

HALSEY CITY COUNCIL MEETING

Central Linn Elementary School

280 West 2nd Street – Library

Halsey, OR 97348

7:00 P.M.

December 9, 2008

The City Council meeting was called to order at 7:03 p.m.

The City Administrator took Roll Call.

Present: Council President Eric Harless, Councilor Wade Doerfler, Councilor Joan Mercier, Councilor Cynthia Choat, Councilor Eldon Albertson, and Councilor Kathy Parker. Mayor Marjean Cline was absent.

Also in attendance were Sargeant Lawler, Andrew Beaudet, Woodrow Edwards, and Don Ware from The Times.

Approval of Minutes

Councilor Doerfler made a motion to accept the minutes from the meeting held on November 18, 2008. Councilor Albertson 2nd and the motion carried unanimously.

Delegations

Council President Harless recognized Sargeant Lawler and asked how things were going in the City. Sargeant Lawler responded that it had been very quiet. Sargeant Lawler stated that most of the activity is taking place at the apartments on the west side of town and requested the City Administrator email the property owner's contact information to him. Councilor Doerfler commented he frequently notices a Deputy on the east side of town where he resides and appreciates their presence. A brief discussion ensued regarding abandoned vehicles on private property and whether the Sheriff's department will be able to assist with enforcement of the revised nuisance ordinance. Councilor Choat expressed a concern for a report indicating a case of child neglect within the City. Sargeant Lawler responded it was a false report but added his department works with DHS on such issues to determine the validity of these types of complaints. There were no other questions.

The new owners of the tavern, Andrew Beaudet and Woodrow Edwards, had not been placed on the agenda but were asked by Council President Harless if they wished to speak to the Council. Beaudet and Edwards noted that the state of the economy had slowed the financing process but that has now been resolved and only some liability issues need to be finalized. Edwards stated they would be adding a smoking deck and a nine foot wall on the east side where the railroad tracks are located to block the noise from the trains. Councilor Mercier asked if the fence would extend the entire length of the building. Edwards responded there would be a fence on three sides with an insulated solid wall on the east side which would allow people to hold conversations outdoors without having to speak over the noise of the trains. Edwards noted they still intend to serve breakfast but those plans will come a bit later after they complete some of the initial changes. Council President Harless asked when the new smoking regulation takes effect with Edwards responding January 1, 2009. Councilor Choat asked for clarification on the new law with Edwards stating that smoking will no longer be allowed indoors. Edwards explained that smoking indoors has not been allowed in Eugene as a test case and effective January 1, 2009 the regulation will be statewide. Sargeant Lawler asked who would be enforcing the new regulation with Edwards responding it would be Oregon Health Services. Councilor Mercier commented tavern locations are often a place for people to meet and does not necessarily involve alcohol. Beaudet commented that he has often spent time in a bar location drinking Mountain Dew and visiting. Councilor Choat thanked Edwards and Beaudet for attending the meeting. Council

President Harless commented he supports their plans and ideas for the tavern. A brief discussion ensued.

Administrator Report

The City Administrator had provided a letter from the Oregon Water Resources Department regarding a review of the application for the extension of time for the City's water permit #G-15551. The City Administrator noted there has been no additional word from the Department, however the letter was a positive sign that all of the information has now been provided in order for them to make a decision on the request for the extension. There were no questions.

The City Administrator reported there has been no further contact from the city auditors but they would be updated on the progress of the audit for the fiscal year 2007-2008 as information is provided. There were no questions.

The City Administrator had included a letter in the packets from the Department of Environmental Quality stating they would not require a review of the proposed lift station improvements. The entire Council was pleased to learn this information. The City Administrator reported she had listed the items necessary to go out for bid and has had the public works employees review that document. The City Administrator stated that as soon as they comment on the proposal she would contact the entity that will assist in publicizing the RFP for this improvement. There were no questions.

The City Administrator reported there is now heat on the lower level of the Community Center/City Hall building. The City Administrator commented the public works employees will be closing access to the upstairs area so that the heat will be confined to the downstairs. The City Administrator noted that she has asked Mike's Heating and Air Conditioning to bid on mechanical improvements for the upstairs and has meetings set with Birchfield Heating and Air Conditioning and Rice Heating and Air Conditioning as well. The City Administrator stated that she is asking each firm to bid on just heating the City Hall portion versus the entire upstairs area. The City Administrator reported she would be contacting electricians next week for bids for the electrical requirements for the upstairs. There were no questions.

The City Administrator reported she had contacted Capstone Wireless regarding the fence concern at the cell tower and was told that one of the contractors for the project would get back to her but there has been no word from them. The City Administrator addressed the Council regarding this issue and how much more effort should be made in trying to get someone to respond. The consensus of the Council was they approved of the existing fence and would leave it to the person expressing the concern to contact the City Council if she wanted to pursue the issue.

