



CITY OF SWEET HOME CITY COUNCIL MINUTES

August 11, 2020, 6:30 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

WIFI Passcode: guestwifi

PLEASE silence all cell phones – Anyone who wishes to speak, please sign in.

Mission Statement

The City of Sweet Home will work to build an economically strong community with an efficient and effective local government that will provide infrastructure and essential services to the citizens we serve. As efficient stewards of the valuable assets available, we will be responsive to the community while planning and preparing for the future.

Meeting Information

The City Council will hold a Regular City Council meeting at 6:30 p.m. in the City Council Chambers at City Hall, 3225 Main Street. In order to protect residents, staff, and elected officials due to the novel COVID-19 virus, the frequency and length of public meetings, including the City Council, boards and commissions, will be minimized. Non-urgent and non-essential City business with expected public feedback will be postponed whenever possible. Individuals attending public meetings in person will be limited to the first six people, required to maintain appropriate social distancing, (6-ft.) and be free of symptoms related to COVID-19. The City of Sweet Home City Council is streaming the meeting via the Microsoft Teams platform and asks the public to consider this option. There will be opportunity for public input via the live stream. To view the City Council meeting live, online visit live.sweethomeor.gov. If you don't have access to the internet you can call in to 541-367-5128 and you'll be asked to choose option #1 to be logged in to the call.

This video stream and call in options are allowed under Council Rules, meet the requirements for Oregon public meeting law, and has been approved by the Mayor as Chairperson of the meeting. All votes will be conducted by Roll Call Vote.

Call to Order and Pledge of Allegiance

The meeting was Called to Order at 6:30 P.M.

Roll Call

PRESENT

Mayor Greg Mahler
President Pro Tem Diane Gerson
Councilor Cortney Nash
Councilor Dave Trask
Councilor Lisa Gourley
Councilor Susan Coleman

ABSENT

Councilor James Goble

The location of the meeting is accessible to the disabled. If you have a disability that requires accommodation, advanced notice is requested by notifying the City Manager's Office at 541-367-8969.

STAFF

City Manager Ray Towry
City Attorney Robert Snyder
Police Chief Jeff Lynn
Finance Director Brandon Neish
Community and Economic Development Director Blair Larsen
Library Director Rose Peda
Community Services Officer Sean Morgan
Administrative Assistant Julie Fisher
Maintenance Supervisor, Dominic Valloni
Municipal Maintenance Worker, Tommy Robey

MEDIA

Kelly Kenoyer, The New Era
Alex Paul, Democrat Herald

Motion to approve Councilor Goble's absence made by Councilor Gerson, Seconded by Councilor Coleman.

Voting Yea: Mayor Mahler, President Pro Tem Gerson, Councilor Nash, Councilor Trask, Councilor Gourley, Councilor Coleman

Consent Agenda:

Motion to approve the Consent Agenda made by Councilor Trask, Seconded by Councilor Coleman.

Voting Yea: Mayor Mahler, President Pro Tem Gerson, Councilor Nash, Councilor Trask, Councilor Gourley, Councilor Coleman

Approval of Minutes:

- a) 2020-07-28 City Council Work Session (pg. 3)
- b) 2020-07-28 City Council (pg. 5)

Recognition of Visitors and Hearing of Petitions:

None

Old Business:

- c) Continuation of Public Hearing to consider Application ZMA20-02 (pg. 58)

The Public Hearing was re-opened at 6:36 P.M.

Mayor Mahler explained the Public Hearing process. Mayor Mahler asked the Council if they had any Exparte, Conflict of Interest or Personal Bias; there was none.

Staff Report: CEDD Larsen provided a full staff report for the benefit of the public who had not attended the first meeting. CEDD Larsen explained the application was for a zone change from Low Density Residential to Medium Density Residential which is the Comprehensive Plan designation for that property. It was clarified the application is only for a zone change and not for any development of the property.

Questions of the Council: Council asked staff what would happen if the application was denied but met all of the requirements. CEDD Larsen explained the applicant could appeal

to the Land Use Board of Appeals and the ruling potentially be overturned and the City would be responsible for the legal costs.. There was discussion on the Comprehensive Plan.

Questions of the Public: Frank Knapp, Gary Pritchard, Vince Adams, and Jack Hankins had questions for staff that included current zoning vs. Comprehensive Plan zoning designations, parking concerns, drainage concerns, and utility capacity questions and concerns. The issues brought up were addressed by staff and most would be considered during any development process. The Comprehensive Plan was explained and discussed as a State required ruling document for zoning.

Testimony in Favor: None

Testimony in Opposition: Frank Knapp opposed the application and was concerned of traffic issues which would be a burden on community.

Marla Blanchard also opposed the application with safety concerns of children and traffic congestion.

Jack Hankins as also opposed and concerned about additional traffic and parking issues.

