



Town of Paradise

Town Council Special Meeting Agenda

6:00 PM – July 24, 2025

Paradise Performing Arts Center – 777 Nunneley Rd, Paradise, CA

Mayor, Steve Crowder
Vice Mayor, Steve “Woody” Culleton
Council Member, Greg Bolin
Council Member, Heidi Lange
Council Member, Ronald Lassonde

Town Manager, Jim Goodwin
Town Attorney, Scott E. Huber
Town Clerk/Elections Official, Melanie Elvis
CDD, Planning & Onsite, Susan Hartman
CDD, Building & Code Enforcement, Tony Lindsey
Finance Director/Town Treasurer, Aimee Beleu
Public Works Director/Town Engineer, Marc Mattox
Division Chief, CAL FIRE/Paradise Fire, Jason Finney
Chief of Police, Eric Reinbold
Recovery & Economic Development Director, Colette Curtis
Human Resources & Risk Management Director, Crystal Peters
Information Systems Director, Luis Marquez

Meeting Procedures

- I. The Mayor is the Presiding Chair and is responsible for maintaining an orderly meeting. The Mayor calls the meeting to order and introduces each item on the agenda.
- II. The Town staff then provides a report to Council and answers questions from the Council.
- III. Citizens are encouraged to participate in the meeting process and are provided several opportunities to address Council. Any speaker addressing the Council is limited to three minutes per speaker - fifteen minutes per agenda item
 - A. If you wish to address the Council regarding a specific agenda item, please complete a “Request to Address Council” card and give it to the Town Clerk prior to the beginning of the meeting. This process is voluntary and allows for citizens to be called to the speaker podium in alphabetical order. Comments and questions from the public must be directed to the Presiding Chair and Town Council Members (please do not address staff.) Town staff is available to address citizen concerns Monday through Thursday at Town Hall between the hours of 8am and 5pm.

In compliance with the Americans with Disabilities Act (ADA) Compliance, persons who need special accommodations to participate in the Town Council meeting may contact the Town Clerk at least three business days prior to the date of the meeting to provide time for any such accommodation.

1. OPENING

- 1a. Call to Order
- 1b. Pledge of Allegiance to the Flag of the United States of America
- 1c. Roll Call

2. CONSENT CALENDAR

One roll call vote is taken for all items. Consent items are considered to be routine business that does not call for discussion.

2a. 1. Adopt Resolution No. 2025-____, "A Resolution of the Town Council of the Town of Paradise Repealing Resolution No. 2025-50 and Adopting a Resolution Confirming the Costs of Vegetation Abatement and Authorizing the Liens on the Secured Tax Roll; and, 2. Authorize the Town Manager and Finance Director to approve direct charge (special assessment) changes; and, 3. Authorize the Town Manager and Finance Director to execute the governing authority certification related to the direct assessments on the property tax roll. **(Aimee Bealeu/Finance Director)**

2b. 1. Adopt Resolution No. 2025-____, "A Resolution of the Town Council of the Town of Paradise Repealing Resolution No. 2025-52 and Adopt a Resolution Certifying to the County of Butte the Validity of the Legal Process Used to Place Direct Assessments (Special Assessments) on the Secured Tax Roll; and, 2. Authorize the Town Manager and Finance Director to approve direct charge (special assessment) changes; and, 3. Authorize the Town Manager and Finance Director to execute the governing authority certification related to the direct assessments on the property tax roll. **(Aimee Bealeu/Finance Director)**

3. COUNCIL CONSIDERATION

3a. Hear an informational update for the Paradise Sewer Project including:

- a. Review of a short list of sewer system alternatives
- b. Presentation of preliminary evaluation results
- c. Opportunity for public input and feedback

4. ADJOURNMENT

STATE OF CALIFORNIA) COUNTY OF BUTTE)	SS.
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
<hr/>	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



Town of Paradise
Council Agenda Summary
Date: July 24, 2025

Agenda Item: 2(a)

ORIGINATED BY: Aimee Bealeu, Finance Director/Town Treasurer

REVIEWED BY: Jim Goodwin, Town Manager
Scott Huber, Town Attorney

SUBJECT: Adopt Resolution confirming the costs of vegetation abatement and authorizing the recording of liens and special assessments.

LONG-TERM RECOVERY PLAN: Yes – Tier 1 Fuels Management Plan

COUNCIL ACTION REQUESTED:

1. Adopt Resolution No. 2025-____, "A Resolution of the Town Council of the Town of Paradise Repealing Resolution No. 2025-50 and Adopting a Resolution Confirming the Costs of Vegetation Abatement and Authorizing the Liens on the Secured Tax Roll; and,
2. Authorize the Town Manager and Finance Director to approve direct charge (special assessment) changes; and,
3. Authorize the Town Manager and Finance Director to execute the governing authority certification related to the direct assessments on the property tax roll.

