

MINUTES
MAUPIN CITY COUNCIL MEETING
September 27, 2017
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PRESIDING: Mayor Lynn Ewing

COUNCIL PRESENT: Lynn Ewing, Carol Rager, Tom Troutman, Suzanne Knapp,
Jon Helquist

COUNCIL ABSENT: Randy Bechtol, Dennis Ross

STAFF PRESENT: Recorder DeOra Patton, Attorney Paul Sumner

Visitors Present: Cristie Amaral, Kathie Richey, Judy Sumner, Karen DuPuis, Ingrid Dankmeyer, Mike Wilson, Ralph Wimmer, Christine Wolfe, Rich Sutliff, Donna Henderson, Frank Kay, Bonnie Windom, Mark Seder

CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE. The meeting was called to order by Mayor Ewing at 6:30 p.m. Roll call of Council and staff was conducted by Recorder Patton. Mayor Ewing led council and audience in Pledge of Allegiance.

ADDITIONS/CORRECTIONS TO AGENDA. Mayor Ewing presented changes to remove Agenda Item No. 10 for consideration when full Council is present, to add Authorization for Attorney Sumner and Troutman's attorney to work on the land exchange paperwork, to add Committee appointment to review RFPs for Engineering and Planner Services and make recommendation to Council; and to add Discussion of Lyn Craig's grant writing contract.

CONSENT AGENDA: A) Minutes of August 15, 2017 Meeting; B) Minutes of August 23, 2017 Meeting; C) Mayor/Councilor Monthly Finance Report; D) Payment of Invoices for August 2017. It was moved by Councilor Knapp, seconded by Councilor Rager, and unanimously passed; the Council approves consent agenda as presented.

OPEN AGENDA:

Mosquito Control: On inquiry by Councilor Knapp, Mayor Ewing confirmed the Council agreed to have a discussion in early next year to consider mosquito control for next summer.

SOLV Cleanup. Ralph Wimmer questioned why the City did not do a River cleanup during the September 23 SOLV Beach cleanup events. Mayor Ewing reported the Deschutes River Cleanup Event has been chaired by a local raft business and their plan is to do an event in the Spring.

REPORTS.

Chamber. Chamber Coordinator Amaral presented and summarized a written report telling of events, and of her notice given for resignation from the Chamber Coordinator position.

Mayor. Mayor Ewing gave an update on the fiber optic project. He reported on the following:

Waste Connections donation of the dumping costs on the five dumpsters the City had placed in town for the Eclipse.

Recycle program changes – Because of A & P Recycling in The Dalles going out of business, the City is no longer providing for glass recycling, however, individuals can haul their own glass to The Dalles Disposal for recycling. Because of China demanding a change in the quality of recycled material, all our recycling may be going to the Landfill for a time period.

The EPA grant for Springs Protection – surveying, fencing, etc. - has been approved and is going forward. Survey work is in progress on the land being exchanged between the City and Troutman.

Met with ODOT last Friday in follow up to City discussions of pedestrian safety from Bakeoven Road to the Bridge – found a Federal government program that can cover that – Federal Lands Access Program (FLAP). ODOT is going to look at Bakeoven, survey, engineer, see what it takes to submit a grant with the City and Wasco County – there is a 10% match but the bulk will be made by ODOT. The donkey trail is part of this.

Hired another part-time library assistant because the other assistants have other part-time jobs and are not available all the time.

The new doors for the Legion Hall have been ordered.

Graffiti on the old bridge pier. He and John Smeraglio took gray paint to paint over the graffiti.

The RFP for a Code Enforcement Officer was published and proposals due back to MCEDD by October 13. May want a couple of volunteers to be on a committee for that.

Engineering and Planning – Received two responses for the RFP and would like a couple of volunteers to go through those and do interviews if needed and make recommendation at the next council meeting.

Public Works. Mayor Ewing reported on work completed during the month by the Public Works Staff and winterization work starting. He acknowledged, under terms of the sewer bond, a USDA Rural Development inspection was done on the plant with a good result.

Legislation/LOC. Councilor Knapp reported on having obtained the ordinances for water and sewer and she will be reviewing those along with committee members Recorder Patton and Clerk Wolfe. From her conversation with Recorder Patton, it might be prudent to go through all the ordinances before getting them codified. She attended a MCEDD Board meeting, a Health District meeting, and Westby meeting on the expansion of the clinic. She

presented a handout on some thoughts she put together when Council goes through the employee handbook.

Capital Projects/Economic Development/Intergovernmental Relations. Mayor Ewing recognized Councilor Ross is at the LOC Annual Meeting & Conference.

