

**MINUTES OF THE SPECIAL SESSION OF THE GERVAIS CITY COUNCIL
COUNTY OF MARION, STATE OF OREGON
HELD AT GERVAIS CITY HALL AT 7:00 PM ON JULY 16, 2019**

1. Call to Order

Mayor Shanti Platt called the meeting to order at 7:00 PM.

2. Pledge of Allegiance

- a. The Pledge of Allegiance was recited.

3. Roll Call

Mayor Shanti Platt	Present
Councilor Micky Wagner	Absent, excused
Councilor Baltazar Gonzalez	Present
Council President Michael Gregory	Present
Councilor Wes Leiva	Present
Councilor John Harvey	Present

Staff Present: City Manager Susie Marston, City Recorder Tim Rhyne, Police Chief Mark Chase, Public Works Superintendent John Robinson

Please see sign-in sheet for others who were present.

4. Announcements/Appointments

- a. Additions/deletions to the agenda – None noted

5. Public Comment:

- a. Public comment is limited to three (3) minutes per person with an optional two (2) minutes for Council questions and answers. If you wish to address Council please come forward to the podium and identify yourself for the record. – None noted.

6. Consent Calendar:

- a. Approval of the minutes of the May 16, 2019 Budget Committee Meeting
- b. Approval of the minutes of the May 30, 2019 Special Meeting
- c. Approval of the minutes of the June 6, 2019 Regular Meeting
- d. Approval of bill list for May 30 – June 24, 2019

Councilor Gregory made a motion to approve the consent calendar as presented, seconded by Councilor Leiva. Motion is unanimously carried and so moved.

7. Presentations

a. Gervais High School, Back to School Fair Sponsorship – Julie Powers, GSD

Sheena Bettis and Julie Powers, Gervais School District (GSD), approached the council to seek support for the upcoming “Back 2 School Bash” that is put on by the District. They asked that a donation bin be displayed in the City Hall to allow for school supply donations. They also asked if the council would consider helping to fund the event. The event will allow students to purchase school supplies at a greatly reduced price. There was discussion among the council and GSD staff about the event. Julie stated that the District wants this event to be a community event, not just a school event.

Councilor Gregory made a motion to approve a donation bin in City Hall and to provide support of \$100 to the Gervais School District Back 2 School Bash event. Seconded by Councilor Gonzalez. Motion is unanimously carried and so moved.

8. Public Hearing

a. Continuation of Public Hearing for Annexation #ANX 2019-02, Zone Change #ZC 2019-02, and Subdivision #SUB 2019-01 referred to in the application as “Ivy Woods Estates”

i. Open public hearing and note time for the record

- The public hearing was opened at 7:17 PM and Mayor Platt and Holly Byram read opening statements as required by law.

ii. Declaration of ex parte contact or conflict of interest

- None noted.

iii. Staff Report

- Holly Byram presented her staff report to the council. This meeting was a continuation of a public hearing that began on June 6, 2019. This application was for an annexation, zone change and sub-division. The topic of park land was discussed at length. Holly talked briefly about the Parks and Parks SDC Fund balances. Holly also mentioned that the Parks SDC fee is \$2356 per new housing unit built. As discussed from the last meeting, 6.25% of the net area for park land is 27,886 square feet (0.64 acres). Also, as requested, the net fee in lieu land will be \$71,397. There was also no new information relating to traffic studies.

iv. Proponents presentation

- Jim Swee, Pacific Edge Development, spoke to the council about his construction history in Gervais. He stated that he is looking forward to working with the City on this sub-division.
- Zach Pelz, AKS Engineering, spoke to the council about the park land concerns as well as the applicant’s request to pay a fee in lieu of park land. He also spoke briefly about the intersection at 7th and Ivy. There was discussion among the council about the value of the reserved park land. Councilor Harvey spoke regarding the future value of the park land as well as traffic safety concerns for the development. John of AKS also gave further information about the future impacts of additional traffic in that part of town. Mayor Platt and the council talked about the current development standards that are currently in place by the City. Councilor Gonzalez also voiced his concerns about traffic impacts related to the sub-division. There was continued discussion about access to the sub-division. A 5-minute recess was granted at 7:56 PM to the applicant to hold

a brief discussion. The meeting was reconvened at 8:01 PM. Zach Pelz once again reiterated the stand of the applicant that they are requesting paying a fee in lieu of park land.

