

CITY OF JEFFERSON
Regular Council Meeting
April 27, 2017
6:30pm

COUNCILORS PRESENT: Dave Beyerl, Mike Myers, Walt Perry, Brad Cheney, Bob Burns, Cyndie Hightower, Stan Neal

COUNCILORS ABSENT: None

STAFF PRESENT: Sarah Cook, City Recorder; Don Parise, MCSO

- I. CALL TO ORDER/FLAG SALUTE – Mayor Hightower called the meeting to order at 6:30pm and led in the flag salute.

- 1.1 Art Contest Winners Announced

All parties were present to accept their awards for the high school art class banner project, which Councilor Myers thought up a year or so ago. Many years ago the City had banners hanging from the poles down Main St, like many towns did. Over time, these banners tore, were weathered and worn, and the metal they were hung on also broke or deteriorated in time. Partnership effort with the school, reached out to the art teacher who took on the project for class. City budgeted \$500 in current year; \$150 to first place winner, \$100 to second place winner, \$50 to third place and \$200 to the JHS Art department. Third place goes to Chaselee Giddings, applause and Mayor presented her with check. Second place to Grace Martin; applause while Mayor presented check. Grand prize, 1st place to Jordan Fountain; applause while Mayor presented her with check. Mayor also presented the JHS Art Department with a check; Art teacher Megan Lloyd accepted. Councilor Beyerl provided background on the art project. Councilor Myers noted the process started awhile back and congratulated the winners. The first place banner will be the new City banner throughout town and as funds accrued they would add more, shown through Main St. and Hwy 99. Councilor Myers thanked Ms. Lloyd, noting her enthusiasm for the project and that it was a very tough choice, as all the art was amazing. He said this truly was an excellent example of Jefferson proud!

- 1.2 School Bond Committee Information

Luv Parisa, representing For Kids for Jefferson asked the Council for a unanimous endorsement of the upcoming school bond. She went on to tell her family history in Jefferson and how the schools are very dear to her heart. She provided history on the schools since 1976, all of which are the same buildings they have today; a lot of fond memories in the schools. Using an analogy of tires when talking about the schools, want tread to last as long as they can, might re-tread your tire, but how long and strong will it be. Schools are exactly the same, the tread is gone, need rebuilt. Budget cuts have happened as time has gone on, no more shop or home economics. Kids at grade school can't use cafeteria anymore because of multi-use, now eat in classrooms. Fast forward to 2011, she was involved in the initial bond attempt with kids in the schools. Didn't pass, this is now the 4th attempt, asking for 14.35 million and with passing of bond they will get 4 million in grant. This will build new middle school, a gym, plus 8 new classes at elementary school. Statesman Journal states that in the modular the tiles are being held up by popsicle sticks and modular buildings need to go. With this plan they would go. School has been granted 3 different smaller grants to date. If you take those individual grants, one for the brick building

at grade school, then just awarded 1 mil for new roof at middle school and another million for classrooms at grade school. Taking those, in addition to the bond, 17 classrooms at grade school would benefit. \$400,000 budget cut is coming next year....we have to pass this bond, need council's endorsement. If passed, they would spend less money on heating and upkeep. Price of bonds has gone up in last two years. If this doesn't pass, they will lose the \$4million grant and as time goes on pricing will continue to rise. Can you as a Council unanimously endorse the school bond; she believed the City needed this.

Steve Brussell - Coming today with a need, and well thought out solution. No secret about the condition of schools, no longer cost effective to continue to fix. This would help provide safety and security and open cafeteria up for what it is intended for. It is fiscally irresponsible to not do this now. He feels it is important to get unanimous endorsement. It is these needs, and others that drove them to become part of a solution. More than just buildings will help bring town together, shows they care about kids and community in a way that makes you proud.

Student, Riley Davis – sophomore at Jefferson High School – remembers not having cafeteria, not having cleanest classrooms, ants on the desks, etc. At middle school he witnessed falling roof tiles, rotted floor boards, leaky roofs and broken pipes. Has a little brother in elementary school now and sad he is will be going through it too. Here to ask the Council to help them pass this.

Councilor Myers: they asked for support on this from Council. Councilor Myers moved to support the presentation and Jefferson school bond as presented. Councilor Beyerl seconded.

Discussion: Councilor Burns asked if a resolution was needed. Explanation from Councilor Myers was no resolution needed, just a statement of support.

