

**ADAIR VILLAGE CITY COUNCIL MINUTES-DRAFT**

**6030 William R. Carr Avenue**

\*\*\*Tuesday, October 20, 2009 – 7:00 PM\*\*\*

<b>Attachment A</b> CC Mtg 091103
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Agenda Item	Action
<p><b>1. Roll Call:</b> Members present: Councilors King, Tucker and Kubler and Mayor Currier were present. Councilor Bittner would arrive late; he arrived at 7:11. City Administrator Drew Foster recorded the meeting and took roll.</p>	<p>Mayor Currier called the meeting to order at 7:01 PM and led the Flag Salute.</p>
<p><b>2. Consent Calendar:</b>                      a) Minutes – City Council Meeting-October 6, 2009                      b) Bills-through October 16, 2009. Bills included credit card charges for September.</p>	<p>Councilor King moved to approve the consent calendar, second by Councilor Kubler.  <b>Passed Unanimously.</b></p>
<p><b>3. Public Comment:</b> None.</p>	
<p><b>4. Swearing in of Reserve Mike Beyers:</b> (5a on Agenda) Chief Jones introduced Mike Beyer, the City’s newest reserve. Mike is a ten year local resident and works as a landscape contractor.</p>	<p>Mayor Currier welcomed Mr. Beyer and conducted his swearing in.</p>
<p><b>5. OMI Contract:</b> (4a on Agenda) CA Foster presented the background on the contract. OMI is asking for an additional \$9,003 for the final year of this contract, which represents a 3.45% increase. Jeff Houchin, representing OMI, said that chemicals and electricity is up because of the need to treat additional water because of increasing leakage. Councilor King asked for a clarification on Labor &amp; Benefits costs. Mr. Houchin stated that they had reduced management time, but that OMI was committed to providing 2% salary increases to non-management staff. He also reported that they had painted the Hospital Hill reservoir; they are repairing the skateboard half pipe; Jeff H. and Tom Shaddon are taking a performance-based optimization training to make sure that our system is operating at its top capabilities.</p>	<p>It is the consensus of the Council that the CA signs the amendment.</p>
<p><b>6. Phone Cost Comparison:</b> (4b on Agenda) CA presented the phone cost comparison prepared by Assistant Recorder Julie Wentland with help from Chief Jones. The City’s savings is approximately \$43.00 per month for the primary system. Some interpolation was required, because the charges, taxes, and long distance work differently between the two systems. There is a \$34.00 per month savings with the new cell phones.</p>	<p>Council received report.</p>
<p><b>7. Barracks Layout and Parking</b> (4c on the Agenda) CA Foster presented information on the cost of upgrading the two barracks from SCS (Santiam Christian School) that is beyond the specific costs of moving them and having a foundation prepared upon which to set them. CA asked City Engineer Garrett Pallo to provide a rough cost for bringing infrastructure to the barracks, if placed near the Arnold/Carr intersection, and to provide parking. Together,</p>	<p>Council received report and directed CA to obtain further cost information on moving and refurbishing the barracks.</p>

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<p>with engineering (18%) and a 20% contingency, it would cost about \$350,000. CA also asked Candice Dinnis, CD Enterprises, to research the rough cost of new commercial/office buildings; this runs to \$150/sqft. So, to construct a new building of similar size to the two barracks (~ 6,000 sqft), it would cost \$900,000, in addition to the infrastructure and parking costs related above, or \$1.25 M for a complete building.</p> <p>CA also held a meeting with the City Engineer, the City Planner, Don Driscoll, and Mayor Currier to discuss these issues. It is the opinion of the planner and engineer that the only reason to go forward with moving the barracks is to protect them as a “historical” asset. On their own, little is gained from the move and the cost would be roughly equivalent to constructing a new building (Ms. Dinnis disagrees and feels that these two buildings could be refurbished at a significantly lower “per sqft” cost).</p>	
<p><b>8. Charette Budget:</b> (4d on the Agenda) CA presented a draft Charette budget of \$4,300. This is in addition to the \$3,000 contract with Ric Stephens to coordinate the Charette and the earlier Community Forum. Local businesses will be providing all the meals and refreshments.</p>	Council received report.
<p><b>9. Storm Drain Rate Increase Resolution:</b> (4d on the Agenda) CA recommends increasing the present \$1.00 storm drain monthly fee to \$2.50. This fee was established at \$1.00 in 1988 and has not changed since. The present storm drain fee does not cover even a basic five percent of the public works budget, let alone providing any funding to make any repairs or updates. This would raise the yearly fees for storm drains from \$6,000 to \$15,000.</p>	Council agreed to need to raise the rate. <b>CA will bring a resolution to the Council at the next meeting.</b>
<p><b>10. Media Training Class:</b> (4d on the Agenda) City of Philomath asked if Adair Village might be willing to share the cost of a “Media Training” class. Information on this subject was provided at one of the training sessions at the League of Oregon Cities conference. The consultant who provided the LOC session is a local company. The Philomath City Manager, Randy Kugler, will contact the company and obtain a bid for the services which will be reviewed by both City’s Councils.</p>	Council agreed to entertain further information and a bid.
<p><b>11. Willamette Criminal Justice Council (WCJC) Dues:</b> (4d on the Agenda) CA Foster provided background on dues payments to the WCJC. From 2001 to 2008, Adair Village paid only \$1/year. This amount was established by the WCJC after receiving a request from a previous City Administrator. Mayor Currier said that the issue of Adair Village “not paying their share” had come up from a conversation with a City of Corvallis attendee at the LOC conference.</p>	Councilor Kubler moved to send a letter and payment of the full dues for those years, second by Councilor Tucker. <b>Passed Unanimously.</b>

