



## ORLAND CITY COUNCIL REGULAR MEETING

Tuesday, February 18, 2025

### CALL TO ORDER

Meeting called to order by Mayor Matt Romano at 6:00 PM.

### PLEDGE OF ALLEGIANCE

### ROLL CALL

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

Councilmembers Absent: None

Staff Present: City Manager Pete Carr; City Attorney Greg Einhorn; City Clerk Jennifer Schmitke

Arrived at 6:30: City Engineer Paul Rabo; Public Works Director Zach Barber; Recreation Manager Olivia Henderson; Police Chief Joe Vlach

### CITIZENS COMMENTS ON CLOSED SESSION - None

**MEETING ADJOURNED TO CLOSED SESSION AT 6:01 PM.**

**CLOSED SESSION ENDED AND RECONVENED TO REGULAR SESSION AT 6:34 PM.**

**REPORT FROM CLOSED SESSION** - Mayor Romano announced that Council met with City Staff and City Attorney Greg Einhorn in Closed Session to discuss the real property negotiations, anticipated litigation and labor negotiations as noted on the Closed Session agenda. Mayor Romano shared that the Council would resume its closed session discussion at the end of regular session.

### CONSENT CALENDAR

- A. Warrant List (Payable Obligations)
- B. Approve City Council Minutes for February 4, 2025
- C. Receive and File Economic Development Commission Minutes from January 14, 2025
- D. Approve and Adopt Second Reading of Ordinance 2025-01 Pioneer Community Energy JPA

Councilmember Smith inquired whether there would be another off-ramp for the Pioneer project with the City. City Manager Carr confirmed that another opportunity would be available.

**ACTION:** Councilmember McDermott moved, seconded by Councilmember Smith, to approve the consent calendar as presented. Motion carried by a voice vote 5-0.

## **ADMINISTRATIVE BUSINESS**

### **Water Tank Aesthetics**

Mr. Carr reported that the Arts Commission met to review design options for the water tank, including its color, potential artwork, and surrounding landscaping. The Commission recommended "Lemonwater" as the base color, selecting a light shade—per the contractor's suggestion—to minimize heat absorption. Due to the tank's welded steel panel construction, the Commission advised against adding a mural. Regarding landscaping, the Commission acknowledged that it falls outside their expertise and deferred that decision back to Council.

Terrie Barr and John McDermott expressed gratitude to the Arts Commission for their research and recommendations. Vice Mayor Tolle suggested light blue. Councilor Smith suggested light green. Mayor Romano suggested bringing in a consultant or landscape architect to assist with the project.

County resident Suzie Smith voiced her support for hiring a consultant to ensure the water tank receives the best industrial coating for protection. She emphasized her hope that the tank would serve as a beacon for the City, advocating for the inclusion of artwork either on or around it and ensuring it remains visible.

Orland resident Jan Walker expressed confidence in the Arts Commission's recommendations and suggested maximizing tree plantings around the tank.

County resident Marilyn Ponci shared her preference for concealing the tank but acknowledged and respected the Arts Commission's recommendations.

County resident Joannie Woods opposed the yellow color choice, suggesting an alternative color. She also proposed incorporating a historical mural or a welcome sign on the tank's west side.

Councilmembers deliberated on consulting an expert regarding color and landscaping. City Attorney Greg Einhorn recommended setting a budget limit for the consultant, given the City's existing relationship with a previously used expert. The Council agreed to cap the consultant's fee at \$2,000 and directed City staff to proceed with securing their services.

### **Parks & Recreation Capital Projects**

Mr. Carr explained that City Council selects projects and funding sources based on recommendations from the Recreation Commission and City Staff. He outlined key funding sources for parkland acquisition and improvements, including the General Fund, Developer Impact Fees (DIF), and grants. He also noted that Measure J, approved by voters in November 2024, will provide funding for this and for streets, ambulance services and the library, with revenue expected to begin in October 2025.

