

"INTERACTIVE AGENDA" Click on the agenda item in the index to the left for agenda item details.



OROVILLE CITY COUNCIL

Council Chambers
1735 Montgomery Street
Regular Meeting

MAY 3, 2016

CLOSED SESSION 5:00 P.M.

OPEN SESSION 6:00 P.M.

AGENDA

CLOSED SESSION (5:00 P.M.)

ROLL CALL

Council Members Berry, Del Rosario, Hatley, Pittman, Simpson, Vice Mayor Wilcox, Mayor Dahlmeier

CONVENE TO CLOSED SESSION (ITEMS LISTED ON PAGE NO. 4 AND 5)

RECONVENE TO OPEN SESSION

OPEN SESSION (6:00 P.M.)

PLEDGE OF ALLEGIANCE

PROCLAMATION / PRESENTATION

A Proclamation recognizing *May 2016* as *Mental Health Awareness Month*

A Presentation by *The Burn Institute*, regarding the "*Fill the Boot Campaign*"

A Presentation by *John J. Burdette, III, ABM Building Solutions*, relating to *Helping Optimize Building and Budgets*

CONSENT CALENDAR

1. **APPROVAL OF THE MINUTES OF APRIL 19, 2016 REGULAR MEETING OF THE OROVILLE CITY COUNCIL** – minutes attached

Community Development Department

2. **AMENDMENT TO THE ENTRY AGREEMENT WITH PACIFIC GAS AND ELECTRIC COMPANY** – staff report

The Council may consider an Amendment to the Entry Agreement with Pacific Gas and Electric Company to continue the environmental investigation at a PG&E manufactured gas plant (MPG) site formerly located within the northeast corner of Montgomery Street and Huntoon Street (Municipal Auditorium parking lot). **(Rick Walls, Interim City Engineer and Donald Rust, Director of Community Development)**

Council Action Requested: **Adopt Resolution No. 8491 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A FOURTH AMENDMENT TO THE ENTRY AGREEMENT WITH PACIFIC GAS AND ELECTRIC COMPANY FOR AN ENVIRONMENTAL INVESTIGATION AT A PACIFIC GAS AND ELECTRIC COMPANY MANUFACTURED GAS PLANT SITE FORMELY LOCATED WITHIN THE NORTHEAST CORNER OF MONTGOMERY STREET AND HUNTOON STREET (APN'S 012-032-031, 012-032-032 AND A PORTION OF 012-032-033) – (Agreement No. 1934-4).**

Business Assistance and Housing Development Department

3. ACCEPTANCE OF USDA RURAL DEVELOPMENT COMMUNITY FACILITIES GRANT, ESTABLISHMENT OF A BUDGET AND PURCHASE OF FIREFIGHTING EQUIPMENT – staff report

The Council may consider accepting the 2016 USDA Community Facilities Grant, in the amount of \$24,129, establishing a budget and the purchase of Structural/Wildland Personal Protective Equipment, in an amount not to exceed \$68,940. **(Amy Bergstrand, Management Analyst III and Bill LaGrone, Director of Public Safety)**

Council Action Requested:

1. **Accept the USDA Rural Development Community Facilities Grant in the amount of \$24,129; and**
2. **Authorize the purchase of Structural/Wildland Personal Protective Equipment through the exclusive distributor, L.N. Curtis and Sons, in an amount not to exceed \$68,940; and**
3. **Approve a supplemental appropriation as indicated in May 3, 2016 staff report.**

4. FORECLOSURE FOR CITY PROPERTIES LOCATED AT 3711 ASHLEY AVENUE AND 3555 ARGONAUT AVENUE – staff report

The Council may consider initiating foreclosure proceedings relating to the City of Oroville's security interest in the Deed of Trusts against the property located at 3711 Ashley Avenue and 3555 Argonaut Avenue, Oroville. **(Amy Bergstrand, Management Analyst III and Donald Rust, Director of Community Development)**

Council Action Requested:

1. **Adopt Resolution No. 8492 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE ACTING CITY ADMINISTRATOR AND/OR MAYOR TO EXECUTE ALL DOCUMENTS AND ANY AMENDMENTS THERETO NECESSARY TO INITIATE AND COMPLETE FORECLOSURE PROCEEDINGS ON REAL PROPERTY LOCATED AT 3711 ASHLEY AVENUE, OROVILLE (APN 033-452-016); and**
2. **Adopt Resolution No. 8493 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE ACTING CITY ADMINISTRATOR AND/OR MAYOR TO EXECUTE ALL DOCUMENTS AND ANY AMENDMENTS THERETO NECESSARY TO INITIATE AND COMPLETE FORECLOSURE PROCEEDINGS ON REAL PROPERTY LOCATED AT 3555 ARGONAUT AVENUE, OROVILLE (APN 033-462-032).**

Administration Department

5. **AGREEMENT WITH LIEBERT CASSIDY WHITMORE RELATING TO THE NORTH STATE EMPLOYMENT RELATIONS CONSORTIUM** – staff report

The Council will consider an Agreement with Liebert Cassidy Whitmore to receive training and legal advice as a member of the North State Employment Relations Consortium. **(Liz Ehrenstrom, Human Resource Manager)**

Council Action Requested: **Adopt a Resolution No. 8494 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AGREEMENT WITH LIEBERT CASSIDY WHITMORE, IN THE AMOUNT OF \$4,100, FOR TRAINING AND LEGAL SERVICES AND THE INCLUSION OF MEMBERSHIP IN THE NORTHSTATE EMPLOYMENT RELATIONS CONSORTIUM, EFFECTIVE JULY 1, 2016 THROUGH JUNE 30, 2017 – (Agreement No. 3175).**

PUBLIC HEARINGS

Business Assistance and Housing Development Department

6. **MODIFICATIONS TO ALL THREE (3) HOME OWNERSHIP GUIDELINES** - staff report

The Council will conduct a public hearing regarding a proposed modification to the City of Oroville Community Development Block Grant Home Ownership Program, CalHome Mortgage Assistance Program and the Home Investment Partnership First Time Home Buyer Program Guidelines. **(Amy Bergstrand, Management Analyst III and Donald Rust, Director of Community Development)**

Council Action Requested: **Authorize the modifications to the Community Development Block Grant Home Ownership Program, CalHome Mortgage Assistance Program and to the HOME Investment Partnership First Time Home Buyer Program Guidelines.**

REGULAR BUSINESS

Community Development Department

7. **FEE WAIVER REQUEST FOR FEES ASSOCIATED WITH A REMODEL OF THE ORO DAM AUTO CENTER** – staff report

The Council may consider a fee waiver request from Benny Brown and Bob Byrd to waive all applicable fees associated with a remodel of the Toyota/Chevy dealership, known as the Oro Dam Auto Center. **(Donald Rust, Director of Community Development)**

Council Action Requested: **Provide direction, as necessary.**

Administration Department

8. **AMENDMENTS TO EMPLOYMENT AGREEMENTS WITH DEAN J. HILL, JR., DEPUTY FIRE CHIEF, ALLEN W. BYERS, ASSISTANT POLICE CHIEF, AND BILL LAGRONE DIRECTOR OF PUBLIC SAFETY** – staff report

The Council may consider Amendments to the Employment Agreements with Dean Hill, Allen Byers and Bill LaGrone. **(Scott E. Huber, City Attorney)**

Council Action Requested:

1. **Adopt Resolution No. 8495 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF OROVILLE AND DEAN J. HILL, JR. – (Agreement No. 3074-1); and**
2. **Adopt Resolution No. 8496 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF OROVILLE AND ALLEN W. BYERS – (Agreement No. 3073-2); and**
3. **Adopt Resolution No. 8497 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF OROVILLE AND BILL LAGRONE – (Agreement No. 1969-8).**

COUNCIL ANNOUNCEMENTS/COMMITTEE REPORTS (A verbal report may be given regarding any committee meetings attended)

CITY ADMINISTRATOR/ ADMINISTRATION REPORTS

- Oroville Downtown Business Association – April Activity Report
- Building Safety Month
- Update Calbo Annual Business Meeting

CORRESPONDENCE

- Lynndee Caput, received April 25, 2016

HEARING OF INDIVIDUALS ON NON-AGENDA ITEMS

CLOSED SESSION

The Council will hold a Closed Session on the following:

1. Pursuant to Government Code section 54957.6, the Council will meet with Labor Negotiators and City Attorney to discuss labor negotiations for the following represented groups: Oroville City Employees Association, Oroville Police Officers' Association – Sworn and Non-Sworn, Oroville Firefighters' Association, and Oroville Management and Confidential Association.
2. Pursuant to Government Code section 54956.9(a), the Council will meet with the Acting City Administrator And City Attorney relating to existing litigation: Bill Webb Construction, et al., v. County of Butte, et al., Butte County Superior Court, Case No. 16CV000186.
3. Pursuant to Government Code section 54957(b), the Council will meet with the Acting City Administrator, Personnel Officer, and City Attorney to consider the employment related to the following position: Deputy Fire Chief.
4. Pursuant to Government Code section 54957(b), the Council will meet with the Acting City Administrator, Personnel Officer, and City Attorney to consider the employment related to the following position:

Assistant Chief of Police.

5. Pursuant to Government Code section 54957(b), the Council will meet with the Acting City Administrator, Personnel Officer, and City Attorney to consider the employment related to the following position: Chief of Police.
6. Pursuant to Government Code section 54956.9(d), the Council will meet with the Acting City Administrator and the City Attorney regarding potential litigation – one case.

ADJOURNMENT

The meeting will be adjourned. A special meeting of the Oroville City Council will be held on Tuesday, May 17, 2016, at 1:30 p.m.

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.

**CITY COUNCIL MEETING MINUTES
APRIL 19, 2016 – 5:00 P.M.**

The agenda for the April 19, 2016, regular meeting of the Oroville City Council was posted on the bulletin board at the front of City Hall and on the City of Oroville's website located at www.cityoforoville.org on Friday, April 15, 2015, at 9:43 a.m.

The April 19, 2016 regular meeting of the Oroville City Council was called to order by Mayor Dahlmeier at 5:00 p.m.

ROLL CALL

Present: Council Members Berry, Del Rosario, Hatley, Pittman, Simpson, Vice Mayor Wilcox,
Mayor Dahlmeier

Absent: None

Staff Present:

Donald Rust, Director of Community Development
Jamie Hayes, Assistant City Clerk
Allen Byers, Assistant Police Chief
Ruth Wright, Director of Finance
Gary Layman, Chief Building Official
Liz Ehrenstrom, Human Resource Manager

Bill LaGrone, Director of Public Safety
Scott Huber, City Attorney
Karolyn Fairbanks, City Treasurer
Dean Hill, Assistant Fire Chief
Chris Nicodemus, Police Lieutenant
Ron Belser, Police Officer

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mayor Dahlmeier.

PROCLAMATION / PRESENTATION

Mayor Dahlmeier presented a proclamation to Tesi Long, Rape Crisis Center, recognizing April 2016 as Sexual Assault Awareness Month.