Councilor Beyerl : He spent 29 years in school district. Middle school was in bad condition at that time and noted many maintenance concerns over time, roof leaks, re-patches, heating system, etc. 39 years ago it needed to be replaced so after that long, not gone any better, only worse. School District can only do so much with junk. Building wasn't constructed the best from the beginning.

Mayor Hightower: works at elementary school and knows modular are in bad need and understands how important it is. Asks for clarification at what the elementary school would get.

Paul Terjeson – imagine dome for gymnasium, gym in center of circle, classrooms on outside with soundproof wall for gym to be in center and not distract classes. Discussion on location on the site that the dome would be located, where it would disrupt the least amount, where mods are now, or off of Marion side...still have to study the sites. But thinks it will go just outside current cafeteria. It would be fairly centrally located so kids don't have to walk long distances, access for parents better. Mayor Hightower: where will kids go during construction? Paul Terjeson– wants kids to be able to stay in mods while constructing dome. One balloon up and spray it, all rest of work is done inside with cautioned off. We want them to be able to continue school without disruption, don't want to have to re-house them or delay for summer as costs will rise. This is a 2 year project. Can save money with tradesman and contractors with 4 domes going up, so hoping they can go from one to the next all in good time, to keep costs down. If we can coordinate this right we can work bids down and keep costs in line.

Councilor Burns: if we get this passed in May, when would it start? Paul Terjeson– We would have to pull permits, but will hit the ground running. Get scope of job out there and getting bids asap, hoping to be doing early dirt work at least by end of summer, site prep, etc. Councilor Burns: The \$1.48 can vary?

Paul Terjeson – spoke on population patterns in the valley, noting this was a 30 year bond. As more assets are built in Jefferson, it spreads the tax liability out over more people so the tax burden would be less. If we lose assets (homes) the cost could be more. But over time, we are more likely to increase homes/assets in that time so burden would be less. Bond retires in 30-years. Melissa LaCrosse – school board member, quite a bit of research they found that bonds often times get paid off way earlier than anticipated, as communities grow, sometimes they are paid off in 25 years or less, as communities increase and burdens are shared by more people. She used Albany’s Timber Ridge School as an example. The \$1.48 is a not to exceed rate.

Councilor Perry: one point that was very valid was the time is now and rational behind it is all of them have a car and all of them remember what the car costs; inflation is out there; next year the numbers will all be different. He agreed time was now.

All in favor: Ayes – 6, unanimous support. Councilor Burns noted he was on the fence before discussion tonight and 3 people that presented tonight absolutely convinced him otherwise.

II. OLD BUSINESS

2.1 Proposed Green Space/park Space

Councilor Myers noted the memo was in front of them, as well as Steve Ward’s comments. He outlined the proposal to move tonight to begin steps to purchase the property on 2nd and Main and turn it into green space. Councilor Neal and he had worked on it for a few months now, owner wants to sell, and property is coming into foreclosure. Know the cost to purchase, Hamby realty will offer their services. Based on Steve Ward’s email, City needs some assurances from DEQ that we aren’t left holding the bag down the road. Main goal here tonight is to get at least support of the proposal and to move to direct staff (Greg and Westech) to take steps needed to satisfy DEQ concern so that once we have it we can make an earnest effort to purchase the property.

Councilor Burns: could go forwards if we just don’t touch the soil, but understands Steve’s comment. Need written assurance from DEQ, only thing holding us from moving on. Councilor Beyerl – in past contact with DEQ, they always said they recommend you test the soil; in favor of purchasing and green space but leery of DEQ and would like to see something in writing from them for sure. He proposed to move forward to see what DEQ will say. The price could be million dollars or more but if DEQ will grant us a waiver, great. Councilor Myers understands, and not sure if they’d ever get it, but if we don’t, have staff design something, DEQ will not give us anything.

Councilor Burns moved to direct staff to move forward with the design of the property, leading to purchase, pending DEQ providing written waiver to assure the City will not be held liable for any clean-up of contaminated soil. Councilor Perry seconded.

Councilor Neal: His concern if we moved ahead it could put the city in a position that could bring on a lot of liability. He thought we should move ahead with some plans from staff and a conversation with Steve Ward to find out exactly what he thinks we need to do to satisfy DEQ, kind of rewind a little bit.

