

# City Council Meeting Minutes

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THURSDAY, JUNE 7, 2018

CITY HALL COUNCIL CHAMBERS

CITY OF COLUMBIA CITY, COLUMBIA COUNTY, OREGON

**AGENDA ITEM 1**      **CALL TO ORDER/ROLL CALL:**

**CONVENED:**

Mayor Young called the meeting to order at 6 pm. Mayor Young delivered the invocation and led the flag salute.

**COUNCIL MEMBERS PRESENT:**

Mayor Cheryl A. Young  
Councilor Sally Ann Marson  
Councilor Karli Ebert  
Councilor Nell Harrison  
Councilor Gordon Thistle

**COUNCIL MEMBERS ABSENT:**

None

**ALSO PRESENT:**

Micah Rogers, Public Works Superintendent  
Michael McGlothlin, Chief of Police  
Leahnette Rivers, City Administrator/Recorder

**ATTORNEY PRESENT:**

None

A quorum was present and due notice had been published.

**AGENDA ITEM 2**      **PUBLIC HEARINGS:**

**1.1      Public Hearing:** To gather public testimony relating to a proposal to increase sewer rates by approximately 3% and to adjust the commercial and industrial sewer usage fees based upon recent winter water usage history.

Leahnette explained that there are no increases proposed for water charges this year. However, projections show that a 3% sewer increase is needed this year to generate the amount of revenue that is needed to pay for ongoing operational costs, debt payments, and capital projects. She said long-range projections show that we may need another 3% sewer rate increase next year, but projections are pretty conservative, so we may revisit that next year and see that it won't be needed.

Public Hearing opened.

Joe Turner of Columbia City said he is on a fixed income, and he's only received one 2% cost of living adjustment over the past three years. He said eventually the City will price people out of being able to live in this community.

Mayor Young sympathized with Joe, but said that gradual increases are needed to insure that our systems are properly maintained and rates keep up with the costs of operating the systems.

Public Hearing closed.

**AGENDA ITEM 3      CITIZEN INPUT:**

None

**AGENDA ITEM 4      COUNCIL REPORTS:**

**4.1      Parks Committee:** Chair Marson thanked the St. Helens Garden Club, the Public Works crew, and the Columbia County Community Corrections Crew for all of their work in the Veterans Park, and thanked everyone that participated in making it a fabulous Memorial Day Ceremony. She said the park was looking spectacular and it was a wonderful event.

Chair Marson also thanked Armstrong Industries for their generous contributions to the maintenance of Ruth Rose Richardson, Pixie, Carolyn King Memorial and Harvard Parks. She said Armstrong's crew spent two full days giving all of the parks a good work over. Leahnette thanked the Public Works crew for all of their work getting ready for the Armstrong workers. She said it was all scheduled with pretty short notice, and the Public Works came through with all of the necessary materials and prep work.

**4.2      Water and Sewer Committee:** Micah said several projects are underway. He said they pumped more water this May than they ever have. He said the production rate for the well is still high, but the river level has also been really high. He said as the river level drops, the well's production rate will begin to drop.

**4.3      Street Committee:** Micah said we are still working on the paving project for Sixth Street between H and K Streets. Leahnette explained that back when we applied for the SCA Grant, we used the original project cost estimate of \$110,000. However, we recently decided that because the street is really narrow (just 20 feet wide) we should modify the project by adding two-feet of pavement to each side of the street. She said our new project cost estimate, using current construction costs and adding four-feet of pavement width, is \$220,000, which far exceeds our planned budget. She suggested we could complete the project in phases - from J to K Streets, from I to J Streets, and from H to I Streets. The cost estimate for each phase is \$90,000, and we might be able to qualify for a \$50,000 SCA grant for each of the phases. It was the consensus of the Council that we pursue phasing the project. Leahnette will check with the SCA Program representatives to see if we can modify the scope of work for our current grant award.

