacific Railroad regarding possible purchase of right-of-way.
- C. Confer with real property negotiators Steven Kroeger and Diana Langley pursuant to Government Code Section 54956.8 regarding possible purchase of the following properties or portions thereof: APN 52-073-009, 977 Bridge Street.

**Regular Meeting—Council Chambers**

Call to Order

Roll Call:       \_\_\_ Mayor Buckland  
                  \_\_\_ Vice Mayor Cleveland  
                  \_\_\_ Councilmember Didbal  
                  \_\_\_ Councilmember Dukes  
                  \_\_\_ Councilmember Gill

Invocation

Pledge of Allegiance to the Flag

## **Presentations & Proclamations**

- 1. Chloe Gonzales – NFL PUNT, PASS & KICK National Championship Recognition**
- 2. Sutter Butte Flood Control Agency Presentation**

## **Public Communication**

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.

### **3. Written Requests**

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

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

Members of the public may address the City Council on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements to three minutes

## **Bid Opening**

### **5. Landscape Maintenance Services Contract (RFP16-03)**

Recommendation: Award a contract to Landscapes by Stentzel of Live Oak, CA in the amount of \$317,580 for one (1) year of landscape maintenance services of landscape maintenance districts, landscaped islands, and select City facilities with the option of three (3) one (1) year extensions and authorize the City Manager approve the extensions

## **Ordinance**

### **6. Consideration of Rezone No. 15-02 to facilitate the development of a 172 multiple family residential complex.**

Recommendation: Adopt the attached ordinance rezoning approximately 1.40 acres of the overall 8.14 acre site to the proposed Multiple-Family Residential (R-3) Zone District

## **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

### **7. Minutes of January 12, 2016 and January 19, 2016**

Recommendation: Approve the City Council Meeting Minutes of January 12 and 19, 2016

## **General Items**

### **8. Water/Wastewater Treatment Facility Supervisory Control and Data Acquisition (SCADA) Support**

Recommendation: Authorize a professional services contract with Tesco Controls in the amount of \$100,000 with the finding it is in the best interest of the City

## **Business from the City Council**

### **9. Appointments to City of Yuba City Boards and Commissions**

Recommendation: Approve the City Council Screening Committee Recommendations for Appointments

### **10. City Council Reports**

- Councilmember Didbal
- Councilmember Dukes
- Councilmember Gill
- Vice Mayor Cleveland
- Mayor Buckland

## **Adjournment**

# NFL Punt, Pass & Kick Champion

Chloe Gonzales





# Sutter Buttes Flood Control Agency Presentation

CITY OF YUBA CITY

**Written Requests**

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

Procedure

When requesting to speak, please indicate your name and the topic and mail to:

City of Yuba City  
Attn: City Clerk  
1201 Civic Center Blvd  
Yuba City CA 95993

Or email to:

Terrel Locke, City Clerk

[tlocke@yubacity.net](mailto:tlocke@yubacity.net)

The Mayor will call you to the podium when it is time for you to speak.

## CITY OF YUBA CITY

**Appearance of Interested Citizens**

Members of the public may address the City Council on items of interest that are within the City's jurisdiction. Individuals addressing general comments are encouraged to limit their statements.

Procedure

Complete a Speaker Card located in the lobby and give to the City Clerk. When a matter is announced, wait to be recognized by the Mayor. Comment should begin by providing your name and place of residence. A three minute limit is requested when addressing Council.

- 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 during the Public Communication portion of the meeting.

CITY OF YUBA CITY  
STAFF REPORT

**Date:** February 2, 2016  
**To:** Honorable Mayor & Members of the City Council  
**From:** Finance Department  
**Presentation By:** Spencer Morrison, Accounting Manager

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**Summary**

**Subject:** Landscape Maintenance Services Contract (RFP16-03)

**Recommendation:** Award a contract to Landscapes by Stentzel of Live Oak, CA in the amount of \$317,580 for one (1) year of landscape maintenance services of landscape maintenance districts, landscaped islands, and select City facilities with the option of three (3) one (1) year extensions. Authorize the City Manager to approve the extensions.

**Fiscal Impact:** \$317,580 annually broken down as follows:  
\$192,660-Landscape Maintenance Districts  
\$ 64,200-Road Funds  
\$ 42,420-Parks Budget  
\$ 14,940-Water Fund  
\$ 3,360-Sewer Fund

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**Purpose:**

To award a contract for the maintenance of landscaping located within landscape maintenance districts, landscaped islands, walkways, the bike path, and select City facilities for an initial term of one (1) year with the option of three (3) one (1) year extensions, at the City's request.

**Background:**

The City has landscape maintenance contracts for the routine maintenance of landscaping located within landscape maintenance districts, landscape islands and select City facilities. Services include litter control, fertilizing, pest management, weed control, pruning, mowing, edging, weeding, and tree maintenance and irrigation repairs.

