

**1. Call To Order**

The special meeting of the Biggs City Council was called to order at 6:00 p.m. by Mayor Frith. Vice Mayor Crawford and Councilors Arnold, Bottorff and Thompson were present. Staff present: City Administrator Pete Carr, City Engineer David Swartz, and City Clerk / Finance Director Deanna Carbajal.

**2. SPECIAL MEETING COMMUNITY PARTICIPATION: None**

**3. SPECIAL BUSINESS:**

- A. Approve proposed plan for North Biggs Estates Community Facilities District. City Planner Scott Friend stated this was set up as a maintenance district. Councilor Bottorff asked if street sweeping was included in these fees and Scott said no.

Vice Mayor Crawford was concerned with overlap in fees charged to customers.

It was confirmed the fees would be open ended. Mayor Frith asked if there was a COLA or reassessment over time and Scott stated there was an annual escalator, using the CPI. Scott stated, by law, the city could only charge the amount that it costs to provide the services. Profit could not be made on the fees.

1. *RESOLUTION NO. 2009-12* "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BIGGS ADOPTING LOCAL GOALS AND POLICIES FOR COMMUNITY FACILITIES DISTRICTS FORMED PURSUANT TO THE MELLO - ROOS COMMUNITY FACILITIES ACT OF 1982". (Arnold/Thompson, MC; Noes: Crawford)
2. Motion/Second to accept the Petition to Create a Community Facilities District (Including Waivers). (Thompson/Frith, MC; Noes: Crawford)
3. *RESOLUTION NO. 2009-13* "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BIGGS OF INTENTION TO ESTABLISH A COMMUNITY FACILITIES DISTRICT - CITY OF BIGGS COMMUNITY FACILITIES DISTRICT NO. 2009-1 (MUNICIPAL SERVICES)". (Bottorff/Thompson, MC; Noes: Crawford)

- B. City Administrator Pete Carr said the Sutter-Butte Flood Control Agency had asked its members to approve a change to its bylaws that would change the quorum definition.

*RESOLUTION NO. 2009-14* "RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BIGGS APPROVING AN AMENDMENT TO THE "SUTTER-BUTTE FLOOD CONTROL AGENCY JOINT EXERCISE OF POWERS AGREEMENT". (Frith/Crawford, MCU)

**4. STUDY SESSION: Discussion - Land Use Alternatives. Scott said the goal of this meeting was to present council three concept plans for land use.**

Mark Teague of PMC gave background information provided in the 2030 General Plan Update staff report.

Alternative A focused on gaining the SR99/B Street intersection as quickly as possible, with minimal growth north or south.

Alternative B focused on gaining the SR99/ B Street intersection as quickly as possible, but also extended north to E. Rio Bonito Road and south toward Chatfield Avenue.

Alternative C would be considered full-buildout of the Planning Area Boundary Line.

Citizen Alexandra Hunt said she did not see a clear cut vision of the future of Biggs with the alternatives. What was the vision that went along with the plans?

Scott stated this question had been discussed two different times at two different public meetings and the maps included the input.

Mark said one of the key visions for Biggs was to capture the intersection of B Street and Highway 99.

Councilor Thompson said she was leaning more toward alternative B. She liked annexation down toward the highway. She felt there needed to be highway notice in order for Biggs to grow.

Councilor Bottorff liked alternatives A and B.

Vice Mayor Crawford leaned more toward alternative B.

Councilor Arnold liked alternatives B and C.

Pete asked if active agriculture would be allowed in the city limits and Scott said yes.

Councilor Arnold said he did not like the term "as quickly as possible" used in each alternative. Mark stated that was the term they heard used by the public.

Vice Mayor Crawford liked the idea of putting commercial based activities on the west side of Highway 99 and heavy commercial / light industrial on the east side of the highway.

Pete asked what was meant by a "hard edge" on the west side. He asked if this was what Butte County referred to as a green line. Scott said the edge was lateral K and this was an urban growth boundary.

John Ochipinti purchased property four years ago north of the WWTP. He was ready to develop the property at one time and he did not like the ag designation. He said the land could be buffered and residential could be built around the WWTP.

Vice Mayor Crawford asked Mr. Ochipinti what he allowed for buffering around the sewer plant and Mr. Ochipinti said there was a 25 acre buffering zone which could be a part green area or co-gen plant.

Mayor Frith asked if council was satisfied with the designations on the three maps. Councilor Arnold said he would like to see something different to the west, rather than ag industrial, to help development.

Pete was concerned if residential was developed to the east and not to the west, eventually there would be a new town and an old town. Old town would be at the edge of town which would mean blight. If old town were in the center, it would be redeveloped and become lively.


Mayor Frith felt a mixed use designation would be a re-vitalization of its own.

Vice Mayor Crawford felt the ag commercial zones were too restrictive.


Mark asked if there was a decision for urban reserve to stay and Mayor Frith said he thought council agreed urban reserve was fine.

5. **PUBLIC HEARING:** Initial Study / Mitigated Negative Declaration would be carried forward to May 18, 2009 Regular City Council Meeting.
6. **ADJOURNMENT:** Special meeting adjourned at 8:53 p.m.

ATTEST:

  
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Deanna Carbajal  
City Clerk

APPROVED:

  
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Roger L. Frith  
Mayor, City of Biggs