



## ORLAND CITY COUNCIL REGULAR MEETING

Tuesday, August 5, 2025

### CALL TO ORDER

The meeting was called to order by Mayor Matt Romano at 5:30 PM.

### ROLL CALL

Councilmembers Present: Councilmembers Brandon Smith, John McDermott, Vice Mayor JC Tolle, and Mayor Matt Romano

Councilmembers Absent: Councilmember Terrie Barr

Staff Present: Interim City Manager Janet Wackerman

Arrived at 5:30 PM: City Attorney Scott Drexel, Negotiation Attorney Greg Einhorn

Arrived at 6:30 PM: City Clerk Jennifer Schmitke, Police Chief Joe Vlach, Library Director Jody Meza

**CITIZENS COMMENTS ON CLOSED SESSION - None**

**MEETING ADJOURNED TO CLOSED SESSION AT 5:31 PM.**

**CLOSED SESSION ENDED AND RECONVENED TO REGULAR SESSION AT 6:31 PM.**

**REPORT FROM CLOSED SESSION -** *Mayor Romano announced that Council met with City Staff and City Attorneys Scott Drexel and Greg Einhorn in Closed Session to conference with labor negotiators and real property negotiators, as noted on the Closed Session agenda, Mayor Romano shared that there was no reportable action.*

### PLEDGE OF ALLEGIANCE

### ORAL AND WRITTEN COMMUNICATIONS

#### PUBLIC COMMENTS:

Orland resident Byron Denton asked the Council to place a future agenda item to review the cost-sharing agreement with the County for Westside Ambulance services. Mayor Romano confirmed the matter would be scheduled for an upcoming meeting and clarified that there are two separate agreements: one for the second, 12-hour ambulance jointly funded by the City and County, and another for Westside Ambulance operations, which are currently funded solely by the City.

### CONSENT CALENDAR

- A. Warrant List (Payable Obligations)
- B. Approve City Council Minutes from July 15, 2025
- C. Receive and File Planning Commission Minutes from April 17, 2025

- D. Receive and file Arts Commission minutes from May 21, 2025
- E. Annual Review and Possible Adjustment to Maintenance District Assessments
- F. Wastewater Treatment Plant Dredging Project
- G. Approval of Employment Agreement with Janet Wackerman for Extra-Help Assignments

**ACTION:** Councilmember McDermott moved, seconded by Councilmember Smith, to approve the consent calendar as presented. Motion carried by a voice vote 4-0.

## **ADMINISTRATIVE BUSINESS**

### **Appointment of Joe Goodman as City Manager and Approval of Employment Agreement**

City Attorney Scott Drexel formally introduced Joe Goodman as the newly appointed City Manager, noting that his first official day in the role would be August 7.

Orland resident Ron Lane expressed that, while he initially had reservations about the City's ability to find a qualified local candidate for the position, he is proud that one was successfully appointed.

Mr. Goodman introduced himself and expressed his gratitude for the opportunity to work with the Council and serve the community.

**ACTION:** Councilmember Smith moved, seconded by Vice Mayor Tolle, to appoint Joe Goodman as City Manager and to approve the Employment Agreement by and between the City of Orland and Joe Goodman, with an effective date of August 7, 2025, and authorize the Mayor to execute the Agreement on behalf of the City. Motion carried by a voice vote, 4-0.

### **Request for Proposals – 824 Fourth Street**

Interim City Manager Janet Wackerman opened a discussion regarding the potential future of the City-owned building located at 824 4th Street. She noted that the previous tenant had vacated the property at the end of July, removing all equipment, and that the building now stands vacant, allowing the City to consider its next steps.

Ms. Wackerman presented a brief report from City Building Inspector Nic Paxton, who inspected the property and determined it to be in poor condition. His findings included:

- Risk of falling ceiling debris and potential T-bar ceiling failure
- Health concerns from dust, insulation, and possible asbestos exposure
- Improper gas appliance venting posing a life safety hazard
- Structural deterioration from prolonged water damage

While Mr. Paxton confirmed the building is not in immediate danger of collapse, he emphasized that substantial repairs would be required before the property could be occupied or rented.

Ms. Wackerman outlined several options for Council consideration:

1. Take no action and leave the building as is;

2. Direct the City Manager to prepare a Request for Proposals (RFP) to identify qualified contractors for demolition and removal of the building at 824 Fourth Street; or
3. Sell the building along with the property.

Ms. Wackerman also noted that no funding for the demolition of the property was included in the FY 2025–26 budget. She estimated demolition costs for the commercial building at approximately \$60,000 and reminded the Council that the property carries an interfund loan balance of roughly \$347,000 owed from the General Fund to the Water Enterprise Fund.

