



**AGENDA  
OCTOBER 18, 2016  
REGULAR MEETING  
CITY COUNCIL  
AND THE SUCESSOR AGENCY  
TO THE REDEVELOPMENT AGENCY  
CITY OF YUBA CITY**

**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 other accommodations such as signing services or interpreters to make a presentation to the City Council, the City is happy to assist you. Please contact the City offices at (530) 822-4602 at least 72 hours in advance so such aids or services can be arranged.*

*The Council Chambers are equipped with auxiliary hearing devices so that no prior arrangements need to be made to attend the meeting. **City Hall TTY: 530-822-4732***

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REGULAR MEETING OF THE CITY COUNCIL  
AND THE SUCESSOR AGENCY  
TO THE REDEVELOPMENT AGENCY  
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COUNCIL CHAMBERS  
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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.

**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. Sikh Awareness and Appreciation Month**

**Public Hearing**

**2. Energy Service Contract with OpTerra Energy Services for Energy Related Improvements to City Facilities**

Recommendation: Conduct a Public Hearing, and then

- A. Adopt a resolution authorizing the City Manager to execute an Energy Service Contract with OpTerra Energy Services for energy related improvements to City facilities, following approval by the City Attorney
- B. Adopt a resolution declaring the intent to be reimbursed for certain capital expenditures from the proceeds of indebtedness

**Bid Opening**

**3. Franklin Road Improvements Project (Award) – Total Cost \$503,570**

Recommendation: A. Award Contract No. 15-08 Franklin Road Improvements, to North Star Construction and Engineering, Inc. of Yuba City, CA in the amount of their bid of \$419,570

- B. Authorize the City Manager to execute the contract on behalf of the City, following approval by the City Attorney
- C. Authorize a budget transfer from Capital Improvement Project (CIP) Account No. 1027 (Traffic Signal) to CIP Account No. 1199 (Franklin Road Pedestrian Improvements) in the amount of \$154,000

**4. Custodial Services Contract (FB16-10)**

- Recommendation:
- A. Award a contract to Ultimate Building Maintenance (UBM) of Yuba City, CA, in the amount of \$77,100 for one (1) year of custodial services with the option of three (3) one (1) year extensions
  - B. Authorize the City Manager to approve the contract extensions

**5. Purchase of one (1) Ford F350 with custom truck body (RFQ17-01)**

- Recommendation:
- A. Award the purchase of one (1) Ford F350 with custom truck body to Geweke Ford of Yuba City, CA, in the amount of \$37,048.15 by finding that it is in the best interest of the City to do so
  - B. Authorize a supplemental appropriation for \$37,048.15 to account 6610-69410 for the purchase

**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.

**6. 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

**7. 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

**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.

**8. Minutes of September 20, 2016**

Recommendation: Approve the City Council Meeting Minutes of September 20, 2016

**9. Delinquent Assessment District Installments - Judicial Foreclosure Proceedings**

Recommendation: Adopt a resolution ordering the commencement of judicial foreclosure proceedings and direct the removal of \$4,610 delinquent assessment and reassessment installments from the county tax roll

**10. Garden Highway Reimbursement Agreement (Heer Property, APN 53-500-005)**

Recommendation: Adopt a Resolution approving the execution of a Reimbursement Agreement with the property owners of Assessor Parcel Number 53-500-005 for the installation of road frontage improvements along Garden Highway

**General Items**

**11. Memorandum of Understanding with the Mehmet Noyan Company for the property located at Bridge and Shasta Streets (*"Feather River Mill" site*)**

Recommendation: A. As the City Council, Authorize the City Manager to approve and sign on behalf of the City, an amendment to the Memorandum Of Understanding Agreement ("Agreement") to negotiate exclusively with Mr. Mehmet Noyan of the Mehmet Noyan Company with regard to the property located at the southeast corner of Bridge and Shasta Streets to be used for the future development of a mixed use project (APN 52-324-023 & 52-502-008)

B. As the Board of Directors of the Successor Agency, authorize the Executive Director to approve and sign on behalf of the Agency an amendment to the Memorandum Of Understanding Agreement ("Agreement") to negotiate exclusively with Mr. Mehmet Noyan of the Mehmet Noyan Company with regard to the property located at the southeast corner of Bridge and Shasta Streets to be used for the future development of a mixed use project (APN 52-324-023 & 52-502-008)

**Business from the City Council**

**12. City Manager Employment Agreement**

Recommendation: Adopt a Resolution authorizing the Mayor to sign the City Manager Employment Agreement between the City of Yuba City and Steven C. Kroeger from October 18, 2016 through December 31, 2019

**13. Cancellation of November 15, 2016 City Council Meeting**

Recommendation: Cancel the November 15, 2016 to allow for City Council Business to be conducted by incoming Councilmembers after the November 8<sup>th</sup> Municipal Election is Certified

**14. City Council Reports**

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

**Adjournment**