



OROVILLE CITY COUNCIL

Council Chambers
1735 Montgomery Street
Oroville, CA. 95965

**January 04, 2022
MINUTES**

This agenda was posted on December 30, 2021 at 4:55pm. This meeting was recorded and may be viewed at Cityoforoville.org or on YouTube.

CALL TO ORDER / ROLL CALL

Mayor Reynolds called the meeting to order at 4:00pm.

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

STAFF: City Administrator Bill LaGrone, Assistant City Administrator Ruth Wright, Assistant Community Development Director Dawn Nevers, Assistant City Clerk Jackie Glover, Interim Fire Chief Chris Tennes, City Attorney Scott Huber, City Treasurer Karolyn Fairbanks, Management Analyst III Amy Bergstrand, City Engineer Matt Thompson, Assistant Planner Conner Musler, Principal Planner Wes Ervin, Project Manager Tom Lando.

CLOSED SESSION

The Council held a Closed Session on the following:

1. Pursuant to Government Code section 54956.95, the City Council met 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 met 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 met with the City Administrator and City Attorney regarding potential exposure to litigation – Two cases.

OPEN SESSION

1. Announcement from Closed Session – Mayor Reynolds announced that direction was given; no action was taken.
2. Pledge of Allegiance – Led by Mayor Reynolds
3. Adoption of Agenda – Motion by Council Member Goodson and second by Council Member Smith to adopt the agenda. Motion passed.

AYES: Hatley, Riggs, Pittman, Smith, Goodson, Thomson, Reynolds
NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS

The following individuals spoke on non-agenda items:

- The Cameraman
- Stephanie Holstein

CONSENT CALENDAR

Motion by Council Member Smith and second by Council Member Goodson to approve the consent calendar items excluding item 7. Motion passed.

AYES: Hatley, Riggs, Pittman, Smith, Goodson, Thomson, Reynolds

NOES: None

ABSTAIN: None

ABSENT: None

1. INVESTMENT POLICY ADOPTION FOR 2022

The Council adopted 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 adopted the City's Meeting Calendar for 2022.

3. MINIMUM WAGE INCREASE

The City Council approved 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 considered approving a Housing Program Fund loan to AMG & Associates for the development of Prospect View Apartments located at 135 Nelson Ave., Oroville CA and adopted 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 considered extending the ENA with VHDC until January 31, 2023 to develop affordable housing for veterans and their families. Additionally, Council considered 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.

Council adopted 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; and adopted 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 appointed community members to serve on the Citizens Oversight Committee, Planning Commission, Arts Commission, Parks Commission, and Housing Loan Advisory Committee to fill current vacancies. Council appointed 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.

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

The Council reviewed and considered 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. Council adopted 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).

Council Member Hatley recused himself from item 7 due to the proximity of his residence.

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 considered annexing the Village at Ruddy Creek development into these assessment districts.

Motion by Vice Mayor Thomson and second by Council Member Smith to adopt Resolution No.-9015, Resolution of Initiating Proceedings for the Annexation of Territory into the Consolidated Landscape and Lighting Maintenance Assessment District; and adopt Resolution No.9016, Resolution of Initiating Proceedings for the Annexation of Territory

into the Consolidated Benefit Assessment District; and adopt Resolution No.9017, Resolution Declaring Intention to Annex Territory into the Consolidated Landscape and Lighting Maintenance Assessment District; and adopt Resolution No.9018, Resolution Declaring Intention to Annex Territory into the Consolidated Benefit Assessment District; and adopt Resolution No.9019, Resolution Announcing Intent to Annex Territory into Community Facilities District 2006-1 and Community Facilities District 2006-2. Motion passed.

AYES: Riggs, Pittman, Smith, Goodson, Thomson, Reynolds
NOES: None
ABSTAIN: None
ABSENT: Hatley (Recused)

REGULAR BUSINESS

Council Member Hatley returned to the meeting.

9. HOUSING PROGRAM FUND LOAN FOR VETERAN VILLAGE APARTMENTS

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

Motion by Council Member Hatley and second by Council Member Goodson to 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. Motion passed.

AYES: Hatley, Riggs, Pittman, Smith, Goodson, Thomson, Reynolds
NOES: None
ABSTAIN: None
ABSENT: None

10. PARCEL CREATION OF VETERANS HOUSING

The Council approved creating a parcel that in the future could be developed into housing for veterans.

Motion by Council Member Riggs and second by Council Member Goodson to 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. Motion passed.

AYES: Hatley, Riggs, Pittman, Smith, Goodson, Thomson, Reynolds
NOES: None
ABSTAIN: None
ABSENT: None

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 considered approving a task order from NorthStar Engineering to draft small-lot development standards for South Oroville and other locations.

Motion by Council Member Smith and second by Council Member Goodson to approve a contract with NorthStar Engineering for \$12,840 to draft Small-lot development standards for South Oroville and other locations. Motion passed.

AYES: Hatley, Riggs, Pittman, Smith, Goodson, Thomson, Reynolds
NOES: None
ABSTAIN: None
ABSENT: None

12. PROFESSIONAL SERVICES AGREEMENT WITH TROVER CONSTRUCTION PROJECT MANAGEMENT LLC

The City Council considered 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.

Motion by Council Member Smith and second by Council Member Goodson to 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).

AYES: Hatley, Riggs, Pittman, Smith, Goodson, Thomson, Reynolds
NOES: None
ABSTAIN: None
ABSENT: None

REPORTS / DISCUSSIONS / CORRESPONDENCE

1. Council Announcements and Reports
 - a. Hatley – Spoke about the phone tree individuals have to navigate when a person calls the main number and the frustrations with using it.
 - b. Pittman – Commented on FERC correspondence and updates at Bidwell Marina.
 - c. Smith – Mentioned that the International Sportsman's Expo will Oroville representation.
2. Future Agenda Items
 - a. Goodson – A Committee to address blight/code enforcement in the South Oroville Community.
3. Administration Reports
 - a. LaGrone – Wished everyone a happy holiday, asked council to review the committee list and send in recommendations to be approved at the next meeting.
4. Correspondence
 - i. FERC Correspondence

ADJOURN THE MEETING

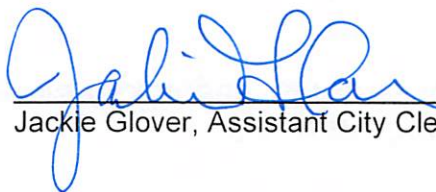
Mayor Reynolds adjourned the meeting at 5:20pm.

APPROVED:



Chuck Reynolds, Mayor

ATTESTED:



Jackie Glover, Assistant City Clerk