



---

## GRASS VALLEY

### City Council Regular Meeting, Capital Improvements Authority and Redevelopment "Successor Agency"

---

Tuesday, November 12, 2024 at 6:00 PM

Council Chambers, Grass Valley City Hall | 125 East Main Street, Grass Valley, California

Telephone: (530) 274-4310 - Fax: (530) 274-4399

E-Mail: [info@cityofgrassvalley.com](mailto:info@cityofgrassvalley.com)

Web Site: [www.cityofgrassvalley.com](http://www.cityofgrassvalley.com)

## MINUTES

### CALL TO ORDER

The meeting was called to order at 6:02 pm.

### PLEDGE OF ALLEGIANCE

Vice Mayor Hodge led the pledge of allegiance.

### ROLL CALL

#### PRESENT

Councilmember Bob Branstrom  
Councilmember Haven Caravelli  
Councilmember Tom Ivy  
Vice Mayor Hilary Hodge

#### ABSENT

Mayor Jan Arbuckle

### AGENDA APPROVAL -

Staff requests that item #7 (Nevada County Multi-Jurisdictional All Hazard Pre-Disaster Mitigation Plan) and Item #9 (Loma Rica Ranch—Accept Open Space Dedication)) be removed from the agenda for discussion at a later date.

Motion to approve agenda with noted changes by Councilmember Caravelli, Seconded by Councilmember Branstrom.

Voting Yea: Councilmember Branstrom, Councilmember Caravelli, Councilmember Ivy, Vice Mayor Hodge

### REPORT OUT OF CLOSED SESSION

Nothing to report.

### INTRODUCTIONS AND PRESENTATIONS

1. 2024 Nevada County Toy Run Proclamation
2. November 2024 National Hospice and Palliative Care Month Proclamation

3. Selected for awarding of an Active Transportation Program Grant for Wolf Creek Trail.

**PUBLIC COMMENT** -

In-person public comment: Speakers 1 thru 4

**CONSENT ITEMS** -

Tim Kiser, City Manager, announced that on item #12 (Community Risk Reduction Manager Job Description), the Measure B Oversight Committee approved the expenditure change from contracted work to hiring the agenized position.

A motion was made to approve consent for the removal of items #7 and #9 by Councilmember Branstrom, seconded by Councilmember Caravelli.

Voting Yea: Councilmember Branstrom, Councilmember Caravelli, Councilmember Ivy, Vice Mayor Hodge

4. Approval of the Regular Meeting Minutes of October 22, 2024

**Recommendation:** Council approve minutes as submitted.

5. Contract with California Consulting for Grant Writing Services

**CEQA:** Not a project

**Recommendation:** The Council authorizes the City Manager to enter into an agreement with California Consulting for grant writing services in the amount of \$52,800, subject to legal review.

6. Consent to Transfer of Ownership in Springhill Gardens Apartments pursuant to the Loan Agreement with Springhill Gardens Associates, L.P.

**CEQA:** Not a project

**Recommendation:** That the Council approve in its capacity as the legislative body of the Successor Agency to the Grass Valley Redevelopment Agency the requested transfer of ownership interest in the Springhill Gardens Apartments Complex pursuant to the Loan Agreement by and between the City of Grass Valley Redevelopment Agency and Springhill Gardens Associates, L.P., dated October 1, 2008.

7. ~~Nevada County Multi-Jurisdictional All Hazard Pre-Disaster Mitigation Plan~~

~~**CEQA:** Not a project as defined by the Public Resources Code section 21065 and CEQA Guidelines sections 15060 and 15378.~~

~~**Recommendation:** That Council adopt Resolution 2024-78 to adopt and approve the Nevada County Multi-Jurisdictional All Hazard Pre-Disaster Mitigation Plan~~

8. Loma Rica Ranch Subdivision - Approve Final Maps

**CEQA:** N/A - Not A Project/ Administrative Action

**Recommendation:** That Council 1) approve the Final Maps 18PLN-45 for the Loma Rica Ranch Subdivision, Phase 1, Phase 2, and Phase 3; 2) approve Resolution 2024-77, accepting all the dedications of real property for public purposes and public utility easements; and 3) authorize the Mayor to execute a Subdivision Improvement Agreement, subject to legal review.