- v. Opponents presentation
 - None noted.
- vi. Proponents rebuttal
 - None noted.
- vii. Staff summary
 - None noted.
- viii. Close public hearing
 - The hearing was closed at 8:01 PM.
- ix. Council discussion
 - None noted.
- x. Council motion, second and vote
 - ***Councilor Gregory made a motion to approve Subdivision #SUB 2019-01 adopting the findings of the staff report dated May 30th, 2019 and direct staff to prepare enacting ordinance for the City Council consideration following conclusion of the County UGB concurrence process. Motion seconded by Councilor Gonzalez. Individual vote:***
 - a. Micky Wagner – Absent
 - b. Baltazar Gonzalez – Yes
 - c. Michael Gregory – Yes
 - d. Wesley Leiva – No
 - e. John Harvey – No
 - f. Mayor Shanti Platt – Yes (Tie Breaker)

Motion is carried and so moved.

9. Action Items

- a. Ordinance 19-005, An Ordinance of the City of Gervais annexing portions of two contiguous properties totaling 11.87 acres into the city limits and assigning the R2 – Medium Density Residential Zone to those properties.

Susie stated that the County has given approval of the ordinance, with one minor revision to the description of the property. Susie supplied the councilors with the revised description.

Councilor Gregory made a motion to adopt Ordinance 19-005, An Ordinance of the City of Gervais annexing portions of two contiguous properties totaling 11.87 acres into the city limits and assigning the R2 – Medium Density Residential Zone to those properties. Seconded by Councilor Leiva. All councilors voted yes. Motion is unanimously carried and so moved.

- b. Resolution 19-008, A resolution extending workers' compensation coverage to volunteers of the City of Gervais

Susie told the council that CIS wants this resolution renewed every few years. Other than that, it's the same resolution that is currently in place.

Councilor Gregory made a motion Resolution 19-008, A resolution extending workers' compensation coverage to volunteers of the City of Gervais, seconded by Councilor Gonzalez. Motion is unanimously carried and so moved.

- c. Consideration to approve Water Plant siding contractor

John Robinson told the council that three bids were received for fixing the siding on the water plant. One bid to repaint the building was over \$12,000, while another bid to completely replace the siding and windows was about \$18,000. It was decided to replace the siding instead of just painting it since the cost was close enough to make it more effective.

Councilor Gregory made a motion to approve the re-siding project contractor as recommended by Public Works Superintendent and give authorization for City Manager to sign. Seconded by Councilor Leiva. Motion is unanimously carried and so moved.

- d. Schedule presentation on flowIQ water meters for July 18, 2019 Worksession with authority to act.

Susie spoke to the council about the budgeted amount to replace the current aging water meter system. John and Susie have met with Tim Owen of Correct Equipment to discuss purchasing a new ultrasonic water meter system. Approximately half of the current water meters have failed, meaning they must be manually read each month. The new system has meters that are less expensive and are all-in-one so that the register and meter are built into a single housing. Susie asked to have Tim Owen to the July 18th work session to have him give a presentation. There was discussion among the council and staff about the current and new water meter systems.

Councilor Gregory made a motion to have consideration and the ability to act on a new water meter system at the July 18, 2019 Work Session. Seconded by Councilor Harvey. Motion is unanimously carried and so moved.

10. Staff Reports:

- a. City Manager

Bids for the 4th Street paving project are out at this time. It is planned to have a bid for approval at the August council meeting. The recruitment for the City Clerk is ongoing and interviews are being held on July 23rd and 24th. Susie is also considering replacing the current security system at City Hall with a new system from Willamette Security. The current system has had some problems and it would be preferable to have a security system that is supported by a local company.

- b. Police Department

Chief Mark Chase gave details to the council about the updated council report. He reviewed his report and answered questions from the council. He touched on topics such as a recent evidence audit, accreditation program, staffing updates, school support and more. Please see his written report for more information. Mayor Platt spoke briefly about evidence storage as

well as the bike rodeo.

c. Public Works

John updated the council on some issues that occurred after the recent power outages. The PLC at the plant was not operational for several days until the support company was able to repair it. Councilor Harvey asked about increases to the SDC fees. Susie replied that the SDC fees are increasing slightly in response to the master plan updates. There was brief discussion about SDC fees.

11. Business from the Mayor or Council

Councilor Leiva told the council that he will not be available at the July 18, 2019 Work Session. Mayor Platt spoke about her time at the graduation of Officer Quinn. Councilor Gregory thanked the City staff for their help and support at the 4th of July event. He also mentioned that the first 4th of July follow-up meeting will be held on July 23rd.

12. Adjourn

The meeting was adjourned at 8:52 PM.

I, TIM RHYNE, DO HEREBY CERTIFY THAT THE FOREGOING MINUTES OF SAID MEETING OF THE GERVAIS CITY COUNCIL HELD ON JULY 16, 2019 ARE, TO THE BEST OF MY ABILITY, CORRECT AS RECORDED.

ATTESTED:

Timothy Rhyne, City Recorder

Shanti M. Platt, Mayor