Background:

At the July 8, 2025, Town Council meeting, the Council adopted Resolution No. 2025-50 pertaining to the collection of Vegetation Abatement Assessments. The resolution requires additional updates to align with current collection practices and to incorporate the most recent tax code references required by Butte County. For more than a decade, Butte County has provided the Town with an efficient and cost-effective method of collecting direct assessments by placing them on the property tax roll. This process results in significantly higher collection rates than direct billing to individual property owners. Butte County has requested approval of these documents as a housekeeping measure to preserve the integrity of the process and ensure continued protection for both agencies.

At the August 2024 Council meeting, the Town Council adopted Ordinance 637, modifying and amending chapter 8.04 of the Paradise Municipal Code related to nuisance abatement procedures. The new provisions to the municipal code are designed to provide an additional process to achieve higher compliance rates. This method supplements the existing abatement approaches described in the chapter and introduces alternative nuisance abatement procedures specifically designed to address non-compliant parcels more effectively. These additions are designed to enhance the efficiency of managing non-compliance, enabling the council to employ these measures as needed. This flexibility ensures that the Town can respond appropriately to maintain and improve the health and safety of the Town's "Post Camp Fire" community.

At the September 2024 Council meeting, the Town Council adopted Resolution 2024-60, the three-part Public Nuisance Abatement Implementation Plan. This comprehensive plan provides a structured approach with several key components, including budgeting, inspection,

communication, public education, enforcement, abatement procedures, a legal framework, and cost recovery. It ensures an organized and effective strategy for mitigating vegetation-related nuisances.

Part 1:

At the October 2024 Council meeting, the Town Council adopted Resolution 2024-72, declaring vegetative growth and refuse a public nuisance. This action authorized the Town to abate privately owned parcels without the property owner's consent and to recover costs by placing unpaid assessment fees on the property tax roll. As part of this process, 396 properties were identified as having overgrown vegetation, posing a public nuisance. On Monday, October 14th, the Town Clerk mailed written notices of the proposed abatement to all affected property owners. These notices provided a four-week notice period before the November 12th appeal hearing, exceeding the minimum 14-day requirement. Notices were sent to the addresses listed on the most recent equalized assessment roll, as well as any additional addresses that staff could obtain. To ensure all affected parties were adequately informed, Code Enforcement and Fire Prevention staff also physically posted the same notices on each property subject to abatement.

Part 2:

An appeal hearing was held during the November 2024 Town Council meeting. At that time, 241 properties remained out of compliance and were eligible for appeal. As part of the abatement process, the Town Council allowed affected property owners to object to the proposed removal of vegetative growth and refuse. Two (2) objections were submitted and heard during the hearing. The Council considered each objection and ultimately overruled both, allowing the abatement process to proceed for those properties.

Analysis:

This agenda item represents Part 3 and the final phase of the Town's abatement implementation plan. The Town Council will review an itemized written report (Exhibit A) detailing the costs incurred for each property, including administrative fees and abatement expenses. This report is submitted for Council confirmation in accordance with Town procedures and applicable municipal code provisions. A Report and Assessment List has been made available for public review at the Town Clerk's Office before the scheduled hearing. Upon Council confirmation, if the abatement costs are not paid within five days, they will become a lien and special assessment against the affected properties, pursuant to PMC 8.04.120. These assessments may be recorded and/or submitted to the Butte County Tax Assessor for collection on the property tax roll.

Of the original 396 properties identified for abatement, 259 were self-abated before contractor crews were deployed, leaving 133 properties requiring Town-contracted services. The projected cost, including a 10% contingency, was estimated at \$441,760; however, the actual hard costs came in at \$269,579, resulting in a savings of \$172,181. The Finance Department has invoiced \$617,400.87, including both hard (abatement) and soft (administrative) costs. To date, 17 property owners have remitted payments totaling \$91,293.50, leaving outstanding invoices in the amount of \$526,107.37

Financial Impact:

There are three primary options for cost recovery:

1. Payments:

Staff anticipates that a certain percentage of property owners will pay the abatement invoice upon receipt from the Town. Only 11% of the abated properties have paid their abatement invoices.

2. Property Tax Assessment Roll:

The abatement cost, excluding citations, can be included on the annual property tax bill, allowing it to be paid along with property tax payments in April and November each year. To implement this, yearly assessments must be submitted to Butte County by August. Depending on the timing of the abatement, recovering costs through this method could take up to a year, assuming the property owner makes timely payments. If the payment is not made, the property will be considered tax delinquent; see below. This approach is effective for property owners with a history of paying their property taxes on time, according to the provisions of section 29142 of the California Government Code. \$0.30 per parcel fee will be charged for enrolling an item onto the tax roll.

3. Placing a Lien on the Property:

A lien placed on a property with a tax default status would cost \$250 per parcel and take an estimated 60-84 months to recover at the point of tax default sale. According to the Town Attorney, the Town could accelerate this process by pursuing recovery through the courts.

- a. Judicial foreclosure is a court-ordered process initiated by a lawsuit from the Town, leading to the property's auction, where proceeds repay the Town and other lien holders, with any surplus returned to the property owner. The estimated cost for this process is \$7,500-\$10,000, with an estimated 12 months to recover.

In some instances where cost recovery is deemed favorable, the Town Attorney may recommend foreclosure on the lien, but only upon specific direction from the Town Council.

