

**SUSANVILLE CITY COUNCIL
SUSANVILLE COMMUNITY DEVELOPMENT AGENCY
SUSANVILLE MUNICIPAL ENERGY CORPORATION
SUSANVILLE PUBLIC FINANCING AUTHORITY**

Regular Meeting Minutes

August 7, 2013 – 6:00 p.m.

City Council Chambers 66 North Lassen Street Susanville CA 96130

Meeting was called to order at 6:00 p.m. by Mayor pro tem Wilson.

Roll call of Councilmembers present: Cheryl L. McDonald, Nicholas McBride, Lino P. Callegari and Mayor pro tem Wilson. Absent: Mayor Rod E. De Boer.

Staff present: Jared G. Hancock, City Administrator, Peter M. Talia, City Attorney and Gwenna MacDonald, City Clerk.

1 APPROVAL OF AGENDA:

Motion by Councilmember Callegari, second by Councilmember McDonald to approve the agenda as submitted; motion carried. Absent: De Boer

2 PUBLIC COMMENT REGARDING CLOSED SESSION ITEMS: No comments.

3 CLOSED SESSION: At 6:00 p.m. the Council recessed to closed session to discuss the following:

A CONFERENCE WITH LABOR NEGOTIATOR – pursuant to Government Code §54957.6:

Agency Negotiator: Jared G. Hancock
Bargaining Unit: Administrative Confidential: 2013/2014
Fire: 2013/2014
Management: 2013/2014
Miscellaneous: 2013/2014
Professional/Technical: 2013/2014
Public Works: 2013/2014
SPOA: 2013/2014

B CONFERENCE WITH LEGAL COUNSEL – Anticipated litigation: Significant exposure to litigation pursuant to Government Code §54956.9 (b): three cases

C CONFERENCE WITH LEGAL COUNSEL – Existing litigation pursuant to Government Code §54956.9 (a):

- 1) City vs. Northern Sierra Homes, LLC Lassen County Court Case: #50050
- 2) United States District Court Case No. 2:10-CV-03048-MCE-GGH, Nancy Schwartz v. Lassen County, et al.

4 RETURN TO OPEN SESSION: At 7:00 p.m. the City Council reconvened in open session.

Staff present: Craig Platt, Public Works Director; Tom Downing, Police Chief; Theodore Friedline, Fire Chief; and Gwenna MacDonald, City Clerk.

Mr. Hancock reported that the agenda was approved with no changes.

Mr. Hancock reported that there was no reportable action from closed session.

Mr. Hancock offered the thought of the day.

5 BUSINESS FROM THE FLOOR:

Sheila Miner, resident of North Weatherlow Street, complained about three properties in her neighborhood that were in violation of the weed and rubbish ordinance. She requested that City staff follow up on the properties, pointing out that one property was listed in the prior owner's name in the tax roll, so the notification letters should be mailed to the current owners.

Darrell MacChamber, North Pine Street resident, talked about speeding problems on North Pine Street. He is aware of staffing constraints, but he feels that the situation is dangerous and he suggested additional enforcement measures could be taken to curb the speeding from young drivers that would be going back to school soon.

Andrew Cameron, North Pine Street resident, concurred with Mr. MacChamber's assessment of the situation, citing an example of an older driver who drives at least 50 miles per hour in the posted area. He suggested increasing signage, as the only posted speed limit sign is blocked by overgrowth from a tree.

