

SWEET HOME CITY COUNCIL
MEETING MINUTES
May 02, 2016

President Pro Tem Mahler called the meeting to order at 5:00 p.m. in the City Hall Annex. The Pledge of Allegiance was given.

Staff Present: City Attorney Robert Snyder, Public Works Director Mike Adams, Library Services Director Rose Peda, Finance Director Pat Gray, Police Chief Jeff Lynn, Planning Services Manager Laura LaRoque, and Recording Secretary Julie Fisher

Registered Visitors: Pam Barbee, Dave Erickson, Christy Wurster, Jane Hazen, Michael Hall, Hank Berg, Rich and Charlene Adams, Cindi Pichardo, Jim Morris, Austin Morris, Dick Knowles, Julie Dedman, Larry Angland, Shawn Anderson, Ken Bronson, Bill Matthews, Tim Swanson, Trish Rice, Laci Hegge, Mike Remesnik, Angie Helliwell, Molly Laycock, Tim Riley, Gina Riley, Connie DeBusschere, Theresa Brown, Vince Adams, James Cook

Media: Sean Morgan, The New Era
Alex Paul, Albany Democrat Herald

Roll Call:	Councilor Goble	P (5:15pm)	Councilor Mahler	P
	Councilor Goodwin	P	Councilor Trask	P
	Mayor Gourley	AB EX	Councilor Underwood	P
	Councilor Hobbs	P		

Old Business:

New Business:

Recognition of Visitors & Hearing
of Petitions

Hank Berg
417 46th Avenue
Sweet Home, OR 97386

Hank Berg introduced himself and stated he has submitted a letter to the full Council with 5 items of concern. He stated he is especially interested in item #2 the direction the City Council and the Mayor wants the City to go. He asked that it either be address now or in the near future.

City Attorney Robert Snyder stated by Charter and Ordinance the only issues the Council will address are those that are listed on the Agenda. City Attorney Snyder stated other issues should be brought forward during a regular open meeting and the Council can respond at that time.

President Pro Tem Mahler added that out of respect to the many public that are in attendance, he will allow anyone

who would like to speak a few minutes to have their concerns brought forward and noted on the record. He stated there are Agenda Items that the Council will focus on and Council will respond to the public during the regular meeting Tuesday, May 10th at 7:30pm.

Christy Wurster
34823 Hwy 34 SE
Albany OR 97321

Christy Wurster introduced herself and explained she has been identified as a possible candidate for the Manager Pro Tem and she wanted to introduce herself and let the Council know of her interest.

Tim Swanson
450 10th Avenue
Sweet Home, OR 97386

Tim Swanson introduced himself and stated he was interested in hearing how the vision of the Council differs that that of the former City Manager Craig Martin.

Larry Angland
Sweet Home, OR 97386

Larry Angland introduced himself and stated he was shocked by the Craig Martin fiasco. He was also concerned about the property acquisition.

Teresa Brown
27919 Riggs Hill Road
Foster OR 97345

Teresa Brown introduced herself and stated she was attending to learn the direction the Council will be taking without Craig Martin.

Shawn Anderson
41009 Hwy 228
Sweet Home OR 97386

Shawn Anderson introduced himself and stated he was attending for the Craig Martin issue.

Vince Adams
809 Mt. View Road
Sweet Home, OR 97386

Vince Adams introduced himself and stated he was attending for the Craig Martin issue.

Dave Erickson
Sweet Home, OR 97386

Dave Erickson introduced himself and stated he was attending for the Craig Martin issue.

Ken Bronson
1262 40th Avenue
Sweet Home, OR 97386

Ken Bronson introduced himself and stated he was concerned about the direction the City may be going and wanted to know what was inadequate with last week's direction and how that will differ from the new director.

Jim Morris
1084 38th Avenue
Sweet Home, OR 97386

Jim Morris introduced himself and stated he was attending for the Craig Martin issue and direction of the City. He was hoping for more transparency with what the City's plans are so the citizens will know the future direction.