Anthony Thompson, Utility Telecom, gave a presentation relating to Broadband Services.

Ron Belser, City of Oroville Police Officer, gave a presentation regarding the Abatement of Burned-out Homes.

RECOGNITION OF INDIVIDUALS WHO WISH TO SPEAK ON AGENDA ITEMS

August Lincoln – Item No. 6 and 8
Allen Young – Item No. 6
Tony Ruggle – Item No. 8
Jack Kiely – Item No. 8

Celia Hirschman – Item No. 6 and 8
Matt Rexroad – Item No. 6
Ted Hanson – Item No. 8

CONSENT CALENDAR

A motion was made by Council Member Pittman, seconded by Council Member Del Rosario, to approve the following Consent Calendar:

1. **APPROVAL OF THE MINUTES OF APRIL 5, 2016 REGULAR MEETING AND APRIL 12, 2016 SPECIAL MEETING OF THE OROVILLE CITY COUNCIL** – minutes attached

Finance Department

2. **MONTHLY FINANCIAL REPORT AND REPORT OF INVESTMENTS FOR MARCH 2016** – report attached

The Council received a copy of the Monthly Financial Report and Report of Investments for March 2016. **(Ruth Wright, Director of Finance)**

Council Action Requested: **Acknowledge receipt of the March 2016 Monthly Financial Report and Report of Investments.**

Community Development Department

3. **COMMERCIAL LEASE AGREEMENT WITH RONALD ALEXANDER** – staff report

The Council considered a Commercial Lease Agreement with Ronald Alexander, Executive Director of Love Your Vets, for the rental of a commercial unit at the Historic State Theatre, 1461 Myers Street, Suite 2. **(Donald Rust, Director of Community Development)**

Council Action Requested: **Adopt Resolution No. 8488 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A COMMERCIAL LEASE AGREEMENT WITH RONALD ALEXANDER FOR THE OFFICE SPACE LOCATED AT 1461 MYERS STREET, SUITE 2 – (Agreement No. 3174).**

Business Assistance and Housing Development Department

4. **MODIFICATIONS TO HOME INVESTMENT PARTNERSHIP PROGRAM RESOLUTION NO. 8378** – staff report

The Council considered modifications to the HOME Investment Partnership Program Resolution as required by the State of California Department of Housing and Community Development. **(Amy Bergstrand, Management Analyst III and Donald Rust, Director of Community Development)**

Council Action Requested: **Adopt Resolution No. 8489 – A RESOLUTION OF THE OROVILLE CITY COUNCIL MODIFYING RESOLUTION NO. 8378, AUTHORIZING THE SUBMITTAL OF AN APPLICATION TO THE CALIFORNIA STATE OF CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR FUNDING UNDER THE HOME INVESTMENT PARTNERSHIP PROGRAM; AND IF SELECTED, THE EXECUTION OF A STANDARD AGREEMENT, ANY AMENDMENTS THERETO, AND OTHER RELATED DOCUMENTS NECESSARY TO PARTICIPATE IN THE HOME INVESTMENT PARTNERSHIP PROGRAM.**

Administration Department

5. PAYMENT OF CALIFORNIA PUBLIC EMPLOYEE RETIREMENT BENEFITS FOR SEASONAL EMPLOYEE – staff report

The Council considered the continued to employment of a seasonal part-time employee that will require California Public Employee Retirement System (CalPERS) retirement contributions. **(Liz Ehrenstrom, Human Resource Manager)**

Council Action Requested: **Approve staff to enroll the seasonal employee into the CalPERS retirement system.**

The motion to approve the Consent Calendar was passed by the following vote:

Ayes:	Council Members Berry, Del Rosario, Hatley, Pittman, Simpson, Vice Mayor Wilcox, Mayor Dahlmeier
Noes:	None
Abstain:	None
Absent:	None

PUBLIC HEARINGS - None

REGULAR BUSINESS

Public Safety Department

6. BALLOT MEASURE FOR POTENTIAL SALES TAX INCREASE FOR NOVEMBER 2016 GENERAL MUNICIPAL ELECTION – staff report

The Council received a presentation on a potential sales tax increase for the Public Safety Department and may provide direction to staff on how to proceed. **(Bill LaGrone, Director of Public Safety)**

August Lincoln made comments relating to the proposed sales tax increase.

Allen Young and Celia Hirshman spoke in support of a potential sales tax increase in support of the Public Safety Department.

Matt Rexroad, Yolo County District 3 Supervisor, offered comments relating to the support of a sales tax increase.

Following further discussion, a motion was made by Council Member Pittman, seconded by Council Member Del Rosario, to:

Direct staff to return to Council with an ordinance relating to placing a measure on the ballot of the November 8, 2016 General Municipal Election relating to a 1% General Sales Tax.

The motion was passed by the following vote:

Ayes: Council Member Berry, Del Rosario, Pittman, Simpson, Vice Mayor Wilcox,
Mayor Dahlmeier
Noes: Council Member Hatley
Abstain: None
Absent: None

Finance Department

7. 3RD QUARTER BUDGET REVIEW – JULY 1, 2015 THROUGH MARCH 31, 2016 – staff report

The Council considered the 3rd Quarter Budget review and adjustments relating to July 1, 2015 through March 31, 2016. **(Ruth Wright, Director of Finance)**

Following discussion, a motion was made by Council Member Simpson, seconded by Council Member Pittman, to:

Approve the 3rd Quarter Budget review and adjustments for July 1, 2015 through March 31, 2016.

The motion was passed by the following vote:

Ayes: Council Members Berry, Del Rosario, Hatley, Pittman, Simpson, Vice Mayor Wilcox, Mayor Dahlmeier
Noes: None
Abstain: None
Absent: None

Administration Department

8. RESOLUTION IN OPPOSITION TO THE WATER RATE INCREASE REQUESTED BY CALIFORNIA WATER SERVICE COMPANY FOR CUSTOMERS IN OROVILLE – staff report

The Council considered a resolution of the in opposition to the water rate increase requested by California Water Service Company (“Cal Water”) for customers in Oroville. **(Scott E. Huber, City Attorney)**

August Lincoln, Tony Ruggle, Celia Hirshman, Ted Hanson and Jack Kiely made comments relating to the water rate increase requested by California Water Service Company.

Following discussion, a motion was made by Council Member Hatley, seconded by Council Member Simpson, to:

- 1. Remove language in Resolution No. 8490 relating to directing staff to explore alternatives to provide water to the City’s residents who currently receive water service for California Water Service Company; and**

2. **Adopt Resolution No. 8490 – A RESOLUTION OF THE OROVILLE CITY COUNCIL IN OPPOSITION TO THE WATER RATE INCREASE REQUESTED BY CALIFORNIA WATER SERVICE COMPANY FOR CUSTOMERS IN OROVILLE. WITH THE REMOVAL OF LANGUAGE RELATING TO THE DIRECTING STAFF TO EXPLORE ALTERNATIVES TO PROVIDE WATER TO THE CITY’S RESIDENTS WHO CURRENTLY RECEIVE WATER SERVICE FROM CALIFORNIA WATER SERVICE COMPANY.**

The motion was passed by the following vote:

Ayes: Council Members Berry, Hatley, Pittman, Simpson, Vice Mayor Wilcox,
Mayor Dahlmeier
Noes: Council Member Del Rosario
Abstain: None
Absent: None

MAYOR/ COUNCIL REPORTS

Council Member Pittman reported the completion of a Picnic Table Structure Re-Roofing Project at Rotary Park by the Oroville Rotary Club.

Council Member Pittman also reported that the Oroville Chamber of Commerce would be hosting a “Oroville’s Golden Future: Introducing California’s Business Oasis Inaugural Dinner” on Thursday, May 12, 2016, at Gold Country Casino, where the City will be presenting the Samuel J. Norris Award for Excellence to the 2016 recipient, Dean J. Hill, Sr.

CITY ADMINISTRATOR/ ADMINISTRATION REPORTS

- Various Committees – March 2016
- Supplemental Benefits Fund – March 2016

Bill LaGrone, Director of Public Safety, reported that the City would be hosting the “Welcome Spring” Clean-up event for the newly annexed South Oroville community area on Saturday, April 30, 2016.

CORRESPONDENCE

- Oroville Elementary School District , received April 4, 2016
- Mabelle Conn, City of Oroville Arts Commission Chair, received April 8, 2016
- Oroville Area Chamber of Commerce, received April 13, 2016

RECOGNITION OF INDIVIDUALS WHO WISH TO SPEAK ON NON-AGENDA ITEMS

Chris Connell made a request for secured bicycle infrastructures to be located at City-owned buildings.

Dean Hill, Jr. announced that the Exchange Club of Oroville would be hosting their Annual Talent Show event on Saturday, April 30, 2016, at the Oroville State Theatre.

CLOSED SESSION

The Council held a Closed Session on the following:

1. Pursuant to Government Code section 54957.6, the Council met with Labor Negotiators and City Attorney to discuss labor negotiations for the following represented groups: Oroville City Employees Association, Oroville Police Officers' Association – Sworn and Non-Sworn, Oroville Firefighters' Association, and Oroville Management and Confidential Association.
2. Pursuant to Government Code section 54956.9(a), the Council met with the Acting City Administrator, and the City Attorney relating to existing litigation: Norman O. Cable v. City of Oroville, et al., Butte County Superior Court, Case No. 164706.
3. Pursuant to Government Code section 54956.9(a), the Council met with the Acting City Administrator and City Attorney relating to existing litigation: Bill Webb Construction, et al., v. County of Butte, et al., Butte County Superior Court, Case No. 16CV000186.
4. Pursuant to Government Code section 54956.9(d), the Council met with the Acting City Administrator and the City Attorney regarding potential litigation – one case.

Mayor Dahlmeier announced that there were no reportable actions taken in Closed Session and direction had been given to staff.

ADJOURNMENT

The meeting was adjourned at 8:46 p.m. A regular meeting of the Oroville City Council will be held on Tuesday, May 3, 2016, at 5:00 p.m.

Donald Rust, Acting City Clerk

Linda L. Dahlmeier, Mayor

**OROVILLE CITY COUNCIL
STAFF REPORT**

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: RICK WALLS, INTERIM CITY ENGINEER;
DONALD RUST, DIRECTOR (530) 538-2433
COMMUNITY DEVELOPMENT DEPARTMENT**

**RE: AMENDMENT TO THE ENTRY AGREEMENT WITH PACIFIC GAS AND
ELECTRIC COMPANY**

DATE: MAY 5, 2016

SUMMARY

The Council may consider an Amendment to the Entry Agreement with Pacific Gas and Electric Company (PG&E) to continue the environmental investigation at a PG&E manufactured gas plant (MPG) site formerly located within the northeast corner of Montgomery Street and Huntoon Street (Municipal Auditorium parking lot).

DISCUSSION

On May 5, 2010, the Council authorized an initial Entry Agreement for PG&E to conduct an environmental investigation within the property that is currently the Municipal Auditorium parking lot. On March 15, 2011, the Council authorized a first amendment to extend the term of the Agreement to March 15, 2013. On September 6, 2011 the Council authorized a second amendment to the Agreement to extend entry authorization to PG&E's insurers. The Council authorized a third amendment to the Agreement on March 19, 2013 which expired on March 15, 2015.