Citizen Engagement. Councilor Helquist reported he and Ed Ingram will be handing out goody bags at the Assisted Living Facility and the school on Halloween Day. He gave reminder that burning season is not going to start until 1 November. He reported there have been a couple of comments from citizens about the equipment and vehicles parked for a long time around the city waiting to be worked on. He submitted he thinks the 15-minute parking painted on the sidewalk in front of the post office is working good. He commented on public fire safety for cleaning chimneys, not stacking fire wood by outside of house, check smoke alarms, and watch your neighbor for any need of getting around in the winter.

Mayor Ewing spoke on the 15-minute parking signage.

Attorney Report. Attorney Sumner reported David Skakel of Tri-County Hazardous Waste & Recycling gave a presentation to Dufur, who also has a recycle program, and there have been some pretty good successes as far as the hazardous waste program. For recycling, the challenge is the cost, so if going to be looking at sensible recycling, then will have to be looking at some financing. They also had a presentation by Julie Tucker of Emerald Systems LLC, a new startup company customizing in zero waste. He acknowledged there are things he will be working on after this meeting for Maupin pending direction from Council.

CONSIDER LIBRARY GRANT WRITER CONTRACT. Council was provided with a Professional Services Contract by Michael Wilson, Senior Associate of Westby Associates, Inc. Mr. Wilson gave a presentation on work they have done on other projects, performance of work accomplished for the expansion of Deschutes Rim Clinic, their company staff, and scope of work for Southern Wasco County Library Capital Campaign as part of Maupin Civic Center project. Grant Writing Associate Ingrid Dankmeyer presented her background and experience, and spoke on the connectivity/package of existing pieces in place for the library – main street, adjoining park, aesthetics, tax base.

Mayor Ewing reported on the writing of a letter, with assistance from Mike Wilson and John Huffman, to senators and representatives asking for a meeting in December to discuss our project and then asking them for legislative funding to help us go forward.

Frank Kay spoke in favor of contracting with Westby Associates.

It was moved by Councilor Helquist, seconded by Councilor Rager, and passed unanimously; the Council approves entering into the Professional Services Contract with Westby Associates, Inc. as presented.

Based on discussion, it was moved by Councilor Rager, seconded by Councilor Helquist, and passed unanimously; the Council appoints Sue Knapp, Mary Beechler, Donna Henderson, and Valerie Stephenson to a Committee to work with Michael Wilson on a Mission/Vision Statement for the Library.

CONSIDER LIBRARY DESIGN MOVING FORWARD. Architect Mark Seder presented a slide show of drawings, one from the beginning in 2010 and then current. He recognized the current drawing of a single-story, 6000 sq. ft. structure, and using much of the materials planned in original design. Some discussion was held on the solar panels for power, and looking at underground geothermal heating for main heat source. Yard setbacks were addressed and reported to be in compliance with City code.

It was moved by Councilor Rager, seconded by Councilor Knapp, and passed unanimously; the Council instructs Mark Seder to proceed with design plan and authorize his firm's engineers to get detailed costs prepared for grant writing and financials.

CONSIDER FOR ADOPTION, "AN ORDINANCE AMENDING THE CITY OF MAUPIN ZONING ORDINANCE NO. 249 TEXT TO BAN VACATION RENTALS. For the record, public notice was published in The Dalles Chronicle and City Website and posted locally. The ordinance was available for public inspection and provided to Council in advance.

Mayor Ewing read the ordinance by title, and called upon Planner Kraemer to give a staff report.

Planner Kraemer explained the process for adopting the ordinance and acknowledged public hearings having been held before the Maupin Planning Commission and City Council, and at the end of the June 20, 2017 Council hearing, the Council followed the Planning Commission's recommendation and voted in favor of making the zoning text amendments. He recognized the Council also had discussion on spending more time on considering hosted homeshare, and he sent a study report to Recorder Patton and Mayor Ewing that a PhD student at the University of Oregon recently did on vacation rental impacts in rural Oregon.

Mayor Ewing reported on a phone call received last week from a new homeowner that resulted in the person stating the vacation rental ban is a good thing and understood the desire to keep residences as residential area.

Councilor Knapp argued that Hosted Homeshare was not included in the prohibition. In much discussion, it was acknowledged the vote of Council was to adopt the recommendation made by the Planning Commission and that recommendation was written to ban hosted homeshare; the

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staff report contains the recommendation, finding; and as reflected in the Planning Commission minutes of May 17, 2017, the Planning Commission voted for Option 1 - Outright ban on vacation rentals and hosted homeshare.

Also in discussion, Mayor Ewing acknowledged this Ordinance No. 305 is written on the Planning Commission's recommendation and acceptance by Council to ban vacation rentals and hosted homeshare. The Council may revisit hosted homeshare later.

