

**CITY COUNCIL**  
Charles Gee, Mayor  
Bruce T. Roundy, Vice Mayor  
Salina Edwards  
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# CITY OF ORLAND

INCORPORATED 1909

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ORLAND, CALIFORNIA 95963  
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**CITY MANAGER**  
Peter R. Carr

**CITY OFFICIALS**  
Angela Crook  
Assistant City Manager/City Clerk  
Deysy Guerrero  
City Treasurer

If anyone wishes to address the Commission on an item to be considered at this meeting, please fill out a Speaker Request Form and submit to the Clerk before the meeting begins. (optional)

Meeting place: Carnegie Center  
912 Third Street  
Orland, CA 95963

## AGENDA

### ORLAND ECONOMIC DEVELOPMENT COMMISSION

Tuesday, July 10, 2018

1. **CALL TO ORDER – 6:00 p.m.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ORAL AND WRITTEN COMMUNICATIONS**
  - a. Citizen Comments:  
Members of the public wishing to address the Commission on any item(s) not on the agenda may do so at this time when recognized by the Chairperson; however, no formal action or discussion will be taken unless placed on a future agenda. Public is advised to limit discussion to one presentation per individual. While not required, please state your name and address for the record. **(Oral communications will be limited to three minutes).**
  - b. Presentation:  
Presentation by Glenn County Community Development Director Jody Samons.
5. **CONSENT CALENDAR**  
Approval of Economic Development Commission minutes for June 12, 2018.
6. **ITEMS FOR DISCUSSION OR ACTION**
  - a. Follow-up on vacant/blighted building list – Commissioners Kochems and Hamilton
  - b. Determine whether to include residential apartments in Façade Improvement Program – City Manager Pete Carr

**7. STAFF REPORTS**

- a. FY 19 Objectives
- b. Opportunity Zones
- c. Annexations
- d. Sign code
- e. Airport advertisement
- f. Business update

**8. COMMISSIONER REPORTS**

**9. FUTURE AGENDA ITEMS**

**10. ADJOURN**

**CERTIFICATION:** Pursuant to Government Code Section 54954.2(a), the agenda for this meeting was properly posted on July 2, 2018.

A complete agenda packet is available for public inspection during normal business hours at City Hall, 815 Fourth Street, Orland, CA.

In compliance with the Americans with Disabilities Act, the City of Orland will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's Office 865-1601 to make such a request. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CITY OF ORLAND  
ECONOMIC DEVELOPMENT COMMISSION MEETING  
June 12, 2018

**1. CALLED TO ORDER:** Chairman: Harvey Mitchell at 6:00 PM.

**2. PLEDGE OF ALLEGIANCE:** Commissioner Kochems

**3. ROLL CALL:**

Commissioners Present: David Allee, Sean Kochems, Joser Rosales, Brien Hamilton  
Harvey Mitchell

Staff Present: Assistant City Manager/City Clerk: Angie Crook,  
Secretary: Ann Butler

Others Present: Glenn County Community Development Director: Jody Samons

**4. ORAL AND WRITTEN COMMUNICATIONS**

**5. CONSENT CALENDAR**

Approval of Economic Development Commission meeting minutes for May 8, 2018.  
M/S/C Hamilton/Rosales.

**6. ITEMS FOR DISCUSSION OR ACTION**

**a. Discuss next step in City's vacant and/or blighted buildings; determine which buildings/properties to send EDC letter - Commissioners Kochems, Hamilton, and Mitchell**

The EDC Commission will determine which property owners will receive notification letters for vacant and/or blighted buildings throughout the city. Commissioners Kochems and Hamilton will decide on three or four property owners on the list that will receive the first letters. The Commissioners recommended striking the third paragraph since it is not directly related to the subject matter. Staff will prepare letters for Chairman Mitchell's signature. The Commissioners agreed the letter suggest camaraderie and cohesiveness between the City and Property Owner. Commissioner Kochems promotes this type of notification Letter for the City's future real-estate business packages.

Commissioners Hamilton and Kochems will determine which three or four property listings from the Vacant/Blighted Buildings list will be sent to the property owners. Chairman Mitchell will sign revised letter and staff will send out. M/S/C Rosales/Allee.

Commissioners Kochems and Hamilton will target properties involved in the new streetscapes design plan for Walker Street and aged properties that are dilapidated and dangerous. Some property owners have come forward to Mr. Carr to explain their timeframe for improving the property.

**b. Determine whether to include residential apartments in Façade Improvement Program – Assistant City Manager/City Clerk Crook.**

Discussion between Commissioners and Staff:

There was discussion regarding the allowance of only a portion of the apartment complex that faces the frontage to be eligible for funds. What assurance is there that funds will be used once the City has set aside. Maintenance lies in the responsibility of the property owner. Some apartments need more improvement than what this program can do. Residential apartments in the Façade Improvement Program are not a priority on EDC Work Plan for this year.

