



OROVILLE EXECUTIVE COMMITTEE

Oroville City Hall – Fireside Room
1735 Montgomery Street
Oroville, CA. 95965

April 07, 2023
SPECIAL MEETING
OPEN SESSION 2:00 PM
AGENDA

REQUESTS TO ADDRESS COMMITTEE

The council has established time limitations of three (3) minutes per speaker on all items. **(California Government Code §54954.3(b))**. Pursuant to Government Code Section 54954.2, the Committee is prohibited from taking action except for a brief response to statements or questions relating to a non-agenda item.

CALL TO ORDER / ROLL CALL

Committee Members: David Pittman, Eric Smith and Janet Goodson

OPEN SESSION

1. Pledge of Allegiance

PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS

This is the time to address the Committee about any item not listed on the agenda. If you wish to address the Committee on an item listed or not listed on the on the agenda, please follow the directions listed above.

REGULAR BUSINESS

1. The Committee may discuss and provide direction related to a request by Oroville Hospital for 2023 tax exempt bond funding.
2. The Committee may discuss and provide direction related to a request for funding by the County to maintain existing level of service of 4 days per week for the Oroville Branch Library in Fiscal Year 2023/24.
3. The Committee may discuss and provide direction to staff related to an Aquatic Center
4. The Committee may discuss and provide staff direction related to a Downer Street parcel conversion to a parking lot and a request for a pedestrian easement along the western edge of the parcel.

ADJOURN THE MEETING

The meeting will be adjourned.

Accommodating Those Individuals with Special Needs – In compliance with the Americans with Disabilities Act, the City of Oroville encourages those with disabilities to participate fully in the public meeting process. If you have a special need in order to allow you to attend or participate in our public meetings, please contact the City Clerk at (530) 538-2535, well in advance of the regular meeting you wish to attend, so that we may make every reasonable effort to accommodate you. Documents distributed for public session items, less than 72 hours prior to meeting, are available for public inspection at City Hall, 1735 Montgomery Street, Oroville, California.

CONDUIT ISSUANCE OF MUNICIPAL BONDS

TAX-EXEMPT BOND FINANCING FOR OROVILLE HOSPITAL



Ravi Chitkara

April 4, 2023

Wulff, Hansen & Co.

CONDUIT REVENUE BONDS:

- ***All Tax-Exempt Bonds must be issued by a Municipal Entity, for itself or for a Conduit Borrower.***
- Bonds issued by governmental entities, like the City of Oroville (“Governmental Entities”), to make loans to entities other than state or local governments are known as “Conduit Bonds” or “Conduit Issues,” and the Governmental Entities issue these bonds are known as “Conduit Issuers.”
- A Conduit Issuer in Conduit Bond financing issues bonds and loans the bond proceeds to a conduit borrower, including 501(c)(3) entities like Oroville Hospital (a “Conduit Borrower”).
- A Conduit Bond is an obligation issued by a Governmental Entity, but payable solely from the Loan Repayments (the "revenues") received by the Governmental Entity under the loan agreement with the Conduit Borrower. The Governmental Entity has no liability for Debt Service on the Bonds. In the typical structure, the Loan Repayments are assigned directly to a Bond Trustee, so that the Governmental Entity never actually receives any money from the Conduit Borrower, but instead, the money goes directly to the Trustee to be held in the trust estate for ultimate distribution to Bondholders. By using a Trustee, the City’s Administrative requirements for the Bonds are reduced.
- ***Under its constitutional powers concerning “Municipal Affairs,” a charter city (the City of Oroville is a charter city) may issue Conduit Bonds to finance hospitals or other healthcare facilities to benefit its residents.***
- ***The City of Oroville has previously issued Conduit Bonds for Oroville Hospital five times in the past 34 years (in 1989, 1997, 2012, 2018, and 2019). In each case, the City adopted a Bond Resolution to issue Bonds for the Hospital.***

CONDUIT REVENUE BONDS – ISSUANCE:

- *Each series of Bonds issued by the City for the Hospital had a public purpose since the bond proceeds were used to upgrade or expand the healthcare facilities for the benefit of the City’s residents.*
- *To assess whether financing a particular facility will constitute a “Municipal Affair,” the services provided by the Facility and the extent to which patients at the Facility are residents of the City are analyzed. Generally, the Facility must be located within the City limits, although a facility located immediately adjacent to a City and providing significant health care services to the residents of the City may be financed.*
- *All Conduit Financings require a Tax and Equity Fiscal Responsibility Act of 1982 (TEFRA) hearing to be exempt from federal income tax to allow interested citizens the opportunity to comment on the proposed Conduit Financing. The bonds must be approved by an appropriate elected official or body after a public hearing has been conducted (the TEFRA requirement). For a charter city, the public hearing will customarily be held either by the city council and the city council will approve the bonds for this purpose.*
- *The proposed City of Oroville Revenue Bonds (Oroville Hospital), Series 2023 (the “2023 Bonds”), are being issued to Restructure the Bonds issued for the Hospital in 2018, to finance the Acquisition and Installation of a Telco System upgrade, and Diagnostic Medical Equipment and related Software for the Hospital’s current Expansion Project.*

CONDUIT REVENUE BONDS - ISSUANCE:

(Contd.)

