



## OROVILLE CITY COUNCIL

Council Chambers  
1735 Montgomery Street  
Oroville, CA. 95965

**February 06, 2024**  
**REGULAR MEETING**  
**CLOSED SESSION 4:00 PM**  
**OPEN SESSION 4:30 PM**  
**AGENDA**

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### PUBLIC ACCESS AND PARTICIPATION

Please review the options below for ways to participate or observe the Council Meetings.

#### To Observe the Meeting:

1. Live Feed: <https://www.youtube.com/channel/UCAoRW34swYl85UBfYqT7IbQ/>
2. Zoom Link: <https://zoom.us/j/96870319529?pwd=dW9kMGRZSFo5MFFNQk5wVDUzRkRrZz09>
3. Zoom Application: Meeting ID: 968 7031 9529 Passcode: 67684553
4. By Phone: Telephone: 1-669-900-6833 Meeting ID: 968 7031 9529 Passcode: 67684553

#### To Provide Comment to the Council:

1. Attend the meeting in person
2. Send an Email by 2:00 PM the day of the meeting to [publiccomment@cityoforoville.org](mailto:publiccomment@cityoforoville.org). All comments emailed will be provided to the Council Members for their consideration.

If you would like to address the Council at this meeting, you are requested to complete the blue speaker request form (located on the wall by the agendas) and hand it to the City Clerk, who is seated on the right of the Council Chamber. The form assists the Clerk with minute taking and assists the Mayor or presiding chair in conducting an orderly meeting. Providing personal information on the form is voluntary. For scheduled agenda items, **please submit the form prior to the conclusion of the staff presentation for that item.** Council has established time limitations of three (3) minutes per speaker on all items and an overall time limit of thirty minutes for non-agenda items. If more than 10 speaker cards are submitted for an item, the time limitation would be reduced to one and a half (1.5) minutes per speaker for that item. If more than 15 speaker cards are submitted for non-agenda items, the first 15 speakers will be randomly selected to speak at the beginning of the meeting, with the remaining speakers given an opportunity at the end. **(California Government Code §54954.3(b)).** Pursuant to Government Code Section 54954.2, the Council is prohibited from taking action except for a brief response from the Council or staff to statements or questions relating to a non-agenda item.

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### CALL TO ORDER / ROLL CALL

Council Members: Tracy Johnstone, Krysi Riggs, Scott Thomson, Janet Goodson, Shawn Webber, Vice Mayor Eric Smith, Mayor David Pittman

### CLOSED SESSION

The Council will hold a Closed Session on the following:

1. Pursuant to Government Code Section 54957(b), the Council will meet with the Personnel Officer and City Attorney to consider the annual evaluation of performance related to the following positions: All Department Heads

2. Pursuant to Government Code section 54956.9(d)(2), the Council will meet with the City Administrator and City Attorney regarding potential exposure to litigation – One case.
3. Pursuant to Government Code Section 54957.6, the Council will meet with the Personnel Officer and City Attorney to discuss labor negotiations related to the following bargaining units: All Represented Units.

## **OPEN SESSION**

1. Announcement from Closed Session
2. Pledge of Allegiance
3. Adoption of Agenda

## **PRESENTATIONS AND PROCLAMATIONS**

None this meeting.

## **PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS**

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

## **REPORTS / DISCUSSIONS**

1. Council Announcements and Reports
2. Administration Reports

## **CONSENT CALENDAR**

Consent Calendar **items 1 - 4** are adopted in one action by the Council. Items that are removed will be discussed and voted on immediately after adoption of Consent Calendar items.

1. **Extension and Addition to the Exclusive Negotiating Agreement (ENA) with Veterans Housing Development Corporation (VHDC)**

Council may consider extending the ENA with VHDC until February 28, 2027 to develop affordable housing for veterans and their families.