Attachment:

Town Resolution No. 2025-____

Exhibit A lists properties that required the Town to abate the public nuisance

**TOWN OF PARADISE
RESOLUTION NO. 2025-____**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARADISE REPEALING
RESOLUTION NO. 2025-50 AND ADOPTING A RESOLUTION CONFIRMING THE COSTS
OF VEGETATION ABATEMENT AND AUTHORIZING THE LIENS ON THE SECURED TAX
ROLL**

WHEREAS, pursuant to Government Code 54988(a)(1) & 25845, the Town Council declared certain parcels within the Town of Paradise to be public nuisances due to the presence of hazardous vegetation and refuse; and

WHEREAS, on October 10, 2024, by Resolution No. 2024-72, the Town Council directed the abatement of such nuisances and authorized cost recovery through lien and special assessment procedures in accordance with PMC Section 8.04.120, Gov Code 54988; and

WHEREAS, a Report and Assessment List has been made available for public review at the Town Clerk's Office, and

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Paradise as follows:

Section 1. The Town Council hereby confirms the itemized cost report (Exhibit A), including abatement costs and staff time, as accurate and complete.

Section 2. The Town Council hereby authorizes the placement of liens and special assessments against the properties listed in Exhibit A, in the amounts indicated, for the recovery of abatements, and staff time, pursuant to Government Code 54988(a)(1) & 25845.

Section 3. Property owners may avoid the lien and assessment by paying the confirmed costs within five (5) days of this resolution's adoption.

Section 4. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Paradise on this 24th day of July, 2025, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Steve Crowder, Mayor

ATTEST:

Melanie Elvis, Town Clerk/Elections Official

APPROVED AS TO LEGAL FORM:

Scott E. Huber, Town Attorney

EXHIBIT A Abated Properties

APN	SITUS	TAX DEFAULT	INVOICE TOTAL
050-013-018-000	7237 PENTZ RD, PARADISE CA 95969		\$2,987.00
050-040-093-000	1673 GINNY LN, PARADISE CA 95969	Y	\$3,887.00
050-052-102-000	1681 SWEETBRIER LN, PARADISE CA 95969		\$3,687.00
050-081-039-000	1531 FOREST SERVICE RD, PARADISE CA 95969		\$5,573.69
050-082-048-000	1611 TIMBER LN, PARADISE CA 95969	Y	\$3,787.00
050-082-083-000	1640 TIMBER WALK WAY, PARADISE CA 95969	Y	\$3,337.00
050-090-025-000	1762 SPARKS DR, PARADISE CA 95969	Y	\$3,087.00
050-120-096-000	6885 LUNAR LN, PARADISE CA 95969		\$3,087.00
050-120-145-000	6890 PENTZ RD, PARADISE CA 95969	Y	\$7,515.00
050-150-007-000	1337 TAYLOR LN, PARADISE CA 95969	Y	\$4,937.00
050-150-021-000	1456 MAYHEW LN, PARADISE CA 95969	Y	\$6,107.00
050-150-074-000	6526 HUMMINGBIRD LN, PARADISE CA 95969	Y	\$3,537.00
050-210-047-000	6294 VIRGINIA WAY, PARADISE CA 95969		\$6,188.00
050-330-038-000	6484 SIMON WAY, PARADISE CA 95969		\$3,114.00
050-340-038-000	1345 WAGSTAFF RD, PARADISE CA 95969	Y	\$4,644.00
050-420-021-000	1543 GATE LN, PARADISE CA 95969	Y	\$3,837.00
050-450-002-000	1682 PARADISEWOOD DR, PARADISE CA 95969		\$7,515.00
051-040-070-000	6731 WOODLAND DR, PARADISE CA 95969	Y	\$5,487.00
051-050-087-000	6539 LUCKY JOHN RD, PARADISE CA 95969	Y	\$2,987.00
051-072-068-000	6229 WAGSTAFF RD, PARADISE CA 95969		\$2,987.00
051-081-054-000	6379 GRAHAM RD, PARADISE CA 95969	Y	\$3,472.00
051-083-120-000	6368 GRAHAM RD, PARADISE CA 95969	Y	\$3,837.00
051-092-049-000	6240 OLIVER RD, PARADISE CA 95969	Y	\$6,571.45
051-103-012-000	8405 MONTNA DR, PARADISE CA 95969	Y	\$3,937.00
051-104-073-000	6611 QUAIL WAY, PARADISE CA 95969		\$3,372.00
051-104-149-000	8605 STIRAS WAY, PARADISE CA 95969	Y	\$2,987.00
051-104-151-000	8619 STIRAS WAY, PARADISE CA 95969	Y	\$9,185.00
051-120-046-000	0 LUCKY JOHN RD, PARADISE CA 95969		\$3,687.00
051-120-069-000	985 WAGGONER RD, PARADISE CA 95969	Y	\$8,350.00
051-142-008-000	6367 BERKSHIRE WAY, PARADISE CA 95969	Y	\$4,588.00
051-144-001-000	6408 DIAMOND AVE, PARADISE CA 95969	Y	\$3,987.00
051-144-009-000	6345 OAK WAY, PARADISE CA 95969	Y	\$8,314.93
051-145-017-000	6319 AZALEA LN, PARADISE CA 95969		\$4,086.00
051-146-023-000	6357 TABERNACLE LN, PARADISE CA 95969		\$6,680.00
051-164-047-000	1071 BILLE RD, PARADISE CA 95969	Y	\$4,157.00
051-172-047-000	6278 AZALEA LN, PARADISE CA 95969	Y	\$4,305.00
051-190-109-000	0 VALLEY VIEW DR, PARADISE CA 95969		\$4,287.00
051-190-110-000	122 VALLEY VIEW DR, PARADISE CA 95969		\$4,187.00
051-250-061-000	3960 NEAL RD, PARADISE CA 95969	Y	\$3,187.00
051-260-012-000	219 PRINCETON CIR, PARADISE CA 95969	Y	\$4,087.00
051-330-014-000	226 REDBUD DR, PARADISE CA 95969		\$2,787.00

