

DRAFT

**Regular Council Meeting Minutes
February 5, 2025**

The regular meeting of the Arlington City Council was held on February 5, 2025, in the Council Chambers of the Municipal Building and via telephone conference.

Presiding: Mayor Jeffery Bufton.

Council Present: Denise Ball, Councilor Marshall Swope, Councilor Matt Irby, Councilor Jerry Hanan, Councilor Kayla Rayburn, and Councilor Mark Davidson.

Council Absent: Councilor Kayla Rayburn, and Councilor Mark Davidson.

Staff Present: City Recorder Victoria McKinney, Attorney Ruben Cleaveland, Engineer Brad Baird, and PWS Shanna Gronquist.

Guests: LT. Flory, Jed Crowser, Rita Micciak, Rod McGuire, Mark Seder via phone, Marta Mikkalo, and Gilliam County Judge, Cris Patnode.

Call to Order: Mayor Bufton called the regular meeting to order at 6:30 p.m. Pledge of Allegiance recited.

1. PUBLIC COMMENT- 6:30pm

Marta Mikkalo – Announced there will be a gathering on March 8th 3pm at Rock Creek School house. The building was built in 1912 and has not been active since 1967. It needs a lot of work. Actively looking into becoming 501c3. It was suggested at County Court to investigate partnering with Gilliam County Historical Society 501c3 as a possible option. The goal is to save the building. People wanting to donate may contact Marta Mikkalo. She will bring the options to the next Council meeting.

Gilliam County Judge, Cris Patnode - Reporting on the state of the county. Off to a good start with some challenges. Shared there is an open-door policy, and they look forward to working with the city council. There are a few things they have been working on. One being, they met with WM for initial talks to renegotiate the host fee agreement, conditional use permit, and the road use agreement. It expires Dec 31st, 2025. They are working on the release of covenant on the grain lab. That has been a 20-year wait for that building to be free and clear to use for other purposes. They are working on re-negotiating the contract with Arden Mills, which is a 20-year lease which is currently up. Working on a rural fiber at the North end of Gilliam County which is under a fiber grant. Working with the Eastern Oregon Coccus- Legislative sessions. Brook, through the Association of Oregon Counties, keeping abreast of legislation coming up. Commissioner Wilkins and Judge Patnode both are going to County College, which is every month through June. On the Cedar Springs relocation, they just today awarded the bid on the engineering and environmental. This is the new road bypass. Above all making sure the environmental portion is sound. It is Judge Patnode's understanding that the current Cedar Springs will then belong to WM upon completion. The County also just awarded a bid for a new Bus Barn. The Grant for that is through Transportation. There will be an event center at the fairgrounds, also under a grant. New DA appointed. His name is Ryan Rodighiero, coming from the DA position at Union County and appointed by the Governor. Feb 11th at 6pm there

Motion: Ball motioned to approve the ARPA for the Columbia River Pump Station Improvement Amendment number 2 for engineering services for Mayor to sign pending Attorney Cleavelands review and approval.

Second: Councilor Hanan

Roll Call: Unanimous

- c. **Port of Arlington Alkali Ridge Subdivision.** Update on the Port of Arlington Alkali sub-division design, roads, and sewer. Being wrapped up now. Plan to send out for bid right before Port of Arlington meeting. The water line will be upsized creating better pressure.
4. **Justice Court Intergovernmental Agreement** – Extension of Lease - Renewal – Judge Kari Hayter
Judge Hayter says it is time to discuss the renewal of the agreement between the city and the Gilliam County Justice Court. The five-year agreement is set to expire on June 30, 2025. The County is currently working on their budget process and is requesting that the Justice Court submit their departmental budget sometime in March. Judge Hayter expresses their desire to remain in the City Hall building and appreciation for the city allowing the Justice Court the space. She shared that the Justice Court has rented the space for over 30 years. There has been a good relationship between court staff and city staff over the years. She also shared the court did improvements to city hall such as cameras, and panic buttons along with bullet proof glass. That investment was \$64,500.00 paid for by the Justice Court Security fund. The rent is currently \$900 per month. She asks that the Council consider renewal. After some discussion, the consensus is \$1,000.00. Judge Hayter will take this back for review by the County for their approval. Judge Hayter added that she appreciated Public Works efforts in graveling our roads.
5. **Goat Grazing** – Mr. Kropf has been contacted via phone as his email address was not complete. He is currently reviewing the maps and will get back to us with a scope of work. We have received a few interested parties' intentions to participate in the cost share, Devin Oil, a private party, and Army Corp of engineers. One check for the cost share has already been received.
6. **Res. 740 & Res. 748 – Recreational Vehicle -Temporary Conditional Use Permit** - Resolution 740 approved and renewed in the November 6, 2024, council meeting by title only. Res.748 brought back to council by Recorder McKinney for review as required. **Consensus to accept as numbered was unanimous.**
7. **Arlington Public Library** – Options for the library future – Marta Mikkalo. Brought a draft proposed budget of options (not previously brought before the library board). If taken on by the