In January 2012, a contract was awarded to Crossroads Facility Maintenance of Sacramento, CA for the maintenance of 79 landscape maintenance areas, that contract will expire in January 2016. Currently, the City's contract with Crossroads is \$174,368. This year the contract has 82 landscape maintenance areas being bid.

**Analysis:**

Staff issued a Request for Proposals (RFP) for landscape maintenance services. The Finance Department worked with the Community Services Department and the Public Works Department to

ensure that the landscape maintenance specifications meet the City's requirements. The RFP specified that any vendor interested in responding to the RFP would need to attend a mandatory pre-bid meeting to review the standards and services that the City expects from the new awardee. A notice regarding the RFP was issued to twenty-eight (28) landscape contractors. Five (5) vendors were present at the mandatory pre-proposal meeting and four (4) of the vendors submitted proposals.

The RFP specified that the criteria outlined below would be used to evaluate and rank potential contractors.

**Evaluation Criteria**

**Maximum Score**

Phase 1-Technical Portion

Compliance with RFP requirements 5 points  
 Capability and Experience of Contractor 40 points

Phase 2-Technical Portion

Reference Checks/Site reviews 30 points

Phase 3

Cost for monthly services and extra work 25 points  
 100 points

A committee of three City staff members independently evaluated and ranked the proposals according to the criteria outlined above. After Phase 1 was evaluated and scored by the committee, the top 3 vendors moved on to Phase 2. The top 3 vendors advanced based on their ability to comply with the proposal, their experience and the allocation of full time personnel to this contract.

Proposal rankings and proposed maintenance costs are below:

| Company                                       | Average Score (100 points possible) | Proposed Amount (monthly) | Proposed Amount (yearly) | Rank |
|---|-------------------------------------|---------------------------|--------------------------|------|
| Landscapes by Stentzel - Live Oak, CA         | 83.00                               | \$26,465                  | \$317,580                | 1    |
| Crossroads Facility Services - Sacramento, CA | 75.00                               | \$41,290                  | \$495,480                | 2    |
| Dominguez Landscape – Sacramento, CA          | 73.00                               | \$21,020                  | \$252,240                | 3    |
| Botanica Landscape – Yuba City, CA            | 32.00                               | \$53,600                  | \$643,200                | 4    |

Staff recommends award of a contract to Landscapes by Stentzel of Live Oak, CA in the amount of their proposal of \$317,580 per year. Landscapes by Stentzel was selected based on their overall ability to provide the services required, quality, experience and cost as well as the amount of personnel that will be assigned to the City's contract.

The contract is structured so that routine maintenance items are included in the contract price. In addition, the City has the ability to utilize the contractor for any extra work outside of the specified scope of work such as repairs due to vandalism or theft, replacement of irrigation controllers, etc. Landscapes by Stentzel has provided an Extra Work Fee Schedule for irrigation repairs at \$50.00/hour and all other repairs at \$40.00/hour as well as zero mark-ups for equipment, materials, and labor.

**Fiscal Impact:**

\$317,580 annually broken down as follows:  
\$192,660-Landscape Maintenance Districts  
\$ 64,200-Road Funds  
\$ 42,420-Parks Budget  
\$ 14,940-Water Fund  
\$ 3,360-Sewer Fund

**Alternatives:**

- 1) Reject the proposals
- 2) Request new proposal process

**Recommendation:**

Award a contract to Landscapes by Stentzel of Live Oak, CA in the amount of \$317,580 for one (1) year of landscape maintenance services of landscape maintenance districts, landscaped islands, and select City facilities with the option of three (3) one (1) year extensions. Authorize the City Manager to approve the extensions.

**Prepared By:**

/s/ Vicky Anderson  
Vicky Anderson  
Administrative Analyst I

**Submitted By:**

/s/ Steven C. Kroeger  
Steven C. Kroeger  
City Manager

**Reviewed By:**

Finance

/SM/

Community Services

/BM/

City Attorney

\_\_\_\_\_

CITY OF YUBA CITY  
STAFF REPORT

**Date:** February 2, 2016  
**To:** Honorable Mayor & Members of the City Council  
**From:** Development Services Department  
**Presentation By:** Arnaldo Rodriguez, AICP, Development Services Director

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**Summary**

**Subject:** Rezone No. 15-02 to facilitate the development of a 172 multiple family residential complex near Garden Highway on Lincoln Road

**Recommendation:** Adopt an Ordinance rezoning approximately 1.40 acres of the overall 8.14 acre site to the proposed Multiple-Family Residential (R-3) Zone District and waive the second reading

**Fiscal Impact:** The costs for processing the land use entitlements is funded by the payment of the required entitlement fee, a flat rate fee that is intended to cover staff costs. Moreover, the development of the project will be subject to the payment of development impact fees as well as building permit fees that will cover future costs incurred by the City.