Because additional time is required to complete a final phase of investigation scheduled to start on May 9, 2016, PG&E has requested a fourth amendment to the Agreement to extend the access authorization for an additional three years, until March 15, 2018.

Subsurface investigations completed to date have included the sampling and chemical analysis of soil, soil gas and groundwater. Data collected to date confirms that MPG related hydrocarbons are present in soil beneath the parking lot surface to depths of 19 and 26 feet. PG&E has prepared a remediation workplan to clean up the site that I spending approval by the California Department of Toxic Substances Control. As the Council has been informed in the past, PG&E will be responsible for paying all costs related to site cleanup.

FISCAL IMPACT

None

RECOMMENDATION

Adopt Resolution No. 8491 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A FOURTH AMENDMENT TO THE ENTRY AGREEMENT WITH PACIFIC GAS AND ELECTRIC COMPANY FOR AN ENVIRONMENTAL INVESTIGATION AT A PACIFIC GAS AND ELECTRIC COMPANY MANUFACTURED GAS PLANT SITE FORMELY LOCATED WITHIN THE NORTHEAST CORNER OF MONTGOMERY STREET AND HUNTOON STREET (APN'S 012-032-031, 012-032-032 AND A PORTION OF 012-032-033) – (Agreement No. 1934-4).

ATTACHMENTS

Resolution No. 8491
Agreement No. 1934-4

**CITY OF OROVILLE
RESOLUTION NO. 8491**

A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE A FOURTH AMENDMENT TO THE ENTRY AGREEMENT WITH PACIFIC GAS AND ELECTRIC COMPANY FOR AN ENVIRONMENTAL INVESTIGATION AT A PACIFIC GAS AND ELECTRIC COMPANY MANUFACTURED GAS PLANT SITE FORMELY LOCATED WITHIN THE NORTHEAST CORNER OF MONTGOMERY STREET AND HUNTOON STREET (APN'S 012-032-031, 012-032-032 AND A PORTION OF 012-032-033)

(Agreement No. 1934-4)

BE IT HEREBY RESOLVED BY THE OROVILLE CITY COUNCIL as follows:

1. The Mayor is hereby authorized and directed to execute a Fourth Amendment to the Entry Agreement with Pacific Gas & Electric Company for the ongoing environmental investigation work within the Northeast corner of Montgomery Street and Huntoon Street. A copy of the Amendment is attached hereto as Exhibit A.

2. The City Clerk shall attest to the adoption of this Resolution.

PASSED AND ADOPTED by the Oroville City Council at a regular meeting held on May 3, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Linda L. Dahlmeier, Mayor

APPROVED AS TO FORM:

ATTEST:

Scott E. Huber, City Attorney

Donald Rust, Acting City Clerk

FOURTH AMENDMENT TO ENTRY AGREEMENT WITH PACIFIC GAS AND ELECTRIC COMPANY FOR ENVIRONMENTAL INVESTIGATION ACTIVITIES

This FOURTH AMENDMENT TO ENTRY AGREEMENT FOR ENVIRONMENTAL INVESTIGATION ACTIVITIES ("Fourth Amendment to Entry Agreement") is made and entered into on May 3, 2016, between Pacific Gas and Electric Company, a California Corporation (hereafter "PG&E") and the City of Oroville, a municipality (hereafter referred to as "Owner"), regarding Owner's property located in Oroville, California, in an area located east of Huntoon Street, south of Arlin Rhine Drive, north of Montgomery Street and west of both Meyers Street and the Oroville Municipal Auditorium (hereafter referred to as "Owner's Property").

It is understood between Owner and PG&E that:

- A. *On or about May 4, 2010, PG&E and Owner entered into a certain Entry Agreement for Environmental Investigation Activities ("Entry Agreement"), under which Owner granted permission to PG&E, including its employees, contractors, subcontractors and agents, to enter Owner's Property, as more fully described in Exhibit A to the Entry Agreement, to conduct environmental investigation activities;*
- B. *On or about March 15, 2011, the Parties entered into a First Amendment to the Entry Agreement extending the permission to March 15, 2013, and on or about September 6, 2011, the Parties entered into an Amendment to Entry Agreement to extend permission to PG&E's insurers (hereafter the Second Amendment).*
- C. *Paragraph 1 of the Second Amendment provides that the permission extended to PG&E and its insurers, as set forth more fully in the original Entry Agreement and First and Second Amendments, ends on March 15, 2013, unless Owner and PG&E agree in writing to extend the Entry Agreement and Amendments thereto;*
- D. *Paragraph 1 of the Third Amendment provides that the permission extended to PG&E, as set forth more fully in the original Entry Agreement and First, Second and Third Amendments, ends on March 15, 2015, unless Owner and PG&E agree in writing to extend the Entry Agreement and Amendments thereto; and*
- E. *Owner and PG&E desire to extend the duration of the Entry Agreement and Amendments thereto.*

Therefore, PG&E and Owner agree as follows:

1. The Entry Agreement, First, Second, and Third Amendments shall be further amended to change the duration of the Entry Agreement and Amendments thereto to March 15, 2018, unless Owner and PG&E agree in writing to further extend the Entry Agreement and Amendments thereto.
2. Other than changing the duration of the Entry Agreement and Amendments

thereto, the Entry Agreement and Amendments thereto remain in full force and effect, and nothing in this Fourth Amendment to Entry Agreement shall be deemed to alter or amend other terms of the Entry Agreement or Amendments thereto.

3. This Fourth Amendment to Entry Agreement shall be governed by the laws of the State of California, and may not be amended except by a written agreement executed by both Owner and PG&E. Owner and PG&E shall use their best efforts to resolve any disputes under this Fourth Amendment to Entry Agreement through mediation. In the event mediation fails, and legal action is commenced to enforce this Fourth Amendment to Entry Agreement or any provision hereof, the prevailing party shall be entitled to all costs of suit, including reasonable attorney's fees as set by the court. This Fourth Amendment to Entry Agreement may be executed in counterparts.

City of Oroville

Pacific Gas and Electric Company

By: _____

By: _____

Title: Mayor

Title:

Date: _____, 2016

Date: _____, 2016

**CITY OF OROVILLE
STAFF REPORT**

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: AMY BERGSTRAND, MANAGEMENT ANALYST III
BILL LAGRONE, DIRECTOR OF PUBLIC SAFETY**

**RE: ACCEPTANCE OF USDA RURAL DEVELOPMENT COMMUNITY
FACILITIES GRANT, ESTABLISHMENT OF A BUDGET AND
PURCHASE OF FIREFIGHTING EQUIPMENT**

DATE: MAY 3, 2016

SUMMARY

The Council may consider accepting the 2016 USDA Community Facilities Grant, in the amount of \$24,129, establishing a budget and the purchase of Structural/Wildland Personal Protective Equipment (PPE), in an amount not to exceed \$38,940.

DISCUSSION

On November 17, 2015, the Council approved the submittal of the 2016 USDA Rural Development Community Facilities Grant to purchase Structural/Wildland Personal Protective Equipment. On March 22, 2016, staff was notified that the grant, in the amount of \$24,129, had been obligated to the City of Oroville to purchase the equipment. The City's match is \$44,811. Below is the quote received for the PPE.

The Fire Department requested quotes for the needed PPE. L.N. Curtis and Sons is the exclusive distributor for all of the items on the PPE list in California.

Quantity	Description	Unit Cost	Total Cost
17	Turnout coats	1,180.00	20,060.00
17	Turnout pants	855.00	14,535.00
36	Wildland coats	235.00	8,460.00
36	Wildland pants	210.00	7,560.00
18	Turnout gloves	85.00	1,530.00
18	Wildland gloves	45.00	810.00
18	Hoods	40.00	720.00
18	Structure boots	235.00	4,230.00
15	Woodland boots	415.00	6,225.00
	Tax at 7.5%		4,810.00
Total Cost of PPE			\$68,940.00

FISCAL IMPACT

A supplemental appropriation will be necessary to establish the grant portion only as follows:

USDA Grant Revenue	166-4490-2016	<\$24,129>
Special Dept Exp	166-6050-2016	\$24,129
Equipment Replacement Fund	305-1000-9999	<\$44,811>
Interfund Transfer Out	305-9000-7799	\$44,811
Interfund Transfer In	166-4959-2016	<\$44,811>
Grant Fund-Fire	166-1000-9999	\$44,811

RECOMMENDATIONS

1. Accept the USDA Rural Development Community Facilities Grant in the amount of \$24,129; and
2. Authorize the purchase of Structural/Wildland Personal Protective Equipment through the exclusive distributor, L.N. Curtis and Sons, in an amount not to exceed \$68,940; and
3. Approve a supplemental appropriation as indicated in the fiscal impact of this staff report dated May 3, 2016.

ATTACHMENT(S)

None

**STAFF REPORT
OROVILLE CITY COUNCIL**

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: AMY BERGSTRAND, MANAGEMENT ANALYST III
DONALD RUST, DIRECTOR (530) 538-2433
COMMUNITY DEVELOPMENT DEPARTMENT**

**RE: FORECLOSURES FOR CITY PROPERTIES LOCATED AT 3711
ASHLEY AVENUE AND 3555 ARGONAUT AVENUE**

DATE: MAY 3, 2016

SUMMARY

The Council may consider initiating foreclosure proceedings related to the City of Oroville's security interest in the Deed of Trusts against the properties located at 3711 Ashley Avenue and 3555 Argonaut Avenue, Oroville.

DISCUSSION

Staff is seeking direction from the Council as whether to take action by initiating foreclosure to reinstate the properties located at 3711 Ashley Ave. and 3555 Argonaut Ave. or to let them go. The borrower obtained a loan through the City's Homebuyer Program.

3711 Ashley Avenue: The lien holder (The Mortgage Law Firm) is in 1st position on the chain of title. The approximate payoff amount to cure the default and secure the City's lien against the property would be approximately \$82,708.15. Comparable properties show the value of 3711 Ashley Ave. to be approximately \$139,000.

3555 Argonaut Avenue: The lien holder (Land Home Financial Services) is in 1st position on the chain of title. The approximate pay off amount to cure and secure the City's lien against the property would be approximately \$97,157.00. Comparable properties show the value of 3555 Argonaut Ave. to be approximately \$175,000.

PROPERTY DESCRIPTION	APPROX. AMOUNT DUE TO PRIMARY LENDER <small>(includes reinstatement)</small>	AMOUNT OF CITY LOAN	APPROX. TOTAL AMOUNT DUE	VALUE BASED ON COMPARABLES
Kelli Watts 3711 Ashley Ave.	\$82,708.15	\$44,600.00	\$127,308.00	\$139,000.00

Jordan Merchant and Cheri DeLucia 3555 Argonaut	\$97,157	\$65,550.00	\$162,707.00	\$175,000.00
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If the City Council authorizes staff to secure the City's interest in these properties; staff is proposing that the properties be resold on the open market to recoup homebuyer loan costs.

