



LIVE OAK CITY COUNCIL

REGULAR MEETING AGENDA NOVEMBER 5, 2025 6:00 PM

MEETING LOCATION
LIVE OAK COUNCIL CHAMBERS
9955 LIVE OAK BOULEVARD
LIVE OAK, CALIFORNIA 95953

MEMBERS OF THE COUNCIL

JERAMY CHAPDELAINE, MAYOR
AARON PAMMA, VICE MAYOR
ASHLEY HERNANDEZ, COUNCILMEMBER
NANCY SANTANA, COUNCILMEMBER
BOB WOTEN, COUNCILMEMBER

BENJAMIN MOODY,
CITY MANAGER

NICOLE ROSSER,
CITY ATTORNEY

The Council may take up any agenda item at any time, regardless of the order listed. Action may be taken on any item on this agenda. Materials related to an item on this Agenda submitted to the Council after distribution of the agenda packet are available for public inspection at City Hall, 9955 Live Oak Boulevard, Live Oak, during normal business hours. Such documents are also available on the City of Live Oak's website at www.liveoakcity.org, subject to staff's availability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need disability-related modifications or accommodations to participate in this meeting, please contact the City Clerk's office at (530) 695-2112 x107. Requests must be made at least 24 hours in advance.

- **Remote Viewing:**

- Members of the public can view a livestream of the meeting online at https://liveoakca.granicus.com/ViewPublisher.php?view_id=1.
- Members of the public can access the Zoom webinar as follows:
 - **Join by Electronic Device:**
<https://us02web.zoom.us/j/81954283483>
 - **Join by Phone:**
1-669-900-6833 or 1-833-548-0282 (Toll Free)
Webinar ID: 819 5428 3483

- **Public Comment:** Members of the public can submit general public comments, as well as comment on specific agenda items in the following ways:

- **Public Attendance:** Members of the public who attend in person may make comments from the Council Chamber podium.
- **Email Public Comment:** Comments from the public on agenda items will be accepted until 1:00 pm on the date of the meeting, via email to the City Clerk at cmenchaca@liveoakcity.org. Comments will be distributed to Council prior to the meeting and reflected in the meeting minutes. Please note that emailed comments will NOT be read aloud by staff during the meeting unless an approved accommodations request has been granted.

- **eComment Feature:** Comments from the public on agenda items will be accepted until 1:00 pm on the date of the meeting, via the eComment feature at https://liveoakca.granicus.com/ViewPublisher.php?view_id=1. Comments will be distributed to Council prior to the meeting and reflected in the meeting minutes. Please note that eComments will NOT be read aloud by staff during the meeting unless an approved accommodations request has been granted.
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CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE AND INVOCATION****CORRECTIONS AND/OR CHANGES TO THE AGENDA BY CITY MANAGER ONLY****PRESENTATIONS AND RECOGNITIONS****PUBLIC COMMENT**

Any person wishing to address the City Council on general jurisdictional matters or consent calendar items may do so at this time. If you are commenting on an agenda item, your comments will be heard at the time that item is scheduled for discussion. The City Council adopted a time limit of three minutes per person. The Brown Act does not allow for Council discussion of items not on the agenda. Councilmembers may only a) refer the matter to staff; b) ask for additional information; c) request a report back; or d) provide a limited factual response for items not listed on the agenda.

CONSENT ITEMS

Consent Calendar is passed by one motion with exceptions and separate votes as noted.