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**Purpose:**

To rezone the subject site for the development a 172 unit multiple family residential complex.

**Background**

The applicant has filed numerous land use entitlements pertaining to 8.14 acres located on the south side of Lincoln Road approximately 550 feet west of Garden Highway (Attachment 1). The applicant is proposing to develop a 172 unit multiple family residential complex and all of its amenities including a 1,500 square foot clubhouse, 357 parking spaces, and landscaping on the subject site. More specifically, the request includes Rezoning (R) 15-02 which proposes to rezone a portion of the 8.14 acre parcel from the Two-family Residential (R-2) zone district to the Multiple-family Residential (R-3) zone district (Attachment 2).

At the January 19, 2016 Council meeting, staff introduced the proposed ordinance and waived the first reading of the ordinance, while the Council also elected to amend the Planned Land Use designation of the property from the from the Medium/Low Density Residential Planned Land Use designation to the Medium/High Density Residential Land Use designation and approved a Development Plan to develop a 172-unit gated apartment complex, including a clubhouse, parking and landscaping.

**Planning Commission Action:**

On December 23, 2015, the Yuba City Planning Commission considered this project. At the public hearing, the Commission heard testimony from city staff and the applicant. The Commission posed numerous questions regarding design, ingress and egress to Lincoln Road,

open space, access to City parks, and mass transit. No members of the public spoke. The Planning Commission, by a vote of 7 to 0, recommended that the Council approve the project, subject to compliance with the conditions and mitigation measures.

**Project Analysis:**

Staff prepared an in-depth analysis relative to the proposed project and its potential impacts in terms of traffic, urban design, open space, parking, lighting, etc. This analysis was presented to the City Council at its meeting on January 19, 2016.

**Environmental Determination:**

An environmental assessment was prepared for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) Guidelines. This process included the distribution of requests for comment from other responsible or affected agencies and interested organizations.

Based upon the attached environmental assessment and the list of identified mitigation measures, staff has determined that there is no evidence in the record that the project may have a significant effect on the environment and recommends adoption of a mitigated negative declaration for this project. The findings of the mitigated negative declaration is that, with the proposed mitigations for air quality, cultural resources and traffic, the 172 unit apartment complex will not create any significant impacts to the neighborhood or vicinity. As a result, the filing of a mitigated negative declaration is appropriate in accordance with the provisions of CEQA. The proposed mitigations were included in the project conditions of approval presented to the City Council at its January 19, 2016 meeting.

**Recommendation:**

The appropriateness of the proposed project has been examined with respect to its consistency with goals and policies of the General Plan, its compatibility with surrounding uses, and its avoidance or mitigation of potentially significant adverse environmental impacts. These factors have been evaluated as described above and by the accompanying environmental assessment. Therefore, staff recommends that the Council conduct a public hearing and after consideration, concur with the Planning Commission's recommendations, which are to:

Adopt an Ordinance rezoning approximately 1.40 acres of the overall 8.14 acre site to the proposed Multiple-Family Residential (R-3) Zone District and waive the second reading.

**Alternatives:**

Delay, modify, or return to staff for additional analysis.

**Attachments:**

1. Aerial photo
2. Rezone map
3. Ordinance (Rezone)

Prepared By:

*/s/ Arnoldo Rodriguez*

Arnoldo Rodriguez  
Development Services Director

Submitted By:

*/s/ Steven C. Kroeger*

Steven C. Kroeger  
City Manager

Reviewed By:

Finance

RB

City Attorney

TH via email



Aerial Photo

Lincoln Road

Garden Highway

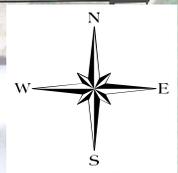


Subject Parcel  
(parcel lines are  
approximate)