FISCAL IMPACT

There are funds available in the 2015/16 Fiscal Year budget for the Housing Program Fun (141-7964-8910) Costs associated with the foreclosure are as follows:

3711 Ashley Ave. - Approximately \$82,708.15 to pay off primarily lender and \$2,500 related to foreclosure, title and escrow fees to secure the City's interest in property.

3555 Argonaut Ave. – Approximately \$97,157.00 to pay off primary lender and \$2,500 related to foreclosure, title and escrow fees to secure the City's interest in the property.

RECOMMENDATIONS

1. Adopt Resolution No. 8492 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE ACTING CITY ADMINISTRATOR AND/OR MAYOR TO EXECUTE ALL DOCUMENTS AND ANY AMENDMENTS THERETO NECESSARY TO INITIATE AND COMPLETE FORECLOSURE PROCEEDINGS ON REAL PROPERTIES LOCATED AT 3711 ASHLEY AVENUE, OROVILLE - (APN 033-452-016); AND
2. Adopt Resolution No. 8493 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE ACTING CITY ADMINISTRATOR AND/OR MAYOR TO EXECUTE ALL DOCUMENTS AND ANY AMENDMENTS THERETO NECESSARY TO INITIATE AND COMPLETE FORECLOSURE PROCEEDINGS ON REAL PROPERTIES LOCATED AT 3555 ARGONAUT AVENUE, OROVILLE - (APN 033-462-032).

ATTACHMENTS

Resolution No. 8492
Resolution No. 8493

**CITY OF OROVILLE
RESOLUTION NO. 8492**

A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE ACTING CITY ADMINISTRATOR AND/OR MAYOR TO EXECUTE ALL DOCUMENTS AND ANY AMENDMENTS THERETO NECESSARY TO INITIATE AND COMPLETE FORECLOSURE PROCEEDINGS ON REAL PROPERTIES LOCATED AT 3711 ASHLEY AVENUE, OROVILLE (APN 033-452-016)

BE IT HEREBY RESOLVED by the City of Oroville as follows:

1. The Acting City Administrator and/or Mayor is hereby authorized and directed to execute all documents and any amendments thereto necessary to initiate and complete foreclosure proceedings on 3711 Ashley Avenue, Oroville.

2. The City Clerk shall attest to the adoption of this Resolution.

PASSED AND ADOPTED by the City of Oroville at a regular meeting held on May 3, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Linda L. Dahlmeier, Mayor

APPROVED AS TO FORM:

ATTEST:

Scott E. Huber, City Attorney

Donald Rust, Acting City Clerk

**CITY OF OROVILLE
RESOLUTION NO. 8493**

A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE ACTING CITY ADMINISTRATOR AND/OR MAYOR TO EXECUTE ALL DOCUMENTS AND ANY AMENDMENTS THERETO NECESSARY TO INITIATE AND COMPLETE FORECLOSURE PROCEEDINGS ON REAL PROPERTIES LOCATED AT 3555 ARGONAUT AVENUE, OROVILLE (APN 033-462-032)

BE IT HEREBY RESOLVED by the City of Oroville as follows:

1. The Acting City Administrator and/or Mayor is hereby authorized and directed to execute all documents and any amendments thereto necessary to initiate and complete foreclosure proceedings on 3555 Argonaut Avenue, Oroville.

2. The City Clerk shall attest to the adoption of this Resolution.

PASSED AND ADOPTED by the City of Oroville at a regular meeting held on May 3, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Linda L. Dahlmeier, Mayor

APPROVED AS TO FORM:

ATTEST:

Scott E. Huber, City Attorney

Donald Rust, Acting City Clerk

**OROVILLE CITY COUNCIL
STAFF REPORT**

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: LIZ EHRENSTROM, HUMAN RESOURCE MANAGER

**RE: AGREEMENT WITH LIEBERT CASSIDY WHITMORE RELATING TO
THE NORTH STATE EMPLOYMENT RELATIONS CONSORTIUM**

DATE: APRIL 19, 2016

SUMMARY

The Council will consider an Agreement with Liebert Cassidy Whitmore (LCW) to receive training and legal advice as a member of the North State Employment Relations Consortium (ERC).

DISCUSSION

In the past, the City has received personnel training and legal services from LCW as part of the ERC. Staff is requesting to join the ERC again to receive personnel training and legal services from LCW as part of the North State ERC for the sum of \$4,100 for the period of July 1, 2016 through June 30, 2017. The consortium includes five (5) days of training workshops to include, but is not limited to, Supervisory Skills Training, Legal Updates and Trends, Managing the Marginal Employee, Discipline: Putting it into Practice, Issues and Challenges Regarding Drugs and Alcohol in the Workplace, The Disability Interactive Process, Leaves, Leaves and More Leaves, and the Meaning of At-Will, Part-Time, Contract Employment and more. These training workshops are available to all City Council members, Department Heads, and managerial and supervisory personnel. Also included in the consortium are phone consultations with attorneys from LCW regarding personnel matters. Staff would also receive a monthly newsletter covering current employment relations development. Staff is seeking authorization to join the LCW ERC effective July 1, 2016.

FISCAL IMPACT

Funds for the \$4,100, for the period between July 1, 2016 and June 30, 2017, would be split amongst several departments and are available in the following accounts:

Building & Code	9.09%	\$372.73	001-7100-2990
Finance	9.09%	\$372.73	001-7100-1500
Fire	9.09%	\$372.73	001-7100-2000
Human Resources	9.09%	\$372.73	001-7100-1300
Information Tech	9.09%	\$372.73	001-7100-1475

Parks & Trees	9.09%	\$372.73	001-7100-3100
Planning	9.09%	\$372.73	001-7100-1600
Police	9.09%	\$372.73	001-7100-2500
Public Works	9.09%	\$372.73	001-7100-3000
Housing	9.09%	\$372.73	453-7100-8453
<u>Sewer</u>	<u>9.09%</u>	<u>\$372.73</u>	101-7100-4000
Total	100%	\$4,100	

RECOMMENDATION

Adopt a Resolution No. 8494 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AGREEMENT WITH LIEBERT CASSIDY WHITMORE, IN THE AMOUNT OF \$4,100, FOR TRAINING AND LEGAL SERVICES AND THE INCLUSION OF MEMBERSHIP IN THE NORTHSTATE EMPLOYMENT RELATIONS CONSORTIUM, EFFECTIVE JULY 1, 2016 THROUGH JUNE 30, 2017 – (Agreement No. 3175).

ATTACHMENT (S)

- Resolution No. 8494
- Agreement No. 3175
- Exhibit A – Consortium Information
- Exhibit B – Trainings that were offered in 15/16 FY

**CITY OF OROVILLE
RESOLUTION NO. 8494**

A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AGREEMENT WITH LIEBERT CASSIDY WHITMORE, IN THE AMOUNT OF \$4,100, FOR TRAINING AND LEGAL SERVICES AND THE INCLUSION OF MEMBERSHIP IN THE NORTHSTATE EMPLOYMENT RELATIONS CONSORTIUM, EFFECTIVE JULY 1, 2016 THROUGH JUNE 30, 2017

(Agreement No. 3175)

BE IT hereby resolved by the Oroville City Council as follows:

1. The Mayor is hereby authorized and directed to execute an Agreement with Liebert Cassidy Whitmore to provide special training and legal advice through the North State Employment Relations Consortium. A copy is attached hereto as Exhibit "A".
2. The City Clerk shall attest to the adoption of this Resolution.

PASSED AND ADOPTED by the Oroville City Council at a regular meeting held on May 3, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Linda L. Dahlmeier, Mayor

APPROVED AS TO FORM:

ATTEST:

Scott E. Huber, City Attorney

Donald Rust, Acting City Clerk

**AGREEMENT NO. 3175
WILL BE RECEIVED
UNDER SEPARATE
COVER**



CONSORTIUM

What is an Employment Relations Consortium (ERC)?

An ERC is a number of local agencies (cities, counties and special districts), or school and community college districts, in a geographic area joining together for the purpose of securing quality employment relations training, consultation and informational services on a very economical basis. Currently there are over 650 cities, counties, school districts, community college districts, universities and other public sector agencies involved with Liebert Cassidy Whitmore's 33 consortiums.

Click here to view our current [Consortium List](#).

Click here to view the list of our current [Consortium Members](#).

What Kinds of Services are Provided in an ERC?

The three kinds of services covered by consortium membership are:

1. Training workshops with reference material for all attendees
2. Monthly newsletters
3. Complimentary telephone consultation

Workshops are conducted at, or near, one of the member agencies. Attendees receive comprehensive reference material. [Click here](#) to see a list of available workshop topics.

ERC members are entitled to complimentary telephone consultation with attorneys in matters relating to employment and labor law questions.

The Trainers

Our workshop leaders are attorneys who are accomplished trainers and experienced in the subjects of their presentations. They are widely recognized for their ability to translate their legal expertise into everyday language, and are adept at demonstrating how you can apply important legal principles in on-the-job situations.

Establishing an ERC in Your Area

The annual per member agency fee is dependent upon the number of agencies and the number of workshops scheduled. For complete information on our training services, including establishing a new ERC or joining an existing ERC, contact [Cynthia Weldon](#), Director of Marketing and Training, at 310.981.2000.

To Contact Liebert Cassidy Whitmore:

Los Angeles 310.981.2000 | Fresno 559.256.7800 | San Francisco 415.512.3000 | San Diego 619.481.5900 info@lcwlegal.com

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2015-2016 Workshop Schedule

North State *Employment Relations Consortium*

Thursday, September 24, 2015 - "Exercising Your Management Rights"

time: 9:00 A.M. – 12:00 P.M.
location: Red Bluff
audience: Supervisors and Managers

Thursday, September 24, 2015 - "The Art of Writing the Performance Evaluation"

time: 1:00 P.M. – 4:00 P.M.
location: Red Bluff
audience: Supervisors and Managers

Thursday, November 19, 2015 - "Social Media"

time: 9:00 A.M. – 12:00 P.M.
location: WEBINAR
audience: Supervisors and Managers

Thursday, January 14, 2016 - "Finding the Facts: Disciplinary and Harassment Investigations"

time: 9:00 A.M. – 12:00 P.M.
location: Redding
audience: Upper Management, Human Resources/Employment Relations Staff, Agency Counsel, Supervisors and Managers

Thursday, January 14, 2016 - "Legal Issues Related to Generational Diversity and Succession Planning: The Future is Here"

time: 1:00 P.M. – 4:00 P.M.
location: Redding
audience: Supervisors and Managers

Thursday, February 11, 2016 - "The ABCs of Sustaining Discipline"

time: 9:00 A.M. – 12:00 P.M.
location: WEBINAR
audience: Supervisors and Managers

Wednesday, April 6, 2016 - "Supervisory Skills for the First Line Supervisor/Manager"

time: 9:00 A.M. – 4:00 P.M.
location: Redding *host:* Shasta County
audience: Supervisors and Managers

Wednesday, May 18, 2016 - "Front Line Defense"

time: 9:00 A.M. – 12:00 P.M.
location: Chico
audience: First Line Supervisors and Managers

Wednesday, May 18, 2016 - "Difficult Conversations"

time: 1:00 P.M. – 4:00 P.M.
location: Chico
audience: First Line Supervisors and Managers

**OROVILLE CITY COUNCIL
STAFF REPORT**

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: AMY BERGSTRAND, MANAGEMENT ANALYST III
DONALD RUST, COMMUNITY DEVELOPMENT DIRECTOR**

**RE: MODIFICATIONS TO ALL THREE (3) HOME OWNERSHIP
PROGRAMS PROGRAM GUIDELINES**

DATE: MAY 3, 2016

SUMMARY

The Council will conduct a public hearing regarding a proposed modification to the City of Oroville Community Development Block Grant (CDBG) Home Ownership Program, CalHome (CalHome) Mortgage Assistance Program and the Home Investment Partnership (HOME) First Time Home Buyer Program Guidelines.

