

**MINUTES
SPECIAL MEETING
CITY COUNCIL & REDEVELOPMENT AGENCY
CITY OF YUBA CITY
JUNE 24, 2008 – 2:00 P.M.**

Call To Order

The City Council of the City of Yuba City was called to order by Mayor Ramirez at 2:00 p.m.

Present: Councilmembers Gill, Maan, McBride, Miller, and Mayor Ramirez
Planning Commissioner Tomlinson

Presentations

1. Memorandum of Understanding with the Firefighters' Association Local 3793

City Manager Steve Jepsen said the firefighters' MOU called for a raise last year which they did not receive. Recent negotiations with the Firefighters resulted in a 4% reduction of the 10.73% retroactive salary reduction, to January 1, 2008. This salary reduction will enable the hiring of three new firefighters by September 1, 2008. In addition, they will receive a flat 3.5% annual increase each year for the next three years beginning July 1, 2008. A reopener clause will allow for renegotiations if the City's finances should improve or diminish significantly.

Mayor Ramirez asked if anyone wished to comment. No one responded.

Councilmember Gill moved to approve Resolution No. 08-053 to ratify the recently negotiated Memorandum of Understanding with the Firefighters' Association Local 3793 and authorize the Director of Finance to make appropriate budget adjustments and set the compensation for certain employees as determined in the Salary Schedule and General Compensation Plan effective June 21, 2008. Councilmember Miller seconded the motion that passed with a unanimous vote.

2. Community Development Workshop

Community Development Director Aaron Busch said we are here today to discuss the development and options for the City-owned 6.65 acre Feather River Mill site. He introduced Lane Borges, Borges Architectural Group, who will be facilitating today's meeting.

Mr. Borges said this is an informal process to determine Council's preferences for this property—what you want it to be. He reviewed the site location, zoning, traffic, constraints, neighboring properties, possible uses, architecture, parking options, land planning, circulation, character, and incentives. He queried Council on their desires for the project. Mr. Borges said it is also important to state any unacceptable uses.

Mayor Ramirez said he would like to see a surplus of parking. It is a gateway to the City, and we need an attractive project with mixed uses. He felt the architecture should tie in to the look of the Town Center. Mayor Ramirez said he prefers the layout of the Urban Street Front.

Mayor Pro Tem McBride stated it is important to stay broad on the RFP to encourage creativity and flexibility. She would like to see a residential mixed use project.

Councilmember Miller felt the use of the property should draw people to the downtown. He thought it should tie into the downtown and Gauche Aquatics Park. He supports housing being a component. Timelines needed to be included in the RFP's.

Councilmember Maan stated the creation of jobs is important.

Councilmember Gill said traffic is a key consideration.

Uses the Council would exclude from development are bars, drive through retail and big box stores. By keeping restrictions to a minimum, the Council felt they would get a larger response with possible uses they had not even considered.

Mr. Borges will formulate a summary capturing the outcome of the meeting for Council's consideration.

Public Communication on Items on the Agenda

3. Appearance of Interested Citizens - none

Adjournment

Mayor Ramirez adjourned the Special City Council Meeting of the City of Yuba City at 5:04 p.m.

Rory Ramirez
Mayor

ATTEST:

Terrel Locke
City Clerk