



CITY OF SWEET HOME CITY COUNCIL MINUTES

August 25, 2026, 6:30 PM
Sweet Home City Hall, 3225 Main Street
Sweet Home, OR 97386

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.

I. Call to Order & Pledge of Allegiance

The meeting was called to order at

II. Roll Call

PRESENT

Mayor Susan Coleman
Council President Josh Thorstad
Councilor Chelsea Augsburger
Councilor Ken Bronson
Councilor Aaron Hegge
Councilor Dylan Richards
Councilor Angelita Sanchez

STAFF

Jason Ogden, City Manager / Police Chief
Cecily Hope Pretty, Deputy City Manager
Blair Larsen, City Attorney
Angela Clegg, Planning & Building Manager
Megan Dazey, Library Services Director
Adam Leisinger, Special Projects Manager
Cindi Robeck, Financial Operations Manager
Dominic Valloni, Interim Public Works Director

MEDIA

Sarah Brown, The New Era

GUESTS

Gary Jarvis, 2941 Foothills Drive, Sweet Home, OR 97386
Jon Suh, 1207 Long Street, Sweet Home, OR 97386

III. Consent Agenda

- a) Request for Council Action – Municipal Court Judge Employment Contract

Approval of Minutes:

- a) 2026-08-11 City Council Work Session Minutes

Council President Thorstad moved to approve the Consent Agenda. Councilor Hegge seconded the motion. The motion carried by the following vote:

AYE: Coleman, Thorstad, Augsburger, Bronson, Hegge, Richards, Sanchez
NAY: None

III. Recognition of Visitors & Hearing of Petitions

Gary Jarvis expressed concern that applications for City Council and Mayor had not been posted immediately following the closure of the first filing period and that one filer's application appeared not to have been time and date stamped. He asked why the City Council had not yet had a Work Session to address updating Council rules following the recent Charter revisions.

a) Request for Council Action – Bill Dispute for 1207 Long Street

City Manager Ogden stated that the item had been reviewed at the previous City Council meeting but had been postponed to allow for more time to contact the protestor. He noted that the City Attorney personally delivered a notice to a staff member at the place of business owned by Mr. John Suh. He reviewed the highlights of the case including Mr. Suh's dispute of high utility charges and the presence of a leak and refusal of a payment plan.

Mayor Coleman invited Mr. Suh to speak.

Mr. Suh stated that there was prior history of high consumption spikes without the presence of a leak. He noted that a licensed plumber came to the business in January 2026 and detected no leak. He stated that his historical average bill was approximately \$160 monthly and that he was seeking a reasonable rate.

Mayor Coleman invited staff to speak.

City Manager Ogden stated that staff reports showed high water consumption until the repair was made, at which point normal water usage resumed. He added that the City already granted Mr. Suh a leak adjustment even though his situation did not technically qualify for a reduction under the existing policy.

Mayor Coleman invited Mr. Suh to speak.

Mr. Suh stated that the issue was not on his side of his meter and requested that the City check their side of the meter. He requested that the City Council to waive some of his fees.

Mayor Coleman invited Council discussion.

Councilor Bronson asked for clarification on the timeline of repair and normalized consumption. City Manager Ogden stated that the consumption normalized in January 2026 after repairs were performed.

Councilor Sanchez asked if the City has a policy to notify customers of high consumption. City Manager Ogden stated that they did. Financial Operations Manager Robeck added that City staff notified Mr. Suh's manager multiple times once the high consumption was identified. Councilor Sanchez asked if City staff ever tested the meter and system themselves. Interim Director Valloni stated that his staff went out multiple times and he himself went out, tested the meter, and detected a leak.

Mayor Coleman asked if staff was aware of any other cities that provided a notification to customers when usage was high. City Manager Ogden replied that he was not. Mayor Coleman stated that she had lived in many communities and was not aware of another City that took the time to notify customers of issues and used Public Works staff time to try to solve it. Mayor Coleman asked whose responsibility it would be in case of a leak underneath a building. Interim Director Valloni replied that it would be the private property owner's responsibility. Mayor Coleman reviewed her understanding of the timeline and requested Council input on a resolution.

Councilor Sanchez moved to waive the late fees on the account and that Mr. Suh shall agree to a payment plan to pay off the full remaining balance in three payments. Councilor Richards seconded the motion. The motion carried by the following vote:

AYE: Coleman, Augsburger, Richards, Sanchez

NAY: Thorstad, Bronson, Hegge

V. Old Business

There was no old business to be heard.

VI. New Business

- a) Request for Council Action – Resolution No. 16 for 2026 – Adopting the City of Sweet Home's 2027-2028 State Legislative Priorities for the League of Oregon Cities

City Manager Ogden stated that City Council reached a consensus on the following five legislative priorities following a recent Work Session:

- Water and wastewater infrastructure funding
- Investment in community resilience and disaster planning
- Land availability and land use streamlining
- Strengthening economic and workforce development
- Supporting municipal cybersecurity proficiency

Councilor Sanchez moved to approve Resolution No. 16 for 2026. Councilor Richards seconded the motion. The motion carried by the following vote:

AYE: Coleman, Thorstad, Augsburger, Bronson, Hegge, Richards, Sanchez

NAY: None

VII. Reports of Committees

Administration, Finance & Property Committee – Council President Tem Thorstad

Community Health Committee – Councilor Bronson

Library Advisory Board – Councilor Augsburger

Park & Tree Committee – Councilor Hegge

Planning Commission

Area Commission on Transportation – Councilor Sanchez, Councilor Bronson (alternate)

Chamber of Commerce – Councilor Hegge

Council of Governments – Councilor Bronson, Councilor Sanchez (alternate)

Solid Waste Advisory Council – Councilor Richards

There were no reports to be heard.

VIII. Department Reports

Library

Planning & Building

- Planning & Building Report – July 2026

Public Works

Finance

Police

Planning & Building Manager Clegg stated that she needed pie judges for the upcoming Harvest Festival. Councilor Bronson and Councilor Sanchez stated they would volunteer.

IX. Reports of City Officials

City Manager's Report

City Manager Ogden stated that the filing period for City Council was open until August 31st at 5:30 PM. He highlighted that the concrete for the bandstand at Sankey Park had been poured and the fitness court at City Hall would be finished in approximately two weeks.

Mayor's Report

Mayor Coleman recognized the neighbor outside City limits who saved two children from a recent fire and the first responders who were able to extinguish the fire. She thanked the Community Health Committee for hosting their annual Community Health Fair and providing 200 backpacks to local children. She congratulated A&W on their recent anniversary and the Sweet Home Rodeo on a successful event. She highlighted a September 11th recognition at the Sweet Home American Legion.

X. Council Business for Good of the Order

Councilor Sanchez stated that her receipt for her Mayoral filing contained her date and timestamp. She added that she would be absent for the following City Council meeting.

XI. Adjournment

There being no further discussion, the meeting was adjourned at 7:15 PM.

Mayor

ATTEST:

City Manager – Ex Officio City Recorder