

North Powder City Council Meeting
July 5, 2022
7PM New City Hall

Attendance: Mayor John Frieboes, Councilors Justin Wright, Mike Morse, Joyce Lawyer, and Jeff Grende, City Recorder Beth Wendt, Public Works Rick Lawyer.

Others: Barbara Weeks, Susie Wirkkala, Mike Schoeningh, Shorty Schwehr, Jeff Nielsen, Peg Snaza-Alexis, Dave Hoene, Ron & Sharon Harmon and Lindsey Thompson.

Councilors Vicki Townsend and Logan McCrae were absent.

Mayor John Frieboes called the meeting to order. The Pledge of Allegiance was said.

Public Comment: Barbara Weeks read a letter from Linda Dixon. Linda suggested in future if the Council has to change a meeting date, it shouldn't conflict with Grange meetings.

Agenda: Mike made a motion to accept the agenda. Joyce seconded. All were in favor.

Minutes: John asked for amendments to the June 6th Council meeting and the special meeting on June 23rd, 2022. Mike moved to accept the minutes from June 6th, 2022 and the special meeting on June 23rd. Justin seconded. All were in favor.

Accounts Payables: Beth handed out amended AP spreadsheets. She noted that there were still some bills that haven't come in yet that will need to be paid this month. There was a separate spreadsheet for bills that come out of the new 2022-2023 budget which included property/liability insurance, Health insurance premiums, League of Oregon Cities membership dues, AeroCMS Library services for July and Office Depot. The total bills from the new budget came to \$22,648.31 and the bills received so far from June came to \$17,533.78. Beth asked for permission to pay the remaining bills when they come in. She also noted that we paid JBK Construction for the balance of his contract for construction at the new City Hall. Mike made a motion to pay the bills. Justin seconded. All were in favor.

Library: Susie reported that Beth and Maggie were scheduled to have a conference call with Sara Miller from the NEODD.

The Library received a \$3000 grant from the La Grande Community Library Foundation. The funds will be used to purchase large reading books.

Public Works: Rick noted that he is preparing for irrigation at the lagoons.

Rick plans to pressure wash the pavement in front of the new City Hall so he can paint the handicap parking area.

Alarms are still going off at the well. Rick has been waiting for a call from tech support to see if they can figure out what the problem is.

Rick and Dave are working on watering parks and mowing right-of ways all over town as they can get to them.

Union County has been helping with some work on 1st Street. There is still some work needed to finish up near the re-cycle center.

The sidewalks need a lot of attention. There are weeds growing through cracks.

We got the bench in for the playground. It still needs to be anchored down, so if anybody has a suggestion of where it should be set, let Rick know.

We received a \$2000 payment for renting the sewer jetter. Bill Justus would like to rent it again next week but the Insurance Company said we shouldn't be renting our equipment. Baker City rents equipment but they rent with an operator. We don't have either the time or the manpower for that. Rick is still working on the VAC truck but he's waiting on parts.

We have some water meters on back order. We have one that has failed and a couple more that are having issues. We have 5 ordered and will replace them as needed and then work on reimbursement for warranty.

We've been getting quite a few calls for locates.

Rick has had a few calls from people interested in bidding on the Wastewater Project.

Huckleberry Festival: Joyce noted that Lindsey would like to have another Huckleberry Festival meeting on Thursday at 6:30PM at the Grange. They may try to have weekly meetings from now until the festival.

Joyce noted that the Library Board will meet on Friday at 3PM.