### **ACTION REQUESTED -**

**ADOPT RESOLUTION NO. 9228 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OROVILLE, CALIFORNIA AUTHORIZING AND DIRECTING THE MAYOR TO EXTEND THE EXCLUSIVE NEGOTIATING AGREEMENT BETWEEN THE CITY OF OROVILLE AND VETERANS HOUSING DEVELOPMENT CORPORATION UNTIL FEBRUARY 28, 2027.**

## 2. Exempt Surplus Land

The City Council may consider approving resolutions declaring the City-owned properties listed below as Exempt Surplus Land and making associated findings.

- Oro Dam Lot 1-Orange/Highlands (APN 033-232-001) .14 acres
- Oro Dam Lot 2-Orange (APN 033-232-021) .18 acres
- 3555 Argonaut Ave (APN 033-462-032) .14 acres
- 3265 Glen Ave. (APN 068-300-095) .35 acres
- 1130 Pomona Ave. (APN 012-135-140) .16 acres
- 1550 and 1560 Veatch St. (APN 012-133-009) .21 acres
- 1218 Bird St. (APN 012-076-007) .14 acres

### **ACTION REQUESTED -**

1. ADOPT RESOLUTION NO. 9225 - A RESOLUTION DECLARING THE PROPERTY LOCATED AT ORO DAM LOT AT ORANGE/HIGHLANDS (APN 033-232-001) AS EXEMPT SURPLUS LAND AND MAKING ASSOCIATED FINDINGS
2. ADOPT RESOLUTION NO. 9224 - A RESOLUTION DECLARING THE PROPERTY LOCATED AT ORO DAM LOT AT ORANGE (APN 033-232-021) AS EXEMPT SURPLUS LAND AND MAKING ASSOCIATED FINDINGS
3. ADOPT RESOLUTION NO. 9222 - A RESOLUTION DECLARING THE PROPERTY LOCATED AT 3555 ARGONAUT AVENUE (APN 033-462-032) AS EXEMPT SURPLUS LAND AND MAKING ASSOCIATED FINDINGS
4. ADOPT RESOLUTION NO. 9223 - A RESOLUTION DECLARING THE PROPERTY LOCATED AT 3265 GLEN AVENUE (APN 068-300-095) AS EXEMPT SURPLUS LAND AND MAKING ASSOCIATED FINDINGS
5. ADOPT RESOLUTION NO. 9221- A RESOLUTION DECLARING THE PROPERTY LOCATED AT 1130 POMONA AVENUE (APN 012-135-140) AS EXEMPT SURPLUS LAND AND MAKING ASSOCIATED FINDINGS
6. ADOPT RESOLUTION NO. 9226 - A RESOLUTION DECLARING THE PROPERTY LOCATED AT 1550 AND 1560 VEATCH STREET (APN 012-133-009) AS EXEMPT SURPLUS LAND AND MAKING ASSOCIATED FINDINGS
7. ADOPT RESOLUTION NO. 9227 - A RESOLUTION DECLARING THE PROPERTY LOCATED 1218 BIRD STREET (APN 012-076-007) AS EXEMPT SURPLUS LAND AND MAKING ASSOCIATED FINDINGS

**3. Contract with Chavan & Associates, LLP. for Professional Auditing Services**

The Council may consider the authorization of an auditing agreement with Chavan & Associates, LLP.

**ACTION REQUESTED -**

APPROVE AGREEMENT 3493 AND AUTHORIZE THE FINANCE DIRECTOR TO SIGN THE ENGAGEMENT LETTER WITH CHAVAN & ASSOCIATES FOR PROFESSIONAL AUDITING SERVICES.

**4. Authorization to Purchase Two Tool Sets for the Mechanic Shop**

Staff is seeking Council approval to purchase two comprehensive, professional tool sets for maintaining the City's vehicles and machinery, playing a crucial role in diagnosing and repairing City-owned assets.

**ACTION REQUESTED -**

AUTHORIZE THE DIRECTOR OF PUBLIC WORKS TO PURCHASE TWO MECHANIC TOOL KITS.