Mr. Carr referenced a 2022 community survey, which identified top priorities as upgrading existing sports fields and acquiring new ones. Other priorities, in order of interest, included adding a pool heater, developing a dog park, and constructing a skate park.

Mr. Carr highlighted several projects recently completed, some authorized and funded but not yet completed and other proposed projects without funding.

Mr. Carr provided an overview of the three pool contractors that bid on the pool plastering project, outlining their pricing, experience, and warranty differences. He also noted that the Recreation Commission and City staff recommended increasing the budget for the ballfield upgrade project from \$40,000 to \$67,000 to cover material costs.

Recreation Manager Olivia Henderson emphasized the significance of the pool project for the community. She explained that her key considerations when evaluating the bids included contractor experience, references, methodology, pricing, warranty coverage, and project timeline. Ms. Henderson expressed concern about the tight timeframe for completing the project this year.

Mr. Carr shared that he had reason to believe that the Glenn County Board of Supervisors would be fine about the possibility of reprogramming the \$180k designated for Lely Ballfield lighting back to the pool project, which was the County's original funding priority.

Councilmember Barr asked about timing of the project, and allocation of funds.

Ms. Henderson stated there were enough Developer Impact Fees (DIF) to complete both projects.

Vice Mayor Tolle and Councilmember Smith raised safety concerns, while Vice Mayor Tolle asked whether postponing pool programs to prioritize the plastering project would be a safer option. Ms. Henderson stressed that some training and programs could not be delayed.

Mayor Romano requested the project timeline from Adams Pool, which Ms. Henderson provided. He also expressed a preference for hiring a contractor with experience working on pools similar in size to Orland's.

Council discussed concerns with timing and funding of the pool plastering project. Ms. Henderson shared that Adams Pool stated they would prioritize the City's project, pausing their current work to ensure the pool is completed by the required deadline.

Recreation Commission Chairperson Larry Carmona shared his impressions from a recent meeting with the Adams Pool representative and highlighted the commission's concerns about reallocating the \$180,000 originally designated for baseball fields in 2021 to the pool instead. He also expressed frustration over making previous recommendations to the Council without seeing projects come to fruition.

County resident Karen Baldrige voiced concerns about funds being redirected from planned projects, emphasizing that the City will need these resources if new parks are acquired. She also expressed frustration over the lack of project completion.

Orland Little League Board Member Frank Booth expressed support for increased ballfield funding, questioned why the approved lights have yet to be installed and stated the fields need a lot of updating.

Corning resident Joe Fenske called in to make comments on recreation projects.

Ms. Ponci expressed concerns about failing light poles at the ballfields, voiced appreciation for community members who support youth programs, and emphasized that pool repairs are a safety issue, suggesting that funding should come from Measure A.

Orland resident Ron Lane offered to volunteer his time to help paint the pool if needed and voiced his support for tiling the pool.

Councilmembers inquired about approved projects that have yet to be completed and discussed the warranties, costs, and experience of Adam's Pool Specialties of Sacramento versus Generation Pools of West Sacramento. All Councilmembers stated support for the increase of funding for the baseball fields upgrade project.

**ACTION:** Mayor Matt Romano moved, seconded by Councilmember McDermott, to use the DIF funds for the pool project and award the pool plastering contract to Adam's Pool Specialties of Sacramento for \$410k and increase baseball field partnership funding to \$67k and defer construction of Lely ballfield lighting at this time. Motion carried by a roll call vote 5-0.

**Ayes:** Councilmembers Barr, Smith, McDermott, Vice Mayor Tolle and Mayor Romano

**Noes:** None

Council asked that City staff make the project timing decision after speaking with contractor.

Mr. Carr mentioned that after the ballfield light posts fell a few years ago the City shop mechanic went out and welded gussets onto the lamppost for safety.

