

CITY OF PILOT ROCK

REGULAR COUNCIL MEETING

MAY 4, 2010

6:00 pm WORK SESSION

7:00 PM

The work session began at 6:00 PM. Council members present were John Standley, Shawna Kirk, Nancy Lankford, Dawn Alderman and Virginia Carnes. Also present were Jackie Carey, Steve Draper, Darren Richman, Ray Slabik and Mary Lue Slabik.

The Council requested the tax assessment for the industrial property. The 71 acres land is assessed at \$273,860 and the buildings at \$1,103,100. The pasture property assessed value for 168.30 acres is \$92,530 with a RMV \$446,930 and the remaining property assessed value is \$69,835 with a RMV \$333,800.

Councilor Standley suggested a negotiable \$1,000,000 for the 71 acres. The price could be negotiated lower depending on the number of jobs they provide. The burn pile and 4 acres fronting the railroad needs to be removed from the 71 acres for City use.

Councilor Standley suggested selling the pasture acreage at \$10,000 per acre with the exception of the property for the lagoon in the NE corner. Standley would like to keep control of the wells. We want to be sure to have a revisionary clause regarding the wells. Councilor Lankford did not want to have the 400 acres appraised at this time.

The lease price would be \$300 per acre plus prorated taxes; \$.15 per sq. ft. for the building.

Draper stated he would have this information put together along with an ordinance that has been approved by the city attorney.

The work session adjourned at 6:40 PM.

A. CALL TO ORDER

The meeting was called to order by Mayor Virginia Carnes at 7:00 PM. Council members present were John Standley, Nancy Lankford, Dawn Alderman, and Shawna Kirk. Also present were City Recorder Jackie Carey, Chief Darren Richman, Public Works Supervisor Steve Draper, Loraine Greene, Jim Carey, Ray Slabik, Mary Lue Slabik, Bill Liebe, Lynn Liebe, Don Hill, Linda Hill, Harley Jeffers, Shirley Liles, Sharon Liles, Kim Coiner, Angie Nolan, Jim Whittaker, Lorene Whittaker, Leonard Burgess, Randy Schuening, Glen Snively, and Glen Diehl.

B. INVOCATION

Pastor Jeffers gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. APPEARANCE OF INTERESTED CITIZENS

Shirley Liles addressed the Council regarding the following:

1. The yellow four-plex needs to have a crosswalk or signage that does not allow parking within a car length of the stop sign on Alder Street.
2. Need to let Charter Communications put in phone service in Pilot Rock. Standley advised Charter already has a franchise agreement with the City.
3. She feels it time that the Council and employees stop getting free water and sewer.
4. She will subtract the \$6.00 surcharge fee from the donation she gives the food pantry every month.

E. PRESENTATIONS

None

F.1 PUBLIC SAFETY SURCHARGE

In the past the Council has transferred monies from the Industrial Park Funds to offset the additional costs associated with operating the police department, when the general fund dollars failed to meet the demands to cover costs.

Staff recommendation is the Council approves a public safety surcharge ordinance in the amount of \$6.00 per month, to continue the current funding for public safety. By approving the Public Safety Surcharge Ordinance, it will allow the budget to be approved as recommended by the budget committee.

Mayor Carnes read Ordinance No. 541 in title. On a motion by Kirk and seconded by Lankford the Council approved the first reading of Ordinance No. 541 an ordinance establishing a program for public safety and imposing a surcharge for its ongoing funding. All members present voted yes.

Councilor Standley invited the public to get a copy of the ordinance and advised there would be 2 more public meetings before the passage of the ordinance.

F-2 COMMUNITY CONCERT

The 7th Day Adventist Church is requesting permission to conduct a community

concert in the city park on June 13th. On a motion by Lankford and seconded by Kirk the Council approved the community concert in the city park on June 13, 2010. All members voted yes.

F-3 COUNCIL CHAMBER REGULATIONS

The City has received requests from people wanting to use the Council Chamber room. The Council requested some provisions for renting the Chambers. The Council had an opportunity to review and make changes to the draft regulations.

On a motion by Kirk and seconded by Lankford the Council approved Resolution No. 507. 507 is a resolution approving guidelines for rental of the Council Chambers and setting fees for its use. All members present voted yes.

F-4 LOCAP LOAN

On February 22, 2010, the Council approved applying for a LOCAP loan with a 20 year payoff. The next step in applying for the loan is to have the Council approve a resolution. Care if the Council wants to wait on applying for the LOCAP loan, Banner Bank would take an interest payment only, in June.

Mary Lue Slabik asked about the loan fee for the LOCAP loan. She was advised that the City will not know amount of the loan fee until it has been processed. On a motion by Standley and seconded by Kirk the Council approved Resolution No. 506, a resolution approving the financing agreement. All members present voted yes.

F-5 EASEMENT FROM BOISE CASCADE

At the September 1, 2001, council meeting, Bill Woodfin, from Boise Cascade (Kinzua Lumber) approached the Council regarding a land trade proposal. They are interested in trading a land locked piece of property owned by the City for a 20' x 00' section that Boise owns along Highway 395 that the Downtown Association has designated as an area for a small park, information kiosk and off highway parking.

On February 2, 2010, the Council approved the boundary adjustment for the property that Boise Cascade wants. The City attorney has developed a Quitclaim Deed and we have received an Easement from Boise Cascade for the property designated for the visitor' kiosk.

Councilor Kirk declared a potential conflict of interest and asked the Council if they had a problem with her voting on this issue. The Council had no problem with Kirk voting. On a motion by Standley and seconded by Lankford the Council approved to proceed with the Quitclaim Deed and Easement with Kinzua Lumber. All members present voted yes.

G-1 DEPARTMENT HEAD REPORTS

Draper advised that the paving was rescheduled again because of the weather. They will try and pave next week.

Draper advised they are still moving forward on the Masonite property.

Richman stated he has been contacted by Jerry Boag regarding the Roundup Room. Boag has received partial payment from the insurance company. The property will go up for Sheriff Sale with a minimum bid of \$16,000. Richman advised the City have to clean up the weeds and put a lien on the property.

G-2 JOB DESCRIPTIONS

The proposed job descriptions were given to the Council for their review. They will be placed on the May 18th agenda for approval.

H. CONSENT CALENDAR

Kirk asked if the City vehicle was not available for Susan Hilliard to use. Carey advised she lives in Pendleton so she drove from home to the meeting in Hermiston.

On a motion by Kirk and seconded by Lankford the Council approved the consent calendar. All members present voted yes.

I. COUNCIL COMMENTS

Mayor Carnes advised the City has received 5 applicants for the Council position. There are four other applications out, so the Council will appoint a new councilor at the next meeting.

Councilor Kirk asked about the Hinkle Easement report. Draper stated he would have it completed for the next meeting.

Glen Diehl, a candidate for Umatilla County Commissioner, introduced himself. He stated he would like to see the County have 4 mini summits 4 times a year and invite cities to attend.

ADJOURNMENT

On a motion by Kirk and seconded by Lankford the meeting was adjourned at 7:30 PM. All members present voted yes.

APPROVED _____

ATTEST _____