Councilor Troutman moved to adopt this Ordinance No. 305, "AN ORDINANCE AMENDING THE CITY OF MAUPIN ZONING ORDINANCE NO. 249 TEXT TO BAN VACATION RENTALS". He recollected, having been involved, the conversation was to go ahead and ban the whole thing, to go ahead with the Planning Commission recommendation and then come back and visit these special areas we want to visit. He confirmed the Commission's recommendation for Option 1 - Outright ban on vacation rentals and hosted homeshare. Councilor Rager seconded. Motion passed on a 4 to 1 vote. (Ayes: Troutman, Helquist, Rager & Ewing; Nays: Knapp)

Councilor Troutman submitted his feeling now is for the City to look a little deeper into finding somewhere, areas where vacation rentals and hosted homeshare might be appropriate.

CONSIDER FOR APPROVAL, "A RESOLUTION SUPPORTING A GRANT APPLICATION TO THE 2017-2019 DLCD TECHNICAL ASSISTANCE GRANT PROGRAM TO COMPLETE AN ECONOMIC OPPORTUNITIES ANALYSIS". Council was provided with a copy of the Resolution along with a memo from Planner Kraemer. Planner Kraemer paraphrased his memo explaining the purpose and process for applying to the DLCD Technical Assistance Grant Program to conduct an Economic Opportunities Analysis and Buildable Lands Inventory Update in the City of Maupin. He acknowledged the Planning Commission has been looking at ways that the City Zoning Ordinance and Map could be amended to encourage more economic development throughout the City. He told of his contact with DLCD regional Representative and Grant Program Manager to discuss the potential of this type of application for the City of Maupin, having reached out to MCEDD who is happy to write a letter of support for this grant proposal, and contact with other consultants that work on these types of projects. Going forward, he requested direction from Council on whether it supports this type of Economic Opportunities Analysis and Buildable Lands Inventory work and want him to proceed with making a grant application. Also, confirmation Council is comfortable with a 10% match (or greater), which can be in-kind or cash.

Mayor Ewing suggested the fiber project could play a role in why we need this, that the fiber will generate a different type of business and we need to make sure we have lands available for those types of businesses to locate.

Recorder Patton confirmed the City has monies in the budget under planning and under economic and community development.

It was moved by Councilor Rager, seconded by Councilor Knapp, and unanimously passed; the Council passes this Resolution No. 09272017, "A Resolution Supporting a Grant Application to the 2017-2019 DLCD Technical Assistance Grant Program to Complete an Economic Opportunities Analysis"

Council confirmed it is comfortable in providing a 10% or greater in-kind or cash match to this project.

CONSIDER AUTHORIZING ATTORNEY SUMNER TO WORK WITH TOM TROUTMAN'S ATTORNEY ON THE LAND EXCHANGE PAPERWORK. Mayor Ewing acknowledged this would be to work on the paperwork to be approved by Council at a future meeting. It was motioned by Councilor Knapp, seconded by Councilor Helquist, and passed on a vote of 4-0 with 1 (Troutman) abstain; the Council approves Attorney Sumner working with Troutman's attorney in developing the land exchange paperwork.

COMMITTEE APPOINTMENT TO REVIEW RFPs FOR ENGINEERING AND PLANNING AND MAKE RECOMMENDATION TO COUNCIL. Mayor Ewing announced the City received two proposals. Based on discussion, it was motioned by Councilor Knapp, seconded by Councilor Rager, and unanimously passed; the Council authorizes the Mayor to form a committee to review the RFPs for Engineering and Planning Services and provide recommendation to bring back to Council for final approval.

DISCUSS LYN CRAIG CONTRACT. Discussion was held on the terms of notice and compensation. It was the consensus of Council for Mayor Ewing to have conversation with Lyn Craig on any request for compensation.

COMMUNICATIONS: Councilor Knapp reported having communications with BLM Representative Jeff Kitchens and he would like to come the Council in December to report on how the season and eclipse event went.

Council discussed and set the following dates for the November and December meetings:

November 15, 2017
December 20, 2017

Mayor Ewing announced Wasco County Board of Commissioners will hold a Town Hall meeting on October 25 prior to Maupin Council meeting.

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Councilor Helquist requested and Council consented to writing a letter of Thank You to Cristie Amaral for her 6-years of participation in the community as the Chamber Coordinator, and present her with a certificate for dinner for 2 at FreeBridge.

NEXT MEETING. October 25, 2017

ADJOURN. Mayor Ewing adjourned the meeting at 8:35 p.m.

Respectfully submitted by
DeOra M Patton, Recorder

SIGNED: _____
Lynn Ewing, Mayor

ATTEST: _____
DeOra M. Patton, Recorder

DRAFT