PRESIDING: Mayor Lynn Ewing

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

COUNCIL ABSENT: none

STAFF PRESENT: Recorder DeOra Patton, Attorney Paul Sumner

Visitors Present: Troy Baker, Brandon Mahon, Alex Udey, Jeff Burgener, Judy Sumner, Ingrid Dankmeyer, Tammy Creel, Leah Fritz, Donna Henderson, Ralph Wimmer, Cristie Amaral, Christine Wolfe

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.

AGENDA CORRECTIONS OR ADDITIONS. Delete Item #13-Recycling. Add Engineer Report and Architect Report (pending Mark's arrival) to Item #5-Reports.

CONSENT AGENDA: A) Minutes of October 25, 2017 Meeting; B) Mayor/Councilor Monthly Finance Report; C) Payment of Invoices for October 2017. It was moved by Councilor Knapp, seconded by Councilor Ross, and unanimously passed; the Council approves the consent agenda.

REPORTS.

Chamber. Chamber Coordinator Amaral reported Allison Bechtol has been working on a 3-year Marketing Plan and grants to help with that plan. She announced the Christmas Tree Lighting event is December 3rd.

Mayor Ewing presented Cristie with a gift card from the Council & staff in appreciation for her years of hard work with the Chamber, City and Community.

Planning Commission. Recorder Patton reported the Commission is still working on re-zoning plans. The traffic analysis on the proposed Commercial Residential Transition zoning on Deschutes Avenue between 6th Street and Burnham Avenue is completed, the notice to DLCD of this re-zoning is now being filed, and a hearing will be held before the Planning Commission in January.

Mayor. Mayor Ewing gave updates and reports on the following:

Library/Civic Center – He, Councilor Ross, Frank Kay, and Sharon DeHart spoke with Senators Ferriolli and Hansen in Salem. The senators are very supportive of our Library/Civic Center project and they suggested we ask for a million dollars to support the whole project, and gave us some homework to contact some other senators and representatives. Also met with Representative Bentz who most likely will take Senator Ferriolli's place and he was also supportive of our project. Representative Huffman's replacement should be announced in the next couple of weeks.

Fiber Optic – The grant for the underground fiber for Deschutes Rim Clinic and Canyon Rim Senior Living Center has been approved by the funding group, but needs to go to a medical group for final approval. This should happen in the next couple of weeks.

He and Public Works Foreman Shields toured all city facilities with two people from The Dalles to look at upgrading the security camera system. A design and quote will be forthcoming.

He reported on obtaining an antique 3' x 6' solid brass counter table that used to be in Kaiser Bank.

Public Works. Mayor Ewing reported on work completed during the month by the Public Works Staff.

Public Safety. Councilor Rager acknowledged receipt of the notice by ODOT on speed zone in the Maupin area, and she and Councilor Knapp each expressed concern with the 45-mph speed area and placement of signs.

Parks & Recreation. Councilor Bechtol reported on having a good meeting/discussion regarding Kaiser Park. There was about 10 people from community and Architect Mark Seder in attendance. Mr. Seder is going to draft up new drawings and the Committee will work on estimates to seek funding.

Legislation/LOC. Councilor Knapp reported she read through the ordinances on water and sewer and is ready to sit down with Recorder Patton and Clerk Wolfe to look at modifications for consistency, improvements, and clarifications. She reported on the success of the "We Care" fund raising dinner for the Deschutes Rim Clinic and having raised over $70,000.

Capital Projects/Economic Development/Intergovernmental Relations. Councilor Ross further reported on the group that went to Salem also giving an update to the Senators on the Broadband project. He acknowledged additional comments from Senator Ferriolli on the Library/Civic Center project, and conversation with Senator Benson. It was a good experience.

Citizen Engagement. Councilor Helquist reported he and Councilor Ross went to the meeting on the Legion Hall. There was a good little group in attendance and everyone is getting started on assignments to investigate costs. They will have another meeting in January.

