



## CITY COUNCIL MINUTES

Irrigon City Council Meeting

July 15, 2008

7:00 p.m.

Irrigon City Hall

500 NE Main Avenue

### 1. Call to Order/Roll Call

Mayor James Ray called the meeting to order at 7:00 p.m. The Pledge of Allegiance was led by Mayor Ray.

Mayor Ray called for roll; Councilors present were Ken Matlack, Bob Flournoy, Jack Johns and Eleanor Partridge. Councilor Jesse Pena was absent. At this time City Manager Gerald Breazeale asked the council if they had received an e-mail from Councilor Pena regarding his resignation, due to his moving out of the city at the end of the month.

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

In the audience: Burrel Cooley, Amy Sandy, Irene Fetsch, Dominic Starks, Dave Adamson, Alice Scott, Barb Huwe and Michele Lovin.

### 2. Comments from Citizens not on the Agenda – Max. 5 Minutes/person

Citizen Irene Fetsch, 575 E California, addressed the council, asking why the sewer rates are going up again. City Manager, Gerald Breazeale stated that the bonds needed to be paid and there are fewer ERU's to divide up the cost. Plus the reserve funds have been depleted to pay for needed septic conversions.

Ms Fetsch asked about the fight with the Corp of Engineers and was it settled? Gerald Breazeale stated that it is settled. Ms Fetsch asked why it is taking so long to get sewer in before the roads are fixed. Gerald Breazeale replied that the city is not fighting with the Corp of Engineers, however, funding is slow with the State, and certain steps take time.

Citizen Dave Adamson, 190 Hurd Lane, asked about the outcome of the Fourteenth Street situation. Mayor James Ray stated that the item is on the agenda, number 7 and that would be addressed at that time.

Citizen Alice Scott, 1399 SE Riverview Avenue, was concerned about a sign down at Fourteenth Street and Riverview and the fast driving on the streets.

At this time Mayor James Ray asked the council, especially Councilor Matlack and Councilor Flournoy for help with two names that might be interested in being on the council.

3. Approval of Minutes – June 24, 2008 Council Meeting

Mayor Pro-Tem Jack Johns asked that two corrections need to be made. Page 1, number 1, second paragraph; add an s to politic to state politics. Page 3, number 9, second paragraph; change process to progress.

Councilor Bob Flournoy made the motion to accept the corrected minutes. Councilor Ken Matlack seconded the motion. Motion carried unanimously.

4. Correspondence

City Manager Gerald Breazeale addressed the council about a resident pumping their septic tank and wanting to be reimbursed for the charges. Gerald Breazeale sent a letter June 25, 2006 to the Edwards denying their request for reimbursement for the over one year old bill. With the Edward's still not happy with the City Manager's decision, Mr. Breazeale informed the Edward's that he would present the issue to the council for their decision. Councilor Bob Flournoy asked who is responsible, the seller? Mr. Breazeale stated that it is part of the disclosure. At this time Councilor Ken Matlack stated that it would benefit the city to give credit to the Edward's. Mayor Pro-Tem Jack Johns agreed with Councilor Matlack to give credit to the Edward's. Also there was a discussion about informing the new customers about the sewer system. Councilor Matlack suggested a list of services be provided to customers. Citizen Amy Sandy volunteered to type up a list of services.

Councilor Ken Matlack made the motion to credit the Edward's account \$275.00. Mayor Pro-Tem Jack Johns seconded the motion. Motion carried unanimously.

There was a brief discussion on the collection of data on the maintenance schedule for pumping septic tanks. Keith White Public Works Director stated that sewer calls and pumping are being tracked. Mr. White stated that to pull maintenance out on these tanks every five years or so is falling into man power issues. Mr. White continued to say that the city is working with DEQ about our treatment plant and how we are going to be dealing with our own septage and told not to continue with the method we have been using as far the pumping of tanks. We were told we do not have the proper sludge. Mr. White said that at this time we are revisiting how we are pumping tanks.

5. Approval of Irrigon Park District Conditional Use Permit

City Manager, Gerald Breazeale stated that there was a revised drawing submitted by Burrel Cooley from the Marina Park District. Mr. Breazeale stated that the parking was moved further from the ball field. Hartley Seeger as City Planner presented a report (which was handed out to the council) stating that before the Marina Park District goes ahead with the building the report has conditions that need to be met before final approval. Mr. Breazeale asked that since the city is without a planning commission at the present time, the council will need to make final approval. Councilor Bob Flournoy asked that in the interest of time to submit the City Planner's report as part of the approval for the city council and before going forward that the conditions be met before final approval. In reply to Councilor Ken Matlack's question to number one on the Development Report about the access permit, Mr. Breazeale and Keith

White Public Works Director commented that this pertains to the code for street standards and an apron that will accommodate traffic. Mr. Cooley stated that it is not a street, it is half a street.

Councilor Matlack concerned about the east side of Washington Lane asked what would be there where they call dry land (weeds). Councilor Matlack would like to see gravel or some type of plant material. Mr. Breazeale said that city code requires some plant material needs to be there besides bark chips or gravel.

Councilor Bob Flournoy made the motion to allow the condition use permit subject to conditions of the City Planner's report with number 10 added for installation of the water main and the sewer services. Councilor Eleanor Partridge seconded the motion. Motion carried unanimously.

6. Water Improvement Project

a) Partial Pay Request No. 2

City Manager Gerald Breazeale presented the Swaggart Brothers applications for payment number 2 in the amount of \$231,874.82 subject to approval from USDA. At this time Public Works Director Keith White presented a slide presentation for the Water Project 2008. Dominic Starks from Anderson Perry announced that the project is one third complete.