## **REGULAR BUSINESS**

**5. Award of Contract to Lamon Construction, Inc. for the State Route 162 ATP Pedestrian Mobility And Safety Improvement Project**

The Council may direct staff to award a construction contract to Lamon Construction, Inc. for Construction of the State Route-162 (SR-162) ATP Pedestrian Mobility and Safety Improvement Project.

**ACTION REQUESTED –**

DIRECT THE CITY ADMINISTRATOR TO AWARD THE CONSTRUCTION CONTRACT LAMON CONSTRUCTION INC. FOR CONSTRUCTION ON THE SR-162 PEDESTRIAN SAFETY AND MOBILITY PROJECT.

**6. CalFire Contract Amendment to Include Fire Equipment Service and Repairs**

Staff is seeking Council approval to amend the contract with CalFire, incorporating fire equipment servicing and repairs. This initiative is to enhance our fire services, while ensuring the effective maintenance of critical equipment.

**ACTION REQUESTED -**

APPROVE THE CONTRACT AMENDMENT WITH CALFIRE TO INCLUDE FIRE EQUIPMENT SERVICES AND REPAIRS.

## **7. Purchase of 655 Cal Oak and Associated Budget Adjustments**

The City has finalized the acquisition of the 655 Cal Oak property for the new Corporation Yard. City staff is providing an update on funding sources, their utilization, and will be outlining the next steps for transitioning to the new facility.

### **ACTION REQUESTED -**

#### **STAFF IS REQUESTING THAT THE OROVILLE CITY COUNCIL APPROVE THE PURCHASE OF 655 CAL OAK WITH THE FOLLOWING FUNDING:**

- \$1,066,284.45 - REDEVELOPMENT AGENCY BOND PROCEEDS
- \$688,724.25 – SEWER ENTERPRISE FUNDS (25%)
- \$999,888.30 – LOCAL FISCAL RECOVERY FUNDS; AND

#### **APPROVE THE FOLLOWING EXPENDITURES:**

- \$250,000 - MECHANIC SHOP INFILL WORK
- \$200,000 - ADMINISTRATIVE BUILDING INFILL WORK
- \$500,000 - PERIMETER FENCING
- \$400,000 - EMERGENCY GENERATOR
- \$250,000 - DECOMMISSION EXISTING SITE AND GRADING
- \$400,000 – ADDRESSING FUEL ISLAND SITUATION (MOVE CURRENT TANK, PURCHASE NEW TANK OR MOVE TO CARDLOCK FACILITY)
- \$16,000 - SHELVING, MATERIAL RACKS AND AIR COMPRESSOR

#### **BY UTILIZING THE FOLLOWING FUNDS:**

- \$504,000 – SEWER ENTERPRISE FUND (25%)
- \$1,512,000 – LOCAL FISCAL RECOVERY FUND

**8. Establish the Mission Esperanza Project as a Project with Great Community Benefit and Consider the Development Impact and Art in Public Spaces Fees**

The City Council may consider the Development Impact and Art in Public Spaces fees associated with new development projects and defer the frontage improvement costs until change ownership, for the Oroville Rescue Mission and the Mission Esperanza project.

**ACTION REQUESTED -**

WAIVE THE DEVELOPMENT IMPACT AND ART IN PUBLIC SPACES FEES; AND  
DEFER THE FRONTAGE IMPROVEMENTS UNTIL CHANGE OWNERSHIP; AND

ACKNOWLEDGE THE MISSION ESPERANZA PROJECT AS A PROJECT WITH SUBSTANTIAL COMMUNITY BENEFIT AND ADOPT A RESOLUTION WAIVING DEVELOPMENT AND ART IN PUBLIC SPACES FEES, AS WELL AS FRONTAGE IMPROVEMENT COSTS ASSOCIATED WITH THE PROJECT.

**9. Amendment to the Lease Agreement Between the City of Oroville and the YMCA of Superior California for Operations at the Convention Center**

The Council may consider Resolution No. 9216 (Attachment 1) to amend the lease agreement (Attachment 2) with the YMCA of Superior California (YMCA) for the operation of the convention center.

