

**MINUTES OF THE ORLAND CITY COUNCIL**  
**REGULAR MEETING HELD APRIL 19, 2022**

**CALL TO ORDER**

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

Meeting opened with the Chief Vlach leading the Pledge of Allegiance.

**ROLL CALL**

Councilmember present: Councilmembers Bruce Roundy, Billy Irvin, Chris Dobbs,  
Vice Mayor Jeffrey Tolley and Mayor Dennis Hoffman

Councilmembers absent: None

Staff present: City Manager, Peter Carr; City Clerk, Jennifer Schmitke;  
Assistant City Manager/Director of Administrative  
Services, Rebecca Pendergrass; Police Chief, Joe Vlach;  
City Attorney, Greg Einhorn; City Planner, Scott Friend

**ORAL AND WRITTEN COMMUNICATIONS**

**Public Comments: None**

**CONSENT CALENDAR**

- A. Warrant List (payable obligations)
- B. Approve City Council Minutes for April 5, 2022
- C. Receive and file Public Works and Safety Committee Minutes of February 8, 2022
- D. Municipal Code Truck Weight Limits
- E. 2021 General Plan Implementation and Housing Element Annual Report

Vice Mayor Tolley stated that he wanted to clarify for his constituents that no truck routes are being changed within City limits.

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

AYES: Councilmembers Roundy, Irvin, Dobbs, Vice Mayor Tolley and Mayor Hoffman  
NOES: None  
ABSENT: None  
ABSTAIN: None

**PUBLIC HEARING**

**A. Resolution Adoption – California Municipal Finance Authority (CMFA) – Scott Friend, City Planner**

City Planner Scott Friend presented a request for the City to authorize participation in the California Municipal Finance Authority (CMFA). The CMFA was formed to assist local governments, non-profit organizations, and businesses with the issuance of taxable and tax-exempt bonds aimed at improving the standard of living in California. Mr. Friend stated that there are over 330 cities, 37

counties and 25 special districts that are current members in the CMFA. Mr. Friend shared that the Bonds to be issued by the CMFA for the Projects will be the sole responsibility of the Borrower, and the City will have no financial, legal or moral obligation, liability or responsibility for the Projects or for repayment of the Bonds for the financing of the Projects.

Mayor Hoffman asked who CMFA will issue grants to. Mr. Friend replied that CMFA will be issuing bonds to the Liberty Bell senior apartment complex and Woodward Family apartment complex projects. Mr. Friend shared that the owner of both complexes, Pacific West, has requested financing through CMFA and explained that CMFA cannot grant the financing to these projects until the City joins the CMFA.

Vice Mayor Tolley wanted to clarify that the City will not be liable for anything. Mr. Friend reassured Vice Mayor Tolley that the City will not have any obligations.

Ben Barker representative from California Municipal Finance Authority stated that throughout the bond documents and resolution the City isn't participating in the financing; they are only holding the public hearing for the CMFA, the CMFA will be the financier and they will hold all risk liability associated with the project. Under no scenario will the City have any responsibility with the financing or project.

Mayor Hoffman opened the public hearing at 6:41 pm.

The public hearing was closed at 6:41 pm with no comments.

Action: Vice Mayor Tolley moved to adopt Resolution 2022-14 approving and adopting a Resolution authorizing and directing that the City of Orland join the California Municipal Finance Authority (CMFA) for the purposes of authorizing project financing from the Authority for the Liberty Bell Senior Apartments Affordable Housing project and the Woodward Family Apartment project, Councilmember Roundy seconded. The motion carried by roll call vote 5-0.

AYES: Councilmembers Roundy, Irvin, Dobbs, Vice Mayor Tolley and Mayor Hoffman  
NOES: None  
ABSENT: None  
ABSTAIN: None

#### **B. Tax and Equity Fiscal Responsibility Act (TEFRA) Bond Financing for the Liberty Bell Senior Apartment Project – Scott Friend, City Planner**

Mr. Friend presented a staff recommendation to adopt a resolution for the financing of the Liberty Bell apartment complex.

Mr. Friend read a statement prepared by the CMFA representative about the Tax and Equity Fiscal Responsibility Act (TEFRA) Bond Financing for the Liberty Bell Senior apartment Project.

Mayor Dennis Hoffman opened the Public Hearing at 6:45 pm.

Public Hearing was closed at 6:45 pm with no comments.

Councilmember Irvin asked what the difference between tax-exempt and taxable bonds were. Mr. Barker, CMFA representative, explained. Mr. Friend added that the project is an income and age restricted project so private market rate projects cannot qualify.

Action: Councilmember Roundy moved that the City Council determine that the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section § 15061 (B)(3), the General Rule, and that the City Council adopt Resolution 2022-12 granting financing authority to the CMFA for the Liberty Bell Apartments Affordable Housing Project, Vice Mayor Tolley seconded. The motion carried by roll call vote 5-0.