DISCUSSION

On March 10, 2016, the Oroville Association of Realtors made a presentation and request to the Housing Loan Advisory Committee to consider increasing the City of Oroville purchase price limits to the State recommendation for Butte County. The Association of Realtors expressed that with the current purchase price limits, the ability to find homes in the City limits of Oroville that meet the criteria is getting very difficult and that they believe the current housing market trend supports this increase. Currently, the program guidelines state that a borrower cannot purchase an existing home of more than \$180,000 and a newly constructed home of \$200,000. The State recommendation for an existing home is \$228,000 and a newly constructed home is \$246,000.

The Housing Loan Advisory Committee voted to approve the increase in the purchase price limits to the current State recommendation.

FISCAL IMPACT

None

RECOMMENDATION

Authorize the modifications to the CDBG Home Ownership Program, CalHome (CalHome) Mortgage Assistance, the HOME Investment Partnership (HOME) First Time Home Buyer Program Guidelines.

ATTACHMENTS

Program Guidelines

**Note- A copy of the entire set of the following program guidelines may be obtained in the Business Assistance/Housing Development Department.*

- *CDBG Home Ownership Program Guidelines*
- *CalHome Mortgage Assistance Program Guidelines*
- *HOME First Time Homebuyer Program Guidelines*
- *Oroville Association of Realtor's presentation*

Exhibit "A"

CALHOME FT HB PROGRAM

Income Limit Guidelines

The California Department of Housing Community Development has advised our office of the income guidelines for 2015⁴. Please use the following income Guidelines to determine FT HB eligibility:

FAMILY SIZE	80% OF AREA MEDIUM
1	\$32,900
2	\$37,600
3	\$42,300
4	\$46,950
5	\$50,750
6	\$54,500
7	\$58,250
8	\$62,000

CalHOME 2014 ~~_____~~ 2015 _____

SUBSIDY LIMITS PER UNIT				
0-BDR	1-BDR	2-BDR	3-BDR	4-BDR
\$132,814 <u>140.</u>	\$152,254 <u>160,6</u>	\$185,136 <u>195,30</u>	\$239,506 <u>252,66</u>	\$262,903 <u>277,34</u>
<u>107</u>	<u>15</u>	<u>5</u>	<u>2</u>	<u>4</u>

NOTE: The above value limits can and do change periodically. If there is a discrepancy between any limit in this table and a limit obtained from the HCD please use HCD's income, subsidy and purchase limits. Updated: May 8, 2012.

MAXIMUM PURCHASE PRICE LIMIT-UPDATED 5/3/16

SFR- Purchase Price Limit: Existing	\$180,000 <u>228,000</u>
SFR purchase Price Limit: New	\$200,000 <u>246,000</u>

*This maximum purchase price limit is established by the City of Oroville and is based upon current median sales price for Oroville as well as Loan Advisory Committee and Staff input. The City will never exceed the State's purchase price limit.

EXHIBIT A *
CDBG FTHB PROGRAM
Income Limit Guidelines

The California Department of Housing and Community Development has advised our office of the income guidelines for ~~2014~~2015.

Please use the following income Guidelines to determine HB eligibility:

FAMILY SIZE	80% OF AREA MEDIUM
1	\$32,900 31,850
2	\$37,600 36,400
3	\$42,300 40,950
4	\$46,950 45,500
5	\$50,750 49,150
6	\$54,500 52,800
7	\$58,250 56,450
8	\$62,000 60,100

CDBG 2009 — 2015

SUBSIDY LIMITS PER UNIT				
0-BDR	1-BDR	2-BDR	3-BDR	4-BDR
\$129,600 140, 107	\$148,565 160,6 15	\$180,655 195,30 5	\$233,708 252,66 2	\$256,541 277,34 4

NOTE: The above value limits can and do change periodically. If there is a discrepancy between any limit in this table and a limit obtained from the HCD please use HCD's income and susidy limits. Updated: July 13, 2011

MAXIMUM PURCHASE LIMIT-UPDATED 5-3-16

Single Family Residence Purchase	\$200,000.00 226,000
----------------------------------	---------------------------------

Exhibit A

HOME FTHB PROGRAM

Income Limit Guidelines

The California Department of Housing and Community Development have advised our office of the income guidelines for 20154.

Part 5 (Section *) method for income determination will be used as described in the "Income Calculation and Determination Guide for Federal Programs".

Please use the following Income Guidelines to determine FTHB eligibility:

FAMILY SIZE	80% OF AREA MEDIUM
1	\$30,65031,850
2	\$35,00036,400
3	\$39,40040,950
4	\$43,75045,500
5	\$47,25049,150
6	\$50,75052,800
7	\$54,25056,450
8	\$57,75060,100

HOME 20154

SUBSIDY LIMITS PER UNIT				
0-BDR	1-BDR	2-BDR	3-BDR	4-BDR
\$132,814140.	\$152,251160.6	\$185,136195,30	\$230,506252,66	\$262,903277,34
107	15	5	2	4

NOTE: The above value limits can and do change periodically. If there is a discrepancy between any limit in this table and a limit obtained from the HCD please use HCD's income and subsidy limits. Updated: July 25, 20145-3-16

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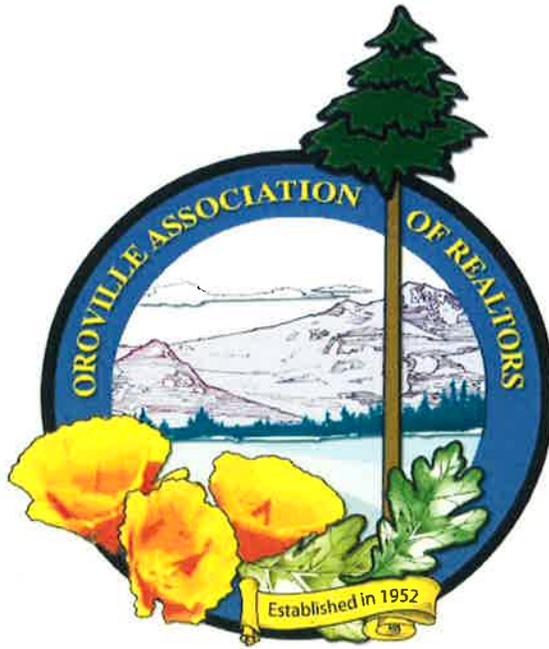
MAXIMUM PURCHASE LIMIT

Single Family Residence Purchase Price Limit- <i>Existing Home</i>	\$ 180,000 <u>226,000</u>
Single Family Residence Purchase Price Limit- <i>Newly Constructed Home</i>	\$ 200,000 <u>248,000</u>

NOTE: This limit is set by the City of Oroville and will not exceed the acquisition price in the NOFA or as approved by HUD.

- **MAXIMUM ELIGIBLE SQUARE FOOTAGE ALLOWED** FOR HOMES BEING PURCHASED THROUGH THE CITY OF OROVILLE'S FTHB PROGRAM THE MAXIMUM ELIGIBLE SQUARE FOOTAGE ALLOWED IS **2,400 SQUARE FEET.**

Any housing units greater than 2,400 sq. ft. is not deemed modest housing and shall not be eligible under this First-Time Home Buyer's program. This rule is in addition to all of the "Property Standards for Existing Units" stated within the HOME Investment Partnership Program Guidelines.



Oroville Association of Realtors®

Utilization of the First Time Home Buyer Program

Presented by: Randy Chapman,
Associate Broker, President-Elect OAR

Utilization of the First Time Home Buyer Program

The Oroville Association of Realtors® offers the City of Oroville a source to assist with any questions, or needed market information that can help make future decisions. Realtors® have been, and will continue to be core partners with the City of Oroville in helping to promote the First Time Homebuyer Program to the community. We are most often the first point of contact with these potential buyers and we would like the opportunity to help share our experiences with both buyers and sellers.

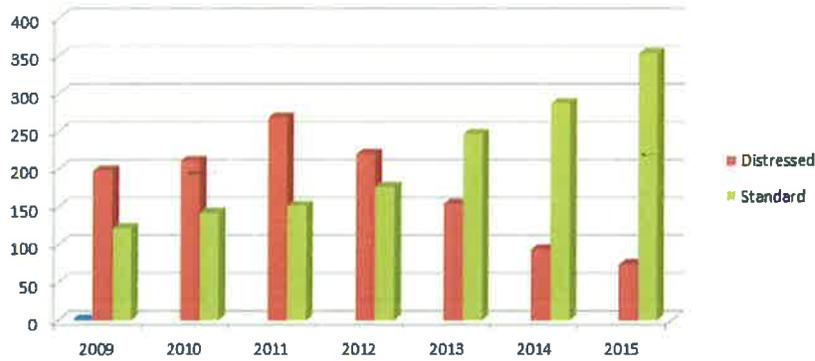
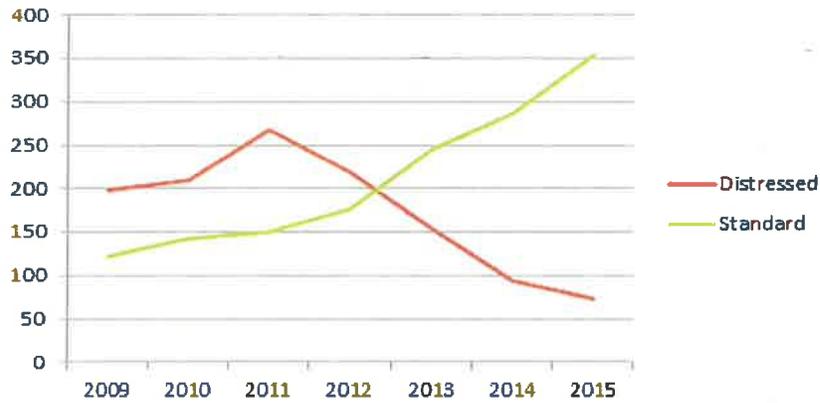
- 1) Housing Stats over past 6 years - the Housing Market Change
- 2) Snapshot of today's Inventory - Case Study
- 3) Use it or Lose it - Money in the Program
(Number of closed FTHB transactions per year)
- 4) OAR's Recommendation:
Match Oroville FTHB's maximum purchase price to current HUD limits for California
\$228,000 resale homes and \$246,000 new construction