Ordinance Enforcement: Ron & Sharon Harmon- Ron commented that in 2004 he and Sharon were looking for a place to put an RV and found 925 2nd Street, which is zoned Commercial/Residential. They met with the City Council about putting an RV there between assignments. The Council approved letting them use the single-wide trailer that was on the property as a living quarters. Last year they sold their house at 250 2nd Street based on the Council decision of 2004 to allow them to use the single wide trailer as a summer residence. They have spent thousands of dollars developing the property and thought they brought in about 2500 people a year to their business. Ron didn't think any of the neighbors were objecting to the business. They buy and sell antiques and collectables which includes old RVs. John asked if the Harmons owned the old Airstream trailer that has been parked on 2nd Street for the past month. Ron said they sold it. John noted that he wasn't familiar with anything that went on in 2004 but since that time, the City has a new RV ordinance that has gone into effect. Sharon said they specifically asked about having RV's on the property. John noted again that he was not a part of that discussion but thought the ordinance was to deal with more than just RV's in right-of-ways. Beth added that you can't live in an RV outside of an RV Park for more than 2 weeks without getting a special permit. Joyce asked if the Harmons were living in the single wide trailer. Ron said yes. They have Wi-Fi and electricity in the RV that they use for the business but it is not hooked up to water or sewer. He wondered if something could be "un-grandfathered" after it was previously grandfathered. John asked if they were grandfathered to live in the singlewide or the RV as they are two separate issues. Ron said they were grandfathered to live in the singlewide. Jeff asked for clarification that the RV was parked on private property and was just being used as office space, not as a living quarters. Ron said that was correct. Sharon noted that they lived in the RV for the first few weeks while they got the singlewide ready. Joyce thought the ordinance had a stipulation where somebody could come to the Council to ask for longer than 3 months. But the RVs can't be on City property. Ron reiterated that they have several RVs on the property but they are part of the business. Jeff reiterated that if they were actually living in the singlewide, it shouldn't be an issue but we need to have ground rules. Ron noted that they received a letter from the city about living in an RV. Jeff noted that we talked about having multiple trailers on a property. Mike asked about using a trailer as a guest quarters. Jeff reminded that it can be used for guest quarters for 14 days. Anything longer requires a special permit. John noted that the ordinance says you can only have on trailer per property. Barbara thought that didn't make sense. Shorty interjected that he thought it meant only one occupied trailer at a time. Jeff wanted to talk to Shawn before we make a decision. Joyce commented that we worked hard on the RV Ordinance and the intent was to not have people living in RVs outside of the RV Park. John suggested we table the discussion until we have time to further clarify what the violations might be. Dave noted that they have a licensed business and thought the City could work with them as long as they don't have anyone camping on the property. Joyce made a motion to table a decision until the next Council meeting. Mike seconded. Jeff wanted to know what the actual violation was. Ron reiterated that the RVs are used for the business or as displays. Nobody was in favor of the motion. Jeff moved that as long as they are not living in the

RV and the RVs are used only for the business and displays, any fees should be suspended. Justin seconded and all were in favor.

Back to Huckleberry Report: Lindsey noted that the Huckleberry Festival was off to a good start. They have all their sponsorships in and their budget is good. Flyers are being printed and it will be a two day event.

Recorder Report: Water overages in June came to \$734.22. We used 2,448,825 gallons of water. LOC Priorities ballots were included in the Council packets. If anyone would like to have input, ballots need to be marked and returned to Beth as soon as possible.

Beth thought most of the Solutions surveys have been returned to Solutions, CPAs but if not there is still time to send them in.

Regarding the jetter rental, CIS said if we continue to rent equipment they will not insure the equipment or cover liability. There are companies that do rentals as a business and the City is not one of them. It would be nice to have the rental income but the insurance company says we can't do that. We can loan it out on an intergovernmental agreement, but we can't loan or rent to a private person or business. Beth thought Baker had a separate policy for renting equipment. We bought the jetter new in 2015. Beth reminded that the Election filing period ends August 10th. She reminded that petitions cannot be circulated at City Hall, during council meetings, or on other City property. Council positions that are open are #2, #3 and #5, and the Mayor.

Mayor's Message: John noted that he and Rick got the gutters off the Fire Station building. Roller shades have been ordered for the new City Hall office.

John talked with the Ag teacher at the High School. Next year they will donate 9 flower pots to hang on the light posts along 2nd Street in the downtown area. We need to look into getting some new brackets and work on a watering system. We got \$2500 of tourism money from Union County. It is budgeted for various things, such as dumpsters during Clean-Up day, and the porta-potty in the park, etc. John would like to have banners made for the light posts that can be changed out with the seasons. He asked the Council for about \$1200 to use toward the project. As the County money has already been budgeted for other things, Beth thought we could take it from Capital Outlay in the General Reserve Fund. Dave Hoene pledged to donate \$100 toward the project. Jeff moved to allow \$1200 to be used to purchase banners and brackets. Justin seconded. All were in favor. Jeff suggested we talk to OTEC about adding to their poles as well.

