OROVILLE CITY COUNCIL
Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

January 04, 2022
REGULAR MEETING
CLOSED SESSION 4:00 PM
OPEN SESSION 4:30 PM
AGENDA

COVID-19 PUBLIC ACCESS AND PARTICIPATION

To view the meeting, attend the meeting or provide comment, please see the options below.

To View the Meeting:

1. Watch our live feed https://www.youtube.com/channel/UCAoRW34swYl85UBfYqT7IbQ/
2. Watch via Zoom
   https://zoom.us/j/96870319529?pwd=dW9kMGRZSFo5MFFNQk5wVDUzRkRrZz09
   Meeting ID: 968 7031 9529
   Passcode: 67684553
3. Listen by telephone (audio only):
   Telephone: 1-669-900-6833
   Meeting ID: 968 7031 9529
   Passcode: 67684553

To Provide Comment to the Council:

1. Email before the meeting by 2:00 PM your comments to publiccomment@cityoforoville.org
2. Attend the meeting in person.

If you would like to address the Council at this meeting, you are requested to complete the blue speaker request form (located on the wall by the agendas) and hand it to the City Clerk, who is seated on the right of the Council Chamber. The form assists the Clerk with minute taking and assists the Mayor or presiding chair in conducting an orderly meeting. Providing personal information on the form is voluntary. For scheduled agenda items, *please submit the form prior to the conclusion of the staff presentation for that item.* Council has established time limitations of two (2) minutes per speaker on all items and an overall time limit of thirty minutes for non-agenda items. If more than 10 speaker cards are submitted for non-agenda items, the time limitation would be reduced to one and a half minutes per speaker. If more than 15 speaker cards are submitted for non-agenda items, the first 15 speakers will be randomly selected to speak at the beginning of the meeting, with the remaining speakers given an opportunity at the end. **(California Government Code §54954.3(b))**. Pursuant to Government Code Section 54954.2, the Council is prohibited from taking action except for a brief response from the Council or staff to statements or questions relating to a non-agenda item.

CALL TO ORDER / ROLL CALL

Council Members: David Pittman, Eric Smith, Krysi Riggs, Art Hatley, Janet Goodson, Vice Mayor Scott Thomson, Mayor Chuck Reynolds

CLOSED SESSION

The Council will hold a Closed Session on the following:

1. Pursuant to Government Code section 54956.95, the City will meet with Scott E. Huber, City Attorney, concerning the workers' compensation case – Amanda Wilkey v. City of *Oroville*, Claim no. NCWA-558137.

2. Pursuant to Government Code Section 54957(b), the Council will meet with City Administrator, Personnel Officer, and/or City Attorney to consider the public employment related to the following position: Police Chief.

3. Pursuant to Government Code section 54956.9(d)(2), the Council will meet with the City Administrator and City Attorney regarding potential exposure to litigation – Two cases.

OPEN SESSION

1. Announcement from Closed Session

2. Pledge of Allegiance

3. Adoption of Agenda

PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS

This is the time to address the Council about any item not listed on the agenda. If you wish to address the Council on an item listed on the agenda, please follow the directions listed above.

CONSENT CALENDAR

Consent calendar **items 1 - 8** are adopted in one action by the Council. Items that are removed will be discussed and voted on immediately after adoption of consent calendar items.

1. INVESTMENT POLICY ADOPTION FOR 2022

The Council will consider adopting the Statement of Investment Policy 2022 for the City of Oroville

RECOMMENDATION

Adopt Resolution No. 9009 - A RESOLUTION AUTHORIZING ADOPTION OF AN INVESTMENT POLICY FOR THE CITY OF OROVILLE FOR 2022.

2. MEETING CALENDAR FOR 2022

The City Council may consider adopting the City Meeting Calendar for 2022.

RECOMMENDATION

Adopt the City's Meeting Calendar for 2022.

3. MINIMUM WAGE INCREASE

State of California received a minimum wage increase on January 1, 2022, from $14.00 per hour to $15.00 per hour. Also, adding the new Recycling Coordinator position to the master salary schedule.

RECOMMENDATIONS

Approve the Master Salary Schedule to include the Recycling Coordinator position and an increase to minimum wage for two positions.