Budget Committee members, Recorder McKinney does not know yet. **Councilor Ball** gave directions on the next steps in this process. Recorder McKinney will follow up with committee members to secure spots. Consensus is to use this calendar.

9. Councilor's Reports.

- Councilor Davidson - Absent
- Councilor Rayburn – Absent
- Councilor Hanan – Nothing to report.
- Councilor Irby – Bridge repair. A little spendy. But he wants to go forward with the \$11027.00 quote to get the Quote good by Feb 20th. Researched the Vet Memorial. Some bricks need replaced. He has an outfit to do the bricks, \$50 - \$75 each. He would like to do a free one for our Mayor. He has a form coming for the City to use for ordering. Would like to use Gary Smithe for laying the brick. He will speak with him. He will have a whole program by the next meeting. Lights work. The flag key is broken. PW says they must use a ladder to move the flag up and down. **Mayor Bufton** says to investigate modifying the pole system. Matt will look for and have answers at the next meeting.
- Councilor Swope – Nothing to report.
- Councilor Ball – Sewer issue. Shanna will speak on this during her report. The second thing is, she is on the TAC team for middle housing where they are researching changing the planning ordinance to allow for secondary housing. Accessory dwelling units. Expanding the approval for ADUs such as duplexes, town homes, etc. This is so we don't have 1200 sq ft or bigger only. While working on that, there are archaic changes that can be updated at the same time. A situation came up, a temporary residence on a residential property for an elderly or ill individual which brought her to share the proposed temporary use for care of relatives she came up with. She handed out the current zoning ordinance and what is allowed is a manufactured home single wide as a secondary. **Mayor Bufton** confirmed that was the implication. **Councilor Ball** says Dan Meader said if there are changes the council wants to make, this would be a good time to change this. No finals but she has a suggestion in her drafted handout based on what she sees happening with the aging population. She reads it here and notes it is open to changes. Titled "Temp Use Variance for Res. To Provide Care of Relatives in Conjunction with an existing residential use". She suggests it replaces the language on the 1970 version of the ordinance. "The purpose is to provide a set of standards and procedures for temporary use of RV s and other movable structures which, because of personal hardship needs, requires special consideration for temporary usage". She goes on to read the proposed additions here. **Mayor Bufton** asked, who determines if an infirmed, disabled, or handicapped person lives there? **Attorney Cleaveland** says this can be done through the permitting process. You can put in the ordinance that the permitting process perimeters are set by resolution of the Council so the council can tweak them without having to redo an ordinance every now and then. You could put in a review where it needs to be verified. And that would be by resolution. The mayor says for these types of issues, there are programs in place to handle the issues the elderly experience. **Councilor Ball** says she would like to lessen the financial burden on them and It's not Intended as a money maker for anyone. **Councilor Swope** shares this allows someone to come in and live near your home and take care of you instead of going into a care facility, which could be horrible sometimes. **Councilor Ball** explains about the Columbia View Manor income requirements. This lessens the ability for renters. They believe it is managed by a group

Executive Session closed at 8:37 p.m.

Regular meeting opened 8:37 p.m.

1. Additional Work Agreement - AWS Reimbursement Agreement Update

Motion: Councilor Ball motioned to approve the Additional Work Agreement as presented by Brad Baird.

Second: Councilor Swope

Roll Call: Unanimous

2. Aquifer Storage and Recovery Study Work Order

Motion: Councilor Ball moved to approve the Aquifer Storage and Recovery Study Work Order contingent upon the agreement of AWS.

Second: Councilor Irby

Roll Call: Unanimous

Regular meeting adjourned at 8:40 p.m.

Jeffery Bufton, Mayor

Victoria McKinney, City Recorder