



CITY COUNCIL MEETING

June 11, 2018

CALL TO ORDER: Mayor Raymond Heuberger called the meeting to order at 7:00 PM. The Pledge of Allegiance was said, and Randy Cranston said a prayer. Councilors present: James Kingsbury, Gene Ditter, Jim Crowther, and Michael Taylor. Staff Present: Alan Frost, Public Works Director; Myrna Harding, Account Specialist; Katie Scott, City Recorder; Lisa Brosnan, City Planner, Deputy Tom Barber; and Nick Hennemann, Attorney. There were ten people in the audience.

ADDITIONS OR MODIFICATIONS TO THE AGENDA –

Resolution 1718-16 Establishing a Building Permit Zone Review Fee – Removed
Resolution 1718-17 Volunteers Workers Comp Coverage

PRESENTATIONS/COMMENTS FROM THE PUBLIC

- Chase Gallagher: VEBA / Santha: Scarlet Insurance - Presented information regarding a VEBA Trust Plan for City staff members.
 - Santha, Scarlett Insurance, was present for questions from the Council.
- Wayne Stedronsky, City Resident, asked if the City of Sublimity has a Disaster Plan, and if so, how does it work?

Ray: We do, this was addressed a little over a year ago with the previous Administrator.
Alan: Emergency Response Plan in place. Does involve Fire Department, Marion Estates would like to be involved with this. Had a multi-agency workshop at Corbin College.
- Sam Price, New hope Community Church, stated that three years ago they played music in the Church Park. He would like to ask the Council for permission to use the Church Park for an event of gospel music and hot dogs. Set up would begin at 4:30 PM, the event starts at 6:00 PM and ends around 7:00 PM. The event is free to the community, and the dates are Wednesday July 18th and Wednesday August 15th. The Council approved the event as long as there are no conflicts with any current reservations.

Public Hearing – Development Code Amendment LA 2018-01: Amendment to the Sublimity Development Code to allow for the siting of Accessory Dwelling Units (ADUs) in all zones that permit a single-family dwelling. The proposed text amendments establish standards for ADUs regarding their placement and design. Clarification of residential development in a residential zone where a house of worship exists. Changes regarding accessory structures and minor changes for clarification and continuity.

Mayor Heuberger opened the Public Hearing.

Lisa Brosnan read the required items into the record and presented the Staff Report.

Mayor Heuberger opened the hearing to comments from the public.

Those in favor: None

Those in opposition: None

Those Neutral:

- Margaret Dehut, City Resident. Stated that it is not reasonable to disallow manufactured homes as an ADU because manufactured homes are allowed as the primary residence as stated within the current Zoning Code. Also, modular buildings are being used to create bathrooms within the City Parks and being used by the local grade school. Margaret stated that DLCD said that rules for

ADUs cannot be more restrictive than that which is already allowed within the City Codes, and it is unreasonable to disallow an entire category of homes. If manufactured homes are regulated similarly to what is already required within the City Codes they can be a nice addition to the neighborhood.

- Ron Etzel, city resident and Planning Commission Member, stated that the Planning Commission put in a lot of effort revising this code amendment to keep the City looking good. Ron feels it is important to put restrictions on the type of structures that are allowed as ADUs.
- Randy Cranston, City Resident and Planning Commission Member, stated that the planning commission spent a lot of time on this, and the greatest concern is that although manufactured homes are allowed on any single-family lot, there is not a large number of these, most are stick built homes; the concern is the integrity of the neighborhood.

Mayor Heuberger closed the public hearing.

Deliberations amongst Council followed.

There was discussion of manufactured/modular homes, secondary driveways on corner lots, driveway widths, permeable surfaces, and site build versus stick built.

Council asked Lisa to review the items being changed: Keep prohibition on manufactured and modular homes, add language for driveways on a corner lots okay for accessory structures as well as ADUs, check all site-built language and change any "stick built" to "site built, and change the driveway widths to 40 feet.

MOTION: Councilor Crowther moved to approve the Development Code Amendment LA 2018-01 with the conditions stated by staff. Seconded by Councilor Taylor. 5 ayes, motion carries.

Public Hearing – ORS 221.770 to Consider Proposed Use of the City of Sublimity Revenue Sharing Funds and Approval of Fiscal Year 2018-19 Budget.

Mayor Heuberger opened the public hearing.

There were no comments from the public.

Mayor Heuberger closed the public hearing.

- Resolution 1819-1: A Resolution Determining the Eligibility to Receive State Shared Revenues.

MOTION: Councilor Kingsbury moved to adopt Resolution 1819-1. Seconded by Councilor Crowther. 5 ayes, motion carries.