Housing Stats 2009 - 2015

Number of Annual Sales

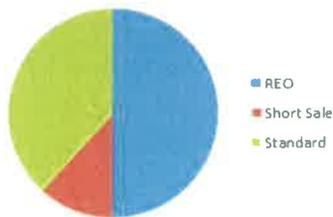
	2009	2010	2011	2012	2013	2014	2015
# Distressed Sales	198	211	268	220	154	94	74
# Standard Sales	122	142	151	176	246	287	353
% Distressed	62%	67%	56%	80%	62%	33%	21%



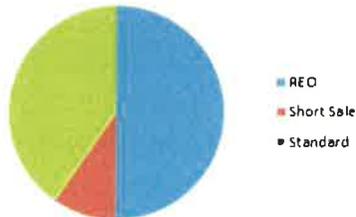
Market Change 2009 - 2015

	2009	2010	2011	2012	2013	2014	2015
# Foreclosure (REO)	160	177	232	177	118	80	59
# Short Sale	38	34	36	43	36	14	15
# Standard	122	142	151	176	246	287	353

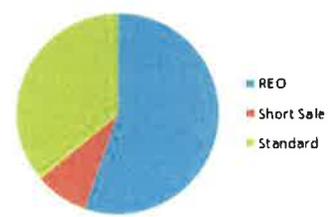
2009



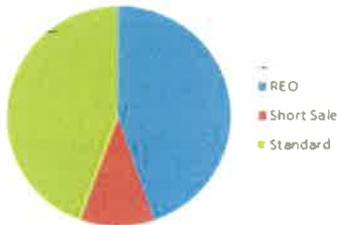
2010



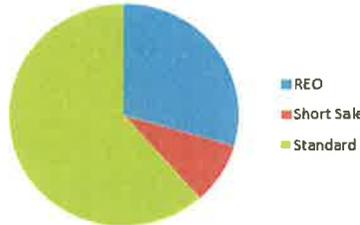
2011



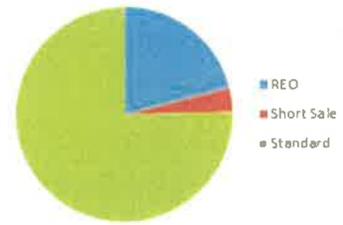
2012



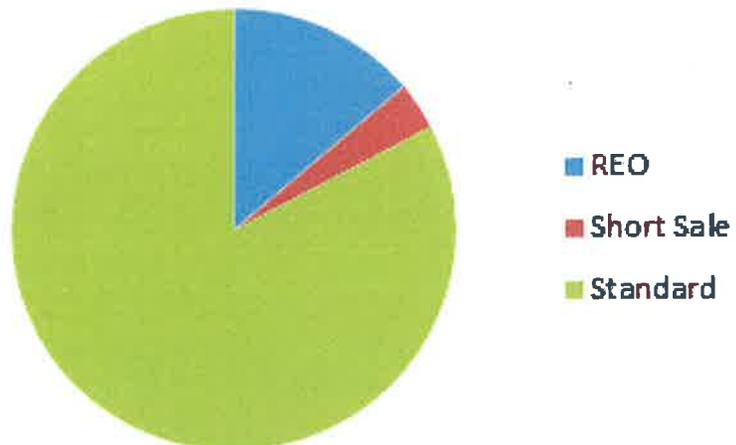
2013



2014



2015



Current Inventory Snapshot

< \$150,000	\$151-200,000	\$201-250,000	> \$251,000
11	7	3	71

Currently, there are 92 homes actively for sale within the city limits of Oroville. Only 14 of these listings meet the maximum purchase requirement of \$180,000. Out of the available 14, we found only 7 that may qualify for the program. Out of the 7 homes, only 4 of them are 3 or more bedrooms.

	2009	2010	2011	2012	2013	2014	2015
Min Price	\$ 24,300.00	\$ 19,900.00	\$ 14,900.00	\$ 5,500.00	\$ 16,000.00	\$ 26,789.00	\$ 25,000.00
Max Price	\$ 759,500.00	\$ 385,000.00	\$ 649,000.00	\$ 499,900.00	\$ 699,000.00	\$ 629,999.00	\$ 629,000.00
Avg Price	\$ 153,499.00	\$ 133,449.00	\$ 120,595.00	\$ 128,029.00	\$ 151,324.00	\$ 173,485.00	\$ 182,718.00
Med Price	\$ 145,347.00						\$ 176,539.00



Quick CMA Report

		Br/Ba	Sqft	LSqft	List Price	Sold Price	\$/Sqft
Total Listings:	92	Maximum:	5/3.00	3,722	325,393	\$589,000	\$209.38
Total on Market:	92	Minimum:	2/1.00	704	4,356	\$62,000	\$34.82
Sold/Exp Ratio:	0.00	Average:	3/1.97	1,505	14,395	\$246,281	\$166.39
		Median:	3/2.00	1,395	6,970	\$259,950	\$186.34

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDOM	Sqft	LSqft	\$/Sqft	Price
2964 Elgin ST	OROV	1940	STD	06/04/2014	2	1.00	137/137	900	10,019	\$68.89	\$62,000
2309 Wyandotte AV	OROV	1925	STD	02/26/2016	2	1.00	9/9	704	4,356	\$92.33	\$65,000
2127 A ST	OROV	1928	STD	12/04/2015	2	1.00	93/93	852	6,970	\$105.63	\$90,000
2479 A ST	OROV	1924	STD	02/08/2016	2	1.00	27/159	768	4,792	\$119.66	\$91,900
1454 6Th AV	OROV	1915	STD	02/23/2016	3	1.00	12/82	869	4,356	\$113.92	\$99,000
3820 Myers ST	OROV	1936	STD	12/11/2015	5	2.00	86/86	2,872	7,405	\$34.82	\$100,000
3554 Stauss AV	OROV	1951	STD	01/21/2016	3	1.00	45/45	957	6,098	\$140.96	\$134,900
3121 Isabelle	OROV	1930	STD	02/20/2016	2	1.00	15/15	1,016	6,098	\$132.87	\$135,000
35 Westwood WY	OROV	1964	STD	01/21/2016	3	1.00	45/45	1,012	13,504	\$145.16	\$146,900
1639 4Th AV	OROV	1925	STD	11/16/2015	3	2.00	93/93	1,118	5,227	\$133.27	\$149,000
2765 Fay WY	OROV	1951	STD	11/16/2015	3	2.00	111/111	1,308	10,019	\$114.68	\$149,999
2100 Washington AV	OROV	1945	STD	02/21/2016	3	1.00	14/14	1,014	4,792	\$149.41	\$151,500
2663 Nevada AV	OROV	1953	STD	08/08/2015	3	2.00	211/211	1,474	4,792	\$105.66	\$155,750
2007 Fogg AV	OROV	1998	STD	02/22/2016	2	2.00	13/48	945	38,768	\$168.25	\$159,000
2535 Oro AV	OROV	1950	STD	11/16/2015	3	2.00	111/111	1,476	5,663	\$123.31	\$182,000
22 Valley View DR	OROV	1961	STD	10/21/2015	3	2.00	137/137	1,213	9,583	\$152.51	\$185,000
2236 D ST	OROV	2006	STD	04/24/2015	3	2.00	317/317	1,507	6,970	\$129.06	\$194,500
755 High ST	OROV	1890	STD	03/02/2016	5	2.00	4/4	1,824	7,841	\$109.10	\$199,000
2413 Yard ST	OROV	1953	STD	12/03/2015	3	1.00	94/94	1,841	9,148	\$124.93	\$230,000
11 Nikki CT	OROV	2004	STD	03/05/2016	3	2.00	1/1	1,676	9,148	\$139.32	\$233,500
66 Pine Oaks RD	OROV	1956	STD	10/22/2015	3	3.00	136/136	1,882	18,295	\$127.52	\$240,000
1 Cully CT	OROV	2016	STD	09/22/2015	3	2.00	166/166	1,395	7,911	\$186.34	\$259,950
19 Susan CT	OROV	2016	STD	09/22/2015	3	2.00	166/166	1,395	8,041	\$186.34	\$259,950
52 Hawes WY	OROV	2016	STD	09/22/2015	3	2.00	166/166	1,395	6,778	\$186.34	\$259,950
36 Lauren WY	OROV	2016	STD	09/22/2015	3	2.00	166/166	1,395	7,371	\$186.34	\$259,950
30 Susan CT	OROV	2016	STD	10/16/2015	3	2.00	142/142	1,395	7,150	\$186.34	\$259,950
3 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
5 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
7 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
9 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
11 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
13 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
15 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	7,841	\$186.34	\$259,950
17 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	8,712	\$186.34	\$259,950
18 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	8,712	\$186.34	\$259,950
16 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	7,841	\$186.34	\$259,950
14 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
12 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
10 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
8 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
6 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
4 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
2 Cully CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	8,276	\$186.34	\$259,950
21 Susan CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
23 Susan CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
25 Susan CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
27 Susan CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950

29 Susan CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
31 Susan CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
33 Susan CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
35 Susan CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
26 Susan CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
24 Susan CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
22 Susan CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
20 Susan CT	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	7,841	\$186.34	\$259,950
118 Christian AV	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
116 Christian AV	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
114 Christian AV	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
112 Christian AV	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
110 Christian AV	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
108 Christian AV	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
106 Christian AV	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
104 Christian AV	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	7,405	\$186.34	\$259,950
47 Hawes WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	7,405	\$186.34	\$259,950
49 Hawes WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
51 Hawes WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
53 Hawes WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
59 Hawes WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
61 Hawes WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
64 Hawes WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	7,405	\$186.34	\$259,950
62 Hawes WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
60 Hawes WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
50 Hawes WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
48 Hawes WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
46 Hawes WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,970	\$186.34	\$259,950
44 Hawes WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	11,761	\$186.34	\$259,950
42 Lauren WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	7,841	\$186.34	\$259,950
40 Lauren WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
38 Lauren WY	OROV	2016	STD	12/28/2015	3	2.00	69/69	1,395	6,534	\$186.34	\$259,950
104 Brookdale DR	OROV	1944	STD	02/09/2016	2	1.00	26/26	1,311	223,898	\$202.14	\$265,000
32 Susan CT	OROV	2016	STD	10/16/2015	3	2.00	142/142	1,507	7,150	\$178.47	\$268,950
1281 Montgomery ST	OROV	1899	STD	06/02/2015	4	3.00	278/323	2,278	6,970	\$118.09	\$269,000
28 Susan CT	OROV	2016	STD	10/16/2015	3	2.00	142/142	1,603	7,150	\$171.52	\$274,950
111 Highlands BL	OROV	1960	STD	02/01/2016	3	3.00	34/34	2,042	20,473	\$136.63	\$279,000
95 Highlands BL	OROV	1957	STD	03/05/2016	3	2.00	1/1	1,954	19,166	\$148.36	\$289,900
165 Acacia AV	OROV	1954	STD	11/30/2015	3	2.00	97/97	2,024	13,068	\$147.73	\$299,000
12 Adelaide WY	OROV	1958	STD	11/04/2015	3	3.00	123/123	2,670	32,234	\$126.97	\$339,000
2321 Foothill BL	OROV	1991	STD	02/23/2016	3	3.00	12/12	2,051	16,117	\$168.21	\$345,000
189 Canyon Highlands DR	OROV	1936	STD	02/04/2016	5	3.00	31/194	2,729	27,007	\$127.89	\$349,000
1284 Montgomery ST	OROV	1910	STD	04/06/2015	3	3.00	335/335	3,722	6,970	\$102.10	\$380,000
1481 Hammon AV	OROV	1937	STD	12/10/2015	3	3.00	87/87	3,643	12,197	\$131.49	\$479,000
3950 Oro Dam E BL	OROV	1999	STD	10/14/2013	3	2.00	874/874	2,813	325,393	\$209.38	\$589,000

