



ORLAND CITY COUNCIL REGULAR MEETING

Tuesday, September 03, 2024

CALL TO ORDER

Meeting called to order by Mayor Chris Dobbs at 6:30 PM.

ROLL CALL

Councilmembers present:

Councilmembers Bruce T. Roundy, John McDermott, Jeffrey Tolley, Vice Mayor Matt Romano and Mayor Chris Dobbs

Councilmembers absent:

None

Staff present:

City Manager Pete Carr; Director of Administrative Services Rebecca Webster; City Attorney Greg Einhorn; Police Chief Joe Vlach; City Engineer Paul Rabo; City Clerk Jennifer Schmitke

PLEDGE OF ALLEGIANCE

CONSENT CALENDAR

- A. Warrant List (Payable Obligations)
- B. Approve City Council Minutes from August 20, 2024
- C. Receive and File Arts Commission Minutes from July 17, 2024

Councilmember Tolley noted that City Hall staff had recently implemented new financial software, which resulted in the warrant list on the current agenda being printed without descriptions. After notifying staff, Assistant City Manager Rebecca Webster confirmed that a revised warrant list, including descriptions of all payables, was sent to Council Friday and uploaded to the online City agenda hub on Monday morning.

Vice Mayor Romano expressed his concerns about the original warrant list lacking descriptions and suggested postponing its approval until the next meeting, allowing the public more time to review and comment. Councilmember McDermott raised concerns that delaying the approval could result in late payments to vendors.

Orland resident Terrie Barr voiced frustration over not being able to find the updated warrant list. In response, City Clerk Jennifer Schmitke demonstrated how to locate the revised document on the City website.

Julie Henderson, another Orland resident, sought clarification on whether the warrant list would appear in two locations on the City hub in the future. Mayor Dobbs explained that moving forward, the warrant list would only be posted in one place; it appeared in two locations this time due to the recent correction.

Susie Smith, an Orland resident, inquired if delaying approval of the warrant list would pose any issues, particularly to allow for public review. Mr. Carr responded, explaining that certain payments must be made within specified timelines and that some smaller businesses depend on timely payments from the City.

Councilmember Tolley pointed out that legally, the City is only required to publish the agenda, not the accompanying staff reports. City Attorney Greg Einhorn concurred, noting that the Council requested publication of the full agenda packet in the interest of transparency.

ACTION: Councilmember Tolley moved, seconded by Councilmember Roundy, to approve the consent calendar as presented. Motion carried by a voice vote 4-1, Vice Mayor Romano voted no.

PRESENTATIONS

A. Glenn County Behavioral Health Infrastructure Project - Eloise Jones, Behavioral Health Program Manager II for Glenn County Health and Human Services

Eloise Jones, Behavioral Health Program Manager II for Glenn County Health and Human Services, introduced Behavioral Health Director Joe Hallett, who provided an overview of the Glenn County Behavioral Health project. This initiative aims to expand existing behavioral health services in both the City of Orland and Glenn County. Mr. Hallett and Ms. Jones highlighted the project's plans, including the building design, outdoor spaces, programs, services, and amenities, all designed to create a safe and supportive environment for youth and families to heal and grow.

Mayor Dobbs, Vice Mayor Romano, Councilmembers Roundy, Tolley, and McDermott expressed gratitude to the county for the new facility, highlighting the importance of its services for the community. They also supported incorporating more green space around the building, specifically suggesting that the facility be surrounded by a park instead of a parking lot.

Orland resident Marilyn Ponci inquired whether the project was fully funded, to which Mr. Hallett explained that the County is required to contribute a 10% match to the project grant.

Trish Saint-Evens thanked the County for bringing the facility to Orland, noting that facilities with grassy parks around them create a pleasant environment.

Terrie Barr echoed support for the park idea, adding that she frequently visits other towns and suggested incorporating an attractive bus stop near the project.

Mr. Hallett and Ms. Jones expressed their appreciation for the Council and community's feedback, assuring them that the suggestions would be taken back to the County.

ADMINISTRATIVE BUSINESS

A. Water Storage Tank Aesthetics

City Manager Pete Carr provided an update to the Council on the construction of a one-million-gallon water storage tank, part of Phase 4 of the Orland Emergency Groundwater Supply Project, slated for completion by August 2025. In response to the Council's request for a plan to enhance the facility's aesthetics through landscaping or artwork, Mr. Carr noted that City funding would be needed. He presented the site plan, noting key elements such as size, location, security measures, and costs. Mr. Carr then outlined three options for addressing the aesthetic enhancements: involving the Orland Arts Commission and City Staff, hiring a landscape architect, or forming an ad hoc committee.