President Pro Tem Mahler stated the next regular City Council meeting will be next Tuesday, May 10th and these items can all be brought forward at that time and they can be addressed by Council.

Request for Council Action – Property Acquisition Decision and Action on Real Property at 3225 Hwy 20 Sweet Home Oregon, 97386 and Adjacent Lots.

City Attorney Robert Snyder introduced the Request for Council Action on Real Property at 3225 Hwy 20 Sweet Home Oregon, 97386 and Adjacent Lots. Mr. Snyder stated this special meeting was called by the Mayor for this agenda item for the acquisition of the old forestry building and property and adjacent lots next to it. A copy of the Addendum to Real Estate Sale Agreement was provided, Promissory Note for Earnest Monies and Exclusive Buyer Service Agreement for review. City Attorney Snyder stated a decision needs to be made whether or not to go forward because by the terms of the agreement the \$25,000 in earnest money is due within 20 business days from April 18, 2016. If Council approves the Addendum by motion then the City would proceed and have all inspections performed including a Phase 1 environmental report and appraisal.

Larry Angland asked why the public has not had a say in the purchase and was concerned that it has only been very recently announced to the public.

City Attorney Snyder explained that the City has been saving money for years to be used towards a new city hall. He stated this is a proposed purchase to accomplish that goal. The money is there, it has been there for this purpose, and Council has decided to at least make an offer on it to see if they want to go forward. City Attorney Snyder explained that it is not finalized.

Larry Angland stated he does not agree with the decision and that the public has not been given a chance to hear anything about it until this meeting. He stated the public has a right to state how they feel and the thoughts on if the City should buy this property or not. Mr. Angland was concerned about the environmental study and the extensive repairs and cost to bring the building to code. He felt before the City spends any money there should be consideration and public input.

City Attorney Snyder replied that those concerns will be addressed in the inspections and appraisal process; they expect to find out how much it will cost for repairs and what will be needed to be done before Council makes a final decision.

Mr. Angland stated it seems to him Council has already made their decision.

Mr. Snyder said the inspection reports will determine whether Council will consider moving further.

Councilor Goodwin stated the City is in an unusual situation where the Council has been working on something but have not been working on it in the public eye because of the nature of purchasing property. Councilor Goodwin stated that if sellers know the City is looking to buy, they may potentially raise the price. The Council has evaluated the purchase, but the public has not had the benefit of hearing those discussions. Now the public is here to be part of the process as Council makes the formal decision.

Mr. Angland asked if the decision will go on a ballot. Councilor Goodwin replied that this is something the Council has the authority to make and that it would not be on a ballot.

Cindi Pichardo asked if there has been a contractor contacted to review the building.

Councilor Goodwin stated he did not want to get into a debate with the public but the cost for new construction would be approximately \$250-\$300 a square foot for new construction. This building is 1200 square feet which would be about 3 million dollars to build a new city hall. This building is \$750,000, land and building. If we could fix it up for \$300,000-\$400,000, even a million dollars, then we have only spent 1.75 million instead of 3 or 4 million. Councilor Goodwin stated it was a substantial cost savings to the City to purchase this building and create a beautiful city hall. If there are issues found during the inspections, then the City has the right in the contract to withdraw.

The question was asked from the audience why the current City Hall was not working.

Finance Director Pat Gray replied that the current City Hall has issues in the walls from the windows not being sealed correctly in the 1970's, the floor is settling in the center, the roof needs replaced, there is leakage in the basement, and it has become worn.

Councilor Goodwin stated that our city is growing and the location of this building is in the center of city limits.

Teresa Brown questioned why the City needs to put earnest money down? Finance Director Gray stated so the owner doesn't sell it to someone else. Teresa Brown

stated everyone knows that building has been for sale for years and it is not going to sell to anyone else.

Councilor Goodwin stated if the inspections fail, the City will receive their earnest money back.

Councilor Trask stated Council has done research and they are not going into this purchase blindly. Councilor Trask stated the purchase makes perfect sense and they are not throwing the tax dollars out the window.

