



May 3, 2018
City Council Regular Session
Willamette Activity Center, Rm 8
47674 School Street
7:00 p.m.

MINUTES

1.0 CALL MEETING TO ORDER / PLEDGE OF ALLEGIANCE

Council Present: Jim Coey, Mayor (absent)
Judy Rowland
Gary Carl, Council President
Josh McMillin (absent)
Paul Forcum
Kathy Holston
Kevin Gobelman

Staff Present: Louis Gomez, City Administrator
Mike Hansen, Fire Chief (absent)
Jackie Taylor, Asst City Rec/Asst Planner
Susie LaDuke, Finance Director/City Recorder (absent)
Kevin Martin, Police Chief (absent)
Rick Zylstra, Community Services Coordinator

2.0 PUBLIC COMMENT

James Affa 76340 Garden Road- He wants to take issue with item #8, the IGA for Lowell. It is too early, it has not been discussed at the budget committee meetings. The Budget Committee by law still has the opportunity to deal this thing, which is something I have wanted to do for years. We are actually losing money by going to Lowell. If we need the money this bad, I'm sure we could do away with the contingency fund for PERS.

Lynda Kamerrer 48175 E 1st Street- Is asking the city council to consider whether the city should apply for a BUILD Grant. BUILD stands for Better Utilizing Investments to Leverage Development. These are discretionary funds, held by the Federal Department of Transportation. This grant supports Capital

Projects such roads, bridges, and public transportation, passenger and freight rail, as well as port authorities. She would like to see an application focused on the Oakridge Amtrak Engineering Design Study and the Platform and Pocket Track that need to be built in order for there to be a passenger stop here. Earlier today she spoke with City Administrator Louis Gomez and they were able to find a little bit of common ground. There is a short time line for this grant application and it would be wise to utilize a grant manager or another entity as a co applicant to prepare our application if you all choose to use this for an Amtrak Station.

Natalie Inouye from Travel Lane County- She has a friend that comes to Oakridge fairly regularly and he would like to take public transportation. She is here to speak in support of getting the train stop back here.

Bev Isaacson 47580 Union Street-She travels on Amtrak and her son comes to visit from California by Amtrak, sometimes it's hard for her to get to Eugene to pick him up. She would love to see Amtrak here.

Ron Freborg 76773 Bugle Loop- He is here to speak about the BUILD Grant and he understands that we have the opportunity to apply for this, this could be used to help us get on board with an Amtrak stop in Oakridge. He and his wife take the train at least twice a year and have to drive to Eugene and then come right through Oakridge and the same thing going the other direction. It's more tempting to go to Chemult. He believes a stop in Oakridge would be good for the economy. The benefits are long term, but not necessarily immediate.

3.0 MAYOR AND COUNCIL COMMENTS

Councilor Holston said she appreciates what James said but it is Westfir that we lose money on, not Lowell.

Louis said Lowell is paying for 480 hours, Westfir gets approximately 20 hours a month. We are breaking even with Lowell.

Councilor Holston said she is glad we had the comments about the BUILD Grant and she wanted to ask when the deadline is for that?

Louis said it is July 19th and he will speak later on that.

Councilor Rowland said it is Tree Planting Weekend this weekend, she hopes everyone comes out to see everything.

Councilor Carl said he was privileged to attend the Governor's Conference in Bend and while not a whole lot was accomplished he did get to talk to the Administrator of Crater Lake, they had a nice discussion.

4.0 ADDITIONS, CORRECTIONS, OR ADJUSTMENTS TO THE AGENDA

Add 6.4 to discuss the BUILD Grant

5.0 CONSENT AGENDA

Motion: Councilor Rowland moved to approve the consent agenda. Councilor Gobelman seconded the motion.

J. Rowland (aye), G. Carl (aye), K. Gobelman (aye), K. Holston (aye), P. Forcum (aye). Motion carried 5-0

6.0 ADMINISTRATIVE SERVICES

6.1 City Administrators Report-

Million Gallon Reservoir-Transmission Lines- the City Engineer has got some preliminary numbers for a filtration system, however we are not ready to bring that to you yet. What the issue is is that the city dug a new well and there was a chemical called Tetrachloroethene, it is basically a degreaser or a chemical found in dry cleaning, basically, this was found in the well. The Council asked us to go look at filtration systems and that is what the engineer is doing. He should have some numbers for you at the next meeting.

