



GRASS VALLEY

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

Tuesday, November 25, 2025 at 6:00 PM

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

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MINUTES

CALL TO ORDER

Meeting called to order at 6:02 pm.

PLEDGE OF ALLEGIANCE

Mayor Hodge led the Pledge of Allegiance.

ROLL CALL

PRESENT

Councilmember Jan Arbuckle

Councilmember Joe Bonomolo

Councilmember Tom Ivy

Vice Mayor Haven Caravelli

Mayor Hilary Hodge

AGENDA APPROVAL -

Motion made to approve the agenda as submitted by Councilmember Arbuckle, seconded by Vice Mayor Caravelli.

Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Vice Mayor Caravelli, Mayor Hodge

REPORT OUT OF CLOSED SESSION

Nothing to report

INTRODUCTIONS AND PRESENTATIONS

CITY UPDATE

1. Update from City Fire Department

PUBLIC COMMENT -

In person: Sign-up sheet 1 & 2

Virtual comments attached.

CONSENT ITEMS -

David Ruderman, City Attorney, gave a summary of executive contacts.

Motion made to approve consent as submitted by Councilmember Arbuckle, Seconded by Vice Mayor Caravelli.

Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Vice Mayor Caravelli, Mayor Hodge

2. Approval of the Regular Meeting Minutes of November 12, 2025.

Recommendation: Council approve minutes as submitted.

3. Approve the purchase of a Staff Command Vehicle for EMS Supervisor from National Auto Fleet Group

CEQA: Not a Project

Recommendation: That council approve the Fire Chief to enter into an agreement for the purchase of one EMS Staff Command Vehicle from National Auto Fleet Group in the amount not to exceed \$80,000.00 including upfitting, as budgeted, subject to legal review.

4. Approval of modifications of Police Chief, Fire Chief, and Deputy City Manager I/II Employment Agreements

CEQA: Not a project

Recommendation: That Council 1) approve the amended and restated updated Police Chief and Fire Chief Employment Agreements to include educational and longevity incentive pays, deferred compensation benefits, and other related revisions, subject to legal review; 2) approve Amendment No. 1 to the Deputy City Manager I/II Employment Agreement increasing the deferred compensation amount, subject to legal review; 3) authorize the City Manager to execute the Agreements and Amendment subject to legal review; and 4) authorize the Finance Director to make any necessary budget transfers, adjustments and/or amendments to complete this action.

5. Professional Services Agreement with NBS for Water Rate Evaluation Study

CEQA: Not a Project

Recommendation: That the City Council 1) approve a Professional Services Agreement with NBS to conduct a comprehensive evaluation of the City's existing Water User Rates, including an updated financial plan, cost-of-service analysis, and rate structure alternatives, in order to address current revenue shortfalls and ensure the long-term fiscal health of the Water Enterprise Fund; 2) authorize the City Manager execute the agreement with NBS up to \$56,000, subject to legal review; (3) authorize the City Manager to approve change orders up to 10%; and (4) direct the Finance Director to make appropriate budget adjustments and/or transfers.

6. Second reading of Ordinance 838 to amend City of Grass Valley Municipal Code, Title 15, Chapters 15.02 to 15.06 that incorporates the 2025 California Building Codes

CEQA: Not a project

Recommendation: Conduct the second reading, by title only, and adopt Ordinance 838 amending the Grass Valley Municipal Code Chapters 15.02 to 15.06 that incorporates the 2025 California Building Standards Code Title 24 Parts 1 through 12, the 2024 International Swimming Pool and Spa Code, the 2024 International Property Maintenance Code, and local amendments.

7. Clarification of City Hall Holiday Schedule and Public Availability

CEQA: Not a project

Recommendation: That the City Council receive the report clarifying that City Hall will remain open to the public during the upcoming holiday period, except for the standard observed holidays (December 24, December 25, and January 1). City Hall will continue to operate under its regular schedule, which includes being closed to the public on Fridays.

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

REORGANIZATION RELATED ITEMS

PUBLIC HEARING

8. Habitat for Humanity request for an Affordable Housing Project at Gates Place, including a General Plan Text Amendment, a Zoning Text Amendment, A Zoning Map Amendment, along with a Planned Development Permit and 16-lot Tentative Subdivision Map

CEQA: Consideration of a Mitigated Negative Declaration prepared in accordance with the California Environmental Quality Act (CEQA)

