



CITY OF SWEET HOME CITY COUNCIL MINUTES

February 23, 2021, 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. Meeting ID 226 531 982#

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 PM.

Mayor Mahler called for a Moment of Silence for past Mayor and Council-member Tim McQueary.

Roll Call

PRESENT

Mayor Greg Mahler

President Pro Tem Diane Gerson

Councilor Dave Trask

Councilor Lisa Gourley

Councilor Susan Coleman

Councilor Angelita Sanchez

Councilor Dylan Richards

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
Finance Director Brandon Neish
Administrative Assistant Julie Fisher
Public Works Director Greg Springman
Community and Economic Development Director Blair Larsen
Staff Engineer Joe Graybill
Utility Manager Steven Haney
City Attorney Robert Snyder
Maintenance Supervisor Dominic Valloni
Chief of Police Jeff Lynn
Communications Officer Lagea Mull

MEDIA

Alex Paul, Democrat Herald
Benny Westcott, The New Era

Consent Agenda:

Motion to approve the Consent Agenda made by Councilor Trask, Seconded by Councilor Gourley.
Roll Call Vote:

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

Approval of Minutes:

- a) 2021-01-26 City Council Minutes (pg. 1)
- b) 2021-02-05 City Council Training Minutes (pg. 8)
- c) 2021-02-06 City Council Training Minutes (pg.10)
- d) 2021-02-07 City Council Training Minutes (pg. 13)
- e) 2021-02-09 City Council Special Meeting (pg. 15)
- f) 2021-02-09 City Council Minutes (pg. 18)
- g) 2021-02-16 City Council Special Meeting (pg. 22)

Recognition of Visitors and Hearing of Petitions:

None

Old Business:

- a) PUBLIC HEARING & Request for Council Action – Ordinance No. 3 for 2021 – Willow Street Neighborhood Local Improvement District (LID) (pg. 24)

The Public Hearing was opened at 6:36 PM.

Mayor Mahler read the explanation on how to participate for those in the building and/or attending online. Mayor Mahler read the Public Meeting Hearing Disclosure.

The Mayor asked of each Councilor if they have had Bias, Conflict of Interest, or Experte. There was none.

Staff Report: City Attorney Robert Snyder explained the Public Hearing was to allow for Public Comment on the Local Improvement District (LID). City Attorney explained the Cost Chart Breakdown which was provided in the packet. City Attorney Snyder noted the process for a Local Improvement District is set out in Oregon State Law and City Code. The

Viewers' Report was presented and was included in the Council Packet January 12, 2021, discussed during the Viewers' meetings and brought forward for the Public Hearing.

The Viewers' made a recommendation to the City Council regarding the Willow Street LID. They made a recommendation on the methodology and to proceed with the water and street improvements. The Viewers' recommended the City pay for a portion of the water system upgrades and to supplement the cost with any available grant funding. City Attorney Snyder explained System Development Fees (SDC) are not charged during a Local Improvement District (LID).

City Attorney explained the options to the Council of either moving forward with a water LID only, or a water and street improvement LID. Per City Charter, if 2/3 of the effected property owners do not agree with the LID, then it will not move forward.

City Attorney explained the process and next steps on the Local Improvement District including the introduction of an ordinance and three readings during City Council meetings prior to a vote.

There were questions of the Council regarding the Public Notice received by property owners and what type of responses were received. City Attorney explained over 50% of properties have petitioned for the LID. There was a question on existing wells and the cost imposed on property owners whether they connect to City services or not.

Joe Graybill, Staff Engineer, presented to the Council the cost related to the project and explained some terminology found in the LID. There was a question from the Council about property loss due to development. Joe Graybill explained that the development would not be on private property, but existing ROW. Staff Engineer Graybill also addressed draining issues specifically on the east end of 19th Avenue, 20th Avenue, and Willow Street.

Finance Director Neish was available for questions on financing and bonds.

Testimony in Favor: None

Neutral Testimony: Dave Holley, 607 7th Avenue, reported he served on the Viewers Committee at the request of the Council. He was in favor of the water LID, but not in favor of the street LID due to the cost. Mr. Holley felt the imposed fees would be more than some of the property values. Mr. Holley suggested the City, using existing fund, do an overlay on streets that would suffice. Although the overlay would not be as good as the LID proposal, it would be a huge improvement to the current situation. Mr. Holley also suggested removing the SDCs from contingency funds.

Testimony in Opposition: Several members of the public came forward to oppose the LID: Carlene White -1803 Yucca Street, David Jones - 1803 Yucca Street, Carmen Espinoza - 2009 18th Avenue, and Mr. Kimbrell whose daughter lives at 2009 Willow. All were opposed to the financial burden it would cause, although there was no opposition to extending water to the area.

The Public Hearing was closed at 7:56 PM.

Council Deliberation: There was deliberation regarding the amount of property owners who were either for or against the LID. Councilor Gerson suggested the project is one that Council should consider being heavily involved in.

Motion to research cost savings methods and bring back a proposal that would include water only and reconsider the methodology. Motion made by Councilor Gourley, Seconded by President Pro Tem Gerson.