Councilor Holston said if we don't use the filtration systems and just cap off the well and we're able to apply money to our existing wells, is there any improvements that could be done to them that would increase our water flow? It may be more feasible to just cap that well.

Louis said we have spent a good chunk of money on that, it would depend on the cost of the filtration system. He doesn't see why we can't keep the upgrades of the other ones.

Inflow and Infiltration Application- Once the City Engineer gets done with his study we should be looking for funding between 1.5 Million to 2 Million dollars for a low interest loan.

Renovation of the OIP Office Building - We are just about done with the OIP Office, we just need to finish up the trim.

The repair of the Amphitheater and Gazebo Population- We are working on the rest area gazebo, we want to paint the inside of the gazebo a lighter color. We want to take down two trees, one is damaging the sidewalk and the other one has roots that are competing with two other trees.

New Phone System- We have three quotes and I will be reaching out to the lowest quote. Our phone system has been in here since 2002 and so it's time for an upgrade.

City Campground and Staging area- The City has been clearing lot 39 for a campground that would include tent camping, RV's, those kind of things. It will be a phased approach the first stage will be a staging area, we are hoping to get that done by the end of June.

Councilor Carl asked how the campground coordinates with the meetings that you are having with the Parks and Trails?

Rick said that is part of those meetings and the National Parks Service are offering their services. They are having a design meeting on Friday June 1st at the Oakridge Museum. We will notice the meeting out.

Matt Altemus was wondering about the property that we are going to develop into a campground, is that city property and is it going to stay city property?

Louis said at this time, yes.

Matt said a City and Government Agency are not supposed to compete with private type interest things such as a campground. He has been working on a 20 year project which he just finally obtained the property and he is planning on developing into an RV Park and Campground along the river. To do so he will have to ask the city for permission for a possible zone change and permission to do an RV Park and campground, so he sees that as a conflict of interest. He said he doesn't think it's a bad thing for the city, he thinks it's a good thing, but he thinks it should be sold to a private party first or at least put up for auction. Basically in 1997 is when he developed his plan for a campground and its taken him this long, he is going forward with this and he has investors and lawyers. He just wants you to keep that in mind, he doesn't see them competing because there are plenty of people, but he thinks it could be a conflict of interest.

Transportation Systems Plan- ODOT has a very odd process, you are awarded the money for the TSP and then you select the consultant that you'd like to use. We are getting closer, we have \$146,000 for the plan, the consultant started at \$186,000, so we are having to close that and if we can't close it we will go to the next consultant.

Councilor Holston asked if the consultant is aware of how much money we have to bargain with when you go to them?

Louis said yes. Fortunately the facilitator we have from ODOT is very good and is able to guide both parties to the right points.

PM 2.5 – The city was awarded \$75,000 to hire a project coordinator to assist us in finding additional funds to help us get grants to buy wood stoves, ductless heat pumps and stuff like that. He has sent back the draft copy to DEQ so they can finalize the grant. He did divide it up to \$72,000 for the person and \$3,000 for miscellaneous supplies. The goal is to find a contract employee and we have one year to utilize the grant.

Regional Infrastructure Fund Grant- IMBA Oakridge-Westfir Ride Center-He just completed this grant to the tune of \$265,000. He was in discussions with ODOT, they had some discretionary dollars that they thought would be available to us and then they came back and said another city got those dollars. That is why he ended up doing this grant. This is to help us with the IMBA Oakridge/Westfir Ride Center to add additional dollars to that.

Emergency Operations Plan- He doesn't know if Councilor Carl was there, Councilor McMillin was there when they did the review of the actual plan. We are on the final touches and what he is giving the council is a thin copy of the plan, we won't put the full thick plan on the website. The council can stop by city hall to look at it.

Website- He requested a quote from AHA our current provider to upgrade our opening page and optimize our site. They are pulling our data and looking at stuff right now.