- In general, Conduit Bonds are approved by a Resolution of the Governmental Entity. They do not require voter approval. *The City has previously approved the issuance of Conduit Bonds for the Hospital by adopting a bond resolution after conducting a TEFRA hearing.*
- *The 2023 Bonds will be an obligation to be issued by the City, but payable solely from the loan repayments to be received from the Hospital by the City under a loan agreement with the Hospital.*
- *The following statement will be provided to every public or private investor in the 2023 Bonds issued by the City:*

THE BONDS WILL BE PAYABLE SOLELY FROM THE HOSPITAL REVENUES. NEITHER THE CREDIT NOR THE TAXING POWER OF THE CITY OF OROVILLE OR THE STATE OF CALIFORNIA IN GENERAL, OR ANY POLITSUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS, NOR THE BONDS BE CONSIDERED THE DEBT OF THE CITY, THE STATE OF CALIFORNIA IN GENERAL, OR ANY POLITICAL SUBDIVISION THEREOF.

04.07.2023

HANDOUTS

REQUEST FOR PEDESTRIAN EASEMENT AS PART OF THE IMPROVEMENT PLAN FOR

Montgomery & Downer St.

October 31, 2021

Council Members
City of Oroville

Dear Council Members

Thank you for taking ownership and interest in this property (mentioned above) which has the potential to serve the businesses of Downtown Oroville and the patrons that visit our treasured historical district. My wife and I have owned the adjacent property (2061 Montgomery Street which currently houses Century 21 and Creative Imaging) since 2005. We are genuinely excited to see the improvements.

In addition to the parking and trash collection areas that have been discussed, we request the council consider a pedestrian easement that connects Montgomery Street to Miners Alley. Recent and planned improvements, as well as future planned events, are sure to bring additional interest and foot traffic to the area.

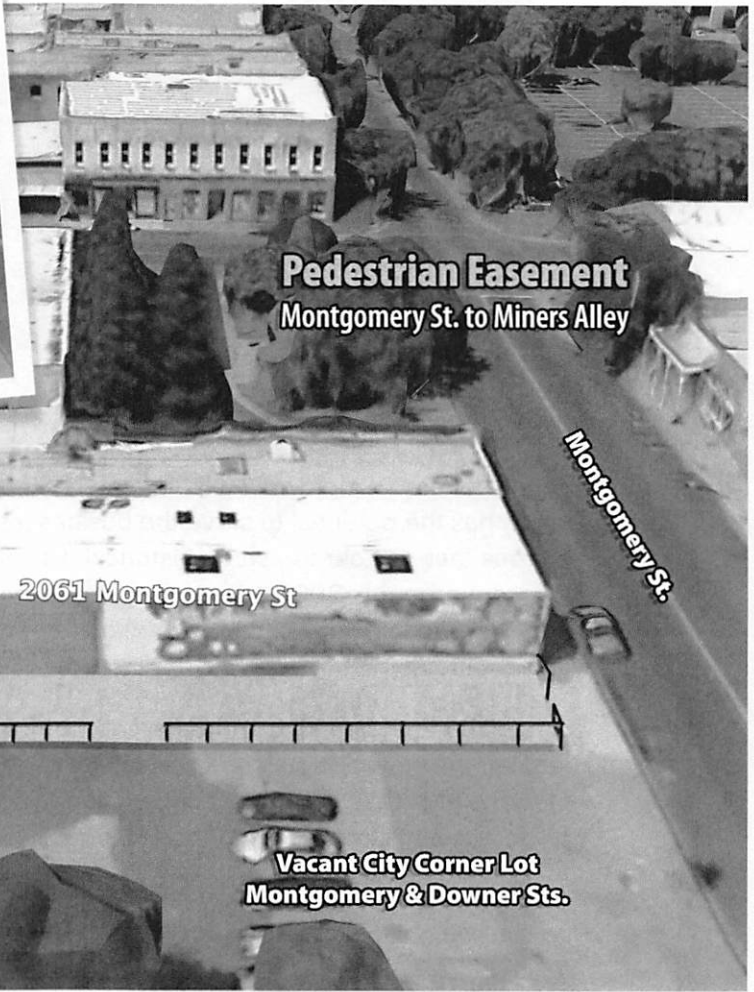
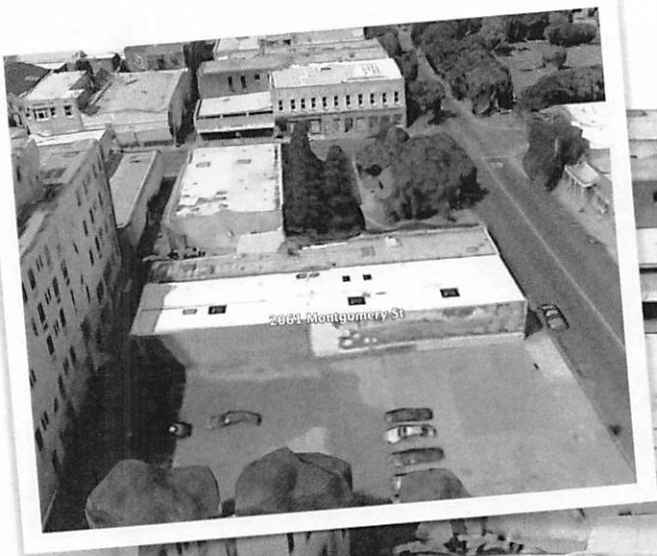
We have attached a couple of (very) rough—and likely not to scale—renderings of how this might look, and how it could add access and pedestrian/patron usability to the block. Also shown on the rendering is how such an easement could bring additional retail access to the building at 2061 Montgomery St., thereby increasing the usability of the large space. We visualize the easement to be wide enough to allow patrons to enjoy outdoor waiting areas or seating for a cozy outdoor dining experience.