Maximum:	5/	3.00	874	3,722	325,393	\$209.38	\$589,000
Minimum:	2	1.00	1	704	4,356	\$34.82	\$62,000
Average:	3	1.97	96	1,505	14,395	\$166.39	\$246,281
Median:	3	2.00	69	1,395	6,970	\$186.34	\$259,950

Criteria:

Status is 'Active'

Type is 'Single Family Residence'

SaleType is 'Standard'

County is 'Butte'

City is 'Oroville'

Latitude, Longitude is around 39.50, -121.63, is around 39.50,

-121.61, is around 39.51, -121.61, is around 39.50, -121.62,

is around 39.52, -121.59, is around 39.52, -121.57, is around

39.52, -121.56, is around 39.50, -121.54

Case Study - 755 High Street

- Built in 1890
- 5 Bedroom, 2 Bath
- 1825 Square Feet
- Listed at \$199,900
- Current Pest Clearance Provided
- Move-In Ready

Multiple offers within a couple days of listing, including FTHB offers.



FTHB Transactions 2009 - 2015

2010/2011	2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
20	25	14	16	27	16+

The City of Oroville’s First Time Home Buyer Program is widely used and is a great tool for Oroville Realtors® and their buyers.

Currently, the program has \$2.2 million in HOME and CalHome funds and also about \$500,000 available in CDBG funds. The CalHome grants are expiring soon and the City is working on extensions. In order to apply for future grant funds, the City will need to expend 50% of current grant funds. This means the City usually can only apply every other year.



Recommendation

***Match Oroville FTHB's maximum purchase price to the current HUD limits for California
\$228,000 resale homes and \$246,000 new construction***

For all of the reasons presented here, the Oroville Association of Realtors® would like to recommend increasing the current limits of existing homes from the current \$180,000 to the state HCD limit of \$228,000, and increase new construction from the current \$200,000 limit to the state HCD limit of \$246,000. Our fear is that if no action is taken, the probability will be a drastic reduction in the program participation primarily due to a lack of inventory.

One of our core beliefs as Realtors® is to promote home ownership. By under utilizing this program, we are at risk of our children missing out on the opportunities that were made available to us.

Thank you for the opportunity for this discussion.



**OROVILLE CITY COUNCIL
STAFF REPORT**

TO: MAYOR AND COUNCIL MEMBERS

**FROM: DONALD RUST, DIRECTOR
COMMUNITY DEVELOPMENT DEPARTMENT**

**RE: FEE WAIVER REQUEST FOR FEES ASSOCIATED WITH A REMODEL
OF THE ORO DAM AUTO CENTER**

DATE: MAY 3, 2016

SUMMARY

The Council may consider a fee waiver request from Benny Brown and Bob Byrd to waive all applicable City fees associated with a remodel of the Toyota/Chevy dealership, known as the Oro Dam Auto Center.

DISCUSSION

The City of Oroville has received a request from Benny Brown and Bob Byrd for a waiver of all applicable City fees associated with a remodel of the Toyota/Chevy dealership, known as the Oro Dam Auto Center. In a letter (**Attachment A**) received from Mr. Byrd, he has indicated that the anticipated investment for the remodel will be \$1.5 million, and will lead to the hire of new employees in sales, services and parts. Additionally, the letter specifies that without the requested fee waiver, this project will not move forward which could result in Toyota closing and the property owners selling or renting the property. **Attachment C** lists the applicable City fees. These fees are preliminary and subject to change based on additional information that is later provided and not considered at this time and/or changes in scope of work.

FISCAL IMPACT

The applicable City fees are (to be determined). If these fees are waived, these are General Fund Revenues that will not be collected.

RECOMMENDATIONS

Provide direction, as necessary.

ATTACHMENTS

- A – Fee Waiver Request
- B – Correspondence
- C – Applicable City Fees



City administrator ,Mayor, Council Members

We would like to invest about \$1.5 million dollars into the city of Oroville in a complete Remodel of the Toyota/Chevy facility known as Oro Dam Auto Center. This is a Toyota Image USA II facility. Not only will this brighten the look of Oroville with a ultra modern look, but it will also draw many people in from all over butte county to purchase there Toyotas and Chevys and grow the tax base here in Oroville.

The Sales and Service growth will happen as soon as the facility is finished and it will increase the employment opportunities here in Oroville as well, we will need additional employees in sales, service and parts.

This is a very big investment and we still are very cautious to move forward with this. Toyota is wanting this new building in order to stay in Oroville and we want to provide it.

Benny Brown is asking the city of Oroville for assistance in waiving all building permits and fees in order to move on with this project.

He will not move forward without the assistance and this could result in Toyota closing the Oroville point and us selling or renting the property.

We appreciate your assistance.

Thank you

A handwritten signature in black ink, appearing to read "Bobby Q". The signature is fluid and cursive, with a large loop at the end.



Don L. Rust

From: Don L. Rust
Sent: Wednesday, April 20, 2016 6:34 PM
To: 'Bob Byrd'
Subject: RE: Message from Oroville Ford

Bob,

I will move your request to the City Council to get their direction. I will try to have the staff report ready for the May 3, 2016 City Council meeting.

Don

From: Bob Byrd [mailto:bbyrd.oroilleford@gmail.com]
Sent: Tuesday, April 19, 2016 12:20 PM
To: Don L. Rust <drust@cityoforoille.org>
Subject: Re: Message from Oroville Ford

Hi Don

Benny called me last wondering how this was going ? I spoke to Bill the other day about it and he said it was headed in the right direction.

I got a letter from Toyota pushing us pretty hard to get this going. It also said that we will get 119 extra Toyota vehicles for a million invested, which the project is more than that.

We will probably get 150 plus extra vehicles over and above the regular allocation for investing in a new facility. This is spread out thru the first year. This means a lot more tax revenue for the city.

If you need more info, let me know ?

This needs to get moving as soon as possible.

Thank you

Bob Byrd

Bob Byrd

On Thu, Apr 7, 2016 at 6:58 PM, Bob Byrd <bbyrd.oroilleford@gmail.com> wrote:

Don

Will something like this work ?

Bob

ATTACHMENT C
“APPLICABLE CITY FEES”
WILL BE RECEIVED
UNDER SEPARATE
COVER

**OROVILLE CITY COUNCIL
STAFF REPORT**

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: SCOTT E. HUBER, CITY ATTORNEY

RE: AMENDMENTS TO EMPLOYMENT AGREEMENTS WITH DEAN J. HILL, DEPUTY FIRE CHIEF, ALLEN W. BYERS, ASSISTANT POLICE CHIEF, AND BILL LAGRONE, DIRECTOR OF PUBLIC SAFETY

DATE: MAY 3, 2016

SUMMARY

The Council may consider Amendments to the Employment Agreements with Dean J. Hill, Jr., Allen W. Byers and Bill LaGrone.

DISCUSSION

The Employment Agreement with Dean J. Hill Jr. (Hill), requires an annual evaluation. The evaluation was to have occurred on or before July 1, 2015. Hill's contract is set to expire on June 30, 2016. Accordingly, the Council may consider an extension and amendments to Hill's Employment Agreement.

As mentioned above, Hill was to have received an evaluation on or before July 2015. The evaluation of Hill was commenced by the date required; unfortunately it took longer than expected. Hill received a positive evaluation from the Council. Pursuant to the Agreement between the City and Hill, certain benefits were to be considered by the Council following a positive evaluation.

The Amendments to the Employment Agreement include a four month extension, a modest increase in salary as contractually required, and the restructuring of uniform allowance and pay scale as required by PERS. (See attached Amendment for additional details.)

Allen Byers (Byers) received a positive evaluation for this same time frame. It was overlooked that Byers is afforded a minimum of a raise each year based on CPI. It is necessary to amend Byers contract to reflect the contractually required salary increase. (See attached Amendment for additional details.)

Public Safety Director Bill LaGrone (LaGrone) was afforded an increase in salary effective April 5, 2016. LaGrone recognizes the difficult financial situation the City faces and agrees to rescind the salary increase to offset the cost of the salary increases for Hill and Byers. The recension of salary is effective upon ratification of Hill and Byers Agreements. (For details of the Amendment to LaGrone's contract see attached Amendment.)

FISCAL IMPACT

A net salary cost to the General Fund for fiscal year 2015-2016 of \$4,448.

\$2,396 Police 001-5100-2500

\$2,052 Fire 001-5100-2000

A net salary savings to the General Fund for fiscal year 2016-2017 of (\$3,660).

(\$1,658) Police 001-5100-2500

(\$2,002) Fire 001-5100-2000

RECOMMENDATIONS

1. Adopt Resolution No. 8495 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF OROVILLE AND DEAN HILL JR. – (Agreement No. 3074-1).
2. Adopt Resolution No. 8496 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF OROVILLE AND ALLEN BYERS – (Agreement No. 3073-2).
3. Adopt Resolution No. 8497 – A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF OROVILLE AND BILL LAGRONE – (Agreement No. 1969-8).

ATTACHMENTS

Resolution No. 8495
Agreement No. 3074-1
Resolution No. 8496
Agreement No. 3073-2
Resolution No. 8497
Agreement No. 1969-8

**OROVILLE CITY COUNCIL
RESOLUTION NO. 8495**

A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND DIRECTING THE MAYOR TO EXECUTE AN AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF OROVILLE AND DEAN J. HILL, JR.

(Agreement No. 3074-1)

BE IT HEREBY RESOLVED by the Oroville City Council as follows:

1. The Mayor is hereby authorized and directed to execute an Amendment to the Employment Agreement between the City of Oroville and Dean Hill Jr. The Amendment is attached hereto as Exhibit "A".
2. The City Clerk shall attest to the adoption of this Resolution.

PASSED AND ADOPTED by the Oroville City Council at a regular meeting held on May 3, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Linda L. Dahlmeier, Mayor

APPROVED AS TO FORM:

ATTEST:

Scott E. Huber, City Attorney

Donald Rust, Acting City Clerk

AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF OROVILLE AND DEAN J. HILL, JR.

