



**DETROIT CITY COUNCIL
Regular Meeting Minutes
Tuesday, January 12, 2016**

CALL TO ORDER: Council President Trett called the meeting to order at 6:30 PM at City Hall, 160 Detroit Avenue N., Detroit, Oregon.

1. ROLL CALL – Council Present - Debby Ruyle Parks & Rec, Sandy Franz Building Commissioner, Jack Campbell Water Commissioner, Shari Flanders, Greg Sheppard Street Commissioner, Jim Trett Emergency Preparedness, Mark Messmer Police & Public Safety. **Councilors Absent** – None **Staff Present:** Christine Pavoni City Recorder, Deborah Hastings, City Clerk **Citizens Present:** Jack Krill, Gene Smith, Joyce Smith, Bob Franz, Teresa Richards, Keith Munn, Celina Fugate, Steve Ruyle, Barbara Ryan Baxter, Glen Bolen, Lyn Schultz, Tyler Gonzales, Donny Hastings, (not signed in or not legible: Dennis Osborn, Justin Hartwell and Russel ?)

2. PLEDGE WAS RECITED

3. ANNOUNCEMENTS – Recorder Pavoni reported on being contacted by a gentleman from an L.A. Production Company for the Discovery Channel. That they are going to do a show kind of based off the Alaskan Bush People and were checking to see if there was a family in our area that is a fun dynamic family with big personality that lives off grid. That she told him the problem here is nobody really lives off the grid because we are surrounded by national forest and if they find you staying out there more than two weeks you get kicked out. But that she would throw it out at the council meeting, that maybe somebody does know somebody and if they do then let her know.

3.1. Appoint Mayor – Councilor Sheppard nominated Shari Flanders for Mayor, motion was seconded, there were no other nominations, all in favor; (6) Ruyle, Franz, Campbell, Sheppard, Trett and Messmer, abstain (1) Flanders, motion passed. Mayor Flanders took the oath of office.

3.2. Any Other Appointments If Necessary - None

3.3. Resignation Letter from James P. Bradley – Motion was made by Councilor Franz to accept Jim Bradley's resignation, motion was seconded, all in favor; Ruyle, Franz, Campbell, Flanders, Sheppard, Trett and Messmer, motion passed. Mayor Flanders explained he was our emergency preparedness coordinator. Recorder Pavoni added that Jim said he would still help out if needed, that he has all the NIMs requirements.

- Glen Bolen from Otak Inc., was recognized by the Mayor to go over the draft report to look at the potential of repurposing the old high school. Mr. Bolen described the potential uses, preliminary architectural and engineering observations regarding suitability of the building for the potential uses and the costs that would be incurred. He talked about the following uses for City Hall, Fire District, Economic Development and Community use, public use, a large scale laundry facility for Breitenbush, public bathrooms. That looking at most of these uses are what is considered continuing use. That the building as it is can continue without a major change in architecture and engineering. He stated that emergency shelter and fire requirements have a very high engineering and building code standard that it is going to probably be cheaper to demolish and rebuild a fire station. He went over the prescribed building uses; building repairs, system restarts (boiler, utilities, etc.) Code related building upgrades, tenant improvements and hazard materials. In general, minus the fire structure it would cost probably 1.6 million to bring the entire remainder of the building up to code to be used for a range of uses, but that we don't have to do the entire building, that it is about half of what it would cost to build new. The big ticket item would be the fire facility, from what they had sketched out would be about 4 million dollars. He said if you trim that down to the size of just the garage and let them share the classroom facilities etc., it would probably be under a million about \$850,000. He asked for any questions. Councilor Messmer asked if the cost estimates were used utilizing prevailing wage format, because if it was they could expect a 30% decrease. Mr. Bolen said that he would check. Comments was made by Justin Hartwell that he knows a lot of people that know carpentry, cement masonry work that it would cost much more to hire people in, but to bring the local public forward to get the work done instead of paying \$200 a foot, it would get done at a lot lower cost. Mr. Bolen stated they did

break down the labor verses materials, that they could break that up, like roofing cost a certain amount per foot but they could just break it down into labor, which is a good idea. Assistant Fire Chief Krill asked if turning that basic structure (shop) into a three bay fire station was not doable and Mr. Bolen was told the county wouldn't permit it that if he wanted to have this officially for storage, then they'd have to get that permit and that he would find out what the distention is.