We thank you for giving this idea sincere and thoughtful consideration. Monique and I would welcome being included in the planning discussion. And in the spirit of being good neighbors, we're willing to discuss providing resources that may be helpful in bringing this mutually beneficial improvement to your city lot at Montgomery and Downer Streets.

With gratitude,



Dean R Gurr



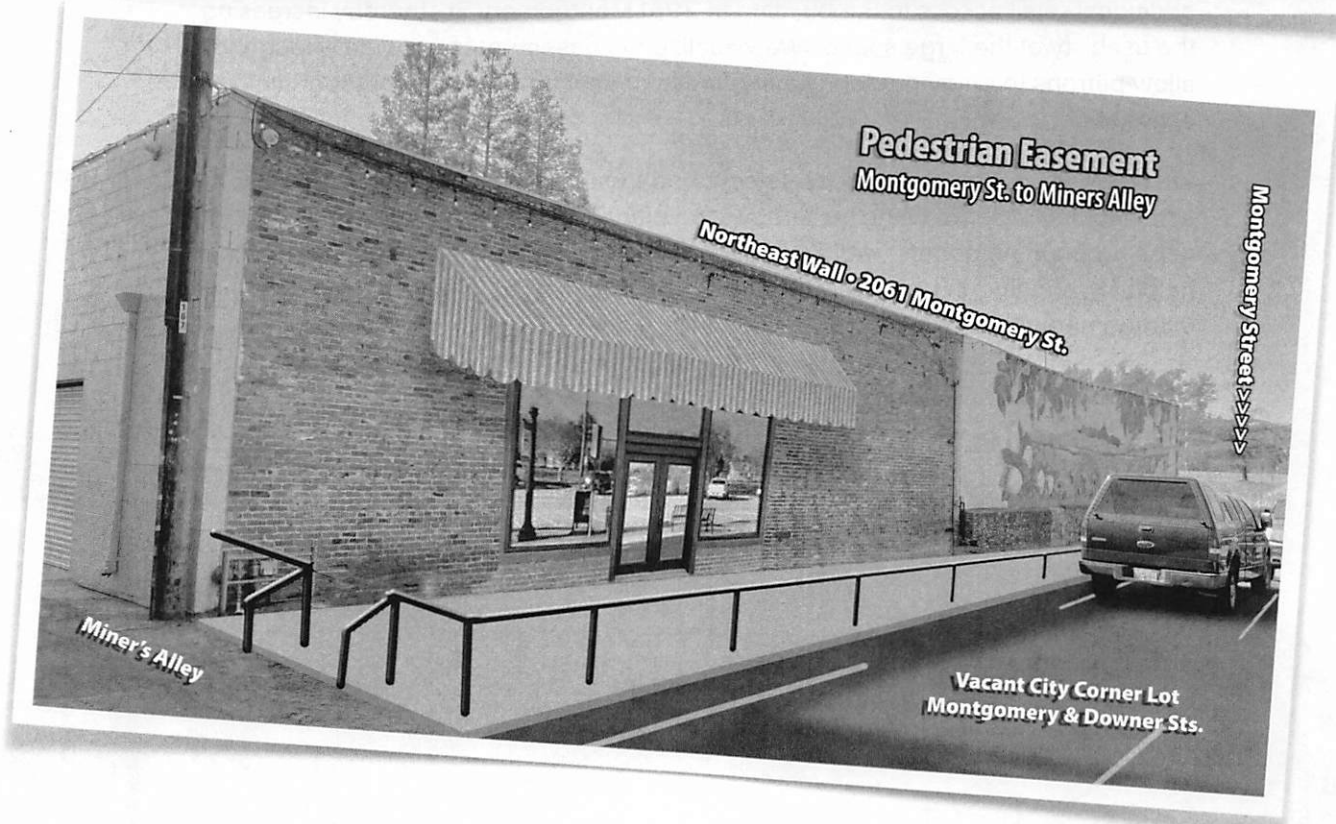
**Pedestrian Easement
Montgomery St. to Miners Alley**

2061 Montgomery St

Miners Alley

Montgomery St.

