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# CITY OF PILOT ROCK

Council Meeting  
May 18, 2021 6:00 PM

## A. Called to Order

Having a quorum, the Regular Council meeting was called to order via phone conferencing by **Mayor Virginia Carnes** at 6:00 PM. Council members physically present were **Councilor Robbie Young, Councilor Paula Evoniuk, Councilor Jackie Carey, and Councilor Kody Johnson. Councilor Bob Deno and Councilor Raymond Doherty were absent.** Department Heads present were **William Caldera (Police Department), Steve Draper (Public Works) and Teri Bacus (City Recorder).** Citizens present were **Janelle Hampton, Neil Hampton, Harland Bacus, Jim Hatley, Chelsea Ankney, Larry Curry, Cindy Curry, Stephen Haddock, Jadon Herron, Jimmy Doherty, and Harley Jeffers.**

## B. INVOCATION

Councilor Carey gave the invocation

## C. PLEDGE OF ALLEGIANCE

## D. APPEARANCE OF INTERESTED CITIZENS.

## E. PRESENTATIONS

Jadon Herron from Anderson Perry provided an update on the Lagoon project. He explained that Silver Creek Contracting, LLC (SCC) has completed the asphalt patching and sub-contractor Northwest Empire has worked continuously to complete the Birch Creek Crossing. The pilot hole for the 6-inch line was completed but the reaming head subsequently broke. They attempted to retrieve the broke reaming head and was unsuccessful. A mobilized larger drilling machine was used, and they were able to complete a new pilot hold around the broken reaming head and the pipe was installed on May 6, 2021. SCC has been working to complete the gravity sewer tie-ins since Northwest Empire completed the Birch Creek Crossing. SCC pumped the remaining water out of the lagoons and has been working to finish the work at the lagoons. The crossing took longer than anticipated and SCC adjusted their schedule to start work at the lagoons earlier than they had anticipated. They did this to keep the substantial completion date within the agreed upon time which is June 7, 2021. The project must be completed and ready for final payment by July 7, 2021. Since we are past the timeframe for grass seeding, it will be completed in the fall which will be the last item to finish. Councilor Carey asked when the entrance to the bike pit will be complete. Steve Draper answered, this week before the scheduled events.

## F. ACTION ITEMS

**F-1 Parking Variance/Dollar General** – City Recorder Teri Bacus presented Council with a variance request for parking. The Zaremba Group, LLC is purchasing the Pilot Rock Hardware store and they would like to construct a building for a Dollar General. The property is zoned C-1 commercial and

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meets all setbacks. Pilot Rock parking code states that for a retail store, 1 space per 200 square feet of floor area plus 1 space per 2 employees and 1 bicycle space per 600 feet of floor area. The project is 10,640 square feet and would require 54 spaces. Due to the irregular shape of the property, there is not adequate area to provide 54 spaces per city code. They are proposing 35 spaces will be sufficient to service their customers. The location of the store on the property was clearly identified with two approaches. It will not impact the sewer dumping station for recreational vehicles. **Councilor Carey made a motion to approve the parking variance for the Dollar General store and Councilor Young seconded. Councilor Johnson voted yes and Councilor Evoniuk voted yes. Motion carried: 4 Yes – 0 No**

**F-2 Residential Partition** – City Recorder presented a partition request from property owner Neil Hampton. He would like to partition the property into 3 parcels and sell two for residential use. The property is zoned R-2 Limited Residential zone which requires a lot area minimum of 7,500 square feet which equals to .17 acre. Parcel one will be 1.07 acres, parcel two is .74 acres and parcel three is .42 acres. All three parcels meet code requirements. Further partitions were discussed, and Councilor Carey inquired about the owners requesting a subdivision in the future. Steve Draper states that if the property is further divided the city will require an extension of a 8 inch main sewer line and the construction of a manhole to provide adequate supply. He states to include the requirement in the covenants, conditions, and restrictions (CC&Rs). Steve Haddock agreed and stated that the current owners have no plans to further split the property. Councilor Carey asked what constitutes a subdivision and City Recorder explains that a subdivision is the partition of four or more lots. Steve Draper confirms that three or less is not a subdivision. He continues states that subdivisions also require the area to be subdivided to have frontage on and access from an existing street. There are sidewalks and curb requirements as well. Steve Haddock, a local surveyor explained that three or fewer is a partition and four or more is a subdivision. He further explains the meaning of a series partition in detail but states this is not a series partition due to the timeframe involved. Councilor Carey is concerned that owners are trying to get around the subdivision rules and Steve Haddock states that he does not believe that this is the case for this particular partition. **Councilor Carey made a motion to approve the partition with the requirement that future partitions extend the sewer line and install a manhole. Councilor Johnson seconded. Councilor Evoniuk voted yes, and Councilor Young voted yes. Motion carried: 4 Yes – 0 No**

