



May 7, 2015
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: Jim Coey, Mayor (Absent)
Judy Rowland
Gary Carl
Rick Zylstra
Amy Buchmeier (Absent)
Dwight Chitwood (New Councilor, sworn in during meeting)
Dawn Kinyon

Staff Present: Louis Gomez, City Administrator
Albert Alcalde, Fire Chief (absent)
Jackie Taylor, Assistant Planner
Susie LaDuke, Finance Director/City Recorder
Kevin Martin, Police Chief

Councilor Rowland called for a moment of silence for Brian Jeanotte a long time citizen of Oakridge who passed away Monday, he had applied for the vacant city council position.

2.0 PUBLIC COMMENT

Gene Hilleman, 47800 Short Street – He is not sure how the marijuana thing works, he goes to Edwin and he said he didn't want it next to his building because of the older patients as well as the young patients. He wants it to go somewhere else. Mr. Hilleman agrees with Edwin, but where do you put one.

Sharon Lindsley, 76392 Thatcher Lane – She understands that some of the TRT money has been set aside for city beautification. Twelve years ago a house burned on Thatcher Lane and she has heard the City Administrator and Mayor say that some of these funds will go to clean up this hazardous ugly mess. She asked if this is still in the plans and when might this happen?

Louis said yes it still in the plans, but it is part of the budget process. It won't happen until after July 1, 2015.

Ms. Lindsley asked what the estimated cost is?

Louis said they haven't even looked into that, usually they are around \$6,000-\$10,000.

Ms. Lindsley asked if there is any reason why this will not happen.

Louis said the only reason would be during the budget process if there is not the additional money for that. At this time it appears that we should have some money, he is on his first draft of the budget. We are creating a whole new line in the budget for abatement.

Ms. Lindsley asked if the city council needs to approve the abatement?

Louis said yes they do. When we are ready to do this it will be posted at the regular places.

3.0 MAYOR AND COUNCIL COMMENTS

Councilor Kinyon wanted to address Mr. Hilleman's question, there is a process if someone wants to open a medical marijuana facility. They have to take their plan to the planning commission to be reviewed to make sure everything falls into code and everything and they make a recommendation to the city council and the council then approves or disapproves the application. There are only certain parts of Oakridge that can have facility like that.

Louis said in regards to the process, whatever decision the planning commission makes stands, it does not go to the City Council unless someone goes through an appeal process. Louis explained the appeal process.

4.0 ADDITIONS, CORRECTIONS, OR ADJUSTMENTS TO THE AGENDA

Louis said to take out 6.3, we did not get any budget committee applications. We will start the budget committee process with four citizens and the council. He would like to keep that open to see if we can get a couple more applications.

The council is good with keeping it open.

5.0 CONSENT AGENDA

Motion: Councilor Kinyon moved to approve the consent agenda. Councilor Carl seconded the motion.

J. Rowland (Aye), G. Carl (Aye), D. Kinyon (Aye), R. Zylstra (Aye). Motion carried 4-0

6.0 ADMINISTRATIVE SERVICES

6.1 City Administrators Report

Louis said he and Councilor Rowland discussed filling the city council vacancy, there is only four of you here, is that something that you would rather do when you have at least six of you here.

Councilor Kinyon said she would like to do it tonight since we have a quorum and then we would have one more.

The council consensus was to go ahead and vote tonight.

Louis said Mr. Dreiling asked if he could wait to address the council until all of the council is here. He is asking to withdraw tonight.

Councilor Carl said he has no problem with that.

TSP Update/Highway 58 Refinement Plan – We are submitting a Traffic Growth Management Grant for a Transportation System Plan, we are also connecting that with a Pedestrian Study and a Safe Routes to Schools Program. We are getting some help from Lane Council of Governments, the planner from there is going to help us do the piece for the Safe Routes to School. They feel we have a better chance to get the grant if we connect all three.

Councilor Kinyon said she thought we already had a pedestrian study done.

Louis said the money has been there, they started it and it got put on hold.

Hwy 58 Crosswalk – He sent an email out a couple of weeks ago to the affected property owners so he can set up a meeting with them, Louis, ODOT and our City Engineer so we can talk about what we can and cannot do. It is going to affect them, but we are going to see if we can mitigate some of the issues.

Dangerous Tree - The tree was taken down, there was an issue with tire tracks going through the lawn, the property owner and the arborist came to some kind of agreement to get that worked out.