Vacant City Corner Lot
Montgomery & Downer Sts.



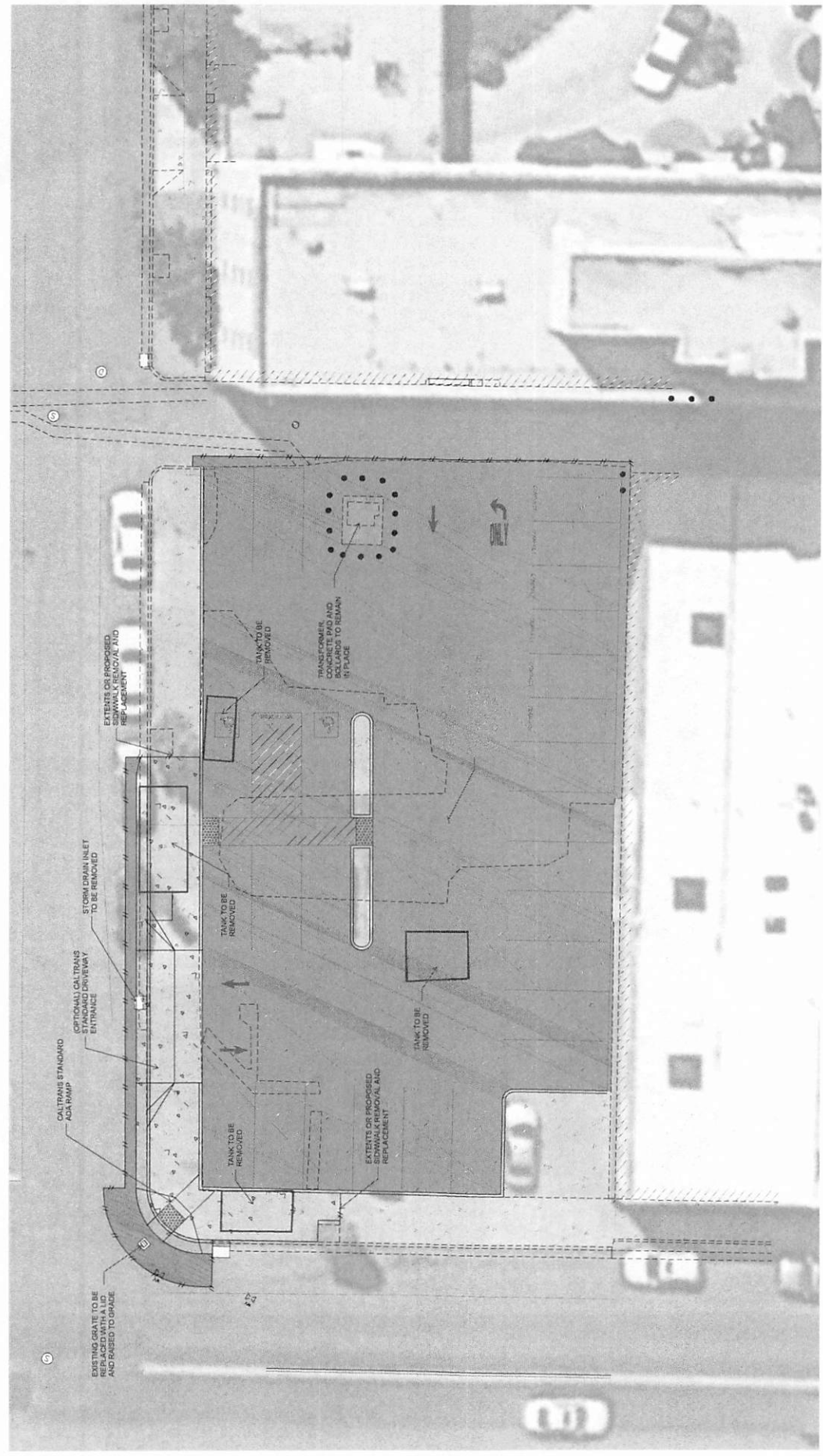
**Pedestrian Easement
Montgomery St. to Miners Alley**

Northeast Wall • 2061 Montgomery St.

Montgomery Street >>>>>

Miner's Alley

Vacant City Corner Lot
Montgomery & Downer Sts.



	Designed By	FPM	Date		<p>NORTHSTAR 111 MIDWAY INDUSTRIAL BLVD. STE. 100, OROVILLE, CA 95966 PHONE: (530) 885-1833 www.northstarinc.com</p>	CITY OF OROVILLE DOWNER ST OROVILLE, CALIFORNIA	SITE PLAN DOWNER STREET	
	Drawn By	CLM					APN Number Job Number 21-103	Scale N/A Vert 1" = 8' Horz
Revision		Date		By				



Mike Donnelly
5308280011



Brian Littrell
5308963166

**Coldwell Banker
Commercial C&C
Properties**

Price Reduced - Commercial Flex Building | 1875 Feather River Blvd

39,700 SF | Retail Building | Oroville, CA | \$3,800,000 (\$96/SF)



THE SUBJECT PROPERTY IS ZONED CORRIDOR MIXED USE (MXC) AND ALLOWS FOR GENERAL COMMERCIAL USES INCLUDING RETAIL, SHOPPING CENTER, STORAGE AND EVEN VEHICLE SALES.

