



## ORLAND CITY COUNCIL REGULAR MEETING

Tuesday, May 20, 2025

### CALL TO ORDER

The meeting was called to order by Mayor Matt Romano at 5:06 PM.

### ROLL CALL

Councilmembers Present: Councilmembers Brandon Smith, Terrie Barr, John McDermott(arrived at 6:34 pm), Vice Mayor JC Tolle and Mayor Matt Romano

Councilmembers Absent: None

Staff Present: Interim City Manager Janet Wackerman; City Attorney Scott Drexel, Negotiation Attorney Greg Einhorn, City Clerk Jennifer Schmitke

Arrived at 6:30: Police Chief Joe Vlach; Library Director Jody Meza, City Engineer Paul Rabo and Fire Chief Justin Chaney

**CITIZENS COMMENTS ON CLOSED SESSION - None**

**MEETING ADJOURNED TO CLOSED SESSION AT 5:07 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 Scott Drexel in Closed Session to discuss real property negotiations, Public Employment and conference with labor negotiators as noted on the Closed Session agenda. Mayor Romano shared that there was no reportable action.*

### PLEDGE OF ALLEGIANCE

### CONSENT CALENDAR

- A. Warrant List (Payable Obligations)
- B. Approve City Council Minutes for May 6, 2025
- C. Senior Citizen Expo Donation Request
- D. Approve Temporary Use and Indemnity Agreement with Trojan Booster Club and TNT Fireworks for Temporary Use of City-Owned Property at 517 Walker Street from June 28 to July 6, 2025
- E. Receive and File Library Commission Minutes from March 10, 2025
- F. Proposed Project Funded by SB 1: The Road Repair and Accountability Act

**G. Resolution 2025-07: Updating the Contract Authorization of the City of Orland, Authorizing the Grant Application, Acceptance, and Execution for the Orland Emergency Groundwater Resource Project**

Mayor Romano requested to pull Item F from the agenda in order to ask questions and gain a clearer understanding of the item's scope. He inquired about the requirements for SB1-funded projects. The City Engineer responded that, to his knowledge, a wide range of work qualifies under SB1 funding, including maintenance, road repairs, design expenses (such as those for the Road M ½ project), and supplemental funding for Tehama Street.

Mr. Rabo further explained that the roads included in the list are derived from the County's pavement management plan. Mayor Romano clarified that not all roads on the list are guaranteed to be updated—only select ones—and Mr. Rabo confirmed this. He also noted that any project not included on the list would not qualify for SB1 funding.

Councilmember Barr requested clarification regarding the funding and planned work on East Shasta Street, to which Mr. Rabo provided a detailed explanation. Councilmember Barr also asked why certain roads and streets were included on the list. Mr. Rabo explained that the County hired a consultant to develop the pavement management plan, which assessed each road's pavement condition index. He emphasized that preventative maintenance is just as critical as full repairs in preserving street infrastructure.

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

## **PUBLIC HEARING**

### **Introduction and First Reading of Ordinance No. 2025-24, Amending Orland Municipal Code Section 17.48.030(A) to Add Schools, Public and Private, as a Conditionally Permitted Use in the M-L Zoning District; and CEQA Exemption Under Guidelines Section 15305**

City Attorney Scott Drexel presented a public hearing to City Council on behalf of the Glenn County Office of Education (GCOE) to consider a zoning amendment that would allow schools to be listed as a conditionally permitted use within the City's M-L (Limited Industrial) zoning district and introduced the first reading of Ordinance 2025-04.

The Planning Commission reviewed the proposed amendment at its April 17, 2025, meeting and voted unanimously (5-0) to recommend that the City Council approve the change. Specifically, the Commission recommended that the Council determine the amendment to Orland Municipal Code Section 17.48.030—adding "Schools, public and private not limited to vocational" as a conditionally permitted land use in the M-L zone—is exempt from environmental review under CEQA Guidelines Section 15061(b)(3), and that the Council approve the zoning change. The Planning Commission stated that what type of school could be listed as a condition in the use permit.

GCOE purchased the property at 512 South Street, formerly "John's Tire," with the intent of converting the space into a classroom facility for Emergency Medical Services (EMS) training.

Councilmembers asked whether the Glenn County Office of Education (GCOE) would be able to proceed with their plans if the Council approved the zoning amendment at this meeting. City Attorney Scott Drexel clarified that while the Conditional Use Permit (CUP) would still require approval, GCOE would be permitted to move forward following the second reading and adoption of the ordinance.

Councilmembers also expressed concerns about potential limitations or impacts the proposed school use might have on existing or future neighboring businesses. Mr. Drexel explained that a variety of laws govern what types of businesses can operate adjacent to a school. However, because the use would be conditionally permitted, any concerns related to compatibility, proximity, or operational impact can be thoroughly evaluated and addressed through the CUP process.

Councilmember Barr expressed interest in reviewing and updating Title 17 of the Municipal Code. Mayor Romano noted that this is a priority for the City Planner to address once a new city planner is on board.