Councilor Choat asked if it would be an appropriate time to discuss a meeting that was held at the Community Center/City Hall building and Council President Harless granted her permission to address the Council. Councilor Choat stated that Ed Curtis, the Superintendent for the Central Linn School District, was aware the bond issue for the future City Hall had been defeated and is very interested in the School District and the City working together so he asked for a meeting in order for him to see the inside of the building. Councilor Choat indicated Curtis has discussed the idea of perhaps operating a bank run by students out of this facility as well as a student run credit union in Brownsville. Councilor Choat noted that Susan Swinderman, the Facilities/Safety Coordinator; Tom Piowaty, Special Services Director; and Teresa Wilhelm, Grant Writer were in attendance as well. Councilor Choat stated that Swinderman and Wilhelm discussed researching municipal grants online as well as making use of volunteers in order to complete the upper level of the facility. Councilor Choat added that Swinderman discussed the possibility of utilizing the University of Oregon architectural department to create a drawing showing exactly what the facility could look like and these services would be at no charge to the City. Councilor Choat stated she thought placing visual replicas of the proposed completion of the facility would get the community excited about seeing it come to fruition. Councilor Choat asked permission from the Council to pursue this opportunity. The Council was in agreement to have Councilor Choat work with Swinderman to learn more about University's program, however Councilor Albertson commented that, with the number of residents in the City opposed to the project,

he did not think the drawings would make a difference. However, Councilor Albertson added since the service is free there was nothing to lose from checking into it. Councilor Doerfler commented the Central Linn School District had used the University's services on a construction project which was very beneficial. Councilor Choat noted that Curtis and Swinderman are very interested in partnering with the City and she appreciated their thoughts and ideas on how the facility could be put to use. Don Ware, The Times, commented Curtis is developing an idea for a Charter School which would in turn provide the students that would run the bank. Ware stated a grant has been submitted for the Charter School and word should come on that by the end of next week. A brief discussion ensued.

Public Works Department

Councilor Doerfler commented that all seems well with the lagoons but also commented about the recent expenses on the service truck. The City Administrator noted there is an agenda item to discuss the service truck under new business and would present some material regarding that issue later in the meeting. There were no other questions.

Planning Commission

Council President Harless stated no meeting had been held. The City Administrator commented it is anticipated a conditional use permit will be submitted in the near future as a preliminary review has been done for a proposed school/church on the parcel of land on the east side of town near East H Street and East 2nd and East 1st Street. Councilor Albertson asked how large the school would be with the City Administrator responding she did not recall; however there are some drawings at City Hall that could be reviewed. The City Administrator noted the buildings are proposed to be located more to the west boundary versus the eastern portion of the property. A brief discussion ensued.

Park Committee

Councilor Mercier stated there is nothing new to report other than construction on the skate park should begin in January, 2009. The City Administrator noted the equipment has been ordered and it is apparent it will probably have to be stored until the concrete pad is in place. There were no questions.

Finance Committee

Councilor Doerfler reported there were various financial documents included in the packets for review. Councilor Doerfler commented the City is receiving tax revenue and is in a comfortable financial situation. Councilor Doerfler welcomed any questions for him or the City Administrator however there were none.

Street/Utility Committee

Councilor Doerfler handed out to the Council some documents he had received at a meeting that had been held. Councilor Doerfler commented the most interesting one was some documentation on the history of Hwy 101. Councilor Doerfler read an excerpt from the document stating a man named Ben Jones was actually the father of Hwy 101. Councilor Doerfler noted that Benton County used to extend clear to the coast and Jones came to the County and asked about the construction of a highway along the coast but was given no support. Councilor Doerfler then said that Jones left stating he would create a new county and thus the process for the highway began. Councilor Doerfler noted that Ware might be particularly interested in the document and could publish some of the information in The Times. Ware thanked Councilor Doerfler for the information. Councilor Doerfler noted there was a discussion on the Governor's transportation plan, adding that no one of course knows what the legislature will do. Councilor Doerfler noted that the target date for the completion of Hwy 20 is still 2011. Councilor Doerfler stated that two of the four bridges are completed between Halsey and Harrisburg and the other two could be completed by next summer at which time the entire section of highway would be resurfaced. Councilor Doerfler referenced the loss of Randy Pape' and his tremendous influence on transportation projects and did not know if anyone of his caliber would be able to step in and fill his shoes. Councilor Albertson asked if it would be a good time to discuss the

document Councilor Doerfler had left for review at the previous meeting with Council President Harless granting permission to Councilor Albertson to ask questions. Councilor Albertson questioned the information on the local emission reduction plan and the proposed increase in registration fees in reference to the impact to those on limited incomes. Councilor Doerfler commented the Governor's proposal is not very popular mostly because he places his priorities on education which leaves the elderly taking cuts once again. Councilor Doerfler noted most people would like to see more of a balance between those two categories. Councilor Doerfler commented on the push to get people to stop smoking and with some success it has now decreased the cigarette tax revenue, and rising fuel costs mean less cars driving and thus state highway tax revenue has decreased as well. A brief discussion ensued.

Intergovernmental Committee

Councilor Doerfler reported that Cynthia Solie has been named the new director for the Cascade West Council of Governments. Councilor Doerfler stated that Solie has been with the COG since 1991 and is in support of the decision to promote her. There were no questions.