### **Vision and Design Considerations**

Mr. Carr revisited the discussion with the Council after staff was directed to gather consultant recommendations and pricing for municipal visioning and transportation planning at the February 4, 2025, meeting. He provided a brief overview of four consultant options for Municipal & Community Visioning and two for Transportation Design & Circulation Planning. Additionally, he noted that staff is compiling a list of potential consultants for Street Amenities & Landscape Design. Mr. Carr emphasized that consultant costs will vary depending on the project's scope.

City Engineer Paul Rabo informed the Council that the City has provided Caltrans with its Streetscapes Plan and GHD's corridor recommendations for SR32. He also presented Caltrans' conceptual design for SR32 to the Council.

The Council expressed dissatisfaction with the conceptual design, raising concerns and questioning various aspects of Caltrans' proposal. Key issues included the omission of streetscape elements, the addition of bike lanes on both sides of the road, and the loss of parking along SR32. Council inquired about grant writing and Mr. Carr shared that the City has contracted out as well as used in-house staff to apply for grants.

Councilmember Barr requested that City staff upload the conceptual design to the City's website so the community can review Caltrans' plans.

For municipal and community visioning, Mayor Romano emphasized the need for a consultant who can help Orland develop Objective Design Standards that preserve its rural charm as the city grows. He shared that he has researched urban planners who could assist with this effort. Councilmember Barr suggested visiting towns that Orland aims to emulate to learn from their experiences and identify the consultants they worked with.

Regarding transportation design and circulation planning, the Council directed City staff to push harder on Caltrans for improvements. They also instructed staff to revisit firms specializing in Objective Design Standards.

County resident Trish Saint Evens spoke about housing and expressed concerns about losing funding if the City abandons Caltrans' plans.

Ms. Smith shared her perspective on low-income housing challenges.

Ms. Walker highlighted what other towns have done regarding objective design standards and emphasized the need for Orland to establish a strong identity.

Mr. Lane voiced opposition to removing parking spaces along SR32.

Orland resident Alex Enriquez expressed support for adding bike lanes to SR32.

Ms. Woods raised concerns about low-income residents not contributing to small downtown businesses and stressed the need for a population that supports local commerce.

The Council provided direction to City staff:

- **Item 1:** Prioritize developing Objective Design Standards and identify a suitable agency for the task.
- **Item 4:** Mr. Rabo will provide feedback to Caltrans.
- **Item 2:** Further action will be determined based on the outcome of Item 4.

Mr. Carr confirmed that the Council remains dissatisfied with Caltrans' current design. The Council agreed to take additional time to consider the matter and revisit it in a future meeting.

### **City Hall and Public Safety Facilities Planning**

Mr. Carr provided a follow-up on previous discussions about expanding City Hall and Public Safety Facilities. The Council has prioritized relocating City Hall, allowing the Orland Police Department (OPD) to fully occupy the current facility and better meet their long-term needs. The proposed joint police/fire station remains a future consideration, dependent on funding.

Mr. Carr shared insurance details regarding the City-owned building at 824 4th Street and introduced a potential plan for its future. He proposed the existing structure should be repaired or demolished and construct a new City Hall on the same site. He highlighted several benefits of utilizing City-owned downtown property, including optimized use of existing land, removal of an

aging, high-maintenance facility, ample onsite parking, an entrance facing Library Park for improved accessibility and potential use of existing building plans to streamline costs and efficiency

To provide further context, Mr. Carr presented a slideshow illustrating the location and lot size. He also shared the adjacent building's plans and discussed cost estimates and potential funding options for making the project a reality.

Councilmembers shared their opinions on moving City Hall asked questions, and stated concerns regarding the condition of the building at 824 4<sup>th</sup> Street and with displacing the current business. Council shared the interest of making sure any building looks attractive and fits the downtown look.

Ms. Woods suggested the City consider purchasing another downtown building, specifically the former Honeybee Discovery Center. (501 Walker Street)

Ms. Saint-Evens expressed interest in the City acquiring the building at 501 Walker Street, owned by Councilmember Barr.

