

**MINUTES
SPECIAL WORKSHOP
CITY COUNCIL & REDEVELOPMENT AGENCY
CITY OF YUBA CITY
JULY 23, 2007 – 3:00 P.M.**

Call To Order

The City Council of the City of Yuba City was called to order by Mayor Miller at 3:00 p.m.

Roll Call

Present: Councilmembers Gill, Maan, McBride, Ramirez, and Mayor Miller
Absent: None

Public Communication on Items on the Agenda

1. Appearance of Interested Citizens

None.

General Items

2. Impact Fee Presentation

Community Development Director Aaron Busch said that on April 17, 2007 the Impact Fee Ad Hoc Committee was formed. Vice Mayor Ramirez and Councilmember McBride were appointed to the committee which has met eleven times since its formation. Ten to 26 stakeholders attended these meetings. The preliminary impact fee allocation was set at \$64,193 in October 2006. It has been reduced to \$39,291 per single family home. He noted that the fee has been compared with nine other jurisdictions and it is competitive. It is not the highest, nor the lowest. Non-residential fee studies are incomplete at this time.

Mr. Busch reviewed the assumptions and how the final number was determined. He described implementation as follows: there would be a twelve month grace period where impact fees would remain at the current fee, except levee fees which would be immediate. The new fees would then be phased in over a three year period—one-third each year. Final adoption of the impact fees is expected in August or September of this year. Mr. Busch responded to questions from Council.

Mayor Miller opened the meeting to comments and the following residents spoke.

Larry Ozeran, Yuba City
Darin Gale, N. State Building Industry Association, 1153 Franklin, Yuba City
Crystal Martin, 964 McCall, Yuba City
Bob Harlan, 1716 Clark Ave., Yuba City
Lew Hudspeth, 1501 Messina Ct., Yuba City
Ron Sweeney, 1980 Pepperwood Dr., Yuba City
Tom Tucker, 1321 Harter Rd., Yuba City
Mike Tomlinson, 1163 Sam Rider Way, Yuba City

Councilmember Gill thanked the committee for their hard work. He noted that economics have brought development to a halt. He would like to see a study session scheduled to review this issue further.

Councilmember Maan said we need to keep growing but the funds to make that happen have to come from someplace. There has to be a reasonable balance for the City and the developers.

Councilmember McBride thanked staff for a great job. She noted stakeholders have contributed endless hours to this process. She said it has been a very enlightening experience and she agrees a study session to review the fees is a good idea since the rest of the Council is hearing this for the first time.

Vice Mayor Ramirez said comments from the public ranged from charging no impact fees to development paying their fair share. Impact fees have not increased since 1994. He said we need to make sure the formulas are accurate. The Council has a social responsibility to the community for affordable housing. He noted the economy is a significant determining factor in projects, but that should not influence Council's view of the impact fees we are setting for the future. While we don't want to cause unnecessary strain on businesses, we must keep up with major services. He also supports a study session.

Mayor Miller stated we need to keep the progress on fees for non-residential moving ahead. Once final, a study session should be scheduled. The mayor thanked staff for all the work on this project.

Adjournment

Mayor Miller adjourned the regular City Council meeting of the City of Yuba City at 5:15 p.m.

John S. Miller
Mayor

ATTEST:

Steve Johnson
City Clerk