

Regular Council Meeting

March 4, 2015

The regular meeting of the Arlington City Council was held on March 4, 2015 in the Council Chambers of the Municipal Building. Present were Councilors: Diane Wetherell, Leslie Walborn, Denise Ball, Susan Jones, Doug Hammer, Robert Christensen, Mayor Jeff Bufton, Public Works Superintendent Tim Wetherell, Attorney Michael Thompson and Recorder Pam Rosenbalm. Guests include: Alice Courtney, Marta Mikkalo, Tiah Devin, Peter Mitchell, John & Carol Stites, Alcenia Wright, Burt McCarthy, Nancy Proctor, Kevin Hunking, Pat Shannon, George Beck, Dennis Gronquist and Nancy Christensen. Mayor Bufton called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE RECITED.

PUBLIC COMMENT: Marta Mikkalo was present and informed the Council the **Arlington Rodeo** will be May 2 & 3 2015. Marta asked once again if the **parade downtown** would be approved. Consensus of the Council was parade is ok to go through town. Peter Mitchell informed the Council Pat Shannon has started a new **U-Haul business in town**. Peter also stated the Port of Arlington did gravel the area for the U-Hauls per the city request. Peter then informed the Council the Port of Arlington has requested a grant to help with the installation of a new sub-station at **the industrial park**.

COMMUNITY CHAMBER OF COMMERCE UPDATE: Marta Mikkalo was present and reported Tom Peterson from Cottonwood Canyon Park attended the last Chamber Meeting. Where he reported they are partnering with the Lower John Day River Territories, to have **a taste of Eastern Oregon Event** on September 12, 2015 at Cottonwood Canyon Park. The Community Chamber has set money aside for **grant purposes** for anyone who would like to do something for the community but cannot afford to. Such as EMT classes, gas to go take EMT test, etc. Marta also reported the Community Chamber will **have a float** in the Mayday and Arlington Rodeo parades.

CONSENT AGENDA: The consent agenda consisted of the following items: **a.** Approval of minutes-February 4, 2015. **b.** Approval of bills as listed. Councilor Walborn motioned to approve the consent agenda. Councilor Wetherell seconded that motion. Councilor Christensen requested the last few lines of the minutes be rewritten to show accurate information. (Mayor Bufton reported there has been a complaint from Councilor Christensen to the Secretary of State's Office regarding the recent election.) Councilor Christensen stated when I filed the complaint I wasn't a Councilor. Mayor Bufton responded I addressed Robert as Councilor Christensen, which is the proper title. Recorder Rosenbalm stated the minutes are recorded, and she typed them as they were stated. Roll call; Christensen-abstained, Hammer-yes, Jones-yes, Ball-yes, Walborn-yes, Wetherell-yes. Motion passed unanimously. Councilor

Christensen stated he wanted the minutes to reflect he and his wife filed the complaint before he was Councilor.

COLUMBIA HILLS MANOR TAX EXEMPT REQUEST: Tiah Devin was present and stated Columbia Hills Manor (CHM) is a 501 (3) tax exempt body and the grants they had received to construct their Senior Housing project were tax exempt. The board was made aware last spring they needed to file with the local governing body, which is the Council, to be tax exempt in the state. Tiah stated they are here tonight to ask the Council to agree to forgo the property taxes for Columbia Hills Manor. The County meets in a couple of weeks and Tiah reported they have agreed to list CHM as tax exempt. The next step will be to go to the state if both the City and County agree; this is because they need the taxing bodies of CHM up to 51%, to agree to give up the taxes. Dennis Gronquist representing County Court stated they have agreed to forgo the taxes; CHM needs to get to the 51%. If the City denies this request, CHM would need to go to the smaller taxing entities to get their approval. However, if the City and County both approve CHM would not need to go ask anyone else, this would equal the 51%. The deadline for this is April 1, 2015. Dennis also stated the tax bill for CHM is over \$17,000. The City's portion of those taxes is about \$8000.00. Tiah stated there is stipulation within their grant structure that they will maintain the building for 20 years. There is also a stipulation within that structure that they cannot use money generated from CHM to pay any sort of tax because they are tax exempt, and it is federal dollars they received for the grant. Councilor Ball asked is this a grant requirement? Tiah said it is in the fact that the grant won't allow them to pay taxes. Dennis stated CHM already owes \$17,000 for the current year and it is a good chance County Court will have to pay that. Dennis also stated this is a 20 year exemption. Councilor Ball asked how County Court will pay the current tax bill. Will it come from grant dollars that CHM still has coming? Dennis stated he would like to stay away from those dollars and find another way to pay the tax bill. Tiah stated they were very highly federally funded for this project. Tiah also stated they have a property management company who does all of the work at the site and CHM does not pay payroll. Councilor Ball questioned if CHM intended on notifying the smaller taxing districts of the tax dollars they will be losing. Tiah stated they sure can, but for the most part the other districts dollar amounts are minimal. Councilor Christensen motioned to approve property tax exemption for Columbia Hills Manor. Councilor Ball stated she would like to see added to that motion that the other taxing districts are informed. Councilor Christensen amended his motion and added other property taxing districts must be notified. Motion passed unanimously after a second by Councilor Jones. Councilor Ball stated at the last meeting with the Port of Arlington, Nancy Proctor had attended and stated CHM which is working on building a community center, would like to have commercial office spaces and rent out the facility for activities. Councilor Ball stated this property which CHM sits on and the community center may be built on, is zoned residential. So the commercial activity cannot take place there. Nancy stated she aware of that, and Alcenia Wright stated that is unless there is a zone change. Councilor Ball stated before there are plans made this needs to be addressed with the city

planner. The city had previously denied the Masonic Hall the ability to rent out their building and kitchen facility, which would have been commercial. Tiah stated in order to get federal funding they had to have a conceptual plan and that is what they had stated they could do (renting out office spaces). Tiah also stated she knew before they could move forward they would have to get permits.