Neutral Testimony: None

Rebuttal: Reuben Rencon addressed the traffic safety concerns and noted that parking standards and lighting would be required for any type of development. He stated Sweet Home is in need of affordable housing and needs multifamily dwellings. He added the property is conveniently close to schools which would be ideal for a family or single parent tenant.

The Public Hearing was closed at 7:16 PM.

Council discussion following the Public Hearing acknowledged the concerns of the neighborhood, however those concerns should be brought up in the development stage and are not criteria for the zone change decision. The housing needs were discussed as well as HB2001 which passed in 2019.

Motion made to reconsider by President Pro Tem Gerson, Seconded by Councilor Trask.

Voting Yea: Mayor Mahler, President Pro Tem Gerson, Councilor Trask, Councilor Gourley, Councilor Coleman

Voting Nay: Councilor Nash

Motion made to approve the application for the zone change and move Ordinance Bill No. 11 for 2020 - An Ordinance Amending the Official Zoning Map by President Pro Tem Gerson, Seconded by Councilor Trask.

Voting Yea: Mayor Mahler, President Pro Tem Gerson, Councilor Trask, Councilor Gourley, Councilor Coleman

Voting Nay: Councilor Nash

d) Judge Larry Blake - Court Update

Judge Larry Blake presented to the City Council an update on Sweet Home Municipal Court. The Sweet Home Municipal Court processes criminal and non-criminal court proceedings, such as misdemeanors, violations (traffic), and City Code Violations. All felonies go to Circuit Court. Judge Blake offers diversion for first time offenders and elderly drivers

Judge Blake commended of his support staff, and the support of the Police Chief. Chief Lynn presented Judge Blake with the idea of Community Court.

Sweet Home Community Court will begin in September, and deal with those effected by mental health, homeless, or drug and alcohol issues. It is not a criminal court, but a community court with support to walk thru the system. Questionnaires are completed addressing asking about a variety of topics such as alcohol or drug abuse, mental health needs, OHP Insurance eligibility, identification verification, homeless, transportation needs, education background, veteran status, family, and employment history. From the answers, the individual meets with service providers and partners to help them in their needs. After 6 months, the individual will graduate, and Judge Blake will dismiss any criminal charges. The program has been successful in other communities.

e) Information Only - Homelessness Resource Update

Community Services Officer Sean Morgan and Police Chief Jeff Lynn updated the City Council on homelessness and outreach programs efforts. SCO Morgan gave the Council examples of recent successes.

f) Information Only – Solid Waste Rate Increase (pg. 30)

Brian White and Candice Unger with Sweet Home Sanitation presented the Council with an update on the sanitation and transfer stations. Their objective is to keep employees and members safe and healthy, continue to provide quality service, and keep the transfer station open. Social distancing changes, mask guidelines, customers to remains in their cars are some of the precautions they are taking to balance customer service and safety. New cameras have been installed in trucks as a coaching tool and a new app, Wasteconnect, is an interactive app a customer can access to receive reminders of their pickup day.

g) Discussion Only - Street Sweeping (pg. 44)

Maintenance Superintendent Dominic Valloni, Municipal Maintenance Worker Tommy Robey, and Finance Director Brandon Neish gave the Council a report on the City's current Street Sweeper's condition. The 1997 sweeper has been well used by Sweet Home for the past 11 years and was preowned at the time of purchase. In determining the next steps, 3 options were discussed. The first was to repair the current sweeper either in house or sending it out, the next option would be to repair it, and the third option would be to purchase or lease a replacement at a cost about \$160K. Along with the normal street sweeping, the sweeper is used in accident response, street maintenance, street projects, and to remove leaves from streets and keep them out of storm drainage system. Staff will return to Council with clearer cost estimates of all the options.

h) Request for Council Action - Resolution 22 for 2020 - Resolution to Submit to Electors the Question of Renewing Police Services Operating Levy (pg. 10)

Finance Director Brandon Neish explained local option levies renew every 5 years. The Police levy proposal is to leave the levy rate at \$7.85 per 1000/assessed value. Staff has since learned Linn County approved to move the Sheriff Office levy to voters in this November election due to strong approval rates for law enforcement in Linn County. The County levy will affect the last two years of the Sweet Home levies and changes compression figures. Council could choose to increase Sweet Home levy rates.

Motion made by President Pro Tem Gerson, Seconded by Councilor Trask to approve Resolution 22 for 2020 - Resolution to Submit to Electors the Question of Renewing Police Services Operating Levy.

Voting Yea: Mayor Mahler, President Pro Tem Gerson, Councilor Nash, Councilor Trask, Councilor Gourley, Councilor Coleman

i) Request for Council Action - Resolution 23 for 2020 - Resolution to Submit to Electors the Question of Renewing Library Services Operating Levy (pg. 21)

Finance Director Brandon Neish reported there is no proposed change for the Library Levy rate.