New Business

Water/Sewer Rates: Beth noted that the budget committee talked about raising water and sewer rates. We talked about going as much as \$5 per month on water and \$10 on sewer. Since Joyce has been pushing to get everyone to pay their "fair share", Beth talked to Brett Moore and he provided a formula for calculating sewer use. It is based on a five year average of water used during the winter months, which are generally the low use months, and the amount of water allowed per residential unit. The RV Park actually has two services and according to the calculations, the RV Park should be paying the equivalent of 3 ERUs (equivalent residential units) and the RV Storage account should be paying 2 ERUs. The Powder Club should be paying 2.5 ERUs. As a member of the Budget Committee, Dave Hoene thought the rates should be raised the full recommended amount. The City has been lax for several years in putting money aside in the reserve fund and it is time we stopped. Jeff agreed. Beth noted that the proposed Resolution #2022-R9 included additional ERU charges for the RV Park, RV Storage, and should add the Powder Club. Jeff read Resolution 2022-R9 to raise sewer rates to \$48.25 per month per ERU. Each single residence and Commercial unit shall be charged at a rate of 1 ERU. The WagonTracks RV Park shall be charged 3 ERUs, WagonTracks Storage -2 ERUs, North Powder Motel- 4 ERUs, North Powder Café -6 ERUs, the North Powder School- 13 ERUs, and the Powder Club 2.5 ERUs. The rates shall

be effective as of August 5, 2022, 30 days following the passage of the Resolution. Jeff then moved to adopt the resolution. Justin seconded. Motion carried with 4 in favor, 0 opposed. Two Councilors were absent.

Jeff read Resolution 2022-R8 to raise water base rates by \$5 per month making the base for a ¾" meter \$43.50 per month for 10,000 gallons. The base rate for a 1" meter will be \$56 per month for up to 13,000 gallons of water. A 1 ½" meter will be charged \$68.50 per month for up to 16,000 and a 2" meter will be charged \$102.88 for up to 24,250 gallons of water. Overages will remain at 75 cents and 95 cents per 1000 over the base. Payments will be due by the 15th of each month and a \$5 late fee will be charged for accounts not paid by the due date. Resolution #2022-R8 shall be effective as of August 5th, 30 days following adoption by the City Council. Jeff made a motion to accept Resolution #2022-R8. Justin seconded. Motion carried with 4 in favor and 0 opposed. Two Councilors were absent.

Employee Review: Jeff moved to give employee raise increases as discussed in Executive Session (per ORS 192.660(i)). Justin seconded and all were in favor.

Old Business:

SCA Grant 2022-2023: Beth noted that so far we have received 2 bids for the SCA Grant to repave 5th Street from Center to G Streets. She is trying to get at least one more bid. Union County should be here later this month to chip seal on 3rd & 4th Streets and F and D Streets.

City Hall/Library Update: Beth remarked that the new City Hall is done. We are going to start moving furniture to the new office on Thursday and Friday. Anyone who would like to volunteer to help on Friday would be greatly appreciated.

Barbara reiterated that Beth and Maggie are supposed to have a phone meeting with NEODD. Joyce thought the process was in the works to start looking for grants and to find a project overseer.

Wastewater Project: Beth reported that she and Nick Ducote are working on a Water/Wastewater grant/loan application from OBDD. Nick has been looking for other grant opportunities but so far hasn't found any that will work with our time line.

Joyce asked if she could look for grants to help pay for chemicals for the lagoons. There were no objections. Rick noted that we have been getting some reduction in solids, but there is still a long way to go.

Council Comments:

Mike thought it might be helpful to have a PA system for Council meetings as it is sometimes hard to hear what is said.

Meeting adjourned at 8:29PM.

Respectfully submitted,

Attest:

Beth Wendt
City Recorder