**4.4      Audit Committee:** Secretary Harrison said the City has a great group of people serving on the Audit Committee.

**4.5      Hazard Mitigation Planning Group:** No report.

**4.6      Other Reports:** None.

**AGENDA ITEM 6      UNFINISHED BUSINESS:**

**6.1      Second reading of Council Bill No. 18-848; Ordinance No. 18-707-O: An Ordinance declaring the City's Election to Receive State Revenues.**

The Council completed the second reading of Council Bill No. 18-848.

MOVED (MARSON), SECONDED (HARRISON) AND CARRIED UNANIMOUSLY TO ADOPT COUNCIL BILL NO. 18-848.

**AGENDA ITEM 7      NEW BUSINESS:**

**7.1      Council Bill No. 18-849; Resolution No. 18-1214-R: A Resolution of the City of Columbia City authorizing designation of the South Columbia County Enterprise Zone.**

MOVED (THISTLE), SECONDED (EBERT) AND CARRIED UNANIMOUSLY TO ADOPT COUNCIL BILL NO. 18-849.

**7.2      Council Bill No. 18-850; Resolution No. 18-1215-R: A Resolution adopting sewer charges and rates for the City of Columbia City in accordance with Ordinance No. 470; rescinding Resolution No. 17-1194-R.**

MOVED (THISTLE), SECONDED (HARRISON) AND CARRIED UNANIMOUSLY TO ADOPT COUNCIL BILL NO. 18-850.

**AGENDA ITEM 5      CONSENT AGENDA:**

- 5.1      Minutes of the Regular City Council Meeting on April 19, 2019.**
- 5.2      Activities report from the Public Works Superintendent.**
- 5.3      Activities report from the Chief of Police.**
- 5.4      Activities report from the City Administrator.**
- 5.5      Ratify OLCC Temporary Sales License - Nonprofit Application - Caples House Museum Chili Cook Off - Sunday, June 10, 2018.**

MOVED (EBERT), SECONDED (THISTLE) AND CARRIED UNANIMOUSLY BY ROLL CALL VOTE TO APPROVE THE CONSENT AGENDA.

**AGENDA ITEM 8      OTHER BUSINESS:**

**Citizen Survey Results:** Leahnette commended staff for the outstanding survey results this year - the police department received a perfect score and the public works and administrative departments received record high ratings.

**Surplus Property:** Leahnette discussed a recommendation from the Parks Committee to sell surplus property to the north of Sixth Street and west of Park Drive, off of Yakima Court. She said it's about 0.40 acres of property above the banks of the McBride Creek riparian area between Parcels 1 and 2 of Wayne Weigandt's 2013 partition. She said there's no easy access to it for the City maintenance crews, and it is not appropriate for park purposes due to its remote location. As a result, the property is a burden to the City rather than an asset. Leahnette recommended the City offer the surplus property for sale for a purchase price equal to the estimated value according to the Columbia County Assessors Office, \$7500, and the survey costs, lot line adjustment costs, and recording costs, with a non-buildable deed restriction. She noted that the property could only benefit the owners of Parcels 1 or 2 because otherwise it would be landlocked.

MOVED (MARSON), SECONDED (EBERT) AND CARRIED UNANIMOUSLY TO PROCEED WITH THE SALE OF THE SURPLUS PROPERTY AS RECOMMENDED BY THE CITY ADMINISTRATOR.

**AGENDA ITEM 7      NEW BUSINESS (continued):**

**7.3      Executive Session: The Council will meet in Executive Session in accordance with ORS 192-660(2)(a) to consider the employment of a public employee.**

The Council convened in Executive Session at 6:55 pm.

The Council reconvened in Open Session at 7:25 pm.

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**AGENDA ITEM 9      ADJOURNMENT:**

There being no further business to come before the Council, the meeting adjourned at 7:25 pm.

APPROVED:

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Cheryl A. Young  
Mayor

ATTEST:

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Leahnette Rivers  
City Administrator/Recorder