Councilor Myers: The idea was for Steve to design it and then present it and then it comes back to Council and if it works, we move ahead to purchase. Reality is owner will do nothing. In foreclosure, the County will take ownership of it at some point. Going through a County process to buy property is very time consuming and on their schedule. His thought process was to direct staff and Westech to do their

design, and give that to DEQ and get their buy in hopefully or something that they say needs changed, then come back to Council. Don't think we'll ever see a 100% hold harmless from DEQ....but think Westech has experience in this area and have met DEQ's concerns in other projects.

All in favor: Ayes – 6. Approved.

III. NEW BUSINESS

3.1 New Member Appointment to Library Committee

Councilor Beyerl noted letter from library and moved Brian Peterson be accepted. Councilor Burns seconded. All were in favor. APPROVED

3.2 Resolution #1015, Remove Fund 18 and Fund 49 from City's adopted budget

Councilor Perry moved to approve resolution as stated. Councilor Beyerl seconded.
Discussion: Sarah was asked to explain what Housing Rehab Project Fund was for. Councilor Beyerl noted line items zero for many years and require resolution to remove them. All in favor: Ayes – 6 All in favor. APPROVED

3.3 Resolution #1016, Declaring public nuisance at 732 N Sunrise

Councilor Beyerl moved to adopt. Councilor Neal seconded.
Discussion: Sarah noted travel trailer been removed so will be struck from the record.
Councilor Burns: went by property this morning and it's a mess....not just the cars, but the whole property; it's a health hazard what can done. City Planner/Code Enforcement Lissa Davis says no money, but on other hand property is just in terrible condition. Councilor Perry – baby steps, is only thing he can say on it. Lissa Davis noted Bob Davis was property owner in January when he passed away. No heirs locally, Arkansas family trying to run everything but no owner and has to go through probate. Can't do anything at this point, but abate vehicles because tow company pays for that. Spoke on conversations with those claiming to be family, lied to, no owner, no victim, nobody to assess penalty to. Councilor Burns begs the question as to what the City can do in order to uphold some minimum standards of how a piece of property can be taken care of. Councilor Myers noted the City has minimum standards and for most part enforced, but long tedious legal complicated process. When owner passes away, bank does minimum. Making more difficult is the owner passes away and until all resolved there is nobody owning it, so nobody you can file against, that's the big frustration in any community.
All were in favor. Resolution #1016 APPROVED

3.4 Resolution #1017, Authorizing Transfers Within GF and Library Fund to Correct Unanticipated Requirements for Fiscal year 2016-17

Councilor Beyerl moved to approve resolution 1017. Councilor Neal seconded. Clarification for Councilor Burns on library fund, that is was this year that the transfer would occur, to close budget on a positive note, nothing to do with next years proposed budget. All were in favor. APPROVED

3.5 Re-Appointment to library committee for sitting members

Councilor Beyerl moved to continue the members, Wendy Sampels and Linda Baker. Bob Burns seconded. All were in favor. APPROVED
Council thanked the ladies for their time.

3.6 Bank Letter Re: Authorized Signer

Councilor Beyerl moved to move forward with letter to bank authorizing the signers on the City accounts and add to that motion that the City Visa Card currently issued to staff on City behalf, be moved to debit cards on City behalf. Councilor Burns seconded. Sarah explained the need for the change. All were in favor. APPROVED

IV. DISCUSSION/INFORMATION

4.1 Email from Citizen Re: Marion County vs. Linn County

Sarah explained call from citizen, appreciated her passion. Councilor Beyerl: talked about it at MPO, lot of work, not so sure we want to try, so many agencies to involve and monstrous. Councilor Myers: higher tax rate next door so local folks wouldn't be happy, but at least somebody trying to think outside the box and wouldn't want to disparage anybody from thinking that way. Appreciated her thought and idea, but not feasible. Figured it was about transportation services, to which Councilor Beyerl provided info from the AAMPO, which was still in the 5-10 year planning phase. He also noted she should be thanked for her interest, but can't entertain it at this time. Councilor Neal volunteered to contact her to let her know we got her email and share with her what was said. Council agreed. Councilor Perry: On May 2nd the Fire Hall is having a meeting on transportation and invited all to receive input.