9. ~~Loma Rica Ranch – Accept Open Space Dedication~~

~~**CEQA:** Exempt – Not a Project~~

~~**Recommendation:** That Council 1) accept a Grant Of Open Space Land (“Agreement”) across portions of the Loma Rica Ranch property, 2) authorize the City Manager to execute the Agreement, subject to legal review, and 3) authorize the City Clerk to sign the Certificate of Acceptance for the grant deed.~~

10. Administrative EMS Coordinator

**CEQA:** Not a project

**Recommendation:** That Council approve an updated job description for Administrative EMS Coordinator

11. 2025 Annual Measure E Street Rehabilitation Project - Authorization to Bid

**CEQA:** Categorically Exempt - Section 15301 “Existing Facilities”

**Recommendation:** That Council 1) approve the findings that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) and 2) authorize the advertisement for bids.

12. Community Risk Reduction Manager

**CEQA:** Not a Project

**Recommendation:** That Council 1) review and approve the job description and associated salary schedule for the Community Risk Reduction Manager, subject to legal review; 2) approve adding the Community Risk Reduction Manager to the allotted/authorized City positions; 3) review the proposed agreements (including Appendix A) for the Community Risk Reduction Manager position; 4) authorize the City Manager to execute the Community Risk Reduction Manager agreement subject to legal review; and 5) authorize the Administrative Services Director to make any necessary budget adjustments and/or amendments to complete these actions.

**ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION OR SEPARATE ACTION AND / OR ANY ADDED AGENDA ITEMS**

**REORGANIZATION RELATED ITEMS**

**PUBLIC HEARING**

13. Loma Rica Landscaping and Lighting District - Annexation 2024-1

**CEQA:** N/A - Not A Project/ Administrative Action

**Recommendation:** That Council 1) conduct a public hearing regarding annexation of the Zone VI Loma Rica Ranch Annexation No 2024-1 into the Residential Landscaping and Lighting District No. 1988-2; and 2) order the City Clerk to tabulate the ballot and provided there is not a majority protest, adopt Resolution 2024-76 ordering annexation of property to Residential Landscaping and Lighting District No. 1988-2, levying assessments for fiscal year 2025-2026 and ordering maintenance services.

[Bjorn Jones, City Engineer, gave overview of the item to the Council.](#)

[No public comments.](#)

Motion made to 1) conduct a public hearing regarding annexation of the Zone VI Loma Rica Ranch Annexation No 2024-1 into the Residential Landscaping and Lighting District No. 1988-2; and 2) order the City Clerk to tabulate the ballot and provided there is not a majority protest, adopt Resolution 2024-76 ordering annexation of property to Residential Landscaping and Lighting District No. 1988-2, levying assessments for fiscal year 2025-2026 and ordering maintenance services by Councilmember Ivy, Seconded by Councilmember Branstrom. Voting Yea: Councilmember Branstrom, Councilmember Caravelli, Councilmember Ivy, Vice Mayor Hodge

14. PG&E Rule 20A Project - Utility District Formation and Intra County Donation

**CEQA:** N/A - Not A Project/ Administrative Action

**Recommendation:** That Council 1) hold a public hearing and consider public feedback on the formation of a new Underground Utility District on La Barr Meadows Road; 2) adopt Resolution 2024-75 establishing the La Barr Meadows Road Underground Utility District; 3) accept an Intra-County donation of \$1.5million in PG&E Rule 20A funds from Nevada County; and 4) authorize the City Manager to sign a Memorandum of Understanding with Nevada County regarding the transfer of Rule 20A funds.

Councilmember Caravelli recused herself because she owns a business in the area.

Bjorn Jones, City Engineer, gave the council an overview of the item.

Public comment: Sherly Osgood & Matthew Coulter

Motion to 1) hold a public hearing and consider public feedback on the formation of a new Underground Utility District on La Barr Meadows Road; 2) adopt Resolution 2024-75 establishing the La Barr Meadows Road Underground Utility District; 3) accept an Intra-County donation of \$1.5million in PG&E Rule 20A funds from Nevada County; and 4) authorize the City Manager to sign a Memorandum of Understanding with Nevada County regarding the transfer of Rule 20A funds made by Councilmember Branstrom, Seconded by Councilmember Ivy.

