

**CITY COUNCIL**  
Bruce T. Roundy, Mayor  
Salina Edwards, Vice Mayor  
Dennis G. Hoffman  
William "Billy" Irvin  
James Paschall, Sr.

# CITY OF ORLAND

INCORPORATED 1909

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ORLAND, CALIFORNIA 95963  
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**CITY OFFICIALS**  
Angela Crook  
Assistant City Manager/City Clerk  
Deysy Guerrero  
City Treasurer

**CITY MANAGER**  
Peter R. Carr

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, September 10, 2019

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).**
5. **CONSENT CALENDAR**

Approval of Economic Development Commission minutes for August 13, 2019.
6. **ITEMS FOR DISCUSSION OR ACTION**
  - a. Follow-up on dilapidated buildings – Code Enforcement.
  - b. Update on Development Fee Study and Impact Fee Study.

**7. STAFF REPORTS**

Business & Development 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 September 5, 2019.

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  
August 13, 2019

**1. CALLED TO ORDER:** Chairman Rosales at 6:00 P.M.

**2. PLEDGE OF ALLEGIANCE:** Chairman Rosales

**3. ROLL CALL:**

Commissioners Present: Ron Lane, Charles Gee, Joser Rosales, and David Allee  
Commissioners Absent: Brien Hamilton  
Councilmember: Mayor Bruce Roundy  
Staff Present: City Manager: Pete Carr and Secretary: Ann Butler  
Others Present: Glenn County Community Development Director: Jody Samons,  
and city property owners.

**4. ORAL AND WRITTEN COMMUNICATIONS**

**Citizen Comments:**

**Ms. Samons**

- Glenn County interactive display at the State Fair had overwhelming participation. The display entertained children and adults.
- Cal-Plant Hiring Fair – Thursday, August 15, 2019, at Willows City Hall, from 5 to 7 P.M. There will be four divisions to apply: straw handling, maintenance, production, admin/clerical/accounting.
- A Go Biz proposal, in the Willows area and an Orland area project, more information later.

**Mr. Feenstra – 725 Fourth Street – old Kountry Kitchen Café Bldg.**

- Mr. Feenstra presented to the Commission the status of his current vacant property at 725 Fourth Street and what his business intentions are for the building. Mr. Feenstra stated the property is available for a meeting/party hall and rental for a commercial kitchen. He is interested in converting it into a culinary incubator or culinary school.

**5. CONSENT CALENDAR**

July 9, 2019, meeting minutes approved. M/S/U Gee/Lane

**6. ITEMS FOR DISCUSSION OR ACTION – Mr. Carr**

**a. Options for addressing the issue of vacant buildings**

City Manager Carr stated that he and the City Attorney researched and found three actions the EDC could take.

- 1. The Orland City Code declares City properties are to carry a reputation for being well kept, well maintained building structures and vacant properties within the City.**

Use existing Code Enforcement to more aggressively abate dilapidated buildings.

**2. The City of Orland's Business District members pay special tax revenue to cover the expense of the City's dilapidated buildings.**

Create a Business Improvement District. There are so few businesses in Orland, this option could generate issues with business property owners to tax themselves, yet generate few funds.

**3. Ask voters, city wide, for a vacant parcel property tax assessment.**

Place on the ballot to levy a property tax on the ownership of the vacant or dilapidated property.

After a lengthy discussion on the three options, the Commissioners proposed a recommendation to City Council.

**Recommendation:**

Option 1. To actively and strictly enforce the City's Nuisance Abatement, Code Enforcement to dilapidated and vacant buildings, and to incorporate Option 3; a ballot to city wide voters for a vacant or dilapidated property tax assessment. M/S/C Rosales/Lane

City Manger Carr will prepare a report for EDC to consider recommendation for the City Council.

**b. Consider adding landscaping and or flower planters to the Façade Improvement Program.**

Mr. Carr stated Code Enforcement polices currently address dead landscaping.

A discussion followed with the Commissioners: would flower planters bring bees around storefronts? Could trees be included in the landscaping?

**Action:** A motion moved by Chairman Rosales, seconded by Commissioner Allee to recommend to Council to incorporate landscaping and or flower planters to the Façade Improvement Program. The motion carried by voice vote. Ayes: Lane, Chair Rosales, Allee. Noes: Gee. (3-1). Absent: Hamilton.

**c. Draft Fee Study**

Mr. Carr explained the comment draft planning service, User fee study and completing objectives for fee structures. Council will begin considering this August 19<sup>th</sup>. Draft Developer Impact Fee (DIF) study is still pending at consultant.

Commissioner Gee stated concerns for the high cost of the City's Impact Fees, especially with regards to senior citizens. Why should seniors in senior housing with restricted income be paying Impact fees at the same rate as families with children in a residential area?

Mr. Carr stated the City Council would address at a later date, but he will discuss the issue

with the Consultants.

**d. Code Enforcement of street vending, ice cream trucks.**

The City of Orland requires a Business License for any street vendor to operate. State law protects mobile vending trucks, but hours and locations can be regulated. Cities cannot prohibit vendor food on public streets and sidewalks. Also, the City Business License and Admin Use Permit Code require a County Health Certificate.

The individual must meet with the City Planner to go over the regulations of doing business with the City before an Administration Use Permit is issued. This issue is more a Planning Commission topic than EDC.

**7. STAFF REPORTS – Mr. Carr**

- Housing
  - Linwood subdivision will build ten houses, the City will be building a Park.
  - CHIP development is building thirty-three houses, the City will adding a small park.
  - Tanner Subdivision – four infill houses.
  - Almond Street has eight infill homes are being built.
- The City received an application from Paul Farsi and adjacent property owner to rezone parcels and prepare environmentals to become commercial lots west of the Pilot complex.
- Fifty new homes to be constructed in Orland this year.
- The Chevron expansion is waiting on Cal-Trans approval before proceeding.
- Opportunity Zone – Governor Newsom is proposing Opportunity Zones be limited to investments on affordable housing and green energy projects in California.
- Bless Your Heart Mercantile vintage store opens August 14, 2019.
- OctoBeefest, Friday, October 11th.

**8. COMMISSIONERS REPORT**

**Chairman Rosales** – The Business property on Fifth Street (703-721) is in escrow now. When escrow closes, the building will be restored and updated by Teresa Rosales.

The City of Orland has made a new welcome video and has been placed on the City's Website, Welcome tab. In the video, Mayor Bruce Roundy introduces Joser Rosales and his family and showcases the City of Orland. Doug Ross of the Willows Valley Mirror did a story on Mr. Rosales' tattooing business.

Mr. Rosales will be attending the North Central County Consortium meeting this week.

**Commissioner Lane** – Won a second place in his category at this week's Car Show. He will be entering the Willows Car Show this Saturday. Cars & Coffee Saturday, August 24, 2019, in Orland.

**Commissioner Gee** – Wholesale granite, marble import distribution center is being considered for the old Petricks building on Highway 32.

Economic Development Commission

August 13, 2019

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**9. FUTURE AGENDA ITEMS.**

- Follow – up on dilapidated building Code Enforcement
- Continued discussion on Development Fee Study
- Impact Fee Study

**10. ADJOURN – 7:45 PM**

Respectfully submitted, Ann Butler, Secretary

Joser Rosales, Chairman