Councilmember Tolley suggested waiting a year on involving the arts commission and forming an ad hoc committee but opposed hiring a landscape architect. Councilmember Roundy supported the arts commission's involvement due to their expertise with murals but expressed concerns about the cost and upkeep of landscaping. Vice Mayor Romano advocated for issuing an RFP for a landscape architect, with the option to reassess if costs were too high. He also proposed improving the entire property with curbs, gutters, parking, and landscaping to enhance its appearance. Councilmember McDermott emphasized the need to move quickly, supporting collaboration between a landscape architect and the arts commission to create a welcoming space, including adding grass to the gravel lot and security cameras. Mayor Dobbs agreed, highlighting that a grassy area would beautify Orland and urging the Council not to delay, as costs would only rise over time.

Orland resident Gayle Shermer expressed concerns about the old Bucke's building being torn down. Mayor Dobbs clarified that the building is on a separate parcel not owned by the City, and no action would be taken regarding it.

Diana Candieas and Ms. Saint-Evens both shared their opinions on the fencing surrounding the water tank.

Ron Lane, Chairperson of the Economic Development Commission, expressed his vision for the water tank, suggesting it could become an attraction, possibly featuring decorative elements like bees for photo opportunities and a wishing well to help fund maintenance.

Ms. Ponci agreed with the Councilmembers on the importance of installing curbs, gutters, sidewalks, and landscaping for the entire lot. She voiced her preference for attractive landscaping, trees, and fencing over a mural.

Resident Byron Denton reminisced about past beautification efforts in Orland, while Ms. Barr raised safety concerns related to the old Bucke's building and emphasized the importance of dense trees for protecting the water tank and she also stated she would like to see the entire block beautified.

Mr. Carr reiterated that he understood the Council's desire to issue an RFP for a landscape architect and to address the curb, gutter, and sidewalks around the site, while also involving the Arts Commission in the process.

B. Newville Road / Walker Street – Conceptual Improvements From I-5 to County Road N

City Engineer Paul Rabo reported that the City of Orland developed a Streetscape Master Plan in 2017 for improvements on Walker Street, and an Alternative Transportation Plan (ATP). He also mentioned that Caltrans is preparing a maintenance project (OJ500) for Newville Road and Walker Street,

focusing on asphalt replacement, curb ramps, sidewalks, and drainage. A future project is also being considered by Caltrans (IN200) and may include more substantial upgrades like lane reconfigurations, bike lanes, curb extensions, and roundabouts. The objective is to keep traffic flowing while making it safer for pedestrians and bicyclists.

Mayor Dobbs expressed reservations about roundabouts, questioning their suitability for the community but supported the downtown plan for updated curbs, gutters, and sidewalks. Councilmember Tolley emphasized trust in the City engineers' judgment on safety measures. Vice Mayor Romano raised concerns about freeway interchange roundabouts potentially causing issues for truckers and access to fueling stations but saw merit in using roundabouts on the east side of town to slow traffic. Councilmember McDermott agreed with Romano, shared the importance of fire truck accessibility and safety. Councilmember Roundy, a driving instructor, noted that roundabouts are statistically safer than stop signs.

Ms. Schermer expressed concerns about the absence of traffic signals along SR32.

Orland resident Alex Enriquez supported roundabouts for their safety and traffic flow benefits and urged the inclusion of protected bike lanes in the projects.

Mr. Denton emphasized the importance of improving streets and passing Measure J.

Ms. Barr raised concerns about accessibility and the need for sidewalks near City property by the railroad crossing for public safety.

Earl Megginson stressed the significance of passing Measure J for street improvements.

Ms. Saint-Evens voiced her concerns and opposition to roundabouts.

Tammie Olivarez worried about potential parking loss in the downtown area and inquired about how the City plans to address parking needs. Mr. Rabo responded that a traffic analysis could determine the parking requirements for businesses.

Julie Henderson expressed concerns about commercial trucks navigating roundabouts and requested the City consider special lighted pedestrian crosswalks or additional lighting to alert drivers to crosswalks.

Ms. Ponci asked about project completion timelines, with Mr. Rabo indicating that OJ500 is expected to be constructed in 2025 and IN200, including streetscape plans, could be constructed between 2027-2029. She also requested more trees in the downtown plan.

Mayor Dobbs expressed anticipation for reports from traffic professionals on the studies.

C. EDC Recommendation for Hotel Development Incentive

Mr. Carr shared that the City currently has no formal incentive program for hotel development, but potential incentives could include fee reductions or TOT rebates. Mr. Carr stated that in 2016, a similar incentive was offered for a La Quinta hotel, but the project was canceled due to other economic factors.

The Economic Development Commission (EDC) is recommending a 50% reduction in development impact fees (DIF) for the first hotel project meeting criteria such as a minimum of 80 rooms, 4 stories

with indoor corridor access, a 3-star or better rating, and a conference room. The incentive could be time-limited or open-ended, depending on project size.

