



## ORLAND CITY COUNCIL REGULAR MEETING

Tuesday, November 5, 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 A. 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 (Via Zoom); Police Chief Joe Vlach; City Clerk Jennifer Schmitke; Public Works Director Zach Barber; City Engineer Paul Rabo

### CONSENT CALENDAR

- A. Warrant List (Payable Obligations)
- B. Approve City Council Minutes from October 15, 2024
- C. Receive and File Arts Commission Minutes from September 18, 2024
- D. Receive and File Planning Commission Minutes from September 19, 2024
- E. Approve and Adopt Second Reading of Ordinance 2024-05: Amending Title 8, Health and Safety to adopt standards for Massage and Bodywork Establishments
- F. Approve and Adopt Second Reading of Ordinance 2024-06: Adding Chapters 8.50, 8.52, 8.54 And 8.56 To the Orland Municipal Code - Measures Prohibiting (1) Camping, (2) Sitting/Lying/Sleeping, (3) Personal Property Storage And (4) Sleeping in Motor Vehicles Upon Public Property
- G. Auxiliary Legal Services Agreement
- H. GSRMA MOU Amendment

Councilmember Tolley asked to pull item G for explanation.

**ACTION:** Councilmember Tolley moved, seconded by Councilmember Roundy, to approve items A-F and H on the consent calendar as presented. Motion carried by a voice vote 5-0.

City Manager Pete Carr provided a brief overview of the auxiliary legal services agreement, which enables the City to secure additional outside counsel for specialized cases as needed. He noted that the City had previously utilized these services before 2010. The agreement includes access to the

Employment Relations Consortium (ERC) workshops, reference materials, newsletter subscriptions, and unlimited telephone consultations, along with associated costs. Mr. Carr also shared that City Attorney Greg Einhorn endorses the City's participation in the Liebert Cassidy Whitmore (LCW) ERC.

Vice Mayor Romano reviewed the services provided by LCW and inquired whether the City would incur extra costs for additional legal services or counsel on specific cases. Mr. Carr clarified that while the agreement includes unlimited legal consultation over the phone and online, additional costs could arise if further support is needed beyond standard services.

Councilmember Tolley inquired why the City hadn't utilized these services since 2010. Councilmember Roundy explained that, at the time, the City chose to eliminate these services to avoid reducing staff positions and pay.

**ACTION:** Councilmember Tolley moved, seconded by Councilmember Roundy, to approve item G on the consent calendar as presented. Motion carried by a voice vote 5-0.

## **ADMINISTRATIVE BUSINESS**

### **A. Traffic Study 95% Completion Report**

Kamesh Vedula from GHD Inc., a Sacramento traffic engineering firm, shared a presentation on the traffic study for the intersection at Newville Road and 9th/Tehama Street. GHD's analysis focuses on traffic data, site conditions, accident reports, utility locations, and other key factors to recommend ways to enhance safety and traffic flow. Mr. Vedula presented several options for the intersection, including a single roundabout concept, dual roundabouts concept, or a combination of one roundabout and one traffic signal concept, offering the Council various configurations to consider for improving traffic flow and safety.

Councilmember Tolley inquired about the costs and funding options for roundabouts and asked Mr. Vedula for his perspective on the best design option for the intersection.

City Engineer Paul Rabo explained that the project is funded by the Glenn County Transportation Commission and includes a comprehensive study featuring a multi-modal assessment, benefit-cost analysis, conceptual plans, and preliminary cost estimates. He discussed Caltrans' upcoming projects and emphasized that having this consultant report available will be valuable for Caltrans as they consider future initiatives. Mr. Rabo noted that Caltrans has expressed interest in incorporating roundabouts into future plans. He also shared that in October, GHD presented its near-final analysis to the Public Works & Safety Commission, which supports roundabouts as an effective solution for improving safety and traffic flow.

Mayor Dobbs shared his preference for a specific design concept, while Vice Mayor Romano raised concerns about the proposed roundabout near the freeway, noting that trucker access for refueling is vital to Orland's revenue. He emphasized that any future infrastructure should be appealing and accessible to truck drivers. Mr. Vedula added insights from his firm's experience implementing roundabouts in other communities with high truck traffic and busy freeway off-ramps, demonstrating how similar projects have been successful.

Orland resident Brandon Smith shared his thoughts on the proposed roundabout concepts.

Orland resident Earl Megginson voiced concerns about pedestrian crossings at the intersection.

Orland resident Ron Lane shared his experiences traveling through this area, expressing support for a roundabout at the freeway offramp and advocating for a traffic signal near the Burger King/Dutch Bros intersection.

Orland resident Alex Enriquez, who uses roundabouts in his daily commute, also expressed his support for roundabouts.

Orland resident Terrie Barr spoke about a successful roundabout in a busy Redding intersection, noting that it not only improved traffic flow but also featured artwork. She emphasized that roundabouts are the way forward and suggested that Orland's design ensures adequate size for functionality.

Mr. Vedula added that the final report will be publicly available and will serve as a key resource for future planning by the City, the County Transportation Agency, and Caltrans.