4. HOUSING PROGRAM FUND LOAN FOR PROSPECT VIEW APARTMENTS

Council will consider approving a Housing Program Fund loan to AMG & Associates for the development of Prospect View Apartments located at 135 Nelson Ave., Oroville CA.

RECOMMENDATION

Adopt Resolution No. 9012 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE SECURITY DOCUMENTS ASSOCIATED WITH THE HOUSING PROGRAM FUND LOAN IN THE AMOUNT OF $1,000,000 WITH AMG & ASSOCIATES FOR PROSPECT VIEW APARTMENTS.

5. EXTENSION AND ADDITION TO THE EXCLUSIVE NEGOTIATING AGREEMENT (ENA) WITH VETERANS HOUSING DEVELOPMENT CORPORATION (VHDC)

Council may consider extending the ENA with VHDC until January 31, 2023 to develop affordable housing for veterans and their families.

Additionally, Council may consider the transfer a newly developed 3.91-acre parcel located behind the City's corporation yard to develop affordable, multi-family, permanent supportive housing for veterans and their families.

RECOMMENDATION

Adopt Resolution No. 9013 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OROVILLE, CALIFORNIA AUTHORIZING AND DIRECTING THE MAYOR TO EXTEND THE EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE CITY OF OROVILLE AND VETERANS HOUSING DEVELOPMENT CORPORATION UNTIL JANUARY 31, 2023.

Adopt Resolution No. 9014 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OROVILLE, CALIFORNIA AUTHORIZING AND DIRECTING THE MAYOR TO TRANSFER THE NEWLY CREATED PARCEL LOCATED ON MITCHELL AVE. TO THE VETERANS HOUSING DEVELOPMENT CORPORATION FOR THE PURPOSE OF AFFORDABLE HOUSING TO EXTREMELY-LOW AND VERY-LOW INCOME VETERANS AND THEIR FAMILIES.

6. COMMUNITY MEMBER APPOINTMENTS TO VARIOUS COMMISSIONS AND COMMITTEES

The City Council may appoint community members to serve on the Citizens Oversight Committee, Planning Commission, Arts Commission, Parks Commission, and Housing Loan Advisory Committee to fill current vacancies.

RECOMMENDATION

Appoint Sherrie French to the Citizens Oversight Committee with terms expiring June 30, 2025; and appoint Christopher Logue as Member and Cheri Moore as Alternate to the Housing Loan Advisory Committee with terms expiring June 30, 2024; and appoint Warren Jensen to the Planning Commission with term expiring June 30, 2026; and appoint Michael Grant Jones and Mickey Rich to the Parks Commission with terms expiring of June 30, 2026; and appoint Jennifer Beers and Misty Rayome to the Arts Commission with terms expiring June 30, 2025.

7. PROPOSED ANNEXATION OF TERRITORY INTO THE CITY'S ASSESSMENT DISTRICTS

The City previously formed several maintenance districts to serve as a funding source to pay for the maintenance and servicing of certain improvements within certain residential housing tracts located throughout the City. The Consolidated Landscape and Lighting Maintenance assessment District (the "LLMAD") funds landscape and lighting improvements; the Consolidated Benefit Assessment District (the "BAD") that funds drainage and storm water improvements and related services. The City also manages Community Facilities District No. 2006-1 and Community Facilities District No. 2006-2 (the CFD's"). Those Districts provide fire, police and emergency services facilities and services, respectively. The Council will consider annexing the Village at Ruddy Creek development into these assessment districts.

RECOMMENDATION

1. Adopt Resolution No.-9015, Resolution of Initiating Proceedings for the Annexation of Territory into the Consolidated Landscape and Lighting Maintenance Assessment District
2. Adopt Resolution No.9016, Resolution of Initiating Proceedings for the Annexation of Territory into the Consolidated Benefit Assessment District
3. Adopt Resolution No.9017, Resolution Declaring Intention to Annex Territory into the Consolidated Landscape and Lighting Maintenance Assessment District
4. Adopt Resolution No.9018, Resolution Declaring Intention to Annex Territory into the Consolidated Benefit Assessment District
5. Adopt Resolution No.9019, Resolution Announcing Intent to Annex Territory into Community Facilities District 2006-1 and Community Facilities District 2006-2