1. City Council Meeting Minutes
Recommendation: Approve the October 15, 2025, City Council Regular Meeting minutes.
(Clarissa Menchaca, City Clerk)
2. Authorization for County of Yuba to Submit Collaborative Application for the Waste Tire Enforcement Grant, Fiscal Year 2026-27
Recommendation: Adopt a resolution authorizing the County of Yuba to submit to the California Department of Resources Recycling and Recovery (CalRecycle) a Collaborative Application for the Waste Tire Enforcement Grant, Fiscal Year 2026-27, on behalf of the City of Live Oak. The resolution further authorizes the County of Yuba to execute all grant-related documents, including but not limited to applications, payment requests, agreements, and amendments necessary to secure grant funds and implement and carry out the purposes specified in the grant application.
(Gary Cantwell, Yuba County Environmental Health)

BUSINESS ITEMS

3. Adoption of an Ordinance Amending Chapter 15.50, Section 15.50.020 (Subsections A and D) of the Live Oak Municipal Code to Update Development Impact Fee Timing Options
Recommendation: 1) Waive the second reading of an ordinance amending the time of payment regarding Development Impact Fees; and 2) Adopt ordinance.
(Benjamin Moody, City Manager)

ITEMS REMOVED FROM THE CONSENT AGENDA FOR COUNCIL CONSIDERATION AND ACTION**UPDATES AND ANNOUNCEMENTS FROM THE CITY ATTORNEY AND CITY MANAGER****COUNCILMEMBER REPORTS / COMMENTS / REQUESTS****ADJOURNMENT**

CITY OF LIVE OAK
STAFF REPORT

Date: November 5, 2025
To: Honorable Mayor & Members of the City Council
From: Clarissa Menchaca, City Clerk

Subject: City Council Meeting Minutes

Background:

Submitted for approval are the October 15, 2025, City Council Regular Meeting minutes.

Recommendation:

Approve the October 15, 2025, City Council Regular Meeting minutes.

Attachments:

[Minutes](#)



LIVE OAK CITY COUNCIL

MINUTES
OCTOBER 15, 2025
6:00 PM

MEMBERS OF THE COUNCIL

JERAMY CHAPDELAINE, MAYOR
AARON PAMMA, VICE MAYOR
ASHLEY HERNANDEZ, COUNCILMEMBER
NANCY SANTANA, COUNCILMEMBER
BOB WOTEN, COUNCILMEMBER

BENJAMIN MOODY,
CITY MANAGER

NICOLE ROSSER,
CITY ATTORNEY

MEETING LOCATION
LIVE OAK COUNCIL CHAMBERS
9955 LIVE OAK BOULEVARD
LIVE OAK, CALIFORNIA 95953

CALL TO ORDER

Meeting called to order by Mayor Chapdelaine at Live Oak City Council Chambers, 9955 Live Oak Boulevard, Live Oak, CA at 6:01 pm.

ROLL CALL

Present: Councilmembers Woten, Santana, Hernandez, Vice Mayor Pamma, and Mayor Chapdelaine

PLEDGE OF ALLEGIANCE AND INVOCATION

Vice Mayor Pamma led the Pledge of Allegiance. Councilmember Hernandez delivered the invocation.

CORRECTIONS AND/OR CHANGES TO THE AGENDA BY CITY MANAGER ONLY

Item 2 – FY 2025-26 Capital Acquisition Requests – This item was removed from the Consent Agenda and will instead be discussed as a Business Item.

PRESENTATIONS AND RECOGNITIONS

There were no presentations and/or recognitions.

PUBLIC COMMENT

The following member of the public submitted a written public comment: Dale Carlson.

CONSENT ITEMS

Consent Calendar is passed by one motion with exceptions and separate votes as noted.

MOTION: APPROVE THE CONSENT AGENDA, WITH THE EXCEPTION OF ITEM 2, WHICH WAS REMOVED FROM THE CONSENT AGENDA FOR FURTHER DISCUSSION.
(MOTION: WOTEN; SECOND: HERNANDEZ)

VOTE: MOTION PASSED 4-0-1

AYES: COUNCILMEMBERS WOTEN, HERNANDEZ, VICE MAYOR PAMMA, AND MAYOR CHAPDELAINE

NOES: NONE

ABSTAIN: COUNCILMEMBER SANTANA

1. City Council Meeting Minutes
Clarissa Menchaca, City Clerk
Council action: October 1, 2025, City Council Regular Meeting minutes approved.
2. FY 2025-26 Capital Acquisition Requests
Luis Cibrian, Parks and Recreation Director, and Tony Wright, Chief Plant Operator

