

**MINUTES OF THE ORLAND CITY COUNCIL**  
**REGULAR MEETING HELD MARCH 1, 2022**

**CALL TO ORDER**

Meeting called to order by Mayor Hoffman at 6:30 p.m.

Meeting opened with the Councilmember Dobbs leading the pledge of allegiance.

**ROLL CALL**

Councilmember present: Councilmembers Bruce Roundy, Billy Irvin(arrived at 6:35 PM), Chris Dobbs, Vice Mayor Jeffrey Tolley and Mayor Dennis Hoffman

Councilmembers absent: None

Staff present: City Manager, Peter Carr; City Clerk, Jennifer Schmitke; Police Chief, Joe Vlach; City Planner, Scott Friend; City Attorney, Greg Einhorn

**ORAL AND WRITTEN COMMUNICATIONS**

**A. Public Comments: None**

**CONSENT CALENDAR**

- A. Approve Warrant List (payable obligations).
- B. Approve City Council minutes for February 15, 2022.
- C. AB361 Compliance.

Action: Vice Mayor Tolley motioned to approved 5A and 5C of the consent calendar and asked to pull 5B, Councilmember Dobbs seconded. The motion carried by voice vote 4-0-1, Councilmember Irvin absent.

Vice Mayor Tolley asked that his reasoning for why he voted no on the police officer recruitment incentive be added to the City Council minutes from February 15, 2022, he is not against the incentive but thought there was a better structure and wanted more time to go over the incentive. Also, Vice Mayor Tolley brought to staff's attention that on page 9 the vote was recorded correctly in the action notes but incorrectly in the voice call notes. Staff reassured Vice Mayor Tolley the comment would be added to the notes as well as the correction of the votes on record.

Action: Vice Mayor Tolley moved to accept the amended and corrected consent calendar item 5B, seconded by Councilmember Dobbs. The motion carried by roll call vote 5-0.

AYES: Councilmember Roundy, Irvin, Dobbs, Vice Mayor Tolley and Mayor Hoffman

NOES: None

ABSENT: None

ABSTAIN: None

## **ADMINISTRATIVE BUSINESS**

### **A. Red Cross Proclamation**

Mayor Hoffman read a proclamation declaring March as Red Cross Month for the City of Orland. Red Cross Volunteer Mary Jurdana came forward to accept the proclamation. Mayor Hoffman thanked all public service volunteers for their service.

### **B. Development Reimbursement Agreement – City Manager, Pete Carr**

City Manager Carr presented to Council a draft proposed reimbursement agreement with a future developer for certain infrastructure improvements.

Mr. Carr stated that anytime there is development interest in Orland, the City has the option to participate in the cost of the project improvements associated with the development. The developer, Maverik Inc., is obligated to signalize the intersection at Newville and Commerce. A previous developer paid as part of their development fee, for part of the cost of a signal that was to be added at a future date. The City has decided to contribute \$130,000 which was collected from the previous developer for signalizing this specific intersection.

Mr. Carr stated to Council that staff is recommending contributing from the City's Developmental Impact Fee fund \$140,000 and from the Transportation Impact Fund an additional \$60,000 to total \$200,000. Mr. Carr shared that when new developments come in, within the next 10 years, they will also have to pay their fair share of signal impact fees, and the City will then pass those monies back to Maverik to the extent that Maverik has invested more than their 20.4% obligation.

Councilmember Irvin asked if a roundabout was discussed for this intersection. Mr. Carr stated that at one time a roundabout was considered but that there is not sufficient space for a roundabout. The City would have to purchase land from 3 or 4 property owners in that area. Councilmember Irvin asked if the studies show that the traffic light will not back up traffic past the stop signs. Mr. Carr stated that the study shows there will not be an issue with vehicles backed up to the stop sign. Mr. Carr mentioned that the study obligates Maverik to also make off ramp improvements.

Public Comment was opened at 6:51 PM.

Christie Hutchings, Senior Planning project manager for Maverik stated she was present via Zoom to answer questions.

