



# CITY OF SWEET HOME CITY COUNCIL MINUTES

July 28, 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](https://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.

Mayor Mahler asked for a Moment of Silence for Zachary Maynard.

## **Roll Call**

### **PRESENT**

Mayor Greg Mahler  
President Pro Tem Diane Gerson  
Councilor Cortney Nash  
Councilor Dave Trask  
Councilor James Goble  
Councilor Lisa Gourley

### **ABSENT**

Councilor Susan Coleman

---

*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

Community and Economic Development Director Blair Larsen  
Finance Director Brandon Neish  
Police Chief Jeff Lynn  
Library Service Director Rose Peda  
Staff Engineer Joe Graybill  
City Attorney Robert Snyder  
Administrative Assistant Julie Fisher

## MEDIA

Kelly Kenyoer, The New Era

### **Consent Agenda:**

Motion made to approve Councilor Coleman's absence by Councilor Trask Seconded by Councilor Nash.

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

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

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

### Approval of Minutes:

- a) 2020-07-14 City Council Work Session
- b) 2020-07-14 City Council

### **Recognition of Visitors and Hearing of Petitions:**

Larry Angland spoke on the condition of Ironwood Street. Mayor Mahler stated the City is in the process of updating the System Development Charges (SDCs) that could help fund further street improvement. Larry Angland stated that he himself has brought in 12 yards of gravel as well as two other neighbors also have added 12 yards of gravel each.

Robert Coakley who works for Knife River suggested tar and pea gravel as opposed to asphalt. PW Director stated an asphalt base is required prior to any oil mat layer.

A Local Improvement District (LID) for neighborhood improvement was discussed. CEDD Blair Larsen explained that option.

Vince Adams spoke on the upcoming land use hearing regarding 23rd and Ironwood. Mr. Adams opposed the development and was against the rezoning.

### **Old Business:**

- c) Information Only - ODOT Multi Modal Transportation Enhance Program Update  
CEDD Blair Larsen and Staff Engineer Joe Graybill gave an update on the ODOT Multi Modal Transportation Enhancement Program changes - the pathway to lake shore at 60th Avenue. Pedestrian crossings of Hwy, one near Midway Market, second at 49th Avenue will still continue. The 4000' of sidewalk on the south in the original scope will no longer be possible.  
Council questioned the RR bridge and liability to the City.

### **New Business:**

- d) Public Hearing to consider Application AX 20-01 & ZC 20-01  
The Public Hearing pen at 6:45 PM.

Mayor Mahler explained the Public Hearing process.

Mayor Mahler asked if any of the Council had any Ex-parte Information, Conflict of Interest, or Personal Bias. There was none.

Staff Report: Community and Economic Development Director Blair Larsen explained the application for an Annexation and Zone Map Amendment of a 39,000 Sq Ft. property. The zone change proposed is from Linn County zoning to City low density residential. The property is in Urban Growth Boundary and just outside City limits. The Sweet Home Planning Commission held a Public Hearing, received testimony and recommended approval to City Council. No conditions of approval were required.

There were no questions from Council

Testimony in Favor: None

Testimony in Opposition: None

Neutral Testimony: None

Public Hearing closed at 6:52 PM.

City Council discussion.

Motion made to move Ordinance No. 10 for 2020 for first reading by Councilor Gourley, Seconded by President Pro Tem Gerson.

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

Voting Nay: Councilor Nash

e) Public Hearing to consider Application ZMA20-02

The Public Hearing was opened at 6:59 PM.

Mayor Mahler explained the Public Hearing process.

Mayor Mahler asked if any of the Council had any Ex-parte Information, Conflict of Interest, or Personal Bias. There was none.

Staff Report: Community and Economic Development Director Blair Larsen gave the Staff Report and explained the application was for a Zone Map Amendment to change .61 acres currently zoned as low density to medium density which is in conformity with Sweet Home Comprehensive Plan. The Planning Commission received testimony, held a Public Hearing, and then passed a motion for recommendation of approval to City Council. No conditions of approval were required. CEDD Larsen made it clear, the application the Council was to consider was for a zone change, and not for building application.

There were no questions of staff.