INVESTMENT HIGHLIGHTS

- Plenty of expansion opportunities
- Zoning allows for general commercial uses including retail, shopping center, storage and even vehicle uses
- Perfect opportunity for an investor to redevelop into a profitable income asset

EXECUTIVE SUMMARY

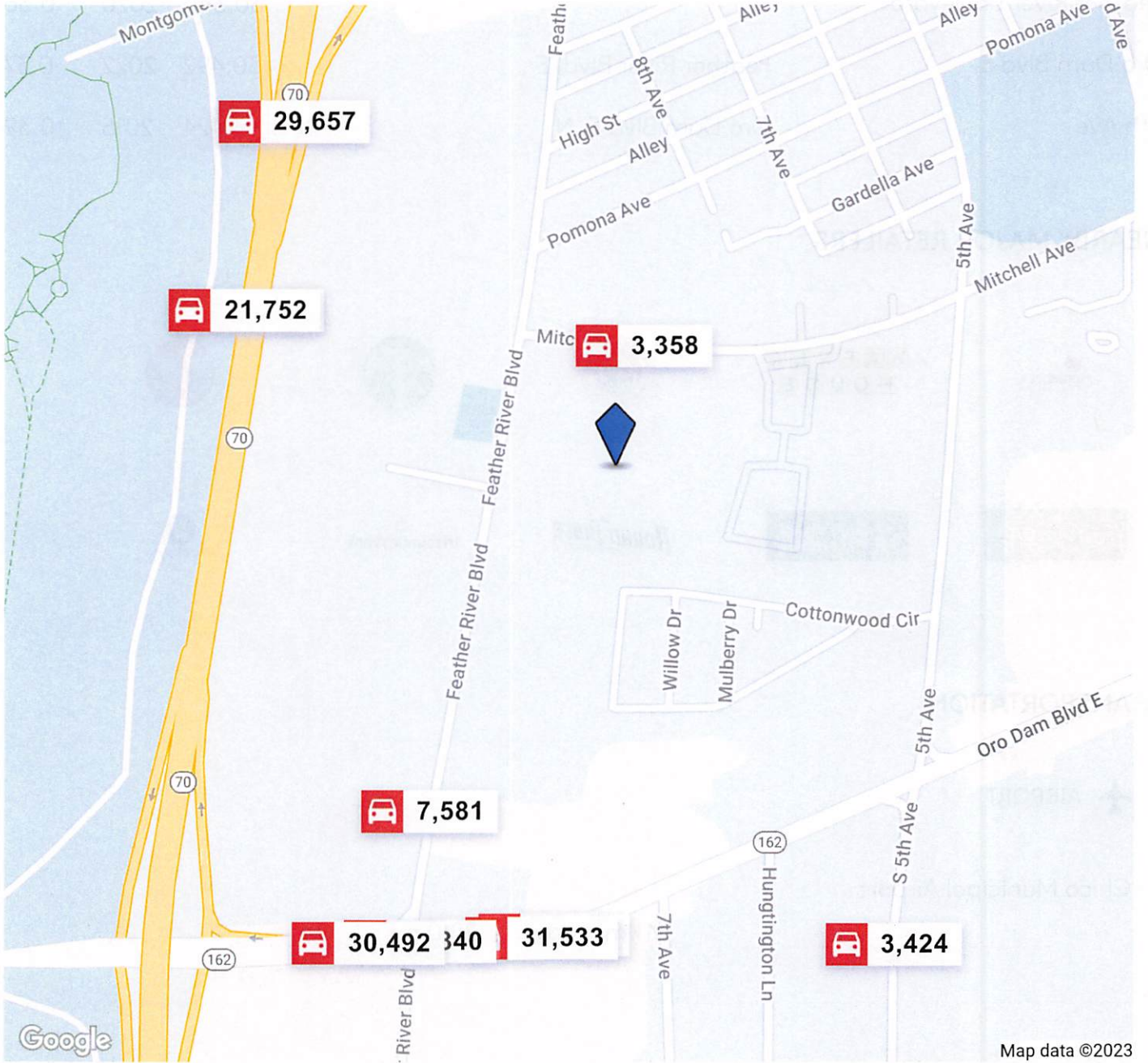
PRICED TO SELL NOW - MAKE OFFER! World Class Flex Building owned and operated by the Feather River Recreation and Parks District in beautiful Oroville, CA. Total of 39,700 sq. ft. built in 2000 on 4.93 acres. Currently used as the district headquarters and includes a huge gymnastics facility, dance studios, martial arts studio, rock climbing room and various offices and educational & daycare facilities and outdoor play areas. At nearly 5 acres, the subject property offers plenty of expansion opportunities for additional added value.

