

**MINUTES  
PARADISE TOWN COUNCIL  
REGULAR MEETING – 6:00 PM – October 10, 2017**

**1. OPENING**

The Regular Meeting of the Paradise Town Council was called to order by Mayor Lotter at 6:00 p.m. at the Town Hall Council Chambers at 5555 Skyway, Paradise, California who led the Pledge of Allegiance to the Flag of the United States of America. An invocation was offered by Council Member Bolin.

**COUNCIL MEMBERS PRESENT:** Greg Bolin, Jody Jones, Melissa Schuster, Michael Zuccolillo and Scott Lotter, Mayor.

**COUNCIL MEMBERS ABSENT:** None

**STAFF PRESENT:** Town Manager Lauren Gill, Town Attorney Dwight Moore, Town Clerk Dina Volenski, Administrative Services Director/Town Treasurer Gina Will, Public Works Director/Town Engineer Marc Mattox, Administrative Analyst Colette Curtis, Community Development Services/Planning Director Craig Baker, Police Lieutenant Anthony Borgman and Division Chief, CAL Fire/Paradise, David Hawks.

- 1a. The Proclamation to Catalyst Domestic Violence recognizing October as Domestic Violence Awareness Month was accepted by Sydney Kannenberg, Catalyst Law Enforcement Advocate. (180-40-26)
- 1b. The presentation regarding Arlan Hudson Make A Difference Day on October 27 & 28 was presented by Garrison Chaffee.
- 1c. The presentation regarding Fire on the Ridge was presented by Division Chief David Hawks

**2. CONSENT CALENDAR**

**MOTION by Bolin, seconded by Schuster,** approved all consent calendar items 2a-2i as presented. Roll call vote was unanimous.

- 2a. Approved Minutes of the September 12, 2017 Regular Town Council Meeting.
- 2b. Approved September 2017 Cash Disbursements in the amount of \$1,769,563.76. (310-10-032)
- 2c. Adopted Resolution 17-41, A Resolution of the Town Council of the Town of Paradise accepting Contract No. 15-01, Pearson Rd SR2S Connectivity Project, performed by Franklin Construction of Chico, CA. (510-20-153, 950-40-025)

- 2d. Adopted Resolution 17-42, A Resolution of the Town Council of the Town of Paradise accepting Contract No. 15-02, Maxwell Dr SR2S Project, performed by Knife River Construction of Chico, CA. (950-40-026, 510-20-147, 510-20-150)
- 2e. Reviewed and filed the 4th Quarter Investment Report for the Fiscal Year Ended June 30, 2017. (360-30-06)
- 2f. Adopted Resolution No. 17-43, A Resolution of the Town Council of the Town of Paradise accepting Contract No. 17-08, PD Roof Replacement Project, performed by Powell Roofing of Chico, CA. (280-60-004, 510-20-175)
- 2g. Adopted Resolution No. 17-44 “A Resolution of the Town Council of the Town of Paradise Amending the HOME Owner-Occupied Housing Rehabilitation Program Guidelines Previously Adopted by Resolution No. 15-49, the HOME First-Time Homebuyer Program Guidelines Previously Adopted by Resolution No. 09-21, and the HOME Tenant-Based Rental Assistance Program Guidelines Previously Adopted by Resolution No. 16-25”. (710-10-86)
- 2h. Adopted Resolution 17-45, a Resolution of the Town Council of the Town of Paradise accepting Contract No. 17-11, PD Window Replacement Project, performed by The Screen and Window Shop of Paradise, CA. (510-20-168, 280-60-005)
- 2i. Authorized the Town Manager to sign a form of attestation allowing PG&E to share information for a feasibility study conducted by the County on Community Choice Aggregation. (510-20-179)

**3. ITEMS REMOVED FROM CONSENT CALENDAR - None**

**4. PUBLIC COMMUNICATION**

- 1. Claudie Benike – informed Council about the 1<sup>st</sup> concert for the Paradise Symphony on October 29, 2017, called Haunted Harmonies at Paradise Performing Arts Center and about the exhibit at the Gold Nugget Museum titled, “A Toast to Native Peoples” on October 26<sup>th</sup>.
- 2. Ward Habriel thanked the Fire Department for doing a great job during the Honey Fire; appreciated the presentation for Arlan Hudson Make A Difference Day scheduled for October 27 & 28 and shared that 500 daffodils would be planted during the event, provided a tree planting guide from PG&E and suggested that it should be provided to property owners obtaining tree cutting permits and replacing trees.

