



ORLAND CITY COUNCIL REGULAR MEETING

Tuesday, May 6, 2025

CALL TO ORDER

The meeting was 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: Interim City Manager Janet Wackerman; City Attorney Scott Drexel, City Clerk Jennifer Schmitke; Public Works Director Zach Barber

Arrived at 6:30: Police Chief Joe Vlach; Library Director Jody Meza (arrived at 7:09 pm)

CITIZENS COMMENTS ON CLOSED SESSION - None

MEETING ADJOURNED TO CLOSED SESSION AT 6:00 PM.

CLOSED SESSION ENDED AND RECONVENED TO REGULAR SESSION AT 6:30 PM.

REPORT FROM CLOSED SESSION - *Mayor Romano announced that Council met with City Staff and City Attorney Scott Drexel in Closed Session to discuss real property negotiations and anticipated litigation as noted on the Closed Session agenda. Mayor Romano shared that there is no reportable action and that the closed session would go back into session at the end of the regular meeting.*

CONSENT CALENDAR

- A. Warrant List (Payable Obligations)
- B. Approve City Council Minutes for April 15, 2025
- C. Receive and File Planning Commission Minutes from March 20, 2025
- D. Hotel Feasibility Report
- E. Fiscal Year 2024 Financial Audit Report
- F. Resolution 2025-06: Updating Contract Execution Authorization for the IRWM Water Project

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

Next Steps for Carnegie Center Project

Mayor Romano explained that Council's goal was to share the Carnegie Center plans publicly to invite potential feedback from the community. He noted that he would like the Council to consider whether to move forward with developing construction documents based on the plans submitted by William Shepphird or to discuss any suggested changes or modifications before proceeding.

Orland resident Jan Walker shared her perspective on the proposed renovations, suggesting the project be completed in phases. She also advocated for retaining the main floor kitchen and suggested incorporating brick into the proposed stucco entryway to better reflect the building's original design.

Orland resident and Woman's Improvement Club President Christine Stifter praised the Council for advancing the project, noting that the community is supportive but urged consideration of the pace of significant changes happening all at once. She inquired whether a local contractor would be considered and emphasized that the Woman's Improvement Club fully supports the renovations and is eager to assist in any way needed.

Orland resident Carolyn Denton expressed concern that the project's focus may be shifting away from the Carnegie Center.

Councilmembers agreed that completing the project in phases was a sensible approach. While there was no urgency to rush, they emphasized that the primary goals remain ADA accessibility, roof repairs, and restoring the Carnegie Center's main floor to its original historic design. The discussion covered key elements of the renovation, including the removal of the kitchen and dais, as well as the importance of pursuing grant opportunities. Council also underscored the value of having shovel-ready plans to enhance funding opportunities. Staff was directed to move forward with getting construction documents and soliciting bids from contractors.

Ms. Stifter shared that during Mr. Shepphird's visit to the Carnegie Center, he was accompanied by another individual who recommended that the City consider establishing an Orland Carnegie Foundation. This foundation could help ensure the building isn't subject to the same regulations as a City-public property. Mayor Romano asked City staff to look into creating an Orland Carnegie Foundation.

Ms. Walker questioned the Council's decision to restore the main floor to its original historic appearance and raised concerns about the building's future use. She urged the Council to prioritize the building's current function as a meeting space over its past role as a library, emphasizing the need to accommodate the many community groups and clubs that rely on the facility—particularly its kitchen—for their activities.

Fiscal Year 2025-26 Budget Discussion #4: Development Impact Fees (DIF) and American Rescue Plan Act funds (ARPA)

Interim City Manager Janet Wackerman presented the fourth installment of the draft Fiscal Year 2025-26 (FY26) budget, which takes effect July 1. This session builds on three prior workshops and focused on two key components: Development Impact Fees (DIF) and the American Rescue Plan Act (ARPA) fund.

- Development Impact Fees (DIF): Assessed at the time of permit issuance, these fees help finance capital improvements needed to support new residential and commercial development. The fee structure is based on a consultant's analysis, updated annually to reflect inflation. A current-year summary, as of March 31, outlines revenues and expenditures, with final adjustments and additional project costs to be incorporated in the year-end closeout and audit reports.
- ARPA Funds: This one-time federal funding, provided as part of COVID-19 recovery efforts, supports a range of local projects and programs. The ARPA budget outlines the City's approach to responsibly allocating these temporary funds.

The Council requested clarification on an outstanding balance on the ARPA and DIF fund figures and thanked Ms. Wackerman for her thorough report.

City Manager Transition Update on recruitment for City Manager, including salary range, job duties, desired qualifications and process

Ms. Wackerman presented a draft brochure she created for the open City Manager position and requested Council's guidance on next steps, acknowledging the Council's desire to incorporate community input. She expressed her goal to post the job advertisement by Friday, May 9. City Attorney Scott Drexel confirmed that Councilmembers are permitted to offer input and suggestions on the brochure. Ms. Wackerman also reviewed key highlights of the position, including job responsibilities and the proposed timeline for the recruitment process. Council reviewed the draft brochure, and the Mayor invited the community to share their thoughts on the qualities and priorities they would like to see in the next City Manager.

County resident Valerie Johnson expressed her preference for selecting a City Manager who is local and personally invested in the community.

Orland resident and Economic Development Commission Chair Ron Lane emphasized that having the necessary qualifications to effectively manage the City should take priority over a candidate's local ties.