Councilor Carl said the I-5 signage to Crater Lake has been on the back burner for a while, is there any way to move up to the front burner?

Louis said he can reach out to Paul Thompson and see if we can revive it.

Councilor Holston asked about the internet to the WAC.

Louis said when you look something up at a meeting, technically we are all supposed to get on there too to get equal access. He recently received this information. Louis said if it's possible he would be willing to go with Emerald Broadband, he is going to check in to that.

6.2 City Recorder Finance Report – No Report

6.3 City Council Strategic Plan/Community Survey Priorities

Louis said back on April 5th the council discussed the Community Survey that was conducted in Late 2017 and early 2018. Upon discussing the results of the survey the council expressed three broad priorities, those priorities included the construction of the Community Events Center, Transit and Housing. He is presenting the projects that he believes falls into those three priorities. He believes if the city is able to have an independent project manager for the larger projects that would be beneficial to the city. He is recommending that the council adopt the three priorities with the understanding that the listed projects can be adjusted or deleted as necessary, you will also see a list of projects that he will be monitoring.

Councilor Holston read an email from Mayor Coey on May 3rd and he was addressing Councilor Carl and Louis. He is hoping we will accept applications or appoint members to the funding committee, we need to redo conceptualls and costs so they will better reflect Oakridge. One of the plans that came through did not really reflect Oakridge's designs. The conversation of the Community Events Center need to include a hotel at the rest area. We need to decide if we want a Community Center or a Community Events Center.

Louis said one of the key issues here is the BUILD Grant, looking at planning and funding for the project going at a smaller scale, but he would also like council to consider the other piece is that we can get road dollars, which is something else that came up on the survey which is the condition of our roads.

Louis said the issue he has to get cleared up is, he got an email from Paul Thomson right before he came here tonight. When you look at the BUILD Grant it says Urban Area or Rural. When you plug in Oakridge under census data we are an urban area cluster, so under census we are not rural. That is why he called Paul Thomson, Paul works for LCOG and he is pretty up on all of this.

Councilor Carl said the distinction between urban and rural is important because?

Louis said it is important because if you are urban 80% is covered and 20% is out of pocket, if you are rural the secretary can cover 100% if he/she wishes. So the distinction is very important. Louis is going to reach out to the program director and tell them that we have been told we do qualify as rural by Paul Thompson so he feels 95% that we are rural.

Councilor Carl said let's assume that we are considered rural, how do you see us proceeding?

Louis said he would want to contact LCOG, Park Recourses and the Good Company, those are three companies that write grants. He would like to contact them and see what they would charge and all of that.

Councilor Holston said as a council we talked about the strategic priorities and we came up with these three that we thought were the spearheads of what we got out of the survey, she is not sure why he wants

us to make a motion. Are you asking us solidify that these are the three main spearheads that we want to pursue for the next year?

Louis said that and at least one or two subsets of the top three. Some of the subsets we are going to continue working on.

Councilor Gobelman said the business before the council is the three general categories, not the subsets, are you asking to change the business before the council?

Louis said good point, because you selected these priorities is a work session, we should approve the three key priorities. If we want at the next meeting he can come back with some of the subsets.

Motion: Councilor Holston moved that we approve the Strategic Plan/Community Survey Priorities for 2018 as follows Community Events Center, Transit Projects and Housing Projects. Councilor Forcum seconded the motion.

Councilor Holston said this doesn't seem solid to her, in the past we've had a strategic plan and priorities.

Louis said we would do goals, we are doing it a little differently now.

Councilor Holsten said yes, and those goals guided everything we did on council, is what we are discussing and voting on forwarding those goals? Those are being set aside and we are instead adopting these three priorities and they in turn will guide the rest of what we are doing as far as making choices for opportunities that we have brought before us or continuing. These don't include some of the things we are currently doing, the I and I and the Well, those are things we already said we would do and we are going to continue to move forward.

Louis said yes, they will continue on as projects.

Councilor Carl asked where the RV Park is in this?

Louis said he can keep that under the Administrative priorities.

Councilor Rowland said just because we are doing these three things doesn't mean that we can't work on other things. These are just the top ones that we are going to focus on.