Councilmember Roundy shared concerns with Orland being able to fill all the rooms and asked how the City could do that, possibly more events highlighting Black Butte Lake. Councilmember Roundy provided hotel nightly room prices for hotels nearby. Mayor Dobbs shared he feels this is a great opportunity to get a new hotel in town and thanked EDC for bringing this forward. Vice Mayor Romano agreed with Mayor Dobbs and stated he would like to refine what the City wants to do as far as reductions and requirements. Vice Mayor Romano stated a hotel will help restaurants and downtown shopping. Councilmember Tolley shared his concerns with giving a reduction to a possible hotel when the City Council declined a reduction for CHIP.

Mr. Denton voiced his support for offering incentives to attract a hotel to Orland and expressed appreciation for City Manager Pete Carr's efforts.

Mr. Lane encouraged the audience to attend Economic Development Commission (EDC) meetings, emphasizing the Commission's commitment to bringing a hotel to Orland. He also read a message from EDC Vice Chairperson Brandon Smith, who supported hotel incentives.

Orland resident Dottie Tefelski endorsed the idea of a new hotel, noting that many people would benefit. Vice Mayor Romano agreed, sharing his personal experience of needing accommodation in the area before relocating.

Ms. Barr highlighted her travels and stated that a new hotel would attract more visitors to enjoy Orland's offerings and stay overnight.

Orland resident and local business owner, JC Tolle, shared he organizes an annual event and emphasized the need for more hotel rooms to accommodate athletes, and suggested that a hotel with a banquet room would benefit the community.

Ms. Saint-Evens noted that Mr. Carr has been working on securing a hotel for years and that now is the time to offer incentives.

Orland resident Susie Smith expressed concerns, criticizing the Council for denying incentives to CHIP housing, which benefits local residents, while potentially offering incentives to hotel developers.

The Council shared their comments and concerns, and Mr. Carr assured them that he would relay the feedback to the Economic Development Commission (EDC).

D. National Media Opportunity

Assistant City Manager Rebecca Webster shared an opportunity for the City to be featured on "Viewpoint with Dennis Quaid," a series of short educational films aired on PBS. The show highlights influential organizations and requires a production fee of \$30,000 from participants. If chosen, Orland's segment would promote the city's unique features, such as being the "Queen Bee Capital," its volunteer fire department, unique shopping and dining, agricultural strengths, and excellent parks. Mayor Dobbs and staff see this as an opportunity to enhance Orland's visibility but have not yet committed to the project.

Councilmembers McDermott, Roundy, Vice Mayor Romano, and Mayor Dobbs expressed interest in the project, noting its potential to highlight Orland's attractions and serve as a future tourism tool. Councilmember Tolley was opposed to using taxpayer dollars.

Mr. Denton voiced his support for the project.

Orland resident Patrick Bennet cautioned the Council, describing it as a "pay-to-play" business model. He raised concerns about the legitimacy of the production company, advising the Council to conduct thorough research, including verifying the company's credentials and consulting organizations like PBS before committing funds. Mr. Bennet suggested that the City could produce its own video locally at a lower cost.

Ms. Barr questioned the value of spending \$30,000 on a video aimed at distant viewers and proposed investing in better signage along the freeway to promote Orland as the "Queen Bee Capital" and attract visitors off the freeway.

Mayor Dobbs thanked the community for their input and, after considering the feedback, felt comfortable with the decision to pass on the project. Councilmember Tolley also expressed appreciation for the community's comments, noting that the funds could be better allocated elsewhere. Councilmember Roundy agreed that passing on the project was a good idea and suggested the Council explore working with a local filmmaker for a future tourism video, if that idea resonates with the Council.

ORAL AND WRITTEN COMMUNICATIONS

PUBLIC COMMENTS:

Ms. Barr raised concerns about the 3-minute limit for public comments and requested that the timer be paused when she wants to ask for information to be displayed, allowing her to use the full allotted time for speaking.

Mr. Denton expressed his concern that any signage should not focus solely on bee-related businesses but should be inclusive of the entire community.

CITY COUNCIL COMMUNICATIONS AND REPORTS

Councilmember Tolley:

- Shared that there is more to the community than just bees and should not be the only thing.

Councilmember Roundy:

- LAFCo will be hearing the Modoc Annexation at the September 9th meeting.

Councilmember McDermott:

- Nothing to report.

Vice Mayor Romano:

- Would like to get Westside Ambulance back on one of the next agendas to discuss the new ambulance.

Mayor Dobbs:

- Will be attending the Fire and Library Commission Meetings.

MEETING ADJOURNED AT 9:19 PM

Jennifer Schmitke, City Clerk

Chris Dobbs, Mayor