6 CONSENT CALENDAR: Mayor pro tem Wilson reviewed the items on the Consent Calendar:

- A Receive and file minutes from City Council's June 19, 2013 meeting
- B Approve vendor warrants numbered 88222 through 88344 for a total of \$430,625.62 including \$101,528.91 in payroll warrants

Motion by Councilmember Callegari, second by Councilmember McBride to approve the consent calendar; motion carried. Absent: De Boer

7 PUBLIC HEARINGS:

7A Consideration of Weed and Rubbish assessment and lien against certain real properties located within the City of Susanville:

1 Public Hearing: Solicit and consider comments relative to abatement/lien at:

- 250 Adella Street APN: 103-242-03
- 755 Hall Street APN: 105-060-07
- 1540 Fifth Street APN: 105-081-04
- 240 North McDow Street APN: 105-112-05
- 470 Carroll Street APN: 103-413-35

2 Action: Consider Resolution No. 13-4971; 13-4972; 13-4973; 13-4974 and 13-4975 approving reports on assessment and lien against certain real properties and confirming assessment and lien against properties

Mr. Friedline reported the City follows a process established in the Susanville Municipal Code to abate properties that pose a fire hazard or rubbish nuisance when the homeowners are either unable or unwilling to clean the property themselves. Staff begins in May by sending reminder letters to those property owners who have had issues in the past, and in June the City Council establishes a deadline for cutting weeds to reduce fire hazards in the City limits. The deadline is published twice in the newspaper and residents are made aware that all property owners must clean up their properties by that date.

Typically staff works on a complaint driven basis, or if they notice a particular property is overgrown than a notice by certified letter and first class notice is sent to the property owner giving them ten days to clean up the property themselves. The property is posted at the same time, and if the owner begins the clean up themselves than the department works with them and provides additional time to complete

that process. If at the end of ten days there has been no progress made to clean up, staff obtains three bids from local contractors, hires a contractor to clean up the property and if the bill is not paid, then a lien is placed on the property to cover that cost. In addition, a \$200 administrative fee is charged to recover the cost of compliance with public hearing and notification procedures. Lien notices have been posted and the property owners have been notified via certified mail of the public hearing. He reviewed the five properties that the City has abated as part of this process. In accordance with Section 8.28.404 of the Municipal Code, City Council approval is required to authorize the City Administrator to lien the properties to recover the costs incurred by the City.

Mayor pro tem Wilson opened the public hearing at 7:18 p.m. and requested comments either for or against the abatement liens. There being no comments, the public hearing was closed at 7:19 p.m.

Motion by Councilmember Callegari, second by Councilmember McDonald to approve Resolution No. 13-4971; 13-4972; 13-4973; 13-4974 and 13-4975; motion carried. Absent: De Boer

8 **COUNCIL DISCUSSION/ANNOUNCEMENTS:** No business.
Commission/Committee Reports:

9 **NEW BUSINESS:**

9A Consider authorizing Experimental Aircraft Association Chapter #794 to sponsor 2013 Air Fair event on Saturday August 17, 2013 Mr. Platt stated that the City's agreement with the Experimental Aircraft Association (EAA) requires that the EAA notice the City in writing of their sponsorship of the annual Air Fair. The EAA is responsible for the cost of public liability insurance for the event and has requested the City pay half of the premium for a five million dollar combined single limit policy in an amount not to exceed \$450. The EAA sets the rates and charges for admission and parking to the event and pays the City twenty percent of the gross proceeds.

Motion by Councilmember McDonald, second by Councilmember McBride to support the EAA Sponsorship of the Air Fair event; motion carried. Absent: De Boer

9B Consider demolition of structure located at 600 Nevada Mr. Hancock reported that the property located at 600 Nevada Street was purchased by the City of Susanville as part of a plan for an economic development funded project to renovate and convert the residential units into office space to bring new life into the uptown area. The City subsequently has made numerous attempts to sell the property to an individual or group interested in restoring it to a habitable condition unfortunately these attempts have not generated any buyers. The increasing concern has been that the structure continues to deteriorate to the point of becoming an attractive nuisance and with the cost of renovation it would be more prudent to demolish the structure. The City Council wanted to make the community aware of the opportunity to purchase and complete the project, and to that end staff ran a few large display advertisements in the paper notifying the public of the opportunity to acquire the property. Mr. Hancock explained that he was contacted by four interested parties, and had received two proposals. The proposals were provided to City Council but there has not been sufficient time to review, and Mr. Hancock invited comments or questions from the Council regarding the process.

Mayor pro tem Wilson asked what the estimate of value for the lot and demolition cost is.