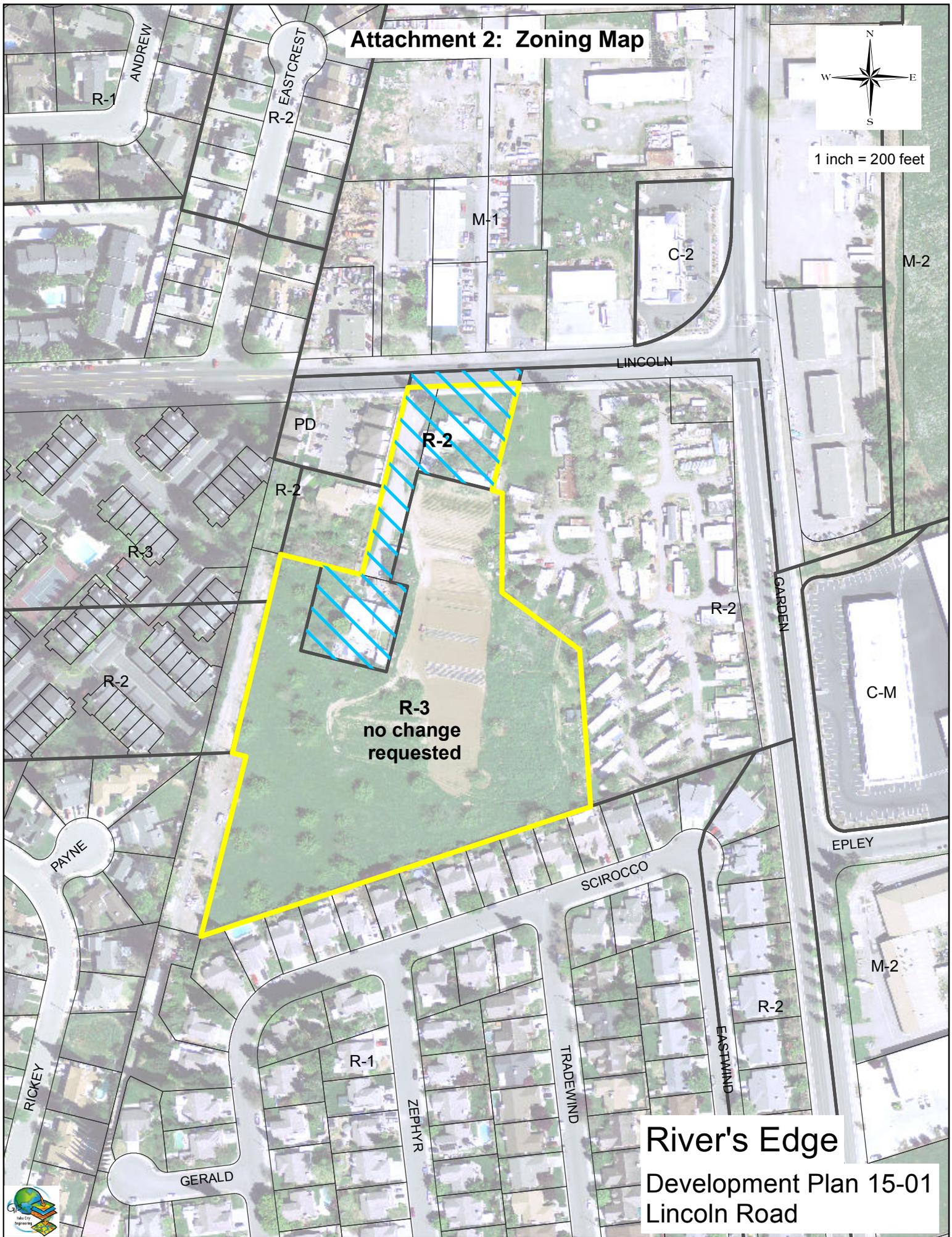
**Attachment 1:**  
**Aerial Photo**

Attachment 2:  
Zoning Map

# Attachment 2: Zoning Map



1 inch = 200 feet



R-2

R-3  
no change  
requested

**River's Edge**  
Development Plan 15-01  
Lincoln Road



**Attachment 3:  
Rezone Ordinance**

**ORDINANCE NO. \_\_\_\_\_**

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF YUBA CITY  
AMENDING THE ZONING CLASSIFICATION FROM THE TWO-FAMILY  
RESIDENTIAL (R-2) ZONE DISTRICT TO THE MULTIPLE-FAMILY  
RESIDENTIAL (R-3) ZONE DISTRICT ON APPROXIMATELY 1.40 ACRES OF  
PROPERTY**

WHEREAS, Rezone Application No. R-15-02 has been filed by Highmark Land Company, LLC with the City of Yuba City to reclassify approximately 1.40 acres of property located on the south side of Lincoln Road approximately 550 feet west of Garden Highway, from the Two-family Residential (R-2) Zone District to the Multiple-family Residential (R-3) Zone District; and

WHEREAS, pursuant to the provisions of Article 72, Chapter 8, of the City of Yuba City Municipal Code, the Planning Commission held a public hearing on the 23rd day of December, 2015, to consider Rezone Application No. R-15-01 and related Environmental Assessment No. EA-15-05, during which the Commission considered the environmental assessment and recommended to the Council of the City of Yuba City approval of the rezone application which proposes to amend the City's Zoning Ordinance on real property per Exhibit A from the R-2 (*Two Family Residential*) zone district to the R-3 (*Multiple-Family Residential*) zone district; and

WHEREAS, at that same hearing the Commission reviewed related General Plan Amendment No. 15-01 proposing to re-designate the property from the Medium/Low Density Residential Planned Land Use designation of the City's General Plan to the Medium/High Density Residential designation; and

WHEREAS, at that same hearing the Commission reviewed related Development Plan No. 15-01 proposing to develop a 172-unit apartment complex; and

WHEREAS, the Council of the City of Yuba City, on the 19th day of January, 2016, received the recommendation of the Planning Commission.

