



CITY COUNCIL MINUTES

Irrigon City Council Meeting

March 25, 2008

7:00 a.m.

Irrigon City Hall

500 NE Main Avenue

1. Call to Order/Roll Call

Mayor Chuck Neumann called the meeting to order at 7:02 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 Ken Matlack. Councilor Jack Johns was excused.

City Manager Gerald Breazeale and Utility Billing Clerk Penny Moore were present.

2. Introductions & Announcements

City Manager Gerald Breazeale introduced Colonel Robert Stein from the Umatilla Chemical Depot.

Colonel Robert Stein and Base Transition Coordinator, Phillip Ferguson gave a presentation to the Council about the steps necessary to close the Umatilla Chemical Depot, projections on when land will be available for resale, and that land can be used for after it is sold.

Since 1988 the Depot has been on the BRAC list, because of this there were tests done to determine what contamination was there and how to fix the contamination problem. They have removed some chemicals, yet still have two major chemicals to dispose of. The Depot can not officially be considered closed until all chemicals are disposed of.

LRA (Local Reuse Authority) has been formed, but will not be officially recognized until surplus property has been declared. The LRA acts as a clearing house to review reuse proposals then chooses the best proposals and puts those in their reuse plan. This is expected to be done as soon as January to April of 2009. Property will be declared surplus in increments, as areas are deemed safe for resale. UMCD is currently preparing the disposal report for the whole installation which leads to the surplus determination.

The LRA formed based upon the intergovernmental agreements between 2 Umatilla County members, 2 Morrow County members, 2 Port of Umatilla members, 2 Port of Morrow members, and 4 members of the Confederated Tribes of the Umatilla Indian Reservation. They do not meet regularly at this time, but will meet regularly when surplus property has been declared.

The base should fully be available for reuse somewhere around 2011 or 2012. They are at a stand-still until surplus property is declared and the LRA is officially recognized.

Once the LRA is officially recognized the next steps will be for them to apply to OEA (Office of Economic Adjustment) for grant funding for reuse planning, hire a reuse planning staff, consult with UMCD about the property, conduct outreach to solicit interest in the property, adopt a redevelopment plan and submit it to Department of the Army for approval, work with the counties and state zoning designations for the installation, and work with the UMCD on installation utility divestiture.

3. Comments from Citizens not on the Agenda

No comments from the audience.

4. Approval of Minutes – March 11, 2008 Council Meeting

There were two corrections to be made, page 2, number 7, first paragraph, to change Irrigator to Irrigator and page 5, number 17, third paragraph, to change He's to His.

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

5. Correspondence

There was correspondence from the State of Oregon Department of Environmental Quality referring to the evaluation of Lower Umatilla Basin Groundwater Management Area (LUB GWMA) action plan success & upcoming LUB GWMA meeting.

6. Agreement for Providing Office Space to Irrigon Chamber of Commerce

There was a brief discussion on the agreement for leasing of office space to the Irrigon Chamber of Commerce. Citizen Barb Huwe stated that the City working with the Chamber helps promote business development and that the work of the Chamber is compatible with the work of the City.

Councilor Bob Flournoy asked if the agreement had been reviewed by the City Attorney. City Manager Gerald Breazeale stated that it had not been reviewed by the City Attorney. The Councilors read the agreement that was given to them at that time. After a discussion of the phone lines, it was stated that the Chamber would have their own line installed, not to tie up the City's lines.

It was agreed that the Chamber will pay to the City 9.5% of the City's cost for electric, water, sewer and janitorial service. Cost to be due when billed by the City.

Councilor Ken Matlack made the motion to approve the agreement between the City and the Chamber. Councilor Bob Flournoy seconded the motion. Vote was taken, vote carried unanimously.

At this time Councilor James Ray stated that he had talked to the Principal of the Irrigon Elementary about the children doing an essay for a skateboard. The Principal said he would match Councilor Ray on the skateboards. Councilor Ken Matlack stated that he would donate 12 helmets.