### **B. Award of Contract to Architect for Carnegie Center**

Mr. Carr reported that City Staff has acted on the Council's directive to evaluate ADA and other potential improvements for the Carnegie Center with respect to the historical value of the building. Staff issued an RFP to architectural firms, presenting two options: one for ADA compliance alone and another that includes additional recommended upgrades. Working with consultants from Rolls Anderson Rolls, City Staff reviewed, scored, and verified each proposal based on alignment with City goals, experience, and cost-effectiveness. Mr. Carr shared Ausmus Engineering emerged as the top recommendation, followed by Garavaglia Architecture, Inc. and Shepphird Associates as strong alternatives. Mr. Carr mentioned the funding for this project could come from the general fund reserves or from the DIF Community Center account.

Councilmember Tolley asked for clarification on why Ausmus Engineering was recommended as the number one pick. Mr. Carr explained that Ausmus's local presence, competitive pricing, and strong compliance record made them an excellent choice. Mr. Rabo added that he had contacted a reference for Ausmus, who highlighted the company's consistently positive performance across multiple projects. Mr. Carr mentioned he had reached out to the City of Corning to discuss a recent project Ausmus completed for them.

Mayor Dobbs inquired about the price quotes and details of the more comprehensive design option. Mr. Carr explained that several proposals suggested removing the kitchen, reconfiguring the exterior steps, restoring the basement windows to their historic appearance, and making additional interior and exterior enhancements beyond the required ADA upgrades.

Vice Mayor Romano asked about Garavaglia Architecture, noting their experience with other Carnegie buildings, and inquired if their references had been contacted. Mr. Rabo and Mr. Carr responded that they had not reached out to additional references, as Mr. Carr felt that the reference projects from the other firms were less aligned with Orland's needs. Mr. Rabo added that Ausmus, a smaller, local firm, had conducted extensive historical research on the Orland Carnegie building, while Garavaglia and Shepphird, being larger non-local firms with more staff and higher budgets, likely contributed to the contrast cost compared to Ausmus. Vice Mayor Romano expressed concerns about Ausmus, an engineering firm, handling design and historical renovation work, as Garavaglia and Shepphird are specialized architectural firms. He recommended conducting further background checks on the other two firms.

Councilmember Roundy expressed support for working with Ausmus Engineering, emphasizing the value of selecting a local firm. He noted that if additional expertise is required, the City could consider bringing in other firms as needed, and underscored the Council's goal of making the Carnegie Center a source of pride for the community. Councilmember Tolley agreed, adding that Orland's needs and character differ significantly from those of larger cities like Calabasas or San Francisco, reinforcing his preference for partnering with a local firm.

Mr. Smith expressed the belief that investing in the community attracts quality people and families, emphasizing that the cheapest option is not always the best. He expressed his support for selecting a local firm while also recognizing the importance of firms that specialize not only in ADA compliance but also in preserving historical value. Mr. Smith urged the Council to consider the future potential of the Carnegie building, asking them to think beyond its current use for local meetings and explore how it could be repurposed as a multi-use facility to better serve the broader community.

Orland resident Billy Irvin expressed concern that City Staff focused solely on the less expensive bid, suggesting that the City should have also considered the references for the other two firms. He emphasized the importance of prioritizing the best outcome for the building, rather than simply choosing the most cost-effective option.

Ms. Barr highlighted the Carnegie building's significance as part of the nation's history and expressed concern about the City's past decisions to demolish historical structures. She emphasized the importance of preserving such buildings, as they are integral to the City's heritage and future. Ms. Barr asserted that preserving historical integrity should be prioritized over saving a few dollars.

Orland resident Byron Denton shared that he wants what is best for the City and agrees with the City's choice in Ausmus.

Mr. Lane asked if the basement is being incorporated into the quotes or only the top floor. Mr. Carr shared that the firms were told to focus on the top floor.

County resident Marilyn Ponci expressed concern about the basement leaking and noted that many clubs and community groups rely on the building, including the Woman's Improvement Club, which still uses the kitchen. She emphasized her desire to see the kitchen preserved. Ms. Ponci also suggested that more information be provided to the community, allowing them to better understand what each firm offers. She recommended that, in addition to reviewing bids, City staff involve local groups and City Commissions in the process by sharing the bids and seeking their feedback.

Orland resident Jan Walker expressed her frustrations with previous City decisions on projects.

Mayor Dobbs stated that he would like to see more information from the other two firms, including examples of their past work.

Councilmember McDermott clarified that the bids submitted by each firm are for design plans only, not for the actual construction work. He recommended that the bids be carefully reviewed, emphasizing that this upgrade will be a significant financial commitment for the City. Mr. Carr responded that while City staff had only emailed the bids to the councilmembers, the City could make the bids available online for the community to review.

## **ORAL AND WRITTEN COMMUNICATIONS**

**PUBLIC COMMENTS:**

Ms. Barr wished all council candidates luck in the upcoming election.

**CITY COUNCIL COMMUNICATIONS AND REPORTS**

Councilmember Tolley:

- Shared he would like to see the Pioneer Proposal at a future meeting.

Councilmember Roundy:

- Asked the community to vote;
- Attended the art center poetry readings Friday November 1<sup>st</sup>;
- Stated the high school football team won the championship;
- Shared his appreciation for the Treat Street event downtown;
- Attended the Glenn Ground Water Agency meeting, the next meeting will be in January.

Councilmember McDermott:

- Thanked the community for coming out to Council meetings.

Vice Mayor Romano:

- Nothing to Report.

Mayor Dobbs:

- Attended the Fire Department awards dinner;
- Library Commission will be November 18<sup>th</sup>.

**MEETING ADJOURNED AT 8:02 PM**

Jennifer Schmitke, City Clerk

Chris Dobbs, Mayor