

MINUTES
STANFIELD CITY COUNCIL
REGULAR MEETING
TUESDAY, MARCH 20, 2018
STANFIELD COUNCIL CHAMBERS
150 WEST COE AVENUE

CALL TO ORDER

The regular meeting of the Stanfield City Council was called to order at 7:00 p.m. by Mayor Tom McCann at the Stanfield City Council Chambers, located at 150 West Coe Avenue, Stanfield, Oregon.

ROLL CALL

Members present were Mayor Tom McCann and Councilors Don Tyrrell, Susan Whelan, Jason Sperr and Jack Huxoll. Councilor Del Manley was absent. City Staff present were City Manager Blair Larsen, Police Chief Bryon Zumwalt, and Finance Director Jerry Carlson.

FLAG SALUTE

Mayor McCann led the audience and members of the Council in the Pledge of Allegiance.

APPROVAL OF MINUTES FROM FEBRUARY 20, 2018

Mayor McCann approved the minutes for the February 20, 2018 council meeting as written.

OFFER OF PURCHASE OF CITY-OWNED SURPLUS REAL ESTATE PROPERTY AT 170 S. MAIN STREET

Heidi Carver, the realtor working on the City-owned property at 170 S. Main, presented an offer from a Mr. Oliver to purchase the building at the asking price of \$109,000 on an owner-carried contract, with a \$10,000 down payment, and amortized over a 15-year period at 6% interest annually, with the request that the City have the bathroom put in working condition, the HVAC system connected to ducts and put in working condition, to replace the sheetrock where the mold was removed, and to have the front door fixed to open properly. Ms. Carver has acquired bids to do this work, and its expected that it would cost about \$10,500. She said that she felt the bids were all reasonable. She said that the buyer is open to a larger down payment and the term of the contract being limited to five years. She said that she and Mr. Larsen had discussed a counter offer to have a \$20,000 down payment, and a balloon payment for the rest of the price at the end of 5 years.

Mayor McCann asked about parking for the business. Ms. Carver said that they asked about that, and it appears that the on street parking would be adequate for the expected 10 employees.

Mr. Larsen said that a deal could be made for part of the City's property to be used for parking.

Councilor Sperr said he is concerned about the expenses, and wanting to know more about the business. Ms. Carver said that the buyer is a medical equipment manufacturer based out of Salem. She said it is mostly packaging and shipping that would be done at this facility. He asked what the payment is on the City's current loan. Mr. Larsen said that the loan is tied in with the loan for City Hall, and the payment is about \$1,200 a month. Ms. Carver said that this deal would be about \$800 a month.

Mr. Larsen said that this deal would not quite be breaking even, and the City would be losing a little. He also said that the property has not been declared surplus yet, and a public hearing is necessary to sell the property. He asked the Council's desires regarding a counter offer, and the timing for a public hearing. Mayor McCann asked if it was feasible for the finance committee to look into the issue and come back to the Council at the next meeting. Mr. Larsen said that would push it back another meeting, and he suggested having the finance committee empowered to make a decision without coming back to the Council so that the next meeting could be a public hearing to approve the sale of the property.

Councilor Whelan said that the City should move on this, because there haven't been a lot of people interested in buying the property.

Ms. Carver said she could get more information on bids.

Councilor Huxoll suggested that the City Manager work up a counter offer with Ms. Carver. Mr. Larsen asked what terms the Council would like to see changed.

Councilor Sperr asked if the business would be hiring locally, or bringing in existing employees. Mr. Larsen said that his understanding was that the business would be hiring locally.

Mr. Larsen said that the property was listed at \$109,000 as is, but that the offer was with modifications, and the City would be losing a little bit. He asked if the Council would like to counter at a higher price. Councilor Huxoll said that the City should at least break even. Councilor Sperr suggested \$115,000.

Mayor McCann retracted his suggestion that the finance committee look into it, and suggested that the Council empower Mr. Larsen to make a counter offer. Mr. Larsen suggested that a motion be made to declare the property surplus and empower him to make a counter offer.

Councilors Huxoll and Sperr moved and seconded to declare the property at 170 S. Main surplus, and grant authority to the City Manager to make a counter-offer based on the Council's stated preferences. Ayes: Tyrrell, Whelan, Sperr and Huxoll. Nays: None. Motion carried.

