

January 3, 2008
City Council Regular Session
City Council Room
48318 E. First Street, Oakridge OR 97463
7:00 p.m.



MINUTES



1.0 CALL MEETING TO ORDER

Council Present: Donald Hampton, Mayor
Rayetta Clark, Council President
Dan Rehwalt
Amy Kordosky
Glenn Fortune
Randy Dreiling
Carina Schorer

Staff Present: City Administrator Gordon Zimmerman
Linda Martin
Police Chief Louis Gomez
Fire Chief Tim Demers
Kevin Urban
Gerald Shorey

Mayor Hampton called the meeting to order at 7:00 p.m.

2.0 PUBLIC COMMENT

Dean Phillips, 47699 W 2nd Street, deferred comments until next meeting.

Larry Phipps, 76587 Westoak Rd, asked the Council to take a stand, either yes or no, on the School District's proposed Construction Excise Tax..

3.0 ADDITIONS, CORRECTIONS, OR ADJUSTMENTS TO THE AGENDA

3.1 Councilor Rehwalt requested a modification of the minutes of the last regular session of Dec. 6, 2007. On page four change the "sign" to "negotiate".

4.0 CONSENT AGENDA

4.1 Councilor Clark moved to approve the consent agenda. Councilor Schorer seconded the motion. C. Schorer (Aye), Mayor Hampton (Aye), D. Rehwalt (Aye), R. Dreiling (Aye), G. Fortune (Aye), R. Clark (Aye) A. Kordosky (Aye). Motion carried 7-0.

5.0 ADMINISTRATIVE SERVICES

5.1 School District Construction Excise Tax

Councilor Schorer moved to enter into Intergovernmental Agreement with the Oakridge School District to collect the Construction Excise Tax (CET) as levied by the School District. Councilor Kordosky seconded the motion.

Councilor Rehwalt is concerned about the staff report that said if we determine in the future that 1% is not sufficient to cover our expenses, we have the ability to approach the School District and work out something to cover our costs. In the actual legislation on page 12 it says that the amount of administrative fees that the entity collecting the tax may retain to recoup its expenses is not to exceed 1%. He also, along with others, talked to Faye Stewart and he said that when the County enters in to these intergovernmental agreements to collect the excise tax it causes problems because the person collecting the tax is the bad guy. The county is trying to find a way that they can be the good guys and just collect the tax and pass it on.

Gordon stated that the City could only collect 1% of the excise tax that is collected. If we determine that our costs are higher than that, the School District has indicated that they will use other funds to reimburse the City, but not the funds raised by the tax. We can always terminate this. While this is not a great deal of money to the City, it can be potentially for the School District. If all 400 home sites are developed in the Oakridge/Westfir area within the next ten years, and if all of the homes sites have at least 2,000 square feet, that is \$800,000.00 for the School District.

Councilor Dreiling did some research on cities that have this tax. He has found that most cities can't get past the idea that it is not the City Council doing this. It is the School District that is doing this. Hood River had a solution to this. They had the contractors write two checks—one to the School District and the other to the city.

Councilor Clark is concerned that this will prevent other developers from building here. People have come to her and were concerned about paying twice (property tax and excise tax) for the same property.

Councilor Schorer asked that if they are making the checks out to the School District in Hood River, why are they giving the checks to the city.

Councilor Dreiling stated that they have to have an agency to handle to money. We don't charge service [system] development charges in Oakridge, which is a huge amount of money that people are already saving by building here. The cost for that can be from \$8,000 to \$12,000 dollars. Even though the School District is adding on this tax it is still not as expensive for builders to build here.

Gordon wanted to clarify that we are not debating on whether or not the School District does the tax or not. We are only saying if the School District chooses to levy the tax, we will be the collection agent.

Councilor Rehwalt wanted to be clear that we authorized the City Administrator to negotiate an IGA and bring it back to the council and not sign it.

Councilor Fortune asked Councilor Rehwalt since he had the chance to read the IGA, if he had a problem with it.