Larry Angland stated his concern on having to pay for the new City Hall with a bond. He stated if the process had been more transparent then the public would not be so upset.

Councilor Trask stated this is not a done deal. He acknowledged there are issues, but felt it is a positive good start. He added it is a decision the Council has made and they feel it is the best decision.

Dave Erickson stated he was against the purchase.

Councilor Goodwin address the concern of paying for City Hall with a bond and stated that he would much rather do a bond for \$500,000 for upgrades than 4 million for new construction.

Shawn Anderson stated he disagreed with Councilor Goodwin and that it is his experience that there can be hidden cost in projects. He stated the cost of labor, materials, and the unforeseen costs all add up and this is public money being spent. He stated the \$750,000 initial cost looks good, but in the end the project could easily snowball to 3 million dollars. He added once the Council buys that property, then they will be stuck with it and again restated they are using tax payer money. Mr. Anderson stated the people don't care about a new city hall building when they drive into town and it smells like a cesspool. He stated that is a bigger failure that needs to be address. He felt the public would rather see that type of infrastructure fixed before building an excessive city hall for a small town.

Councilor Goodwin called a point of order stating it is beginning to feel like a town hall meeting and there are items on the agenda to get through.

Pro Tem Mahler agreed and stated this project is in infancy stages and as the purchase goes forward a public meeting

could be scheduled for public comment once the findings and inspections have been completed.

Councilor Goodwin made a motion to approve the assignment from Bill MacHugh to the City of Sweet Home as set forth in the Addendum with Councilor Trasks seconding. Question was called and the motion passes with 6 Ayes, 0 Opposed, and 1 Absent (Gourley).

Roll Call Vote: Councilor Hobbs Aye, Councilor Mahler Aye, Councilor Trask Aye, Councilor Underwood Aye, Council Goble Aye, Councilor Goodwin Aye, Mayor Gourley Absent

Request for Council Action –
Relocation of Municipal Court

Police Chief Jeff Lynn introduced the Request for Council Action for Relocation of Municipal Court to the Police Services Building. Chief Lynn explained the proposal has moved through the Administrative and Finance Committee who have reviewed it and made a recommendation to Council. Chief Lynn gave a history on the current facility which was only meant to be temporary structure. Chief Lynn explained the current plans utilizing the current footprint of the existing building and cost associated for updates and upgrades necessary. A recommended 20% contingency fund would make the total cost of the project to be approximately \$54,000.

Councilor Goodwin stated he had concerns about incurring expenses and crowding the police department, but in light of the anticipated expenses it makes sense. Councilor Goodwin stated the current facilities are not adequate for court and he has security concerns. He stated it is very expensive to have a police officer available at court all day and makes sense to move court to the Police Department. Councilor Goodwin stated there is an added deterrent by being at the Police Department in that if someone smarts off to the judge then there is a cell in the Police Department ready for them.

Tim Riley stated the problem is lack of funding and suggested the City sell the vacant 9th street property and the current city hall and court lot which is in downtown Sweet Home and has value. He said the decision and the expense to build the new Public Works facility on 24th has been well worth it and agreed to the decision to move Court to the Police Department is a good one.

Councilor Goodwin made a motion to approve the proposal to relocate the Municipal Court to the Police Services Building with Councilor Underwood seconding. Question was called and the motion passes with 6 Ayes, 0 Opposed, and 1 Absent (Gourley).

Roll Call Vote: Councilor Mahler Aye, Councilor Trask Aye, Councilor Underwood Aye, Council Goble Aye, Councilor Goodwin Aye, Mayor Gourley Absent, Councilor Hobbs Aye

Request for Council Action – City Manager Pro Tem Selection

City Attorney Robert Snyder stated by Charter the City needs to put in place a City Manager Pro Tem during the City Manager selection process. Included in the packet are three resumes for those who have expressed in interest in the interim and four names of additional options. City Attorney Snyder stated there are two options, hire an outside source come in by some type of selection process, or Council can appoint a staff member to step in as pro tem. City Attorney asked Council if they wanted to selected someone from outside the City or use a staff person such as Pat Gray, Mike Adams or Jeff Lynn.