This item was removed from the Consent Agenda for further discussion.
3. Approval of the Amended and Restated Joint Exercise of Powers Agreement with Lake County for Participation in the Regional Housing Authority (RHA)
Gustavo Becerra, Executive Director, Regional Housing Authority
Council action: Amended and Restated Joint Exercise of Powers Agreement between the Counties of Sutter, Nevada, Yuba, Colusa, and Lake, and the Cities of Live Oak, Yuba City, and Colusa, for the purpose of creating a RHA approved.
4. Align FY 2025-26 and FY 2026-27 Salary and Benefit Changes for Non-Represented Employees with the Public Employees Union Local #1 Updates
Benjamin Moody, City Manager
Council action: Resolution No. 17-2025 adopted.

BUSINESS ITEMS

5. Public Safety Ad Hoc Committee
Benjamin Moody, City Manager

Benjamin Moody, City Manager, provided a report for the Council.

Public Comment was opened and closed without any speakers.

MOTION: **NOMINATE COUNCILMEMBER SANTANA AND VICE MAYOR PAMMA TO SERVE ON THE AD HOC COMMITTEE.**
(MOTION: WOTEN; SECOND: PAMMA)

****Clerk's Note:** Councilmember Woten and Vice Mayor Pamma withdrew their motion following Councilmember Santana's decline of the nomination.

MOTION: **NOMINATE COUNCILMEMBER HERNANDEZ AND VICE MAYOR PAMMA TO SERVE ON THE AD HOC COMMITTEE.**
(MOTION: CHAPDELAINE; SECOND: PAMMA)

VOTE: **MOTION PASSED 4-1**

AYES: **COUNCILMEMBERS WOTEN, HERNANDEZ, VICE MAYOR PAMMA, AND MAYOR CHAPDELAINE**

NOES: **COUNCILMEMBER SANTANA**

6. Economic Growth Incentives – Development Impact Fee Changes
Benjamin Moody, City Manager

Benjamin Moody, City Manager, provided a report for the Council.

The following members of the public addressed the Council: Ernie Phelan and Denise Perigo.

MOTION: **1) INTRODUCE AN ORDINANCE AMENDING THE TIME OF PAYMENT REGARDING DEVELOPMENT IMPACT FEES AND WAIVE THE FIRST READING; AND 2) ADOPT A RESOLUTION AUTHORIZING THAT THE CURRENT DEVELOPMENT IMPACT FEES BE REDUCED BY 50% EFFECTIVE JANUARY 1, 2026, WITH ANNUAL TIERED INCREASES BEGINNING JANUARY 1, 2027.**
(MOTION: CHAPDELAINE; SECOND: HERNANDEZ)

VOTE: **MOTION PASSED UNANIMOUSLY**

Reference Resolution No. 18-2025.

7. Establish Job Classification Community and Economic Development Director
Benjamin Moody, City Manager

Benjamin Moody, City Manager, provided a report for the Council.

Public Comment was opened and closed without any speakers.

MOTION: **1) APPROVE THE COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR JOB DESCRIPTION AND SET THE SALARY SCHEDULE TO ALIGN WITH MARKET COMPENSATION DATA. DELETE THE EXISTING COMMUNITY DEVELOPMENT DIRECTOR CLASSIFICATION; AND 2) AUTHORIZE THE CITY'S FINANCE DIRECTOR TO MODIFY THE FY 2025-26 BUDGET WITH A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$125,000 TO FUND THE PERMANENT COMMUNITY AND ECONOMIC DEVELOPMENT POSITION, ALLOCATED FROM APPROPRIATE FUNDING SOURCES.**
(MOTION: WOTEN; SECOND: CHAPDELAINE)

VOTE: **MOTION PASSED 4-1**

AYES: **COUNCILMEMBERS WOTEN, HERNANDEZ, VICE MAYOR PAMMA, AND MAYOR CHAPDELAINE**

NOES: **COUNCILMEMBER SANTANA**

ITEMS REMOVED FROM THE CONSENT AGENDA FOR COUNCIL CONSIDERATION AND ACTION**2. FY 2025-26 Capital Acquisition Requests**

Luis Cibrian, Parks and Recreation Director, and Tony Wright, Chief Plant Operator

Benjamin Moody, City Manager, addressed questions from the Council.