052-012-064-000	6100 RIPLEY LN, PARADISE CA 95969	Y	\$3,407.00
052-012-065-000	6102 RIPLEY LN, PARADISE CA 95969	Y	\$3,587.00
052-031-124-000	605 VALLEY VIEW DR, PARADISE CA 95969		\$2,987.00
052-033-011-000	6020 CRESTVIEW DR, PARADISE CA 95969	Y	\$6,167.00
052-033-015-000	6032 CRESTVIEW DR, PARADISE CA 95969		\$6,546.40
052-040-036-000	664 EDWARDS LN, PARADISE CA 95969		\$3,337.00
052-110-010-000	484 BOQUEST BLVD, PARADISE CA 95969	Y	\$6,680.00
052-150-010-000	802 VIOLET WAY, PARADISE CA 95969		\$3,237.00
052-150-014-000	802 WINDSOR DR, PARADISE CA 95969		\$3,237.00
052-170-010-000	5935 OLIVER RD, PARADISE CA 95969	Y	\$2,967.00
052-182-024-000	529 HORSESHOE HILL DR, PARADISE CA 95969		\$5,207.00
052-221-001-000	0 BIRCH ST, PARADISE CA 95969		\$4,987.00
052-226-001-000	284 PEARSON RD, PARADISE CA 95969	Y	\$2,987.00
052-235-029-000	5553 SIERRA PARK DR, PARADISE CA 95969		\$2,987.00
053-011-101-000	6150 CORAL AVE, PARADISE CA 95969	Y	\$7,515.00
053-050-021-000	1012 CENTRAL PARK DR, PARADISE CA 95969	Y	\$5,987.00
053-060-005-000	903 CENTRAL PARK DR, PARADISE CA 95969		\$4,087.00
053-060-032-000	839 CENTRAL PARK DR, PARADISE CA 95969	Y	\$8,350.00
053-110-018-000	991 MAPLE PARK DR, PARADISE CA 95969		\$3,087.00
053-110-076-000	1073 ELLIOTT RD, PARADISE CA 95969	Y	\$4,287.00
053-110-087-000	0 PLEASANT RD, PARADISE CA 95969		\$4,087.00
053-131-048-000	0 IDA LIN WAY, PARADISE CA 95969	Y	\$8,350.00
053-132-055-000	5777 JUBILEE LN, PARADISE CA 95969	Y	\$3,087.00
053-150-180-000	1378 DELIA WAY, PARADISE CA 95969		\$3,062.00
053-162-079-000	6023 N LIBBY RD, PARADISE CA 95969		\$3,737.00
053-162-080-000	6027 N LIBBY RD, PARADISE CA 95969		\$3,537.00
053-170-073-000	1550 KAY CT, PARADISE CA 95969	Y	\$4,987.00
053-180-086-000	1651 LOG CABIN LN, PARADISE CA 95969	Y	\$5,987.00
053-210-015-000	5887 HAZEL WAY, PARADISE CA 95969	Y	\$4,937.00
053-240-045-000	6339 HAROLD LN, PARADISE CA 95969		\$7,932.50
053-260-055-000	1877 DEL RIO WAY, PARADISE CA 95969		\$2,987.00
053-272-072-000	5807 FICKETT LN, PARADISE CA 95969		\$4,387.00
053-300-004-000	1313 DEODARA WAY, PARADISE CA 95969		\$3,287.00
053-330-113-000	5805 DEERPARK, PARADISE CA 95969	Y	\$4,037.00
053-330-148-000	1372 ELLIOTT RD, PARADISE CA 95969	Y	\$4,287.00
053-330-149-000	1376 ELLIOTT RD, PARADISE CA 95969	Y	\$6,346.00
054-010-052-000	829 PEARSON RD, PARADISE CA 95969	Y	\$4,987.00
054-030-014-000	5703 PARADISE AVE, PARADISE CA 95969	Y	\$3,487.00
054-030-055-000	5677 SCOTTY LAKE DR, PARADISE CA 95969	Y	\$3,087.00
054-040-114-000	5708 SYDNEY LN, PARADISE CA 95969	Y	\$2,987.00
054-151-068-000	5460 NEWLAND RD, PARADISE CA 95969		\$9,853.00
054-163-032-000	5583 BUTTE VIEW TERR, PARADISE CA 95969	Y	\$4,287.00
054-171-113-000	0 RED OAK RD, PARADISE CA 95969	Y	\$8,082.00
054-172-032-000	0 EDGEWOOD LN, PARADISE CA 95969	Y	\$4,937.00

