

SPECIAL SESSION OF THE COUNCIL
CITY OF AMITY, OR

Minutes

Special Session of the City of Amity City Council was held at 5:00 p.m. on Wednesday, May 19, 2021 in the Council Chambers, City Hall, 109 Maddox, Amity, Oregon.

Councilors Present:

Councilor Rachel King, Councilor Sandy McArthur (late), Councilor Napua Ann Rich, Councilor April Dyche, Councilor Robert Andrade, and Mayor Ryan Lehman

Councilors Present via Zoom

None

Councilors Absent

None

Staff Present

City Administrator Mike Thomas, City Recorder Tasha Johnson, and via ZOOM, City Engineers Peter Olson and Elizabeth Thorley with Keller

Others Present

Renata Wakeley, Mid-Willamette Valley Council of Governments

CITIZEN COMMENTS/QUESTIONS:

- A. Citizen Comments: There were no public comments.

OLD BUSINESS:

None

NEW BUSINESS:

- A. Authorization & Approval of Direct Procurement for Equipment: City Engineers Peter Olson and Liz Thorley with Keller went over background regarding direct procurement to close out the Community Development Block Grant funding. Their recommendation is to purchase the Gould Pumps for backwash and finished water. They are making their recommendation due to the quality of the pumps; they will last longer. Councilor King inquired about the option to buy the Flygt well-water pumps. She wanted to know what the difference is between the different pump manufacturers. City Engineer Peter Olson explained the difference between them. Public Works Superintendent Gary Mathis explained which pumps he prefers. Councilor King asked if there was a reason the City would go with the proposed backwash and finished-water pumps rather than the finished-water pump and the raw water pump if the City could only afford 2 of the 3 pieces of equipment for the money available. City Engineer Olson explained why they recommended the combination of equipment to purchase, much of which depended on not getting certain pump manufacturers. Buying similar components from

the same manufacturer saves cost in the long term. Councilor King asked if there is an issue with finding the Flygt pumps later. City Engineer Olson explained there should not be an issue with finding Flygt pumps. City Engineer Thorley explained further the logic behind the reasoning to go with the combination of purchases recommended. Councilor King explained that by her reasoning Option 1 would use \$26,000 more of the grant money. City Engineer Olson stated that was the point, to deplete the remaining grant funds, while obtaining the best available equipment for the City.

Mayor Ryan Lehman also explained to Council need to spend the maximum amount of the grant money and that it would be wise to spend as much money on the bigger ticket items and use majority of the allotted money to the City. The City is better off buying fewer higher quality, similar components than more, various, and cheaper components. Renata Wakeley with the MWVCOG explained the necessity to deplete the remaining funding. Councilor Rich also mentioned it is best to spend the money that was given. Councilor King asked if we need to spend money outside of the grant amount to execute Option #1. Administrator Thomas explained that the City is obligated to use \$22,000 of it's own money in the making this purchase, as a part of closing out the Grant. Mayor Lehman explained this requirement further. Councilor Dyche asked if the intention would be to spend the remaining amount of money or the City's money on smaller items in the inventory of available components. City Engineer Olsen said that was the intent. Mayor Lehman explained it would be easier on Public Works to conduct maintenance if the warranties were all maxed out and established with the same firm; meaning we need to go with the recommended option.

There were no further comments. Councilor King moved to approve Option 1. Councilor Rich seconded and with no further discussion motion passed 5-0.

- B. Authorization to Execute Easement Option to Ms. Rothenbucher:** Administrator Thomas went over easement purchase option with Ms. Rothenbucher. Renata Wakeley with COG added that Business Oregon requires all the CDBG funds to be spent and the grant closed-out before allowing the purchase. The extension is expiring July 13, 2021 for the purchase of the property. It is neither City Staff's nor the COG's recommendation to request another extension to the purchase option. Councilor King asked about Ms. Rothenbucher being on a contract and if the contract mandates that she accept the option regardless of the timeline. Renata explained further, that after the option expires we'd need to begin anew. Councilor Rich moved to approve the purchase of this easement, have Mayor Lehman sign this letter and City Staff complete the transaction. Councilor Andrade seconded and with no further discussion motion passed 5-0.

BUSINESS FROM THE MAYOR & CITY COUNCILORS:

Mayor's Comments: Mayor Lehman let Council know there will not be a work session next month and instead will have Town Hall Meeting on June 16th.

Councilor Lehman went on to discuss about budget and sewer fund and some of the options to help the sewer fund. He reiterated that our CFO, Kathy Taylor, recommended to immediately raise our rates to keep the Sewer Fund solvent. He explained how the City borrowed money from water to pay for sewer and that's we're obligated to pay it back soon. He explained to Council that he and City Staff are waiting for CFO Kathy Taylor to finalize the budget and recommend a rate increase. He explained that the City can possibly

use Federal American Rescue Plan money to offset some of the losses. He directed City Administrator Thomas to look into it. As the proposed rate increases are to escalate, Councilor Andrade thinks we should do higher amount first and lower amount for the second raise increase. Councilor King asked for clarification on the different rate increases proposed, as they varied in dollar amounts and percentages.