Old Business

Councilor Albertson distributed a larger drawing of a proposal for the completion of the future City Hall, Council chambers, and museum area for the depot. Councilor Albertson indicated he is in the process of getting prices for materials needed to complete this area as well as the downstairs. Councilor Albertson stated he has learned that Jerry's does not have contractor's pricing but offers competitive prices to everyone. Councilor Albertson asked the City Administrator if she had learned what the minimum requirements are for the parking lot, however the City Administrator responded she had emailed the City Planner and has not heard back from him on this issue. Council President Harless asked if Holderman Paving had been contacted as the church hired them for an overlay on their parking lot and he recalled the cost to be around \$25,000.00. Council President Harless stated he also recalled that when a parking lot is next to a State highway it must be excavated deeper than if it were located elsewhere. The City Administrator responded Holderman had been contacted and earlier that day the company they use for excavation and gravel had called to discuss the project. Councilor Mercier had heard of parking lots constructed from old tires and initiated a discussion regarding the feasibility of that for the City. Council President Harless thanked Councilor Albertson for all the work he has put into working on this project. A brief discussion ensued.

The City Administrator reported some bids had been received for the construction of a pole building at the existing City shop location, however the public works employees have asked for a 30 x 36 building which is larger than the code allows. Council President Harless asked whether that was a City code or the County with the City Administrator responding it is a requirement listed in the Halsey Development Code adopted in 2001. Council President Harless asked for the reasoning behind the restriction and even though the City Administrator was not part of the review process she said the code had been modeled after the State Development Code. The City Administrator noted the Code has been amended a couple of times in order for it to mold more to smaller city standards thus not all requirements necessarily seem to meet the needs of Halsey. The City Administrator commented she has had to enforce the construction of an accessory building of no more than 1000 square feet with residents and stated the City needs to comply with its own rules. The City Administrator stated she had mentioned in the previous Council meeting about the possibility of vacating a portion of West K Street which could allow the construction of two smaller pole buildings. The City Administrator noted prices have not been determined for the cost of two buildings and she is uncertain if public works agrees with the idea at this time. A brief discussion ensued with the consensus of the City Council leaving the City Administrator to pursue this issue at her discretion.

New Business

The City Administrator handed out information on a 2008 Chevrolet Silverado service vehicle while stating that a couple of weeks ago the Mayor was in at City Hall asking if it was time to replace the current service truck. The City Administrator stated she has had similar thoughts but with talk of constructing a pole building and improving the lift station she had been reluctant to pursue this issue even though funds had been budgeted for such a replacement. The City Administrator commented however after talking about it for a brief time it seemed with the state of the economy this was a good time to look at purchasing a truck. The City Administrator reported several vehicles had been looked at and it turns out the one they had been provided information on is sitting on a lot in Eugene with the boxes already on it. The City Administrator noted it is a new 2008 with 18 miles on it. The City Administrator commented the original price quoted was \$20,544.00 and another salesman has indicated he can sell the vehicle for the \$19,960.00 which is the price on the paperwork distributed. Councilor Doerfler made a motion to purchase the 2008 Chevrolet Silverado 2500HD service vehicle. Councilor Parker 2nd the motion. Council President Harless asked if there was any discussion. Councilor Albertson asked what the original price of the vehicle was with Councilor Choat responding it is listed on one of the pages distributed. Councilor Albertson noted the price reduction was approximately \$8000.00. Councilor Mercier asked if 2WD is sufficient or if 4WD was need with the City Administrator responding the City would not need 4WD. With no more questions, Council President Harless called for a vote on the motion which carried unanimously.

The City Administrator stated that she is in the process of updating Council information to the COG and noted that Councilor Doerfler has been the designated representative for the City attending these meetings, however an alternate is requested, and Councilor Doerfler has commented it would be nice for someone else to be involved in these meetings as well. Councilor Parker agreed to be listed as the alternate representative.

The City Administrator indicated the Mayor had requested her to provide a brief discussion on policies regarding gifts amongst Councilors and employees or between Councilors themselves. The City Administrator stated there is reference in the Personnel Policy regarding the fact that City employees cannot receive additional monetary rewards or other favors for completing projects under their normal job descriptions. Council President Harless asked if it would be viewed as a bribe to which the City Administrator responded affirmatively. The City Administrator noted that otherwise all such gifts fall under the current Statement of Economic Interest requirements and read a couple of sections from the ORS regarding this issue. A brief discussion ensued.

Councilor Doerfler stated he appreciated the newsletter and thought it was very well done. The City Administrator noted that Assistant City Recorder, Karla Caudell, is primarily the one producing this document and she would let her know of the positive feedback.

Councilor Albertson held up a copy of the current zoning document for the City and asked for clarification on the City limits and the UGB. The City Administrator commented the eastern portion near East 3rd Street has been annexed which is how the City limits are expanded out to the Urban Growth Boundary. Councilor Albertson commented the document is therefore not up to date with the City Administrator stating that was correct. A brief discussion ensued.

Adjournment

Councilor Doerfler made a motion to adjourn the meeting at 8:30 p.m. Councilor Mercier 2nd and the motion carried unanimously.

Marjean Cline, Mayor

Judy Cleeton, City Administrator