THE CITY COUNCIL OF THE CITY OF YUBA CITY DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Planning Commission of the City of Yuba City having heretofore conducted a public hearing on December 23, 2015, on the matter of rezoning of the property as identified in Exhibit A, and at the conclusion of said hearing recommended that the City Council adopt the Mitigated Negative Declaration prepared for the project determining that there are no significant adverse environmental impacts resulting from the project, and recommended City Council approval of the rezoning of said property from the Zoning classification R-2 (*Two Family Residential*) zone district to the R-3 (*Multiple-Family Residential*) zone district.

Section 2. The City Council of the City of Yuba City having considered said recommendations of the City Planning Commission on the matter of the rezoning of said property and conducted a public hearing on the matter on January 19, 2016, and after review and consideration of the Mitigated Negative Declaration found that the Mitigated Negative Declaration prepared for the project is in conformance with State and local environmental guidelines and adopted said Mitigated Negative Declaration.

Section 3. The Council finds the recommended R-3 Zone District is consistent with the Medium-High Density Residential Planned Land Use designation as proposed per General Plan Amendment No. 15-01.

IT IS HEREBY ORDERED, RESOLVED AND DECREED, that the property as depicted in attached **Exhibit A** made a part hereof by this reference, be rezoned to the R-3 (*Multiple-Family Residential*) zone district.

This ordinance shall be effective June 4, 2016, and, after it is adopted, shall be published as provided by law.

Introduced and read at a regular meeting of the City Council of the City of Yuba City on the 19<sup>th</sup> day of January, 2016, and passed and adopted at a regular meeting held on the 2<sup>nd</sup> day of February, 2016.

AYES:

NOES:

ABSENT:

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John Buckland, Mayor

ATTEST:

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Terrel Locke, City Clerk

APPROVED AS TO FORM:

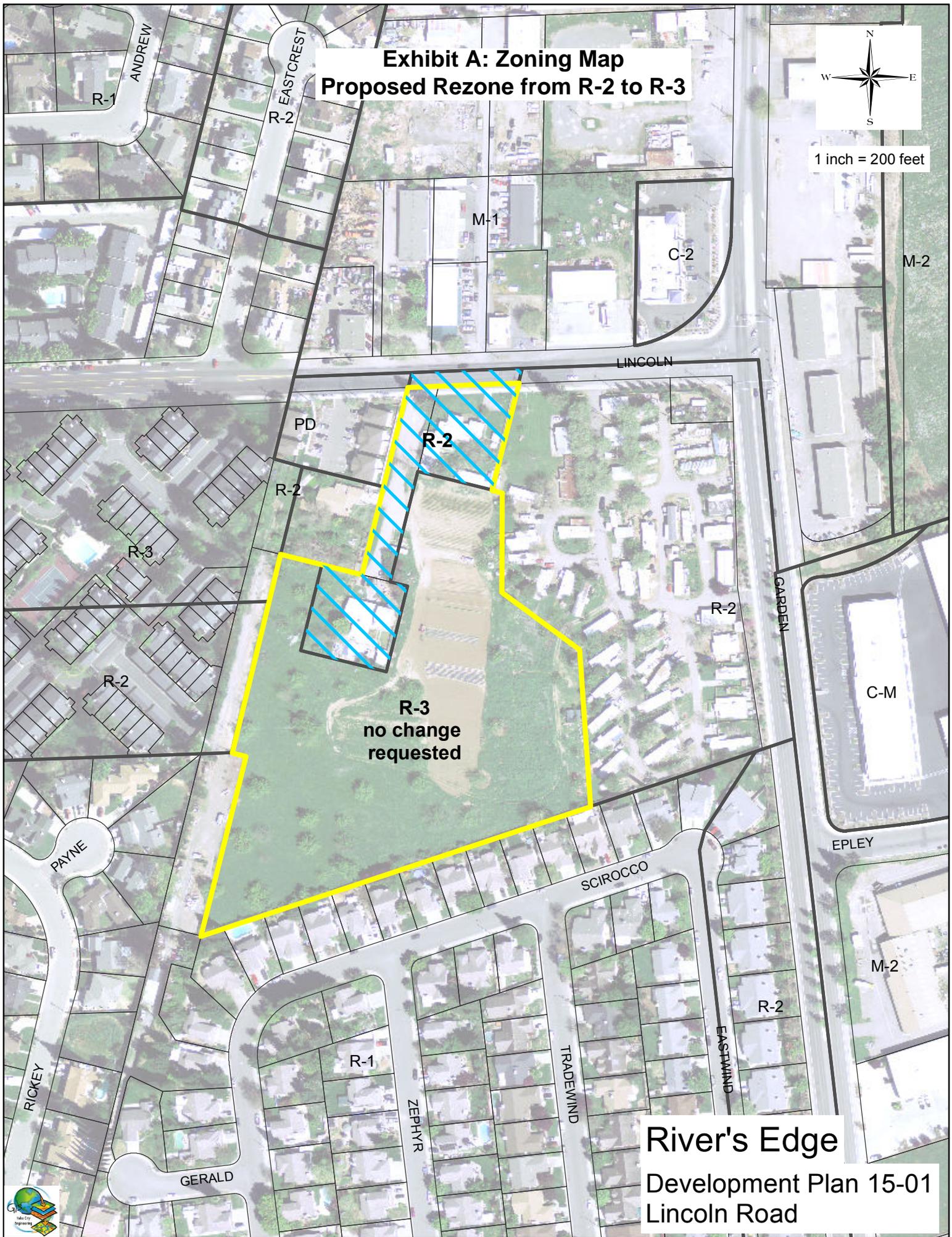
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Tim Hayes, City Attorney