Additional improvements could include indoor or outdoor pool, office space or additional health and recreational facilities. Perfect for government use, schools, fitness clubs, nonprofits and office use. The Subject Property is zoned Corridor Mixed Use (MXC) and allows for general commercial uses including retail, shopping center, storage and even vehicle sales. Perfect opportunity for an investor to redevelop into a profitable income asset. Seller may lease back.

PROPERTY FACTS

Sale Type	Investment or Owner User
Property Type	Retail
Property Subtype	Health Club
Building Size	39,700 SF
Building Class	B
Year Built	2000
Price	\$3,800,000
Price Per SF	\$96
Tenancy	Single
Building Height	1 Story
Building FAR	0.18
Land Acres	4.93 AC
Opportunity Zone	Yes i
Zoning	MXC - Corridor Mixed Use
Frontage	171 FT on Feather River Blvd











TRAFFIC



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Mitchell Ave	Feather River Blvd, W	3,358	2022	0.09 mi
Feather River Blvd	Oro Dam Blvd E, S	7,581	2022	0.27 mi
State Hwy 70	Montgomery St, N	21,927	2021	0.28 mi
70	Montgomery St, N	21,752	2022	0.28 mi
Oro Dam Blvd E	7th Ave, NE	29,454	2022	0.33 mi
162	-	31,533	2022	0.33 mi

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
70	-	29,657	2022	0.34 mi
Feather River Boulevard	-	30,340	2020	0.36 mi
Oro Dam Blvd E	Feather River Blvd, E	30,492	2022	0.37 mi
5th Ave	Oro Dam Blvd E, N	3,424	2015	0.39 mi

NEARBY MAJOR RETAILERS

TRANSPORTATION

 AIRPORT	
Chico Municipal Airport	41 min drive 28.0 mi

PROPERTY TAXES

Parcel Number
035-240-099-000
Land Assessment
\$1,036,297
Improvements Assessment
\$2,921,678
Total Assessment
\$3,957,975

