

**ADAIR VILLAGE CITY COUNCIL MINUTES-Approved**

**6030 William R. Carr Avenue**

\*\*\*Tuesday, February 5, 2008 – 7:00 PM\*\*\*

<b>Agenda Item</b>	<b>Action</b>
<p><b>1. Roll Call:</b> Members present: Councilors Charline King, Alice Tucker, Steve Bittner, and Mayor Bill Currier present. City Administrator (CA) Drew Foster. Councilor Jeff Kubler was excused. Councilor Kubler arrived at 10:05.</p>	<p>Mayor Currier called the meeting to order at 7:05 p.m.</p>
<p><b>2. Consent Agenda:</b> Approval of Minutes from City Council (CC) meeting of January 15, 2008 and of City’s Bills through January 15, 2008</p>	<p>Motion to approve the Consent Agenda by Councilor King, second Councilor Tucker. <b>Council approved unanimously.</b></p>
<p><b>3. Public Comment:</b> Faye Abraham, 3122 NE Willamette The Concerned Parents of Adair Village Association had started a Drug and Alcohol Prevention program in previous years that will be carried on this year. All volunteers have completed a background check. They include Dale Villarta, Kim Gardner, Faye Abraham, and co-founders Jeri Hansen and Katora “Katie” Ruiz.</p>	<p>The Mayor and Council expressed their appreciation for the efforts of the CPAVA.</p>
<p><b>4. AV Market Report:</b> (4a on Agenda) Candice Dinnis, project manager provided an update of progress. Councilor King asked about completing the outside painting, finishing the concrete outside the garage doors, and painting the garage floor. CD said that all those items were scheduled, primarily dependent upon the weather and the availability of the Training Center. City will hold an Open House for the new building on Saturday, February 23<sup>rd</sup>. Materials have been ordered for the “For Lease” sign and the sign will be in place for the Open House.</p>	<p>Council received report.</p>
<p><b>5. Municipal Court Services:</b> (5a on Agenda) Mayor Currier introduced Judge Todd Carlton McCann of Monmouth Municipal Court and provided his background-5 years as a Muni Court Judge, a Juvenile Law Attorney for 16 years, and Judge pro tempore for Dallas and Independence.</p> <p>Judge McCann explained basic services:</p> <ul style="list-style-type: none"> <li>• City would use standard models and best practices</li> <li>• 2/3 of fines are paid by mail; those who show up for court generally have very good or bad records</li> <li>• Would be able to set up payment plans for fines; payments would take place outside of the court venue (directly to AV staff); this would be organized in setting up the court.</li> <li>• Judge McCann and his staff-Clerk and DA-would come to Adair Village once a month</li> <li>• Clerk would handle citations; AV staff would handle logs, payment schedules, etc. Monmouth Finance Director would work with AV CA on State reporting</li> <li>• Court would start with code violations and be ready to deal with criminal issues when AV police services came on line.</li> </ul>	<p>Mayor Currier moved and Councilor King provided second to appoint Judge McCann and Monmouth Municipal Court staff to provide Municipal Court services for Adair Village.</p> <p><b>Council approved unanimously.</b></p> <p>CA will work with City Attorney to produce the appropriate resolution.</p>

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<p><b>6. Police Services Proposal.</b> (4b on Agenda) CA Foster with input from Police Services Consultant Mike Silver presented four initial service options with appropriate budgets. The four initial service levels are:</p> <ol style="list-style-type: none"><li>1. Full-time (FT) supervisor and FT patrolman, both with basic certification, and 5-6 reserves</li><li>2. Full-time (FT) supervisor and half-time (HT) patrolman, both with basic certification, and 5-6 reserves</li><li>3. HT supervisor and HT patrolman, both with basic certification, and both officers shared with another small city, and 5-6 reserves</li><li>4. FT Patrolman with basic certification and 5-6 reserves.</li></ol> <p>Council discussed options and felt that Options #3 or #4 made the most sense for initiating services, working towards Option #1 by 2010-11, when it is expected that the first houses in the Eagles Landing development would be built.</p>	<p>Council directed CA to prepare a five (5) year budget focused on Options 3 &amp; 4.</p>
<p><b>7. Code Enforcement Report</b> (6b on Agenda) Code Enforcement Officer Matt McLin has followed up on a survey of problem sites undertaken a year ago. 60 problem sites were shown, 40 have made changes to bring within compliance and others have been warned.</p>	<p>Council received report.</p>
<p><b>8. Nuisance Ordinance Update</b> (4c on Agenda) CA Foster presented the proposed Nuisance Ordinance. This Ordinance is presented and numbered in a way that will fit in to the Codification of all AV ordinances. The City is using Monmouth’s City Code as its boilerplate, while filling in details from earlier, existing AV ordinances. In the case of the Nuisance Ordinances, those earlier ordinances are 96/97-#05 and 01/02-#1. CA highlighted the penalties sections and asked that the Council review the Ordinance for passage at the next meeting.</p>	<p>City Council received Ordinance for review.</p>
<p><b>9. Boise Cascade Property Map</b> (4d on Agenda) As a follow-up to the previous CC meetings discussion on the title search undertaken for the “Boise Cascade” property, CA Foster presented a map delineating seven (7) separate lots within this site-two owned by Valley Landfill, three owned by the City, and two of other ownership. The map included the area leased from the City by Valley Landfill.</p>	<p>Council received the map and report. CA was directed to contact Boise Cascade about the access road.</p>
<p><b>10. County Water Bill</b> (5c on Agenda) CA Foster explained that the City had high water use over the first two weeks of January, needing to produce over 2.5 million more gallons than expected over those two weeks. Ultimately, a leak was found in the County park and repaired. CA Foster suggested that the City may want to consider charging a lesser amount, focused on the actual cost to the City of producing the additional water. This would be somewhere in the \$1600-1800 range. After significant discussion with some audience comments included, the CC decided to send the County the complete bill of \$5,000.</p>	<p>Council directed CA to forward the bill to the County.</p>
<p><b>11. John Tacke Lease</b> (5d on Agenda) CA reported that Mr. Tacke will be continuing to lease the City’s Boise Cascade site for his Dog Training business.</p>	<p>Council received report.</p>

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<p><b>12. City Administrator's Report</b> (6a on Agenda) CA reported that on the advice of Wallace Lien, the land use attorney hired to help reconcile questions on the MiniPark, the City will move forward on the MiniPark in two arenas. First, the City will apply for a Conditional Use permit to establish the site as a Park. Second, the City will develop a license agreement with the adjacent land owner to secure the landowner's access and let the existing landscaping stay.</p> <p>The CA with support from the City Engineer is responding to the State DEQ in developing the City's approach to dealing with non-point source TMDL (Total Measurable Daily Load) issues.</p>	<p>Council received report.</p>
<p><b>13. Council and Mayor comments</b> (7 on Agenda) Councilor King asked that the City Logo information be sent to Councilor Bittner again, as he had not received it.</p> <p>Mayor Currier reported on the regional water meeting held in Albany with City of Albany, Commissioner Modrell of Benton County and a Benton County Intern, the Mayor and the CA.</p> <p>Councilor Kubler said that he had attended the "Celebrate Corvallis" event and he wondered if it couldn't be expanded into Celebrate Benton County and provide a format for more involvement of the City with the Corvallis-Benton County Economic Development Partnership.</p>	
<p><b>14. Adjournment:</b> 10:40 PM Next meeting is Tuesday, February 19, 2008.</p>	<p>Motion by Councilor Tucker, second Councilor King. <b>Council approved unanimously.</b></p>