# Exhibit A: Zoning Map Proposed Rezone from R-2 to R-3



1 inch = 200 feet



**River's Edge**  
Development Plan 15-01  
Lincoln Road



**MINUTES (DRAFT)  
WATER AND WASTEWATER UTILITY RATES  
SPECIAL WORKSHOP  
CITY COUNCIL  
CITY OF YUBA CITY**

**CITY HALL – SUTTER ROOM  
1201 CIVIC CENTER BLVD  
JANUARY 12, 2016 5:00 P.M.**

**Special Workshop – Sutter Room**

The City of Yuba City City Council Special Workshop was called to order by Mayor Buckland at 5:01 p.m.

**Roll Call**

Present: Councilmembers Cleveland, Didbal, Dukes, Gill and Mayor Buckland  
Absent: None

**Public Communication on Items on the Agenda**

1. **Appearance of Interested Citizens - None**

**General Items**

2. **Water and Wastewater Utility Rates**

Discussion regarding water and wastewater operational needs (e.g., revenue recovery needed due to conservation, debt service requirements, capital infrastructure needs, etc.) and anticipated rate impacts.

**Adjournment**

Mayor Buckland adjourned the Special Workshop of the City Council of the City of Yuba City at 5:56 p.m.

\_\_\_\_\_  
John Buckland, Mayor

**Attest:**

\_\_\_\_\_  
Terrel Locke, City Clerk

**MINUTES (DRAFT)  
REGULAR MEETING OF THE CITY COUNCIL  
CITY OF YUBA CITY  
COUNCIL CHAMBERS  
JANUARY 19, 2016  
5:00 P.M. – CLOSED SESSION  
6:00 P.M. – REGULAR MEETING**

**Closed Session—Butte Room**

- A. Conferred with labor negotiators Steve Kroeger and Natalie Springer regarding negotiations with the following association: Yuba City Firefighters Local 3793 pursuant to Section 54957.6 of the Government Code.
- B. Conferred with real property negotiators Steve Kroeger and Diana Langley pursuant to Government Code Section 54956.8 regarding possible sale of the following properties: APN 52-412-013, 625 Clark Avenue, and APN 52-413-013, 833 Bridge Street

**Regular Meeting—Council Chambers**

The City of Yuba City City Council meeting was called to order by Mayor Buckland at 6:02 p.m.

**Roll Call**

Present: Councilmembers Cleveland, Didbal, Dukes, Gill and Mayor Buckland

Absent: None

**Invocation**

Councilmember Dukes gave the invocation.

**Pledge of Allegiance to the Flag**

Councilmember Cleveland led the Pledge of Allegiance.

**Presentations & Proclamations**

**1. Police Officer of the Year Proclamation – Isabel Kodani**

Mayor Buckland presented Officer Isabel Kodani with a proclamation in honor of her selection as the Yuba City Police Officer of the Year

**2. Police Employee of the Year Proclamation – Katelin Snider**

Mayor Buckland presented Public Safety Dispatcher Katelin Snider with a proclamation in honor of her selection as the Yuba City Police Employee of the Year

**3. Public Safety Overview – Police Department**

Police Chief Rob Landon gave a presentation of the status of the Police Department

**Public Communication**

**4. Written Requests - None**

**5. Appearance of Interested Citizens**

The following person spoke:

John Floe, Sutter Yuba Mental Health Prevention Services Coordinator, presented Councilmember Didbal with the “Gumby Award” in appreciation for her services to the Community

### **Public Hearing**

#### **6. Consideration of General Plan Amendment, Rezone, and Development Plan to facilitate the development of a 172 multiple family residential complex**

Mayor Buckland opened the public hearing, and the following person spoke:

Dr. Larry Ozeran, NW Yuba City

Shawn Minard, Representing the Applicant

Hearing no further comment, Mayor Buckland closed the public hearing.