COUNCIL ACTIONS-APPROVE OR DENY:

Approval of Budget Calendar: Councilor Walborn motioned to approve the budget calendar. Motion passed unanimously after a second by Councilor Ball.

Approval of Budget Committee: Councilor Walborn motioned to approve the Budget Committee as listed: Tod Lantz, Bonnie Irby, Kari Keown, April Aamodt, Jodi Cloughton, Jeanne Kirksey and Jeanette Potter. Motion passed unanimously after a second by Councilor Ball.

Approval of 2013-2014 City Audit: Councilor Walborn stated she would like to look at other Auditing Companies. Councilor Wetherell stated it would appear Oster Professional didn't fully understand the fail report either. Councilor Ball stated the Port of Arlington has decided to prepare an RFP for auditing. Walborn motioned the City of Arlington to put out an RFP for an auditing proposal. Motion passed unanimously after a second by Councilor Jones. Mayor Bufton asked Attorney Thompson to prepare a letter to the Auditor that upon reviewing the information on their audit the city is going to pull our signed contract back and review.

City Web-site Set-up: Mayor Bufton stated the League of Oregon Cities at this time is not able to help with the web-site. He also reported he would like to get an idea from other cities to see who set-up and maintains their web-sites. Recorder Rosenbalm was instructed to compile a list of different options and present to the Council.

Nuisance Letter: It was Consensus of the Council to send out nuisance letters to the owners of 1335 Childers and 765 W First Street for clean-up after the house fires on those properties.

Budget Workshop Date: The budget workshop was scheduled for Monday March 9, 2015 at 5:30 p.m.

COUNCILORS REPORT:

- Councilor Christensen stated he had been questioned about the unpaid bill to Wilde's regarding the fire truck being stored on their property. It was consensus of the Council they had stated they were not responsible for that bill. They instructed Recorder Rosenbalm to check back in the minutes to see exactly what was decided. Councilor Christensen gave an update on the NGRFPD he reported Rich Devin had resigned from that board and Chet Wilkins will be filling that position. Councilor Christensen also reported the board had decided on a rental

agreement and rental price for use of their building. There is a \$100.00 deposit/cleaning fee, and you must comply with the rental agreement. However the fee is refundable if the building is left clean. Councilor Christensen reported he had also attended a meeting of the Fire Services in Condon. He stated they will be putting out bids for their new building and discussed Shannon Coppock's salary for the new year.

- Councilor Hammer had no report to give
- Councilor Jones had no report to give.
- Councilor Ball reported she attends the MCCOG meetings and the update is there is a situation with MCCOG and the Building Code Department. Wasco County has set up their own task force to investigate or take complaints against the building codes department.
- Councilor Walborn had no report to give.
- Councilor Wetherell reported it is time to post for two temporary summer positions. One position will be out on the golf course and the other in the clubhouse. Council agreed Councilor Wetherell and Public Works Superintendent Tim Wetherell can do the hiring. Councilor Ball requested these positions be advertised in the paper.
- Public Works Superintendent Tim Wetherell stated April 6, 2015 will be the day the Public Works Department will be top dressing and aerating the greens at the golf course. Tim also reported the city has sold rock to Crestline Construction who is building an access road at Waste Management. They have purchased approximately 1000 tons of rock in the last couple of days, which will be sold at \$10.00 a ton.

In other business, Recorder Rosenbalm stated she had been questioned on whether attendees of the **Jehovah Witness Church could set in the park at a table** with literature. They had stated they would not approach people in the park; they would just have literature if they were approached with questions. The Council agreed there is a separation of church and state, as the park is a city park. Recorder Rosenbalm also reported James Ruiz is interested in renting the hangar at the airport. It was consensus of the Council to approve **lease for \$1200.00 a year**. Councilor Walborn motioned to approve Lois Gill to **position 3 on the library board**. Motion passed unanimously after a second by Councilor Ball. Mayor Bufton stated the Port of Arlington and the City are sending a proposal to the Corps of Engineers to transfer property to the city and port. This would include the City Park, and property the Port sits on. Councilor Ball stated 20 ½ acres is what is being asked to be transferred to the city and port. This would relinquish the Corps of Engineers of any obligation or ownership. The property was the city and ports; however it was deeded back to the Corps of Engineers. The Corps of Engineers has not done the work they promised or maintained the property. Therefore this is why the city and port are requesting the property be transferred back to the city and port. Both requests are that our

Legislatures use the legislative process that is available to give the property back to the port and city without having to offer the tribes the first right of refusal. Peter Mitchell from the Port of Arlington will submit the city and port's request together. Consensus of Council was to move forward. Councilor Ball reported the port and city are requesting \$32,850,000 from the federal government to help with the installation of a new sub-station. This sub-station will allow for **development of the industrial park.**

The regular meeting was adjourned at 7:30 p.m. Executive session was called at 7:34 p.m. per ORS 192.660 (1) (h). Executive session closed at 8:03 p.m. The regular meeting was reopened at 8:03 p.m. Recorder Rosenbalm was asked to have on next month's agenda the state's response to the complaint filed. Regular meeting adjourned at 8:04 p.m.

Jeffery Bufton, Mayor

Pam Rosenbalm, Recorder