MAP OF 1875 FEATHER RIVER BLVD OROVILLE, CA 95965

ADDITIONAL INFORMATION



Google

Map data ©2023

ADDITIONAL PHOTOS



Aerial 2



Graphic Photo 1



Graphic Photo 2



Interior



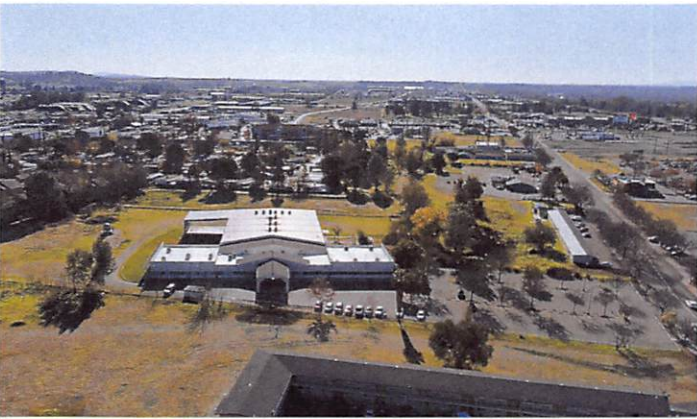
Primary Photo



Building



Interior



Aerial Main



Interior



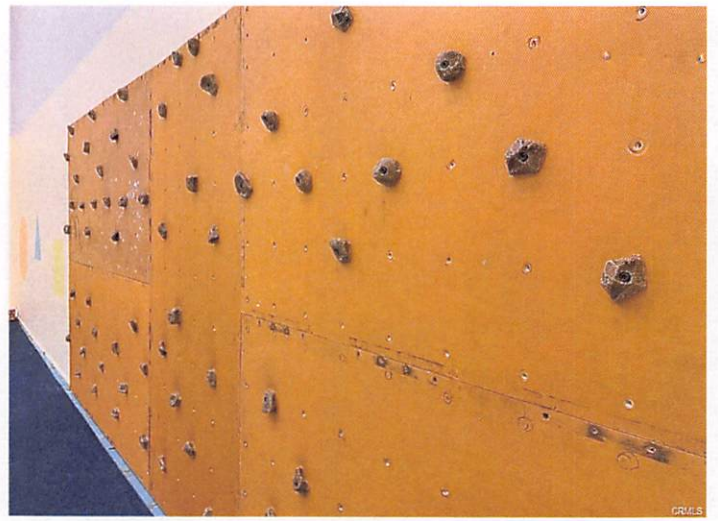
Interior



Interior



Interior



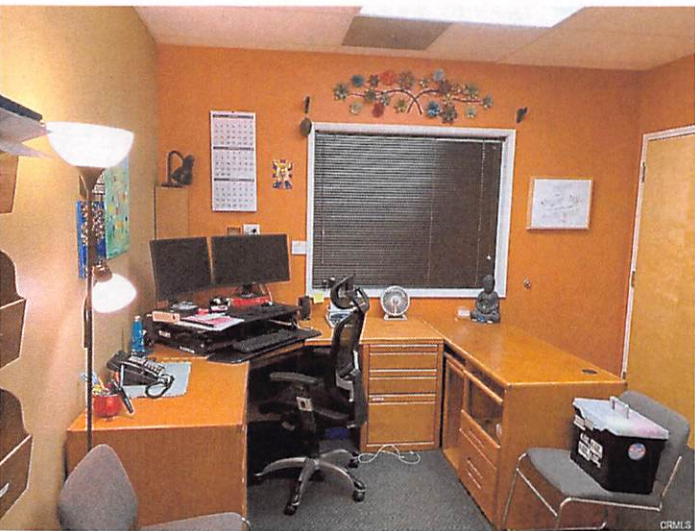
Interior



Interior



Interior



Interior



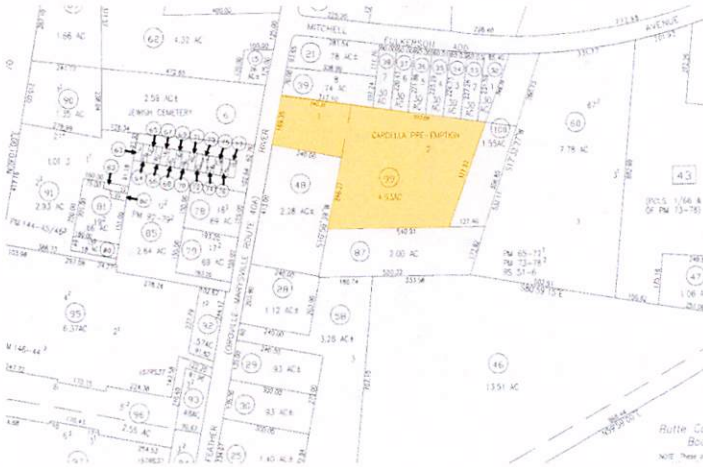
Interior



Interior



Building



Plat Map

Listing ID: 24587130

Date Created: 12/2/2021

Last Updated: 3/12/2023

Address: 1875 Feather River Blvd, Oroville, CA

The LoopNet service and information provided therein, while believed to be accurate, are provided "as is". LoopNet disclaims any and all representations, warranties, or guarantees of any kind.

Pool/Aquatic Center Summary

Current Facilities in Oroville

- Nelson Pool - recently renovated (resurfaced, new decking, fencing, shade structure two slide features, diving boards (2) and splash play area) – 25 yard, 6 lane
- Palermo Pool – 10 foot main pool with slide, small wading pool
- YMCA facility (recently closed)
- Oroville Sports Club (currently closed)

Council Considerations

- Full regional aquatic center with lap pool, shallow entry area, lazy river, slide feature and community center to be used for multiple purposes.
- Larger pool to be used for swim meets/school partnership; swim lessons; exercise; elderly activities.
- Aquatic center located near the Forebay (State Parks)
- Other water features focus – water based recreation at Forebay (State Parks)
- Is the focus for a this to be in the downtown area?
- Next steps:
 - What are the Council's long term, realistic goals for this potential project?
 - Options could consider reaching out to other jurisdictions that recently constructed facilities – to understand the process they used – potential feasibility study.

Location Analysis

- Depending on what type of facility is desired – will drive location
- Next steps:
 - Could do initial analysis of properties within the City currently available

Funding/Partnerships

- The type of project will lead funding options
- Projects costs anticipated to cost anywhere from \$10M to \$50M
- Potential options:
 - Desire for schools to partner?
 - FERC License/DWR
 - Park's Grants?
- Next steps:
 - Need to understand goals prior to seeking funding.

Operations Analysis

- Operational costs and management – who is best suited to run/manage such a facility.

Next Steps

- Short term
 - Is there a desire to see what is going on at the Y? What are the costs to repair? If repaired – would the Y continue to operate?
- Long term
 - Identify pros and cons of the various options
 - Reach out to other jurisdictions that constructed facilities – to see what process they used (feasibility study?)
 - Council needs to determine direction to take – consider (at some point) feasibility study to review options.



FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

March 1, 2023

To the City Councilmembers of Oroville,

I am writing this letter of interest on behalf of the YMCA of Superior California, our branch the Oroville YMCA, and the community of Oroville. There has been a shortage of pools for the community to use in Oroville for many years now. It has only been amplified by the closure of our pool at the old YMCA location. There are no local pools for residents to:

- take swim lessons and learn about safety around water
- participate in joint safe exercise classes for seniors
- have teen swim teams and meets
- swim for recreation with the family
- enjoy lap swim or masters programs for adults

This means there are less amenities for residents in Oroville and less attraction for people to come visit and live here.

