

**MINUTES
PARADISE TOWN COUNCIL
5:00 PM – SPECIAL MEETING – APRIL 9, 2012**

1. OPENING

The Special Meeting of the Paradise Town Council was called to order by Mayor Culleton at 5:00 pm in the Town Hall Council Chambers located at 5555 Skyway, Paradise, California. Mayor Culleton led the pledge of Allegiance to the Flag of the United States of America.

COUNCIL MEMBERS PRESENT: Joe DiDuca, Scott Lotter, Tim Titus, Alan White and Steve “Woody” Culleton, Mayor.

COUNCIL MEMBERS ABSENT: None.

STAFF PRESENT: Town Clerk Gutierrez, Town Manager Rough, Town Attorney Moore, Assistant Town Manager Gill, Finance Director Will, Community Development Director Baker, Fire Marshal/Building Official Lindsey, Assistant Town Clerk Volenski, Onsite Official Danz, Public Works Manager Derr and Police Chief Buzzard.

2. COUNCIL CONSIDERATION

Public Works Manager Derr reported to Council that the proposed resolution was brought forward at their direction in order to approve a community service project proposed by Paradise High School Senior Justin Hampton to fabricate and place mileage markers (under his PW supervision) on the Paradise Memorial Trailway.

- 2a. MOTION by White, seconded by Titus,** adopted Resolution No. 12-14, "A Resolution of the Town Council of the Town of Paradise Authorizing a Mileage Marker Project on the Memorial Trailway from Pentz Road to Princeton Drive. Roll call vote was unanimous. (950-18-07)

Following presentation of the 2010/11 annual financial statement audit by Finance Director Will, Mayor Culleton opened the matter for public comment.

1. Jon Remalia stated that he is concerned about the Town budget, that he expected to see more cuts after the mid-year report, and that he hopes the Town receives the TRAN funding as expected, and that even if the direction the Town is taking is good for long term he would like the Council to make more cuts for the short term.
2. Robin Huffman questioned how much money will be coming from the federal and state governments, stated that she is concerned about the \$1 million loan payments that the Town is required to make over the next several years, commented on Note 16, and commended the Council for actions taken to reduce the unfunded liability.

- 2b. MOTION by White, seconded by Lotter,** accepted the 2010/2011 annual financial statement audit as presented. Council vote was unanimous. (385-10-30)
- 2c. MOTION by Lotter, seconded by DiDuca,** adopted Resolution No. 12-15, A Resolution of the Town Council of the Town of Paradise Authorizing Execution of a Master Lease Agreement. Roll call vote was unanimous. This lease agreement was authorized on 2/7/2012 for purchase of a public safety radio console and public safety voice logger as approved in the budget along with approval of 25% matching funds for the ICEGP Grant. (380-45-50)

Following an introduction by Town Manager Rough, Assistant Town Manager Gill reported to Council regarding the two wastewater treatment options for the Town's downtown and commercial areas that staff investigated as a result of Council direction at the August 2, 2011 meeting, and introduced Town of Paradise Onsite Official Doug Danz; Mark Adams and Nick Wiebel of Northstar Engineering; Fritz McKinley, City of Chico Director of Building and Development Services; and Marc Sulik, City of Chico Wastewater Treatment Manager. Assistant Manager Gill presented a power point, explained that the wastewater treatment is the most costly factor to current and new business in Paradise; and, discussed the potential threat of business closures in the downtown area due to the small parcel sizes and inability to repair and/or replace onsite systems that have been predicted to fail within the next five to ten years.

Mayor Culleton opened the matter for public comment.

1. Max Barteau stated that he owns a local restaurant and a law practice in Paradise, represents the Paradise Chamber of Commerce, and that the Chamber supports the Town Council addressing a permanent wastewater treatment solution for all commercial areas of the Town, which is also his personal viewpoint, as well.
2. Jim Harding stated that he is in the "no" camp as he thinks the Town cannot afford either proposed option, is concerned about future connection costs that as the owner of multi-family properties would have to pass on to his tenants, that he doesn't see a lot of undeveloped land in Paradise, or any fast food business failures, and that he doesn't want to become a big box community.
3. Loren Harvey stated that there are businesses in the downtown that do not use a lot of water and asked Council to consider the impacts on them, that he thinks the lack of parking in the downtown needs to be addressed, and that he would favor the Chico option.
4. Stan McEtchin stated that there are alternative wastewater treatment systems in place around the world, discussed reusing water that has been used for washing dishes and clothes, and suggested that the Council form a citizen's committee to investigate alternative solutions for wastewater treatment.

5. Jon Remalia stated that there are too many unknowns and that he would like to see cost projections using City of Chico statistics to predict worst case scenarios before any option is chosen.

Discussion from Council and staff indicated that the item is before the Council in order that they may give staff direction to proceed, with focus on a specific option, to determine costs associated with the project and to formulate a project description to bring back to Council for further direction, and noted that at this point the Chico City Council has not even been approached on the matter.

6. Mo West, Managing Member of Tuscan Ridge Associates, LLC, stated that he is withdrawing his proposal for a joint venture with the Town of Paradise for treatment of wastewater at the Tuscan Ridge golf course, and handed a packet of written information to the Council Members that explains his plans to create a service district and develop a new private entity relating to a wastewater plan for Tuscan Ridge with financing opportunities through CALED.

7. Robin Huffman stated that she is concerned about the potential costs, that she doesn't think there will be enough grant funds available to cover the entire project, is not in favor of the Town taking out any loans, especially in light of the "going concern" that was reported in the annual audit, and although she does want a clustered wastewater treatment system for the Town businesses, she is concerned that the Town cannot afford the cost of the necessary studies or the cost of the final project.

8. Terry Mallan stated that he is the owner of business property located on Pearson Road, that expansion of existing business is restricted by lack of a sewer even though the current system works for existing businesses, it could not accommodate anything more creative, such as a juice bar or a bakery, that he would like the Town to plan a system for the entire Town and not just for a small area, and that he supports the Chico option.

9. Rick McGregor stated that his family has been in the business of installing and repairing septic systems for many years, that they are doing repairs on top of repairs and that a long term solution is long overdue, and that although there will be costs involved, thinks it will be cheaper than calling him out.

10. Tom Kelly stated that the Paradise onsite management district has been very successful in Paradise, that there are now 13 onsite districts located west of the Mississippi, that he thinks the previous effort to build a town-wide system failed because all persons in the town were to be taxed for the system, asked if the Regional Water Quality Control Board would allow wastewater to be exported out of the district and that the biggest obstacle to this proposal is the cost.

2d. **MOTION by Titus, seconded by DiDuca**, directed staff to move forward to further investigate the proposed City of Chico option for wastewater treatment for the Town of Paradise. Roll call vote was unanimous. (960-40-02)

3. ADJOURNMENT

Mayor Culleton adjourned the Special Council meeting at 7:13 pm.

DATE APPROVED: May 1, 2012

By: _____
Steve "Woody" Culleton

Joanna Gutierrez, CMC, Town Clerk