PRESIDING: Mayor Frank Kay

COUNCIL PRESENT: Frank Kay, Lynn Ewing, Randy Bechtol, Jon Helquist, Suzanne Knapp, Denis Carlsen

COUNCIL ABSENT: Carol Rager

STAFF: Joy Ramirez, City Public Works Operations Manager

Visitors Present: none

CALL TO ORDER/ ROLL CALL/ PLEDGE OF ALLEGIANCE. The meeting/retreat was called to order by Mayor Kay at 9:00 a.m. Mayor Kay recorded the attendance and led council and audience in Pledge of Allegiance.

ADDITIONS TO AGENDA: none

BUDGET PERAMETERS & PRIORITIES FOR 2016-2017 & 2017-2018. Major categories of City revenues were presented: Property Taxes of $235,000, Water & Sewer Fees of $560,000, Fiber Optic Franchise Fees of $62,000, and State Revenue Sharing Funds of $17,000. These projections will result in about $30,000 in increased operating revenue for the City. Major Expense Categories include Personnel, Infrastructure Operating & Capital Improvement Expenses, as well as modest general operation increases such as electricity, supplies, etc. Employee Health Insurance costs will be moderated by an Employee Cost-Sharing program that will be initiated in January 2017, saving approximately $4,000 a year. PERS Retirement costs to the City will increase modestly, less than $5,000. The ODOT/City Street Project will require that the City expend nearly half of our $373,000 Street Improvement Fund to take advantage of the $50,000 ODOT Grant for 3 blocks of badly needed street/water/sewer line replacement and repaving. The City RV Park's Community Building and Restrooms will receive a much-needed facelift with new paint & windows. Also, the Water Fund will need to be tapped to address "hammering" in our upper town residential area near Mt. Fir Ball Park and continued mandated study, testing, and treatment of our City's water supply. This will "drive" a needed minimal $2 per month increase in water rates for 2016-17 and 2017-18 budget years. Other budget issues discussed included the RARE internship program, City Staff organization & job assignments, the duration of the Miles settlement (February 2017 is last month for settlement payoff, but $1,550 of medical insurance reimbursements will continue till February 2018), what to do about establishing a more robust Sewer System Reserve Fund and when, and progress that has been made on maintaining/repairing several significant sewer plant equipment.

NUISANCE ABATEMENT OFFICER HIRING PROCESS was discussed. After three months of advertising this part-time position, we have received only two applicants, both of whom have no relevant experience to do the job in a satisfactory way. Two other avenues to

address the NAO issue are being pursued. One is to contract with Six Rivers Dispute Resolution Center, who is exploring the possibility of contracting with a number of small cities to address this common issue. The second option is to collaborate with a Wasco County task group that is exploring a county-wide, full-time NAO. This second option will probably take a year or two to develop.

METERED WATER & BILLING SYSTEMS were discussed in detail. Councilors had read/studied the 2010-11 study put together for Maupin by Bradley Bobbitt, a RARE Intern with us from 2010-2012. Although cost estimates needed to be updated, the basic concepts are still applicable. We will need to purchase & install about 70 water meters at a cost of $10,000 plus labor/time. The options for remote/electronic meter reading and establishing a metered billing system would be $250,000. We could do quarterly manual readings and billings for considerably less, but would incur ongoing labor expense. Given our customer base (about 325 hookups), these expenses would be of little benefit to consumers or the City as a whole. However, the Council was adamant that water meters need to be installed and usage data gathered to further study this and other mandated water resource allocation issues. Also discussed were Fire Hydrant Testing & Repair, patching on some streets, and graveling alleys.

NEW LIBRARY/CITY HALL CIVIC CENTER PLANS were discussed in some detail. The Council reviewed the site & structure plans and the progress/success of our local fundraising "match". It was agreed that the new facilities were adequate for the next 30-50 years of operation and that the local fundraising total of $107,000 was impressive in demonstrating community support. Plans to raise an additional $18,000 - $20,000 are in place to secure $125,000 from about 500 residents of Maupin and South Wasco County. Our grant writer is submitting grants to major library funders to secure $1 Million+ to fund the Library, Community Meeting Rooms, and ADA restrooms. The City will be financially responsible for city offices, about 1,300 square feet, at a cost of about $250,000. Our City has sufficient funds in "savings for a new City Hall", but this is also part of our total City's reserve/emergency funds of $300,000 that we felt was important to preserve for unforeseen problems. Because a New City Hall would be adequate/permanent for about 30-50 years, it makes financial sense to <u>not</u> deplete our "reserves" to fully fund it, but to instead take out a mortgage for 15-20 years to fund its construction. Rivermark Community Credit Union has offered to work with us to structure a favorable loan. Rivermark is also a leadership donor to the local Library Fundraising Campaign. Rather than substantially depleting our "savings account", it appears that financing City Hall construction costs over a reasonable time makes sense. Also, our City's auditing firm also supports <u>not</u> reducing our savings/reserves substantially. Given our anticipated and unanticipated expenditures for other infrastructure (water, sewer, streets, etc.), it is important that we retain our current level of reserves. Relocation of City Hall & Library operations were also discussed. Numerous options for a year-long construction-mandated relocation were identified, including the city-owned Log Home Visitor Center, American Legion Hall building, use of South Wasco County Schools space, the "old" BLM building near Henry's Deli, City Park's Community Building, apartments/offices in the Lukovich Building in downtown, and portable office trailers

on other City property. Also discussed was addition of fire and emergency vehicle storage facilities.

ADJOURN. Mayor Kay adjourned the meeting/retreat at 1:30 p.m.

Respectfully submitted by
Frank Kay, Mayor

SIGNED: _____
Frank Kay, Mayor