Councilor Bob Flournoy made a motion to pay partial payment number 2 to Swaggart Brothers. Mayor Pro-Tem Jack Johns seconded the motion. Motion carried unanimously.

b) Resolution No. 08-15, Condemnation Resolution

City Manager Gerald Breazeale talked about the reservoir site on Depot Lane that needs a water overflow drainage easement and according to the engineer, the land needs to be secured. Anacapa Land Company is asking for \$5,000 an acre for the easement plus attorney's fees. Mr. Breazeale said to go forward Resolution No. 08-15 needs to be passed. Mr. Breazeale stated that the city has 60 days after passing the Resolution to acquire the property.

Councilor Ken Matlack made the motion to accept Condemnation Resolution 08-15. Councilor Bob Flournoy seconded the motion. Motion carried unanimously.

7. Right of Way Acquisition – Fourteenth Street

City Manager Gerald Breazeale stated that he had a phone call (after sending a letter to Strebin Farms) from Doug Strebin of Strebin's Farms regarding acquiring right of way adjacent to, and east of, the existing right of way for Fourteenth Street. Mr. Strebin stated that it would cost them \$20,000 to \$30,000 to give up the property and this cost does not include the cost of the land. If the city desires to follow up with obtaining right of way from this property owner, the city will need to purchase the land.

Citizen Dave Adamson from the audience stated that the right of way on Fourteenth Street with the fence that was put in today is 31 feet to his fence. Mr. Adamson went on to say that he would like to see this portion of Fourteenth Street made a one-way street.

Councilor Bob Flournoy asked how the city council could get a recommendation about the best way to approach acquiring this property. City Manager Gerald Breazeale stated that the City can have the

property appraised and find out how much land is involved and what the value is and talk to the owners and see what they think the value is. The council asked for the staff's direction to require information on what it will take to acquire the right of way acquisition.

8. Resolution No. 08-16, Volunteer Resolution

City Manager Gerald Breazeale stated that this resolution needs to be done yearly if we want worker's compensation for our volunteers. Councilor Bob Flournoy was not satisfied with the wording in Resolution 08-16 stating that each board shall be covered at a flat rate of \$2500 per board. Mr. Breazeale stated that this is standard coverage that CIS provides and this Resolution 08-16 is identical to the resolutions that have been passed in the past.

Councilor Ken Matlack made the motion to approve Resolution 08-16 in the year 2008-2009. Councilor Bob Flournoy seconded the motion. Motion carried unanimously.

9. Resolution No. 08 -17, A Resolution Correcting Resolution No. 08 – 12

Mr. Breazeale stated that Resolution 08-17 is to correct 08-12 a resolution to adopt the City of Irrigon budget for the fiscal year 2008-2009 that stated the attached rate for the sewer system and it should have been a total value. The amount of taxes levied should be expressed in terms of total dollar amount for the sewer bond rather than a tax rate per thousand.

Councilor Bob Flournoy made the motion to approve Resolution 08-17. Mayor Pro-Tem Jack Johns seconded the motion. Motion carried unanimously.

10. Report from the Morrow County Sheriff

There were no comments from the council.

11. Staff Reports

a) Report from the Public Works Director- There were no comments from the council.

Keith White Public Works Director made a comment that the crew had been called out to the Main Lift Station that had completely shut down, an electrician had been called in to trouble shoot and he was able to restore the power. Mr. White said that one house basement was flooded.

b) Report from the Finance Officer- There was no comments from the council.

c) Report from the City Manager- Mr. Breazeale reported that the Downtown Planning Study that the city will be working on is a very extensive planning effort that is huge. Mr. Breazeale went on to say that the scope of the work that will be financed will get a lot done. There will be a lot of public meetings and time put into this project; however, the city should have a very nice product at the end. Mr. Breazeale continued with how excited he is about what can be accomplished with this award.

12. Irrigon City 457 Plan

Mr. Breazeale stated that the city currently offers the employees a 457 retirement savings plan through the Oregon Growth Savings Plan that is pre-tax. Mr. Breazeale asked if an additional option could be approved to provide also a 457 plan through First Investors. There is no cost to the city.

Councilor Bob Flournoy made the motion to approve the additional 457 Plan. Mayor Pro-Tem Jack Johns seconded the motion. Motion carried unanimously.

13. Cell Phone for the Mayor

Mr. Breazeale informed the council that a cell phone will be purchased for the Mayor as an administrative tool. This will help the city to get in contact with the Mayor when checks need to be signed or when additional items of concern occur. There was a consensus from the councilor.

14. Accounts Payable

City Manager Gerald Breazeale stated that the amount paid in the first payment to Swaggart Brothers was approved at an incorrect amount, it was short. Payment number two takes care of the incorrect amount, the difference is included.

Mayor Pro-Tem Jack Johns made the motion to approve and pay the accounts payable. Councilor Ken Matlack seconded the motion. Motion carried unanimously.

15. Additional Discussion

With the resignation of Jesse Pena an additional signer on the checks is needed. There was a brief discussion on having all councilors be signers on the checks. There was a consensus from the council.

Councilor Ken Matlack made the motion to have all council members which include Ken Matlack; Bob Flournoy; James Ray; Jack Johns; Eleanor Partridge and City Manager Gerald Breazeale as signers on the checks. Mayor Pro-Tem Jack Johns seconded the motion. Motion carried unanimously.

Citizen Michele Lovin asked why there was no re-cycle bin for plastics. It was stated that the cost is too prohibitive.

Citizen Barb Huwe thanked the council for the support of having the Chamber office in the City Hall.

It was stated that volunteers are needed for the Watermelon Festival July 26 and the Walleye tournament August 23.

Adjournment- There being no further business before the council at this time, the meeting was adjourned at 8:55 p.m.

Next Regular Meeting Date – August 19, 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 James Ray

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Attest