4.2 Handling of Visitor Section Agenda Item

Councilor Myers asked for it to be added, no materials, except what's already in place on Council rules and procedure, no disrespect to anybody here. Understand visitors can get heated, but felt there was a disconnect. We have how we deal with citizens, so if we want to make changes to that procedure, the first step is for the Council to look at rules and make those changes then....not from one meeting to the next. Was very confusing to him and thought it was for the citizens too. If council wants to change, then encouraged them to sit down at worksession and re-vamp the rules, not do it without the forethought. We have a process for things, if it is going to change needs to happen at this body. Mayor Hightower asked sheriff and fire department to come in because too many people occupying the facility and she didn't feel safe. She had received a threat against her and she wanted order. Visiting 5 different cities and their council's they all follow a set format and she wanted order. Councilor Myers understands that and sorry if she felt threatened or that her safety was in question, 71 people occupancy in here and he gets that, understand rational behind it, but just saying none of the Councilors or citizens knew and it just happened. If there is tension when a change is made without anybody being aware, that will only increase tension. If we are going to make changes let's do it together. Councilor Burns noted he had also been threatened. Councilor Myers stated that as a single councilor, one of 6 coming in to a meeting and everything is different it made him tense. Mayor Hightower noted only change is the visitors have to address at the table rather than sitting down. Councilor Myers said it was more than that.

Councilor Perry noted a sign needs to be on the outside of the other door that it is for exit only now that this change. Mayor noted occupancy isn't posted and no exit sign on the door behind her.

V. CONSENT AGENDA

Councilor Beyerl moved to approve consent agenda. Councilor Perry seconded.

Discussion: Councilor Perry: March 9th minutes, 3rd paragraph down re: discussion with Mark Manning and LAC and confirmed who Council liaison was, and about brainstorming sessions they had requested. He noted in the little brainstorming session they had, they had come up with 4 concerts at the gazebo and deferred to Lissa Davis for more info. Lissa Davis: during joint session, Council decided on the evening of July 19th prior to the first concert at the gazebo, would be an impromptu gathering and idea sharing on what should be done with the Conser House. Councilor Myers had a question for PWD Jeff Buskirk- He questioned the photos in Jeff's monthly report and Jeff explained the pipe was 50 years old, rotten...sooner or later he is going to have to be spending a little more money replacing these; broke 2 times in last few months. Lines would still be 2" but would be pvc with new shut off valves. Councilor Perry confirmed it was just age that was causing the blow outs.

All in favor: Ayes – 6, Opposed – 0. APPROVED.

VI. COMMITTEE/DEPARTMENT UPDATES

Library – no new info

Planning – no new info

Chamber – no new info

Building – no new info

LAC – joint session previously

MPO – went over Transportation plan and other language changes made to satisfy state and federal requirements; reviewed a unified work plan; discussed hiring of a replacement for Theresa Connelly, only 1 applicant so holding it open for more; talked about information and who would be at the May 2nd meeting at the Fire Hall.

School Board – budget meeting Monday night at 6:30 and invited them all; participating a \$400,000 revenue shortfall right now based on what they are receiving from State legislature; looking at 3 teachers, 3 classified staff and 1 administrator....deferred maintenance is usually what happens. Also Mayor asked to speak to the seismic grants they received, elementary will begin once school ends and should be complete by the time school begins again; won't really see anything tangible from the outside. These grants can't be used for any kind of new construction. She spoke about uses of the funds should the bond pass. Councilor Beyerl added information on how the construction works in those types of projects, using ties. Mayor heard they were going to shut elementary school down on June 1st and keep the middle and high schools going. Melissa LaCrosse noted those discussions were still continuing, massive project, entire school has to be emptied. Mayor: asked are they looking for any extra help, to which Melissa was not aware of yet.

Fire Board – Jon Zeilman last day is end of June, have 3 candidates they are looking at for a 1 year interim fire chief; at same time doing research on procuring a permanent chief.

FOL – building permits been delivered to MC, no other info

Parks & Rec – full swing for spring and summer sports; parks director position extended out through December; need more coach volunteers

MWACT – went through a house cleaning process to change some language as to the STIP; cancelled next month meeting.

VII. VISITORS

Melissa LaCrosse was called, but she already spoke.

Chris Giffin – considered statement for another meeting

Michelle Nunes – no comment

Linda Baker withdrew her request to speak

Margaret Robbins – 212 S 3rd, Jefferson, Or: wanted to address some of the changes mentioned earlier. Sign in sheet topic listed, she felt subject could change. What about all phones turned off, saw a lot of phone use, Mayor's husband is sitting back there texting constantly and felt everybody should turn their phones off if that's the council ruling from last meeting. One more change she would like to see is the Mayor and 3 new Councilors resign as they form a group that is a detriment to the COJ day to day operations.