AYES: Councilmembers Roundy, Irvin, Dobbs, Vice Mayor Tolley and Mayor Hoffman  
NOES: None  
ABSENT: None  
ABSTAIN: None

**C. Tax and Equity Fiscal Responsibility Act (TEFRA) Bond Financing for the Woodward Family Apartment Project – Scott Friend, City Planner**

Mr. Friend presented a resolution for the financing of the Woodward Family Apartment complex. Mr. Friend made note of two changes to the staff report stating that the amount requested by the developer is \$15,000,000.00 to finance or refinance the acquisition, construction, improvement and equipping of a multi-family rental housing project located at the Northeast corner of Woodward Avenue and East Swift Street.

Mayor Hoffman opened the Public Hearing at 6:49 pm.

The Public Hearing closed at 6:49 pm with no comments.

Action: Councilmember Dobbs moved that the City Council determine that the project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to Section § 15061 (B)(3), the General Rule and moved that the City Council adopt Resolution 2022-13 granting financing authority to the CMFA for the Woodward Family Apartment Project, Vice Mayor Tolley seconded. The motion carried by roll call vote 4-1.

AYES: Councilmembers Roundy, Irvin, Dobbs, Vice Mayor Tolley and Mayor Hoffman  
NOES: Councilmember Irvin  
ABSENT: None  
ABSTAIN: None

**ADMINISTRATIVE BUSINESS**

**A. Update: Homelessness & Homekey Project (Discussion/Direction) – Pete Carr, City Manager**

City Manager Carr gave a brief outline on homelessness in Glenn County and Orland, how homelessness impacts the City and programs that are addressing homelessness.

Mr. Carr shared an update on the Homekey project also known as the Habitat for Humanity Project. Mr. Carr reminded Council that Habitat for Humanity will own and operate the property. The residents that previously resided at the Orlanda Motel have been relocated in ways and places that are appropriate for them. Mr. Carr announced that the demolition of the Orlanda Motel has been completed and construction permits have begun to be pulled. Construction will start the first week of May and a completion date is set December 2022. The groundbreaking ceremony will be on May 6, 2022 at 1:00 pm, where all are welcome to attend.

Mayor Hoffman asked if the City would benefit from any property tax revenue; Mr. Friend stated that he spoke with the County tax assessor about this specific question and they stated that to be tax exempt the project would have to file specific welfare exemption forms, at this time this project has not turned in these forms, but staff expects the project would qualify for exemption from property taxes.

Councilmember Irvin asked how strict the rules will be for tenants to stay clean and sober. John Nicoletti, representative for Habitat for Humanity, stated that in California anyone over the age of 21 drinking alcohol in their permanent house is acceptable. The facilities are non-smoking facilities indoors, no matter what the product is. All tenants will have to sign a lease agreement that stipulates no opioids or illegal substances will be allowed on the property. Mr. Nicoletti stated that if there is concern about a tenant, they will issue a 24-hour notice and the apartment will then be inspected. Mr. Nicoletti stated their main concern is about the safety and well being of all tenants in the facility and they work closely with the County's COC to make sure tenants follow the rules.

Councilmember Roundy asked what the criteria will be for people to become tenants in the complex. Mr. Nicoletti stated that an applicant must first prove residency with a utility bill or a mailbox proving where they reside. If they cannot provide this, they will score lower on their application. Mr. Roundy asked if there was a time limit applicants would need to be considered a resident of the county; Camille Thomas, Habitat for Humanity, stated all possible tenants have been listed in the Homeless Information Management System, (HIMS is database criterion that county social workers use to provide housing to those in need) which is being used in partnership with the COC. Many people in the HIMS program are ready to be housed, they have gone through all necessary programs, and are just waiting for low-income housing to become available.

Mayor Hoffman opened the topic to public comments.

Leon Etchepare, Orland resident, asked for clarification on where the people that will be housed at the Habitat for Humanity apartments will come from. Mr. Friend shared that Glenn County has 327 people that are on the Section 8 housing list, it is expected that all residents will be from Glenn County. Mr. Etchepare asked for clarification on how the Habitat for Humanity project and the homelessness topic go together if the housing is not for homeless people. Discussion clarified that people living outside, for example in Stony Creek, likely need a type of shelter more basic than this project, as residents of this project will be deemed ready to accept permanent housing. Vice Mayor Tolley explained that at the April 5<sup>th</sup> Council meeting a constituent asked to get the homeless topic onto an agenda, Mr. Carr was giving an update on both topics.

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

City Manager Carr provided an update on reported dry wells.

Mr. Carr explained that the February 9<sup>th</sup> map that included 150 parcels along where the main lines will go, has not changed. The engineers are working in the background on all details so that they are prepared to get contractors to bid. Mr. Carr stated there was a delay due to the Department of Drinking Water and Department of Water Resources working out details with the two projects they are helping fund. Mr. Carr announced that today the two departments have come to an agreement and the projects can now move forward. Mr. Carr shared that on September 2<sup>nd</sup> the City was originally awarded \$7.8 million; the City believes the project now requires \$12 million but is waiting on the final numbers from DWR. Mr. Carr stated there will be at least 150 people included in the

project and the City also has a waiting list with over 30 people who along where the new main water lines will be installed, that would like to be connected.