Councilor Rehwalt stated that yes, he has a problem with it, but he is giving up on it and does not want to explain.

R. Dreiling (Aye), G. Fortune (Aye), R. Clark (Aye), Mayor Hampton (Aye), D. Rehwalt (Aye), A. Kordosky (Aye), C. Schorer (Aye). Motion carried 7-0.

5.2 Resolution 1-2008: Budget Adjustments

Gordon stated that he had two things on the budget that need to be adjusted. The first is \$103.00 carryover from the summer reading program that they didn't spend. The City also received notification that Monaco coach has selected the Warm Homes Clean Air Program in Oakridge to which to deposit a fine levied against them by LRAPA - \$4,562.00. This resolution allows us to put this into the Wood Stove Replacement Fund.

Gordon talked about the Stipulated Final Order (SFO) on the abatement process from LRAPA. Please read and if you have any questions, feel free to ask Gordon by Monday when he will finalize the fine. What LRAPA is suggesting is after a reduction of the fine by half, that we pay 20% of the remaining fine that goes to the county and 80% to the Warm Homes Program, \$3,840. That would be about \$8,000.00 dollars that would be able to purchase six more stoves for the program.

Councilor Fortune moved to approve Res. 1-2008 making adjustments to various line items to maintain the appropriate fiscal balance of expenditures. Councilor Clark seconded the motion.

Mayor Hampton (Aye), A. Kordosky (Aye), R. Dreiling (Aye), G. Fortune (Aye), R. Clark (Aye), C. Schorer (Aye), D. Rehwalt (Aye). Motion carried 7-0.

5.3 Request for Council training

Gordon stated that he had a request from Councilor Rehwalt to attend some council training. It is the OLLI (Oregon Local Leadership Institute). Gordon wanted to let the other Councilors know about the opportunity and to see if any one would be interested in going. Gordon gave each councilor a packet with the training information. Of the \$10,000.00 budgeted they have spent almost \$6,000.00 as of December 31, 2007.

Mayor Hampton thinks that the training of the councilors is important. On the other side of the argument some might say we train a Councilor and then in a year or two they

leave or don't get re-elected. Did we waste the money on training? You could say the same thing about an employee.

Mayor Hampton would like for Councilors to carpool if they attend the same event to save money.

After being recognized by Councilor Rehwalt, Dean Phillips suggested that the Mayor should hold a training to have the council look at the City Charter page by page. He said the city is not being run like it should. Mayor Hampton stated that if there are violations of the Charter, then Mr. Phillips can contact him at another time to discuss the issues.

LCOG appreciation dinner is coming up. Once again Mayor Hampton would like people to car pool to cut down on costs. This will be on January 24th. If you want your spouse to attend, it is at your cost.

5.4 Library Bid Opening

Gordon said that we had two bids. One was higher than last time and one was lower. Neither bid was acceptable. The Library board will meet to discuss alternatives. WE will also get input from the architect. The first step is to reject both bids.

Councilor Clark moved to reject all bids for the construction of the new City Library. Seconded by Councilor Dreiling.

Councilor Schorer asked if there was reason as to why the bids are so much higher than anticipated.

Gordon stated that it has to do with BOLI wages. The bidders were from Medford and Springfield, thereby increasing labor costs for travel time. BOLI and Davis-Bacon wages are generally higher than the local wages.

Councilor Rehwalt suggested taking this issue to the voters. He would like to see more research on the feasibility of floating a bond for the new Library.

Mayor Hampton asked Gordon how this would fit in with the CDBG money.

Gordon stated that we have a year and a half to start this project. If we are looking at a million dollar bond measure, that is \$10 per thousand of assessed evaluations, which is .80 cents per month for the bond measure.

Mayor Hampton asked the council if they thought it was worth the time and effort to do this. They need to decide which committee would be most appropriate to work on this.

Councilor Fortune asked why we are looking at building a structure for over \$300.00 per square foot.