**5. PUBLIC HEARINGS**

For items that require a published legal notice and/or a mailed notice.

**Public Hearing Procedure:**

- A. Staff Report
- B. Mayor opens the hearing for public comment in the following order:
  - i. Project proponents (in favor of proposal)
  - ii. Project opponents (against proposal)
  - iii. Rebuttals – if requested
- C. Mayor closes the hearing
- D. Council discussion and vote

- 5a. Mayor Lotter announced that the Town Council would conduct the duly noticed and scheduled public hearing to receive comment on the proposed vacating of a “1-Foot No Access Strip” located at the end of the legal boundary of Apple View Way pursuant to the Public Streets, Highways and Service Easements Vacation Law, Part 3 of Division 9 of the Streets and Highways Code of the State of California, commencing with Section 8300. Upon conclusion of the public hearing the Town Council will consider adopting a resolution abandoning and vacating a 1 foot no access strip pursuant to the public streets, and service easements vacation law, part 3 of division 9, of the streets and highways code of the state of California, commencing with section 8300; OR, concurring with staff recommendation to deny Abandonment Application #EN17-00055 affecting APN 050-430-014, 15. (950-10-026, 950-10-023)

Council Member Bolin recused himself from agenda item 5(a) at 6:40 p.m. due to a potential conflict of interest.

Town Engineer Marc Mattox provided a brief update/overview on the Noble request to abandon the 1-Foot No Access Strip on Apple View Way. Mr. Mattox explained that the no access strip is a recorded piece of land which is owned in fee by the Town of Paradise and was a condition placed on the Highland Acres Subdivision No. 2 Map.

Engineer Mattox explained the concerns with this abandonment which, without knowing the future development of the parcel, traffic could be increased on Apple View Way and possibly Dean Road. A benefit could be that a future development of Parcel B would have two access points for ingress and egress.

The public hearing was opened at 6:46 p.m.

Council Members asked if the no access strip was abandon, how much traffic could be expected to impact the roads, and the benefit to the property owners.

Community Development Director Baker stated that Parcel B is zoned RR 2/3 acre minimum and with the lot line adjustment and future development, an increase of potentially 20 homes could be expected in the future.

1. Nicole Ledford, Northstar Engineering—representative of the project applicant, stated that the reason for the request to vacate the no access strip is to allow for future development, to make sure the property has options available and

is marketable. The current owners are not interested in developing the property and want to remove the encumbrance. Fire is also a concern and they want to show that there are two access points.

2. Nancy Frye, Apple View Way, - is opposed to vacating the no access strip, states that the road is narrow, thinks it will create more traffic, has safety concerns and it will change the neighborhood in a negative way.
3. Ward Habriel, concurs with the staff recommendation to deny the project, has previous experience with changing street dynamics, thinks the soil is probably good and that the property is up for sale and listed with a realtor.

The public hearing was closed at 6:56 p.m.

Council discussed the options of removing the no access strip, were concerned with the impacts and not knowing the future development plans.

**MOTION by Lotter, seconded by Zuccolillo,** Concurred with staff recommendation to deny Abandonment Application #EN17-00055 affecting APN 050-430-014, 15. Roll call vote was unanimous with Bolin absent and not voting.

Council Member Bolin returned to the dais at 7:01 p.m.

## **6. COUNCIL CONSIDERATION**

Town Engineer Marc Mattox presented a proposal to use Enterprise Fleet Management (EFM) services to surplus and procure new vehicles. There are several benefits to utilizing EFM including capturing the best government price available, maximizes cash flow opportunities, increase employee safety, reduce overall costs with fuel efficiency and less repairs, provides optional fleet management software and an ongoing replacement cycle.