4. DECLARATIONS OF CONFLICT OF INTEREST AND EX-PARTE CONTACT - None

5. APPROVAL OF MINUTES OF THE LAST MONTH – The Mayor asked for a motion to approve the minutes of the Detroit City Council Regular Meeting of December 8, 2015, motion was made by Councilor Campbell, and seconded, all in favor; Ruyle, Franz, Campbell, Flanders, Sheppard, Trett and Messmer, motion passed.

6. APPROVAL OF THE BILLS PAYABLE LIST FOR CURRENT MONTH – Councilor Messmer motioned to pay the bills, motion was seconded, all in favor; Ruyle, Franz, Campbell, Flanders, Sheppard, Trett and Messmer, motion passed.

7. UNFINISHED BUSINESS

7.0. Updates on Marijuana Laws – Mayor Flanders informed the public that so far the council had decided that legal marijuana activities would be allowed and the city will put a 3% local tax on retail activities on the November 2016 ballot. Council also discussed to ban dispensaries within a 1,000 feet from the city park (former grade school property). That this needs further discussion. If dispensaries are banned in a certain geographic area other activities probably should be banned as well (producing; processing; wholesale; retail). 1,000 feet includes just about all the downtown area. That some of the things they need to talk about are the time frames, days, that there is someone interested in putting a retail shop across the street from city hall. Mayor Flanders stated council can set the limits how they want them that they don't have to decide this all tonight that they need to ban it temporarily at least a month or until the paper work is in order to make it doable here. Discussion followed regarding the different marijuana related activities, current state restrictions and establishing local restrictions. Where the footage buffer from the park was discussed at length, and to not have it next to residential property. Mayor Flanders recognized any public to speak on the issue. Russel (?) resides at the bungalows, asked if city is going to allow just one application from one individual for a shop or if they would take proposals from local people that would keep the money in the community and if they were going to allow the store to grow their own marijuana, when there are other people out here that can get a wholesale license to actually give to a caregiver to supply that store, keeping the revenue in this community. Mayor Flanders recognized Celina Fugate who talked about some of the things OLCC looks at as she has been working through the process of the permits. Councilor Messmer motioned they table things for 30-days, motion was seconded, all in favor; Ruyle, Franz, Campbell, Flanders, Sheppard, Trett and Messmer, motion passed. Mayor Flanders read ordinance 242, an ordinance temporarily prohibiting the establishment of marijuana facilities within the city and declaring an emergency, in full, changing section 3 that it will expire August 1, 2016 to June 30, 2016. Councilor Trett moved they adopt ordinance 242, motion was seconded, all in favor; Ruyle, Franz, Campbell, Flanders, Sheppard, Trett and Messmer, motion passed. The Mayor read by title. Dennis Osborn asked when the next meeting would be set to issue a decision and Mayor Flanders informed him the zoning stuff would be worked on at each meeting until it is done, second Tuesday of each month.

7.1. Rotating Meeting Schedule – No reports this month, Fire Department meeting tomorrow night, DLRABA meeting on the 16th, planning commission January 26th at 5:30.

7.2. Flashing Light Update: Pedestrian Crossing Hwy 22 & Forest Ave. – Mayor Flanders reported the new deadline to complete the project is October 31st that HBH aims to have the project done hopefully before the busy season begins. Digging for the survey monuments were done yesterday and the Engineering cost are going to be \$28 lower than originally proposed. The Mayor asked for a motion to approve the new proposal that we're saving \$28, Councilor Trett moved to accept the revised proposal, motion was seconded, all in favor; Ruyle, Franz, Campbell, Flanders, Sheppard, Trett and Messmer, motion passed.

7.3. Turnaround Issue 345-360 Butte N – This is still being worked on by the planning commission

7.4. MOU for Facility Use – Idanha-Detroit RFPD – Mayor Flanders reported that after the CIS attorney made some changes to the liability/risk portion of the agreement prior to last month's council meeting, the city attorney has since made changes to the general portion of the agreement in that any reference to "rental agreement" was removed. He says this is an intergovernmental agreement to share space, not a rental situation. Councilor Messmer motioned to approve, motion was seconded. Councilor Franz asked if the people involved were ok with this, Assistant Fire Chief Krill stated it would go before the board tomorrow night. Mayor Flanders added, they are approving it to go to them. Council reviewed email from Chief Rash with question or concerns, one was a light fixture in the bay he said needed fixed. City to replace the light fixture. All in favor; Ruyle, Franz, Campbell, Flanders, Sheppard, Trett and Messmer, motion passed.