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<p><b>12. Police Chief’s Report:</b> (6a on the Agenda) Chief provided updates on these topics:</p> <ol style="list-style-type: none"><li>1. Letter to the 911 Users Advisory Board was sent last week.</li><li>2. Three reserves will receive 330 hours of training at the Brooks/Chemeketa Training Center, beginning in November.</li><li>3. The City can win a \$10,000 grant if we can get the highest per capita number of citizens signing up for emergency notification. Information on the website and program will be included in the next utility bill.</li><li>4. Chief presented a variety of report formats available from the new, automatic reporting system.</li><li>5. Breathalyzer. Council Tucker asked if this issue had been worked out. Chief Jones said that AVPD will be able to use the breathalyzer in accordance with the Sheriff’s Office contract with Oregon State Police.</li></ol>	<p>Council received report.</p>
<p><b>13. City Administrator’s Report:</b> (6b on the Agenda) CA Foster reported on a number of issues:</p> <ol style="list-style-type: none"><li>1. Transit-Benton County Board of Commissioners approved recommended projects, which includes the Adair Village-Monroe Transit project.</li><li>2. Manhole repair-Civil West received only two, weak bids, so we will not proceed this year. We will connect the manhole repair with a larger storm drain repair project next year.</li><li>3. Voss Hill Site Sale-Lot Line Adjustment is complete and Mr. Lien, the City’s attorney for this sale, will complete the language for the acreage adjustment shortly.</li><li>4. Tree Clean-up-CA received three bids and will proceed with Buena Vista Tree Care at a cost of \$1,900.</li><li>5. Zip Code-Meagan Christensen from Rep. Schrader’s office will help CA prepare the appeal to the Regional Postmaster’s decision.</li><li>6. Water Rights-CA and Adam Sussman, of GSI, our water rights consultant, met with staff from the City of Hillsboro. Hillsboro has a 50 year need for 56 cfs (cubic feet per second). They are looking to expand capacity in an existing dam for achieving that supply, but are interested in further discussions with Adair Village as a backup plan, since the existing dam already has seismic issues.</li></ol> <p>CA said that they have concerns about securing any right to water for the long-term and that control of the water right will be an issue with any partners that we deal with. Councilors need to consider their willingness to sell a portion of the rights. Any approach to developing partners to secure our rights will most likely end up in litigation, probably with Water Watch leading the opposition. We would hope to develop partners</p>	<p>Council received report.</p>

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<p>who would support our efforts in securing our rights and certification and helping in the litigation.</p>	
<p><b>14. Councilor and Mayor's Comments:</b> (7 on the Agenda)</p> <ul style="list-style-type: none"><li>• Councilor Bittner. Asked why the Fire District siren is used and how often the AV Fire District responds to calls? He also wondered how many other communities still use a siren. CA said that generally day calls are answered by Corvallis, because most of the local volunteers have day jobs. Mayor Currier said that the siren is needed because there are dead zones for cell phones in the outlying areas and that volunteers from those areas respond to the siren, because they often do not receive the cell phone message.</li><li>• Councilor King. Mentioned that the backdoor light is out and asked if any progress had been made on the dead plants at the right-of-way bus stop or on the reader board? CA said that OMI will replace the burnt out bulb in the next two days and that he had taken no new action on the dead plants or the reader board.</li><li>• Mayor Currier said that the LOC is putting together an information packet on the two tax issues that will be coming before the voters. Mayor said that the Council needs to understand where each member stands individually and needs to decide if the Council will take any action together.</li></ul>	
<p><b>15. Adjournment:</b> Next meeting October 20, at 7:00 PM.</p>	<p><b>Mayor Currier adjourned the meeting at 9:12 PM.</b></p>