The YMCA would like to help be part of the solution. I would propose that the city and the Y work together to bring a pool to the downtown area. While the YMCA does not have the funds to build a new pool, we have the expertise to manage and program the pool. My understanding is that a new pool could run between \$7 – 12 million depending on the shape and amenities of the pool. Having built a new pool just 7 years ago I am familiar with current trends and efficient yet effective designs for pools. It is important to understand that pools do not bring in a positive net. They always cost more to run than what you can make in revenue. Between insurance, staffing, heating and chemicals, pools are not a great way to earn money. What they do is provide a value when partnered with other goals and objectives. Some examples of how they bring value is by:

- being a destination for nearby towns and cities. It increases visitors and potential customer to your downtown.
- increasing the livability score of your city by giving residents more amenities and attracts potential new residents.
- creating a venue for events and gatherings that build community.
- delivering lifesaving programs to community members and their families.

I would propose that the pool be built next to the convention center that the YMCA is currently using for ease in management and functionality. There is room in that area and there is plenty of parking to accommodate it as well. A pool that is both economically built but maximized on functionality is what I would suggest. Some ideas of a pool set up would be: (see pictures at the end of the letter for examples)

- 6-8 lap lanes
- Shallow entry portion for those with disabilities or young children
- Small “lazy river” or circular current feature for rehabilitation as well as recreation

- I would not suggest making it a deep diving pool
- To accommodate swim lessons, you want those areas 3-5 feet deep
- A few water features as part of the pool
- Additional splash pad that has multiple water features to be used by all ages

The YMCA has been a nationwide resource for cities when it comes to the management of pools and aquatic programming. We would love to evolve our partnership with the City of Oroville to include this aspect as well.

There would be many details to work out, but we are interested in moving forward in this discussion with you and hope you are as well.

Sincerely,



Sharna Braucks
President & CEO
YMCA of Superior California







Butte County Library – Oroville Branch Funding Request

Current Library Status

- Prior to this calendar year, the Oroville Branch Library operated 6 days/week.
- On January 1, 2023, the County made a number of reductions triggering a reduction in the operational days for Oroville the Oroville Branch going from 6 days/week to being open 4 days/week.
- The County created an ad hoc committee (consisting of Vice Mayor Smith – alternate and Council Member Riggs - primary), along with representatives from other jurisdictions to assess long term funding and structure options for the County Library.
- The County is continuing to implement a recent compensation study (being phased in over 3 years) and is needing to make additional reductions (moving from 4 days open down to 3 days open) to Library services unless assistance is provided.
- The ask is for \$85,000 to maintain current service levels of 4 days/week for FY 23/24.
- Attached is a list of services provided by the Oroville Branch Library to members of the community.

Next Steps

- Provide direction to staff.
- It could be stressed that this is one year/one time bridge funding, for one year, pending a long term solution.

Library Services- Oroville Library

Oroville library is a well-loved place, it is used by diverse community members.

Last year in total 66,000 items were checked out, we had over 45,000 visits. Oroville Library has 24,000 registered users. The value of total checked out items come to over a \$1M in return. There were nearly 130,000 WIFI use sessions and over 8000 sessions of free computers used by residents. Last year total 600 various reading and learning programs were offered in Oroville and over 5600 people took part in these.

Library offers following programs;

- Stay and play groups for families (over 60 families attend each week)
- School readiness program-Story time and singing sessions for young children to help them with their language skills and social emotional skills
- Homework help for school children- access to computers, WIFI and live help through databases and staff
- Teen clubs
- Job search and skills development- access to free computers, printing scanning and WIFI, staff help in job applications, resume writing and learning skills
- Free classes for computer learning
- Checkout- WIFI hot spots, laptops, kindles and tablets
- Programs for seniors- reading club, coloring your world (patrons with dementia) and crafts
- STEAM classes for children (science and technology)- Makers Lab
- One on one tutoring for low literate adults, English classes for residents who's first language is not English, health literacy and finance literacy classes
- Free Career online High School Diploma- We've had a total of 46 individuals (19 or older) took the Readiness Survey for Career Online High School.

Literacy improvement program

- Literacy program gives out free books- So far this year we've handed out 715 books to Oroville's children to build print environment in the home (most families have no books at home)
- 36 adult learners in our Library Literacy Services FY 22/23 (includes ESL). One participant came to us with a binder under his arm full of medical information regarding their treatment they could not read or understand. Another person who enrolled had been simply shredding their mail since they could not read it. 20% of Butte County's adult population struggles with reading and understanding basic text and many are in Oroville.
- Library literacy has an office at the Day Reporting Center/Sherriff's Alternative Custody division. Every month we provide office hours with library staff who are ready to enroll those interested in having one-on-one tutoring. We also provide a weekly newspaper written for low level readers News For You.

What else Library offers:

- Library provides Free WIFI, computers, scanning and printing facilities
- Default cooling and warming places, sitting areas, washrooms.
- Library offers books, DVDS, audio books, board games, newspapers and magazines.
- Library meeting room is used by organizations and community groups free of charge.
- Lunch at the library summer program- we get over 50 kids each day attending learning programs and getting their free lunch. More days' library is closed we can't offer these services
- Volunteer opportunities for community members
- Park passes and museum pass (free of charge)
- Soon coming (gardening tools, hiking tools, electric scooters, pressure washer etc.) check out from the library

Electronic services

- E books, audio books, e magazines and learning databases