7.5. Garage Doors Grant – Idanha-Detroit RFPD – Mayor Flanders stated, thanks to Jack Krill's grant writing skills, the grant was approved and they are working out when it can be done. Jack stated it would be late February for install. He asked what the city wanted done with the old bay doors. After discussion, Councilor Campbell motioned they get rid of it all, motion was seconded, all in favor; Ruyle, Franz, Campbell, Flanders, Sheppard, Trett and Messmer, motion passed. Councilor Ruyle reported the Go Fund Me that Bob and Dean suggested they try, was fully funded, so no one has to help kick in any money.

7.6. Quick Response Grant H.S. Repurposing Feasibility Update – Done under section 3, announcements

7.7. Charter Amendments – Mayor Flanders reported the proposed charter amendments are with the city attorney to review and write ballot title, to be presented to council at the February 9th meeting.

7.8. Gas Tax – Mayor Flanders still researching on how much gas sold or delivered at the gas station

8. NEW BUSINESS

8.1. Resolution No. 548 – A Resolution Supporting the Need to Create a City Park Committee – Mayor Flanders read resolution 548 by title, Councilor Trett moved to adopt resolution 548, motion was seconded, all in favor; Ruyle, Franz, Campbell, Flanders, Sheppard, Trett and Messmer, motion passed.

8.2. OLCC Renewal Notification – Council agreed to option one to do nothing

8.3. Web Site Upkeep – Mayor Flanders stated Christine would like permission to have Laurie do the updates for the time being. That she charges \$20 per month, that there are a lot of documents she needs to add, ordinances and minutes to the links. Councilor Trett motion to accept the fee of \$20 per month for updating the website, motion was seconded, all in favor; Ruyle, Franz, Campbell, Flanders, Sheppard, Trett and Messmer, motion passed.

9. CORRESPONDENCE – No questions or comments on letters sent or received.

- Request for Public Recognition from Keith Munn, 100 2nd Street – Mayor Flanders read a note Mr. Munn had written regarding a building permit that was rejected because it was more than what was acceptable by the city's codes. That he had looked around town and found several buildings that exceeded the code and was built after 2002 and how some could get a permit and he couldn't for basically the same size and type building. That he was told nothing could be done until a code change was done in maybe the next year. He voiced concerns that even if he waited he still may not be able to build what he wants That he would like to work something out with the city in the near future if possible, that he has worked hard for the good and betterment of the community in various capacities. That his main goal was to have everything in place before he retires this December. Discussion followed regarding the building height exceeding the requirement in the code. Christine stated that if he wanted to include a living space within the accessory structure he may be able to use a higher height. Mr. Munn stated he could do that, Christine stated that she would need to verify what those requirements were. Council asked she work with Keith to try and find a way for it to work. Keith to come by the office in the morning.

10. COMMISSION AND MAYOR'S REPORTS

10.1. Mayor's Report – Shari Flanders read an email from Ken Woodward regarding the Sewer. He reported that Marion County has received a grant from Business Oregon to gather information for a feasibility study pertaining to wastewater systems. The five communities of Idanha, Detroit, Gates, Mehama and Lyons are on individual septic systems. That Marion County is looking at individual costs for each community, combining certain communities. That they are thinking of setting up a special sewer district of the five communities in the Santiam Canyon. That we all know the cost of a sewer system is high, that this is good news for Detroit and the community, we will not be alone in this process any longer. With Marion County involved there will be more people with ideas, better negotiating powers, and multiple avenues for revenue to see this project through. HBH is putting together all information to help Marion County. That he thinks the community needs to be informed of the feasibility study and the possibilities of having Marion County involved. Hopefully the sewer committee will get together soon. Recorder Pavoni added that the big meeting is April 21, that they are trying to get the Gates Fire hall. That everyone that can go should go, that this is a distressed community meeting combined with the Marion County Commissioners.

10.2. Police and Safety Commissioner's Report – Mark Messmer nothing to report

10.3. Street Commissioner's Report – Greg Sheppard reported five hours were spent plowing snow around Christmas, which came to around \$425.00.