Mr. Carr stated the municipal wells are holding steady and they are still being checked weekly. Mr. Carr shared that the Orland area is still listed by National Oceanic and Atmospheric Administration (NOAA) as being in an extreme/severe drought.

Mayor Hoffman opened the topic to public comment.

Sherree Gray, Orland resident asked where the dry well numbers are coming from, she was worried that the statistics the City is sharing are not accurate. Mr. Carr stated that the numbers of dry wells come directly from the Glenn County dry wells website. Ms. Gray asked for an explanation on why the water line is going down certain roads, Mr. Carr explained that the engineers figured out what the most efficient use of main line figuring it cost approximately \$1 million a mile. Mayor Hoffman suggested looking into connecting to City water once the project is complete. It would be a personal cost but suggested getting neighbors together to help with the costs. Councilmember Roundy stated that Ms. Gray would also have to get approval from Local Agency Formation Commission (LAFCo).

Leon Etchepare, Orland resident asked if there was a timeline for the DWR project to be complete. Mr. Carr stated that DWR announced all funds should be expended by August 2023, statewide. Mr. Carr shared that as for the DWR project in Orland there has not been a published schedule or timeline yet.

Susanne Smith, Stone Ridge Dr, asked what plans the City has for when more wells start going dry around the City. Mayor Hoffman stated that the City recently has gone to stage 2 in the water contingency plan, which is a more conservative water use plan. Mr. Hoffman also shared that the City is planning on putting in two new wells with Department of Water Resources and Department of Drinking Water. Councilmember Roundy shared that the Glenn Ground Water Authority has been working for years on a groundwater sustainability plan(asp).

#### **C. Graffiti Abatement (Discussion/Direction) – Greg Einhorn, City Attorney**

City attorney Einhorn presented to Council a possible language update to the current Orland Municipal Code (OMC) chapter 8.28 which defines, prohibits, and provides methods for removal of graffiti.

Council discussed legal issues of possible modifications to OMC 8.28 with Mr. Einhorn and staff about including the definition of graffiti, different time frames that would be appropriate to allow residents to clean up graffiti and the possibility of a reward for being an informant. Council asked Mr. Einhorn to come back to Council with an updated ordinance for the Council to adopt at the next council meeting.

#### **D. Fiscal Year 2022-23 Budget Discussion #2: Review Capital Projects, Fleet Schedules, Review General Fund, ARPA (Discussion/Direction) – Pete Carr, City Manager**

Mr. Carr presented the second part of the proposed draft budget to Council for the next fiscal year 2022-2023 which starts July 1. Mr. Carr presented updated fleet replacement schedules for the Police and Fire Departments, reviewed the Measure A budget, and spoke about recent changes made to the ARPA list.

## **CITY COUNCIL COMMUNICATIONS AND REPORTS**

Councilmember Roundy:

- Will be attending Transportation and Transit meeting April 21, 2022.
- Will be attending Groundwater agency meeting April 11, 2022.
- Suggested a joint meeting with Planning Commission and EDC Commission to get ideas on the Streetscape project.
- Will be attending the Glenn County Water Authority meeting on April 26, 2022.

Councilmember Irvin:

- Attended this month's code enforcement meeting.

Councilmember Dobbs:

- None.

Vice Mayor Tolley:

- Attended a skatepark meeting April 11, 2022.
- There will be another skatepark project discussion meeting May 2, 2022 from 6-7 PM at the Star Center at 418 Walker Street.
- Attended the Downtown Shop Hop April 9, 2022 and spoke with people concerned about the cross walks on Highway 32 as well as the need for more garbage cans in the downtown area.
- Asked for the skatepark survey to be on the next City Council agenda. Council agreed by consensus.

Mayor Hoffman:

- None.

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

### **ADJOURN TO CLOSED SESSION AT 9:07 PM**

### **CLOSED SESSION OPENED 9:14 PM**

CONFERENCE WITH LABOR NEGOTIATORS: Government Code Section: 54957.6  
Agency Negotiators: Peter R. Carr; Rebecca Pendergrass; Greg Einhorn  
Council Members Bruce Roundy and Billy Irvin  
Employee Organizations: United Public Employees of California Local #792  
(Mid Management and General Units); Orland Police Officers Association;  
Unrepresented Employees (All other not in UPEC)

### **RECONVENE TO REGULAR SESSION AT 9:44 PM**

**REPORT FROM CLOSED SESSION – No reportable action was taken.**

### **MEETING ADJOURNED AT 9:44 PM**

Jennifer Schmitke, Deputy City Clerk

Dennis G. Hoffman, Mayor