

City Council Minutes  
December 23, 2013

Mayor Thayer called the meeting to order at 6:00 PM. Present: Councilors Paul Canter, Harry Myers, Cindy Canter and Lonnie Koroush; and Chief Operating Officer Jim Minard. Councilors Ron Thexton and Donna Dillard were excused.

**PUBLIC COMMENT:**

Brad King, President of the Tri-County Chamber of Commerce, introduced himself and informed the Council on Chamber activities.

**STAFF REPORTS and UPDATES**

Mr. Minard informed the Council that:

- ✓ Two phone lines at City Hall had been discontinued and the fax machine line would now be the backup line for City Hall;
- ✓ Per the Council directive last summer the porta potty would be removed from City Park until this spring when activities at the park resumed;
- ✓ He had changed the propane vendor the City buildings to Co-Energy out of Corvallis that would result in saving around \$1800 per year based on past consumption;
- ✓ Line locate notifications were now being received via email to OMI local and regional staff, as well as both office staff; and
- ✓ Minard informed the Council that the Legion Hall front door had been broken over the past weekend while rented. The renter stated he knew nothing about the damage, though he stated he did have difficulty locking the door and had to exit via the side door. The Council consensus was to apply the deposit to the repair, and check the agreement for any "damage" clause.

**CONSENT AGENDA:**

Councilor Myers moved to approve the consent agenda as amended with the Honey Bucket bill of \$120. The motion was seconded by Councilor Canter and approved 3-1 (Koroush – NO).

**NEW BUSINESS**

Cascades West Council of Governments Board Member Replacement: Councilor Myers moved to appoint Councilor Cindy Canter to the COG Board, with Councilor Koroush as the backup. Councilor Paul Canter seconded the motion, which passed unanimously.

Area Commission on Transportation: Councilor Myers moved to reappoint Councilor Paul Canter to the Commission, with Mr. Minard as the alternate. The motion was seconded by Councilor Koroush and unanimously approved.

Consideration of Utility Bill Waiver for Vacant Dwelling: Minard briefed the Council on this matter per his staff report. As part of the Council's action to address the utility billing for the "snow bird" situation and vacant houses, the Council passed a resolution allowing property owners to be exempt from monthly billing for uninhabitable homes that were to be demolished. This had the proviso that if the dwelling was not removed within six months the unbilled utility accounts became fully due and payable.

1 There is a dwelling on the Wilbur Ellis property that had been occupied for some time by Mr.  
2 William Wolf. Mr. Wolf moved to Albany in January 2013 and stated the manufactured home  
3 would be removed from the Wilbur Ellis property within six months and requested the monthly  
4 bill be discontinued. We removed the meter and discontinued billing him; and to the best of  
5 our knowledge the property has been vacant and no water or sewer services provided since  
6 January 2013.

7 In May 2013 the manufactured home was sold (we have a copy of the Bill of Sale) to Horning  
8 Enterprises a local area farmer. However, they were never told of the need to remove the  
9 manufactured home. Mrs. Horning came in a few weeks ago to check into the process for  
10 relocating the manufactured home to her family's farm and learned of the outstanding bill in  
11 the amount \$814.33. Mrs. Horning intends to relocate the manufactured home shortly after  
12 the New Year. Had she applied for her waiver when she purchased the property in May, her  
13 "grace period" would have been up in November and she's asked if she could have a few  
14 months to move the unit per her original plan and the fee be waived.

15 Minard informed her that as this was a Council action, staff had no authority to waive these  
16 outstanding fees or grant her a short-term extension. That could only be done by Council  
17 directive. Councilor Koroush moved to waive the fee, since there had been no consumption,  
18 with condition that the unit be removed by January 31, 2014 or the bill would have to be paid.  
19 Councilor Paul Canter seconded the motion that passed unanimously.

20 Update on the City Engineer Recruitment Process: Minard noted that the ad hoc review  
21 committee had selected three firms to interview: Westech, Keller, and Branch Engineering.  
22 Interviews would be set sometime in January 2014.

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24 **COUNCIL COMMENTS:**

25 Councilor Koroush questioned why City Hall was closed last Friday; Minard would look into it.  
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28 **ADJOURN:**

29 There being no further business Mayor Thayer adjourned the meeting at 8:10 PM.  
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34 Signed: \_\_\_\_\_  
35 Mayor Frank Thayer  
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39 Attest: \_\_\_\_\_  
40 Chief Operating Officer Jim Minard