

MINUTES
Regular Meeting
TULELAKE CITY COUNCIL
April 21, 2026 - 5:30PM

Mayor Tom Cordonier called the meeting to order at 5:33PM. Mayor Pro Tem, Penny Velador and Council Members Margie Cordonier, Patricia Taylor and Teresa Williams were present. Also in attendance were Chief Resilience Officer, Jenny Coelho; Director of Public Works, Jose Perez; City Clerk, Anna Perez and City Hall Administrator, Aissa Martinez. Chief of Police, Tom Hoy; Assistant City Admin, Christian Marquez; Library Branch Manager, Kailee Wood; Finance Director, Whitney Cantrell and City Treasurer, Sara Luscombe were absent.

APPROVAL OF APRIL 7, 2026, REGULAR MEETING MINUTES

Council Member Cordonier made a motion for the approval of April 7, 2026, regular meeting minutes. Council Member Taylor seconded the motion. All votes were aye. Motion carried. (Motion 26-53)

APPROVAL OF THE PAYMENT OF BILLS

Mayor Cordonier questioned the bills and requested confirmation that all receipts corresponding to the spreadsheet entries were available. City Hall Administrator, Aissa Martinez, confirmed that all receipts for the bills presented at that time were on file. Mayor Cordonier made a motion to approve paying the bills presented. Mayor Pro Tem Velador seconded the motion. All votes were aye. Motion carried. (Motion 26-54)

COMMENTS FROM THE PUBLIC

No comments.

NOTICE OF PUBLIC HEARING TO DETERMINE EXISTENCE OF PUBLIC NUISANCE AND TO ABATE IN WHOLE PART AT VARIOUS ADDRESSES

Chief Resilience Officer, Jenny Coelho, discussed the abandoned properties in the City. She noted that, for the time being, one property has been placed on hold as it is currently in the process of being sold. The next step will be for the attorney to file a warrant. Notices have been posted throughout town and on the library's Facebook page to inform the public. The properties have also been inspected by the building inspector. Council Member Cordonier made the motion to move forward with no objections from the public. Mayor Pro Tem Velador seconded the motion. All votes were aye. Motion carried. (Motion 26-55)

REVIEW OF FIRST DRAFT OF PROP 218 PROPOSED UTILITY RATE CHANGES

Andrew Flynn from Weist Law joined via phone to explain proposed utility rate adjustments in compliance with Proposition 218. He discussed how program costs are allocated and presented a graph showing pricing comparisons across the region. He stated that the gross rate increase over the next five years should be 3%, noting that the increase is intended to help the City catch up, as rates have not changed in the past 10 years. He explained that if 51% of property owners oppose the proposed changes, the City will not be able to move forward. If there are no objections, the new rates will go into effect immediately. If objections are received, the City is required to respond to customers in writing.

The proposed new rates are as follows: Garbage service will increase from \$19 to \$23; the gate fee from \$8.75 to \$9.50; a 2-yard dumpster from \$93.12 to \$113; water base rates from \$29.76 to \$37, with usage charges increasing from \$0.70 to \$0.90; residential sewer rates from \$45 to \$54.50; and commercial sewer rates from \$112.50 to \$136. Council Member Cordonier made a motion to approve Resolution 26-05, "A Resolution of the City Council of the City of Tulelake approving the results of the 2026 Consolidated Utility Rate Study; Declaring the City's Intention to Adopt Increased Rates for Solid Waste, Water, and Wastewater Services; Directing the City Clerk to Provide Proposition 218 Notice to Affected Parcel Owners; and Fixing the Date, Time, and Place of the Public Hearing Pursuant to California Government Code Section 53753, California Constitution Article XIII D, Section 6, and the Utility Rate Setting Procedures Resolution." Council Member Taylor seconded the motion. All votes were aye. Motion carried. (Motion 26-56)

Council Member Cordonier made a motion to approve Resolution 26-04, "A Resolution of the City Council of the City of Tulelake Establishing Utility Rate Setting Procedures for Solid Waste, Water, and Wastewater Rates Under Proposition 218 and Assembly Bill 2257 (Government Code Sections 53750 Through 53759.2)." Council Member Taylor seconded the motion. All votes were aye. Motion carried. (Motion 26-57)

APPROVAL TO PROCEED WITH OBTAINING ELECTRICAL SERVICE FOR THE NEW PUBLIC WORKS SHOP, AT A COST OF \$6,644.00

Public Works Director, Jose Perez, requested approval to proceed with obtaining electrical services for the new Public Works Shop at a cost of \$6,644.00. He explained that this cost was not included in the original bid, but it is necessary to provide electricity to the facility. Mayor Cordonier made a motion to approve proceeding with the electrical services at the stated cost. Council Member Velador seconded the motion. All votes were aye. Motion carried. (Motion 26-58)

DISCUSSION ABOUT LEAVING CITY UTILITIES IN HOMEOWNER'S NAME

Mayor Cordonier discussed the issue of homeowners keeping City utility accounts in their own names. He expressed the view that homeowners should be responsible for paying utility bills and could incorporate those costs into rent. Mayor Pro Tem Velador stated that, as a homeowner, she does not fully agree with this approach and noted that she does not rely on rental income as a primary source of profit. Mayor Cordonier added that the

City loses a significant amount of money when renters leave with unpaid utility balances. The matter was tabled for further discussion.

REVIEW OF FIRST DRAFT OF CITY’S URBAN FIRE PLAN

Chief Resilience Officer, Jenny Coelho, provided an update to the Council regarding the City’s Urban Fire Plan. She reported that she contacted the Fire Chief to clarify permit requirements for a 4x4x4x4 fire within City limits. The Fire Chief confirmed that a permit is required throughout the City, and the site must be inspected prior to permit approval. There will be no fee for the permit; however, an inspection and approved permit are mandatory. Council Member Cordonier made a motion to approve the first draft of the City’s Urban Fire Plan. Council Member Taylor seconded the motion. All votes were aye. Motion carried. (Motion 26-59)

Chief of Police: Was not present.

Chief Resilience Officer: Jenny Coelho reported that Siskiyou County will be hosting a one-hour presentation at City Hall to share what has been drafted for the City’s fire plan. The event will be open to the entire community. She also stated that she has completed the annual water report. The cost of operating the system is \$297,000, resulting in a \$30,000 loss.

City Hall Administrator: Was not present.

Director of Public Works: Jose Perez informed the Council about the recent free dump day event. He stated that overall, the event went well, though there was one incident involving a customer who does not reside within City limits and caused a disturbance. Aside from that issue, the event was successful, with approximately nine large bins filled. He expressed interest in continuing the event in the future; however, he noted that ongoing issues with out-of-town participants may affect whether the program continues. He also requested a clear explanation of the City’s meal reimbursement policy.

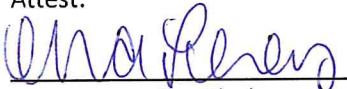
ADJOURNMENT

Mayor Cordonier made a motion to adjourn the meeting at 8:09PM. Council Member Cordonier seconded the motion. All votes were aye. Motion carried. (Motion 26-60)



Tom Cordonier, Mayor

Attest:



Anna Perez, City Clerk