



**DETROIT CITY COUNCIL
Regular Meeting Minutes
Tuesday, October 13, 2020**

CALL TO ORDER: : Mayor Jim Trett called the meeting to order at 6:35 PM in the Senator Hearing Room, Courthouse Square, 555 Court Street NE, Salem OR 97301

1. ROLL CALL – Councilor’s Present – Eric Page, Vickie Larson Hills, Julie Gunderson, Jim Trett, Greg Sheppard, John Manthe, and Shelley Engle. **Absent** - None **Staff Present:** Kelly Galbraith City Recorder **Others Present:** Ken Woodward, Elaine DeGeorge, Dean Carney, Stan Thomas, OEM, Brian Nicholas, MCPW, Tram Do, ACDC, Cameron Morris, ACDC, Toney Ranes, Sgt. Matt Wilkinson, Marion County Sheriff’s Office, Deputy Garrett Olson, Marion County Sheriff’s Office, Elizabeth Smith, Commissioner Kevin Cameron, Marion County, Robert Henry, HBH, John Wilson, FEMA, Dean O’Donnell, Damon Faust, Gregory O’Reilly, FEMA, Carol Drouet, CIS, Jim McWilliams, CIS, Denise VanDyke, Admin. Spec. II, MWVCOG, Renata Wakeley, Acting Executive, Dir./Community Devt. Dir., MWVCOG

By Phone- None.

2. PLEDGE WAS RECITED

3. DECLARATIONS OF CONFLICT OF INTEREST AND EX-PARTE CONTACT

4. ANNOUNCEMENTS – Mayor Trett thanked Marion County for the use of the room, CC Media for assistance with live streaming on YouTube and with setting up the Facebook stream.

5. FEMA

Toney Ranes from FEMA addressed the Council. His team is glad to be able to be here and to help. Direct housing assistance is being provided on top of the regular disaster response services. They are also working with the state for additional services. He reviewed the regular services that are part of disaster response. They are actively seeking multifamily residences to help fix to use for sheltering evacuees, as well as rentals that would be available for FEMA to rent and provide to survivors. Industrial and/or commercial sites where FEMA can place trailers for survivors are also welcome. The last resort is for FEMA to build, essentially, a trailer park – an option that does not stimulate the local economy. Councilor Page asked about a timeline for housing, especially on one’s own property. That timing is ambiguous, as it depends on the property owner’s needs and their interest in participating in the program, what sites are available, infrastructure available or needed, etc. Once there is water and power, the ideal timeline would be within two weeks to 30 days. People with insurance can be eligible for FEMA assistance, because if there is no where to rent, the funds from insurance can’t help. However, those unused funds would need to be returned to the insurance company.

Will Household Hazardous Waste (HHW) cleanup be charged back to the insurance or to the property owner? The State is paying for HHW cleanup. If insurance has already provided funds for cleanup, that may need to be reimbursed to the company. Clean up after the HHW stage is still in the decision-making process.

If a property owner opts into the cleanup, can they opt out? Yes.

HHW (phase 1) will begin within the next two weeks. Debris removal (phase 2) will be determined by the State and Counties, hopefully soon.

Tree removal – obviously hazardous trees for HHW cleanup personnel will be felled and left for the owner to salvage. Other trees will be left and will be the owner's responsibility. Tree salvage is beyond the scope of the cleanup personnel.

Foundation/slab removal is part of the discussion re: debris removal. Soil removal may happen if there is contamination, but there is no standard; it needs to be assessed.

Assistance for secondary home owners – the system is designed for primary residences. Rental properties qualify as businesses and may be eligible for SBA assistance. All property owners should register with FEMA because they may qualify, or they may be eligible for other assistance that is or will be available.

Clean up and businesses – Phase 1 (HHW) includes businesses. Phase 2 might, this is still being discussed. As far as insurance, be sure not to receive duplicate payments (double dipping). Anyone can do their own clean up if they follow the rules and regulations.

If a refusal letter is received from FEMA, send any additional information that may not have been available for the first review, especially regarding items not covered by insurance. Also a delay in receiving information from the insurance company can be taken into consideration re: deadlines. Medical, dental, and funeral expenses can be eligible.

Mayor Trett reported that many questions have been received, and information on the City related matters will go out as soon as possible.

Determination of what trees will be taken is under discussion. The forest service and Department of Forestry have been contacted, but have not responded, yet.

6. CIS

Jim McWilliams and Carol Drouet, Claims Adjusters for CIS, handed out documents that include a summary of City properties they are aware of and policy information. Ms. Drouet has been out to take a cursory look, and they are working with contractors in the area to get a break down of each line item. This information will be pulled together for a full report. She reviewed the condition of the city buildings in the summary. If the City wants to make improvements to any of the buildings as they are rebuilt, any extras will be the City's responsibility. Extra expenses coverage (\$1 million) would be for things such as bringing in a modular office. Information should be available to the city tomorrow regarding this coverage. It could include furnishings, IT set up, utilities, etc.