054-181-032-000	1387 N-B LN, PARADISE CA 95969	Y	\$11,690.00
054-182-045-000	1438 TONI DR, PARADISE CA 95969	Y	\$4,487.00
054-191-046-000	5431 T. J. WAY, PARADISE CA 95969	Y	\$2,837.00
054-191-077-000	1395 KERR LN, PARADISE CA 95969		\$2,687.00
054-192-095-000	1424 DOTTIE LN, PARADISE CA 95969	Y	\$3,537.00
054-202-043-000	5393 BREEZEWOOD DR, PARADISE CA 95969		\$6,167.00
054-210-038-000	5888 PENTZ RD, PARADISE CA 95969		\$3,712.00
054-210-115-000	5721 CHANEY LN, PARADISE CA 95969	Y	\$3,737.00
054-220-021-000	0 PENTZ RD, PARADISE CA 95969		\$2,987.00
054-240-063-000	2269 STEARNS RD, PARADISE CA 95969	Y	\$3,237.00
054-260-031-000	1899 DRENDEL CIR, PARADISE CA 95969	Y	\$3,737.00
054-310-013-000	5560 ANGEL DR, PARADISE CA 95969		\$3,087.00
055-020-008-000	283 ROE RD, PARADISE CA 95969		\$7,181.00
055-020-121-000	321 BURDEN TERR, PARADISE CA 95969	Y	\$4,787.00
055-030-048-000	132 COAST RANGE LN, PARADISE CA 95969		\$4,087.00
055-050-077-000	3565 LASSEN RD, PARADISE CA 95969		\$3,187.00
055-090-029-000	3272 NEAL RD, PARADISE CA 95969		\$3,467.00
055-112-050-000	780 ROE RD, PARADISE CA 95969		\$4,862.00
055-180-068-000	5100 WARNKE DR, PARADISE CA 95969	Y	\$4,987.00
055-201-046-000	1569 SUNNY ACRES RD, PARADISE CA 95969	Y	\$5,387.00
055-211-061-000	5277 S LIBBY RD, PARADISE CA 95969		\$2,967.00
055-212-042-000	1425 CARROLL LN, PARADISE CA 95969	Y	\$3,487.00
055-220-020-000	1342 BENNETT RD, PARADISE CA 95969		\$3,237.00
055-270-030-000	2352 STEARNS RD, PARADISE CA 95969	Y	\$3,237.00
055-330-007-000	2012 HILLPARK LN, PARADISE CA 95969		\$2,987.00
055-440-001-000	4974 COUNTRY CLUB DR, PARADISE CA 95969	Y	\$2,887.00
055-470-003-000	2384 TOKAY CT, PARADISE CA 95969	Y	\$2,887.00
055-470-005-000	2388 TOKAY CT, PARADISE CA 95969	Y	\$4,337.00
055-520-085-000	5211 ROYAL CANYON LN, PARADISE CA 95969	Y	\$3,737.00
052-340-031-000	726 WINDING WAY, PARADISE CA 95969		\$3,237.00
052-033-024-000	0 OLIVER RD, PARADISE CA 95969	Y	\$6,546.40
		TOTAL	\$526,107.37



Town of Paradise
Council Agenda Summary
Date: July 24, 2025

Agenda Item: 2(b)

ORIGINATED BY: Aimee Bealeu, Finance Director/Town Treasurer
REVIEWED BY: Jim Goodwin, Town Manager
SUBJECT: Direct Assessments for Butte County Property Tax Roll
LONG TERM RECOVERY PLAN: No

COUNCIL ACTION REQUESTED:

1. Adopt Resolution No. 2025-____, "A Resolution of the Town Council of the Town of Paradise Repealing Resolution No. 2025-52 and Adopt a Resolution Certifying to the county of Butte the Validity of the Legal Process Used to Place Direct Assessments (Special Assessments) on the Secured Tax Roll; and,
2. Authorize the Town Manager and Finance Director to approve direct charge (special assessment) changes; and,
3. Authorize the Town Manager and Finance Director to execute the governing authority certification related to the direct assessments on the property tax roll.

Background:

The resolution required updates to reflect current assessment rates and to remove nuisance abatement charges, which will instead be addressed through a separate resolution. For more than ten years, Butte County has provided the Town with an efficient and cost-effective method of collecting direct assessments by placing them on the property tax roll. This approach results in a higher collection rate compared to direct billing by the Town to individual citizens. Additionally, it offers convenience to residents by reducing the number of invoices they receive and allowing payments to be made to fewer agencies.

Butte County has requested approval of these documents for housekeeping purposes and to safeguard the process for both agencies. As in previous years, the Town will place assessments related to the 2025/26 fiscal year on the property tax roll for the following:

- 1) Animal Control Services 2) Annual Septic Operating Permits

Financial Impact:

The County receives \$0.30 per parcel per assessment type for this service. This fee has already been factored into the FY 2025/26 budget.