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

Voting Nay: Councilor Sanchez, Councilor Richards

New Business:

- a) Request for Council Action – Resolution No. 4 for 2021- Library Board Liaison (pg. 45)
Motion made to approve Resolution No. 4 for 2021 by Councilor Coleman, Seconded by Councilor Sanchez.
Voting Yea: Mayor Mahler, President Pro Tem Gerson, Councilor Trask, Councilor Gourley, Councilor Coleman, Councilor Sanchez, Councilor Richards
- b) Request for Council Action - Resolution No. 5 for 2021 - Water and Wastewater Utility Rates (pg. 48)
City Manager Towry introduced the Request for Council Action to review the Water and Wastewater Utility Rates.
Public Works Director Greg Springman and Finance Director Brandon Neish spoke to some of the projects that need funding to complete. They talked about the lack of emergency power at the water plant and the vulnerability of the water system as a result. There was discussion on new in-house operators taking over the plant in July.
Finance Director Neish reviewed the history of water rates, reviewed proposed rates for commercial and residential and compared rates with neighboring cities.
Motion to approve Resolution No. 5 for 2021 by Councilor Trask. Motion dies for lack of a second.
- c) Request for Council Action - First Avenue Easement Release (pg. 62)
Motion to approve the proposed release of easement on First Avenue made by Councilor Coleman, Seconded by Councilor Gourley.
Roll Call Vote: Voting Yea: Mayor Mahler, President Pro Tem Gerson, Councilor Trask, Councilor Gourley, Councilor Coleman, Councilor Sanchez, Councilor Richards
- d) Request for Council Action – Resolution No. 6 for 2021- City Council Goals for 2021-2022 (pg. 65)
Motion made to approve Resolution No. 6 for 2021 by Councilor Gourley, Seconded by Councilor Coleman.
Roll Call Vote: Voting Yea: Mayor Mahler, President Pro Tem Gerson, Councilor Trask, Councilor Gourley, Councilor Coleman, Councilor Sanchez, Councilor Richards
- e) Q2 Update - Fiscal Year 2021 (pg. 70)
Finance Director Brandon Neish provided the Council with a detailed quarterly update of the City's financial status. Most of the funds were slightly higher than from the previous quarters.

Ordinance Bills

Request for Council Action and First Reading of Ordinance Bills

None

Second Reading of Ordinance Bills

- a) Ordinance No. 2 for 2021- Sweet Home Ordinance Pertaining to System Development Charges (pg. 76)

Ordinance No. 2 for 2021 was read by title only.

Motion to move Ordinance No. 2 for 2021 to third and final reading Motion made by Councilor Coleman, Seconded by President Pro Tem Gerson.

Roll Call Vote: Voting Yea: Mayor Mahler, President Pro Tem Gerson, Councilor Trask, Councilor Gourley, Councilor Coleman, Councilor Sanchez, Councilor Richards

Third Reading of Ordinance Bills (Roll Call Vote Required)

- a) Ordinance No. 1 for 2021 - Ordinance No. 1293 - An Ordinance Amending the Official Zoning Map (pg. 93)

Ordinance No. 1 for 2021 was read by title only as the third and final reading.

Motion to approve Ordinance No. 1 for 2021- Ordinance No. 1293 - An Ordinance Amending the Official Zoning Map by Councilor Coleman, Seconded by Councilor Gourley.

Roll Call Vote: Voting Yea: Mayor Mahler, President Pro Tem Gerson, Councilor Trask, Councilor Gourley, Councilor Coleman, Councilor Sanchez, Councilor Richards

Reports of Committees:

Administrative and Finance/Property

Park and Tree Committee

Youth Advisory Council

Councilor Gerson stated the YAC will be offering input on the Lewis Creek Project.

Chamber of Commerce

Councilor Richards announced the Chamber has a new Executive Director and has also adopted a new vision and goals.

Charter Review Committee

Councilor Gerson announced the committee met prior to the Council meeting. Former Councilor Nash joined the meeting and may join the committee.

Council of Governments

Area Commission on Transportation

Solid Waste Advisory Council

Ad Hoc Committee on Health

Councilor Gourley announced James Page of CHANCE will give a program update in March and in April Western University Medical Students will give a presentation.

Legislative Committee

Reports of City Officials:

Mayor's Report

Mayor Mahler acknowledged Alex Paul, and his good relationship with the City of Sweet Home. Mayor Mahler announced Alex will become the new Communications Officer for Linn County.

City Manager's Report

City Manager Towry reported trees on Evergreen Loop have become a safety concern. Cascade Timber Consulting and the Park and Tree Committee evaluated the trees and thought it would be prudent to remove those trees. The tree removal project will soon be started. Additionally, several trees at Sankey Park were also inspected and deemed as needing to be removed.

City Manager Towry announced several recruitments open in Public Works to fill new positions in Operations of the Water and Wastewater Treatment Plants.

City Manager Towry reported on the Library Director position update and recruitment

City Manager Towry will be out of town Friday and Monday.

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

Finance Director

- a) January 2021 Monthly Report (pg. 107)

Finance Director Brandon Neish announced positive news regarding debt refunding. The City's debt rating was reviewed and Sweet Home was rated AA rating which is in the top 15% of municipalities in Oregon. The City's process, procedures, rules and policies, and adequate reserves all helped to obtain that rating.

Police Chief

- a) Police Department Monthly Report (pg. 116)

There were no questions on the report provided by the Police Department.

City Attorney

- a) 2021-01-18 Viewers' Report Minutes (pg. 117)
- b) 2021-01-21 Viewers' Report Minutes (pg. 119)

Council Business for Good of the Order

Adjournment

The City Council meeting adjourned at 9:26 PM.

Mayor

ATTEST:

City Manager – Ex Officio City Recorder