8. AMENDMENT TO GROUND LEASE AGREEMENT WITH ROBERT M. TAYLOR CORPORATION ESTABLISHING RENT FOR THE FIRST OPTION PERIOD OF THE GROUND LEASE

The Council will review and consider approving an amendment to a ground lease agreement with the Robert M. Taylor Corporation for first 15-year option period of the ground lease of the property located at the corner of Challenger Avenue and Chuck Yeager Way in Oroville. The proposed lease amendment will bring the ground lease to current market value for rent. In addition, the undeveloped 4.12 acre portion of the ground lease will be returned to the City for future development purposes.

RECOMMENDATION

Adopt Resolution No. 9008 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A SECOND AMENDMENT TO AGREEMENT BETWEEN CITY OF OROVILLE AND THE ROBERT M. TAYLOR CORPORATION - (Agreement No. 852-2).

REGULAR BUSINESS

9. HOUSING PROGRAM FUND LOAN FOR VETERAN VILLAGE APARTMENTS

Council will consider approving a Housing Program Fund loan to Veteran's Housing Develop Corporation (VHDC) for the development of Veteran Village Apartments, located on Mitchell Ave.

RECOMMENDATION

Adopt Resolution No. 9011– A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE THE SECURITY DOCUMENTS ASSOCIATED WITH THE HOUSING PROGRAM FUND LOAN IN THE AMOUNT OF $1,750,000 WITH VHDC FOR VETERAN VILLAGE APARTMENTS.

10. PARCEL CREATION OF VETERANS HOUSING

The Council may decide to create a parcel that in the future could be developed into housing for veterans.

RECOMMENDATION

It is recommended that the Council adopt Resolution No. 9020 that will create the parcel and easement, that directs staff to continue to work toward developing housing for veterans, and that directs staff to seek Council authorization for any conveyance of said parcel.

11. TASK ORDER WITH NORTHSTAR ENGINEERING TO DRAFT SMALL-LOT DEVELOPMENT STANDARDS FOR SOUTH OROVILLE AND ENVIRONS UNDER AGREEMENT NO. 3387

The City of Oroville may consider approving a task order from NorthStar Engineering to draft small-lot development standards for South Oroville and other locations.

RECOMMENDATION

Approve a contract with NorthStar Engineering for $12,840 to draft Small-lot development standards for South Oroville and other locations.

12. PROFESSIONAL SERVICES AGREEMENT WITH TROVER CONSTRUCTION PROJECT MANAGEMENT LLC

The City Council may consider a Professional Services Agreement with Trover Construction Project Management LLC to perform owner-occupied rehabilitation contractor services for the City of Oroville Housing Rehabilitation Program in the amount of $130.00 per hour average (not to exceed $165.00 per hour), as needed. Additionally, under this contract, the contractor may be utilized for City maintenance projects as they arise.

RECOMMENDATION

Adopt Resolution No. 9010 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH TROVER CONSTRUCTION PROJECT MANAGEMENT LLC IN THE AMOUNT OF $130.00 AND HOUR (NOT TO EXCEED $165.00 PER HOUR), TO PROVIDE REHABILITATION PROGRAM AS NEEDED – (Agreement No. 3396-1)

REPORTS / DISCUSSIONS / CORRESPONDENCE

1. Council Announcements and Reports
2. Future Agenda Items
3. Administration Reports
4. Correspondence
    i. FERC Correspondence

ADJOURN THE MEETING

The meeting will be adjourned. A regular meeting of the Oroville City Council will be held on January 18, 2022 4:00 p.m.

Accommodating Those Individuals with Special Needs – In compliance with the Americans with Disabilities Act, the City of Oroville encourages those with disabilities to participate fully in the public meeting process. If you have a special need in order to allow you to attend or participate in our public meetings, please contact the City Clerk at (530) 538-2535, well in advance of the regular meeting you wish to attend, so that we may make every reasonable effort to accommodate you. Documents distributed for public session items, less than 72 hours prior to meeting, are available for public inspection at City Hall, 1735 Montgomery Street, Oroville, California.

Recordings - All meetings are recorded and broadcast live on cityoforoville.org and YouTube.