**TOWN OF PARADISE
RESOLUTION NO. 2025-____**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PARADISE REPEALING
RESOLUTION NO. 2025-52 AND ADOPT A RESOLUTION CERTIFYING TO THE COUNTY
OF BUTTE THE VALIDITY OF THE LEGAL PROCESS USED TO PLACE DIRECT
ASSESSMENTS (SPECIAL ASSESSMENTS) ON THE SECURED TAX ROLL**

WHEREAS, the notices and election for special assessment fees of \$12.00 annually per parcel for the purpose of the Paradise Animal Control Services and Shelter to be included on the regular County property tax bill for property owners of the Town of Paradise was completed on November 2, 2004; and

WHEREAS, the regulatory base rate fee of \$33.38 per parcel, along with an additional \$33.08 fee for each additional septic system for the purpose of the Paradise Annual Septic Operating Permit to be included on the regular County property tax bill for property owners of the Town of Paradise was completed on May 14, 2013; and

WHEREAS, the Town of Paradise is placing the special assessments on the Butte County secured property tax roll for collection; and

WHEREAS, the Town of Paradise has complied with all laws pertaining to the levy of the special Assessments, including Proposition 218, to be collected, respectively per Government Code Section 50075 et seq and Health and Safety Code Section 6980;

WHEREAS, the assessment is being levied without regard to property valuation of the properties involved; and

WHEREAS, the Town of Paradise agrees that it shall be solely liable and responsible, and will defend and hold the County of Butte harmless from any liability as a result of claims or claims for refunds and related interest due filed by taxpayers against any assessments, fees, charges or taxes placed on the roll for the Town of Paradise by the County; and

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Paradise as follows:

SECTION 1. The list submitted with parcel numbers and amounts are certified as being correct, the Town Manager or Finance Director/Town Treasurer is hereby authorized to sign any documents required and directed to give the list to the Butte County Auditor on behalf of the Town of Paradise for placement on the secured tax roll for collection:

1. Prop 218 or Compliance Certification and Hold Harmless Statement
2. Property Tax Data Bill Form
3. Authority to Approve Direct Assessment Charges
4. Parcel Listing

PASSED AND ADOPTED by the town council of the Town of Paradise on this 24th day of July 2025 by the following vote:

AYES:

NOS:

ABSENT:

ABSTAIN:

Steve Crowder, Mayor

ATTEST:

Melanie Elvis, Town Clerk

APPROVED AS TO LEGAL FORM:

Scott E. Huber, Town Attorney



Town of Paradise
Council Agenda Summary
Date: July 24, 2025

Agenda Item: 3(a)

ORIGINATED BY: Colin Nelson, Capital Projects Manager
REVIEWED BY: Jim Goodwin, Town Manager
SUBJECT: Paradise Sewer Project Local Alternatives Analysis
LONG TERM RECOVERY PLAN: Yes – Tier 1, Sewer

COUNCIL ACTION REQUESTED:

1. Hear an informational update for the Paradise Sewer Project including:
 - a. Review of a short list of sewer system alternatives
 - b. Presentation of preliminary evaluation results
 - c. Opportunity for public input and feedback

Background:

Since its incorporation in 1979, the Town has sought a formal wastewater treatment solution for the community, with service for commercial and densely populated residential areas being a priority. Failed and failing septic systems create public health and environmental concerns and have limited economic growth. The Town has prepared numerous studies to address its need for a centralized wastewater treatment solution – focusing on areas of highest risk to environmental degradation associated with commercial and multi-family housing. The most recent proposed sewer service area included about 1,500 parcels, mostly along the Town's commercial and evacuation corridors, shown in dark orange (right).



Since the 2018 Camp Fire, which destroyed nearly 19,000 structures and displaced most of the Town's population, Paradise has faced the monumental task of rebuilding a safer, more resilient community. A key barrier to recovery has been the lack of a centralized sewer system, limiting the return of businesses and multi-family housing in key areas. The Paradise Sewer Project is now seen as essential infrastructure—not only to meet modern environmental standards and protect groundwater—but also to unlock long-term housing and economic recovery for the entire community.

To this end in 2022, the Town of Paradise secured \$30 million for pre-construction phases of work (environmental, design, right of way, and permitting) through Community Development Block Grant Disaster Recovery Planning funds to facilitate the design phase of the Paradise Sewer Project. To augment staff capacity and bring necessary technical expertise, the Town of Paradise

hired HDR to serve as their Owner's Agent in the pursuit of a full project delivery team for design and construction. The intent of this work was to continue delivery of the regional approach to the project, constructing a full collection system for 1,500 parcels in Paradise and exporting the wastewater to the City of Chico's Water Pollution Control Plant.

On October 30, 2023, staff issued a formal Request for Qualifications (RFQ 2023-005) utilizing formal selection procedures in compliance with Paradise Municipal Code, State and Federal requirements including regulations for typical federally funded projects as well as specific requirements utilizing CDBG-DR funds. The RFQ stated the scope of work for the Progressive Design Build Services and requested proposers provide their qualifications and experience and included price as a component.