Jeff Tolley expressed his appreciation to Ms. Hutchings for bringing healthy growth to town.

Public Comment was closed at 6:52 PM

Action: Councilmember Roundy moved to approve the proposed reimbursement agreement with Maverik Inc. and authorize City Manager to execute on behalf of the City of Orland, seconded by Councilmember Irvin. The motion carried by roll call vote 5-0.

AYES: Councilmember Roundy, Irvin, Dobbs, Vice Mayor Tolley and Mayor Hoffman

NOES: None

ABSENT: None

ABSTAIN: None

### **C. Verbal Update on Drought Conditions and Water Connection Project – City Manager, Pete Carr**

City Manager Carr presented that there are 303 wells reported within Glenn County experiencing issues, 191 of those wells are listed as dry. Mr. Carr explained that of the 237 people that expressed interest in connecting to City water services about 150 of those people are within the planning area and will be connected. Mr. Carr reminded Council that the map was created based on clusters of dry wells that expressed interest in connecting to City water; if one well is off by itself unfortunately the City will not be able to reach it.

DWR has expressed that the project will be about one million dollars per mile, so the City Engineers and Public Works worked with DWR to create a map that would reach the most people in need. Mr. Carr stated that City Engineer, Public Works and DWR are working intensely on details such as new wells, depth, and size as well as the storage tanks details. Mr. Carr explained that he has been working closely with DWR on finalizing the contract between the City and the State.

Mr. Carr stated that plans for the first well on Sixth Street that the City was working on before DWR are also advancing; USDA is working with the City on the engineering. At the February 15, 2022, meeting Council approved a grant from USDA for this purpose.

Mr. Carr reported that the City's wells are holding steady, and they continue to be monitored weekly. Mr. Carr stated that there is still currently one pump down, waiting on parts to arrive. Mr. Carr shared with Council that production for the month of February was 33.8 million gallons which is high, normally the City is in the twenty million range. Mr. Carr stated that if March does not bring more rain and snowpack that staff recommends moving the City from Stage 1 (the City has been in since June 2021) to Stage 2 of the water contingency plan. Stage 2 is where a higher dollar cost kicks in for a higher usage of water (there are tiers) and day/time restrictions for watering your yard.

Councilmember Roundy agreed with Mr. Carr and recommended that the Council bring the decision to advance to Stage 2 of the water contingency plan.

Vice Mayor Tolley and Councilmember Dobbs agreed they would like to wait till the first meeting in April to bring back the water contingency plan.

Mayor Hoffman stated he would like to see the water contingency plan come back at the next Council meeting agenda, even if it is just for discussion.

Mr. Carr reflected that the consensus of the Council is to add the water contingency plan to the next agenda for March 15, 2022, and Council will give direction.

Mayor Hoffman opened the meeting up for public comment, but none were made.

### **PUBLIC HEARING**

#### **Housing Element – City Planner, Scott Friend**

City Planner Scott Friend presented a public hearing for part of the City's General Plan Housing Element. Mr. Friend stated that State law requires every City and County in California to have a General Plan to contain a minimum of seven required elements. One of the seven required elements is the Housing Element. Mr. Friend shared that the City must periodically amend these elements to reflect changing

conditions within the City and to maintain compliance with state and federal laws. The purpose of the Housing Element is to adequately plan for the existing and future housing needs of the City. This Element is being updated to address the requirements for the 6<sup>th</sup> Cycle planning period spanning from 2021-2029. Mr. Friend stated that this is the document that is needing repealing of the 5<sup>th</sup> cycle and approving the 6<sup>th</sup> cycle. The current update cycle for the City of Orland is eight years.

Mr. Friend stated that the City currently has three projects in process right now in Orland that are using some form of Federal or State Grant funding to help their projects. Those funds are only available for use if you have a certified Housing Element.