Orland resident Earl Megginson asked whether the City has a formal plan in place. Mayor Romano responded that the City does have a General Plan, which outlines the City's long-term goals and current areas of focus.

Ms. Denton shared her view that whether or not the City Manager is from Orland or currently lives in Orland should not be a deciding factor.

Orland resident Chris Dobbs expressed that the most important consideration for the City Manager position is having the right qualifications and the ability to help the community thrive and grow, regardless of being from Orland.

Councilmember McDermott expressed appreciation for Ms. Wackerman's hard work on the brochure. Vice Mayor Tolle emphasized that the key decision will be based on the candidate's passion and qualifications. Mayor Romano highlighted the importance of casting a wide net to find a candidate who can deliver on promises, with a strong track record, the right qualifications, and a genuine passion for the role. Councilmember Smith stressed the urgency of getting the

brochure distributed as soon as possible. Council directed staff to proceed with the release of the brochure and encouraged anyone with recommendations to reach out to Ms. Wackerman.

CPA Service Agreement Amendment

Ms. Wackerman reminded the Council that in December 2024, they approved a professional services agreement with RGS Consultants for financial advisory and CPA services. City staff began working with RGS in January 2025 but soon determined that additional hours were needed due to the complexity of the transition from the MOMs system to Tyler. In March 2025, an additional \$22,000 was added to the contract's "Not to Exceed" limit. By April 30, 2025, RGS had resolved the system-related issues and initiated the necessary accounting work. To complete the transition and prepare the budget for Council review, an additional \$49,806 in funding will be required.

Councilmembers raised concerns about the City's ongoing reliance on RGS (Regional Government Services) during the transition from the outdated MOMs financial system to Tyler Technologies. Councilmember McDermott inquired about the nature of the transition, while Councilmember Barr questioned whether RGS's role had expanded beyond its original scope.

Mayor Romano echoed concerns about rising costs, delays in financial reporting, and incomplete account reconciliations, noting the Council had not been made aware of certain delays. Ms. Wackerman responded that the previous CPA had only input data into MOMs, leaving RGS and staff to complete the transfer and reconciliation in Tyler. She assured the Council that staff are now working closely with RGS to bring the system fully online.

In response to Councilmember Barr's questions, Ms. Wackerman explained that RGS had been awaiting the delayed audit, which has since been received. She confirmed that financial reports and payroll are now being generated from the Tyler system and assured the Council that the data provided—including project spending figures—is accurate.

ACTION: Vice Mayor Tolle moved, seconded by Councilmember Smith, authorize the interim City Manager to approve the amendment to the agreement to not exceed the \$49,806.00. Motion carried by a voice vote 5-0.

City Manager Verbal Report

- Nothing to Report

ORAL AND WRITTEN COMMUNICATIONS

PUBLIC COMMENTS:

Ms. Johnson highlighted the success of the first-ever "Sophisticats" gala held on April 27, noting that the event raised enough funds to complete the surgery center for Hidden Treasures Sanctuary and Rescue.

Yolanda Martinez from Glenn County Community Action addressed the Council regarding this year's Glenn County Senior Expo and encouraged the City to consider sponsoring the event.

Ms. Denton raised concerns about downtown trees being damaged or uprooted during high winds and recommended reinstalling tree cages for added protection. She also shared news about a new local media outlet launched by Todd Bishop and Stephen Nordbye. Additionally,

Ms. Denton mentioned receiving community feedback regarding the placement of benches in the downtown area.

CITY COUNCIL COMMUNICATIONS AND REPORTS

COUNCILMEMBER UPDATES

Councilmember Smith:

- Attended the "Sunset Social" event, hosted by the Orland Area Chamber of Commerce, on Sunday, April 27th at The Barn at Old Colony.
- Shared he is happy that the pool project is completed.
- Attended the Glenn Groundwater Authority meeting.

Councilmember Barr:

- Shared her appreciation that the pool project is complete and the pool is full of water.
- Attended the Orland Area Chamber of Commerce meeting.
- Reminded the community about the Orland Chamber Friday Night Market which started May 2nd.
- Attended the Planning Commission Meeting April 17th.
- Attended the "Sophisticats" event on April 27th at The Hive, benefiting Hidden Treasures.

Councilmember McDermott:

- Shared Ron Lane's efforts to raise Orland's visibility and get the city back on the map, and stated he saw Orland on the weather map.
- Asked to get the Senior Expo Sponsorship request added to the next City Council meeting for consideration.

Vice Mayor Tolle:

- Nothing to Report

Mayor Romano:

- Attended the Mill Street School Carnival.
- Shared he was glad the "Sophisticats" gala had good attendance.
- Reminded the Community about the Friday Night Market in Library Park.
- Attended the "Sunset Social" at The Barn at Old Colony.
- Shared appreciation for the Orland youth football and cheerleading association for putting on a golf tournament at Rolling Hills Casino.
- Spoke about the comment board that Cal Trans has posted on their website for the SR32 project, allowing the community to share input on the project. City Clerk Jennifer Schmitke shared she put a quick link on the City website.

FUTURE AGENDA ITEMS

- Nothing was added

MEETING ADJOURNED TO CLOSED SESSION AT 7:50 PM

MEETING RECONVENED TO REGULAR SESSION AT 8:09 PM

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

MEETING ADJOURNED 8:10 PM

Jennifer Schmitke, City Clerk

Mathew Romano, Mayor