Councilmember Cleveland moved to: A) Adopt mitigated negative declaration, EA-15-05 that determined that the proposed project will not create any significant environmental impacts; B) Adopt **Resolution No. 16-001** re-designating the 8.14-acre property from Medium/Low Density Residential to Medium/High Density Residential plan land use which would increase the permitted residential density from 8-14 units per acre to 12-36 units per acre; C) Introduce an Ordinance rezoning approximately 1.40 acres of the overall 8.14 acre site to the proposed Multiple-Family Residential (R-3) Zone District and waive the first reading; and D) Adopt **Resolution No. 16-002** approving the Development Plan which would allow for the development of a 172 gated multiple family residential complex. Councilmember Dukes seconded the motion that passed with the following vote:

AYES: Councilmembers Cleveland, Didbal, Dukes, Gill, and Mayor Buckland

NOES: None

ABSENT: None

### **Bid Opening**

#### **7. Patrol Vehicles Installation (FB16-05)**

Councilmember Gill moved to reject the single bid received from Cop Shop of Yuba City, CA and instruct staff to re-bid. Councilmember Dukes seconded the motion that passed with a unanimous vote.

### **Ordinance**

#### **8. Stormwater Management and Discharge Control Ordinance**

Councilmember Gill moved to introduce an Ordinance amending the Stormwater Discharge and Control Ordinance Chapter 21 of Title 4 to comply with the requirements of the City’s Phase II Small MS4 NPDES Permit; waive the first reading. Councilmember Dukes seconded the motion that passed with a unanimous vote.

#### **9. Establish a Grading Ordinance in the City of Yuba City**

Councilmember Dukes moved to introduce an Ordinance adding Chapter 15 of Title 7 to the City Municipal Code which will regulate and control grading work in the City; waive

the first reading. Councilmember Gill seconded the motion that passed with a unanimous vote.

### **Consent Calendar**

Councilmember Gill moved to adopt the Consent Calendar as presented. Councilmember Dibal seconded the motion that passed with a unanimous vote

**10. Minutes of December 15, 2015**

Approved the City Council Meeting Minutes of December 15, 2015.

**11. Fiscal Year 2015-16 Waste Tire Enforcement Grant Application**

Adopted **Resolution No. 16-003** authorizing Yuba County, as the Lead Agency of the Yuba-Sutter Local Enforcement Agency, to perform Waste Tire Enforcement activities on behalf of the City of Yuba City and submit a Collaborative Application for the Waste Tire Enforcement Grant to CalRecycle for Fiscal Year 2015-16.

**12. Annual Investment Policy Adoption**

Approved Investment Policy as amended.

**13. Annual Sunsweet Boulevard Community Facilities District 2004-1 Report Pursuant to Government Code Section 53411**

Noted and Filed.

**14. Administration for Landscape and Lighting and Benefit Assessment Districts**

Awarded the one (1) year contract with the possibility of two (2) one (1) year extensions to Willdan Financial Services of Temecula, CA for \$16,000 a year plus an additional \$4,000 a year for any extras that may arise from the contract. Have the Finance Director approve the extensions.

### **General Items**

**15. Feather River Air Quality Management District (FRAQMD) Agreement No. VF15-04 – Acceptance of Blue Sky Grant for \$48,000 for the Yuba City Bicycle Signal Detection Project 2016**

Councilmember Cleveland moved to: A) Adopt **Resolution No. 16-004** authorizing the Public Works Director to execute FRAQMD Agreement No. VF15-04, accepting \$48,000 in Blue Sky Grant funds for the Yuba City Bicycle Signal Detection Project 2016 including the necessary budget adjustments outlined in the fiscal impact; and B) Authorize the Finance Director to provide a supplemental appropriation from existing unallocated TDA (Transportation Development Act) funds in the amount of \$25,000 to CIP project 911169 (Bicycle Master Plan Implementation). Councilmember Dukes seconded the motion that passed with a unanimous vote.

**16. Funding Agreement and Professional Services Agreement with ESA for the preparation of the Bogue/Stewart Master Plan, Sphere of Influence Expansion, Annexation, and Environmental Impact Report (EIR) in the amount of \$695,119**

Councilmember Dukes moved to A) Authorize the City Manager to sign a Funding Agreement with Newkom Ranch LLC and Bains Revocable Family Trust 2005 for payment of costs associated with preparation of the Master Plan, SOI Expansion, Annexation, and EIR; B) Authorize the City Manager to sign a Professional Services Agreement with ESA to prepare the Master Plan, SOI Expansion, Annexation, and EIR, in an amount not to exceed \$695,119, with the finding that it is in the best interest of the City; and C) Authorize funding of \$98,448 from account 901080 (General Fund Update project) which has a current balance of approximately \$579,000. Councilmember Didbal seconded the motion that passed with a unanimous vote.

### **Business from the City Council**

#### **17. Annual Sacramento Metro Chamber Capitol to Capitol Legislative Program in Washington DC**

Councilmember Gill moved to continue participating in the Sacramento Metro Chamber's Annual Cap-to-Cap Legislative Program by sending staff and City Council members to the April 2016 Program, and also not limit the amount of Council members who can attend. Councilmember Dukes seconded the motion that passed with a unanimous vote.