10.4. Water Commissioner's Report – Jack Campbell reported on water use and consumption for December. He read the report prepared by Bob Bruce. Meters were read on December 31st, two leaks were found on the customer's side. Water unaccounted for equals 65% of all water made for the month. 2,120,500 gallons left the plant but only 74,000 gallons went to customers. Due to the recent freeze and thaw on Sunday January 3rd, water loss jumped to 80 gallons per minute. On Tuesday, January 5th, the flow meter jumped to 120 gallons per minute. Because of low water volume reported by a customer on Humbug Street, a 50-gallon per minute leak on the customer service line was discovered and repaired, this leak was

50-gallons per minute of our losses. Jack stated that last weekend the flow meter suddenly dropped 30-gallons per minute, which had run about 7-days. That sounds like someone must have found it and shut the water off. Jack reported that Bob is re-doing the master plan. He is going to be looking at the different areas on what is really bad, kind of bad and ok. Then everything will go to Rob (city engineer) to do a cost analyses so we can move forward on possibly redoing the area's that are leaking so much water. That at this point half the water we produce for the city is going into the ground because of our aging water system. He talked about some of the pipes coming from old Detroit, that are at least 40 years old or older and the asbestos concrete pipes within the system that will need to be replace at some point. That both of these issues has to be looked at down the road and the only way to get this done is a possible rate increase, that the city is looking at possibly taking out a 30-year loan like we did with the water system (supply side), to get the infrastructure usable.

10.5. Building Commissioner's Report – Sandy Franz reported residential permits issued for the month of December was one structural, two electrical, one septic and one mechanical. Residential permits with final inspection was one structural, two electrical and one mechanical.

10.6 .Parks & Rec Commissioner's Report – Debby Ruyle reported they all have a copy of an email that came from Matt Peterson (Forest Service), saying that they heard about the Detroit Flats CIP proposal and that it was awarded. That this is the proposal that will pay for the restrooms, picnic area and trail improvements at Detroit Flats and is planned for 2017. That for some reason with the FLAP grant they didn't fund a lot for the Detroit Flats portion, so they were able to leverage some of that though the Forestry Service. Regarding the park committee she said she hasn't gotten much done on, but moving forward. Debby stated that one thing she would like is to have the park master plan put on our website so she would then be able to say on Nextdoor.com and the homeowners group that this is where our master plan is. Also the flap grant, that she knows they have now tweaked it, that the original wasn't completely funded, but hopefully we'll get the signed document at some point or even put on the old one saying this wasn't totally funded. That she would just like to be able to have anything park related that anyone has a question on, she could give them a link to the information. That she feels when she doesn't say that they are thinking she's hiding something and what's to hide. Recorder Pavoni stated the park master plan is no problem it is a pdf. That with the other one, if she had the application in mind, she'd not sure of putting it on the website, that she would have to talk to the Forest Service to see if it's ok for us to put it on there. Councilor Messmer stated if the Forest Service has it on their website, we could just put a link to their website. Christine stated she just wants to make sure and clear it with them. Debby commented the more up front we can be with people, like if you want this, here it is, the better it's going to be for city council. Council Messmer commented that he got the same thing off Nextdoor, that they were accused of hiding things from the public, why would we, that it takes more of an effort to hide something than to leave it out there. Debby asked Christine to let her know if it's ok and she would be happy to say, this is the link and put it on those two media's. Recruiting citizen for the park committee was discussed and she asked for any ideas that would be helpful. Christine said that she could put in on our face book page.

10.7. Emergency Preparedness Commissioner's Report – Nothing to report

10.8. Planning Commission – Been in Recess

10.9. Sewer Committee – Reported under Mayor's report

11. ADVISORY COMMITTEE REPORTS - Federal Lakes Recreation Committee for Detroit Lake Next meeting (if held) Wednesday, Jan 20, 2016 at 6:30 PM – Gates Fire Hall

12. PUBLIC COMMENTS – None

13. ADJOURN – Councilor Trett motioned to adjourn, motion was seconded, all in favor; Ruyle, Franz, Campbell, Flanders, Sheppard, Trett and Messmer, motion passed. Meeting adjourned at 8:18 PM.

Signed:

Attest:

Sharyl Flanders, Mayor

Christine Pavoni, City Recorder

Transcribed by: Deborah Hastings