Public Comment was opened and closed without any speakers.

MOTION: **AWARD THE PURCHASE OF A FLYGT SEWER PUMP TO PAC MACHINE COMPANY, SACRAMENTO, CA IN THE AMOUNT OF \$30,738 PLUS TAXES AND A 5% CONTINGENCY, WITH THE FINDING THAT IT IS IN THE BEST INTEREST OF THE CITY.**

(MOTION: HERNANDEZ; SECOND: PAMMA)

VOTE: **MOTION PASSED 4-1**

AYES: **COUNCILMEMBERS WOTEN, HERNANDEZ, VICE MAYOR PAMMA, AND MAYOR CHAPDELAINE**

NOES: **COUNCILMEMBER SANTANA**

UPDATES AND ANNOUNCEMENTS FROM THE CITY ATTORNEY AND CITY MANAGER

City Manager Benjamin Moody thanked staff for their hard work in keeping the Wastewater Treatment Plant operating, continuing to deliver great programs, and carrying out new implementations. He noted that the City has great staff who continue to provide excellent service to the community. Furthermore, Mr. Moody provided an update regarding changes within the Building Division. BPR services will end Friday as the City moves to in-house building operations. Mike Campos will serve as Chief Building Official, Inspector, and Plans Examiner. Notifications will be sent out to inform the public about the new building and planning services. Additionally, Mr. Moody reported that the Finance Director recruitment will be closing soon and noted there is a qualified applicant whom the City looks forward to evaluating further. Mr. Moody also announced the hiring of a new Code Enforcement Officer, Bruce Taylor, a retired annuitant and longtime police officer and code enforcement officer with the City of Yuba City, who will begin working part-time with the City next week. He shared that the City is working on updates to the nuisance ordinance. Lastly, Mr. Moody recognized Lieutenant Gill for his assistance and noted that the business license for Kruse's Playhouse Daycare has been revoked. The Sheriff's Office was thanked for their prompt response and coordination. No children will attend the facility until further actions are taken.

COUNCILMEMBER COMMENTS

Councilmember Santana inquired about the measures being taken to ensure the continuity and security of the City's Police and Fire services and about the possibility of a citywide tax in Live Oak to support public safety services. Councilmember Santana asked if the City can help the Fire Department with the Fire Citizens Initiative fee or if there are restrictions preventing the City from doing so.

Vice Mayor Pamma thanked staff and public safety personnel for all their hard work in keeping the community safe and the City running. Vice Mayor Pamma requested that meeting recordings continue to be posted on Facebook, noting this would benefit the City's residents. He also encouraged posting prior year audits and urged residents to watch the recordings and attend the meetings to get accurate information straight from the source.

Mayor Chapdelaine agreed that adding links and audit information to the City's website would be very beneficial. He highlighted the importance of community participation and residents taking initiative to stay informed. He also spoke about the potential tax increase and the Fire Citizens Initiative. In addition, Mayor Chapdelaine highlighted his attendance at a Sacramento Area Council of Governments (SACOG) meeting with a

presentation by Charles Marohn and encouraged others to learn more about his work. He also reported on the recent SACOG Policy and Innovation Committee meeting and noted the upcoming SACOG Board of Directors meeting scheduled for tomorrow.

Councilmember Woten complimented Mayor Chapdelaine for his diligence and dedication and expressed pride in the Council, staff, and the City Manager for their collaborative efforts during a challenging time. Councilmember Woten noted that everyone is contributing ideas and working together to find solutions and stated that he is proud of that teamwork and eager to continue moving forward.

