

**MINUTES
SPECIAL STUDY SESSION OF
CITY COUNCIL & REDEVELOPMENT AGENCY
CITY OF YUBA CITY
APRIL 11, 2007 – 2:00 P.M.**

Call To Order

The City Council of the City of Yuba City was called to order by Mayor Miller at 2:05 p.m.

Roll Call

Present: Councilmembers Maan, McBride, Ramirez, and Mayor Miller
Absent: Councilmember Gill

Presentations (Items 1 - 2)

1. Impact Fees

Community Development Director Aaron Busch said this is a workshop to update everyone on the new impact fees and to introduce new policy issues for discussion. Mr. Busch reviewed the following:

- A. Fee Summary and history
- B. Process Overview
- C. Proposed Fee Details
- D. Policy Issues
- E. Next Steps

Mr. Busch noted the present impact fees are \$22,990 for a single family residential unit. The new fees were originally calculated to be \$66,413. After review and further refinement by staff and through meetings with the Building Industry Association, fees have been reduced to \$56,262. All of these fees include Sutter County impact fees. Mr. Busch reviewed the assumptions used in determining the new impact fees and responded to questions from Council and the public.

The following individuals spoke:

Mike Tomlinson, Tomlinson Construction
Darin Gale, N. State Building Industry Assn.
Ron Sweeney, Sierra Central Credit Union
Tom Tucker, Harter Packing Co.
Edward Baker, Sutter Co. Housing Authority

Mr. Busch stated there are policy issues to be addressed by Council as part of the implementation process. At the request of Council, he reviewed those items and offered a number of options for Council's discussion. A summary of the discussion is provided below:

- A. Annual Inflationary Adjustments and Annual Land Cost Adjustments: Supported.
- B. Implementation—Phasing of Fees: Option 1, phased fees over a 3 year timeline, was preferred as the best option and Council further noted they would support instituting the fees July 1, 2007.
- C. Implementation—Pipeline Projects: For pipeline projects Council preferred Option 3 with slight modifications. They would like to see current fees locked in for a year; then apply the scheduled 3 year phase in.
- D. Infill Development: Council felt a 50% fee for infill was fair but levees should not be part of that reduction in fees.
- E. Affordable Housing: Council preferred Option 2 stating that the existing \$3,500 fee per unit is probably a truer figure than other options.
- F. Credits and Reimbursements: Mr. Busch reviewed the options and recommended credits for on site improvements and reimbursements for off site improvements. Mr. Gale said the issue is complicated and further discussion is needed with stakeholders. No direction was given to staff on this item.

Other Items: Staff asked Council their thoughts on a combined Facilities Fee which would include Civic Center, Corp Yard, Library, Police and Fire. Mayor Miller, and Councilmembers Ramirez and Maan would support it. Councilmember McBride would not support it.

The next steps will include follow up meetings with stakeholders, a presentation of the fees to the City Commissions, a presentation of fees to the City Council for formal review and consideration, and implementation in July.

Councilmember Ramirez left the meeting at 5:20 p.m.

2. Drainage Plan for West Yuba City

Public Works Director George Musallam introduced consultant Doug Moore, West Yost Associates, who prepared the drainage plan for West Yuba City. Mr. Moore said there are two types of flooding—from levee failure and from storms/drainage failure. Mr. Moore reviewed 4 possible drainage options for West Yuba City. Council preferred Option 4.

Mr. Musallam stated he would present this choice to Sutter County. He responded to questions from Council. The cost would be \$64 million for the selected plan and it would be a seven year process.

The following individuals spoke:

Darin Gale, N. State Building Industry Assn.
Tom Tucker, Harter Packing Co.
Clay Loomis, Granite Bay

Multiple uses of drainage ponds, such as for ball fields or parks, was discussed since they would not contain water on a year round basis. Mr. Moore said yes, that is possible.

Public Communication on Items on the Agenda (Item 3)

3. Appearance of Interested Citizens

Darrell Bolognesi, Braddock and Logan, Danville, sent Councilmembers a note regarding the impact fees.

Mike Singh spoke.

Adjournment

Mayor Miller adjourned the Special Study Session of the City Council and Redevelopment Agency at 5:51 p.m.

John S. Miller
Mayor

ATTEST:

Steve Johnson
City Clerk