

MINUTES OF THE ORLAND CITY COUNCIL
REGULAR MEETING HELD NOVEMBER 16, 2021

CALL TO ORDER

Meeting called to order by Mayor Roundy at 6:31 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, Peter Carr; Public Works Director, Ed Vonasek; City Engineer, Paul Rabo; City Clerk, Janet Wackerman, Deputy City Clerk, Jennifer Schmitke; City Attorney, Greg Einhorn; Police Sergeant, Sean Johnson

NOMINATION AND ELECTION OF MAYOR AND VICE MAYOR

City Clerk Wackerman requested nominations for Mayor for 2021-2022. Mayor Roundy nominated Councilmember Dobbs. Councilmember Hoffman and Councilmember Irvin both nominated themselves. With no further nominations, the nomination was closed.

Action: Upon roll call vote, Councilmember Dobbs received two affirmative and three non-affirmatives for Mayor. Councilmember Hoffman received two affirmative and three non-affirmatives. Councilmember Irvin received one affirmative and four non-affirmatives.

City Clerk Wackerman reopened nominations for Mayor for 2021-2022 as none of the previous nominations received a majority vote. Councilmember Tolley nominated Mayor Roundy. Councilmember Hoffman and Councilmember Irvin both nominated themselves.

Action: Upon roll call vote, Mayor Roundy received three affirmative and two non-affirmatives for Mayor but since this would be Mayor Roundy's second term, four fifths vote is required to remain for a second consecutive term as Mayor. Councilmember Hoffman received four affirmative and one non-affirmative. Councilmember Hoffman was declared Mayor for 2021-2022.

City Clerk Wackerman requested nominations for Vice Mayor for 2021-2022. Councilmember Irvin nominated Vice Mayor Tolley. With no further nominations, the nomination was closed.

Action: Upon roll call vote, Vice Mayor Tolley received five affirmatives. Vice Mayor Tolley was declared Vice Mayor for 2021-2022.

ORAL AND WRITTEN COMMUNICATIONS

A. Citizen Comments: None

CONSENT CALENDAR

- A. Approve Warrant List (payable obligations).
- B. Approve City Council minutes for November 2, 2021

- C. Receive and file Economic Development Commission minutes for August 17, 2021.
- D. Receive and file Economic Development Commission minutes for September 14, 2021.
- E. Receive and file Library Commission minutes for September 13, 2021.
- F. Acknowledge Waste Management Collection Rate Adjustments.
- G. Modify Solid Waste Contract Rate Adjustment Term.

Action: Vice Mayor Tolley moved, seconded by Councilmember Dobbs to approve the consent calendar. Upon voice vote, the motion carried 5-0-0.

Public Hearing - None

Administrative Business

A. Honeybee Discovery Center Update

City Manager Carr invited Carolina Burreson, Honeybee Discover Center Board Vice President, to update the Council on the progress of governance of the HDC, fundraising, financial status, architecture concept plans and recently completed feasibility study.

Ms. Burreson had a slide show presentation to share with Council what the Honeybee Discovery Center Board has been working on over the several last months. Mrs. Burreson also shared a promotional video on the proposed upcoming project and showed what the new building would look like and what it would offer to the community.

Mayor Hoffman opened comments to Council.

Vice Mayor Tolley asked if Ms. Burreson had an estimate time frame that the project could be completed. Ms. Burreson stated the project is dependent on funding and she is hopeful that campaigning for funds will happen within the next year.

Ms. Burreson welcomed Council to come visit the Honeybee Discovery Center to see all they have to offer, the first Friday of the month from 3pm to 7 pm.

B. Unincorporated Area Water Rates

City Engineer Paul Rabo presented to Council his analysis of water rates for customers in unincorporated area. Mr. Rabo stated that he reviewed operation and maintenance costs for the existing water system and noted there could be a minimum increase of \$10,000 to \$15,000 in operation and maintenance costs for new proposed areas as well as potential capital replacement costs which could be around \$200,000 to \$250,000 per year. Mr. Rabo explained that the analysis was based on possibly 100 new connections; the proposed number of connections was used to help estimate the cost of what the County residents should be paying, which could be around \$400.00 each month. Mr. Rabo reminded Council that the current approved county bi-monthly rate is \$126.63 for the 2021-2022 year. Mr. Rabo also stated that the current water rate does not include, capital replacement costs or infrastructure repairs, that funding would need to come from grants down the road. The current rate also does not include all utility costs, wages, benefits, additional employees, professional contract services. The proposed rate is the bare minimum the City would need to collect to support the operation and maintenance Public Works Department. Mr. Rabo stated the current rate is a great deal for County residents.

Mr. Carr showed a chart that compared Orland current water rates to other districts and cities near Orland.

Mr. Rabo stated that the number of potential connections is key, as more connections allow for the potential cost for each resident's bi-monthly rate to go down.

Mayor Hoffman opened the comments to Council. Councilmember Irvin asked why the City bills bi-monthly. Public Works Director, Vonasek stated that the City Council several years ago directed staff to continue bi-monthly billing.

Councilmember Dobbs appreciated the research and thought it was fair to keep the current lower rate.

Vice Mayor Tolley asked if the State would fund some of the capital replacement costs, the \$200,000-\$250,000? Mr. Rabo stated that the State would not be funding future replacements with the current project. Vice Mayor Tolley asked if the current rate fiscally hurt the City. Mr. Carr stated that the City is covering O & M costs at current rates.