Councilmember Hernandez asked about the possibility of additional annexations and requested an update on where the City is in that process. Councilmember Hernandez shared that Fall festivals are coming up, including Hope Point Nazarene Church's event on October 18th from 4 to 8 p.m. and the Live Oak Lions Club Craft Fair on November 1st. She highlighted her tour of the Wastewater Treatment Plant and said it was interesting to learn how the systems work. She touched on getting local schools to tour the plant so students can see the process firsthand and get involved.

ADJOURNMENT

Mayor Chapdelaine adjourned the meeting at 8:08 pm.

Jeremy Chapdelaine, Mayor

ATTEST:

Clarissa Menchaca, City Clerk

CITY OF LIVE OAK STAFF REPORT

Date: November 5, 2025
To: Honorable Mayor & Members of the City Council
From: Clarissa Menchaca, City Clerk

Subject: Authorization for County of Yuba to Submit Collaborative Application for the Waste Tire Enforcement Grant, Fiscal Year 2026-27

Summary: Recommendation: Adopt a resolution authorizing and empowering the County of Yuba to submit to the California Department of Resources Recycling and Recovery (CalRecycle) a Collaborative Application for the Waste Tire Enforcement Grant, Fiscal Year 2026-27, on behalf of the City of Live Oak. The resolution further authorizes the County of Yuba to execute all grant-related documents, including but not limited to applications, payment requests, agreements, and amendments necessary to secure grant funds and implement and carry out the purposes specified in the grant application.

Fiscal Impact: There is no fiscal impact to the City of Live Oak. All program costs are covered through CalRecycle grant funding administered by the County of Yuba.

Purpose: Obtain City Council approval for a resolution authorizing the County of Yuba, acting as the Yuba-Sutter Local Enforcement Agency (LEA), to apply for and administer the Fiscal Year 2026-27 Waste Tire Enforcement Grant on behalf of the City of Live Oak.

Background: The County of Yuba Environmental Health Department operates as the Yuba-Sutter Local Enforcement Agency (LEA) and performs waste tire enforcement activities on behalf of the City of Live Oak. The LEA ensures compliance with state laws and regulations related to waste tire storage, transport, and disposal.

Since 2011, the City has partnered annually with the County of Yuba to participate in the Waste Tire Enforcement Program through CalRecycle. This partnership allows for consistent enforcement coverage and environmental oversight within the City without requiring additional City staff resources.

Analysis:

The Waste Tire Enforcement Grant provides funding to local jurisdictions for the enforcement of waste tire regulations. To participate, the City must authorize Yuba County, acting as the Yuba-Sutter LEA, to apply for and administer the grant on its behalf.

Adoption of this resolution enables Yuba County to continue conducting waste tire enforcement activities within the City's jurisdictional boundaries for Fiscal Year 2026-27. These activities include inspections of tire facilities, investigation of illegal tire disposal, and education to promote proper waste tire management.

Information regarding the program is available on the Yuba County Environmental Health website at:

[https://www.yuba.org/departments/community_development/environmental_health/solid_waste_\(lea\)/waste_tire_management/index.php](https://www.yuba.org/departments/community_development/environmental_health/solid_waste_(lea)/waste_tire_management/index.php)

Fiscal Impact:

There is no fiscal impact to the City of Live Oak. All program costs are covered through CalRecycle grant funding administered by the County of Yuba.

Recommendation:

Adopt a resolution authorizing the County of Yuba to submit to the California Department of Resources Recycling and Recovery (CalRecycle) a Collaborative Application for the Waste Tire Enforcement Grant, Fiscal Year 2026-27, on behalf of the City of Live Oak. The resolution further authorizes the County of Yuba to execute all grant-related documents, including but not limited to applications, payment requests, agreements, and amendments necessary to secure grant funds and implement and carry out the purposes specified in the grant application.

