



## CITY COUNCIL MINUTES

Irrigon City Council Meeting

March 11, 2008

7:00 PM

Irrigon City Hall

500 NE Main Avenue

1. Call to Order/Roll Call

Mayor Chuck Neumann called the meeting to order at 7 p.m. The Pledge of Allegiance was led by Mayor Neumann. Roll was called; Councilors present were James Ray, Bob Flournoy, Joe Theisen, Laura Clark and Jack Johns. Councilor Ken Matlack arrived at 7:06 p.m.

City Manager Gerald Breazeale, Public Works Director Keith White, and Utility Billing Clerk Penny Moore were present.

2. Introductions & Announcements

City Manager Gerald Breazeale introduced Grant Young, Northeastern Regional Representative from the Oregon Department of Land Conservation and Development who will be speaking to the Council.

3. Comments from Citizens not on the Agenda

There were no comments from the audience.

Councilor Ken Matlack arrived at 7:06 p.m.

4. Approval of Minutes – February 26, 2008 Council Meeting

There was a correction made on page 3, number 12, second paragraph, to change the word answerers to answers.

Councilor Bob Flournoy made the motion to approve the minutes as corrected. Councilor James Ray seconded the motion. Vote was taken, vote carried unanimously.

5. Correspondence

There was no correspondence.

6. Grant Young – Department of Land Conservation and Development

Grant Young met with City Manager Gerald Breazeale February 27, 2008 to talk about how the Urban Renewal Department might help the City and the need for some viable industrial land within city limits.

The City would need to do inventory of how much property the City has in each zone and expand our Urban Growth Boundary.

Mr. Young discussed establishing an Urban Renewal District as the easiest route to take. Urban Renewal districts are perhaps the easiest way to redistribute tax money. This is called tax increment financing.

The Urban Renewal district would identify an area of the city to be improved upon, these projects would be funded by freezing the value of that property at the value of it at that time. The following year, the increment of tax increase would go to the Urban Renewal Agency as income.

The value of the property would increase over a 20 year period, thus a 20-year plan would need to be put in place. The City would need to adopt an ordinance to establish an Urban Renewal District and Plan. They would also need to hire a consultant, which would cost between \$15,000 and \$30,000. Volunteers can do about half the work, thus making the consultant less expensive.

If the Urban Growth Boundary were to increase in the future, the city limits would follow, thus making the city larger.

Advantages to changing zones to dedicated public land zones are to comply with Oregon Land Use zones. They require a 20 year plan that includes residential, commercial, and industrial zones.

An Urban Reserve Area, which covers a 50 year plan would be even more beneficial because it would establish a set area if the City were to grow even farther, plus swapping of land in and out of the Reserve Area and the Renewal District could be accomplished simpler.

A comprehensive Urban Renewal plan is the best tool a community can have. If it is not already in place, progress can be slowed down tremendously.

Once it is established and running smoothly, which is generally about a five year process, all that needs to be done is yearly housekeeping, or updating what has been used and what hasn't.

7. John Sebastian – President of Irrigon Chamber of Commerce – Request for Consideration of Providing Office Space to Chamber

John Sebastian introduced Amy Sandy to be in charge of the Irrigon Irrigator. Mr. Sebastian was requesting use of one of the offices in the New City Hall for its base of operations. The Chamber would be willing to pay for phone line and utilities. During the summer a visiting center with brochures and someone to be trained to meet and greet visitors was suggested.

Councilor Bob Flournoy asked about the front office versus the Mayor's office and tying up the City's phone lines. City Manager Gerald Breazeale stated that the front office which City Planner Hartley Seeger currently uses occasionally could be moved into the Mayor's office. This would entail having Mr. Seeger and Mayor Neumann sharing the office space. Councilor Joe Theisen stated that he thought the Mayor should have his own office. There was consensus for the Chamber to present a proposal of what they are prepared to pay for the office space and other direct costs. Mayor Neumann asked Mr. Breazeale and Mr. Sebastian to present a proposal for the next meeting.

8. Sandy Henry – Oregon Veteran’s Motorcycle Association – Request for 20 Year Commitment for Memorial at City Hall – Agreement

Sandy Henry stated that the Memorial to the Veterans is now second on the list for a grant for the monument. The grant from the Oregon State Parks for the memorial would place the monument on the City's property adjacent to the flagpole in front of the City Hall. Ms. Henry was asking for a 20 year commitment from the City to keep the monument at that location. Ms. Henry presented a drawing of the 8 feet by 5 feet monument. A POW emblem would be on the back of the stone. Councilor Bob Flournoy asked to see the drawing that would be on the back side of the monument. No drawing was available. Mayor Chuck Neumann asked Ms. Henry to present the drawing at the March 25, 2008 meeting. Councilor Bob Flournoy made a motion for approval of the monument subject to design review. Councilor Laura Clark seconded the motion. Vote was taken, vote carried unanimously.

9. Water System Improvement Project – Status Report

a) Bid Schedule - City Manager Gerald Breazeale stated that the advertisement for the bids for the Water Improvement Project went to the newspapers on Monday, March 3, 2008. Opening bids are for April 3, 2008.

10. Morrow County Mayor’s/Manager’s Meeting

Next Meeting Date for Mayors and Managers Meeting - March 20 at 6:30 PM at Lexington City Hall.

Mayor Chuck Neumann stated that the votes for tippage fee ballot would be tallied tonight.

