

City of Arlington
Regular Council Meeting Minutes
September 7, 2022

The regular meeting of the Arlington City Council was held on September 7, 2022 in the Council Chambers of the Municipal Building.

Presiding: Mayor Jeffery Bufton

Council Present: Denise Ball, Robert Christensen, Marshall Swope, Matthew Irby, and Henry Thuener.

Council Absent: Jerry Hanan.

Staff Present: Recorder Kari Hayter, Public Works Superintendent Shanna Gronquist, Attorney Ruben Cleaveland, City Engineer Brad Baird and City Planner Kirk Fatland.

Guests: Rita Miciak, Larry Johnson, Jed Crowther, Eli Caudill, Leah Shannon, Julius Courtney, Kip Krebs, Kayla Rayburn, Keely Caudill, Kari Keown and Mike Keown.

Call to Order: Mayor Bufton called the meeting to order at 6:30 p.m.

Pledge of Allegiance Recited

1. PUBLIC COMMENT:

Larry Johnson, Superintendent and Principal, Arlington School District: Larry stated he's the new Principal and Superintendent of Arlington School District and excited to be Honker. School buildings are well maintained, we have new gym floors and the tennis court has been resurface. School staff is great. We have games this Friday night; please join us and have one of my burgers from the concession stand. Honker stands for intelligence, fierce, and extremely loyal.

Kip Krebs, Port of Arlington Commissioner: Kip stated he's been putting on the Three on Three Basketball Tournament for a few years. We've gotten some flack in the past about the condition of the basketball court. I would like to apply for a Gilliam County Special Grant to improve the basketball court. The grant will need to be submitted by the City. I would like to epoxy the court surface and repaint the lines. Councilor Irby stated he's interested and court improvement aren't as expensive as you might think. Kip Krebs stated the improvements he's looking at cost just under \$10,000. The grant needs a 25% match. Kip would submitted the grant in May 2023. **The consensus of the Council is to submit the grant.**

Jed Crowthers, Port of Arlington: I would like to clarify a recent news article. The purpose of the joint meeting was to sync County and Port projects. Future meetings on a quarterly basis might involve the City. As far as the Airport Project, we've been doing outreach on potential paving opportunities. Mayor Bufton stated the article did raise a few eyebrows, I believe it was poorly written.

Rita Miciak: Rita stated there's still seven lights out and the airport light as been out for months. Mayor Bufton stated we can't find someone to climb the structure. Public Works Superintendent Gronquist stated we can't find the bulbs, it's all outdated and needs to be replaced. I have a call into the Airport Commission to see if the light is necessary. I think the light is there due to the tower being too tall. It's an emergency airport.

2. **CONSENT AGENDA:** Consent agenda consisted of the following items:
 - a. Approval of minutes – Regular Meeting August 3, 2022 and Special Meeting August 16, 2022.
 - b. Approval of bills as listed.

Councilor Christensen motioned to approve the consent agenda and the bills as listed, motion seconded by Councilor Irby. Motion passed unanimously

3. **SIMONE CORDERY-COTTER, FIRE RISK REDUCTION SPECIALIST, OREGON OFFICE OF THE STATE FIRE MARSHAL**

Councilor Christensen stated: I took Casey and Simone all around the City and Simone has some projects coming up for fire prevention. Simone Cordery-Cotter stated she's a Fire Risk Reduction Specialist, and part of a new Community Risk Reduction Unit funded by SB 762. We focus on addressing wildfire in the State of Oregon. Simone read from her power point presentation, Fire Adapted Oregon Reducing Community Risk. Simone read from the Arlington Pilot Project slide: Arlington City limits make mowing challenging. Prescribed grazing using goats is ideal for mitigating fine fuels (grasses, blackberries, etc.). Prescribed grazing could double as an educational opportunity given the proximity and visibility of the animals. You can use social media to engage community members and educate people on the advantages of vegetation management and fire safety. We work with land owners to target high risk areas. The estimated cost is \$550-650 per acre (grant funded) I have up to \$10,000 to dedicate to City of Arlington. I'm willing to put the \$10,000 on the table out of my operational budget. Councilor Christensen stated Casey Zellars is really interested in doing some of this with the City. Mayor Bufton stated what is the State doing to manage trees and fire risk in Central Oregon? The lands haven't been properly managed. Simone stated we're in a hundred year hole. Fire is part of our landscape, part of the cycle of the landscape, you will have buildup. When you suppress fire that would normally take care of the smaller fuels that's when you get these catastrophic fires. Julious Courtney stated I have 25 years of experience fighting wildfires. This is a great opportunity. I encourage you to really take advantage of this good program. Councilor Ball stated how do you incentivize private people to clean up their property? We tried goats a few years ago and they did an okay job. I don't think they came in at the right time, they don't like to eat the dry stuff. Simone stated timing is huge for fuel management it is never one and done. The application for prescribed grazing would be 2023. This is something that needs to be done annually. There truly isn't a shortage of funds. We have a lot of options to explore an ongoing grazing program. Mayor Bufton stated both sides of the canyon are privately owned. How does the grant application work? Simone stated the City will apply for grants and get permission from the land owner. Other communities have done a cost share structure. You have two options to be in compliance. We can do a cost share program. A lot of this is building relationships. Insurance companies are also looking at these property owners and increasing premiums. Mayor Bufton stated I think the Council is definitely interested in this. Simone stated my role is to inform you of State grants, I can't apply for them on your behalf. I can be more helpful with the educational grant, which is money on the table.

4. **ARLINGTON CHAMBER ACTION COMMITTEE UPDATE:** No update.