Councilor Carl said his concern is that this is too narrow and limiting, he likes the idea of having goals, but not that we have a strategic plan that identifies these specific needs, it seems very rigid to him.

Louis said what is being approved tonight is your heading, we can do subsets to your three priorities and nothings says that we cannot make additional goals.

Councilor Holston said she is not ok with what we are doing here, we talked about this as a council. This came out of the survey, it did not come out of session where we said let's set our strategic goals.

Councilor Gobelman said this was our consensus of what came out of the survey. These were identified as the most wanted from the survey results. So, tonight we are acknowledging that we agree that these

are the top three survey items to put on our work list and now we have action items that we can put projects under, it is not restricting us to only those three items.

J. Rowland (aye), P. Forcum (aye), G. Carl (aye), K. Holston (aye), K. Gobelman (aye). Motion carried 5-0

6.4 BUILD Grant

Louis said what he would recommend it that the request is limited to small items. He would like to explore under US code title 23 to see if any of our roads qualify for this funding. Louis will send an email to confirm that we are rural and the process for what is being requested. What we are asking for here is just for planning dollars and a project coordinator. Was it our intent to go for the 7-8 Million?

Councilor Carl said if we are rural and can get the whole thing then why not plan and ask for enough to plan and build our Amtrak station. Keeping in mind that this grant was suggested to us by Senator Wyden's office and they are well aware of what our needs are here in Oakridge with respect to Amtrak.

Councilor Rowland asked if we still have permission from Union Pacific to put a station here? How many years have we been talking about it and they have been giving us nothing but the run around. She doesn't think they are giving us permission or money.

Councilor Holston said it is her understanding that we did receive their permission, and said they would do it, but we have to do XYZ.

Louis said the last meeting that he attended they stated that we would have to put in a full pocket track.

Councilor Rowland said they told us what the amount was going to be, do we have it in writing them telling us that we would have a train stop here X times a day?

Louis said no, he has not seen anything like that, but in a meeting they did state and it was one of their UP folks that said if we put in a full pocket track they would be ok with a stop.

Councilor Holston said the next step will be a feasibility study, that is our next step, we have approval from UP, we have yet to present something to them.

Louis said we have to present plans to them.

Councilor Carl said he heard Congressman DeFazio who was at that meeting with a senior executive from UP and Union Pacific told Congressman DeFazio that they would not consider an Amtrak stop here unless we put in a pocket track. Senator Wyden's office has pushed an opportunity to us in the form of this BUILD Grant and if we don't take advantage of it I don't think we will ever get an Amtrak to stop here because this is our shot.

Councilor Holston said she would like to know why Councilor Rowland doesn't seem to be behind this?

Councilor Rowland said she sees them closing stations all over the place. She would hate to see that. She has been riding the train to Seattle for years and it used to take nine hours and now it takes about six hours because they have eliminated almost all of the stops. She doesn't see them wanting a station 40

miles from another station. They have cut down all along the I-5 corridor. She doesn't want to see us spend all of this money and time and then throw it away in three months.

Councilor Holston asked Louis if that was a question that was posed at that meeting?

Louis said no, but that has been presented to him a couple of times.

Councilor Carl asked what the question was?

Councilor Holston said whether or not during the high level meetings that the question was posed if we did put in a stop what are the guarantees and what are the criteria to stay open indefinitely or is there a criteria that UP could use to close it.

Councilor Carl said it wouldn't be UP, it would be Amtrak.

Councilor Gobelman said Councilor Rowland is talking ridership, he doesn't think ridership numbers have come in to play yet. Are they going to stop every time they come through or is this going to be a red flag stop where they are alerted if they have passengers or not.

Louis said one of the issues at hand is having the capacity to do that type of grant, this is a big one. Realistically because we didn't previously post this on our agenda, he believes we might bring this to the next meeting for action. He has a couple of things to check and he didn't get a staff report. If we are going to go for 7-8 million he has to make sure we have someone who can do this for us, he is not opposed to doing this, he just needs to find someone to help us do it.

