

HALSEY CITY COUNCIL MEETING

Halsey City Hall
773 W. 1st Street
Halsey, OR 97348
July 12, 2011
7:00 P.M.

The City Council meeting was called to order at 7:05 p.m.

The City Administrator took Roll Call.

Present: Mayor Marjean Cline, Councilor Eric Harless, Councilor Joan Mercier, Councilor Eldon Albertson, Councilor Kathy Parker, and Council President Lee Johnson. Councilor Wade Doerfler was absent.

Also in attendance were Scott Johnson and Ernie Martin from Sweet Home Sanitation, and Municipal Clerk, Martha Chamberlain.

Approval of Minutes

Mayor Cline asked if there were any additions or corrections to the minutes from the meeting/hearing held on June 21, 2011. There were no changes. Councilor Harless made a motion to approve the minutes from the June 21, 2011 meeting. Councilor Albertson 2nd and the motion carried unanimously.

Delegations

Sergeant Kelley was in attendance and brought with him the law enforcement report for the month. While the Council was reviewing the document, Sergeant Kelley indicated there was nothing new to report. The City Administrator told Sergeant Kelley she had emailed him two license plate numbers of vehicles that have been seen coming and going from a residence on West 5th Street. The City Administrator commented that two different citizens had expressed concerns about people arriving in vehicles and walking back to the trailer located on this property. Sergeant Kelley responded he would follow up on the information provided. Councilor Parker thanked Sergeant Kelley for the additional deputies she noticed in town shortly after school was out for the year. Sergeant Kelley responded that in spite of some budget cuts they are working hard to cover all areas as best as they can. A brief discussion ensued.

Mayor Cline acknowledged Scott Johnson and Eric Martin from Sweet Home Sanitation in attendance. Johnson reported to the Council that price increases in landfills and disposals have made it difficult to maintain the current rates for citizens in regard to solid waste disposal. Johnson commented the company has worked at being creative in order to offset expenses and referenced some changes that were made in Brownsville that have worked out well. Johnson provided a letter offering a couple of options to be considered. One option is to maintain the two clean-up days with a 4.0% rate adjustment which would equate to an increase of \$.91/month. The second option is to have one annual clean-up day with a 1.9% rate adjustment which would result in an increase of \$.43/month. Johnson indicated there is not a lot to pick up during the fall clean-up day and suggested that one clean-up day a year probably would work fine. Councilor Johnson commented that he liked the clean-up days and thought they worked great. Councilor Mercier indicated that she thought one clean-up day would be acceptable. Mayor Cline expressed a concern that there is no recourse for the disposal of hazardous waste materials. Mayor Cline asked if there was a way for citizens to dispose of items such as paint, chemicals and old pesticides once a year. Johnson responded that the transfer station in Sweet Home is now taking cooking oil and anticipates that there will be a means to dispose of paint within the next year. Johnson noted they are working on a way to dispose of fluorescent bulbs as well however disposing of pesticides is not in any immediate plans. Mayor Cline asked if the reason no one could help during the last clean-up day was because of insurance. Johnson responded that because of insurance and safety concerns they could not allow anyone to ride on the back of the trucks. Councilor Harless asked how much notice the customers would get in regard to the proposed increase with Johnson responding notification would be placed in the next month's billing. Councilor

Albertson asked what the normal charge is with Johnson responding \$22.87 twice a month. Councilor Albertson asked if the recycle and yard waste is profitable or at least a break even for the company. Johnson responded it is actually a cost of doing business and they are mandated to perform this service. Councilor Albertson asked what happens to these items with Johnson responding it ultimately becomes compost and is sold to companies like Lane Forest Products and Rexius. Councilor Parker commented she likes having the two clean-up days. Councilor Johnson expressed a concern if there were only one clean-up day that more items might go into the regular garbage. Councilor Parker commented people might try to dispose of it in the ditches as well. A brief discussion was held regarding the additional costs to the citizens. Johnson stated three types of cans are offered. Johnson indicated there is a 20 gallon mini can, a 35 gallon can, and a 90 gallon can. Johnson suggested a person could always downsize their service if that seemed appropriate. Councilor Mercier indicated she thought one clean-up day a year was sufficient however the majority of the Council indicated they would like to stay with two clean-up days. Councilor Parker made a motion to approve Option A to maintain the two clean-up days with an increase of \$.91/month. Councilor Albertson 2nd and the motion carried unanimously. Councilor Albertson asked that notice of the cost and different sizes of cans be included with the notice of the increase in rates. Johnson made a note of the request and responded they would provide that information.