As a result of that procurement, Paradise Town Council hired Mountain Cascade (contractor) and Carollo Engineers (design team) as the Progressive Design Build Team for the Paradise Sewer Project. The first step towards final project design is to establish a Basis of Design Report (BODR) which will inform the additional design phases of the project in a well thought out and consistent manner. During the BODR, the team studied all the previous Technical Memorandums, created a hydraulic model to analyze dry weather and wet weather flow rates, analyzed land uses and impacts to the system, specify pipe sizing, among other design considerations. The PDB also evaluated design alternatives within the collection system, made progress on environmental permitting and selected export pipeline alignments which minimize environmental impacts.

Concurrent to the preparation of the BODR, staff continued funding pursuits with the State Water Board Division of Financial Assistance as well as other state and federal advocacy efforts. As part of the development of the Basis of Design Report, staff learned the cost of completion of the regional project (design through system commissioning) would exceed \$400M. Following critical project workshops with the State Water Board Division of Financial Assistance and Regional Water Quality Control Board, staff reached the conclusion that the project, as currently visioned, was financially infeasible.

On December 10, 2024, staff provided an update to the Town Council which shared a brief project and project cost history. Due to the complexities associated with building a ground-up utility in the lens of a recovering population base amongst historical cost increases, a revised project approach needed to be taken. Council and community feedback informed staff that the project remained critical to our recovery from the 2018 Camp Fire and that many businesses and residents are relying on its imminent completion.

On January 21, 2025, Paradise Town Council provided staff direction on project next steps to commence efforts to modify the Project Description for the Paradise Sewer Project from a regional connection to the City of Chico to a potential local treatment plant option. Further direction was provided to analyze potential alternatives for a phased project approach to reach the full intended Sewer Service Area.

Further, Council selected two Councilmembers (Mayor Steve Crowder and Councilmember Hiedi Lange) to serve on an Ad Hoc Committee, replacing the previously established Sewer Regionalization Project Advisory Committee between the Town of Paradise, City of Chico and Central Valley Regional Water Quality Control Board.

All work originally visioned under the Progressive Design-Build contract with Mountain Cascade and Carollo Engineers has been paused with the local alternatives analysis effort to be led by the Ad Hoc Committee, HDR (Town's Owner's Agent) and staff.

Analysis:

The Paradise Sewer Project Ad Hoc Committee was immediately established following Council direction on January 21, 2025. The first Sewer Project Ad Hoc Advisory Committee Meeting was held on January 30, 2025. The Purpose Statement of the Committee was set as follows:

Increase project momentum while keeping the public apprised of project progress to find a fundable, permittable, scalable wastewater collection and treatment solution.

Action items of this meeting were to increase public engagement opportunities with a specific community meeting and invitation for private stakeholders to present industry ideas on next steps. The Committee set a goal of achieving a revised project description in less than four months so that work can continue appropriate environmental considerations and funding pursuits.

As part of the development of the Ad Hoc Committee's work, Paradise Irrigation District representatives joined the Ad Hoc Committee to lend their expertise and partnership towards the project. Their representatives primarily included District Board Members Bob Mathews and Marc Sulik as well as District Manager, Kevin Phillips.

On March 5, 2025, the Town of Paradise held a Community Meeting specifically for the Paradise Sewer Project. This meeting included a broad update to the project as well as gathering further input from the public.

In addition, staff issued a call to private sector stakeholders to provide input on potential alternatives for the project's wastewater treatment and dispersal process. This call to action reached all approved Town of Paradise onsite septic operators as well as other community members and vendors who have expressed interest in participating.

Below is a listing of meetings which took place as a result of this special invitation:

Community Members:

- Jeff Gillingham
- Cliff Jacobsen
- Bill Kellog
- Kelly Konzelman
- Dana Ripley

Equipment Vendors:

- AeroMod
- BioFiltro
- Cloacina
- Fluidyne
- Green Toilet
- Innovatreat

The Ad Hoc Committee also placed a special emphasis on having a better understanding of neighboring communities who are already operating an array of collection, treatment and dispersal options for wastewater management. As a result, the following tours and meetings took place:

Public Agency In-Person Tours:

- City of Biggs WWTP
- City of Mt. Shasta WWTP
- Nevada County Lake of the Pines WWTP
- Placer County – North Auburn Sewer Maintenance District 1
- Rio Alto Water District WWTP

Public Agency Virtual Tours/Meetings:

- Amador County
- Butte College
- City of Eureka
- City of St. Helena
- Community of Robbins

Additional accomplishments of the project team and Ad Hoc Committee are summarized below:

- Launched an updated website for the project <https://paradisese sewer.com/> with updated project status and options for additional community feedback.
- Continued to engage with funding agencies to timing and availability of construction funding, and how they can support the change to a local treatment option
- Regularly engaged with the Central Valley Regional Water Quality Control Board regarding effluent discharge permitting requirements and process
- Conducted a community poll regarding level of service and wastewater treatment facility locations
- Analyzed the collection system hydraulic model under gravity and low-pressure scenarios
- Analyzed comparative capital costs for each collection, treatment, and disposal alternative
- Analyzed comparative operation and maintenance costs for each collection, treatment, and disposal alternative
- Held Alternative Analysis Workshops with the Ad Hoc Committee to review cost and impact findings for the
 - Collection system alternatives,
 - Wastewater treatment process alternatives,
 - Treated effluent discharge alternatives,
- Confirmed whole-project capital and implementation cost estimates for the three project alternatives recommended by the Ad Hoc Committee

The Ad Hoc Committee is now prepared to report on the work of the Committee and staff with a plan to present findings and gather additional input for potential future Council action.

