

North Powder City Council Special Meeting
September 28, 2020
6:30 PM City Hall

Attendance: Mayor Mike Wisdom, Councilors Joyce Lawyer, David (Shorty) Schwehr, Logan McCrae & Mike (Big Mike) Morse, City Recorder Beth Wendt., and Jane Wisdom. Councilor Jeff Grende were absent.

Mayor Mike called the meeting to order. LOC suggested approval be given to hire an inspector for the Stanford building. Copies of a quote from JL Inspectors with a breakdown of how and what would be inspected were handed out. Mayor Mike didn't know if we would be able to have the power turned on for the inspection. The outcome of this inspection will be a big part of the decision regarding the purchase of the building. Joyce agreed this is the next step. She made a motion to contact JL Inspections to inspect the building for the price of \$1525.00. Big Mike seconded. Motion carried with Joyce, Shorty and Big Mike in favor. Logan was opposed. Mayor Mike will contact the inspector to schedule a time.

Logan asked if the utilities would be turned on for the inspection. Mayor Mike will check on it. Mayor Mike noted that the offer for \$110,000 has been accepted. She (Sharon Stanford) came back with a counter offer that the City would be responsible for cleanup. Mayor Mike felt the offer gave the City leeway to get a work crew together for cleanup. He noted that he didn't have authority to respond to the counter offer yet. He asked if the Council wanted to counter the counter offer for cleanup. Joyce said Jackie Calhoun thought there might be an antique book in the building that belongs to her and she would like to have it back. Shorty was ok with the counter offer. Mayor Mike felt with the offer being accepted \$15,000 under the asking price, we could get a work crew together. Big Mike agreed. Logan was concerned that there could be some environmental clean-up that might be needed. He thought an environmental survey would cost in the range of \$3000 to \$6000. Mayor Mike thought the biggest concern would be bedsprings, weeds, and junk but he understood Logan's concern. Shorty made a motion to accept the counter offer as written and noted that there are two appliances that the seller wants to keep. Mayor Mike thought the appliances were a washer and dryer. Big Mike seconded. Motion carried with 3 in favor. Logan was opposed.

Logan thought it was no secret that the apartment had been used as a drug house. He wondered if there had been any thought to clean-up or inspection with regards to drugs. Mayor Mike thought we should contact the Sheriff's department to find out what the protocol is for that.

Mayor Mike noted that we had the structural evaluation for the fire station from Blue Eagle Engineers, the same firm that did the Stanford property.

Mayor Mike commented that Patty from LOC suggested we contact Candace to get a list of "boxes" that need to be checked before decision time. We haven't received anything yet but Patty thought someone could be given permission to use discretion. Joyce wondered if there would be an expense for the drug inspection. Logan thought a DEQ inspection made good sense. Mayor Mike wanted to find out what the property has been used for over the past 20 plus years. He agreed it made sense to check things out. Joyce made a motion that if something comes up the mayor should handle it. Mayor Mike added that if it changes the offer or is a sizable expense we may have to call another meeting. He asked if the Council was okay to let him proceed with that. Big Mike agreed and Shorty added that he should keep documentation.

Mayor Mike noted that Logan would still like to send out a survey. He made a list of bullet points to include. He felt there was still a lot of misinformation and confusion that we are already committed beyond the point of no return on the Stanford property. Copies of the survey Logan proposed and the

Mayors list of bullet points were provided for everyone to review. The Mayor noted that he went through minutes from past minutes and pulled out comments pertaining to the properties. He thought we should ask the surveys to be returned by a specific date. If it happens, closing on the Stanford building is the end of October but it could be extended if need be. The surveys will go out with the billing tomorrow. Mayor Mike felt a good return on surveys would warrant further serious discussion. But he reminded that the council was elected to represent the people. Logan wondered if all letters received had been read and shared. Beth noted that all but one have been read into the record. The last letter was received after the last meeting. Logan felt there was a lot of good information with the survey and wondered if it provided enough information to accept that have made an informed decision. Mayor Mike pointed out the showing up at a council meeting is a great opportunity to be further informed. He tried to emphasize the point that there are a lot of grants available even though we won't get every one we apply for. He felt it important to know that we will only proceed with the Odd Fellows side 100% through grants, even if it slows down the process. Logan was more concerned with responses from property owners and felt they should receive a copy of the survey. Beth will send copies to property owners who don't receive a water/sewer bill. Logan asked that a self-addressed stamped envelope be included with those. He thought the turn-around time should be short to emphasize the sense of urgency. It was agreed that we ask for the surveys to be returned by October 16th and a survey will be sent property owners who don't receive a water/sewer bill with a pre-paid envelope for returning the survey.

Mayor Mike reiterated that a lot of the pros and cons were taken from comments from meetings. He has asked everybody to come up with a floor plan. Joyce thought Maggie would like to have the entire hardware store part for the Library. She wondered if we can get the building ready in a year and a half, why move City Hall before then. Mayor Mike didn't think City Hall could be moved that soon but we don't know the cost. He felt we should proceed with a generic floor plan. We have talked about a time line to get out of the current building and 2 years has been "bounced around". We have to get the building on the National Historic Registry before we can apply for grants.

The Council reviewed the proposed and survey and information sheet and made a few changes. Logan felt the best way to go about it was to provide facts and to leave opinions out of it. Mayor Mike felt the reference to preserving history makes it sound like that is the only reason we are going after this. Logan argued that if you compare the two projects to make them functional and usable that could be a big deal. He felt it was more of a question than an opinion. He wondered if future councilors would be as passionate about taking on the project and is the town on board with preserving history. Mayor Mike agreed it needs to be an ongoing project but we don't really know what the cost will be to get into either building. Corrections will be made to the surveys and information sheets so they can go out with the billing.

Meeting adjourned at 7:45PM.

Respectfully submitted,

Attest:

Beth Wendt
City Recorder