City Administrator Report

The City Administrator reported the finished plumbing had been completed by Buckmaster Plumbing and she is trying to locate a local source for partitions for the bathrooms, paper towel dispensers, mirrors, etc. The City Administrator commented she thought she would contact AA Bowman in order to place a lock on the men's restroom indicating whether it was occupied or not rather than partition the toilet due to ADA concerns. Councilor Johnson expressed a concern that the plumber had not included the partitions. The City Administrator responded it was not part of the bid and rather than pay a marked up price for him to purchase and install the partitions she thought it was in the best interest of the City to purchase them directly and have the public works employees install them. There were no other questions.

The City Administrator commented the Chown Security would be down again on Wednesday, July 13, 2011 in order to get the Locknetics system up and running. The City Administrator reported it appeared the wiring was incorrect therefore an electrician and Todd Boyd from Chown Security would be looking into the problem. The City Administrator stated that the system would allow the Community Center to in effect automatically open between 8:00 a.m. and 5:00 p.m. and provide a means to assign specific access for other uses. There were no questions.

The City Administrator reported the 2010-2011 fiscal year has been closed and the ending balances in all funds are close to what was anticipated to be the beginning balances for the new fiscal year. The City Administrator commented the audit will produce some adjustment entries before the year can be closed officially however. There were no questions.

The City Administrator indicated that Terrell Anderson from the Union Pacific Railroad had stopped in at City Hall. The City Administrator stated that she thought he had come by to provide an update on when the Highway 228 crossing issue would be addressed however he had a concern about the sidewalk at the H Street Crossing. The City Administrator commented that Anderson said the handicapped platforms were not in the proper location. The City Administrator told Anderson that the railroad had repaired the sidewalk on the west side however Anderson responded that the railroad does not perform sidewalk repairs. Anderson commented that the individuals doing the repair on the west side probably just followed what had been constructed on the east side. (The east side was contracted with Linn County as part of the agreement for improvements to the H Street crossing on behalf of the City.) The City Administrator provided him with the name of Rick Franklin who apparently orchestrated the repair so that he could pursue the matter. There were no questions.

The City Administrator requested a change in the September, 2011 meeting due to the fact that she would be on vacation during the normal Council meeting date that month. It was the consensus of the Council that the September meeting will be held on Thursday, September 1, 2011.

Public Works Department

Mayor Cline asked if there were comments regarding the public works report. There were no questions.

Planning Commission

Councilor Harless indicated no meeting had been held. The City Administrator reported that Dean Stockwell from Kleen Solutions had come into City Hall earlier in the day and submitted additional paperwork for his application to construct an additional facility for his business. The City Administrator reported she had forwarded the information on to Eric Adams and hopefully a meeting/hearing could be set in the near future with the Planning Commission regarding his proposal. Mayor Cline expressed a concern regarding the fact that it appeared ODOT will not be allowing access off of Highway 99 for the proposed expansion of the Diamond K Sales business. Mayor Cline commented that access had been allowed when the property was used as a service station. The City Administrator responded that apparently ODOT cannot find records of where that access was located. Councilor Mercier asked when the service station was in operation with Councilor Albertson responding it had been at least back in the 1960's. Mayor Cline expressed a concern that the proposed development actually encompassed two separate tax lots and what would happen if the owner wanted to separate them. A discussion ensued. The City Administrator suggested this issue would have to be discussed when a meeting is set before the Planning Commission. The City Administrator reported it is a Planning Commission decision however there is a process for appeal to the City Council.

Park Committee

Councilor Mercier reported everyone has done an excellent job at the Park and the train built by Councilor Johnson is a great addition. Councilor Mercier commented The Times will have an article reporting about the train in the July 13, 2011 newspaper. Councilor Mercier initiated a discussion regarding the proposed fountain at the corner of the Park where the butterfly area had been previously. A brief discussion ensued regarding various fountains in the area. Councilor Mercier and Councilor Albertson volunteered to take pictures of some they had seen in order to determine what might be best suited for this area. A brief discussion ensued.