**ACTION REQUESTED -**

DIRECT THE MAYOR TO EXECUTE THE ATTACHED AMENDMENT TO AGREEMENT 3317.

**10. Opportunity to Compete for Funding of a Microgrid Designed to Provide Energy Resiliency During Disaster Events**

The Council will receive information regarding a grant opportunity for funding of a microgrid through a program sponsored by Pacific Gas and Electric (PG&E) to provide energy resiliency to the City during disasters.

**ACTION REQUESTED -**

RECEIVE INFORMATION RELATED TO A RESILIENCY MICROGRID AND DIRECT STAFF TO RETURN TO COUNCIL ON FEBRUARY 20, 2024, WITH AN AGREEMENT BETWEEN THE CITY AND OURENERGY TO PURSUE FUNDING THROUGH THE PG&E MICROGRID INCENTIVE PROGRAM.

# PUBLIC HEARINGS

The Public Hearing Procedure is as follows:

- Mayor or Chairperson opens the public hearing and staff will present the item and answer Council questions.
- The hearing is opened for public comment limited to three (3) minutes per speaker. In the event of more than ten (10) speakers, time will be limited to one and a half (1.5) minutes. Under Government Code 54954.3, the time for each presentation may be limited.
- Speakers are requested to provide a speaker card to the City Clerk
- Public comment session is closed and then the Council will debate and take action
- Those wishing to speak at the public hearings below, but unable to attend before 5pm, may request that the council consider holding the public hearing after 5pm by emailing [cityclerk@cityoforoville.org](mailto:cityclerk@cityoforoville.org) or calling 530-538-2535. Please submit request 24 hours before the meeting.
- Individuals may email comments for council consideration to [publiccomment@cityoforoville.org](mailto:publiccomment@cityoforoville.org)

## 11. **5:00PM** - Agreement for City's Participation in the SCIP and BOLD Programs

The Council will consider entering a Joint Power Authority (JPA) agreement with two agencies in order to provide developers access to pooled bond opportunities which will provide low-cost financing for infrastructure improvements and impact fees.

### **ACTION REQUESTED -**

DIRECT THE CITY ADMINISTRATOR TO ENTER A JPA AGREEMENT WITH THE CSCDA AND THE CMFA AGENCIES.

## 12. **5:15PM** - Modifications to the Community Development Block Grant (CDBG) Owner-Occupied Rehabilitation Loan Program Guidelines

The Council will conduct a public hearing to solicit comments regarding requested modifications to the CDBG Home Rehabilitation Loan Program Guidelines.

### **ACTION REQUESTED -**

ADOPT RESOLUTION NO. 9217 - A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING MODIFICATIONS TO THE COMMUNITY DEVELOPMENT BLOCK GRANT HOME REHABILITATION PROGRAM GUIDELINES.

## 13. **5:15PM** - First Reading of an Amendment of Oroville Municipal Code Section 17.16.150 – Mobile Food Vending

The City Council will consider amending Municipal Code Section 17.16.150 ("Mobile Food Vending") to set development standards for multiple food vendors at one location. The Planning Commission recommended approval of these modifications at its regular meeting of November 16, 2023 after consideration of the staff report, Planning Commissioner comments, and public comment. If approved by the City Council, the City Council will hold a second hearing to formally adopt the ordinance amending Municipal Code Section 17.16.150.

### **ACTION REQUESTED -**

ADOPT A CATEGORICAL EXEMPTION FOR AMENDMENTS TO MUNICIPAL CODE SECTION 17.156.150.

## **PUBLIC COMMUNICATION – HEARING OF NON-AGENDA ITEMS**

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## **FUTURE AGENDA ITEMS / CORRESPONDENCE**

1. Future Agenda Items
2. Correspondence

## **ADJOURN THE MEETING**

The meeting will be adjourned. A regular meeting of the Oroville City Council will be held on February 20, 2024 at 4:00PM.

*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.

*Recordings* - All meetings are recorded and broadcast live on [cityoforoville.org](http://cityoforoville.org) and YouTube.