Gordon stated that the architect estimated that it would be between \$165 to \$175 dollars per sq. ft. The bids are coming in higher than expected and that is making the dollar per sq ft to go up.

The Administrative committee will be working on the bond for the library.

Gordon stated that if we decide to go through with the bond, we don't have to reject the bid. The bids are good for 30 days. We could call the bidders and ask if they are willing to wait another 30 days. The delay will cost us more money because it will cost more next year to build than this year.

The motion to reject all bids was voted on. G. Fortune (Aye), R. Clark (Aye), C. Schorer (Aye), R. Dreiling (Aye), A. Kordosky (Aye), D. Rehwalt (Aye), Mayor Hampton (Aye). Motion carried 7-0.

The Mayor handed out the 2007 committee assignments to the Councilors, asking for their input as to 2008 committee assignments. In the end the final decision is the Mayor's, but he would like to know where the Councilors stand and what they think.

Mayor Hampton wanted to discuss the most recent LGPI newsletter. It listed legislation effective with the New Year which pertains to the city in general. Unfortunately it did not list the new laws that pertain to the Councilors as elected officials. Mayor Hampton will gather the information in the next couple of weeks for them. There are new laws concerning gifts that they can and cannot accept from people or agencies and there are changes in the financial reporting requirements.

Mayor Hampton also would like to discuss seating. Do the councilors want to change where they are seated now --do they want to sit at a different place at each meeting or just continue to sit where they have been?

5.5 Atherton

Gordon stated that the City Attorney faxed Gordon an extension in the deadline that was supposed to be for January 1, 2008 with the Atherton Property, LLC for closing on the sale of the property at the Oakridge Industrial Park. Because the city was unable to get the city engineer to complete the plat in a timely manner, the City has requested the delay. The plat was completed and signed last week and it will be recorded with county either this week or next week. We need to extend the deadline to the end of January.

Councilor Clark moved to approve the addendum to the April 6th Conditional Real Property Sale Agreement between the City of Oakridge and Atherton Property, LLC. Councilor Dreiling seconded the motion.

C. Schorer (Aye), Mayor Hampton (Aye), D. Rehwalt (Aye), R. Dreiling (Aye), G. Fortune (Aye), R. Clark (Aye), A. Kordosky (Aye). Motion carried 7-0.

6.0 COMMUNITY SERVICES

6.1 Adoption of the TMDL plan

This was in a previous packet that was handed out to the council. Kevin stated that Eve Montanaro from the Watershed council wanted to meet with him to discuss those particular items so it might be best to refer this to a committee.

Mayor Hampton said we don't have to refer this to a committee, we just won't act on it if the staff isn't ready yet.

These involve financial costs to the city. Mayor Hampton asked Kevin when they would be meeting.

Kevin said they would be meeting later this month. Kevin said the Council is welcome to come to him with any questions or concerns individually.

Kevin stated that what they don't want to do is get the city on the hook for certain costs.

Mayor Hampton asked if this document was a firm commitment or was there room to negotiate the costs items.

Kevin responded that there are some things in there that simply say that they will work with them on three projects. We don't know what "work" means. Does it mean help them staff or help them fund? Is it a couple thousand dollars or half million dollars. We don't want to just walk into this blindly. We need it all nailed down to exactly what it means. The only thing that the Council is required to do is to pass the TMDL document. If you don't think mercury or pet waste is a problem, then they won't do anything about it.

7.0 POLICE SERVICES

7.1 Remove Diagonal Parking between Oak and Cedar

This is the request from the Administration Committee and Gordon thinks it should go to the Public Safety Committee for review and comment.

Mayor Hampton stated that the Council could either pass this tonight or refer it to committee.

Councilor Fortune moved to assign the question of eliminating diagonal parking on East First from Cedar to Oak Streets to the Public Safety Committee for review and recommendation. Councilor Schorer seconded the motion.

Councilor Schorer wanted to know why this motion is being made.

