

MINUTES OF THE ORLAND CITY COUNCIL
REGULAR MEETING HELD OCTOBER 19, 2021

CALL TO ORDER

Meeting called to order by Mayor Roundy at 6:32 p.m.

Meeting opened with the pledge of allegiance.

ROLL CALL

Councilmembers present:	Councilmembers Dennis Hoffman, Billy Irvin, Chris Dobbs, Vice Mayor Jeffrey A. Tolley and Mayor Bruce T. Roundy
Councilmembers absent:	None
Staff present:	City Manager Pete Carr, City Attorney Greg Einhorn, Public Works Director Ed Vonasek, Police Chief Joe Vlach and City Clerk/Administrative Services Manager Janet Wackerman
Staff present via Zoom:	City Engineer Paul Rabo, City Planner Scott Friend and Fire Chief Justin Chaney

ORAL AND WRITTEN COMMUNICATIONS

Citizen Comments: None

CONSENT CALENDAR

- A. Approve Warrant List (payable obligations).
- B. Approve City Council minutes for October 5, 2021.
- C. CalPERS Resolution for Employer-Paid Member Contribution.

Vice Mayor Tolley moved, seconded by Councilmember Dobbs to approve the consent calendar as presented. The motion carried 5-0.

ADMINISTRATIVE BUSINESS

A. Habitat for Humanity Request for Project Support (Discussion/Action) – Pete Carr, City Manager

Habitat for Humanity (H4H) proposes a partnership arrangement with the City of Orland and the County of Glenn to convert an older, fully depreciated motel and its site into a renovated, supervised permanent supportive housing asset. H4H would own and operate the facility while County Health and Human Services would provide a variety of services to the residents. The residents would be selected by H4H based on certain qualification criteria. Staff and Councilmember Irvin, Vice Mayor Tolley and Mayor Roundy visited a permanent supportive housing site in Yuba City, similar to what will be in Orland.

Joseph Hale, representing H4H, explained what the organization was planning for the Orlanda Inn. He stated the motel would be converted into a supervised permanent supportive housing asset.

Bill Wathen, Deputy Director of Health & Human Services for Glenn County, stated services provided will be conducted by County staff and will complement what is already being accomplished. He added there are plans for his staff to visit the site in Yuba City.

Mr. Hale stated H4H also plans to establish a Restore store that will generate funding for the supportive services and will act as a safety net when grants are not available. John Nicoletti, H4H, stated (*via chat*) the store would also be a great tax revenue source for the City.

Mr. Nicoletti stated they have found that these types of facilities create a big diversion from the use of law enforcement and medical calls.

Mayor Roundy asked if residents are required to pay any of the costs. Mr. Hale stated 30% of their income is paid to the facility. Mayor Roundy asked if they plan to have more than 14 units. Mr. Hale stated there is a potential for 28-32 with 28 being their goal. Mayor Roundy asked if non-residents would be able to be on-site. Mr. Hale stated guests would have to check-in. They plan on having a gated community to reduce non-residents coming into the site.

Vice Mayor Tolley stated he was very impressed with the Yuba City facility and described it as "apartments with purpose." Mr. Hale stated they give their residents a hand up and not a hand out.

Vice Mayor Tolley asked what was Homekey 1 & 2. Mr. Hale stated funding is from the State and is per unit. Mr. Nicoletti added if the money is not used for the Orland project it will be distributed to Chico, Red Bluff or any other area in this region.

Vice Mayor Tolley stated there was a nice thrift store in town and asked if Restore would be in competition. Mr. Hale stated Restore generally has surplus building materials and not clothing, toys, etc.

Councilmember Dobbs asked what the process was to get someone into the facility. Mr. Hale stated they work with referrals from the County, client has to be ready to move and wants to be successful. Councilmember Dobbs asked if sexual offenders are disqualified. Mr. Hale stated that would be up to the County and H4H would work with them. Councilmember Dobbs asked what the typical length of stay was. Mr. Hale stated as long as they income qualify, they can stay. Councilmember Dobbs asked if it was only for Glenn County residents. Mr. Wathen stated the residents likely will fit with the community, and they are targeting seniors, most vulnerable, veterans and former foster care youth.

Councilmember Irvin asked how many residents are served at Harmony Village, how many staff and how many would 14-20 need for staffing. Mr. Hale stated they have 62 with staffing of three on-site and for 14-20, two people will be on-site. He added they are looking into setting up offices in Orland so more services would be provided.

Councilmember Hoffman stated there is a need for all types of housing and this may alleviate some of the problems with police and emergency personnel. This project would be a good thing for the community.

Amanda Samons, resident, stated she supported the project.