Another option discussed, was to give the City Manager the discretion to recommend a recipient based on the availability of funds. The City Manager's recommendation would go to City Council for approval on a case-by-case basis.

Any amendment to the Façade Improvement Program must go before the City Council for approval. There is a small amount of tax collected from property owners operating apartments in the City.

Most recent business recipients to the Façade Improvement Program are Rusty Wagon \$900, Garnet Hill \$600, Les Schwab \$1500, and the Arts Council.

Determination whether to include residential apartments in Façade Improvement Program will be tabled until the August meeting, more study is needed by the Commissioners.

**c. Development Impact Fees for typical residential home - Assistant City Manager/City Clerk Crook**

Ms. Crook handed out the current Single Family Dwelling Impact Fees, Water and Sewer, effective 6/15/2018. There was a brief discussion of the fees and its variances.

Ms. Crook mentioned the City Council approved a Consumer Price Index 3.3% increase to the Development Impact Fees, effective June 15, 2018. NBS Consultants will do a complete and comprehensive study on the City's impact fees and user fees.

**7. STAFF REPORTS**

Business update – Crook

Hotel owner is arranging financing; Mr. Carr referred a local bank to assist.

Simplot plans are underway. An environmental study is being conducted.

Plans for the Truck Wash are being drawn up by City Engineers.

City Council has approved a Use Permit for OHBee restaurant, event center, and eatery.

The Lynnwood Subdivision will continue to build more homes south of the current subdivision and will cover the irrigation ditch.

The Chevron Station will remodel to include convenience store, more gas pumps and a drive through.

A Developer spoke with Mr. Friend about a possible McDonald's Restaurant behind Burger King.

A handout was given displaying a possible digital advertising sign at 8<sup>th</sup> Street and Newville Road in Orland. Mr. Carr will present more information on digital signs at the next meeting.

Mr. Carr received information regarding advertising at the Sacramento Airport. He will give a report at next month's meeting.

## **8. COMMISSIONERS REPORT**

Allee – Youth summer session has begun with classes available and paid work experience. Mr. Allee participated in a conference call with Mr. Carr on the Broadband Consortium, targeting the Orland area. Mr. Allee attended the Orland Chamber of Commerce meeting on June 6<sup>th</sup>. He has been invited to guest speak to the Chamber in August. A new grant has been established for women veterans for re-entry in to the workforce. June 23 - 24, 2018 will be the date for a Public Assistance outage due to maintenance. Agency EPT Cards will not function.

A 3.8% unemployment rate is currently standing, the lowest rate since 1969. Advertised jobs exceed Americans looking for jobs.

## **9. FUTURE AGENDA ITEMS**

Follow up Letter on City's vacant and/or blighted buildings – Commissioners Kochems and Hamilton