5. **KIRK FATLAND, TENNESON ENGINEERING:**

- a. Eli Caudill - Continuation of the Lot Split: **City Planner Kirk Fatland:** Kirk asked the Council to state for the record if there's been any contact between Council members and anyone involved in the application, a site visit or any other conflict of interest. **For the record, there were no conflicts between the applicant and Council members.** Kirk stated since our last meeting, Brad, Ruben and I looked at the conditions of approval. We reached out to the Fire Department and Casey Zellars looked it over and there's no issues with the lot split from a fire department stand point. He'd like to see the plot plan in the future. Kirk read from the attached Proposed Conditions of Approval he drafted. Attorney Cleaveland stated the good thing to remember about the Waiver of Remonstrance is it is being done as a courtesy to Mr. Caudill. When a bunch

of neighbors do improvements Mr. Caudill will need to contribute to those improvements. Kirk stated that's our up-date; are there any questions? No questions for Kirk. Attorney Cleaveland stated Kirk's letter lays it out. I believe it is a motion to approve the partition with the requirements in the letter if there's no questions and that's how the Council would like to proceed. Councilor Christensen stated what happens if someone down the road buys these homes? What happens when these become private homes? Attorney Cleaveland stated conditions are on the property deed, the new owner is bound by the Waiver of Remonstrance. The new owner is on the hook, this is recorded with the County. They will be made aware. Someone who buys a piece of property is made aware. These conditions don't go away if the property is sold. Council Christensen asked what happens if we don't approve? Attorney Cleaveland stated Mr. Caudill can appeal the Council's decision to the Land Use Board of Appeals (LUBA). The Council can put restrictions on the approval. Brad Baird stated LUBA really follows process when they review appeals. Attorney Cleaveland stated they will look at the underlying basis of the claim. Councilor Thuener stated is this the time to put on the record that the lots around Caudill's lot will be devalued? Attorney Cleaveland stated that's not a concern of the Council. When the subdivision was owned by the County it was zoned for larger lots. When the subdivision was absorbed by the City it came under the City's zoning.

Motion made by Councilor Irby to approve the Caudill partition with the proposed conditions of approval. Motion seconded by Councilor Ball. Rollcall three votes in the affirmative, Councilor Irby, Councilor Swope, and Councilor Ball, two votes in the negative Councilor Thuener and Councilor Christensen. Motion passed three to two.

- b. Land Use Application Forms - Kirk presented land use forms to the Council. The pre application forms will allow Kari and me to review the projects and provide the proper forms. Please review and get back to me with any edits. Mayor Bufton stated some of the forms seem to restate the question about dwelling height. Kirk stated he'll remove any redundancy in the forms. Mike Keown stated I have a neighbor who put in fill do the forms cover fill. Kirk stated normally it is measured from the grade. There isn't a process currently for fill only cut. Councilor Ball stated we need a cut and fill permit, especially when we are on hills. This is also a safety issue. Kirk stated I will work with Brad regarding fill. I will clarify fill with the Planning Commission. Kirk stated we don't have a fee schedule for most land use actions. Most cities have an additional fee schedule. The hang up in other cities is the fee has been small. I've worked with a few other cities to have an upfront fee. This makes it less of a surprise in the end. Mayor Bufton stated he'd like to see a fee schedule. Kirk stated he'll generate a fee schedule. Attorney Cleaveland stated some cities have a base application fee of \$75.00 then a deposit of \$500.00 and bill for additional costs or issue a refund.

6. **BRAD BAIRD, ANDERSON PERRY & ASSOCIATES:** Brad Baird reported the following:

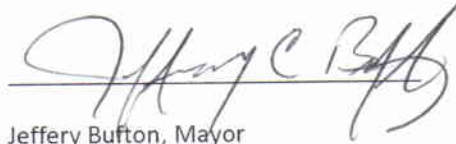
- The Wastewater Facilities Plan kick off meeting is scheduled for Wednesday, September 21st at 6:00pm. At this meeting we'll discuss how the system works and upfront data on the flows.
- When do you want to do the Public Works training program with Tim Wetherell and me? It might be a half of a day to go over all the components on the water and wastewater facilities. Mayor Bufton stated the training needs to be on a Saturday and the Public Works Superintendent needs to check with her crew for Saturday training availability. Several of the Councilors are interested in attending.
- ODOT grant: we really need to do those last little sidewalk improvements. There's about \$25,000 left on the grant. Shanna and I looked at this today. We'd like to put a new sidewalk at Ivy and Main connect. There's currently a partial sidewalk on the right side. We're going to remove the bushes and connect the west side of Main from Ivy and connect to the existing sidewalk. Councilor Ball stated is it possible to have a different color concrete for the sidewalk. Brad stated we can look into that.

7. COUNCILORS REPORTS

- Councilor Thuener - no report.
- Councilor Irby - no report.
- Councilor Swope - I looked at the airport landing strip last week and it's in really good condition.
- Councilor Christensen - Thank you Simone for the presentation.
- Councilor Ball – no report
- Public Works Superintendent Gronquist – Corp Park pump was replaced. Public Works hours are 7:00 to 3:30. We're still looking for another Public Works employee.
- Attorney Cleaveland – I've been busy with the Psilocybin Ordinance and getting it on the ballot.
- Recorder Hayter - We're prepping for the auditors that will be here in two weeks. The candidates for the November Election are: Position 1 Kayla Rayburn, Position 3 Councilor Bobby Christensen and Mark Davidson and Position 5 Councilor Marshall Swope.

Regular meeting closed at 7:45.

No Executive Session



Jeffery Bufton, Mayor



Kari Hayter, Recorder