Mr. Carlson asked if there was a retail aspect to the business. Mr. Larsen said that was a good point, and he needs to talk with the business about the zoning on the property to make sure that their intent fits the zoning. He said that is a necessary conversation, but is a separate issue from the sale of the property.

A citizen asked about tax revenue that the City would receive from this. He said the only taxes affected are property taxes, and right now the City isn't gaining any taxes from the property, but that would change with this sale. He said that it would be good to have another rate payer for water and sewer in town.

PRESENTATION FROM THE ECHO FUTURE FARMERS OF AMERICA

Brooke Vandervein introduced the Echo FFA group, which gave a presentation and took questions on Urban Growth Boundaries, as part of the requirements for a state competition that they were heading to.

SECOND READING OF ORDINANCE NO. 423-2018 AN ORDINANCE INSTUTING A STUDENT REPRESENTATIVE TO THE CITY COUNCIL

Councilors Sperr and Tyrrell moved and seconded to approve the second reading of the ordinance. Ayes: Tyrrell, Whelan, Sperr and Huxoll. Nays: None. Motion carried.

Councilors Tyrrell and Huxoll moved and seconded to adopt the ordinance. Ayes: Tyrrell, Whelan, Sperr and Huxoll. Nays: None. Motion carried.

RESOLUTION NO. 02-2018: A RESOLUTION AUTHORIZING THE TRANSFER OF APPROPRIATIONS WITHIN FUNDS

Mayor McCann read the resolution. Mr. Larsen said that part of this was caused by a calculation error in the budget, which has since been corrected. Another part was due to a decision to increase the size of a new water line being put in to serve new housing so that the line could eventually serve City purposes in looping dead end lines. He said that since the City was asking the developer to put in a larger line, then the City had to pay for the increase. In addition, he said that the City purchased a well from Union Pacific Railroad, which the City had been using for many years.

Councilors Sperr and Whelan moved to adopt the resolution. Ayes: Tyrrell, Whelan, Sperr and Huxoll. Nays: None. Motion carried.

PRESENTATION FROM PIONEER HUMANE SOCIETY REGARDING THE PROPOSED UMATILLA COUNTY ANIMAL CONTROL DISTRICT

Mr. Ben DeCarlow, a resident of Hermiston representing Pioneer Humane Society in Pendleton, gave a presentation on the Society's proposal to form a Umatilla County Animal Control District. He asked that the Council pass a resolution including the City of Stanfield in the boundaries of the proposed special service district, so that it could go before Stanfield voters.

Councilor Sperr asked what their current budget was. Mr. DeCarlow said it was significantly less than what they are proposing.

Mr. Larsen asked if they would be doing any animal collection work. Mr. DeCarlow said that they do not have current plans to do that, but would be looking into that in the future. Mr. Larsen said that is something that cities would be interested in.

Councilor Whelan asked how the proposal involves the other shelters in the County, and how many shelters there are. Mr. DeCarlow said that Fuzzball is a small shelter that deals with cats, and they have a very good relationship with them. He said that this proposal has no relationship with the Hermiston Humane Society.

Councilor Sperr asked about allocation of resources that would go to Stanfield. Mr. DeCarlow said that he is not sure, but nothing is set in stone at this point.

Mayor McCann asked if this proposal goes through, if they would be under the Special Districts Association for insurance. Mr. DeCarlow said that he was not sure.

Mr. Larsen said that if this is expanding their operation to be county-wide, is the budget enough for the huge increase in workload that would result. Mr. DeCarlow said that their research has indicated that their proposal is reasonable.

Councilor Whelan asked if the proposed district would remain in one location as it is now. Mr. DeCarlow said that it would remain in one place at first, but they would look at other locations.

Mr. Carlson said that this proposal seems aimed at the Pioneer Humane Society's needs, and that it may be better to look at the public need. He also asked if any other animals besides dogs and cats would be included. Mr. DeCarlow said not at this point.

Councilor Sperr asked why other organizations were not included. Mr. DeCarlow said that there has been a tumultuous relationship with Pet Rescue in Hermiston, and they wanted to get their own organization stabilized before working on that relationship.

