



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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AGENDA

Any person with a disability who requires accommodations to participate in this meeting should telephone the City Clerk's office at (530)274-4390, at least 48 hours prior to the meeting to make a request for a disability related modification or accommodation.

**Mayor Hilary Hodge, Vice Mayor Haven Caravelli, Councilmember Jan Arbuckle,
Councilmember Joe Bonomolo, Councilmember Tom Ivy**

MEETING NOTICE

City Council welcomes you to attend the meetings electronically or in person at the City Hall Council Chambers, located at 125 E. Main St., Grass Valley, CA 95945. Regular Meetings are scheduled at 6:00 p.m. on the 2nd and 4th Tuesday of each month. Your interest is encouraged and appreciated.

This meeting is being broadcast "live" on Comcast Channel 17 & 18 by Nevada County Media, on the internet at www.cityofgrassvalley.com, or on the City of Grass Valley YouTube channel at <https://www.youtube.com/@cityofgrassvalley.com>. Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after that will be addressed during the item and/or at the end of the meeting. Council will have the option to modify their action on items based on comments received. Action may be taken on any agenda item.

Agenda materials, staff reports, and background information related to regular agenda items are available on the City's website: www.cityofgrassvalley.com. Materials related to an item on this agenda submitted to the Council after distribution of the agenda packet will be made available on the City of Grass Valley website at www.cityofgrassvalley.com, subject to City staff's ability to post the documents before the meeting.

Please note, individuals who disrupt, disturb, impede, or render infeasible the orderly conduct of a meeting will receive one warning that, if they do not cease such behavior, they may be removed from the meeting. The chair has authority to order individuals removed if they do not cease their disruptive behavior following this warning. No warning is required before an individual is removed if that individual engages in a use of force or makes a true threat of force. (Gov. Code, § 54957.95.)

Council Chambers are wheelchair accessible and listening devices are available. Other special accommodations may be requested to the City Clerk 72 hours in advance of the meeting by calling (530) 274-4390, we are happy to accommodate.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA APPROVAL - *The City Council reserves the right to hear items in a different order to accomplish business in the most efficient manner.*

REPORT OUT OF CLOSED SESSION

INTRODUCTIONS AND PRESENTATIONS

CITY UPDATE

1. Update from City Fire Department

PUBLIC COMMENT - *Members of the public are encouraged to submit public comments via voicemail at (530) 274-4390 and email to public@cityofgrassvalley.com. Comments will be reviewed and distributed before the meeting if received by 5pm. Comments received after 5pm will be addressed during the item and/or at the end of the meeting. Council will have the option to modify their action on items based on comments received. Action may be taken on any agenda item. There is a time limitation of three minutes per person for all emailed, voicemail, or in person comments, and only one type of public comment per person. Speaker cards are assigned for public comments that are on any items not on the agenda, and within the jurisdiction or interest of the City. Speaker Cards can be pulled until the opening of public comment at which time sign ups will no longer be allowed. These cards can be found at the City Clerks desk. If you wish to speak regarding a scheduled agenda item, please come to the podium when the item is announced. When recognized, please begin by providing your name and address for the record (optional). Thirty minutes of public comment will be heard under this item in order of the speaker card assigned and the remaining general public comments will be heard at the end of the meeting. We will begin with number one.*

CONSENT ITEMS - *All matters listed under the Consent Calendar are to be considered routine by the City Council and/or Grass Valley Redevelopment Agency and will be enacted by one motion in the form listed. There will be no separate discussion of these items unless, before the City Council and/or Grass Valley Redevelopment Agency votes on the motion to adopt, members of the Council and/or Agency, staff or the public request specific items to be removed from the Consent Calendar for separate discussion and action but Council action is required to do so (roll call vote). Unless the Council removes an item from the Consent Calendar for separate discussion, public comments are invited as to the consent calendar as a whole and limited to three minutes per person.*

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.

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

ADMINISTRATIVE

BRIEF REPORTS BY COUNCIL MEMBERS

CONTINUATION OF PUBLIC COMMENT

ADJOURN

POSTING NOTICE: This is to certify that the above notice of a meeting of The City Council, scheduled for Tuesday, November 25, 2025, at 6:00 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m. Thursday, November 20, 2025.

Taylor Whittingslow, City Clerk