The public hearing opened at 6:50 PM.

Planning Commission Chairperson Stephen Nordbye clarified that the Commission intentionally used broader language—referring simply to “schools” rather than specifying “vocational/technical”—to allow flexibility. He explained that any type of school, whether traditional or vocational, would still be required to obtain a Conditional Use Permit (CUP), subject to Planning Commission approval.

Orland resident Jeffrey Tolley asked whether all types of schools would be permitted under the proposed change. City Attorney Scott Drexel confirmed that the Planning Commission's recommendation was to allow “Schools—Public and Private” without limiting it to vocational or technical institutions. Mr. Tolley voiced concerns about how this change might affect current and future businesses in the surrounding area. Mr. Drexel responded that any proposed school would be subject to conditions through the CUP process, which allows for review and mitigation of potential impacts on nearby land uses. Mr. Tolley also asked when the ordinance would take effect if approved. Mr. Drexel stated that the ordinance would become effective 30 days after its second reading.

No other comments were received, and the Public Hearing closed at 7:01 PM.

Councilmembers agreed that the training facility will be a benefit to the City of Orland.

**ACTION:** Councilmember Smith moved, seconded by Councilmember McDermott, to adopt and approve the first reading of Ordinance 2025-04 amending the Orland Municipal Code section 17.48.030 to allow schools-public and private to the listing of uses conditionally permitted in the M-L, limited industrial zoning district and CEQA exemption guidelines in section 15061(b)(3). Motion carried by a voice vote 5-0.

## **ADMINISTRATIVE BUSINESS**

## **DWR Emergency Water Project Update**

City Engineer Paul Rabo presented to the Council an update on the California Department of Water Resources (DWR) project, which aims to provide safe and reliable drinking water for residents both within and outside city limits. Mr. Rabo summarized the project's progress and funding allocations for each phase.

Mr. Rabo reported that Phase 1 is approximately 70% complete. Phase 2A has been awarded and is currently progressing, while Phase 2B is complete. The City has secured the necessary permits from the United States Bureau of Reclamation to install water mains across irrigation canals on federal lands, as required by federal regulations. Phase 2C Unit 1 has been advertised for construction, and bids have been received. Units 2 through 6 of Phase 2C are scheduled to be advertised this summer. Phase 3A is fully complete. Phase 3B, although previously advertised and bid, will be removed from the current funding scope and reassigned to a different funding source. Phase 4 is currently under construction. Mr. Rabo also presented a Project Budget Overview. The project has been awarded a total of \$16.7 million, allocated as follows:

- \$1.25M: Administration, permits, and CEQA documentation.
- \$2.25M: Design.
- \$13.2M: Construction, with costs broken down by phase:
  - Phase 1: \$1.4M (water services and main extensions).
  - Phase 2A: \$5.35M (water mains, services, fire hydrants).
  - Phase 2B: \$2.0M (water mains, services, fire hydrants).
  - Phase 2C: \$0.8M (connecting meters to houses).
  - Phase 3A: \$0.35M (well construction).
  - Phase 3B: \$0.9M (well equipping and site improvements).
  - Phase 4: \$2.4M (storage tank, booster pumps).

Mr. Rabo shared that the project is over budget by \$1.3 M, which will be covered by the City's water enterprise fund per the contract.

Council asked questions regarding the project.

## **City Council discussion and possible action to award a construction contract for the City of Orland Emergency Groundwater Resource Project – Phase 2C Unit 1**

City Engineer Paul Rabo provided the Council with an update on the City's ongoing water system improvement project, specifically 2C unit 1. Mr. Rabo shared that since September 2021, the City of Orland has been working in partnership with the California Department of Water Resources (DWR) to design and construct essential upgrades to the municipal water system. The project is intended to ensure a safe and reliable supply of drinking water for residents both within and beyond the city limits. Key improvements include the development of a new municipal groundwater well, installation of a water storage tank, water mains, fire hydrants, and residential service connections.

Phase 2C of the project focuses on installing backflow prevention devices, individual water service lines, and associated infrastructure to connect existing homes to the water meters previously installed during Phases 2A and 2B. Unit 1 of Phase 2C includes 29 new service connections located west of I-5, within the Phase 2B area.

The City received three proposals for the construction of Phase 2C Unit 1. Upon evaluation, the staff determined that Lamb Unlimited General Engineering submitted the lowest responsible bid.

Councilmembers asked questions about hydrants being added to the connection areas, and Mr. Rabo stated that hydrants have already been installed along the connection routes.

**ACTION:** Councilmember McDermott moved, seconded by Vice Mayor Tolle, to award a construction contract to Lamb Unlimited General Engineering totaling \$297,557.50; and authorized the City Manager to execute the contract and all other documents necessary to complete the project. Motion carried by a voice vote, 5-0.

### **City Council discussion and possible action to award a construction contract for the Phase 3B Walker Street Well**

City Engineer Paul Rabo provided the Council with an update on Phase 3B of the City's water system improvement project.