Orland resident Tammie Oliveras encouraged the Council to explore relocating City Hall to the 501 Walker Street property while adding additional parking at the City entrance.

Ms. Smith proposed looking into the Old Bucke's building as a potential site for the new City Hall.

Ms. Walker shared that she had spoken with the previous owners of the 501 Walker Street building and mentioned the involvement of an architectural firm that had created plans for the space.

County resident Dee Dee Jackson highlighted the charm of the 501 Walker Street building and expressed interest in the City assessing the cost of necessary upgrades.

The Council unanimously affirmed its intent to allocate the current City Hall/Police Department building entirely to the Police Department. To ensure community input, the Council will allow time for public review, and City staff will bring the topic back for further discussion at a future meeting.

### **City Manager Verbal Report**

- Mr. Carr shared that the licenses to cross the canals will be fully executed this week.
- Mr. Carr shared that the City has received 4 proposals from Law firms and shared he would propose some dates that the Council can all get together to go over the firms proposals.
- Mr. Carr shared that the City Clerk has asked if Council would like to continue to meet at Carnegie or go back to Glenn Success Square – Council decided to meet at Carnegie until construction begins.

- Mr. Carr shared there are two candidates for the EDC open seats, Mayor Romano requested that City Staff send over the applications for Council review.

## **ORAL AND WRITTEN COMMUNICATIONS**

### **PUBLIC COMMENTS:**

Ms. Saint Evens announced that the Orland Historical Society and the Queen Bee Capital organization are collaborating to host a sesquicentennial event alongside the annual 4th of July celebration.

Mr. Carmona requested that the City Council consider hiring additional staff to support the Recreation Manager with daily pool and recreation duties.

Ms. Saint-Evens also clarified the distinction between Orland Queen Bee Capital and the Honeybee Discovery Center.

## **CITY COUNCIL COMMUNICATIONS AND REPORTS**

### **COUNCILMEMBER UPDATES**

#### **Councilmember Smith:**

- Attended Glenn Groundwater Authority meeting February 10<sup>th</sup>;
- Attended the Orland Chamber of Commerce meeting February 13<sup>th</sup>;
- Attended the Public Works and Safety Commission(PWSC) February 13<sup>th</sup>;
- Attended the joint groundwater meeting on February 14<sup>th</sup>.
- Attended World Ag Expo in Tulare.

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

- Attended the Economic Development Commission (EDC) meeting February 11<sup>th</sup>;
- Attended the PWSC February 13;
- Attended the Board of Supervisors (BoS) meeting February 18<sup>th</sup>;
- Attended the Aging Coalition at the senior center;
- Will be attending the Transportation meeting February 20<sup>th</sup>.

#### **Councilmember Barr:**

- Thanked Ms. Saint-Evens for her diligent work at getting the Queen Bee Committee's 5o13(c)3;
- Attended the Arts Commission Meeting February 12<sup>th</sup>;
- Shared her concerns with street vendors having proper documentation for their popup carts and asked if the topic could be added to a future meeting

#### **Councilmember McDermott:**

- Nothing to report.

#### **Mayor Romano:**

- Nothing to report.

## **FUTURE AGENDA ITEMS**

- Pop-up carts and street vendor
- Additional staffing for Recreation Manager
- Councilor Barr asked about being a liaison for Orland Queen Bee Capital Committee

**CITIZENS COMMENTS ON CLOSED SESSION - None**

**MEETING ADJOURNED TO CLOSED SESSION AT 9:46 PM**

**CLOSED SESSION ENDED AND RECONVENED TO REGULAR SESSION AT 10:29 PM.**

**REPORT FROM CLOSED SESSION** - Mayor Romano announced that Council met with City Staff and City Attorney Greg Einhorn in Closed Session, to discuss the real property Negotiations, anticipated litigation and labor negotiations as noted on the Closed Session agenda. Mayor Romano shared that direction was given to staff.

Jennifer Schmitke, City Clerk

Mathew Romano, Mayor