RESOLUTION NO. 03-2018: A RESOLUTION APPROVING INCLUSION OF THE CITY IN THE ANIMAL CONTROL SERVICES DISTRICT

Mayor McCann read the resolution.

Councilors Whelan and Tyrrell moved and seconded to adopt the resolution Ayes: Tyrrell, Whelan, Sperr and Huxoll. Nays: None. Motion carried.

APPOINTMENT OF CITIZENS TO THE BUDGET COMMITTEE

Mr. Larsen said that Doug Alvarez, Jim Whelan, Steve and Paula Otzenberger, Patricia Whitehead, Erwin Watson, Carlos Chavez, and Bryn Braithwaite have stated that they are interested in serving. He said that is eight, and the City needs to appoint seven.

Councilor Whelan said that Mr. Whelan has stated that he would like to be excluded from the list. Councilor Sperr said that Carlos' wife Nelly is also interested in serving.

Councilors Sperr and Whelan moved and seconded to appoint Doug Alvarez, Steve Otzenberger, Paula Otzenberger, Erwin Watson, Carlos Chavez, Nelly Chavez, and Bryn Braithwaite. Ayes: Tyrrell, Whelan, Sperr and Huxoll. Nays: None. Motion carried.

COMMITTEE REPORTS

Police/Court: Chief Zumwalt said that the report was submitted in writing. He reported that last week, the engine of one of the patrol cars blew up. Mayor McCann asked what happened at the I-84 overpass earlier that day. Chief Zumwalt said that there was a fatality accident, a local person. Councilor Sperr asked if the change in court time was going well. Mr. Larsen said it is going well. Councilor Sperr also asked about the Police Department's social media activity. Chief

Zumwalt said that everything posted has been information that would have been in a press release to the newspapers. The Council and staff discussed the Police Department's social media activities. Chief Zumwalt also said that the community garden is going well.

Public Works/Building: Councilor Huxoll went over the details in the written report.

Finance/Administrative: Councilors Sperr and Huxoll moved and seconded to approve the payment of the bills for the month of February in the amount of \$212,244.86, as funds become available. Ayes: Tyrrell, Whelan, Sperr and Huxoll. Nays: None. Motion carried.

Mr. Carlson said that things look good for the rest of the year, based on current estimates.

Councilors Sperr and Huxoll moved and seconded to approve the finance report for the month of February, 2018. Ayes: Tyrrell, Whelan, Sperr and Huxoll. Nays: None. Motion carried.

Safety: None.

Library: Presented in writing.

Councilors Huxoll and Sperr moved and seconded to approve all the committee reports. Ayes: Tyrrell, Whelan, Sperr and Huxoll. Nays: None. Motion carried.

COMMENTS FROM THE AUDIENCE

Blaine Braithwaite of 640 Browndell Lane said that he would like the City Council to reconsider allowing burn permits within City Limits. He said he understands concerns about air quality, but he thinks there are circumstances where it makes sense to allow burning. He said he has 1.5 acres with 50 or 60 dead trees, and has taken 9 loads to the compost yard in the last week, but is worried about burden on the facility since he is only 5% done. He said that is a significant cost, and some smaller properties should not be allowed to burn, but for those who are trying to improve their property, he thinks there is good reason to allow some burning.

Councilor Whelan asked about the ordinances that ban burning. Mr. Larsen said the City previously had an ordinance that allowed burning with a permit, but that ordinance expired. Councilor Huxoll said that a lot of people were burning lots of things, and the smoke was terrible. Mayor McCann said that at certain times of the year, the smoke settles over the town, and the people who have been impacted negatively could fill the room. Mr. Larsen said that when the previous permit was in effect, there were very few complaints. Councilor Sperr said that it would be nice to allow it to decrease the burden on the compost yard.

Monica Todd also commented that she would like to be able to burn on her property, which is about 7 acres. She said even if it was very limited on when burning was allowed, it would still be an improvement.

Travis Reese, who is building a house next to Mr. Braithwaite, also commented that he is in a similar situation. He said he just moved from Arlington, and there was a permit system in place there that seemed to work well.

Mayor McCann said that these were the reasons why the compost yard was developed.

Councilor Sperr said that the chipping cost about \$17,000 a year and a half ago, which prompted putting in the gate with the code panel.

Mayor McCann suggested that the Public Works Committee take a look at the previous ordinances and potential changes.