The Million Gallon Tank and Well – As council knows there is going to be a town hall meeting on May 12 at 7:00 p.m. They will be talking about water, sewer and public safety issues.

100,000 Gallon Tank at the OIP – The Public Works supervisor is hoping he can have that online by the end of the month. He is working on Teller Road and some other things, but he is hoping to get that on line.

Low Impact Development Ordinances – Recently we were able to get a draft out to the Planning Commission.

Franchise Agreement – He is still back and forth with the VP from Charter trying to get a franchise agreement worked out.

LID on North Ash Street – He is hoping to have an LID Ordinance to the council at the next meeting so we can go ahead and set the assessment.

Pending sale at the OIP – The issue is that they had an environmental assessment done on the land and during the investigation it came up that there may or may not be a gas tank on or near that property from 1969. DEQ is working on our behalf and sending documents to the buyer.

Enterprise Zone - He will be meeting with Lane County on Monday reviewing the documents that were forwarded back in April. We need to firm up our initial documents for the Enterprise Zone on why we should get it over some other city.

Hydro Electric Plant – Louis and the Mayor had an initial discussion with a company that builds hydro electric plants. They came and talked to us to see if the city had any interest in a hydro plant. Two things

happen with a hydro utility plant, you become your own utility or you work with your local utility and work something out as far as selling whatever electric is being generated.

Lot 3 as a Park – Lot 3 is by the Roaring Rapids development, there is some interest there and he checked his paperwork and there shouldn't be any restrictions to use that area. They just have to be careful of the trees in that area, they have to plant trees on that property for five years as part of our mitigation agreement.

Budget - The first budget meeting will be on May 14, 2015 at 6:30 p.m. in room 10 at the WAC. That may change if it is too warm in there, then we will meet in the Council chambers. He has the first draft finished.

6.2 City Recorders Financial Report

Susan said the council should have received emails with the council approval reports.

Susan gave the financial report to the council.

Susan has been working on the amortization schedules for the LID's. Those are based on a five year payment plan with 4% interest.

Motion: Councilor Carl moved to approve the Financial Reports as presented. Councilor Zylstra seconded the motion.

Councilor Carl said he saw a substantial payment to Pauly Rogers, what was that for?

Susan said it for the audit, they completed the audit in December.

Councilor Carl said Susan mentioned before about finding a different auditing group, has she taken any steps to replace them?

Susan has sent out a couple of RFP's. There aren't many people doing audits for small cities anymore.

R. Zylstra (Aye), D. Kinyon (Aye), G. Carl (Aye), J. Rowland (Aye). Motion carried 4-0

6.3 Appoint Budget Committee Members

No applicants

6.4 Fill City Council Vacancy

Motion: Councilor Kinyon moved that we appoint Dwight Chitwood to serve in the vacant Council position until the next general election. Councilor Carl seconded the motion.

J. Rowland (Aye), D. Kinyon (Aye), G. Carl (Aye), R. Zylstra (Aye). Motion carried 4-0

Susan swore in Dwight Chitwood to the City Council position.

6.5 Discuss sale of lot 28

Motion: Councilor Carl moved that we reject the offer of \$20,000 for lot 28 at the Oakridge Industrial Park. Councilor Zylstra seconded the motion.

Councilor Carl is not opposed to selling Lot 28, but he is not persuaded that the offer price is anywhere near what the real market value is. Based on the information he has the current offer is so far under the real market value for that parcel that he is not convinced that they need to make a counter offer, but just reject the offer.

Councilor Kinyon disagrees, she asked Louis if this piece of property is just based on an estimate from other appraisals, that this hasn't actually been appraised?

Louis said that is correct.

Councilor Kinyon said how do we know if it's worth more or less if we don't have any more appraisals.

Councilor Carl said on page 27 of your packet it shows the property values from Lane County.

Councilor Kinyon said she just wants to see the property sold and would rather let it go for what she (Robin Keever) has offered and get it done with. That is her opinion.

Councilor Carl disagrees with that.

Councilor Rowland asked if the information from 2014 is on Lot 28?

Louis said yes, this is the information from Lane County. The assessed value is \$67,869, which is the same as the Real Market Value.

Councilor Carl said with all due respect to Councilor Kinyon, the difference between \$20,000 and about \$68,000 is a huge difference in price and he doesn't see any reason to sell it that much of a deep discount at this time. He would like to see the property sold as well, but not for that much less than what the property is worth, we would be giving it away and I don't see any reason why we should do that.