Attorney Report. Attorney Sumner reported on the status of work on the land exchange between the City and Troutman. Have to complete planning process for land adjustment, and then the deed papers will be done fairly quick after that. He and Mayor Ewing are still working on resolving a long-term issue of some outstanding sewer/water bills.

Engineer Report. Brandon Mahon from Anderson Perry & Associates, introduced himself and Senior Engineer Troy Baker. He reported, in the Council's interest to have Water and Wastewater System Facilities Master Plans, on grant programs available through USDA and IFA. Council consented to authorizing Mr. Mahon to complete grant applications to these two programs. Attorney Sumner reported the contract with Anderson Perry & Associates will be completed soon.

Christmas Dinner. Mayor Ewing confirmed the dinner will be December 15th at Imperial River Company beginning at 7:00 p.m., and a no-host social at 6:00 p.m.

INGRID DANKMEYER, WESTBY ASSOCIATES – LIBRARY REPORT OUT. Ingrid Dankmeyer, in conjunction with getting funding for the library, presented and explained a pie chart – projected plan for funding the library. She estimates currently having about 37% of the library cost in hand. Large funding foundations generally look at 50% match. The plan is to go out to smaller foundations to fill the gap. Mayor Ewing acknowledged the opportunity, plan to go back to Legislators in Salem in January for funding request.

DAVID PETERS – MID COLUMBIA HOUSING CENTER – CONSIDER INTERGOVERNMENTAL AGREEMENT IN SUPPORT OF A COMMUNITY DEVELOPMENT BLOCK GRANT / SPONSORSHIP OF MID COLUMBIA HOME REPAIR PROGRAM. Recorder Patton presented and summarized copies of the draft IGA and General Guidelines & Needs Summary application of the Repair Program. The purpose of the proposed CDBG is to manage a housing rehabilitation revolving grant fund to provide assistance to low income homeowners to repair their homes. In discussion, it was acknowledged the City has sponsored the Program in previous years, and the Needs Summary application will be available at city hall and Mayor Ewing will put public notice in his Newsletter.

It was moved by Councilor Knapp, seconded by Councilor Rager, and unanimously passed; the Council authorizes the Mayor to enter into this Intergovernmental Agreement in Support of a Community Development Block Grant.

DON STROUM, TAMMY CREEL – AirBnB. Mayor Ewing announced this being on the agenda at the request of these property owners to talk about whole house vacation rentals. He acknowledged, in awareness to Mr. Stroum and Mrs. Creel, that the Planning Commission and City Council did hold public hearings on this matter prior to enacting a ban on whole house vacation rentals and Council did agree to look further at how this might be accommodated through a zone-by-zone allowance in the future. Also, that Mr. Stroum's and Mrs. Creel's thoughts on this matter will be kept for future reference when Council revisits this issue. There will not be a decision made tonight, but Council is interested in hearing what they have to say.

Don Stroum, homeowner of a vacation rental house at 503 Gray Eagle Road, presented and reviewed a written document he prepared – Homeowner use case for the city on rental impact – 2017 YTD, providing data on some actual and estimated revenues resulting from his vacation property rental, estimated revenues to Maupin businesses based on his bookings data, comments from some client booking emails, and some client feedback after stays at their house. He submitted part of why he is here at this meeting is at the suggestion by Real Estate Agent Tammy Creel when he called her on consideration of selling his house. He has a kid in college and more on the way. Further, his desire is to show data - solid numbers based on Maupin, not on other cities, and look for a solution. In review, he spoke on having a lot of happy customers and many talking about wanting to come back year after year. He expressed concern to the impact of benefit to the people who work for him and their families, and to the benefit-reinvestment back into the community. The benefit to him is offsetting costs. He would like to retire here.