Mayor Heuberger opened the public hearing.

Public Comments: none

Mayor Heuberger closed the public hearing.

- Resolution 1819-2: A Resolution Declaring the City's Election to Receive State Shared Revenues

MOTION: Councilor Kingsbury moved to adopt Resolution 1819-2, Seconded by Councilor Ditter. 5 ayes, motion carries.

Public Hearing – Adopting the Budget, Imposing and Categorizing the Tax and Making Appropriations For Fiscal Year 2018-19.

Mayor Heuberger opened the public hearing.

Comments from the public: None

Mayor Heuberger closed the public hearing.

- Resolution 1819-3: A Resolution Adopting the Budget, Imposing and Categorizing the Tax and Making Appropriations for Fiscal Year 2018-2019.

MOTION: Councilor Kingsbury moved to adopt Resolution 1819-3. Seconded by Councilor Crowther. 5 ayes, motion carries.

ACTION ITEMS:

- A. **VEBA Plan:** Councilor Kingsbury explained that it is a plan that would be offered by the City to those employees who elect not to take the insurance. Myrna presented options for plan contribution amounts to the Council. Council discussed options for City contribution.

MOTION: Councilor Crowther moved to approve the VEBA Plan at sixty-five percent. Seconded by Councilor Kingsbury. Ayes: Heuberger, Kingsbury, Crowther. Nays: Ditter, Taylor. Motion carries 3-2.

- B. **Employment Investment Account:** Councilor Kingsbury stated that employees are concerned about their Ameriprise SEP Plan. Staff met with RBC, Raymond James Financial, and offered Ameriprise a meeting as well. The employees have chosen to look into a different investment company and are leaning towards Raymond James. Boldt, Carlisle, and Smith is also looking into the SEP history. They gave an estimated final date of June 15th. The estimated amount is \$28,000.

- C. Expenditures.

MOTION: Councilor Kingsbury moved to pay the expenditures. Seconded by Councilor Crowther. 5 ayes, motion carries.

- D. **Meeting Minutes – May 7th & May 14th, 2018.**

MOTION: Councilor Crowther made a motion to accept the minutes from May 7th and 14th. Seconded by Councilor Taylor. 5 ayes, motion carries.

ORDINANCES/RESOLUTIONS:

Resolution 1718-17: A Resolution Extending the City’s Workers’ Compensation to Volunteers of the City of Sublimity.

MOTION: Councilor Crowther moved to adopt Resolution 1718-17 as presented. Councilor Kingsbury seconded. 5 ayes, motion carries.

STAFF REPORTS

- A. **Tom Barber, Police** – Deputy Barber presented the police stats for the month May. A Work Crew was out to spruce up the Fire Department. Traffic stops are high. Radar trailer is set up in town. Wayne asked what the pros and cons would be for the City to own a radar trailer. 4,500 dollars, and maintenance would include a battery after many years. Council asked Deputy Barber to get prices. The radar trailer tracks number of cars, speed, average speed, high flow/low flow. Discussion of the possibility of SDC funds to purchase followed.
- B. **Alan Frost, Public Works** – Hassler Phase 4/Cascade Crest is underway.
- C. **Myrna Harding, Office** – Schumacher’s have asked if the City has discussed purchasing the property that was presented at the last meeting. A citizen asked that dog mitts be placed on Center Street.
- D. **Nick Hennemann, Attorney** – Nothing to report.

INFORMATION ITEMS:

- A. May Revenue Statement

B. MVWCOG 2017 Annual Report

Continuing Business: Councilor Kingsbury stated that the Council should be looking into purchasing of the Schumacher's 28 acres of park property. Councilor Crowther agrees that it needs to be discussed, but until the water rights are received it is difficult to purchase. The City should look into getting a right of first refusal for the property. Water rights may take six to nine months to receive.

Council discussed a tie-in with the City of Stayton's water supply.

COMMITTEE REPORTS

Raymond Heuberger: Asked staff to schedule a sewer meeting with the City of Stayton.

James Kingsbury: The school is currently doing a seismic upgrade that will be finished in the Fall. School is out for summer break this week.

Gene Ditter: Nothing to report.

Jim Crowther: Stated that it is a good idea to look into purchasing the additional Schumacher property. There was a discussion of the Starr Street Subdivision Appeal hearing.

Michael Taylor: Nothing to report.

Adjournment: Councilor Kingsbury moved to adjourn the meeting. Seconded by Councilor Taylor. 5 ayes, motion carries. Meeting adjourned at 9:29 PM.