Mr. Rabo reminded Council that water rates are reviewed annually and can be adjusted accordingly at the next annual review.

Councilmember Irvin expressed concern for the county residents having rates determined by a City Council that they had/have no say in voting for them. Mr. Carr stated that is one reason why cities typically do not provide services for County residents because they do not have political representation. It was also noted that a significant rate increase would trigger a Prop 218 process in which all customers could object to the proposed adjustment.

Mayor Hoffman stated the county residents can come to City Council meetings and express their concerns and be heard if they do not like something that is happening with their rates. Mayor Hoffman opened the discussion to public comment.

Jody Samons stated she was the resident who requested the water rate evaluation. Ms. Samons asked if the process to evaluate the rates went through Prop 218 requirements. City Attorney Greg Einhorn stated that the rates were not increased and therefore would not need to meet Prop 218 requirements. Mr. Einhorn stated that the analysis justifies the rate, which is what the Council had ask Mr. Rabo present. Ms. Samons asked what the benefit would be and why the City was doing the project if they were going to charge county residents \$400.00 a month. Einhorn stated that the rates currently charged are reasonable and not above the cost of producing the service. Mr. Carr explained that DWR is adding storage and well capacity to the City of Orland that will benefit all City water system customers. Also, the connection would be a gesture of help for the County residents. Ms. Samons confirmed the project is mutually beneficial to the City of Orland and the potential new water connection customers.

Mr. Einhorn stated that Council already approved the rate at the October 19th meeting. The Council verbally agreed that the rates will stay the same and not increase.

C. Verbal Update on Drought Conditions

City Manager Carr reported as of November 16, 2021, a total of 272 wells have been registered as distressed. Of those wells 181 are dry and 55 have submitted interest forms to sign up to connect to City water.

City Manager Carr stated that North Valley Community Foundation (NVCF) sent out approximately 400 mailers and are going door to door in the priority areas outside the City where water lines may possibly reach. There will be a second meeting on Thursday November 18th at 6:00pm, where information will be shared about how to report your dry well and express your interest in connecting to the City water system. The meeting will also provide deadlines to sign up and what the next steps will be once you have expressed interest in connecting to City water. Mr. Carr stated that once the deadlines pass, maps will be finalized, contracts will be prepared and a deadline for the contracts will be set for those interested in becoming customers of the City of Orland's water system. Mr. Carr also stated for those that do not meet the deadline or decide against signing up to become City of Orland customers, they may still be able to join in the future, but they will have to pay the full price to connect. Mr. Carr stated that there have been concerns about the water rates and potential annexation for the unincorporated area.

The City's bulk distribution is now one day a week assisting about 2-3 people a day and seems to be scaling back now that NVCF is ramping up with water deliveries. City Manager Carr presented to Council that the County and NVCF are working on the short-term solutions, such as the bottled water and distribution of bulk

water to residents and is going well. Mr. Carr also reported that the City municipal wells' water levels have improved within the last two weeks, around 5 to 10 feet per well, still 30 feet down from 2020.

Councilmember Roundy asked if there were numbers for the people receiving services from NVCF. Ms. Samons stated 52 customers are receiving bottled water, 60 gallons a month. 32 have requested tanks and pumps and those are in the beginning stages of being delivered. Ms. Samons stated that NVCF is still working on the contract for a pump installer.

CITY COUNCIL COMMUNICATIONS AND REPORTS

Councilmember Roundy:

- Attended the Glenn County Board of Supervisors meeting, the Board unanimously passed a resolution supporting the co-application with Orland and the Habitat for Humanity Homekey funds for the Orlanda project;
- Transportation and Transit Commission is meeting Thursday November 18th.

Councilmember Irvin:

- Nothing to report.

Councilmember Dobbs:

- Nothing to report.
- Requested that Habitat for Humanity give local business owners a tour of facilities.

Vice Mayor Tolley:

- Attended the Orland Volunteer Fire Department dinner meeting November 8th;
- Went on a ride along with Officer Carmon Saturday November 6th;
- Attended the grand opening for Miss Beehavin November 6th.

Mayor Hoffman:

- Downtown business owners are doing Shop Hop November 20th;
- Chamber of Commerce meeting November 17th;
- Downtown Christmas tree lighting November 27th;
- December 3rd Honeybee Discovery Center will be open from 3-7pm.

ADJOURN TO CLOSED SESSION AT 8:00 P.M.

CITIZEN COMMENTS ON CLOSED SESSION ITEMS – None

CLOSED SESSION – Pursuant to Government Code Section 54956.8: Conference with Real Property Negotiators, the City Council will hold a Closed Session. More specific information regarding this meeting is indicated below.

PROPERTY: APN 047-070-037

AGENCY NEGOTIATOR: Pete Carr, City Manager

NEGOTIATING PARTIES: Brett Hightower

UNDER NEGOTIATION: Price and terms of payment

RECONVENE TO REGULAR SESSION – 8:21 P.M.

REPORT FROM CLOSED SESSION - Direction was given to staff.

Meeting Adjourned 8:22 P.M.

Jennifer Schmitke, Deputy City Clerk

Dennis Hoffman, Mayor