Attachments:

[Resolution](#)

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LIVE OAK AUTHORIZING THE COUNTY OF YUBA TO SUBMIT TO THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY, A COLLABORATIVE APPLICATION FOR WASTE TIRE ENFORCEMENT GRANT, FISCAL YEAR 2026-27 ON ITS BEHALF

WHEREAS, Public Resources Code sections 40000 et seq. authorizes the Department of Resources Recycling and Recovery (CalRecycle), to administer various Grant Programs (Grants) in furtherance of the State of California's (State) efforts to reduce, recycle and reuse solid waste generated in the State, thereby preserving landfill capacity and protecting public health and safety and the environment; and

WHEREAS, funds are allocated and available from the CalRecycle for Grants to cities, counties, and cities and counties with regulatory authority within the city and county government to perform enforcement/compliance and surveillance activities of entities and/or individuals involved with the waste tire industry; and

WHEREAS, CalRecycle has been delegated the responsibility for the administration of the Program within the State; and

WHEREAS, in furtherance of this authority CalRecycle is required to establish necessary procedures governing the application, awarding and management of the Grants; and

WHEREAS, procedures established by the State and CalRecycle require each Applicant's governing body to certify by resolution its approval of the submittal of a Grant Application to CalRecycle; and

WHEREAS, the County of Yuba has agreed to perform waste tire activities on behalf of the City of Live Oak.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Live Oak authorizes the County of Yuba to submit to the California Department of Resources Recycling and Recovery a Collaborative Application for the Waste Tire Enforcement Grant, Fiscal Year 2026-27 on its behalf; and

BE IT FURTHER RESOLVED that the County of Yuba is hereby authorized and empowered to execute all Grant-related documents, including, but not limited to Applications, Payment Requests, Agreements, and Amendments necessary to secure Grant funds and to implement and carry out the purposes specified in the Grant Application, and that the County of Yuba is hereby authorized to conduct waste tire enforcement activities within the jurisdictional boundaries of the City of Live Oak during the term of Fiscal Year 2026-27 Local Government Waste Tire Enforcement Grant.

PASSED AND ADOPTED by the City Council of the City of Live Oak this 5th day of November, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Jeremy Chapdelaine, Mayor

ATTEST:

Clarissa Menchaca, City Clerk

CITY OF LIVE OAK STAFF REPORT

Date: November 5, 2025
To: Honorable Mayor & Members of the City Council
From: Benjamin Moody, City Manager

Subject: Adoption of an Ordinance Amending Chapter 15.50, Section 15.50.202 (Subsections A and D) of the Live Oak Municipal Code to Update Development Impact Fee Timing Options

Summary: Recommendation: 1) Waive the second reading of an ordinance amending the time of payment regarding Development Impact Fees; and 2) Adopt ordinance.

Fiscal Impact: The proposed amendment will not have a direct fiscal impact on the City's budget.

Purpose:

Update the City's Municipal Code to allow the collection of Development Impact Fees to occur prior to Certificate of Occupancy to encourage and facilitate additional development within the City.

Background:

At the October 1, 2025, City Council Meeting, staff presented a current Budget and Cash Flow Analysis, which included a series of recommendations to improve the City's financial position. One of the recommendations was to review and modify the City's Development Impact Fee policies to spur economic development and revenue generation.

Currently, the City Municipal code only allows for the collection of Impact Fees at Building Permit Issuance. This requirement, while consistent with standard practices, can create challenges for certain development projects where substantial upfront costs are incurred before financing is secured or construction begins.

To address this issue, staff proposed amendments to Chapter 15.50, Section 15.50.202 (Subsections A and D) of the Live Oak Municipal Code to allow for greater flexibility in the timing of Development Impact Fee collection. On October 15, 2025, the Live Oak City Council voted to waive the first reading of the ordinance amending this section to update the City's fee timing options.

Analysis:

Agenda Item 3.

Staff is proposing changes that would allow for the collection of Development Impact Fees at a later stage in the development process. This flexibility can help aid economic development by providing additional options while dealing with complex financial requirements associated with development.

