



August 21, 2014
City Council Regular Session
Willamette Activity Center- Room 8
47674 School Street
7:00 p.m.



MINUTES

1.0 CALL MEETING TO ORDER / PLEDGE OF ALLEGIANCE

Council Present: Gerald Shorey, Mayor
Rayetta Clark, Council President
Glenn Fortune
Jim Coey
Ernest Baszler (absent)
Les Biggerstaff
Christine Slaven (absent)

Staff Present: Louis Gomez, City Administrator
Albert Alcalde, Fire Chief
Jackie Taylor, Assistant Planner / Public Works Secretary
Susie LaDuke, Finance Director/City Recorder
Kevin Martin, Acting Police Chief

2.0 PUBLIC COMMENT

Loren Olsen 47602 Riverview Street, Oakridge – He was at the Planning Commission meeting on Tuesday night regarding the Conditional Use Permit for Randy Dreiling. He would like the City to reconsider the sale of the property to Randy. He has violated terms of the lease agreement already and has been kicking people off the property for several years now.

Karon Tiller 47596 Riverview Street, Oakridge - Thanked the Police Department for keeping an eye on her house while they were away. Animal Control of Lane County will do something about the dogs that killed the mama cat, two pit bulls killed that cat and she saw it happen.

Matt Altemus 48097 W 2nd Street, Oakridge – Made a formal offer of \$30,000 for the river property that Randy is leasing, he has had his eye on it for some time now.

3.0 MAYOR AND COUNCIL COMMENTS

Mayor Shorey wanted to address this issue; the property is surplus property, has been for years. It is on a lease option right now. At this point nobody has come forward and made any offers. Randy was

told that we would not sell the property until we had it appraised which we did by a professional appraiser.

Louis said the property is on a lease option with no end date at this time. It's an open ended lease unless there are any founded violations. That is the only way we will be able to do anything about the lease.

Loren Olsen said Randy has been down there all the time for years, and has people living down there. He has been squatting down there and giving him a lease is just giving him what he wants.

Louis said Randy applied for a conditional use permit; he talked to a Planner and he said Randy needs to apply for a rezone and the zoning would be Open Space because he wants to make it into a park. The lease option has been in place since July 1, 2014.

Councilor Fortune said he is amazed we are even having this discussion in City Council; this should be something that the City Administrator works with. We don't need to have people in here making offers on property like this, this is not the place.

Councilor Biggerstaff said all of this came up when Randy came to them and talked about this property.

Councilor Coey said this where we found out it had to be rezoned and that changes the whole dynamic and that's why it was withdrawn from the Planning Commission meeting. There are also things with DEQ and OHA as to how that land can be utilized and processed.

Sandy Edds said she is sorry Councilor Fortune is upset about this but, if this council would have informed the community that this land was going to be discussed in executive session perhaps we wouldn't be having this problem.

Mayor Shorey said they don't make decisions in executive session they just discuss. If there is a decision to be made then they will go back into open session and do that at that time.

Louis said if we are going into executive session to discuss real estate we are not going to say in open session what piece of property it is, only after executive session in open session.

Louis said any citizen can, at any time, make an offer on any city property; it doesn't mean we will take it but they can make the offer.

Councilor Coey said everybody is getting uptight about things that aren't even settled or finalized yet. We have executive session and we can't discuss anything until it's over and by that time everyone has bailed. That's not our fault that no one sticks around to complain about or discuss or want to know what's going on.

Councilor Coey said he got a letter sent to him at City Hall about the chickens. Councilor Clark said they are working on that at the Public Safety meetings.

Councilor Clark said she went to the ribbon cutting at the new medical clinic. She was a little disappointed that no one from the City was there. Councilor Biggerstaff was there also.

4.0 ADDITIONS, CORRECTIONS, OR ADJUSTMENTS TO THE AGENDA

5.0 CONSENT AGENDA

Motion: Councilor Clark moved to approve the consent agenda. Councilor Biggerstaff seconded the motion.