**G-1 Recreational Vehicle (RV) Park Statement** – Larry and Cindy Curry addressed Council with a statement on two matters. One is regarding the Council meeting on May 4, 2021 and the second is regarding the RV park. Larry requests to read a prepared statement without interruptions and Councilor Carey says, “go ahead”. He explains that they felt they were very intimidated, scared and threatened. He felt they were attacked. He further explains his displeasure at the process and the way the meeting was conducted. He is frustrated that his request to extend making the decision was not granted. He continues to relay his anger and begins the statement about the RV park. He is upset about the process and discusses the approach pattern of the park. He states he was viciously attacked at the last meeting by Jim Hatley. Janelle Hampton asks if his property is residential or commercial and Larry states he doesn’t know. Several people in the room state “commercial” at

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the same time. He states the alleyway should be widened to 24 feet and comments about the size of RVs and the approach they would have to enter the park. Councilor Carey requests a short recess to pass out copies of the original plan provided by Jim Hatley and Officer Badal distributes. Councilor Carey asks Jim Hatley the approach process and he explains that they can go either way. Larry continues and asks if Jim Hatley is going to put in fencing on highway 395 to protect children and small animals. He is very concerned about the way the park will look in the future and for the safety of children. He requests that City Council require a fence on highway 395. He states that there will be only one meter for all eight spaces and feels this is unacceptable. Steve Draper comments that it is standard practice for an RV park to have one water meter which is similar to a hotel or motel. The individual sites will be charged by the owner and the City bills the owner. Larry asks to make this park a decent place. Councilor Young states that Mr. Hatley assured City Council that he would take care of the park and we can only take his word for it. Janelle Hampton comments that she has seen properties that Jim Hatley has developed, and they look very nice. She does not believe that the park would become rubbish. Larry argues that the original lot had two houses on it, and he demolished them. Jimmy Doherty asks if Larry saw the houses that were previously there and states they were garbage. City Recorder states Chelsea Ankney lives directly behind Larry and would like to make a statement. She feels her children are at risk due to the RV park and would like to know if the people staying there will be screened. Chief Caldera explains that there is a website that shows where registered sex offenders live. He further states that he has never run into an RV park where criminal history is checked and that the people who pass through the town are often a greater threat to a community. Councilor Carey recommends placing a fence and barriers were discussed. No motion was made.

**G-2 Living in Recreational Vehicles (RV)** - Chief Caldera presents information on the use of recreational vehicles and provided a drafted ordinance. He explains that some of the language used was from Pendleton's ordinance which was adjusted to Pilot Rock. Councilor Carey comments "looks good". Councilor Carey requests to put the ordinance on the next City Council agenda. Chief explains that he believes that there are about five trailers that people are living in. He also states that with our current court system, if an ordinance or law doesn't come right out and paint it black and white, the Judge is always to find in favor of the defendant or the person that's in violation. City Recorder asks if there should special circumstances added to the ordinance such as the ability to live in your RV if constructing a new home or if a home is damaged in a natural disaster. Councilor Carey states that special circumstances will be reviewed as part of the RV parking permit process and those individuals will be required to appear before Council for permission if they exceed the 14-day requirement. City Recorder confirms that the first reading of the ordinance will be added to the agenda at the June 1, 2021, Council meeting.

**Department Head Report** – Chief Caldera explains that although the Police Department is undermanned, they are still doing their due diligence regarding code enforcement. Reserve Officers were discussed.

City Hall:

1. Attended lagoon construction meeting
2. Attended Department Head budget meetings
3. Continued preparation of annual budget
4. Processed development permit & variance for Dollar General retail store.