Voting Yea: Councilmember Branstrom, Councilmember Ivy, Vice Mayor Hodge

15. Update Municipal Code Section 8.16 Fire Control Regulations

**CEQA:** Not a project

**Recommendation:** That Council: 1) introduce and adopt urgency ordinance 831 repealing Municipal Code Chapter - 8.16 Fire Control Regulations and replacing with new Municipal Code Chapter 8.16 Fire Control Regulations, waive the full reading and read by title only, 2) introduce ordinance 832 repealing Municipal Code Chapter - 8.16 Fire Control Regulations and replacing with new Municipal Code Chapter 8.16 Fire Control Regulations, waive the full reading and read by title only

Mark Buttron, Fire Chief, updated the council on updating the municipal codes' fire control regulations.

Public Comment: Preston Lindsey

Motion to 1) introduce and adopt urgency ordinance 831 repealing Municipal Code Chapter - 8.16 Fire Control Regulations and replacing with new Municipal Code Chapter 8.16 Fire Control Regulations, waive the full reading and read by title only,

2) introduce ordinance 832 repealing Municipal Code Chapter - 8.16 Fire Control Regulations and replacing with new Municipal Code Chapter 8.16 Fire Control Regulations, waive the full reading and read by title only by Councilmember Branstrom, Seconded by Councilmember Caravelli.

Voting Yea: Councilmember Branstrom, Councilmember Caravelli, Councilmember Ivy, Vice Mayor Hodge

## **ADMINISTRATIVE**

### 16. Highway 49 Overpass Transportation Art Project

**CEQA:** Not a project

**Recommendation:** That Council 1) direct staff to proceed with the process of a transportation art project application at the proposed site; 2) give feedback on the proposed renders as submitted; 3) solicit public comment on this item as required by the Caltrans Transportation Art process; 4) direct staff to put the renderings and application through the City's mural process.

Councilmember Caravelli recused herself because her business is a donor to the project.

Lieutenant Brian Blakemore and Brian Chamber from the Chamber Project gave a presentation to the council to help explain the efforts involved in the proposed project.

Public Comment: Robin Galvin-Davis, Heather Heckle, & Matthew Coulter

Motion made to 1) direct staff to proceed with the process of a transportation art project application at the proposed site; 2) give feedback on the proposed renders as submitted; 3) solicit public comment on this item as required by the Caltrans Transportation Art process; 4) direct staff to put the renderings and application through the City's mural process by Councilmember Ivy, Seconded by Councilmember Branstrom.

Voting Yea: Councilmember Branstrom, Councilmember Ivy, Vice Mayor Hodge

### 17. Downtown Parking

**CEQA:** Not a Project

**Recommendation:** That Council 1) authorize a contract with Dixon Resources Unlimited for \$22,940.00 for parking consultant services; 2) authorize the City Manager to execute the agreement, subject to legal review; and 3) authorize the Administrative Services Director to transfer funds from the FY 2024/25 contingency to fund the proposed agreement.

Councilmember Caravelli recused herself because she owns a business in the area.

Tim Kiser, City Manager, gave an overview to the council.

Public comment: Robin Galvin Davis, Preston Lindsey, Matthew Coulter

Motion made to 1) authorize a contract with Dixon Resources Unlimited for \$22,940.00 for parking consultant services; 2) authorize the City Manager to execute the agreement, subject to legal review; and 3) authorize the Administrative Services Director to transfer funds from the FY 2024/25 contingency to fund the proposed

agreement by Councilmember Branstrom, Seconded by Councilmember Ivy.  
Voting Yea: Councilmember Branstrom, Councilmember Ivy, Vice Mayor Hodge

**BRIEF REPORTS BY COUNCIL MEMBERS**

Councilmember Caravelli attended a GVDA board meeting, Safe Trick-or-Treat, and met with the Arts Council and ERC board meeting. Councilmember Ivy attended many events downtown and recommended that the City of Grass Valley hear a Cease-Fire Resolution. Councilmember Branstrom attended the Howl-o-ween parade, Yuba Net's 25th anniversary, and the Tree-Lighting Ceremony downtown. Vice Mayor Hodge attended the Howl-o-ween Dog Mob, Safe Trick-or-Treat, and Tree Lighting ceremony and is excited about the upcoming Cornish Christmas.

**CONTINUATION OF PUBLIC COMMENT**

**ADJOURN**

The meeting was adjourned at 7:51 pm.

---

**Jan Arbuckle, Mayor**

---

**Taylor Whittingslow, City Clerk**

Adopted: \_\_\_\_\_