Fiscal Impact:

The proposed amendment will not have a direct fiscal impact on the City's budget.

Recommendation:

1) Waive the second reading of an ordinance amending the time of payment regarding Development Impact Fees; and 2) Adopt ordinance.

Attachments:

[Ordinance](#)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIVE OAK AMENDING CHAPTER 15.50, SECTION 15.50.020 (SUBSECTIONS A AND D) OF THE LIVE OAK MUNICIPAL CODE TO UPDATE DEVELOPMENT IMPACT FEE TIMING OPTIONS

The City Council of the City of Live Oak, State of California, does ordain as follows:

SECTION 1: Title 15, Chapter 15.50 Section 15.50.020 (Subsections A and D) of the City of Live Oak Municipal Code is hereby amended to read as follows:

15.50.020. Development Impact Fee.

A. A development impact fee is established on issuance of all permits entitling construction of, or remodeling for change of use to create new residential units and new nonresidential facilities within the City, to pay for costs of improvements necessitated thereby as described in Section 15.50.010. The City Council shall, by ordinance, set forth the specific amount of the fee to be imposed, describe the benefit of the improvements required, list the specific public improvements to be financed, describe the estimated cost of the facilities and identify the reasonable relationship between the fee and different types of new development. After the development impact fee has been established by ordinance, the City Council may from time to time adjust the development impact fee by resolution. The development impact fee shall be paid by each developer, at the option, either prior to issuance of a building permit or prior to issuance of a certification of occupancy, or at such earlier time permitted by law. The City Council may review the fees on an annual basis to determine whether the fee amounts are reasonably related to the burden of developments and whether the identified public facilities continue to be needed to serve the purposes identified in Section 15.50.010 above.

D. The City Council finds as follows:

1. The reasonable relationship between the need for the facilities to be funded by the fees and the specific development upon which the fees are imposed is as described in the attached report cited above.
2. The reasonable relationship between the amount of the fees and the cost of the public facilities or portion thereof attributable to the development affected is as described in the attached report cited above.
3. The proposed development impact fees have been considered; relative to their impact upon meeting the City's housing needs.
4. The proposed transportation fee for the commercial category of nonresidential development should be phased in to encourage commercial development. The proposed fee should be reduced by 45% from \$14,197.00 to \$7,808.00 for the transportation fee for the commercial category of nonresidential development only. This temporary reduction may be reviewed at any time to determine if

any adjustment is necessary based on the overall economic conditions of the City and the reduced fee may be adjusted from time to time by resolution of the City Council.

5. The development impact fees shall be rounded up to the nearest whole dollar.
6. The development impact fee shall be paid by each developer, at the option, either prior to issuance of a building permit or prior to issuance of a certification of occupancy, or at such earlier time permitted by law.
7. The City Council may from time to time adjust the development impact fees by resolution.
8. The development impact fees will be adjusted upward annually by the U.S. Department of Labor's Bureau of Labor Statistics Consumer Price Index-All Urban Consumers, San Francisco All Items.

SECTION 2: Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is held by a court of competent jurisdiction to be invalid or unconstitutional, that portion shall be deemed a separate, distinct and independent provision, and the holding shall not affect the validity of the remaining portions of this ordinance.

SECTION 3: Effective Date. This ordinance, following its adoption, shall be published as provided by law and by its terms herein, shall be effective 30 days after its adoption and shall thereafter remain in full force and effect unless otherwise changed by appropriate amending ordinance.

SECTION 4: Publication. The City Clerk is directed to cause this ordinance to be published in the manner required by law.

Introduced and the first reading waived at a regular meeting of the City Council of the City of Live Oak on the 15th day of October, 2025, and passed and adopted after waiving the second reading at a regular meeting thereafter on the 5th day of November, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

APPROVED:

Jeramy Chapdelaine, Mayor

ATTEST:

Clarissa Menchaca, City Clerk

APPROVED AS TO FORM:

Nicole Rosser, City Attorney