Debris removal depends on the value of the property. Bids from three companies are being obtained. Soil removal would be included if there is contamination. Estimated damages for City buildings include:

- City Hall and Fire Station – total loss
- Control building – total loss
- Reservoir A – roof collapsed, tentatively total loss
- Reservoir B – appears undamaged, need inspection
- Silver Bullet – recoverable
- Transfer Pump – heat damage, needs inspection
- Mackey Creek – total loss
- Park improvements – heat damage, pending inspection

Guaranteed replacement means replacement of a like size and quality structure, including any code required improvements no matter the cost. The amount listed is a value used to determine premiums.

Deductible is \$1,000 – however, CIS is treating the entire event as one claim, so that deductible would be for all structures.

Any interim assistance available re: water? Potential coverage is available, but HBH can address that.

Information on a “cash out” option will be provided in the final report. Cash out can be done on some of the structures or all. CIS can help get the Sweet Home modular up to City desires, or can provide a different modular unit. This would come out of the \$1 million extra expense coverage.

The Council discussed options regarding the Sweet Home modular unit, Mill City site potential, Detroit site potential. Mill City site would include free water/sewer and would be a stable location until City Hall is rebuilt. The Sweet Home modular unit is free and would become City property, includes donated moving to site, and possible donated furnishings and carpet/floor covering.

7. APPROVAL OF MINUTES OF THE LAST MONTH

Records are still being recreated from backups.

8. UNFINISHED BUSINESS

- Bills payable – rebuilding from backups, estimated 40 hours of work remaining.
- Water Plant – Rob Henry reported.
 - Replacement water meters – Olson LLC wants to get moving on this. During the installation, we can get an assessment of fire damage to the services. These would be wireless read meters, and will help rebuild the billing system. There is no overlap with the RNG project.
 - RNG is willing to work with the City. Overlays can wait until spring. HBH is working on getting an extension from Business Oregon.
 - He is doing research re: funding, regulations, etc. for recovery from the wildfires. HBH staff have looked at the trees within fall distance of the facilities and estimate 220 trees involved. Some are obvious, some need assessment by a professional arborist. He is working with Marion County and the Department of Forestry. They will not be taking trees on private property without property owner permission.
 - Mackey Creek line has been walked. The fire stopped at the dam and the main destruction is above the dam. This may not be a viable source in the foreseeable future. It needs to be addressed, but as a long term project. It cannot be used at this time.
 - Getting water to the system is vital. He received advice from Paradise CA. PVC pipes, once heated by the wildfires, release VOCs that are toxic and carcinogens. You essentially can't flush VOCs out of PVC once they have sat very long at all. It is vital to keep water moving through as much of the system as possible as soon as possible and for as long as possible. Britenbush to the Silver Bullet is the best bet. It is a safe assumption that the treatment plant media are cooked and tainted with VOCs. A temporary treatment plant is needed. These are expensive and will cost approximately \$16,000-\$30,000 per month to run. He has talked to Westech, and there are currently four units available. If we want one, we need to claim it fast. The line from the treatment plant to the park is the only line in sue and can be used to flush the system. A simple on/off temporary system at Britenbush, the same basic system at the Silver Bullet, and a temporary treatment unit would be the minimum to get running again. The timeline for pump motors is estimated at eight weeks, as there are difficulties in sourcing elements. We need to assess the true condition of the pumps to ensure that new motors won't be burned out by damaged pumps.
 - Potential alternative option – connection to Idanha system – He has been working with ODOT and it would cost \$900,000 to bore through to the connection point with the Idanha system. We would still need a pump. He is looking to see if there is a way to improve this price. An above ground line is not possible.
 - There are potential sources of assistance – insurance, FEMA, etc. State sources are up in the air; policy is still being developed.

- He hopes to have better information in one or two weeks. A special session may be needed to make decisions quickly.
- The slow sand filter will probably no longer be sufficient for water treatment. It will probably be necessary to change to a mechanical or membrane filtration system. There will be costs.
- The problem running a line from Mackey Creek is that it dries up seasonally. Also, the line would need to cross federal land.
- HBH needs authorization to deal with insurance and FEMA without calling a council meeting, and a councilor to be a decision maker.

John Manthe moved for HBH to continue moving forward with restoration of water to the City, and volunteered to work with HBH. Vickie Larson-Hills 2nd, passed unanimously.

Consensus that it is okay for HBH to work on potential grant applications. A work session will be held on October 29th to discuss water issues.

Councilor Engle recapped the questions and answers for this topic, for the benefit of residents watching. It will be at least mid-December before water is restored. The Idanha idea is not feasible.