Mr. Friend spoke about how Housing Tools was chosen as a project consultant, then stated that once Housing Tools was chosen for the project they jumped in and got to work quickly. Housing Tools immediately set up a dedicated webpage for Housing Element updates. Mr. Friend shared that on the webpage notices, flyers, documents any time there was an update it was posted on the website. Mr. Friend stated there were two community meetings one being in June 23 and the second was on August 5<sup>th</sup>. Mr. Friend stated that they have been utilizing social media and there have been five social media posts about meetings and any updates and 10 email blasts. The document itself has been available since October 14<sup>th</sup> for viewing, online, at City Hall, at the Library and that many people have digitally received the document.

Mr. Friend stated that the Planning Commission held a public hearing back on November 18, 2021, where they voted 5-0 to recommend approval of the document to the City Council, and also to asked to consider an exemption. Once this document is approved by Council it will be sent to the State for approval.

Mr. Friend presented out a public review letter from YIMBY Law that he would like introduced into the record and stated that nothing in the letter was specific to Orland, that this is just a proclamation of their thoughts on public housing.

Mr. Friend introduced and asked James Coles, Housing Tools consultant, to present what he has been working on and updating in the 2021-2029 Housing Element. Mr. Coles gave an overview on of the Housing Element, Regulatory Framework, Needs Assessment, Site Inventory and Goals, policies, and programs.

Mayor Hoffman opened Public Comment at 7:59 PM, no comments were made, and the public comments was closed at 8:00 PM.

The Public Hearing closed at 8:00 PM.

Councilmembers had a discussion with Mr. Friend and Mr. Coles with concerns or questions they have with the Housing Element.

Action: Councilmember Dobbs moved, seconded by Councilmember Roundy to adopt Resolution 2022-XX approving General Plan Amendment (GPA) #2021-02 and adopting the 2021-2029 Housing Element update as presented by repealing the existing adopted 5<sup>th</sup> Cycle Housing Element and replacing it with the 6<sup>th</sup> Cycle Housing Element ant that it is CEQA exempt. The motion carried 4-1 by the following roll call vote.

AYES: Councilmembers Roundy, Irvin, Dobbs and Mayor Hoffman

NOES: Vice Mayor Tolley

ABSENT: None  
ABSTAIN: None

Vice Mayor Tolley wanted on record the reason he voted no is because he would like more time to review the Housing Element and he is discouraged the State takes away local control with the Housing Element.

### **CITY COUNCIL COMMUNICATIONS AND REPORTS**

Councilmember Roundy:

- Will be attending the LAFCO meeting on Friday March 4, 2022,
- Art Gallery will be open Friday March 4, 2022,
- Will be attending Transportation and Transit for March 2022.

Councilmember Irvin:

- Many code enforcement cases were moved to the March hearing.

Councilmember Dobbs:

- Orland Volunteer Fire Department (OVFD) ticket drive begins Saturday March 4, 2022,
- OVFD Fireman's Ball is Saturday March 19, 2022.

Vice Mayor Tolley:

- Stated he is working on getting a skatepark in Orland and will be meeting with City department heads, Orland Unified School District Superintendent and has found there is a lot of support within the community. Vice Mayor Tolley hopes to present to the Recreation Commission at their next meeting.

Mayor Hoffman:

- The Honeybee Discovery Center will be open Friday March 4<sup>th</sup>, 2022,
- The 4<sup>th</sup> Street Ice Cream Shop will be having its grand opening Saturday March 5<sup>th</sup>, 2022.

### **ADJOURN TO CLOSED SESSION AT 8:18 PM**

#### **CITIZEN COMMENTS ON CLOSED SESSION ITEMS – NONE**

#### **CLOSED SESSION**

A. Public Comments: The public will have an opportunity to directly address the legislative body on the item below prior to the Council convening into closed session. Public comments are generally restricted to three minutes.

#### **B. CONFERENCE WITH LEGAL COUNSEL – LABOR NEGOTIATIONS**

Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9: one potential case

### **RECONVENE TO REGULAR SESSION AT 8:38 PM**

**REPORT FROM CLOSED SESSION – No Reportable Action**

**MEETING ADJOURNED AT 8:38 PM**

Jennifer Schmitke, Deputy City Clerk

Dennis Hoffman, Mayor