



June 1, 2015  
City Council Regular Session  
Willamette Activity Center- Room 8  
47674 School Street  
7:00 p.m.



# MINUTES

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## 1.0 CALL MEETING TO ORDER / PLEDGE OF ALLEGIANCE

Council Present: Jim Coey, Mayor  
Judy Rowland  
Gary Carl  
Rick Zylstra  
Amy Buchmeier  
Dwight Chitwood  
Dawn Kinyon

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

## 2.0 PUBLIC COMMENT

Jill Mardin, 48479 E 1<sup>st</sup> Street Oakridge – She feels that as a tax paying citizen of Oakridge, she feels she has no services that she can depend on. Recently she called City Hall and asked about the codes in town in regard to nuisance. When she first came to this town we had a code enforcement officer, animal control officer and we had police on duty at night, gradually all of that has went away. She has recently asked for help with nuisances’ with her neighbors and has got no help. Her neighbors have bon fires near her bedroom window. LRAPA says it is up to the police to enforce that, unfortunately we don’t have police at night. That is just one thing, why as a tax paying citizen in this town do we not have a code enforcement officer or police officer when she needs one. This has been going on for seven years.

Sandra Edds, Oakridge – Thanked the City for the support at the first race. Saturday they will have their first real race at 2:00 P.M.

Matt Altemus, 47997 W 2<sup>nd</sup> Street Oakridge – He wants to speak about the river front property, this is nothing personal to the City Administrator or the interested buyer. He has been interested in the property since 2005. Hydro Tech Engineers should have contacted the City, he can’t go into too much detail because of possible negotiations. He knows they have worked up a full analysis to put a hydro plant there, which would be a very lucrative decision for the City. This should stay public or go to bid.

Robin Keever, McFarland Road Oakridge - She asked about rezoning the property she bought last week.

Susie said she would have to go before the Planning Commission.

### **3.0 MAYOR AND COUNCIL COMMENTS**

Mayor Coey addressed the code enforcement and police department issues, due to financial issues we had a few years ago our code enforcement officer was let go. We are working on the budget right now and looking in to at least a half time code enforcement officer. If you had problems then we need to know who and when. You should be able to call 911 and get a response. As far as the police department goes we do the best we can with what we have to work with.

Regarding the hydro company, we have had conversations with a company and a couple of meetings. It is not going to happen at that location though, even with a conditional use permit, the use for that property is very limited.

Mayor Coey said Saturday is National Trail Days, it is also the grand opening of our Dead Mtn. Trail. The event starts at 10:00 A.M. It is a bike specific trail and is very new to the community, everybody is invited. Sunday is the Kids Mountain Bike Oregon, they usually have about 50 kids show up and it is a great time. There are food and supplies and they get to ride all over. This is a free event.

Councilor Carl congratulated and thanked Sandy Edds and James Affa, he went out to watch the preliminary lawn mower races, and the whole town was there. He wishes them success.

In regards to Mr. Altemus, we have a lease with an option to buy and we need to honor that.

Councilor Kinyon wanted to address Ms. Mardin's concerns, she asked the city staff what procedures do we have in place for a citizen to make a complaint?

Susie said Chief Martin would be the person to talk to about this. She knows this particular situation, they are within their rights with what they are doing. The fire that the police officer observed was a small fire, they were just sitting around it talking.

Susie said they can call the local police number at night and it will be transferred to Lane County. She can fill out a complaint form.

Chief Alcalde said there are different rules for bon fires, they have to get a permit for that, smaller recreational fires you don't need one.

Councilor Zylstra addressed the property questions from Ms. Keever, he has a recent map from Lane Council of Governments and the map shows that her property is in city limits.

Councilor Rowland asked Ms. Mardin where she lives, she lives out East 1<sup>st</sup> Street, almost to the city limit.

### **4.0 ADDITIONS, CORRECTIONS, OR ADJUSTMENTS TO THE AGENDA**

Susan said 6.3 has been removed from the agenda, it should be on the next agenda.

Mayor Coey said we will also be moving 6.4 until after executive session due to most of this council not being privy to a lot of the information that took place when the agreement was put into place with Oregon Adventures.

Councilor Kinyon wanted to add to the agenda the use of the reserve funds from last year in October.

Susan called point of order, it is inappropriate because any discussion of a decision passed by the council can only occur after a motion to rescind has been made, and a motion to rescind cannot be made because this matter has already been acted upon. They have been in contact with the City Attorney and she drafted an email that will be sent out to the Mayor and City Council addressing that issue.

## **5.0 CONSENT AGENDA**

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

D. Chitwood (Aye), J. Rowland (Aye), G. Carl (Aye), A. Buchmeier (Aye), D. Kinyon (Aye), Mayor Coey (Aye), R. Zylstra (Aye). Motion carried 7-0

## **6.0 ADMINISTRATIVE SERVICES**

### **6.1 City Administrators Report**

Susan gave a short report, Louis has been out sick the last few days.

The river front property was placed by the council on the city's surplus list either in November 2011 or 2012. Nothing was heard from anyone on that property. It did go in the paper and the council did vote on it. Nothing was said about it until last year when Mr. Dreiling approached the city to rent the property. It was appraised as appropriate and it is more or less landlocked, the only useable road is the forest service road and the forest service won't allow any commercial use.

### **6.2 City Recorders Financial Report**

Susan gave the council a breakdown of deposits from the bank and the cash report. You should have received the council approval report via email.