11. Meeting of the Personnel Committee 2/21/08

There was a discussion on the employee’s three year commitment to receive reimbursement from the City. The committee would review receipts, and copies of grades for completed courses. The reimbursement would be up to 75% of books and tuition. The maximum reimbursement would be determined by the budget for education, training and travel. It was asked if the budget funds could be carried over to the next year. The City Manager Gerald Breazeale answered yes, the funds could be rolled over if funds were a separate line item, and currently the funds are dispersed among several line items.

Councilor James Ray stated that he was looking for skateboard donations for another skateboard giveaway. This year Mr. Ray will ask the students of the elementary school to write an essay on what the kids would like to see in the future with the Corps of Engineers land west of the marina park and north of Washington Avenue.

12. Resolution No. 08-03, A Resolution Authorizing the City Manager to Apply for Transportation Enhancement Funds for the Irrigon Gateway Historical Art Display and Greenway

There was no discussion. Councilor Bob Flournoy made a motion to approve Resolution No. 08-03. Councilor Jack Johns seconded the motion. Vote was taken, vote carried unanimously.

13. Resolution No. 08-04, A Resolution Authorizing the City of Irrigon to Apply for a Local Government Grant from the Oregon State Parks and Recreation Department for The Irrigon Gateway Art and Greenway Project

There was no discussion. Councilor Bob Flournoy made a motion to approve Resolution No. 08-04. Councilor Jack Johns seconded the motion. Vote was taken, vote carried unanimously.

14. Request for Proposals – Market Undeveloped Eighth Court Subdivision

City Manager Gerald Breazeale requested to have proposals from licensed real estate agents to market the Eighth Court Development, because he was unable to locate an appraiser to determine property value. The property consists of three acres. The purchaser would be required to install the street, utilities and street trees. The park would be developed by the City of Irrigon.

Councilor Ken Matlack suggested that City Manager Gerald Breazeale contact the bank, they should have a list of appraisers.

Councilor Bob Flournoy made a motion to allow the request for proposals. Councilor Laura Clark seconded the motion. Vote was taken, vote carried unanimously.

15. Report from the Morrow County Sheriff

Mayor Neumann asked if all councilors had read the report. A discussion involving details contained in the report was held between the Mayor Chuck Neumann and Councilor's Matlack, Flournoy and Theisen. Mayor Neumann would like to see the Sheriff's report condensed to a break down of hours per day by activity and location information for the City of Irrigon only.

Councilor Bob Flournoy stated the council appreciates the time and effort into the current Sheriff's report. His concern is if the report is condensed will the council miss the current amount of information.

16. Contract For Police Services by Morrow County Sheriff

There was discussion about how code enforcement officers and the deputy's are using the City's hours.

There was a discussion between Mayor Chuck Neumann and Councilor Ken Matlack regarding other operation of the Sheriff's department. Mayor Chuck Neumann disagrees with several issues.

Councilor Joe Theisen made a motion to approve the contract for police services by Morrow County Sheriff. Councilor James Ray seconded the motion. At this time Councilor Ken Matlack made a statement before his vote that this was not an actual conflict of interest because there is no monetary gain to himself or his family or others that he knew. Councilor Matlack asked City Manager Gerald Breazeale if he concurred that there was no conflict of interest and that he was allowed to vote. Gerald Breazeale concurred that he could vote. Vote was taken, vote carried unanimously.

Councilor James Ray mentioned the prospect of having a Judge for one day a month. However, financial benefits appear not to be feasible.

17. Staff Reports

Report from the Public Works Director –

Public Works Director Keith White thanked the council for the purchase of the drive thru lift for the shop.

Mr. White also discussed Umatilla Morrow County Corrections direct placement program. He's concern is that the City would have to assume the responsibility of paying Worker's Compensation. However, Mr. White stated that the present program is working well.

Mr. White is having trouble getting anyone to clean the restrooms at the skate park that are now open after being closed for the winter. Mrs. Howard is available to clean the rest rooms again this year. Mrs. Howard worked last year through the CAPO Senior Program. The City would need to pay Mrs. Howard for two hours, three times a week. It would be for minimum wage at a cost of approximately \$900.00 per year.

The low bid from Tri City Fence, Inc proposal was accepted for the fence at \$2,082.00 and the concrete laid by Desert Sandz for \$1,400.00. Councilor Bob Flournoy made a motion to approve the proposal from Tri City Fence. Councilor Joe Theisen seconded the motion. Vote was taken, vote carried unanimously.

Councilor James Ray made a motion to accept the bid from Desert Sandz for the concrete. Councilor Bob Flournoy seconded the motion. Vote was taken, vote carried unanimously.

Report from the Finance Officer –

Mayor Neumann questioned the cost of the New City Hall from the expense sheet provided by the Finance Officer. The figures were reviewed.

Report from the City Manager –

There were no questions of the City Manager's report.

18. Accounts Payable

There was a discussion on the laboratory cost to the City and a solution to lower the cost.

Councilor Bob Flournoy made a motion to approve the accounts payable. Councilor Laura Clark seconded the motion. Vote was taken, vote carried unanimously.

19. Additional Discussion

There was no additional discussion.

Adjournment was at 9:15 pm.

Next Regular Meeting Date – March 25, 2008

*If you would like to attend and need assistance, please call Irrigon City Hall at 1.541.922.3047 or TTY relay 1.800.735.2900*

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Mayor Neumann

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Attest