Councilor Goodwin stated he would like to use staff and hire a City Manager quickly due to the cost.

Councilor Mahler stated hiring a City Manager could take four to six months.

Councilor Goodwin ask if the City could get by in house.

Councilor Goble ask who on staff would be the most logical to put in as interim. City Attorney Snyder answered Finance Director Pat Gray or Public Works Director Mike Adams.

Larry Angland asked why the Council didn't leave the Current City Manager in place to help with training and to make a smoother transition.

Councilor Goodwin asked Finance Director Pat Gray if she would be willing to take the position of interim. FD Gray stated she felt she was better as a support person and she lives in the Lacombe area which would make it difficult. Finance Director stated she would be happy to serve as a clerk.

Shawn Anderson asked why Mr. Angland's question was ignored.

City Attorney Snyder stated that is not being considered.

Teresa Brown asked what is being considered? She stated the Council has said that the City Manager was not able to take the City in the direction that it wants to go and she asked what that direction is. She stated the public does not know what that direction is and that is why there are so many questions. She stated that Council needs to discuss where we are going before they decide who will be leading them in that direction.

City Attorney stated that discussion will be had during the next meeting on May 10th. The discussion during this meeting will only be on how the Council will proceed with a pro tem stating it is wise to put off any major decisions.

Teresa Brown asked if that was even considered before the decision to change City Managers?

City Attorney Snyder stated it is a process.

Councilor Goodwin called a point of order stating the interruptions need to stop so they can conduct City business.

Councilor Hobbs stated that this is the process based on City Charter. He added the interim will only handle the day to day functions until a City Manager can be hired.

Shawn Anderson stated that process that initiated this process is why he is here and the question everyone has that hasn't been answered.

Councilor Mahler suggested former Mayor Tim McQuary. City Attorney Robert Snyder stated that former Mayor Tim McQuary has declined.

Councilor Goble asked what the plan had been if the City Manager was to disappear and why there was not a backup in place.

City Attorney Snyder stated the process is to pass a Resolution of Intent, appoint a clerk and then appoint an interim until hiring a new City Manager.

Cindi Pichardo asked if Public Works Director Mike Adams will be considered.

Councilor Trask stated they would have to ask to see if Public Works Director Adams was even interested. Councilor Trask stated he would like to set up interviews as soon as possible. He added that Craig Martin has agreed to come back for a short term to help train the interim.

Shawn Anderson stated that shows a lot of class on the part of former City Manager Craig Martin.

Councilor Underwood made a motion to direct staff to formulate a selection process and report to City Council at the next Council meeting Councilor Goble seconded the motion. Question was called and the motion passes with 6 Ayes, 0 Opposed, and 1 Absent (Gourley).

Council scheduled a Special Meeting on May 17th to conduct interviews.

Request for Council Action – Appointment to the Budget Committee – Dave Holley

Finance Director Pat Gray introduced the Request for Council Action for Appointment to Budget Committee. Dave Holley has filled out an application and requested to serve a partial term.

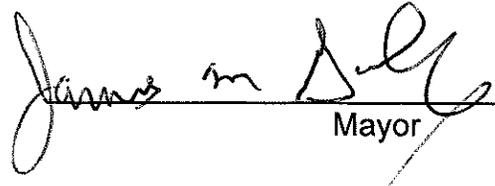
Councilor Goodwin made a motion to appoint Dave Holley to the Budget Committee with a term to expire 12/31/16 with Councilor Trasks seconding. Question was called and the motion passes with 6 Ayes, 0 Opposed, and 1 Absent (Gourley).

Legislation

Adjournment

With no further business the meeting adjourned at 6:20 pm.

The foregoing is a true copy of the proceedings of the City Council at the May 2, 2016 regular City Council Meeting.



Mayor

ATTEST:



Clerk of the Council Pro Tem – Ex Officio City Recorder