7. Morrow County Mayor's/Manager's Meeting

Mayors are going to work with the county because there are still inconsistencies with the handling of tippage fees.

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

City Manager Gerald Breazeale stated that the minutes were not available. Mayor Chuck Neumann stated that this agenda item will be postponed until the next meeting.

9. Resolution No. 08-05, A Resolution Establishing the Cost of Living Adjustment for City Employees for the Fiscal Year 2008-2009

Mayor Chuck Neumann stated that the cost to the City would be about \$9,000.00 for the increase of 3.3% cost of living adjustment.

Councilor Laura Clark made a motion to approve Resolution No. 08-05. Councilor Bob Flournoy seconded the motion. Vote was taken, vote carried unanimously.

10. Request for Proposals – Market Undeveloped Eighth Court Subdivision

City Manager Gerald Breazeale stated that proposals were sent out and there were no responses. Mr. Breazeale requested that he be able to begin the marketing procedure. Mayor Chuck Neumann asked if he had picked up a list of appraisers from the bank. Mr. Breazeale said he would check into getting a list.

11. Community Cleanup – Discussion

The Clean Up date is set for April 12, 2008. City Manager Gerald Breazeale provided the Councilors with a sample voucher for lawn clippings free of charge to be disposed at a dump site, the Transfer Station or Sanitary Disposal. This would be for city limits customers only. There was a consensus among the Councilors for Mr. Breazeale to follow up on getting the vouchers made.

12. Intergovernmental Agreement with the City of Boardman for Building Permits

City Manager Gerald Breazeale stated to Mayor Chuck Neumann that we would still be doing the initial application that would need to be approved by two Planning Commissioners.

Councilor James Ray made the motion to approve the agreement with Boardman for building permits. Councilor Bob Flournoy seconded the motion. Vote was taken, vote carried unanimously.

13. Financial Update – Joe Theisen

Mayor Pro-Tem Joe Theisen gave a budget highlights presentation on the fiscal year 2007-2008. The reports were distributed to the council members. There was a discussion on the contingency dollar amounts being included in the expense dollar amounts. The budget process will begin in two months.

14. Accounts Payable

Councilor Bob Flournoy made the motion to pay the accounts payables. Laura Clark seconded the motion. Vote was taken, vote carried unanimously.

15. Additional Discussion

Councilor Ken Matlack stated that the Skate Park cameras do not show the restrooms properly. There needs to be more lighting. Citizen Barb Huwe suggested using motion sensor lights, the council agreed with this suggestion. Councilor Matlack also stated the camera's memory only goes back 24 hours. It was suggested that one of the city's maintenance workers should inspect the bathrooms once a day, Monday through Friday so the Sheriff's Department will have a time base to start with when problems arise.

Citizen Raymond Shade stated that Division Street by City Hall was a dangerous area due to no room for larger vehicles to pass by smaller vehicles, especially in a turning situation. The curbs were the main cause for concern. Mayor Chuck Neumann stated this was an issue to be taken up with ODOT. Citizen Barb Huwe took the name of the cities contact with ODOT, so she can issue the complaint.

Citizen Vicki Volk stated the Library will be $\frac{3}{4}$ of the way to full funding after they go door to door raising a total of \$350,000.00. The remaining amounts should be covered with grants.

Citizen Barb Huwe said Friends of the Irrigon Library (FOIL) will be having a book sale at her house March 28, 2008. She also stated, through book sales and other fund raisers they have already raised approximately \$50,000.00.

Citizen Vicki Volk stated there should be a sign notifying travelers of the Lewis and Clark trail. Mayor Chuck Neumann said that was something ODOT does. Mayor Neumann stated they had wanted a sign on the I-84 directing people to Irrigon, but it was very expensive.

Adjournment was at 9:40 p.m.

Next Regular Meeting Date – April 8, 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

Mayor Neumann

Attest