Tony Blankenship, a representative from Enterprise Fleet Management, explained to the Council the process of selling surplus vehicles, other options available to dispose of the vehicles and how the lease-purchase process will work.

- 6a. **MOTION by Zuccolillo, seconded by Jones,** 1. Authorized the Town Manager to execute a Master Equity Lease Agreement with Enterprise Fleet Management, Inc., upon approval of the Town Attorney; and, 2. Approved Resolution No. 17-46, A Resolution of the Town Council of the Town of Paradise declaring certain vehicles and equipment to be surplus property and authorizing sale of them; and 3. Approved a \$4,455 budget appropriation for the Gas Tax/Street Maintenance Fund. Roll call vote was unanimous. (380-45-057)
- 6b. **MOTION by Bolin, seconded by Schuster,** 1. Awarded Contract 17-11, to Dude Solutions in the amount of their proposal of \$12,334.17 for the

Town of Paradise Facilities Condition Assessment and Capital Forecast, contingent upon approval of an agreement by the Town Attorney; and, 2. Authorized the Town Manager to sign the agreement. Roll call vote was unanimous. (510-20-180, 290-10-002)

- 6c. **MOTION by Zuccolillo, seconded by Jones**, adopted Resolution 17-47, a Resolution of the Town Council of the Town of Paradise amending the FY 17-18 Capital Improvement Program Budget to incorporate estimated new SB-1 revenues dedicated to major projects and ongoing maintenance. Roll call vote was unanimous. (950-40-034, 340-10-14)

## 7. COUNCIL INITIATED ITEMS AND REPORTS

### 7a. Council initiated agenda items

Council Member Jones requested that the Town Council sign a thank you letter to CalTrans and Knife River Construction acknowledging the completion of the 191 Project one year earlier than projected. All Council Members concurred to sign the letters.

### 7b. Council reports on committee representation

Council Member Zuccolillo attended the League of California Cities Conference.

Council Member Schuster attended the City of Chico Council meeting to support the letter of request regarding the sewer project, Blue Zones launch committee, PCA, Yellowstone Kelly Heritage Trail dedication, Sierra Oro Trail and Blues and Brews.

Vice Mayor Jones attended the City of Chico Council meeting requesting support for the sewer project, will be attending on Oct. 19 the Cal Transportation Committee hearing on how discretionary interregional money should be spent and possibly receive funding for the HWY 70 project.

Mayor Lotter attended the League of California Cities Conference and thanked all the Fire Department agencies that assisted in the Honey Fire yesterday.

### 7c. Future Agenda Items

Vice Mayor Jones requested that Council discuss, at a future meeting, the referendum that is proposed to be on the 2018 Ballot to repeal SB 1 funding. If the referendum is successful than all the future planned money and projects will disappear. The League of California Cities (LCC) is organizing members to fight the repeal and educate the public on what it

means if the repeal is successful. Vice Mayor Jones would like discussion among the council regarding the repeal and officially participate in the Leagues activities and protect the Town's projects.

## **8. STAFF COMMUNICATION**

### 8a. Town Manager Report

- Update on Crestview Drive Property – Town Manager Gill informed the Town Council that the property owner was contacted and arranged to have a contractor clean up the property, which has been done and the contractor has been retained to maintain the property.
  1. Ron Serrano thanked the Town Council for the quick action taken to clean up the property on Crestview.
- Community Development Director - None

## **9. CLOSED SESSION**

At 8:05 p.m. Mayor Lotter announced that the Town Council would adjourn to hold the following closed session:

- 9a. Pursuant to Government Code section 54957, the Town Council will hold a closed session discussion relating to a performance evaluation of the Town Manager.

At 8:23 p.m. Mayor Lotter reconvened the Town Council meeting and reported that the Town Council determined that the Town Manager's evaluation was satisfactory under the provisions of her contract.

## **10. ADJOURNMENT**

Mayor Lotter adjourned the Council meeting at 8:24 p.m.

**DATE APPROVED:** November 14, 2017

By:

\_\_\_\_\_/s/\_\_\_\_\_  
Scott Lotter, Mayor

Attest:

\_\_\_\_\_/s/\_\_\_\_\_  
Dina Volenski, CMC, Town Clerk