Chief Vlach stated he spoke with public safety officials in Sutter County about Harmony Village. He told him they don't have violent crime calls but they do get calls similar to what is received at retirement homes, and that H4H has dramatically improved the situation.

B. Vacation of 7th St. Alley (Discussion/Action) – Pete Carr, City Manager

Mr. Carr stated the alley off 7th near Newville Road is surplus and the City does not use it. The City will obtain an easement to service the underground utilities that are present (water and sewer line). He added that a letter, from the only neighbor of the property, was received that stated they were not opposed to the transaction.

Councilmember Hoffman asked if the sale price was \$1.00. Mr. Carr stated yes and added that the City is relieved of an alley it does not have to maintain and it helps a locally owned business. Councilmember Irvin stated he is against the \$1.00 sale price. Sonny Baird, representing the owners, stated they have made around \$157K in improvements to date and intend to do more. Mayor Roundy stated before the SR32 realignment, the alley may have had a different purpose. Vice Mayor Tolley stated he has heard complaints about Seventh Street and parking and agrees with Councilmember Irvin regarding the \$1.00 sale price being not enough.

Action: Councilmember Hoffman moved, seconded by Councilmember Dobbs to adopt Resolution 2021-22, vacating an unused city street. The motion carried 4-1 by the following roll call vote:
AYES: Councilmember Hoffman and Dobbs, Vice Mayor Tolley and Mayor Roundy
NOES: Councilmember Irvin
ABSENT: None
ABSTAIN: None

C. Proposed Cortina Drive Lift Station (Discussion/Action) – Paul Rabo, City Engineer

Mayor Roundy introduced Mr. Rabo to give the Staff report.

Mr. Rabo stated the City operates and maintains an existing 8” diameter sanitary sewer main in Cortina Drive which does not have sufficient depth to allow the connection of Butte College’s onsite gravity sewer conveyance system. Two options were presented, a regional lift station operated by the City and a private system serving only Butte College. The City would incur a one-time cost of \$289,695.00 for the construction of a regional sanitary sewer lift station on Cortina Drive.

Vice Mayor Tolley asked if the regional system would only serve Butte College. Mr. Rabo stated at present, yes, but could foster more development. Councilmember Hoffman stated a regional lift station is the best option for the City because it would encourage development in the area.

Councilmember Irvin asked how many parcels would serve the regional system. Mr. Rabo stated there are a total of 40 acres in this area, amounting to nine to 10 parcels that would use the lift station. The tributary area’s reimbursement would be approximately \$7200 per acre.

Councilmember Dobbs stated he sees this as an investment for future development.

Mr. Carr stated all or a portion of the costs may need to be borne by the water or general fund and reimbursed in time from the sewer fund.

Vice Mayor Tolley asked if the City could afford it. Mr. Carr stated yes and could also use ARPA funding. Vice Mayor Tolley asked if this item was a top priority. Mr. Carr stated it had not previously been a priority area. Vice Mayor Tolley asked if ARPA funds could be designated and if there was any other item more important than this. Mr. Carr added there are a lot of other priorities, such as housing on the east, commercial development on the northwest portion.

James Seegert, Modern Building, stated the site cannot provide sewer unless there is a lift station and without a regional lift station, a small parcel would be burdened with a greater cost.

Jody Samons, EB3 Development, noted 3Core’s Comprehensive Economic Development Strategy (CEDs) stated developing the I-5 corridor is part of the plan for the next five years. This project will eliminate some of the barriers to develop in this area.

Action: Vice Mayor Tolley moved, seconded by Councilmember Hoffman to allow City to reimburse Modern Building Inc. \$289,695 for the cost to construct a regional sanitary

sewer lift station with funds from the sewer fund and ARPA at the City Manager's discretion. The motion carried 5-0 by the following roll call vote:
AYES: Vice Mayor Tolley, Councilmember Hoffman, Irvin and Dobbs, and Mayor Roundy
NOES: None
ABSENT: None
ABSTAIN: None

D. Water & Sewer Rate Adjustments (Discussion/Action) – Paul Rabo, City Engineer

Mayor Roundy introduced Mr. Rabo to give the Staff report.

Mr. Rabo stated the City operates and maintains a public water system and a sanitary sewer system. Since 2015 the City Council has raised water and sewer rates matching the Consumer Price Index increase. He added that the rates are not connected with the DWR plan to extend services to the unincorporated areas of Glenn County.

Councilmember Irvin asked if we were trying to catch up on collecting revenue for projects since he notices that there is a 11% increase on what is left from the original list. He added that if the CPI increase is 3.2% and City is only charging that to help the rising costs, 8% is lost. Mr. Rabo stated that in 2014, City approved a Water System Master Plan and in 2015 City started increasing their water rates to generate funds to do projects. He calculates that there have been seven years of 3.3% increases.