Councilors submitted it is great data and appreciate receiving it. Recognition was given of big red flag concerns presented and discussed at the public hearings and decision, those being: absentee homeowners/property management - who is going to handle problems, the wild parties; it limits the housing availability in the area – we already have a housing shortage; people buying up residential houses and turning them into a business; and absent homeowners are not involved in the community, in public/emergency services and other organizations, and people who are in the community are pretty much over taxed. Recognition was given again to when the Council passed the ban, they did say they were going to take another look at a zone-by-zone way to allow and they are not to that process yet. Also, a couple of councilors felt there is a place for vacation rentals, but it has to be done correctly. It was stated that no one on Council has ever questioned the financial aspect to the community, the issue is what we create in our community.

Mr. Stroum, in response to concern of people buying up homes and turning them into a business, suggested there be an ordinance or something that would prevent a house from going to that level. He declared his house is covered as to the stated concerns, he has a sprinkler system in his house, and they have not had a single complaint from a neighbor. He spoke on clients having to pay a large deposit to cover any costs for damage, and complaints, if any, should go to AirBnB.

He thought it was going to be a disaster when they got started, but it has been a pleasure with the clients he has had and their feedback, and he has never had a single occurrence with damage.

Councilor Knapp submitted his experience is a perfect experience, but the problem is it is not always like that across the board, so Council has to make a decision for considering everything. She endorsed Council is not done with everything yet and is going to mull it through and see what zones might work. Councilor Bechtol suggested the Council may call on Mr. Stroum to work with them on data and solutions.

Ralph Wimmer, in recognition of being a Planning Commissioner during discussions, acknowledged having received input from Commissioners who have had direct occasional problems. He submitted Maupin's biggest problem is it does not have a police department or an ordinance administrator to enforce the city ordinances. He spoke of vacation rental owners saying if something happens, that client will never rent the house again, and that clients pay a deposit, but that is all after the fact. How is this going to help the people who live close by who are the ones affected; how is it going to help their feelings about something like this. In Commission research with several cities/whole house rental communities and police force, their biggest problems are on whole house rentals – parties. Maupin has been known to be a party town.

Tammy Creel stated she thinks Don did a great job demonstrating the organic income stream that vacation rentals bring to Maupin. She submitted comments to include the following. People getting rowdy every now and then and that can happen whether you are a vacation rental or you live here full-time. She gets plenty of feedback from people she talks to who are in the demographic who are not going to be coming here to spend money; they want to invest in the town now, have a way to pay for their home now, and have a place to come retire. We are a resort town. People come here to hang out and play. We are not an industrial town, not a manufacturing town. Our business is the river and the mountain, recreation, and if we cannot support that, then the demographic is going to go somewhere else and spend money. When say people are going to buy up homes and turn it into rental, they are not going to destroy that home. People don't want to stay on the river, camp where there is no toilet, they want someplace nice and they have money to do that and money to spend. A ban is a negative connotation to the whole town that is trying to grow a reputation. Think there is a better solution than a ban and even zoning thing. Think can do a permit process. Get a lot of feedback from people looking to buy here and the ban is one of the things that prevent them from doing it because they cannot utilize that income on a part-time basis. The owner of the one place on main street refurbished that house, so he is spending money here to beautify his house. She suggested instead of spending money on a ban or way to enforce, to spend some time encouraging grants to take a look at the people who employ some of these employees to maybe build apartment housing to take care of housing crisis need.

Mayor Ewing read a letter from David & Kathy Auwles who own property behind Henry's Deli telling of the characteristics of their property, the zoning change approved some years back from RC to MDR, declined property value, economy, attempt to sell last year and having no buyers because of the ban. They ask the Council to consider a moderate approach to short-term rentals to acknowledge the need and support to tourism in Maupin. They reported on Manzanita's short-term rental program, limits, and licensing process. They encourage the city to hire an economic analysis advisor to take approach to this.

Mr. Wimmer pointed out there are 27-percent of the houses in Maupin per the census that are unoccupied (homeowners residing elsewhere). The amount of unoccupied homes is something to consider in economics and level of trouble it could bring if used as vacation rentals. Need to consider that we do not want to end up like Hood River who now has housing shortage and is online asking for help on what to do.

Mayor Ewing affirmed Mr. Stroum and Mrs. Creel will be notified when the Council has its future meeting to revisit vacation rentals zone-by-zone.

