PRESIDING: Mayor Lynn Ewing

COUNCIL PRESENT: Lynn Ewing, Randy Bechtol, Dennis Ross, Suzanne Knapp, Jon Helquist, Tom Troutman, Carol Rager

COUNCIL ABSENT: none

STAFF PRESENT: Recorder DeOra Patton, Attorney Paul Sumner

Visitors Present: Judy Sumner, Christine Wolfe, Rani McPhearson, Allison Bechtol, Brandon Mahon, Dale Madden, Karen DuPuis, Donna Henderson, Ralph Wimmer, Scott Boyeson, Mark Seder, Michael Wilson

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.

CONSENT AGENDA: A) Amended Minutes of February 20, Minutes of February 28, March 15 and March 30 Meetings; B) Mayor/Councilor Monthly Finance Report; C) Payment of Invoices for February and March 2018. It was moved by Councilor Knapp, seconded by Councilor Ross, and unanimously passed; the Council approves Consent Agenda.

AUDIENCE PARTICIPATION.

Kathy Schwartz, candidate for Wasco County Commissioner District 3, told of her background, familiarity with Maupin area, and experience on different Organization Boards.

REPORTS.

Planning Commission. Recorder Patton reported the next meeting will be May 17 at which time the Commission will continue reviewing the zoning ordinance for text amendments.

Chamber. Allison Bechtol reported on upcoming events, launching a new website, and the bike kiosk ribbon cutting being postponed.

Library. Librarian McPhearson reported movie night was a success. Summer reading program will start June 26 and she has performers lined up for children's programs. A sample Library Child Safety Policy was presented, and Librarian McPhearson explained the need for a written policy on age limit for unattended children. It was suggested Librarian McPhearson consolidate all the information she has and present a draft policy to the Council.

Public Works. Councilor Troutman reported on the street project, why the gravel is the way it is and it will stay that way until pave around mid-May. He presented a piece of corroded waterline from Fifth Street for awareness of the condition of lines the City will be dealing with in some areas of the town and is the important reason for replacing lines with street projects. A selection has been made on the hiring for the Temporary Utility Worker position.

Mayor. Mayor Ewing presented and summarized a written report on the hiring of a Construction Manager/General Contractor, upcoming meeting in Maupin regarding the establishment of an Enterprise Zone, upcoming Town Hall meeting by State Representative Daniel Bonham, upcoming Maupin Daze event of which Representative Bonham and State Senator Cliff Bentz plan to be here for the parade, conversation with Wasco Electric about an Electric Vehicle Charging Station, application being filed with OPRD for Kaiser Park Improvements, update on Maupin Broadband Project, success of the Spring Cleanup events, upcoming meetings and stakeholder interviews pertaining to the study of the Donkey Trail and Riverwalk projects, status of Maupin Street project, the hiring of a Temporary Utility Worker, and attendance to a Regional League of Oregon Cities meeting to meet the new director.

Parks. Councilor Bechtol and Mayor Ewing reported on the OPRD grant process. Mayor Ewing gave an update on the playground equipment project.

Intergovernmental Relations. Councilor Ross reported he attended the LOC Board meeting last week. LOC is doing regional tours, meetings with a lot of good information. Mayor Ewing reported on availability to have training in Maupin by the LOC.

Governance. Councilor Knapp reported on attendance to the LOC Training: Understanding Fundamentals of Municipal Operations; Understanding Responsibilities and Obligations under the Oregon Ethics Law in Redmond. She presented and reviewed a handout on list of items she gathered from the training pertaining to public records, public meetings, and ethics. She recommended Council have Patty Mulvihill come to Maupin for training.

Legion Hall. Councilor Helquist reported there have been meetings, a fundraiser, and some repairs. The entrance way has been repainted. They will start removing some of the rotted outside boards on the west side of the building this Friday and will replace with cement boards. Had meeting today and talked about necessity for ADA access and planning for future. The Committee prioritized twelve projects.

CONTINUATION OF PUBLIC HEARING TO CONSIDER ADDITION OF A NEW COMMERCIAL/RESIDENTIAL TRANSITION (CRT) ZONE ON THE COMPREHENSIVE PLAN/ZONING MAP, ADD ZONING TEXT TO THE CITY ZONING ORDINANCE, AND PLACE THAT ZONE ON SPECIFIC PROPERTIES IN THE CITY ABUTTING DESCHUTES AVENUE. Mayor Ewing opened the hearing.

Planner Kramer announced the purpose for continuation was to gather more information about the potential traffic impacts of extending the CRT rezone area to properties on the east side of downtown. The traffic analysis indicates it will not create any significant impacts in the area that would require any updates, traffic measures to the road system. He presented an updated staff report of April 3, 2018 and summarized the updates. He reviewed the text on parking and uses.

Dale Madden spoke in favor. There was no opponent testimony submitted.

Mayor Ewing closed the public portion of the hearing and called for deliberation. It was motioned by Councilor Ross, seconded by Councilor Rager, and unanimously passed; the Council adopts the addition of a new Commercial/Residential Transition (CRT) zone on the Comprehensive Plan/Zoning Map, add zoning text to the City Zoning Ordinance, and place that zone on specific properties in the City abutting Deschutes Avenue based on the findings of the Planning Commission and Staff, and enacting Ordinance No. 306.