Mr. Hancock responded that the property was assessed for hazardous materials and cost to demolish including hazardous material removal is approximately \$15,000. The vacant lot would appraise for between \$20,000 and \$30,000.

Mayor pro tem Wilson invited comments from those individuals who had submitted the proposals.

Andrew Beaupre stated that he and his wife had submitted a proposal to purchase the property for \$100,000, with an agreement to complete major renovations including foundation and re-roof within the first six to 12 months. They are aware of the scope and magnitude of the project but are committed to renovating the structure.

Karen Hirst explained that she represents the Immanuel Housing group, a non-profit organization dedicated to working with families and underprivileged citizens to provide affordable housing. It is proposed that this property would be renovated for use as transition housing for girls who are aging out of the foster care system. She explained the group's experience, success with similar projects and described various funding mechanisms available as well as the benefit to those served by the program.

Mayor pro tem Wilson asked if the offer was based upon the City's donation of the property for the project and asked if Ms. Hirst had viewed the interior of the structure.

Ms. Hirst responded that the offer was predicated on the donation of the property by the City and that she had not had the opportunity to view the inside. The estimates for rehabilitation are based upon a prior renovation project on a property that was larger and in much worse shape.

Councilmember McBride asked why the group chose to renovate older properties as opposed to purchasing something newer.

Ms. Hirst replied that the affirmation and support from the community by renovating older homes is important because the program success depends heavily on ongoing support from the community.

Councilmember Callegari stated that he would like additional time to review the proposals.

Mayor pro tem Wilson agreed and turned it back to staff to allow the Council time to properly review the proposals and allow Ms. Hirst the opportunity to tour the inside of the property.

Mr. Hancock thanked both parties for submitting their proposals, and advised continuing the discussion to the meeting of August 21st.

Phil Nemir commented that when he saw the advertisement in the newspaper, he was discouraged that the City would consider demolishing the structure. He reminded the City Council that when this option came up several years before, there was reluctance in the community to remove the building. In addition, there is strong language in the City General Plan to maintain those structures and preserve the historic character of the uptown area. Once those buildings are gone they cannot be replaced and they are treasures in the community. At a minimum, the City should offer the property up for sale at a public auction.

10 **SUSANVILLE COMMUNITY DEVELOPMENT AGENCY:** No business.

11 **SUSANVILLE MUNICIPAL ENERGY CORPORATION:** No business.

12 **CONTINUING BUSINESS:** No business.

13 **CITY ADMINISTRATOR'S REPORTS:** No business.

14 **COUNCIL ITEMS:**

14A **AB1234 travel reports:**

Councilmember McDonald requested an update regarding the Mt. Lassen Hotel.

Mr. Hancock responded that the building owner filed for bankruptcy, and a private investor and relative of the owner was able to purchase the property and has been the sole owner for approximately six months. They indicated that they were working in the Bay area to locate potential investors.

Councilmember McBride asked where the Lincoln School was on the timeline for improvements as required by the Use Permit.

Mr. Hancock said that he would confirm with the Planning Department, but the Use Permit was approved in development phases, with phase one having been completed. He did not believe that the rest of the development had been approved with a specific timeline for completion.

Councilmember Callegari asked regarding progress on the property at the corner of Union and North Street.

Chief Friedline responded that his department was working with a contractor and he anticipated the property would be abated within the next week to ten days.

Mayor pro tem Wilson requested an update on the Property Maintenance Ordinance.

Mr. Hancock responded that the departments were working together, stepping up enforcement efforts, and revising the various options which had been presented to City Council and he anticipated bringing that back for Council consideration and discussion at a future meeting.

15 ADJOURNMENT: Motion by Councilmember Callegari, second by Councilmember McDonald to adjourn the meeting; motion carried. Absent: De Boer.

Meeting adjourned at 7:54 p.m.

Respectfully submitted by

Gwenna MacDonald, City Clerk

Rod De Boer, Mayor

Approved on September 4, 2013