

May 6, 2015

TECHNICAL ASSISTANCE GRANT HEARING

Pledge of Allegiance Recited

Present were Councilors: Diane Wetherell, Leslie Walborn, Denise Ball, Susan Jones, Doug Hammer, Robert Christensen, Mayor Jeff Bufton, Public Works Superintendent Tim Wetherell, Attorney Will Carey and Recorder Pam Rosenbalm. Guests include: Jon Terland, Kevin Hunking, Cris Patnode, Alan Cunningham, Brad Baird, Andy Perry, Lou Perry, Dan Meader, Marta Mikalo, Julius Courtney and Peter Mitchell. Mayor Bufton opened the Hearing at 6:30 p.m.

The City of Arlington conducted a public hearing to consider Comprehensive Plan and Zoning Ordinance amendments brought on by a Technical Assistance Grant from the Department of Land Conservation and Development. City Planner Dan Meader was present and informed the Council this is a Legislative Hearing. Dan stated the Arlington Planning Commission approved this Technical Assistance Project, but before that there had been a Workshop with the Council, Planning Commission and the Port of Arlington. Dan reviewed the tasks that were completed for this project.

Open to Public Comment: There was no public comment regarding the Technical Assistance Grant. Mayor Bufton closed the Hearing at 6:39 p.m.

Regular Council Meeting

May 6, 2015

The regular meeting of the Arlington City Council was held on May 6, 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 Will Carey and Recorder Pam Rosenbalm. Guests include: Jon Terland, Kevin Hunking, Cris Patnode, Alan Cunningham, Brad Baird, Andy Perry, Lou Perry, Dan Meader, Marta Mikalo, Julius Courtney and Peter Mitchell. Mayor Bufton called the meeting to order at 6:39 p.m.

Mayor Bufton amended the agenda to include Ordinance No.'s 413 & 414; city website as requested by Councilor Ball and Councilor Christensen requested a discussion regarding new signs in town also be included.

PUBLIC COMMENT: Alan Cunningham was present and stated the Arlington T.V. Co-op is in the process of writing grants for **high speed internet and T.V.** Alan also asked for a letter of support from the city to include with their grants. Arlington School Superintendent Kevin Hunking stated **May Day was a success as was the track meet.** Mayor Bufton questioned if Morris would be coming back with an update on the lighting of the "A". Kevin stated Morris will be attending the June Council Meeting. Julius Courtney was present and stated the **Friends of Gilliam County are moving forward with their Woolery project** and they also would like to be on the June Agenda. Jon Terland stated the **Gilliam County Sheriff's Department** will be having a meeting regarding the arson cases. Marta Mikkalo asked about the speed limit change on Highway 19. Jon stated the State is still working on that.

COMMUNITY CHAMBER OF COMMERCE UPDATE: Marta Mikkalo was present and informed the Council the Spring Wallapalooza is scheduled for June 6, 2015, together with the fishing derby. The Woolery Committee will be cooking for the Spring Wallapalooza. The Chamber was informed that Waste Management will be presenting a check, to them and the Condon Chamber of Commerce annually for the next five years. Marta then stated the car show is scheduled for the end of July; and the Chamber is actively taking care of the Veteran's Memorial, mainly Julius Courtney and Jane Huckelberry.

CONSENT AGENDA: The consent agenda consisted of the following items: a. Approval of minutes-April 8, 2015. b. Approval of bills as listed. Councilor Ball motioned to approve the consent agenda. Motion passed unanimously after a second by Councilor Christensen.

BRAD BAIRD-ANDERSON PERRY: Brad Baird was present and introduced Andy Perry of Anderson Perry & Associates. Brad stated they have been fielding several questions from the Nazarene Church on their rebuild. Brad suggested the city send a letter to the Nazarene Church informing them they need to come to the city before any further construction takes place. It was consensus of the Council for the city to send that letter. Brad also stated the paperwork has been completed to send to ODOT to receive the SCA grant money; they are still working on the hammer issue at the pump, and the Master Plan for the study on the drinking water plan is due in 4 years.

CRIS PATNODE-JUSTICE COURT: Cris Patnode was present and stated she feels the rent increase the Council approved last month is steep. Some of the cost issues she stated were; the library uses the lower half of the building, bathroom supplies could be used by evening meetings, the propane use since the Justice Court has no control over the heat, they have their own phone so the telephone line is the only expense they use there, she has started taking their garbage home and burning it. Cris stated the Justice Court has posted a sign stating there is no public restroom available. Cris counter offered a \$200.00 rent increase. Mayor Bufton said there is a City Ordinance stating garbage has to be paid, and this was not an increase meant to scrutinize usage, it was simply to help cover the cost of running City Hall each month. Mayor Bufton then

stated he appreciated Cris coming and giving a counter offer. Councilor Wetherell motioned to amend the rental agreement with the Justice Court to show a rent increase of \$200.00 a month increase rather than \$350.00. Councilor Hammer asked if the phone could then be removed from the Council Chambers. Mayor Bufton stated yes, it had been requested to be put in by the previous Justice Court Judge. Motion passed unanimously after a second by Councilor Walborn.