CONSIDER REQUEST FOR BULK WATER PURCHASE. Recorder Patton reported having brought this application to Council for the reason of it being out of the ordinary. Ordinary purchases have been for short-term construction, dust control projects. This request is to purchase 2200 gallons weekly beginning immediately through December 31, 2018 give or take depending on when the company gets their well issue resolved.

Scott Williams of WICC Investments submitted a correction in that the need is more likely to be 1100 gallons/week and in having a 6800-gallon water truck, they are looking at getting water every 5 weeks for a total of 3 truckloads.

Based on discussion to current policy for bulk water fee schedule and no need to bring bulk water requests to Council, no action of Council was taken.

CONSIDER LIQUOR LICENSE APPLICATION FOR CHANGE OF OWNERSHIP. Council was provided with an application by Valerie & Geoffrey White for Imperial Bar & Grill, for Full On-Premises and Off-Premises licenses. Councilors Bechtol, Rager, and Troutman disclosed conflict and abstained. Based on options available to Council, it was moved by Councilor Ross, seconded by Councilor Helquist, and passed on a vote of 4-0, 3 abstain; the Council takes no action.

APPOINT PERSON TO PLANNING COMMISSION. Council was presented with an application by Andrew Kreipe. It was moved by Councilor Troutman, seconded by Councilor Rager, and unanimously passed; the Council appoints Andrew Kreipe to the vacant position on the Planning Commission.

CONSIDER PARTICIPATION IN COUNTY-WIDE ENTERPRISE ZONE. Council was provided with information from the City of The Dalles and Wasco County Economic Development Commission. Mayor Ewing explained the zone and announced an informational meeting will be held at 1:30 pm on May 4 in the Maupin City Park Community Building.

NEXT STREET IMPROVEMENT PROJECT PLANNING – ANDERSON PERRY & ASSOCIATES. (a) Alley between Kaiser Park & Civic Center, (b) Parking on Grant Ave by Civic Center, (c) Grant Ave from 4th to 5th Street, (d) 5th Street from Deschutes to Staats Ave, (e) Burnham Ave between Deschutes and City Springs. Engineer Brandon Mahon presented a handout on the next steps for project planning and development of an application to the Special City's Allotment fund program. This year the fund threshold has been increased to $100,000.00. The next round of funding opens June 1st and closes August 1, and should expect selection and contracts developed by September-October.

On inquiry to any consideration of George Jackson Road, it was acknowledged the street development was a condition on approval for development of assisted living facility.

Engineer Mahon also gave an update and next steps on the Civic Center and Water System Master Plan projects.

ANDERSON PERRY & ASSOCIATES PRE-CONSTRUCTION AND CONSTRUCTION MANAGEMENT CONTRACT. Based on discussion, it was motioned by Councilor Knapp, seconded by Councilor Ross, and unanimously passed; the Council adds $12,000 for Anderson Perry to the previous contract to act as the City's Engineer in the Civic Center construction.

CM/GC CONTRACT WITH GRIFFIN FOR PRE-CONSTRUCTION. (a) Designate Architect: Mark Seder, (b) Designate Owner's Representative: Mayor, (c) Designate Engineer: Anderson Perry & Associates, (d) $22,600 Maximum. Council was provided with the General Conditions of the Contract for Construction and Standard Form of Agreement Between Owner and Construction Manager as Constructor. It was motioned by Councilor Ross, seconded by Councilor Troutman, and unanimously passed; the Council authorizes the Mayor to sign the Contract and Agreement with Griffin Construction making the designations as shown for $22,600 for the pre-construction portion of the Civic Center.

LIBRARY FUND-RAISING COMMITTEE. Mike Wilson presented the April 13, 2018 SWC Library Steering Committee Report summarizing plans on Fundraising, Groundbreaking, Communication, and scope of the Steering Committee. He also presented and discussed an updated Campaign Goal pie chart.

On inquiry, a discussion was held on funding, options for the city hall portion. Some discussion was also held on cost analysis and process of building. Further discussion was held on the scope

of the steering committee and need to keep the committee going beyond groundbreaking to help Ingrid and Mike with grants and campaign. Mayor Ewing recommended adding Councilor Ross and Frank Kay to this committee.

Councilor Knapp asked Council to begin thinking about who the City can get to help with the groundbreaking ceremony – Chamber and/or others.

Councilor Helquist recommended getting the Chamberlin house tore down quickly.

COMMUNICATIONS.

Recorder Patton presented Council with copies of the City's proposed Property/Auto/Liability Insurance renewal for review and to notify her in the next couple of weeks of any comments or proposed changes.

On inquiry by Councilor Helquist, the purpose of the monthly service payment to James Ledbetter was acknowledged.

Councilor Knapp reported she picked up an Ordinance Codification Services brochure at the LOC training. Research will be done on Council action to a previous bid.

SUGGESTED TOPICS FOR NEXT MEETING: Report by Local Government Representative Scott Hege on Lower Deschutes Management. One issue is allowing human waste bags on the river and disposal in dumpsters, and do not want in City Park because of dumpster divers.

NEXT MEETING. Wednesday, May 23, 2018 – Regular Council Meeting

ADJOURN. Mayor Ewing adjourned the meeting at 8:58 p.m.

Respectfully submitted by
DeOra M Patton, Recorder

SIGNED: _____
Lynn Ewing, Mayor

ATTEST: DeOra M Patton
DeOra M. Patton, Recorder