G. Fortune (Aye), L. Biggerstaff (Aye), R. Clark (Aye), J. Coey (Aye), Mayor Shorey (Aye). Motion carried 5-0

6.0 ADMINISTRATIVE SERVICES

6.1 City Administrators Report

Crosswalk – They got the final signed copy of the Intergovernmental agreement back from ODOT and that is for \$135,000. At this point we are working with the City Engineer to complete 30% of the plans for ODOT. There will be more discussion with Council and Louis will get one more survey out regarding the location of the crosswalk.

The empty lot on Hwy 58 – The appraisal came in higher than he wanted it to, we will discuss this during the appraisal discussion.

Strategic Plan – Hopefully we can set a date for a mini retreat; Louis will make sure they have lunch. It might be appropriate to have the committee heads to report on how and what the committees are doing.

OEDAC - Sarah Altemus-Pope gave a report on the Regional Economic Development Forum hosted by Business Oregon in Eugene. She made some good connections and there was a lot of interesting discussions. They discussed the Rain project that the organizations are talking about. Oregon Solutions have partnered with U of O and Oregon State working to make the Southern Willamette Valley area a Tech Hub and draw larger Tech businesses to the area. It's called a Region Accelerator Innovation Network, bringing high tech Angel Investors and Universities to collaborate and draw bigger businesses to the area. The meeting was not well attended by the smaller communities.

Teller Road Construction Project – Public Works have been working on East First, hopefully they will be done with that project next week and then moving on to Teller Road to dig up any bad water/sewer lines and prep the road for next year for paving, curb and gutter and sidewalk.

ODOT/IMBA Grant – Louis has been in discussion with Ben Beamer and Tony Snyder from ODOT, what they are looking at is if the Federal Highway Administration will let us use the money that is left over to buy the materials and let us figure out how to put up the new shelter at the Park. Ben is working one route and Louis is working with ODOT. It sounded pretty positive; we need to get something out of this.

Franchise Agreements - Franchise agreements are what you enter into with different communications companies, the electric company, and those kinds of things to use the City right of way. We will be discussing a draft agreement with Hunter Communications who is an internet provider and what the

Franchise Agreement does for them is allows them to solicit businesses first and then the next step would be to try to provide high speed fiber to the local residents. LCOG is working on a Franchise Agreement on our behalf and on the behalf of Veneta and Creswell with Charter Communications. Comcast bought Charter Communications.

Councilor Clark said she talked to Faye Stewart at the Ribbon cutting and she was telling him about the IMBA Grant issue and he said for Louis to get a hold of him.

6.2 Finance Report by City Recorder

Susan gave the financial report to the Council. The totals may look a funny this time, she has not rolled over the balances from the prior year, and she is working with Summer to finalize that. The auditors will be here in October.

Motion: Councilor Clark moved to accept the Financial Reports as presented. Councilor Biggerstaff seconded the motion.

J. Coey (Aye), Mayor Shorey (Aye), G. Fortune (Aye), R. Clark (Aye), L. Biggerstaff (Aye). Motion carried 5-0

6.3 Appraisal Discussion

Louis reported on the appraisals that we got back from the appraiser.

The Atherton property came in at a lot lower than we thought; it is a 1.21 acre parcel with a 3,000 plus square foot building that came back at \$52,000. One of the reasons it was so low is because it needs a big bay door.

Councilor Coey asked if we need to look at the cost of a bay door and then look at what the re appraisal will be.

Louis said we can go from the numbers that we already have. Chuck is getting some quotes for him on the door.

Louis went through the packet and went over the appraisals with the Council.

Councilor Fortune asked if this is just a sample of what we got on the appraisals.

Louis said yes, he has books on each one of the appraisals in his office.

The property on Hwy 58 and Rock Road that Louis would like to get a visitors center in came in at \$69,000.

Lot 36 at the OIP came in at \$164,000 which is about \$100,000 less than what it came in ten years ago.

The old office building at the OIP came in at \$142,000; the building came in at \$25.00 per square foot.

Our commercial properties are coming in very well.

The appraiser went by comparable cities like Cottage Grove, Albany and Bend. He had a hard time finding comparables.

6.4 Draft Hunter Communications Franchise Agreement Discussion

Louis will be sending the Franchise Agreement to the City Attorney for legal review and to fill in the blanks. What we are looking at is roughly 7% of their gross service revenues. Some of the language is not ok with him, they are asking for a waiver of the 5% and he will speak with LCOG and have legal review on that so we have proper language. The fiber they are running was put in here in 2001-2002.