(Agreement No. 3074-1)

This Amendment dated May 3, 2016, is to the Employment Agreement between the City of Oroville ("City") and Dean J. Hill, Jr. ("Hill").

A copy of the Agreement is attached as Exhibit "A".

In consideration of the terms and conditions herein, the City and Hill agree that the amendment to the agreement is effective July 1, 2015, and shall be amended as follows:

1. SECTION 2(A) IS REPLACED WITH THE FOLLOWING:

Hill agrees to remain in the exclusive employ of City until November 1, 2016 and neither to accept other employment nor to become employed by any other city until the expiration date of this agreement, subject to the provisions of Subsection 2. B.

2. SECTION 2(E) IS REPLACED WITH THE FOLLOWING:

This agreement shall terminate on November 01, 2016 and Hill shall not be entitled to any compensation except for any accrued vested benefits.

3. SECTION 5 IS REPLACED WITH THE FOLLOWING:

Hill shall receive an initial salary of \$104,242.00 per year, beginning on July 1, 2015. Hill will be paid the difference in salary actually received from July 1, 2015 to the date of ratification of this agreement retroactively. Hill shall receive a 0.8% increase (CPI) beginning July 1, 2016 as outlined in the pay scale below. Effective May 3, 2016, Hill is at Step H.

Salary pay schedule:

DEPUTY FIRE CHIEF/FIRE MARSHAL

CURRENT							
A	B	C	D	E	F	G	H
\$72,845	\$76,487	\$80,312	\$84,327	\$88,544	\$92,971	\$97,619	\$102,500

1.7% INCREASE EFFECTIVE JULY 1, 2015							
\$74,083	\$77,788	\$81,677	\$85,761	\$90,049	\$94,551	\$99,279	\$104,243

0.8% INCREASE EFFECTIVE JULY 1, 2016							
\$74,676	\$78,410	\$82,330	\$86,447	\$90,769	\$95,308	\$100,073	\$105,077

4. **SECTION 7 IS REPLACED WITH THE FOLLOWING:**

Hill shall be employed on a full-time basis and for optimal customer service, should generally perform such work during the Fire Department's normal business hours. However, it is recognized that Hill shall be required to devote a great deal of time outside of normal office hours on business of City, and to that end he shall be allowed to establish an appropriate work schedule to meet the requirements of the position. Additionally, he shall be allocated and allowed to take up to 29 hours per fiscal year of Administrative Leave. Such Leave may be taken after appropriate notice to the Department Head.

5. Section 15. Uniform Allowance:

Hill will begin receiving a monthly allowance of \$62.50 on July 1, 2016, and will continue to receive the same allowance for the duration of the term of this contract.

6. Conflicts between this Amended Agreement and Agreement No. 3074 shall be controlled by this Amendment. All other provisions within Agreement No. 3074 shall remain in full force and effect.

This Amendment is approved by the City Council of the City of Oroville at a regular meeting held May 3, 2016.

CITY OF OROVILLE

DEAN J. HILL, JR.

By: _____
Linda L. Dahlmeier, Mayor

By: _____
Dean J. Hill, Jr.

APPROVED AS TO FORM:

By: _____
Scott E. Huber, City Attorney

**OROVILLE CITY COUNCIL
RESOLUTION NO. 8496**

**A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND
DIRECTING THE MAYOR TO EXECUTE AN AMENDMENT TO THE EMPLOYMENT
AGREEMENT BETWEEN THE CITY OF OROVILLE AND ALLEN W. BYERS**

(Agreement No. 3073-2)

BE IT HEREBY RESOLVED by the Oroville City Council as follows:

1. The Mayor is hereby authorized and directed to execute an Amendment to the Employment Agreement between the City of Oroville and Allen Byers. The Amendment is attached hereto as Exhibit "A".

2. The City Clerk shall attest to the adoption of this Resolution.

PASSED AND ADOPTED by the Oroville City Council at a regular meeting held on May 3, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Linda L. Dahlmeier, Mayor

APPROVED AS TO FORM:

ATTEST:

Scott E. Huber, City Attorney

Donald Rust, Acting City Clerk

AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF OROVILLE AND ALLEN W. BYERS

(Agreement No. 3073-2)

This Amendment dated May 03, 2016, is to the Employment Agreement between the City of Oroville (“City”) and Allen W. Byers (“Byers”).

A copy of the Agreement is attached as Exhibit “A”.

In consideration of the terms and conditions herein, the City and Byers agree that the amendment to the agreement is effective July 1, 2015, and shall be amended as follows:

1. SECTION 5 IS REPLACED WITH THE FOLLOWING:

Byers shall receive an initial salary of \$115,651.00 per year, beginning on July 1, 2015. Byers will be paid the difference in salary actually received from July 1, 2015 to the date of ratification of this agreement retroactively. Byers shall receive a 0.8% increase (CPI) beginning July 1, 2016 as outlined in the pay scale below. Effective May 3, 2016, Byers will be placed at Step H.

Salary pay schedule:

ASSISTANT FIRE CHIEF							
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CURRENT							
A	B	C	D	E	F	G	H
\$80,817	\$84,858	\$89,101	\$93,556	\$98,234	\$103,145	\$108,303	\$113,718

1.7% INCREASE EFFECTIVE JULY 1, 2015							
A	B	C	D	E	F	G	H
\$82,191	\$86,300	\$90,615	\$95,146	\$99,904	\$104,899	\$110,144	\$115,651

.8% INCREASE EFFECTIVE JULY 1, 2016							
A	B	C	D	E	F	G	H
\$82,848	\$86,991	\$91,340	\$95,907	\$100,703	\$105,738	\$111,025	\$116,576

2. Conflicts between this Amended Agreement and Agreement No. 3073-1 shall be controlled by this Amendment. All other provisions within Agreement No. 3073-1 shall remain in full force and effect.

This Amendment is approved by the City Council of the City of Oroville at a regular meeting held May 3, 2016.

CITY OF OROVILLE

ALLEN W. BYERS

By: _____
Linda L. Dahlmeier, Mayor

By: _____
Allen W. Byers

APPROVED AS TO FORM:

By: _____
Scott E. Huber, City Attorney

**OROVILLE CITY COUNCIL
RESOLUTION NO. 8497**

**A RESOLUTION OF THE OROVILLE CITY COUNCIL AUTHORIZING AND
DIRECTING THE MAYOR TO EXECUTE AN AMENDMENT TO THE EMPLOYMENT
AGREEMENT BETWEEN THE CITY OF OROVILLE AND BILL LAGRONE**

(Agreement No. 1969-8)

BE IT HEREBY RESOLVED by the Oroville City Council as follows:

1. The Mayor is hereby authorized and directed to execute an Amendment to the Employment Agreement between the City of Oroville and Bill LaGrone. The Amendment is attached hereto as Exhibit "A".
2. The City Clerk shall attest to the adoption of this Resolution.

PASSED AND ADOPTED by the Oroville City Council at a regular meeting held on May 3, 2016, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Linda L. Dahlmeier, Mayor

APPROVED AS TO FORM:

ATTEST:

Scott E. Huber, City Attorney

Donald Rust, Acting City Clerk

AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF OROVILLE AND BILL LAGRONE

(Agreement No. 1969-8)

This Amendment, dated May 3, 2016, is to the Employment Agreement between the City of Oroville ("City") and Billy LaGrone ("LaGrone").

In consideration of the terms and conditions herein, the City and LaGrone agree that the amendment to the agreement is effective May 3, 2016, Lagrone shall be placed at Step G:

1. SECTION 5(A) IS REPLACED WITH THE FOLLOWING:

DIRECTOR OF PUBLIC SAFETY							
A	B	C	D	E	F	G	H
\$107,101	\$112,456	\$118,079	\$123,983	\$130,182	\$136,691	\$143,526	\$150,702

*SSI up to 10% Bonus must be approved by City Council

2. Conflicts between this Amended Agreement and Agreement No. 1969-7 shall be controlled by this Amendment. All other provisions within Agreement No. 1969-7 shall remain in full force and effect.

This Amendment is approved by the City Council of the City of Oroville at a regular meeting held on May 3, 2016.

CITY OF OROVILLE

BILL LAGRONE

By: _____
Linda L. Dahlmeier, Mayor

By: _____
Bill LaGrone

APPROVED AS TO FORM:

By: _____
Scott E. Huber, City Attorney



City of Oroville

COMMUNITY DEVELOPMENT DEPARTMENT

1735 Montgomery Street
Oroville, CA 95965-4897
(530) 538-2401 – FAX (530) 538-2426
www.cityoforoville.org

Donald Rust
DIRECTOR

INTEROFFICE MEMORANDUM

TO: MAYOR DAHLMEIER AND COUNCIL MEMBERS

FROM: DAWN NEVERS, ASSISTANT PLANNER

RE: OROVILLE DOWNTOWN BUSINESS ASSOCIATION – APRIL 2016 MONTHLY MEETING

DATE: APRIL 20, 2016

The regular meeting of the Oroville Downtown Business Association (ODBA) was held on April 20, 2016 at 8:00 a.m. in the Feather River Senior Center. Items of discussion were as follows:

1. Upcoming 1st Friday Events
 - a. April 1st – Creeper Races, Car Show, Food truck Vendors and State of the City Address
 - b. May 6th – Feather Fiesta Days themed
 - c. June 3rd – Around the World
 - d. July 1st – 4th of July Kick-Off
2. Bill LaGrone, Police and Fire Chief, provided a presentation on the Municipal Law Enforcement Officers and their progress since implementation.

Respectfully,

Dawn Nevers
Assistant Planner

From: Lynndee Caput [<mailto:lynndeecaput@yahoo.com>]
Sent: Saturday, April 23, 2016 11:56 AM
To: Info <info@cityoforoville.org>
Subject: Community and Business Development

Dear City of Oroville and Mayor,

While Oroville is growing and expanding, we are concerned about the impact that new higher priced chain businesses will have on our historic downtown. Locally owned businesses already face challenges staying solvent. The City is attracting and bringing in more chain stores that will impact locally owned businesses like our coffee houses and restaurants.

It appears that sales tax revenue is the main driver of decision-making for the City. Also, there are too many of the same types of restaurants that are proposed, namely Chinese or Asian. Are there any feasibility studies to determine WHAT kinds of businesses are needed that don't already exist here? We do not favor Oroville area becoming the home of numerous strip malls and chain stores. There needs to be a balance.

We have been opposed to the super Wal-Mart. The "culture " of gigantic stores is an unpleasant, frustrating shopping experience. It is the same with all chain stores, no customer service, long wait lines and merchandise that is overstocked and not easy to find. The atmosphere is very stressful. Items are constantly relocated and no one is available to assist customers. We hope that our small town cohesiveness and friendliness is not lost to future development.

In summary, we have observed chain stores opening and impacting local businesses to the point where they cannot stay solvent or compete. The City needs to support our historic areas and local businesses. Our quality of life is at stake.

Thank you, The Caput Family

City of Oroville
APR 25 2016
Administration