Councilmembers discussed the future of the property, noting consensus that the Police Department needs expansion in the near future. They expressed interest in developing a coordinated plan for the downtown area that would align with the Police Department remodel and the City Hall project. The discussion included weighing the options of selling the property versus demolishing or renovating the existing structure.

Joannie Woods (County resident) expressed support for retaining the property, suggesting it would be an excellent location for a future City Hall. She also offered alternative interim uses for the site until a final decision is made.

Sharon Lazorko (Orland resident) inquired whether the current size of City Hall would allow for sufficient future expansion of the Police Department. Police Chief Vlach responded that the space would meet the department's needs for many years.

Jan Walker (Orland resident) spoke about the historical significance of the former Purity buildings.

Dottie Tefelski (Orland resident) voiced support for keeping the property for a future City Hall.

Byron Denton (Orland resident) emphasized the importance of ensuring the building's safety and expressed interest in considering all ideas for its use.

Valerie Johnson (County resident) also supported retaining the property.

Following discussion, the Council agreed that they value the location of the 824 Fourth Street property for a potential future City Hall, wish to preserve its historical elements, and would like professionals to assess the building and provide possible redevelopment plans.

**ACTION:** Mayor Romano moved, seconded by Councilmember Smith, to approve City Staff to move forward with putting out an RFP for an architect to look at the 815 Fourth street – Police Department expansion and the 824 4<sup>th</sup> Street demolition or renovation, with funds coming out of the City Hall DIF funds and the Public Safety DIF funds. Motion carried by a voice vote, 4-0.

### **Employment Agreement for Orland Police Officers Association, Salary Schedule**

Interim City Manager Janet Wackerman presented the proposed Memorandum of Understanding with the Orland Police Officers Association, noting that a tentative one-year agreement had been reached. The agreement provides a 2% salary increase for the period of July 1, 2025, through June 30, 2026.

Ms. Wackerman highlighted key provisions of the MOU, including:

- **Section 15 – Health Insurance:** Establishes that any future cost increases or decreases will be shared equally between the City and employees (50%/50%). Employee contributions will be capped at no more than \$25 per month above the increase in per-employee costs during the term of the agreement.
- **Retiree Medical Trust:** Creates a trust funded by \$50 per pay period from both the employee and the City, with funds restricted to retiree health insurance premiums or other healthcare-related expenses.
- **Section 20 – Holidays:** Aligns holiday observances for the Police Department with those of other City departments.
- **Section 21 – Call Back Compensation:** Clarifies compensation for officers performing work-related duties by phone.

Ms. Wackerman also provided an updated salary schedule reflecting the revised wages for Fiscal Year 2025–2026.

There were no public comments. Mayor Romano noted that the Council has reviewed this matter in closed session over the past several meetings. Councilmember McDermott added that while the Council would like to fulfill all bargaining unit requests, current budget constraints limit what can be offered at this time, and the terms will be revisited in one year.

**ACTION:** Councilmember McDermott moved, seconded by Vice Mayor Tolle, approve the proposed agreement by resolution and salary schedule, as presented; authorize the Mayor and City Manager to execute the resolution and bargaining unit agreement. Motion carried by a voice vote, 4-0.

### **City Manager Verbal Report**

- Ms. Wackerman thanked Council for entrusting her to help the community and stated she will be at City Hall to help assist the City Manager and City staff. Council thanked Ms. Wackerman for all the work she has done for the community over the past few months.

## **CITY COUNCIL COMMUNICATIONS AND REPORTS**

### **COUNCILMEMBER UPDATES**

#### **Councilmember Smith:**

- Attended the Glenn County EMS meet and greet
- Attended the Chamber of Commerce meeting.
- Attended Glenn Groundwater Authority meeting.
- Thanked Ms. Wackerman for stepping up for the community
- Welcomed Joe Goodman and shared that he is ready to get projects going again.
- Would like to revisit the property east of AutoZone that the City owns.

#### **Councilmember McDermott:**

- There will be an EDC meeting August 12<sup>th</sup>.
- Announced that the 2<sup>nd</sup> annual Glenn County veteran stand down will be January 21<sup>st</sup>, 2026.

#### **Vice Mayor Tolle:**

- Attended the Waste Management meeting, shared that the Council needs to pick a new board member due to the current member not being able to make the time. Mayor Romano stated that could be addressed at the next meeting.

- Attended the Regional Transportation Commission

**Mayor Romano:**

- Nothing to Report

Chief Vlach welcomed the community to stay and attend the National Night Out festivities in Library Park.

**MEETING ADJOURNED 7:28 PM**

Jennifer Schmitke, City Clerk

Mathew Romano, Mayor