7.0 COMMUNITY SERVICES

7.1 Placement of a bench at the Hills Cabin Green Waters Park

Louis said Del Spencer is a long time citizen, he is asking if he can place a bench near the Hills Cabin at Greenwaters Park. It is just a concrete bench for dedication.

Motion: Councilor Coey moved that we approve the placement of the Del and Rachel Spencer Memorial Bench near the Hills Cabin Replica in Green Waters Park. Councilor Biggerstaff seconded the motion.

Mayor Shorey (Aye), J. Coey (Aye), L. Biggerstaff (Aye), R. Clark (Aye), G. Fortune (Aye). Motion carried 5-0

**** OLD BUSINESS**

None

8.0 POLICE SERVICES

None – Chief Martin was called out on a call.

9.0 EMERGENCY SERVICES

None – Chief Alcalde arrived late

10.0 REPORTS FROM BOARDS AND COMMITTEES

Amtrak – Councilor Coey reported that yesterday they had a four hour meeting with Union Pacific and Amtrak, two hours with Union Pacific and Amtrak and then two hours with just Amtrak. They did some on site visits at some locations that might work. The Union Pacific representatives were Brock Nelson from Governmental affairs for Union Pacific and Jerry Wilmoth who basically makes all of the decisions and their lead engineer. With Amtrak we had Rob Eaton who is with Governmental Affairs for Amtrak and his lead engineer. It was a good meeting, they didn't tell us no. They do want us to put a pocket track in; it is their land and their game. The cost is going to be somewhere between 3-6 million because of the pocket track and switching. Their suggestion to us was to hire a consultant; we need to do a conceptual two page drawing that they can have in their hands. This will cost in the \$15,000 - \$20,000

range which is risky. Amtrak is definitely all in for this, they are very receptive. Most of the money will be available through grants; we will have very little out of pocket.

Gene Hilleman asked if they have any junk yards with tracks lying around.

Councilor Coey said obviously tracks are expensive, the big cost here is the switching, not the track.

Community Services – Councilor Coey said they have a meeting coming up on the 4th and they will be joining with the Parks, Trails and Tree Board to discuss event application process and parameters for renting the park.

OEDAC – John Milandin has been invited to the Rural Economic Development Panel, there are five specific topics that they want people to think about before they arrive.

- Special Challenges faced by business in our Community
- Major obstacles to economic development in our Community
- Projects underway to stimulate economic development
- Specific projects Oakridge would like to undertake if it had funding
- What do you believe are some of the unique challenges for rural communities

This will be on September 12, 2014; they are soliciting thoughts for this, anything to help with the process.

Mayor Shorey gave a report on the fires around us. We had a fire Sunday; it is still under investigation as for the cause. It was a multi agency response; they dropped 28,300 gallons of water, 29 drops.

Public Safety – Councilor Clark reported that they are working on the chicken ordinance; they will finalize it at the next meeting and then bring it to Council. The Police Department is currently testing for the new Police Officer. Our reserves are doing a great job taking up some of the slack. The cattery is almost finished, only the electrical is left to finish up. The Fire Department started the new EMT Basic Class, they had a good turnout.

Louis let the Councilors know he has them registered for the League of Oregon Cities Conference. He just needs to know if they are bringing someone or not going at all. The dates for the conference are September 25-27 in Eugene.

Matt Altemus asked if he needs to talk to Louis about making offers on property and if it is in open or closed session.

Louis said a thought for executive sessions that are of extreme interest for the citizens is that we can do them before the meeting rather than after. Just something to think about.

ADJOURNMENT: The Council adjourned at 8:30 p.m. for Executive Session

Executive Session 8:35

Executive Session per ORS 192.660 (2) (f) to review records exempt from public inspection, ORS 192.660 (2) (d) to conduct deliberations with governing body on Labor Negotiations, ORS 192.660 (2)

(e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Adjourned Executive Session 9:03

Meeting adjourned at 9:03 P.M.

Respectfully submitted before the City Council September 4, 2014

Signed: _____
Jerry Shorey, Mayor

Signed: _____
Susan LaDuke, City Recorder