Louis has read the manual once already and he'd like to do it again and get a hold of the grant administrator to make sure we are rural.

There was consensus of the council to take this to the next meeting to talk about an actual vote. We try not to do last minute stuff like this without posting for the public and being able to give information.

Councilor Holston said this is something we have talked about for a long time, if we don't want to do this then we need to decide not to do it. We have had a lot of conversations about Amtrak and we always seem to come to the conclusion that it is a good thing. If we don't get behind it then it's never going to happen. She gets this feeling that there is this wishy washy kind of feeling, when we have the Feds tell us they will help us make this happen, she doesn't want to stand there looking stupid.

Councilor Gobelman said his brief understanding of this is that the hesitation has always been where the money is coming from, prior to tonight that has been the hesitation. Now we have an opportunity that has been presented to us tonight that the City Administrator would like us to provide a consensus vote to allow him to investigate this funding option more thoroughly and present it formally at the next city council meeting. He is recommending to this council that we provide the city administrator with that support and allow him to investigate and come back to us and say we can make it happen or we can't make it happen.

Louis said yes, this is what he'd like to do.

There was consensus of the council to allow Louis to come back to us in two weeks with a report.

Louis said we need to remember that on the community survey you also had interest in the community center too. We need to keep them both equal.

7.0 COMMUNITY SERVICES

7.1 OLCC Application for Center Market

Rick gave the report for the liquor license for Center Market.

Motion: Councilor Rowland moved that we recommend approval of the OLCC Liquor License for Off-Premise sales for MEHTAB INC the Center Market #31, 47693 Hwy 58. Councilor Forcum seconded the motion.

J. Rowland (aye), P. Forcum (aye), G. Carl (aye), K. Gobelman (aye), K. Holston (aye). Motion carried 5-0

The grand opening will be on May 12 at 11:00 AM. There will be BBQ, hot dogs and other food and drink.

8.0 POLICE SERVICES

8.1 Motion to authorize the Mayor to enter into an Inter-Governmental Agreement with the City of Lowell to provide Law Enforcement Services for the period of July 1, 2018 thru June 30, 2019 for FY 18-19

Councilor Carl asked if we could table this for thirty days so the budget committee can review this, since a member of the budget committee requested that.

Louis said you could, but here's something to think about, he believes we have already put it in the budget and the committee can say we want to take that out during the process anyway.

Motion: Councilor Rowland moved to table this until the next meeting. Councilor Holston seconded the motion.

K. Gobelman (aye), J. Rowland (aye), P. Forcum (aye), G. Carl (aye), K. Holston (aye). Motion carried 5-0

Chief Martin was not present, Rick handed out his report and presented it to the council

9.0 EMERGENCY SERVICES

Chief Hanson was not present.

10.0 REPORTS FROM BOARDS AND COMMITTEE

None

Executive Session: ORS 192.660 (2) (e) To conduct deliberations with persons you have designated to negotiate real property transactions. ORS 192.660 (2) (f) To consider information or records that are exempt from disclosure

Recess at 8:39 PM

Executive Session concluded 9:37 PM

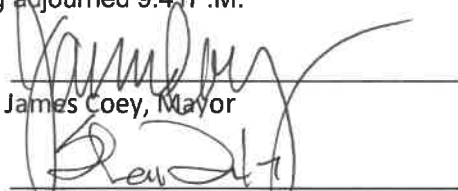
Reopen Regular Session 9:39 PM

Motion: Councilor Holston moved to reduce by approximately 75% beginning the day of electrical installation at lot 37 for six months the rent on lot 37 and the rent on the OIP Office space rented to Jeff Kaufman of Burn Forest Products. Councilor Gobelman seconded the motion.

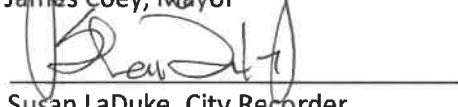
P. Forcum (aye), J. Rowland (aye), K. Gobelman (aye), G. Carl (aye), K. Holston (aye). Motion carried 5-0

Meeting adjourned 9:41 P.M.

Signed:


James Coey, Mayor

Signed:


Susan LaDuke, City Recorder