Jerry Shorey said we did have an appraisal done on that and that is the price that was presented, also back in January or December there were two people looking at that, another company and Robin, the council made a decision at that time and voted on that if the other company did not act by January 2 that they would offer it to the 2nd bidder. He is not sure where all of this other stuff came from, the county has never been out there to even look at it. It looks like to him that this is an integrity issue.

Councilor Zylstra said we have talked about a business plan, has that ever been submitted?

Louis said he doesn't know, he wasn't at the last meeting.

Councilor Zylstra said as far as the integrity issue every tax lot has a value regardless if Lane County goes out and looks at it or not. How they reach that value he doesn't know, but every property has a tax value. We are going off of what Lane County has recommended. This is not something that we have just come up with.

Louis said what we did is we had an appraisal done of some like size lots and those were the calculations that we used to get to the numbers we used, he subtracted about \$3,000 for the ditch.

Councilor Carl said wouldn't you agree that if other companies and industry was starting to move into the industrial park that that would make the property in the park more valuable.

Louis said over time it would.

Councilor Kinyon said we don't have any other offers for properties in the industrial park so that is likely to be a while. And to reiterate, we did not actually have that lot appraised, these are estimates of like sized lots.

Councilor Chitwood asked Louis if he is making a recommendation on this?

Louis said his recommendation is to reject the offer.

Councilor Chitwood said he looked at the property and was not impressed with it, he wouldn't want it for any other reason except to add it to another piece of property that he already had. He thinks we should make a counter offer.

Councilor Rowland said there is already a motion on the floor and we need to vote on that.

D. Kinyon (Nay), G. Carl (Aye), R. Zylstra (Nay), J. Rowland (Aye), D. Chitwood (Aye). Motion Failed 3-2

Motion: Councilor Kinyon moved that we accept the offer of \$20,000 for lot 28 at the Oakridge Industrial Park. No second

Motion: Councilor Chitwood moved that we make a counter offer of \$33,000 for lot 28 at the Oakridge Industrial Park. Councilor Zylstra seconded the motion.

D. Kinyon (Nay), G. Carl (Nay), D. Chitwood (Aye), R. Zylstra (Aye), J. Rowland (Aye). Motion failed 3-2

Motion: Councilor Zylstra moved that we table 6.5 until next month when we have a full council. Councilor Carl seconded the motion.

D. Kinyon (Nay), G. Carl (Aye), J. Rowland (Aye), R. Zylstra (Aye), D. Chitwood (Aye). Motion carried 4-1

6.6 Randy Dreiling to address Council on use of Rest Area and Park Fees

Randy withdrew his request until all of the council is present.

7.0 COMMUNITY SERVICES

7.1 Review and Approval of IGA with Lane County for Striping Services

Louis said what you have in front of you is an Intergovernmental Agreement with Lane County for striping services. The last one we signed was back in 2012. This is not to exceed \$20,000 in the three years.

Motion: Councilor Carl moved that the Mayor sign the Intergovernmental Agreement with Lane County Public Works for street striping services for \$20,000 for three years. Councilor Zylstra seconded the motion.

R. Zylstra (Aye), D. Kinyon (Aye), J. Rowland (Aye), G. Carl (Aye), D. Chitwood (Aye). Motion carried 5-0

8.0 POLICE SERVICES

We have not had any tire slashing's since April 18th.

Chief Martin thanked the community watch groups.

The Police Department had 288 calls for service, 67 cases and 42 traffic citations and warnings. The traffic is down due to extra patrolling because of the vandalism going on in town.

Loren Larsen will graduate from the academy on July 17, 2015.

They had two applicants for Sergeant, we did testing and now we are down to one.

9.0 EMERGENCY SERVICES

No report, Al was gone

10.0 REPORTS FROM BOARDS AND COMMITTEES

See attached

Adjourn for five minute recess then Executive Session 8:06 P.M.

Executive session 8:11 P.M.

Executive Session: ORS 192.690 (2) (e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions. 192.690 (2) (h) to consult with counsel regarding legal right of public body regard to current litigation or litigation likely to be filed. 192.690 (2) (d) to conduct labor negotiations on behalf of the government body.

Executive session over at 8:51 P.M.

Adjourn Meeting 8:52 P.M.

Respectfully submitted before the City Council May 21, 2015

Signed: _____
James Coey, Mayor

Signed: _____
Susan LaDuke, City Recorder