#### **18. City Council Reports**

- Councilmember Didbal
- Councilmember Dukes
- Councilmember Gill
- Vice Mayor Cleveland
- Mayor Buckland

### **Adjournment**

Mayor Buckland adjourned the Regular Meeting of the City Council of the City of Yuba City at 8:25 p.m.

\_\_\_\_\_  
John Buckland, Mayor

### **Attest:**

\_\_\_\_\_  
Terrel Locke, City Clerk

CITY OF YUBA CITY  
STAFF REPORT

**Date:** February 2, 2016  
**To:** Honorable Mayor & Members of the City Council  
**From:** Public Works Department  
**Presentation By:** Michael Paulucci, Deputy Public Works Director - Utilities

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**Summary**

**Subject:** Water/Wastewater Treatment Facility Supervisory Control and Data Acquisition (SCADA) Support

**Recommendation:** Authorize a professional services contract with Tesco Controls in the amount of \$100,000 with the finding it is in the best interest of the City

**Fiscal Impact:** \$100,000 broken down as follows:  
\$50,000 - Account No. 7120-62701 Water Professional Services  
\$50,000 - Account No. 7120-69201 Wastewater Professional Services

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**Purpose:**

To maintain automation processes at both Water Treatment facilities until the two vacant Instrumentation Technician positions are filled.

**Background:**

The City's Public Works Department uses a SCADA system of radios, antennas, computers, etc. to remotely monitor and control critical infrastructure processes such water treatment, water reservoirs, wastewater treatment, collection system lift stations, and storm systems. Recently, both instrumentation technician positions became vacant. An absence of SCADA support would put the City at risk of system(s) failures which may result in drinking water quality issues, discharge permit violations, sanitary system overflows onto public sidewalks/roadways, treatment process inefficiencies, regulatory reporting deficiencies, etc.

**Analysis:**

The City currently has two full-time instrumentation technicians budgeted for FY15-16. The net cost to the City of both positions is approximately \$200,000. It is anticipated it will require six months to recruit and fill both positions. Tesco is currently supplying support to the City in the interim to manage SCADA related issues as they arise.

Tesco was selected for this project as their staff is familiar with the custom complex programming of the City's SCADA system having worked on past projects, current projects such as the lift station #2 upgrade and the availability of one past City instrumentation technician employee. This familiarity of City systems enables Tesco to quickly troubleshoot and correct issues which ultimately will reduce risk and cost.

**Fiscal Impact:**

\$100,000 broken down as follows:

\$50,000 - Account No. 7120-62701 Water Professional Services

\$50,000 - Account No. 7120-69201 Wastewater Professional Services

**Alternatives:**

Do not proceed forward with SCADA support and address issues as they arise.

**Recommendation:**

Authorize a professional services contract with Tesco Controls in the amount of \$100,000 with the finding it is in the best interest of the City.

Prepared by:

Submitted by:

*/s/ Mike Paulucci*

Michael Paulucci  
Deputy Public Works Director - Utilities

*/s/ Steven C. Kroeger*

Steven C. Kroeger  
City Manager

Reviewed by:

Department Head

DL

Finance

RB

City Attorney

TH via email

CITY OF YUBA CITY  
BUSINESS FROM THE CITY COUNCIL

**Date:** February 2, 2016  
**To:** Honorable Members of the City Council  
**From:** City Council Screening Committee  
**Report By:** John Buckland, Mayor

**Summary**

**Subject:** Appointments to City of Yuba City Boards and Commissions  
**Recommendation:** Approve the City Council Screening Committee Recommendations for Appointments  
**Fiscal Impact:** None.

**Purpose:**

To fill vacancies on the Yuba City Boards and Commissions.

**Background:**

On January 27 and February 1<sup>st</sup>, the City Council Screening Committee, consisting of Mayor Buckland and Vice Mayor Cleveland, held interviews for three scheduled and unscheduled vacancies on the City's Boards and Commissions. A total of seven applications were received for the following vacancies:

|   | Commission             | Years | Term                |
|---|------------------------|-------|---------------------|
| 1 | Planning (unscheduled) | 2     | 01/01/16 – 12/31/18 |
| 8 | Senior                 | 4     | 01/01/16 – 12/31/20 |
| 9 | Senior (unscheduled)   | 4     | 01/01/16 – 12/31/20 |

*The names of the recommended Commissioners to be appointed will be provided to Council prior to the Council meeting.*

**Recommendation:**

Approve the City Council Screening Committee Recommendations for Appointments.

CITY OF YUBA CITY

**City Council Reports**

- Councilmember Cleveland
- Councilmember Didbal
- Councilmember Gill
- Vice Mayor Buckland
- Mayor Dukes

**Adjournment**