Finance Committee

Since Councilor Doerfler was not in attendance the City Administrator commented as she had earlier that the 2010-2011 fiscal year has been closed and all funds are in balance. There were no questions regarding the financial information provided in the packets.

Street/Utility Committee

Councilor Parker reported no meeting had been held. There were no questions.

Intergovernmental Committee

Councilor Doerfler had asked the City Administrator to report that no meeting had been held. There were no questions.

Old Business

Mayor Cline initiated a conversation regarding the complaint list. Councilor Harless indicated he thought it was interesting there was more than one complaint regarding the D Street crossing due to the fact that it is pretty much ancient history. A brief discussion ensued regarding these complaints. Mayor Cline asked about the complaint regarding the nails from the grain tower and the deteriorating condition of the facility. Mayor Cline asked the City Administrator to contact the owners and asked what their plans are for the building. Councilor Harless commented about the positive comment from Nema Rose regarding the Park. The City Administrator commented that she had to go back to the previous fiscal year to find the form for the positive comments so apparently there were none in the 2010-2011 fiscal year. There were no questions.

The City Administrator reported that she has received documents from the City Attorney on how to proceed with the administrative warrant in order to begin the clean up process at the Wahlstrom property. The City Administrator indicated she has to fill in some information however the primary concern is that the person or persons doing the clean up have to be listed in one of the documents. The City Administrator commented that Andy was going to inquire about renting a tractor to mow the high grass at the lagoon so she had talked to him about his thoughts on using something like that to address some of the issues at the Wahlstrom property. Mayor Cline expressed a concern for what might be hiding in the high grass and the potential for damaging a rented piece of equipment. Councilor Johnson raised a question regarding the vehicles and trailers on the property and whether or not they had any potential value. Mayor Cline asked if the public works employees were involved in the clean up what would happen with all the junk. The City Administrator responded that Sweet Home Sanitation would provide one or more dumpsters for this project at no charge. A brief discussion ensued. It was the consensus of the Council that the public works employees clean up the surrounding property and secure the house until such time a determination is made on what should be done with it.

New Business

Mayor Cline referenced the OLCC Liquor License Application submitted by Julies Halsey Tavern. Mayor Cline commented that since Woody's Bar and Grill is closing the owner is reopening the facility. Councilor Albertson made a motion to approve the liquor license application submitted by Julies Halsey Tavern. Councilor Parker 2nd and the motion carried unanimously.

Mayor Cline asked Councilor Parker to speak on the agenda item for paperback book sales. Councilor Parker indicated she had been in contact with several people regarding the possibility of turning the current City Hall back into a library once the City staff moves to the train depot location. Councilor Parker stated she has received many books as a result of those conversations. Councilor Parker commented that many of them are paperbacks and suggested the City have a book sale with the proceeds going toward the purchase of new books. Councilor Mercier was in support of the idea. Councilor Albertson suggested it be held down at the Community Center/City Hall building. A brief discussion ensued.

The City Administrator commented there was a suggestion that the City hold a flea market up at the Community Center/City Hall facility and charge a fee for each table with the proceeds going toward the completion of that facility. A brief discussion ensued with the consensus of the Council that the City should not get involved in this type of activity.

Ordinances and Resolutions

Mayor Cline asked permission for the 2nd reading of the ordinances be by title only. The consensus of the Council was in agreement.

Mayor Cline read by title only the 2nd reading of Ordinance 2011-389—An Ordinance Adopting a Water Curtailment Plan for the City of Halsey. Councilor Albertson made a motion to adopt Ordinance 2011-389. Councilor Parker 2nd and the motion carried unanimously.

Mayor Cline read by title only the 2nd reading of Ordinance 2011-390—An Ordinance Approving Participation in an Intergovernmental Agreement Between the City of Halsey, A Municipal Corporation and Linn County, a Political Subdivision of the State of Oregon, Regarding the Justice of the Peace Court District 4A for Linn County. Councilor Harless made a motion to adopt Ordinance 2011-390. Councilor Mercier 2nd and the motion carried unanimously.

Adjournment

Councilor Parker made a motion to adjourn the meeting at 8:20 p.m. Councilor Albertson 2nd and the motion carried unanimously.

Marjean Cline, Mayor

Judy Cleeton, City Administrator ¹

¹ Disk Track 5