Paul Terjeson – 934 S. Main, Jefferson, Or: two apologies, one he had his phone on and other one is he made a mistake on one of the questions about what happens with base rate of \$1.48, rate to tax payer does not decline, it's the years that decline, years to pay off would be sooner.

Edna Campau – 609 E. Union, Jefferson, Or: question for recently elected Councilors re: 2017-18 proposed budget; accepted by budget committee on April 20 and passed to council for first part of June. Do you plan on declaring conflict of interest and abstaining from vote since your previous actions in suing the City will affect you financially one way or the other and resulted in City facing financial straits and affected City's operating budget. Mayor repeated the question, noting they were a part of the budget committee. No other response.

Audrey Webster, 170 8th St., Jefferson, OR: RE: City manager: Sarah is leaving us and Council decided to go with interim position. What is end date of contract? Mayor: Through Oct. 6 months. Audrey- So the City manager asked to assess position and if a good fit for Jefferson and how City should proceed....what date will the City expect to have that assessment. Mayor – haven't worked one on one yet with city manager, don't know at this time, no timeline. Audrey- Despite the fact no timeline, will it be made publically? Mayor: yes, not sure what type of meeting, regular, worksession, etc. Sarah noted plenty of time should be given, well before contract ends and it would be at public meeting. Audrey – would written portion of his assessment be made public? Mayor: not sure. Audrey – what succession plan is in place for the duties he has taken on as a city manager and recorder...how would we make up for that change. Mayor: Mr. Ellis will give them advice, don't know now, but he is the city manager. Councilor Myers: agreed need to establish a timeline....add to next Council session. The process for selection, whether city recorder or manager, is the same. You go out for advertising, get your candidates, thin them down and Council will make the selection.

Josh Webster, 170 8th St., Jefferson, OR: update on fiber...Sarah noted updates. He asked how we can put pressure on them to keep this moving forward. Sarah updated on fiber companies.

Lisa Paul, 14886 Parish Gap Rd., Jefferson, OR: have you and your 3 councilors, all ex J4J members, attempted to find out who is funding the suit against the COJ. Mayor said no. Lisa said it seems pertinent for them to know who is actually suing the COJ since its greatly affected the budget and asked how we could find out and share it when it is known.

Cathie Harrington, 229 Tanglewood Dr., Jefferson, OR: given any consideration to the Chief Petitioners to drop the lawsuit, asked many times. Can you address it; all 3 still listed as chief petitioners. Mayor noted they weren't on the committee anymore so they couldn't drop it. You are addressing us knowing something about who is on it. Cathie Harrington called Secretary of State, lawsuit still listed as those 3 chief petitioners, won't you drop it.

VIII. COUNCIL COMMENTS

Councilor Myers – new computer at home, can't reply to emails...getting lots of stuff in, but can't reply for some reason. Second, understand the email that came on the retreat...had already made plans for that date in May, will be attending daughters graduation in Arkansas...would like to make it, but seeing his daughter receive her masters is more important, sorry. He also stated that when it comes to visitors, believes that if he wants to be able to speak on something he wants to and feels every other councilor should have that right. Whatever questions are proposed shouldn't be just to the Mayor, if he has a response he wants to be able to, we all represent the City. In future, if somebody is talking he wants to be able to put his hand up and be allowed to respond.

Councilor Perry: not going to be about City of Jefferson or what the Council does or does not do; but about somebody who has lived through this entire mish-mash of many years of Councils; Sarah Cook. This was her last council meeting and thought the signs hanging around the room for her were appropriate and done well; he then presented Sarah with flowers and gift card from Council; a lot of applause and a standing ovation.

CALENDAR CHANGES – Upcoming Council retreat, Greg scheduled for a Saturday in May, Councilor Myers can't attend, and Sarah asked Council if it should be scheduled or consider other dates. No response. Solar Eclipse added on May worksession.

Councilor Beyerl moved to adjourn and Councilor Perry seconded. All were in favor. Meeting closed at 8:18pm

MINUTES APPROVED this 22nd day of June, 2017

Cyndie Hightower, Mayor

ATTEST:

Greg Ellis, Interim City Admin/Recorder