Applicant Testimony: None

Testimony in favor: None

Testimony in Opposition: Vince Adams, 809 Mt View Rd. stated he was opposed to the zone change.

Neutral Testimony: None

Rebuttal: None

Public Hearing closed at 7:01 PM.

Motion made to approve Ordinance No. 11 for 2020 - An Ordinance Amending the Zoning Map by Councilor Gourley, Seconded by Councilor Trask.

Voting Yea: Mayor Mahler, Councilor Trask, Councilor Gourley

Voting Nay: President Pro Tem Gerson, Councilor Nash, Councilor Goble.  
There was City Council discussion.

The Public Hearing was reopened at 7:10 PM.

Testimony in Favor: The Applicant stated the request is to change zoning from low density to the Comprehensive Plan designation of medium density. There was questions of the Council on what kind of apartments would be going in. Councilor Gerson was concerned of the terrain and wanted to see engineering in the plan.

Testimony in Opposition: Vince Adams again opposed the zone change.

Neutral testimony: None

Motion made to reconsider by Councilor Gourley, Seconded by Councilor Trask.

Voting Yea: Mayor Mahler, Councilor Trask, Councilor Gourley

Voting Nay: President Pro Tem Gerson, Councilor Nash, Councilor Goble.

Motion to continue the Public Hearing made by Councilor Trask, Seconded by Councilor Gerson.

Voting Yea: Mayor Mahler, Councilor Trask, Councilor Gourley, President Pro Tem Gerson,  
Voting Nay: Councilor Nash, Councilor Goble.

The Public Hearing will continue on August 11, 2020.

- f) City Council Candidate Handbook - Candidate Qualifications & Filing Procedures for General Election

Finance Director Neish referred to the City Council Candidate Handbook for Candidate Qualifications and Filing Procedures for General Election. Finance Director Neish reported a page on the website has been created with information and links for anyone who is interested in running for a City Council position.

- g) PageFreezer Contract Review

Finance Director Brandon Neish presented Council with a proposed contract for Social Media Archive System. PageFreezer would replace our current Archive Social and would be a cost savings to the City.

Motion made by Councilor Gourley, Seconded by Councilor Trask.

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

- h) Memorandum - 2020 Levy Rates

Finance Director Neish reported on the 5 yr local option levies for Sweet Home Police Department and the Sweet Home Library. Compression and how it effects the levied funds was discussed. A 5 year forecast for the Public Safety and Library relating to levied funds was presented. Staff recommended leaving levy rates at current rate and submit renewal of current rates for the November Election. Key dates and timeline includes Council decision on August 11, Aug 14 forms must be submitted to the City Manager, and Sept 2 the title must be submitted to Linn County with Notice of Election. There were no questions of the Council.

## **Ordinance Bills**

Request for Council Action and First Reading of Ordinance Bills

Ordinance No. 10 for 2020 - An Ordinance Annexing and Amending the Official Zoning Map was read in its entirety.

Motion made to move Ordinance No. 10 for 2020 to second reading by Councilor Trask, Seconded by President Pro Tem Gerson.

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

Voting Nay: Councilor Nash

Councilor Goble left the meeting at 7:55 P.M.

Second Reading of Ordinance Bills

None

Third Reading of Ordinance Bills (Roll Call Vote Required)

None

**Reports of Committees:**

Chamber of Commerce

Councilor Gerson reported the Chamber has added an additional member to the Board of Directors. Mayor Mahler added the Chamber is considering a virtual Chamber Awards Banquet on August 19 to honor award winners.

Ad Hoc Committee on Health

Councilor Gourley stated the Western University students will be giving an update at the August meeting.

**Reports of City Officials:**

Mayor's Report

None

City Manager's Report

None

**Department Director's Reports (2nd meeting of the Month)**

Finance Director

- i) June 2020 Monthly Report (pg. 115)

Police Chief

- j) Police Department Monthly Report (pg. 124)

Chief Lynn gave an update on Community Court.

City Attorney

None

**Council Business for Good of the Order**

Councilor Gerson reported SHOWCASE will host a Pandemic Art Show on August 15th.

**Adjournment**

With no further business, the meeting adjourned at 8:15 P.M.

---

Mayor

ATTEST:

---

City Manager – Ex Officio City Recorder