Councilor Clark stated that she brought it up because she thinks that the diagonal parking is dangerous. It is hard to see when backing out in front of the Post Office. People driving down the street can't see people trying to back out. This won't affect the Post Office because it has its own parking lot. Councilor Clark has talked to people in the community who feel the same way.

Rusty Ackland who is the Manager of Siuslaw Bank and lives right around the corner would recommend doing this all the way down First Street. She sees people always trying to pull out and they can't see if anything is coming and people in the crosswalk.

Councilor Fortune who has had a business for ten years right across from the Post Office says he has not seen a collision there.

Chief Gomez reported that there have been one or two a year at this location.

Councilor Clark says she has seen four just being up there on Wednesdays.

Mayor Hampton stated that Chief Gomez is talking about reported accidents and Councilor Clark is probably talking about all accidents.

Mayor Hampton stated that he has three issues with this. He thinks the spaces are too narrow. He would like to see increased enforcement of speed on First Street. People drive too fast on this street. He suggested to the Chief of Police some increased citizen awareness by the Police Department on pedestrian rights crossing the street. We need to educate the community on this and perhaps set up some stings to better educate the citizens. He does not necessarily want to issue citations at first, but after a while then violators should get cited.

Mayor Hampton (Aye), A. Kordosky (Aye), R. Dreiling (Aye) G. Fortune (Aye), R. Clark (Aye), C. Schorer (Aye), D. Rehwalt (Aye). Motion carried 7-0.

Louis Gomez reported that in his eight years here, this was the busiest New Years he has seen. They had seven arrests this year.

8.0 EMERGENCY SERVICES

Tim reported that they also had business on New Years Eve. But they have also been busy up the pass with the snow and ice.

9.0 REPORTS FROM BOARDS AND COMMITTEES

Councilor Rehwalt wanted to thank Kevin for his part in getting traffic counts started at the Salmon Creek crossing so the quiet zone may yet happen.

Mayor Hampton reported on the Appreciation Dinner for LCOG.

Councilor Dreiling reported on the annual board election and holiday get together for the Chamber. The new board consists of Rustie from Siuslaw Bank, Annette Dodge from the A&W, Dave Devanzo from Lane Electric, Vivian Erickson from the Oakridge Motel, Todd Camm from the Forest Service, Joanne Lane from Big Mountain Pizza, the Mayors of Oakridge and Westfir, Danielle Bowerman from Willamette Mercantile, and Gordon Zimmerman, City Administrator. The next meeting is on Monday and they will be electing the new officers.

The Watershed council approved a new budget. There will now be four employees instead of one. The transfer of the money from the City is in process. We will no longer be the fiscal agent for the Watershed council.

Councilor Fortune reported that LRAPA would meet next week.

Councilor Kordosky reported that the next meeting of the Tree Planting Festival Committee would be on January 7th at the Fire Hall.

Mayor Hampton requested that an actual tree planting take place at Greenwaters Park.

Library Board will meet on January 7th.

UPBEAT met and had a potluck. They will meet again at the Fire Hall on Tuesday, January 8, at 5:30. They are still looking for people to serve and to replace a couple of officers that are no longer on the board.

Team Oakridge did meet and they had four people attend this meeting.

Regional Fiber Consortium is going to have an executive meeting. Mayor Hampton is not sure exactly when but it is this month. He is not a member of the executive board but they are going to be making some decisions that he thinks would require him to be there to provide input.

Good Morning Oakridge will be meeting January 11th at 7:00 a.m. This is open to all business members, not just Chamber members. Mayor Hampton would like the Councilors to attend this, since we are the hosts.

Gordon reported that there is a Ron Wyden Town Hall from 1:00 to 2:30 at the Cottage Grove Community Center on Thursday, January 10.

Gordon would like to schedule a three-hour time block for a work session to review the Council goals and plan the goals for next year. They will do this on January 31 from 6:00 to 9:00 p.m.

Mayor Hampton reported on the Regional Investment Board. The wishes of the Regional Investment Board are to begin lobbying the Legislators to tell them about the importance of the Regional Investment Board Economic Development plan. The last