Councilor Sperr asked Chief Zumwalt for his perspective on enforcement. Chief Zumwalt said that as long as the permits are clear, and the officers aren't expected to use their discretion, enforcement is very easy.

Mr. Larsen said that he would like to see a permit system that is easier than the previous ordinance.

Councilor Tyrrell suggested looking at what other Cities do to regulate burning.

Ms. Todd said that in other places they encourage controlled burning to limit the fuel for wildfires.

Andy Benage also commented that he would like to see burning permitted in some way.

OTHER BUSINESS

Mr. Larsen said that the City received the last check donation for the playground equipment, so it would be ordered soon. He said that Diane Berry, the City Administrator of Echo was in the hospital recently, and the City sent her some flowers. He said she sent a card expressing her thanks. He said that the Stanfield Community Center was having an open house on Thursday, March 29th, from one to three pm, with dessert served.

Mayor McCann said that Friday night is the Spaghetti Feed and easter egg hunt. Mr. Larsen said that the Moose Lodge is having their easter egg hunt on March 31st.

Mr. Larsen said that the League of Cities is having a training on April 17, which includes a dinner. He asked that Councilors let him know if they would like to attend, and he will RSVP for everyone. He said he will notify budget committee and planning commission members about it as well. Councilor Sperr said that he was interested in attending.

Mr. Larsen said there are some cleanup activities coming up—Sanitary Disposal's clean up week, and a recycling event in Hermiston.

Mr. Larsen said that there is now a vacancy on the Council, since Councilor McSpadden passed away. He said that her term ends December 31st, 2020. He said the options were to wait until the general election, and include the seat on the ballot, or move forward with appointing someone. Mayor McCann said that he thinks the Council should do what has been done in the past, and advertise for interest and appoint someone. The consensus of the Council was to advertise for interest, ask people to submit letters of interest, and appoint someone at the second meeting in April, which would be on April 17th.

Council and Staff discussed the status of the old Jesse James club building, the Elephant's trunk, and the Burke building, as well as the food truck business that is being set up.

Mr. Larsen also presented the map of the trail design that the engineer working on the Stage Gulch Trail has developed.

COMMENTS FROM THE COUNCIL

Councilor Whelan said that she was reading an LOC magazine article that talked about public records laws, and she wondered if the City has a public records policy, and if it complies with the new changes. Mr. Larsen said that there is a policy in place, and in practice the City complies with the law. He said that the City could probably improve the policy to make it clearer. He said that when he reviewed that law, he thought that the City was in compliance. He said that the City doesn't get a lot of requests, and a side project of his is to get files in better order so that requests are easier to fulfill.

Councilor Sperr asked what the status was of the 3D Idapro plant. Mr. Larsen said overall there has been a large drop off in complaints. He said he didn't know if this was due to people getting tired of complaining, or if it really is getting better. He said there were three complaints that day, which does not trigger a citation. He said there is still some odor, but the question is whether it is offensive or not. He said they are continuing to ask citizens to inform City Hall of offensive odors. Councilor Whelan asked if he is continuing to notify 3D Idapro of complaints. He said that if just one complaint comes in, he doesn't notify them, but after two or three come in, he lets them know so that they can look into it before a citation is triggered.

Mayor McCann said he wonders what it would cost to install monitoring stations. Mr. Larsen said that he has not looked into that in detail, but thinks it would be expensive. Mayor McCann said that he is concerned about someday needing to fight a court battle on this. The Council and Mr. Larsen discussed the odor situation and monitoring efforts.

Councilor Sperr asked about the timeline for the playground equipment. Mr. Larsen said that he would get the order in tomorrow, and he expected it to take 6 weeks to arrive. He was not sure on how long assembly would take, but possibly around a month, depending on labor and volunteers. He said he would love to get it all in by the 4th of July, but is not sure if that is possible, but it is something to strive for.

Mayor McCann said that he would be leaving the following Sunday and would be gone for a week.

ADJOURNMENT

With no other business to consider, Mayor McCann adjourned the regular meeting of March 20, 2018 at 8:55 p.m. The next meeting was scheduled for April 3, 2018.

Respectfully Submitted,

W. Blair Larsen, City Manager/Recorder

Attest: _____
Mayor

Date of Approval: _____