INTERMOUNTAIN ENERGY: Lou Perry of Intermountain Energy Partners was present and stated they are looking for property to develop a utility –scale PV solar electrical generation project. They have found property at the Arlington Airport, and tonight he is asking for a signed letter of intent from the city. At that point they will turn in their application to Pacific Power. They will then have a scoping meeting where their questions would be answered. Lou stated they would probably need 30 or 40 acres. It is a long-term lease: a one year lease with two ten year options after that. The pay for the city would probably be between \$500 -\$800 per acre a year with a 2% escalation every year. Lou also stated Intermountain Energy Partners would like the city to hold the piece of property in question for six months for \$1.00 while they complete their studies. Lou stated the process is to have a letter of intent in place before they can continue. Attorney Carey stated he feels the time period commitment is a concern, stating the shortest term length he would like to see the city commit to, would be 20 years. There was a discussion on other areas that might work which would not impact the industrial property. Lou did inform the Council there are significant tax revenues with these projects. It was consensus of the Council to hold a Work Session June 3, 2015 at 5:30 p.m. Lou asked for a list of questions beforehand.

COUNCIL ACTIONS-APPROVE OR DENY:

Resolution No. 661-Arlington T.V. Co-op: Councilor Walborn motioned to approve Resolution No. 661 regarding Arlington T.V. Co-op. Motion passed unanimously after a second by Councilor Wetherell.

Ordinance No.'s 413 & 414: No. 413 An Ordinance amending the City of Arlington Zoning Ordinance, including the Comprehensive Plan/Zone Map adopted by Ordinance No. 395, and declaring an emergency. No. 414 An Ordinance amending the City of Arlington Comprehensive Plan, the Comprehensive Plan/Zoning Map as adopted by Ordinance No. 394, and as amended by Ordinance No.'s 397 & 408 and declaring an emergency. Councilor Walborn motion to have the first readings by title only of Ordinance No.'s 413 & 414. Motion passed unanimously after a second by Councilor Ball. Attorney Carey read by title only Ordinance No.'s 413 & 414. Councilor Wetherell motion to accept first readings of Ordinance No.'s 413 & 414 by title only. Motion passed unanimously after a second by Councilor Ball. Councilor Walborn motioned to have second readings of Ordinance No.'s 413 & 414 by title only. Motion passed unanimously after a second by Councilor Ball. Attorney Carey read by title only a second reading Ordinance

No.'s 413 & 414. Councilor Wetherell motioned to accept second readings and adopt Ordinance No.'s 413 & 414. Motion passed unanimously after a second by Councilor Ball.

City Web-site Set-up: Mayor Bufton asked the Council if they would like to purchase the original City of Arlington Oregon web-site domain. It was consensus of the Council to make an offer to buy that domain.

ORDINANCE #412 Moratorium of Marijuana Dispensaries: Attorney Carey stated it isn't proper for the city to extend this moratorium. He stated a city business license should state you must comply with federal, state and local laws. If a business owner cannot prove they are in compliance with federal law then they should not be granted a business license. Attorney Carey stated the Council could look at the Business License Ordinance and modify that. The consensus of the Council is to move forward next month to possibly amend the business license requirements.

ABATEMENT OF PROPERTIES: Jon Terland from the Gilliam County Sheriff's Department stated they would like to start the abatement process on the burnt house on First Street, the old motel and the pink and purple houses in town. All of these properties have health and safety issues. It was consensus of the Council for the Sheriff's Department to start the abatement process. A letter from the city stating their agreement was requested. Recorder Rosenbalm stated she has sent a letter to the Clarks (First Street house) asking them to give the city a time frame on when they would be cleaning up the property. The Council felt the Sheriff's Department could start the abatement process which would give the property owners time to respond.

COUNCILORS REPORT:

- Councilor Christensen stated he had been approached about dog signs at the Beech Street Park. Dogs are allowed in the park by the basketball court and he requested signs informing people of that and that there are restrooms. Public Works Superintendent Tim Wetherell stated he is working on the appropriate signs to direct people to the section of the park that does allow dogs.
- Councilor Hammer had no report to give.
- Councilor Jones reported the airport has been mowed and rolled.
- Councilor Ball reported she attends the Health Board Meetings, and reported there is a new ambulance and there will be enough EMT's to fully man two ambulances, if all the participants pass the test. Councilor Ball also stated she wants to move forward with the city web-site.
- Councilor Walborn stated she still regularly attends the School Board Meetings.

- Councilor Wetherell reported the applications have been reviewed for the clubhouse, and seasonal maintenance position. Councilor Wetherell stated Malinda Williams has been hired for the clubhouse.
- Public Works Superintendent Tim Wetherell informed the Council Ted Proctor is still in negotiations for the seasonal maintenance position. The Council approved Tim going to Tualatin and picking up the greens rollers, which he has been waiting to have delivered.

In other business, there was a discussion on **Harry Lee and his project at the airport**. Councilor Ball asked about the insurance for that project. Recorder Rosenbalm stated she has tried but has been unable to contact Harry either by phone, email and regular mail. Peter Mitchell reported; the **boat slips are now available at the Port**, there will be a ribbon cutting ceremony June 4, 2015 at 2:00 p.m. at the Port, also **Mid-Columbia Producers** are working on getting the elevator up and running.

Regular meeting adjourned at 8:18 p.m.

Jeffery Bufton, Mayor

Pam Rosenbalm, Recorder