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5. Processed 2 partition requests
6. Currently coordinating development permit & variance for Family Dollar
7. Continued advertisement for police officer in Eastern Oregonian, Hermiston Herald, Worksource Oregon and City Website
8. Lagoon Disbursement #26 currently in process
9. Provided worker compensation reports to insurance company

### Police Department:

1. Assisted DHS in temporarily removing a child from his mother.
2. Received three reports of a man on Main St. with a large hunting knife. The man was extremely intoxicated and agreed to go home.
3. Assisted the Umatilla County Housing Authority in serving a 24-hr eviction notice on a resident at Birch Creek Manor.
4. Responded to a domestic violence where a female victim was choked and assaulted by her live-in boyfriend. An arrest is pending once the suspect is located.
5. Officer assisted the fire department with a house fire.
6. Report of two suspicious people in a residential neighborhood knocking on doors.
7. Investigated a theft of \$180 worth of diesel fuel from J&D Food Mart. The person responsible was located and returned to the business and paid.
8. Chief worked on a proposed ordinance dealing with people living in recreational vehicles on private property.
9. The department is working on several code and abandoned auto violations.
10. Chief attended an MDT meeting on child abuse/neglect cases.
11. A code enforcement incident has been commenced regarding the burned-out house on NE 2<sup>nd</sup> St. The house belongs to M&T Bank out of Buffalo, NY. Attempts to contact the bank have meant with negative results.
12. Assisted UCSO with a fatal crash on W. Birch Creek.
13. Officers were present at the prom and reported no problems.
14. Investigated a sexual assault and the suspect has been identified.
15. Worked a two-vehicle crash on NW Cedar where one of the drivers was cited for Following Too Close.
16. Took a report of a four-year old that was bit on the head by a pit bull. The boy received several lacerations and was transported via ambulance to the hospital. The dog was lodged at the pound for quarantine.
17. Officer investigated a domestic where one of the parties threatened to commit suicide.

### Public Works

1. Continued monitoring of sewer project
2. Spraying a lot
3. Continued mowing
4. Minor maintenance
5. Attended lagoon construction meeting
6. Continued reviewing annual budget
7. Attended Department Head budget meetings
8. Reading meters in May
9. Drawing up design for city park

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### H. CONSENT CALENDAR

**Councilor Carey made a motion to approve the consent calendar and Councilor Evoniuk seconded. Councilor Johnson voted yes, and Councilor Young voted yes. Motion Carried: 4 Yes – 0 No**

Bills \$18,786.25

### I. COUNCIL COMMENTS

Councilor Carey believes that the budget should contain an employee wage increase. City Recorder explains that there is a 10% variable in the budget which is more than enough for employee wage increase if approved by Council. She further explains that no increase has been approved by City Council and does not have the information to add such as how much. Councilor Carey explains that when she was preparing the budget, she would ask Council how much to include prior to the budget committee meeting. She feels having the increase would be more transparent to the citizens. City Recorder would like to have something in writing directing the Budget Officer to include wage increases which would make the Budget Committee meetings much smoother.

**Councilor Carey made a motion to include a 3% wage increase in the budget and Councilor Young seconded. Councilor Johnson voted no and Councilor Evoniuk voted no. Mayor Carnes voted no.**

**Motion Failed: 2 Yes – 3 No** Councilor Evoniuk states that now would be the time to change the process. Councilor Young agrees that the Budget Officer should ask prior to preparing the budget on how much to add. Councilor Carey likes the idea of having an amount to add which will be decided by Council before the budget meetings. This process puts the authority on Council instead of the Budget Officer. For the next fiscal budget, all agreed that Council will direct the Budget Officer prior to the budget meetings with an exact amount on wage increases. The increase is only a guide to assist in the budget process. The directed increases will not be a guaranteed approval and still require City Council approval separate from the budget.

### K. EXECUTIVE SESSION – NONE

### L. ADJOURNMENT

**Councilor Carey made motion to adjourn, and Councilor Johnson seconded. Councilor Evoniuk voted yes, and Councilor Young voted yes. Motion Carried: 4 Yes -0 No.**

The meeting was adjourned at 7:55pm

APPROVED \_\_\_\_\_  
Mayor

ATTEST \_\_\_\_\_  
City Recorder

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