CONSIDER REQUEST BY JIM WINTERBOTTOM OF WASTE CONNECTIONS/THE DALLES DISPOSAL FOR A RATE ADJUSTMENT TO BE EFFECTIVE JANUARY 1, 2018. A November 2, 2017 letter of request for a rate adjustment effective January 1, 2018 and rate schedule by District Manager Jim Winterbottom was provided to Council. Appreciation was extended by Council to Mr. Winterbottom for all his assistance and donations of service given to the City events.

Mr. Winterbottom reported on their methodology, using CPI, to benchmark changes in operational costs, and on components of rising operational costs and disposal fees. They respectfully request a rate adjustment averaging approximately 2.11%.

It was moved by Councilor Rager, seconded by Councilor Ross, and unanimously passed; the Council accepts the proposed rate adjustment by The Dalles Disposal effective January 1, 2018. (For the record, the vote was 5-0 as Councilor Troutman stepped out of the meeting temporarily.)

Mr. Winterbottom gave a report on recycle - comingle issues, types of recycle materials still being taken, and anticipation of some recycle materials to be taken out of what is acceptable beginning in January.

TREE REMOVAL – CHAMBERLAIN SITE. Mayor Ewing, in reference to suggestion by Michael Wilson of Westby and Mark Seder that we should start work on the property and show the community we are serious about building the Library/Civic Center, identified the two things they thought of are tree removal and the storage buildings. Public Works said winter time is the best time to do any tree removal. The trees for removal are two maples and one evergreen that

are within the footprint of the new building. Public Works can limb the trees, but may or may not want to fall the trees.

It was moved by Councilor Ross and seconded by Councilor Helquist the Council authorizes the Public Works crew to work on tree removal inside the building footprint. A short discussion was held on Councilor Knapp's comment that this is one of those things it is good for the Council to know about, but she does not think need to vote on something like this. Motion passed unanimously.

SALE OF STORAGE BUILDINGS – CHAMBERLAIN SITE. Mayor Ewing reported the storage buildings are high quality, tuff sheds, an 8' x 10' and a 12' x 16'. He suggested putting out by sealed bids with minimum bid amounts.

Following discussion, it was moved by Councilor Ross, seconded by Councilor Rager, and unanimously passed; the Council declares these storage buildings surplus and sell them by sealed bid with X minimum dollar to be determined by the Mayor and the funds from the sale go to the library.

AWARD STREET PAVING PROJECT. Council was provided with a November 14, 2017 letter of bid information and recommendation by Tenneson Engineer Darrin Eckman on award of the 2017 Street Improvement – Rebid. Mayor Ewing reported there were 8 bids with all but two below the previous bid, and explained the difference in the bids between the base and total. The recommendation is to accept the lowest bid. He acknowledged and reviewed budget information provided by Recorder Patton. While the bid is slightly higher than budgeted, the City has additional available monies in the Water and Street Improvement Funds to cover.

It was moved by Councilor Ross, seconded by Councilor Knapp, and unanimously passed; the Council accepts Engineer Darrin Eckman's recommendation to accept the total bid from Vic Russell Construction, Inc. of LaPine, Oregon, in the amount of $263,714.47, and authorize the Mayor to sign any and all documents related to this project.

COMMUNICATIONS. Councilor Ross acknowledged receipt of a letter from ODOT inviting him to serve on the Advisory Committee to review applications and eligibility on Small City Allotment grants.

SUGGESTED TOPICS FOR NEXT MEETING: Jeff Kitchens of BLM (pending confirmation). Discuss General Manager/General Contractor process and RFP for the Civic Center. Wholehouse vacation rentals.

NEXT MEETING. November 15, 2017

ADJOURN. Mayor Ewing adjourned the meeting at 8:55 p.m.

Respectfully submitted by
DeOra M Patton, Recorder

SIGNED: _____
Lynn Ewing, Mayor

ATTEST: _____
DeOra M. Patton, Recorder