Councilmember Irvin asked if the funding from DWR would help. Public Works Director Vonasek stated the water and sewer funds would still have maintenance costs and a need for reserves. Mr. Carr added that the DWR funding will be helping with one well but there is still a need for another. Mr. Rabo stated if funding did not exist from DWR, the City still has water service deficiencies such as lack of flow when there is a fire.

Councilmember Irvin asked if generally the City gets a grant for big items. Mr. Carr stated financing was secured for the Eva Drive Well from the State but it is unknown at this time what funding the State or DWR will provide for other needed projects. Mayor Roundy added the City had problems with an aging infrastructure and the fire department stating they needed enough pressure to fight fires.

Ms. J. Samons stated she was concerned with the out-of-city rate being doubled. She asked to see calculations on how that rate came to be.

Action: Councilmember Hoffman moved, seconded by Councilmember Dobbs to approve the water and sewer rate increases to \$63.31 and \$61.61, respectively, using 3.2% CPI. The motion carried 4-1 by the following roll call vote:
AYES: Councilmember Hoffman and Dobbs, Vice Mayor Tolley and Mayor Roundy
NOES: Councilmember Irvin
ABSENT: None
ABSTAIN: None

Vice Mayor Tolley asked how many customers were outside the city limits. Mr. Vonasek stated 20 to date. Vice Mayor Tolley asked why the rate was double outside the city limits. Mr. Carr stated there are no calculations but previous City Councils must have recognized that it costs more to run and maintain the system in the County. Councilmember Hoffman stated part of the reason for the double rate is that County residents do not pay city property tax.

Mayor Roundy suggested the item is put on a future agenda for further review.

E. Draft Groundwater Sustainability Plan Comments (Discussion/Action) – Pete Carr, City Manager

Mr. Carr stated the time was now to make comments to the draft plan. He noted the draft addressed City concerns with subsidence, tightening the ½ foot over five years. However, it does not appear to adequately protect the integrity of domestic and municipal drinking water wells. He suggested the comment letter point this out.

Councilmember Hoffman moved, seconded by Councilmember Dobbs to authorize the Mayor to sign the comment letter to GGA, as amended, and send to GGA. The motion carried 5-0.

F. Verbal Update on Drought Conditions (Discussion/Direction) – Pete Carr, City Manager

Mr. Carr stated at this time there are 224 distressed wells and 157 dry wells. To date, 70 County residents have indicated interest in connecting to City water. A total of 230K gallons of water has been distributed but should taper off as the North Valley Community Foundation's (NVCF) program ramps up. Approximately 100 people attended the community information meeting. Once the number of hook-ups are determined, planning can go forward to determine where distribution lines can be installed. City staff has been working with Department of Water Resources to define the scope of the project.

There has been no decline in City wells since June. Vice Mayor Tolley questioned the wells not dropping since June. Mr. Carr stated there will occasionally be some drop but then the level returns. He added the public works crew tests each well once a week. Vice Mayor Tolley stated the wells were not at an emergency level. Mr. Carr stated that was correct. Mayor Roundy stated the wells are holding but the City should be ready to go into Stage 2 and this item could be placed on a future Agenda.

Jody Samons, EB3, thanked City staff for taking in the applications for NVCF. The Foundation has \$1.8M from DWR to provide 60 gallons of water per household per month and provide tanks and pumps for 1550 gallons per month to those in the county with dry wells. She added that they have thirty tanks ordered at this time.

CITY COUNCIL COMMUNICATIONS AND REPORTS

Councilmember Hoffman:

- Will be attending the upcoming Chamber of Commerce meeting and County transportation meetings;
- The Santa Claus Parade will be held November 28 (tentatively).

Councilmember Irvin:

- Attended the Orland Unit Water Users Association Board meeting.

Councilmember Dobbs:

- Attended the monthly dinner meeting of the volunteers of the fire department with Vice Mayor Tolley in attendance.

Vice Mayor Tolley:

- Attended the Fire Department monthly dinner meeting;
- Liked the dog park idea and glad the person voiced her opinion. It will be going to the Parks and Recreation Commission to discuss;
- Wanted to bring up a remembrance of those in the community that have died of COVID.

Mayor Roundy:

- Will be attending the County Transportation and Groundwater meetings;
- Will be attending the Arts Commission meeting.

ADJOURN TO CLOSED SESSION

Mr. Carr stated since no new or additional information has been received, there would not need to be a Closed Session.

CITIZEN COMMENTS ON CLOSED SESSION ITEMS – None

Meeting adjourned at 9:29 p.m.

Janet Wackerman, City Clerk

Bruce T. Roundy, Mayor