Motion made by President Pro Tem Gerson, Seconded by Councilor Gourley to approve Resolution 23 for 2020 - Resolution to Submit to Electors the Question of Renewing Library Services Operating Levy.

Voting Yea: Mayor Mahler, President Pro Tem Gerson, Councilor Nash, Councilor Trask, Councilor Gourley, Councilor Coleman

New Business:

j) Information Only—Sankey Park Bandstand (pg. 46)

Community and Economic Development Director Blair Larsen reported to the Council that the Sankey Park Bandstand, which was constructed over 75 years ago, but never been placed on historic registry, was damaged in 2018 tree fell. A stability engineering review found the structure does not meet building code, and inadequacy in the roof beams, floor beams and snow load. The estimated cost for repair and code updates would be \$150K. A similar structure cost is estimated to be \$150-200K. The Park and Tree Committee recommends the Bandstand be removed and a similar structure with some salvage materials from original structure be built.

Consensus of the Council would be to replace the Bandstand and involve the community in the project.

Ordinance Bills

Request for Council Action and First Reading of Ordinance Bills

Ordinance Bill No. 11 for 2020 - An Ordinance Amending the Official Zoning Map was read in its entirety.

Motion to move Ordinance No. 11 for 2020 to second reading made by Councilor Coleman, Seconded by Councilor Trask.

Voting Yea: Mayor Mahler, President Pro Tem Gerson, Councilor Trask, Councilor Gourley, Councilor Coleman

Voting Nay: Councilor Nash

Second Reading of Ordinance Bills

k) Request for Council Action – Ordinance Bill No. 10 for 2020 – An Ordinance Annexing and Amending the Official Zoning Map (pg. 83)

Ordinance Bill No. 10 for 2020 was read by title only.

Motion to move Ordinance Bill. No. 10 for 2020 to third and final reading made by President Pro Tem Gerson, Seconded by Councilor Coleman.

Voting Yea: Mayor Mahler, President Pro Tem Gerson, Councilor Trask, Councilor Gourley, Councilor Coleman

Voting Nay: Councilor Nash

Third Reading of Ordinance Bills (Roll Call Vote Required)

None

Reports of Committees:

Charter Review Committee

Councilor Gerson stated the Charter Committee will start meeting to review the Charter.

Legislative Committee

Councilor Susan Coleman announced Late on August 10, 2020, the Oregon Legislature approved Senate Bill 5723, which awarded the City of Sweet Home a \$7M grant for upgrading the Sweet Home Wastewater Treatment Facility infrastructure.

Reports of City Officials:

Mayor's Report

Mayor Mahler announced the Chamber of Commerce is planning on hosting a virtual Annual Awards Banquet.

City Manager's Report

City Manager Towry reported SB5723 passed late Monday evening, which would again approve \$7M in funds towards the City's Wastewater Treatment Plant upgrade project.

CM Towry announced Code Enforcement Officer Tommy Mull's last day will be Thursday. There will be a time set aside on Thursday during the noon hour to come and wish him well. Ethan Rowe has been hired to fill the position and started this week.

CM Towry reminded the Council staff is still waiting to receive Economic Development Priorities from almost half of the Council.

Department Director's Reports (1st meeting of the Month)

Library Services Director

- l) Library Monthly Report, July 2020 (pg. 99)

Library Services Director Rose Peda reported a grant was received for One Book One Community.

Councilor Coleman thanked the Library staff for all of their efforts.

Community and Economic Development Director

- m) Community & Economic Development Department Monthly Report for July, 2020 (pg. 101)

Community and Economic Development Director Larsen gave an update on the amount of business loans that have been applied for to aid with effects of COVID.

Public Works Director

- n) Public Works Department - Monthly Report of Activities July 2020 (pg. 106)

Municipal Maintenance Supervisor Dominic Valloni reported that recent striping was performed by Marion County. The over spray should be gone in a day or two.

An update was given on Sankey Park development.

Council Business for Good of the Order

Following up from comments received earlier during the Public Hearing, the Council requested Chief Lynn pull statistics on crime related activity in the area of 23rd Avenue. It was also suggested to contact the neighborhood regarding forming a neighborhood watch.

FD Neish reported 120 accounts would normally be scheduled for shut off, however with the temporary COVID policy, only 5 of those accounts will be turned off for non-payment.

The Council asked if there was an update on the School Resource Officer from the School District yet. Chief Lynn will be meeting with school administration soon and will give the Council an update.

Councilor Gerson announced the SHOWCASE website is now accepting applications for Pictures of a Pandemic.

Adjournment

With no further business, the City Council meeting was adjourned at 9:08 P.M.

Mayor

ATTEST:

City Manager – Ex Officio City Recorder