Recommendation: That council: 1) Approve Resolution 2025-48 adopting a Mitigated Negative Declaration (MND), Exhibit A, and Mitigation Monitoring and Reporting Program, Exhibit B, for the 16-unit affordable housing project proposed by Nevada County Habitat for Humanity at Gates Place, APN: 035-600-015), 2) Approve Resolution 2025-49 approving a General Plan Text Amendment to the Business Park Land Use Designation allowing an affordable, residential-only project when necessary to meet State RHNA targets. 3) Introduce Ordinance No. 839 adding Section 17.28.090 of Chapter 17.28, Title 17 of the Grass Valley Municipal Code regarding a RHNA combining district applicable to the CBP zoning designation, waive full reading, and read by Title Only, 4) Introduce Ordinance No. 840 adding the RHNA combining district to the property at APN 035-600-015 as depicted in Exhibit A, to accommodate an affordable housing project, waive full reading, and read by Title Only, 5) Approve Resolution No. 2025-50 approving a Planned Development, Development Review Permit and 16-unit Tentative Subdivision Map for a 16-unit affordable housing project on Gates Place at APN 035-600-015, proposed by Nevada County Habitat for Humanity, subject to Conditions of Approval, Exhibit A, and Mitigating Measures, Exhibit B, upon adoption and effective date of Ordinances 839 & 840.

Amy Wolfson, City Planner, gave an overview of the item to the council.

Public Comment: Mr. Rileys, Matthew Coulter

Motion made to 1) Approve Resolution 2025-48 adopting a Mitigated Negative Declaration (MND), Exhibit A, and Mitigation Monitoring and Reporting Program, Exhibit B, for the 16-unit affordable housing project proposed by Nevada County Habitat for Humanity at Gates Place, APN: 035-600-015), 2) Approve Resolution 2025-49 approving a General Plan Text Amendment to the Business Park Land Use Designation allowing an affordable, residential-only project when necessary to meet State RHNA targets. 3) Introduce Ordinance No. 839 adding Section 17.28.090 of Chapter 17.28, Title 17 of the Grass Valley Municipal Code regarding a RHNA

combining district applicable to the CBP zoning designation, waive full reading, and read by Title Only, 4) Introduce Ordinance No. 840 adding the RHNA combining district to the property at APN 035-600-015 as depicted in Exhibit A, to accommodate an affordable housing project, waive full reading, and read by Title Only, 5) Approve Resolution No. 2025-50 approving a Planned Development, Development Review Permit and 16-unit Tentative Subdivision Map for a 16-unit affordable housing project on Gates Place at APN 035-600-015, proposed by Nevada County Habitat for Humanity, subject to Conditions of Approval, Exhibit A, and Mitigating Measures, Exhibit B, upon adoption and effective date of Ordinances 839 & 840 by Councilmember Arbuckle, Seconded by Councilmember Ivy. Voting Yea: Councilmember Arbuckle, Councilmember Bonomolo, Councilmember Ivy, Vice Mayor Caravelli, Mayor Hodge

9. Amend Dorsey Marketplace Project to Add a Condition of Approval to Allow Phasing of the Project

CEQA: Consideration of an Addendum to the Certified EIR and Subsequent EIR in Accordance with the California Environmental Quality Act (CEQA)

Recommendation: That council approve Resolution 2025-51 approve an amendment to the Conditions of Approval for the Dorsey Marketplace Project to add Condition A.4, allowing phasing of the project over a seven-year period and adopting a CEQA Addendum as the appropriate level of environmental review

Councilmember Bonomolo made a statement that on item #4 (Approval of modifications of Police Chief, Fire Chief, and Deputy City Manager I/II Employment Agreements), he understands he cannot go back and change his vote, but for the record, he would have voted to abstain.

Councilmember Bonomolo recused himself because he lives in the vicinity of the project.

Amy Wolfson, City Planner, gave an overview presentation of the request to the council.

Public Comment: Ralph Silberstein, Matthew Coulter

Council requested that this item be continued until the next meeting, December 9th, 2025, meeting at 6 pm so that the developer could be in attendance.

Motion made to continue the item to December 9th, 2025 meeting by Councilmember Arbuckle.

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

ADMINISTRATIVE

BRIEF REPORTS BY COUNCIL MEMBERS

Councilmember Bonomolo visited Crystal Ridge and Empire Senior living facilities. Councilmember Ivy attended a Pioneer Energy Board Meeting, Nevada County Transportation Commission, and Regional Transportation Commission meetings and walked the north end of Litton Trail with Bear Yuba Land Trust. Councilmember Arbuckle attended the Holiday Market and Tree Lighting ceremony, the Downtown Association Retreat, and National League of Cities Summit. Vice Mayor Caravelli attended the Holiday Market and Tree Lighting, an

ERC Executive Meeting, a NCCA meeting, and wants to wish everyone a Happy Thanksgiving. Mayor Hodge participated in the Ruby Bridges walk to school, attended the Tree Lighting, the Dedication of the North Star House, the Chamber retreat, and was on a panel for the Nevada County Institute of Leadership.

ADJOURN

The meeting was adjourned at 7:21 pm.

Hilary Hodge, Mayor

Taylor Whittingslow, City Clerk

Adopted on: _____