Marketing to sell Glenn County video - Jody Samons

## **10. ADJOURN – 6:51 PM.**

## Orland Vacant Building Database

May 9, 2018

Address	Owner	Size, Previous Use	Apparent Condition	Opportunity
805 & 807 Fourth St	Kilmer & Reiman, P.O BOX 278, Orland, CA 95963	3000 SF, Café	Good, has kitchen	Café, Retail
727 Fourth St	Hendrik Feenstra, 6162 Co. Rd. 200, Orland CA 95963	7800 SF, JC Pennys, Kountry Kitchen Café	has kitchen & serving area, no on-site parking	paint facade, open one or more business
704 Fourth St (Vacant)	Robert & Jan Walker 407 3rd Ave, Orland CA 95963 (530)865-2144	300 SF Various office space/retail	ready to lease	retail or Office
712 Fourth St	Johansen Trust, P.O. BOX 1917 Nevada City, CA 95959	3500 SF Butcher Shop	dilapidated Inside, awning instead	any Retail
400 Mill St	City of Orland	Purity Market 5000 SF	dilapidated Inside, ok outside, on site parking	ware housing of small goods
709 & 711 Fifth St	Anaya Santos Munos & Munos Martina ETAL, 7136 Hwy 32, Orland CA 95963	5227 SF, Bar	very dilapidated inside & out	repair, remodel, rent or raze & rebuild
713 Fifth St	Douglas & Mary Doss, 21180 Corning Rd, Corning CA 96021	713 to become office for NA @ 717; 715 is Explozos	poor outside, ok inside	repair, remodel, rent or raze & rebuild
719 Fifth St	Teresa & Pedro Rosales, 27 E Swift Street, Orland CA 95963 (530)828-5398	1500 SF sewing office	poor	retail
501 Walker St	Belter Land Co LLC, P.O. BOX 1129, Orland, CA 95963	2500 SF, two story, city hall, bank, Farm Bureau	Ok inside and out, onsite parking	needs seismic and ADA, retail or office
728 Fifth St	Lazaro Garcia, 1405 Fairview Street, Orland, CA 95963	3000 SF, Rio Arcade Bar	ok outside, poor inside	retail office, needs utility update
407 & 409 Colusa St	Orland Properties LLC, P.O. Box 460699, San Francisco CA 94146	6500 SF x 2 or 3, Hotel w parking across the street	ok outside, very dilapidated inside	needs seismic, roof, floors, ADA etc.
508 Walker St	Dana, Serge, 512 Walker St., Orland, CA 95963	3000 SF Barbershop		
630 Fifth St	Dana, Serge, 512 Walker St, Orland, CA 95963	300 SF dog salon	ok, bad sidewalk	retail
221 Walker St	Wayne & Bonnie Erickson, 3050 Oak Way Chico CA 95973 (530) 345-4222	2000 SF, onsite parking, bank, insurance	good	any retail or office
117 Walker St	Del Castillo, 4169 Scottsdale Road, Lodi CA 95240 (209)368-9568	2500 SF onsite parking, restaurant, pawn shop	excellent	any retail or office
10 E Walker St Fountain Square	Donna Klobas ETAL, P.O. BOX 365, Orland CA 95963	3000 SF house + 3000 SF offices, (Porter)	ok; recent sale	convert house to offices, multiple office tenants
33 E Walker St	Ricky Quezada, 7135 Co. Rd. 20 Orland, CA 95963 (530) 624-3141	1/2 ac W/buildings, parking gravel, former church	ok	church, retail, offices
152 E Walker St	Eddy Grewal, 160 E Walker Street, Orland, CA 95963	500 SF, retail in strip mall	good	retail
212 E. Walker St	Illian Inc. 642 Salomon Drive, Orland CA 95963	2800 SF showroom store + 1000 SF shop on 1/4 acre	Petrich Cycle	retail, office
245 E. Walker St	Scott Studybaker, 7511 Co. Rd. 9, Orland CA 95963	300 SF drive thru retail on 1/3 acre	Pony Expresso	Corner exposure drive-thru retail, office
616 Seventh St	Bertha Ruiz, 6180 Co. Rd. 12, Orland CA 95963	1000 SF, W/parking, Prickly Pear	Ext good, Int poor	retail
713 & 715 Walker	Ricky Quezada, 7135 Co. Rd. 20 Orland, CA 95963 (530) 624-3141	offices, resi duplex little parking	ok	office or resi
1006 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	Café & retail, 3 doors	excellent	office or retail
1012 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	?		office or retail
1022 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	500 SF	excellent	office or retail
1024 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	17,000 SF shell Thrift Store	good	retail
1030 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	11,000 SF shell Part of Grocery Store	good	retail
1038 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	2000 SF offices Rock		offices
1037 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	1000 SF, open church	good	retail
1040 South St (shopping ctr)	Sonoma County Land Co(SLC) 6240 Montecito Blvd. Santa Rosa, CA 95409	2500 SF offices, GCOE classrooms	good	retail or office
1637 Railroad Ave	Harley & Janice Embrey, 4716 Co. Rd. N, Orland CA 95963	1300 SF tin bldg on 3/4 acre; former gas station	poor, unpaved	good exposure
1206 Sixth St	Valley Rock Products, 241 E Shasta St, Orland CA 95963	800 SF, seasonal office	Bad-very dilapidated	needs demolition, OVFD burn down, code enforcement case
1102 Sixth St	John Rush, Frances Lepp, 1102 Sixth Street, Orland CA 95963	4000 SF, car dealership	poor-use for storage	retail
908 Sixth St (old office suites)	Steven Kodad ETAL, P.O. BOX 1925, Chico CA 95927	500 SF office	ok but windows broken	retail
902 Sixth St (old office suites)	Steven Kodad ETAL, P.O. BOX 1925, Chico CA 95927	1000 SF Country NRA offices	poor outside, ok inside	retail or offices
312 Seventh Street	John Gee, 312 Seventh St, Orland CA 95963 (530) 591-0220	Smiley store	ok	retail
318 Sixth Street	Bruce Roe, 3186 Cindeus Creek Dr, Chico 95973 (530) 514-5919	Smokin Willy's BBQ	ok	restaurant, retail
234 Sixth St (next to Moe's)	Rattan & Sunika Shukla, 11 Benton Ave, Chico CA 95973	2000 SF store	ok/poor	retail or office
500 Fifth/514 Tehama (?)	Donnan Arbuckle, P.O. BOX 361, Orland CA 95963	10,000+ SF on 2 parcels, 1/2 acre Arbuckle Surplus	old, rough, fair	retail, storage, light industrial
414 Fifth St	Sam Sanchez, 3920 Co. Rd. O, Orland CA 95963	15,000 SF not including monument business; Orange packing sheds	very poor, dilapidated	warehousing, light industrial or demolish