

CITY OF PILOT ROCK

Council Meeting

April 21, 2015, 2015

7:00 PM

A. Called to Order

Having a quorum the Regular Council meeting was called to order by Mayor Carnes at 7:00 PM. Council members present were Deacon Perkins, Raymond Doherty, Jim Hinkle, Kacie Moss, Ray Corwin and Bob Deno. Also present were Teri Porter, and Steve Draper. Citizens present were John Taylor, Mary Lue Slabick, Jim Hatley and Pastor Jeffers.

INVOCATION

Pastor Jeffers gave the invocation.

1. PLEDGE OF ALLEGIANCE

2. APPEARANCE OF INTERESTED CITIZENS

John Taylor asked when we can expect to have the Bike Pit property deeded over to the Bike Pit. Teri explained that it the partition of Mt. Judy is at the County surveyors office now, once he signs off on the partition it will be recorded and we can move forward with the deed.

3. PRESENTATIONS

Anthony Bushong and Viktor Klemenco, of A&V investments were present to update Council on the required repairs to the property that are to be done by July 2015.

1. They have installed the well pump at the property.
2. They are scheduled to be on time to finish the windows.
3. Will have the chip seal and crack sealing on time as well.
4. Met with the roofing contractor, that is a big project, but anticipate being done with that as well.
5. There is a concern regarding the primary power improvements. They need an easement from the railroad and are waiting to hear back from them before they can move forward.
6. Can not initiate the sprinkler system until the power is complete.
7. In addition to the required repairs they have completely rebuilt the railroad spur to the mill.
8. They have been able to resurrect the rail road do to using additional rail shipments.
9. The are partners with Thrive West, making oil field mats.

Anthony and Viktor asked Council for a 6 month extension to complete the power project only. The rest of the projects will be done on time. They will draw up an agreement to present at a future meeting. It was suggested that Council be given an update about half way.

4. ACTION ITEMS

F-1 Clean Up Day.

CITY OF PILOT ROCK

On a motion by Councilor Hinkle and seconded by Councilor Deno, Council agreed to sponsor the annual clean up day and approve the expenses. All present voted yes.

F-2 Stairs to the High School

Steve stated that he has been going back and forth between Greg Smith and John Fenton. Steve has now called the person who has the contract with Greg Smith and offered \$15,500 for the lot which he refused. He wants \$20,000 will take \$10,000 down pay the remainder on a 3% balance. That's where we stand right now. We have not got cost estimates from the engineers as he is waiting to see how the sale of this property pans out. The City attorney states that it will cost \$10,000 -\$15,000 to condemn the property plus we will have to pay appraised value. If we do purchase the property it will cost about \$10,000 to take the house down. There are two options.

1. Reroute the path along the bluff to the corner
 - a. make a cross walk for the kids.
 - b. leave the condemned stairs where they are, since we have no access to remove.
2. Rebuild the stairs a bit left of where they are so that it lines up with the side walk.
 - a. Purchase the property and eliminate the old house which is an eye sore.
 - b. Allow us to clean up the condemned stairs.
 - c. Once the house is gone we will create the easement at the foot of the stairs and create a parking lot that can be leased or sell to Fenton to accommodate his required off street parking.

There was discussion:

1. that given the added length of the path if we reroute it, that it will be close to the cost of replacing the stairs.
2. Fenton had offered to buy the lot as is for \$10,000.
3. The ultimate goal is to get a route in to get back up to the school. Also it will clean up a mess at the end of Main St. and remove the old stairs.
4. Concern that the old stairs pose a safety issue and need to be removed.
5. Possible grant funding.
6. The School to pay a percentage.

Council asked Steve to come back to a future meeting with a staff report suggesting options and the cost for each.

F-3 Hatley Sewer Extension Reimbursement

Jim Hatley stated that he had his property annexed and the sewer main would be extended at his expense. Jim is asking that the City enter into an agreement allowing Mr. Hatley recover some of the cost to extend the main as each new developer hooks on to the main he paid to extend. It was discussed that Mr. Hatley could draw up a similar agreement that is used in Pendleton and present to Council for approval. Discussion was halted as Mr. Taylor cited ordinance no 515 of the subdivision ordinance, stating that he must first go before the planning commission with a sketch of what he is doing. There was discussion that this is not a land use issue, he is asking for an agreement. **On a motion by Councilor Deno and seconded by Councilor Corwin**

CITY OF PILOT ROCK

Council agreed to direct staff to take steps to draw up an agreement allowing Mr. Hatley reimbursement. Councilors Deno, Doherty, Corwin, Moss and Hinkle voted in favor. Councilor Perkins voted against as he was not sure that we were not in violation of the ordinance.

Due to Mr. Taylors raising of doubt that this is a matter for the planning commission, there was much more debate and discussion. **On a motion by Councilor Moss and seconded by Councilor Hinkle Council directed Teri to look into the ordinance in question. All present voted yes.**

F-4 Home Occupation Permit

On a motion by Councilor Moss and seconded by Councilor Doherty Council agreed to approve the home occupation permit for Krystal Haak at 281 NE Cherry. All present voted yes.

G INFORMATION ITEMS, REPORTS AND PRESENTATIONS

G-1 Department Head Report

City Hall:

1. Completed the proposed budget and packets for the 1st Budget Meeting.
2. Met with officers Diehl and Stallings.
3. Mayor Carnes and I hosted and attended the Small Citieis meeting on April 15, 2015.
4. Planning Commission meeting April 13, 2015.

Police:

1. Working to catch up on certifications and training for all officers.
2. New tires for 2 of the police cars.

Public Works:

1. Installing Wier at lagoons to start evaporation testing.

H. CONSENT CALENDAR

On a motion by Councilor Corwin and seconded by Councilor Hinkle, Council agreed to accept the consent calendar. All present voted yes. Councilor Perkins asked for a clarification as to what the legal fees are for. Teri explained that \$905 went to the Callahan appeal. \$270 was for review of letter of intent on real property.

I COUNCIL COMMENTS

Councilor Deno asked about the new sign. Steve stated it will be here next week.

J. EXECUTIVE SESSION:

Council went into executive session at 8:25. Present were Councilors Hinkle, Moss, Corwin, Perkins, Doherty and Deno. Mayor Carnes, Teri Porter and Steve Draper, Under ORS 192.662 (2) (a)Employment of Public Officers. Councilor Moss read the motion.

Council returned from executive session at 9:00

CITY OF PILOT ROCK

On a motion by Councilor Hinkle and seconded by Councilor Deno, Council appointed Steve Draper and Teri Porter to oversee the Police Dept. until a chief is hired. All present voted yes.

K. ADJOURNMENT

Council agreed to adjourn at 9:02 PM.

APPROVED _____

ATTEST _____