Mayor Lehman advocated for an immediate sewer rate increase, adjusting it later with the results of a planned sewer rate study. There was continued discussion over rate increases – dollar amounts versus percentages and how much it will be. City Administrator Thomas will get back with Council to confirm the proposed rate increase. Council wants to make sure City Staff advertises the intent to increase the rates and make sure to be transparent with the Community regarding the rate increase.

Mayor Lehman changed topic and then mentioned he is lobbying our State legislators to kill a bill that may increase infrastructure project costs and hurt small communities.

Councilor Sandy McArthur Comments: Councilor McArthur asked Administrator Thomas how the Code Codification process was going. Administrator Thomas updated Councilor McArthur and let her know that Councilor Rich reviewed the book, and he forwarded to City Attorney who made his changes/recommendations and returned to it to him. City Administrator Thomas will make the recommended changes and resubmit to the contractor. Estimated to return back to the Council for voting late summer/early Fall. Administrator Thomas informed Council that the City would meet the June 4th deadline to submit our edits.

Councilor Robert Andrade Comments: Councilor Rich asked if there was an update on the grant application Staff submitted for frisbee golf. Councilor Andrade let her know that Councilor McArthur is looking into it. He mentioned he is also looking weekly for different grants and keeps missing the deadlines. Councilor King mentioned that if he knows when the grants are coming up, she can put them on the grant calendar.

Councilor Napua Ann Rich Comments: Councilor Rich asked if she could use the City Community Center to meet with business owners. Everyone agreed she could. She asked because she has received lots of feedback from our local businesses about marketing the community.

Mayor Lehman mentioned to Councilor Rich regarding City Wide Clean Up Event. Superintendent Mathis explained already had cleanup this fiscal year and can pick a date after July. Discussion between Council regarding City Wide Clean Up. Mayor Lehman explained that Council participation in a cleanup event would not constitute a quorum and wouldn't be one at a Community Event.

Councilor King Comments: Councilor King brought up ongoing complaints regarding the use of fireworks and for Council to be aware of and be prepared for discussion down the road. Administrator Thomas went over the complaint that was filed to the City and explained our current fireworks ordinances. Mayor Lehman explained the fireworks that are being complained about are already illegal and how the officer needs to physically see the person issue a citation. If neighbor wants to video it and send to the YCSO, then maybe a Deputy could see who is setting them off and choose to issue a citation. Mayor Lehman

stated that while the city hears the complaints, there is not a whole lot we can do. Councilor King just wanted to make sure the concern was heard. Councilor Rich asked Administrator Thomas to respond back to complainant.

Next Councilor King let Council know she attended Grant workshop and is willing to keep a calendar of when Grants come up. If Councilors let her know of any grants and dates, she will add them to the calendar. Mayor Lehman let Council know Administrator Thomas let COG know that Cities could use grant writer services. Administrator Thomas explained that the City would have to pay for the COG to provide a grant writing service. Councilor King said there is a company that does help with that, too.

Finally, Councilor King brought up Adopt-a-Highway or Adopt-the-Block trash cleanup programs and requested that Staff get information out to the Community. She also applied for a \$150 grant for supplies and to thinking about who to give the supplies to if the city gets the grant. Councilor Rich thanked her for looking into grants.

Councilor Dyche Comments: Councilor Dyche asked Administrator Thomas regarding the on-going graffiti situation. He explained not a lot of progress but SO has some leads. Letters went out to owners to clean up the graffiti on their buildings.

Mayor Lehman Comments: Mayor Lehman added final comments to Council regarding a water customer whose water was shut off and that the customer illegally broke the lock and turned their water on, damaging the meter and meter box. The issue has been turned over to the YCSO and they are going to hopefully cite the person soon, allowing for a full prosecution. Superintendent Gary Mathis explained in detail what transpired.

Councilor King asked regarding new meters and if customer breaks the meter, how will that work now. Superintendent Gary Mathis explained regarding the meter boxes. Councilor Dyche asked if he could get prices to replace meter box and send letters to customers know that they will have to replace the box. Councilor King asked about putting customers deposit toward the cost. Councilor King asked for an amount to replace all. It would be around 100k. Mayor Lehman thinks if come across a broken one just to replace it and not charge the customer. Public works will get an assessment on how much will need to be replaced.

Councilor Rich moved to adjourn meeting at 7:05 pm. Councilor Andrade seconded and without further discussion motion passed 5-0.

Approved by City June 2, 2021

Ryan Lehman, Mayor

Attest:

Natasha Johnson, City Recorder