Mr. Rabo explained that Phase 3 is located at the west end of Walker Street near Interstate 5 and is divided into two parts:

- Phase 3A (completed): Drilling and installation of the well casing.
- Phase 3B: Equipping the well and connecting it to the existing system, including construction of a well house, chlorine disinfection system, electrical and site work, fencing, and paving.

The City received four bids for the Phase 3B construction contract, which included two pricing options:

- Bid Schedule 1: Standard scope (Items 1–19)
- Bid Schedule 2: Includes a backup natural gas generator (Items 1–20), consistent with the City's other well sites.

Staff reviewed the bids and identified SnL Group, Inc. as the lowest responsible bidder (with a proposal of \$1,249,000 for Bid Schedule 1 and \$1,412,000 for Bid Schedule 2). The engineer's estimate ranged from \$1.8 to \$2.1 million.

**ACTION:** Councilmember McDermott moved, seconded by Councilmember Smith award a construction contract for \$1,249,000 Bid Schedule 2, for the Walker Street Well project, to SnL Group, Inc.; and authorize the City Manager to execute the contract and all other documents necessary to complete the project. Motion carried by a voice vote, 5-0.

### **FY 25/26 Budget**

Mayor Romano noted that he requested this item be brought forward to provide Council an opportunity to ask questions or give direction to staff on any related matters.

Councilmembers concurred that the budget will need to be carefully managed this year, with close attention to expenditures. They expressed hope for increased revenues to the City but

emphasized the importance of prioritizing essential projects. The Council agreed to monitor non-essential projects for future consideration while focusing resources on key initiatives to maintain fiscal discipline.

Orland resident Jan Walker expressed her view that fostering a business-friendly environment would help downtown businesses thrive.

Councilmembers discussed the potential to boost City revenues given Orland's proximity to Interstate 5, noting that attracting travelers and visitors from I-5 presents significant opportunities for economic growth.

### **City Manager Transition Update**

Interim City Manager Janet Wackerman provided an update on the City Manager recruitment process. She shared that the City Manager recruitment brochure has been distributed through several channels, including Western Cities, the Sacramento City Managers Group, the City's website, and City Hall. Copies can also be emailed upon request. While it has been less than a week since the brochure was released, no applications have been received to date.

Ms. Wackerman also provided an update on her transition into the Interim City Manager role, noting that City staff have been working seamlessly throughout the process. With the recruitment now underway, she plans to reduce her hours at City Hall but will remain available as needed.

Councilmember Barr emphasized the importance of spreading the word about the open position and encouraged the community to take an active role in recruiting a qualified candidate.

### **City Manager Verbal Report**

- The Planning Consultant item will be included on the next City Council agenda for Council review. Ten consultants have expressed interest in the position.
- Larry Carmona, Chairperson of the Recreation Commission, will host a table at the Glenn County Senior Expo to present a survey gathering input on senior programming interests for the Recreation Department.
- Library Director Jody Meza will also participate in the Glenn County Senior Expo, showcasing library resources and services available to seniors.

### **ORAL AND WRITTEN COMMUNICATIONS**

#### **PUBLIC COMMENTS:**

Orland resident Jan Walker expressed interest in the creation of a tree ordinance for the City. She also inquired about the Caltrans project recently posted on the City's website.

County resident Kristi Rumble voiced concerns about the overall beautification of downtown Orland, specifically highlighting issues related to overgrown weeds, the gateways of the City and code enforcement in various areas around the city.

## **CITY COUNCIL COMMUNICATIONS AND REPORTS**

### **COUNCILMEMBER UPDATES**

#### **Councilmember Smith:**

- Attended CGA/GGA joint adhoc meeting.
- Attended the GGA board meeting.
- Attended the Library Commission meeting.
- Attended a webinar on Colusa Subbasin.
- Volunteered with the Orland Area Chamber of Commerce setting up for the fair parade and at the Glenn County Fair at the Heritage Trail.
- Asked to move the public comment section of the meeting to the beginning of Council meetings.

#### **Councilmember Barr:**

- Attended Glenn County Transportation and Transit Meeting.
- Shared her support for the tree ordinance.
- Spoke about the importance of the gateways into the City.
- Spoke about the need for signage downtown pointing out where public restrooms are available.
- Attended the Fair and volunteered at Heritage Trail.

#### **Councilmember McDermott:**

- Shared EDC was cancelled for May.
- Attended the Glenn County Fair and volunteered at Heritage Trail.
- Shared he was late to the meeting due to providing sports physicals at the high school.

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

- Attended Glenn County Transportation and Transit Meeting.
- Thanked the Public Works Department for the flashing crosswalk sign on 6<sup>th</sup> and Monterey.

#### **Mayor Romano:**

- Attended GSRM Board meeting.
- Shared his appreciation for City Staff.

### **FUTURE AGENDA ITEMS**

- Possible Tree Ordinance

**MEETING ADJOURNED 8:01 PM**