- Marion County Commissioner Kevin Cameron reported that the Board of Commissioners will be considering an order or resolution tomorrow re: waiving building fees for permanent residents in the fire area and the first septic inspection. Brian Nicholas joined Commissioner Cameron to help answer questions.
 - Debris – Right of Entry (RoE) process started before all questions were answered. The process is being kept moving. It is faster and less expensive to go with the State plan for clean up, but more information is coming in. Go to any Marion County webpage and click on the red button at the top of the page that says “wildfire recovery” to find the RoE forms. We are encouraging people to fill the forms out electronically because then there is no paper to get lost, and it’s automatically entered into the system. RoE deadline is Friday, October 16th. Properties won’t be left out if you miss the deadline, but it’s most efficient if you can make it into the HHW cleanup, which is 100% free and handled by FEMA. Tomorrow County staff will be posting a FAQ to the website. It is a work in progress and will be updated. Information is on the website and the County can provide handouts if needed.
 - Is there any way to get military or military style technical assistance to get our basic needs facilities online? The military can set up a complete facility in the desert in no time. Commissioner Cameron recommended submitting a letter formally requesting the State provide National Guard assistance after the City makes an Emergency Declaration. Services don’t come for free, however. About 25% of the cost may need to be covered.
 - Ash and Trach disposal (phase 2) – who will take the materials, where, and what testing is needed? Please call Marion County Building Department (part of Public Works). They can answer all of those questions. There may be requirements to have lead and/or asbestos testing done. If contaminated, clean up would need to be done by a DEQ certified company.
 - Second home owners and Phase 2 – Are they on their own with their insurance? This has not been addressed, yet, and County staff are asking for clarification. Marion County wants second homes treated the same as primary homes for phase 2, but this has not been confirmed by the State. We hope to have a better answer tomorrow and are working with the State.
 - FEMA pays for 75% of the phase 2 cleanup, and the State/County cover 25%. RoE forms are collected by the County. Also on the page reached via the red “wildfire recovery” button on Marion County webpages is a phone number to call with questions.

- Fire Marshall report – The city has been surveyed by fire department staff. A full report was left with the Mayor and staff. 2021-23 will be tough years financially for the department. They are working with the disaster response committee and hope to be back to normal in November. Running out of the Idanha station, and have 10-15 new volunteers. Medical coverage is in place for their service area.
- Detroit Foundation – donations – The Detroit Foundation has reorganized with a new Board and officers. We are working for the future of Detroit and have raised over \$100,000 already. A Go Fund Me will be upcoming. A Wildfire Relief Account has been established at Riverview Bank. Mayor Trett mentioned that the Keizer Elks will be making a donation.
- Declaration of Emergency – A temporary resolution number has been assigned to this, as we are rebuilding our records from backups. Mayor Trett read the resolution.

John Manthe moved to adopt the resolution declaring an emergency. Gregg Sheppard 2nd. Passed unanimously.

- City Hall Options – Councilor Page reported that there has been no formal decision made from ODOT re: set back restrictions that may require City Hall to be sited differently than it was. Also to be considered is a timeline and if we want the City Hall located in a commercial district. He recommended discussing the options are the work session. There are various options with differing viability. Additional details are needed. Ms. Galbraith asked about getting settled within the next month or so. Staff are currently commuting from Mill City, Albany, and Sublimity to Salem. It would be helpful to get fully set up and functional. Discussion identified a probable three step process: 1) get staff set up on own quickly and efficiently using the insurance solution, probably in Mill City; 2) have the Sweet Home modular set up in Detroit while rebuilding; 3) move into the new City Hall. Need to know: timelines, cost to the city.

Vickie Larson Hills moved to make the work session on October 29th a special session. John Manthe 2nd. Passed unanimously.

- Restroom facilities – eight portables are currently available in town. Units at the parks include handwashing stations. The regular restrooms are locked, as they require water. Need sufficient units for all the workers in the area. Need to see about getting more from FEMA or other sources. Include this in the “asks” related to the emergency declaration.
- Power Motorsports is working with the City and is doing an inventory.
- Mayor Trett has not heard back from Paul Aljets.
- The sound system was purchased with Coronavirus Relief Funds and the City can get reimbursed. We have until December to spend the \$25,000. An option to put the funds on hold was discussed. COG would like to get a written request to do so and needs written confirmation from the Department of Administrative Services (DAS). Alternatively, the City can use the funds by December 30th and request reimbursement through the DAS portal.

Eric Page moved to ask COG to hold the funds and ask for written approval from DAS. Vickie Larson-Hills 2nd. Passed unanimously.

- Elizabeth Smith thanked the City Council for the work they are doing. Her brother, in Portland, has a 2000 F-150 truck he wants to donate to the City.