Two Special Town Council Meetings have been scheduled – the first on July 24, 2025 where the Committee and Project Team will be presenting a short list of sewer system alternatives with preliminary evaluation results.

A complete presentation with additional details on the Committee's work since creation will be provided at this Special Meeting. Materials and recordings of the meeting will be available on the Town's project website at www.paradisese sewer.com.

Three alternatives which will be further explored at the Council Meeting are briefly described below:

Alternative 1: Hybrid gravity/low-pressure collection system, aerated lagoon wastewater treatment, and percolation/evaporation pond effluent discharge.

- A hybrid gravity and low-pressure (STEP) sewer collections system would include gravity trunk mains following primary conveyance corridors and low-elevation areas or properties connected to the primary gravity trunk mains via low-pressure service
- Wastewater treatment using a series of aerated lagoons followed by a nitrification/denitrification process unit
- Treated effluent discharged to percolation/evaporation pond(s) for land discharge, regulated by a Waste Discharge Regulation (WDR) permit

Alternative 2: Hybrid gravity/low-pressure collection system, membrane bioreactor wastewater treatment facility, and percolation/evaporation pond effluent discharge.

- A hybrid gravity and low-pressure (STEP) sewer collections system would include gravity trunk mains following primary conveyance corridors and low-elevation areas or properties connected to the primary gravity trunk mains via low-pressure service
- Wastewater treatment using a pre-engineered, pre-manufactured membrane bioreactor treatment facility
- Treated effluent discharged to percolation/evaporation pond(s) for land discharge, regulated by a Waste Discharge Regulation (WDR) permit

Alternative 3: Hybrid gravity/low-pressure collection system, membrane bioreactor wastewater treatment facility, and surface water discharge.

- A hybrid gravity and low-pressure (STEP) sewer collections system would include gravity trunk mains following primary conveyance corridors and low-elevation areas or properties connected to the primary gravity trunk mains via low-pressure service
- Wastewater treatment using a pre-engineered, pre-manufactured membrane bioreactor treatment facility
- Discharge treated effluent to a local creek, regulated by a National Pollutant Discharge Elimination System (NDPES) permit.

A second Special Town Council Meeting is scheduled for August 14, 2025. This Special Town Council meeting plans to hear additional updates resulting from the public input gathered from the July 24 Meeting as well as additional input gathered in the time elapsed with other individual community member meetings and coordination. It is the intent of the August 14, 2025 Meeting for Council to provide formal direction to commence efforts on a revised project description including resuming funding pursuits coupled with environmental and design efforts.

Financial Impact:

The Town of Paradise is currently utilizing a \$30M planning grant through State of California Housing and Community Development via the CDBG-DR program. A breakdown of overall project funding and pursuits is provided on the next page:

Secured Funding

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| (1) CDBG-DR APA-2 Design | \$30,000,000 (active for pre-construction) |
| (2) CDBG-DR Town Allocation | \$35,000,000 (secured for construction) |
| (3) EPA Community Grant | \$1,750,000 (pending) |

Clean Water SRF Funding Opportunities

- | | |
|-----------------------------|--------------|
| (4) Clean Water SRF (Grant) | \$28,097,669 |
| (5) Clean Water SRF (Grant) | \$TBD Future |

Additional Funding Pursuits (Future Project Phases)

- | | |
|---|--------------|
| (6) USACE 219 - Initial Request | \$2,000,000 |
| (7) USACE 219 - Remaining Butte County Allocation | \$48,000,000 |

**Secured & Probable Funding available for the whole project “Cost to Complete”
Budget \$84,847,669 (Sum of 1-4 minus \$10M expended to date)**

Additional information relating to project costs, including an example startup Sewer Service Area to achieve fundamental project goals will be presented during the Special Meeting.

For the first time in the last 30+ years, the Paradise Sewer Project has a path to construction with funding secured, probable and available. While \$94.85 may not be adequate to fully fund the Project's first phase, the Town Council has options available which could supplement the current funding by redirecting away from scoped and planned roadway projects amongst the Town's CDBG-DR Infrastructure allocation.

Further, in review of the Water Board's most recent Intended Use Plan, communities are being encouraged to apply for project needs, even if the same needs exceed previously described community “caps” at \$30M – meaning in the event the revised Sewer Project's first phase, the Town should expect to apply for the \$28M noted above and additional funds needed to reach completion.

Lastly, the Town will continue to monitor the US Army Corps of Engineers Environmental Infrastructure 219 Program to be utilized for a second phase of the sewer project, likely for collection system expansion.