**Motion:** Councilor Carl moved to approve the financial reports as presented. Councilor Rowland seconded the motion.

R. Zylstra (Aye), Mayor Coey (Aye), D. Chitwood (Aye), D. Kinyon (Nay), G. Carl (Aye), J. Rowland (Aye), A. Buchmeier (Aye). Motion carried 6-1

### **6.3 Public Hearing North Ash Street LID Assessment Ordinance 908**

Pulled from agenda

### **6.4 Discuss sale of property to Randy Dreiling**

Will discuss after executive session.

**Motion:** Councilor Carl moved that we sell the river property, located on Tax Lot 21-35-22-20 01400 (8.34 acres) to Mr. Randy Dreiling for \$20,000 reduced by \$300 per month or a total of \$3,600 and increased by ½ the cost of the appraisal to be determined by the city. The cost of closing be split evenly by seller and buyer. Councilor Rowland seconded the motion.

D. Kinyon (Nay), Mayor Coey (Aye), G. Carl (Aye), A. Buchmeier (Nay), J. Rowland (Aye), R. Zylstra (Aye), D. Chitwood (Nay). Motion carried 4-3

## **7.0 COMMUNITY SERVICES**

### **7.1 Closure of Salmon Creek Dike South side for ATV movement**

Susan said the Concerts in the Park have asked if it would be possible for a group of ATV enthusiasts to ride their ATV's from the vicinity of lot 36 to Greenwaters Park, they would also like to do a show and shine to show their high end machines for the public to view.

Chuck is aware of this and will be working with them.

**Motion:** Councilor Kinyon moved that we allow closure of the dike for ATV use on the south side of Salmon Creek. Councilor Rowland seconded the motion.

Mayor Coey (Aye), J. Rowland (Aye), G. Carl (Aye), D. Chitwood (Aye), A. Buchmeier (Aye), D. Kinyon (Aye), R. Zylstra (Aye). Motion carried 7-0.

### **7.2 Discuss Resolution 4-2012 Water Rate Increase from March 2012**

Susan said back in 2012 when the interim City Administrator was here, he put this together for the council. This was effective 7/1/2012 and these rates didn't make it through, there was a lot going on and a lot of cleanup. This is something that Susie and Louis didn't know about, Louis came across this so we are putting it forward to get these increases put through, they have been approved and the resolution was passed. There were public hearings done at that time, before the decisions were made.

**Motion:** Councilor Carl moved that the Water and Sewer rates be charged at the appropriate rate as set by resolution and calculated with the Portland CPI. Councilor Rowland seconded the motion.

Councilor Carl said we have a major revamping of our water and sewer rates coming up, does it make sense for us to do this?

Susan said it does, we need to bring the rates up to where they should be. They need to be consistent with what we already passed.

Councilor Carl said it is important that the citizens know that this is not the rate increase that is coming. The rate increase that is coming is far more than this because we have serious water and sewer problems in the city. The folks that have been to the meetings know what is about to happen.

Susan said this is something that is going to have to be worked on and brought up to the level that was voted on and approved in 2012.

Mayor Coey said we are looking at a rate increase in water of \$2.00 and \$1.00 for sewer. We do have a town hall meeting on Tuesday where we will discuss this further. We got the notice to do this 10 years ago, we are at a point where we have to do this, and we don't have a choice.

Councilor Kinyon said she feels like this is something that can wait and be discussed as part of the big discussion on the increase.

Loren Hogue stated that it is very true that we are headed for real problems, a major breakdown, we need to think about investing in the future.

Mayor Coey said in 2012 is when we were in the middle of a major upheaval in finances, there were other things that were more pressing. It seems to him that this can wait, that is a decision that this council can make tonight. He also understands that this was done in 2012 then it needs to be done, it was done by resolution, in public forum and public meetings so we can do it tonight. Either way this has to happen and the increase will take place.

Mayor Coey (Aye), D. Chitwood (Nay), R. Zylstra (Nay), D. Kinyon (Nay), A. Buchmeier (Aye), G. Carl (Nay), J. Rowland (Aye). Motion failed 3-4

## **8.0 POLICE SERVICES**

Police had 226 calls for service which resulted in 56 citations and 56 case reports. They have had several felony cases in the last several days.

They are still looking for reserves and volunteers, the next reserve academy starts up next January. If you are interested contact Chief Martin or Sergeant McPherson.

## **9.0 EMERGENCY SERVICES**

Chief Alcalde reported they had 54 calls in May, 41 in Oakridge, 6 Hazeldell and 7 Westfir, they actually had a third and a fourth out, and things are getting busier.

Volunteers are helping them, they had 1200 hours of volunteer time.

Councilor Buchmeier asked Chief Alcalde how many of the transports are patient request transports.

Chief Alcalde said most of them do need to go, maybe 5% don't need to go.

## **10.0 REPORTS FROM BOARDS AND COMMITTEES**

**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.**

Adjourn for Executive Session 7:52 P.M.

Executive session 8:00 P.M.

Executive session over at 8:32 P.M.

Regular session 8:33 P.M.

See 6.4

Adjourn Meeting 8:34 P.M.

Respectfully submitted before the City Council June 18, 2015

Signed: \_\_\_\_\_  
James Coey, Mayor

Signed: \_\_\_\_\_  
Susan LaDuke, City Recorder