John Manthe moved to accept the donation. Vickie Larson-Hills 2nd. Passed unanimously.

Many thanks were given for the donation.

9. NEW BUSINESS

- Disaster Code Modifications – allowing RVs – Staff will be looking at code modifications.
- Todd Miller, Superintendent of Mill City School District, has offered a single-wide modular to place at Mill City. This would be a supervised location for kids to access the internet and do school activities. They would provide bottled drinking water. Would be available for about two months until kids can be bussed to schools. Concerns were expressed re: transportation safety during this time.

Vickie Larson-Hills moved to allow the School District to place a modular in the park for school use. Eric Page 2nd. Discussion: Shelley Engle expressed her concern that there are families with

children living in Detroit without water service. Other concerns about locating the modular in Detroit were expressed. **Eric Page made a friendly amendment to the motion that there be a full release of liability upon the City. Amendment passed unanimously. Motion, as amended, passed unanimously.**

- Extending water loans – Michelle Bilberry is in communication. State will work with City on this.

COMMISSION AND MAYOR'S REPORTS

Mayor Trett – Attending many, many meetings – most electronic. We now have evacuees in Bend, Redmond, and Sisters. He is attending meetings and updates to stay in touch with them.

Julie Gunderson – Police and Safety – Asked Sheriff's Office representatives to report. Sgt. Wilkinson reported that Hwy 22 is open all the way through as of about 7 p.m. tonight. There will still be tree work and other repairs being done, and flagging will happen as needed. Additional deputies are still patrolling in the Canyon to ensure safety 24/7. Report any indications of theft to the Sheriff's Office ASAP. Councilor Page asked about the long term funding for additional patrolling, especially once contractors are working and more equipment is left on sites. The Sheriff's Office will continue the extra patrols as long as they are able. This will be a discussion to have for the long term. Councilor Page thanked Sheriff's Office for their service.

Greg Sheppard – Streets – Waiting for an estimate from ODOT. Bids were high, so more bids are being sought. Should know more later this month. Small Cities grant for 2021 is in the works. We should know about that in about a month. This winter is predicted to be cold and wet, and HWY 22 will be dangerous.

Shelley Engle – Building – Not much to report, but she had some questions:

- is there any mail at the Detroit Post Office, or if it has all been taken to Mill City? Ms. Galbraith will check with the Mill City Post Office.
- Were the folding doors ordered? No.

She received an email suggesting that the City continue to collect the minimum water bills, because that amount is for more than just water – it supports the City's functions. About 80% of homes were destroyed and probably won't be paying the same taxes as before, no one is paying water bills because there is no water. Maybe we need to revisit this topic.

Eric Page – Parks – He asked how many employees are on the ground in town currently. There are two part time employees working 24 hours per week each. One of those is the park employee who has been cleaning and taking care of the trash. We need staff working, and will probably need a street sweeper for the larger amounts of debris. He commended the work of Mike _____. It was suggested that a shelter be placed in the Park.

Mayor Trett – Emergency Prep. – Please register with FEMA because you might qualify for some assistance. Get your RoE forms in; you can opt out later if you choose. Be patient – we are moving as fast as we can, but it's a slow process.

Vickie Larson-Hills – We will welcome a new little Detroit citizen tomorrow.

Planning Commission – Councilor Engle stated that the Planning Commission needs to come out of recess because they are now the most important because of all the planning and building that needs to happen. We can get help from Travel Oregon for a cohesive plan for Detroit.

North Santiam Canyon Joint Wastewater Project – Ken Woodward – Credit to Peter Olson Associates; McRae Carmichael with the COG; and (inaudible) for their efforts. Ten potential parcels have been identified and narrowed to four. As of October 9, scheduling has started with owners to drill and test for drain fields. We want to fast track this but we will see what happens. Septic system testing will be necessary before placing residences.

Stakes and flags are available at Anthony Hall in Sublimity to mark septic locations to avoid damage during the cleanup. Testing needs to happen before winter. He thanked the City Council for their work. No one knows what equipment is needed to connect septic systems to the future sewer system because the new system going in has not been identified. When we know, we will share that information.

- Next meeting: Special Session 10/29 at 6:30 p.m. Location TBD.

Mayor Trett read Heidi Lamb's resignation letter. Her last day will be 10/20.

John Manthe moved to accept the resignation. Vickie Larson-Hills 2nd. Passed unanimously.

Facebook analytics: more than 1000 people watched the meeting via Facebook. The person assisting with this service works for the City of Keizer and hopes to be able to help with this in the future.

ADJOURN- John Manthe moved to adjourn, Greg Sheppard 2nd, passed unanimously at 9:46 p.m.

Signed:

Attest:

James R. Trett, Mayor

Kelly Galbraith, City Recorder