



## MINUTES

City Council Meeting

Thursday, April 27, 2023

American Legion Hall (311 Deschutes Avenue) and virtually on Zoom

### Call to Order / Roll call of City Council and Staff / Pledge of Allegiance

Mayor Carol Beatty called the meeting to order at 6:45 p.m. Roll call of City Council and Staff was conducted by City Recorder Christine Wolfe

*Presiding:* Mayor Beatty

*Council Present:* Susan Wright, Mark Roper, Tom Troutman, Mike Foreaker (late arrival)

*Council Absent:* Rob Miles, Kathy Peck

*Staff Present:* City Manager Kevin Lewis, Recorder Wolfe, City Attorney Ruben Cleaveland, Administrative Assistant Bronte Dod, Community Liaison Melissa Napoli

*Visitors Present:* Commissioner Scott Hege, Commissioner Phil Brady, Rod Woodside, Todd Gruener, Mark John, Chamber Director Suze Riley, Carol Mitchell, Evelyn Jones, Don Jacklin, Kris Belozar, Lauren Whitaker, Nace Mitchell, Michael Jones, Madeline Rhoades, Mike Johnston, Jon Helquist, Denny Wright, Lesley Bennett, Jeff Dooley, Charles Maes, Jeff Hurt, Ben Gates, Gary Burnett, Deora Patton, Medy Gantz, Stan Kelsay, Kathy Kelsay

### Consent Agenda

Councilor Troutman moved to approve the consent agenda as presented. Councilor Wright seconded. No further discussion. The motion passed unanimously.

### Public Comment

No public comment.

### Reports

Councilor Wright reviewed report.

Mayor Beatty reviewed reports from Councilor Miles, Councilor Peck, and the Southern Wasco County Library.

Chamber Director Suze Riley spoke about Maupin Daze on May 20; there are 26 vendors participating. Maupin Madness Rally is a three-day event June 8-11 for the tenth anniversary; events primarily take place on the east side of Maupin. Chamber coordinator Ursula completed a grant writing class and is currently writing grants for the bronze bird sculpture by Greg O'Neal that will be installed at the Civic Center. The Chamber is running an ad campaign promoting Maupin that will run on buses in Portland for 15 weeks.

Community Liaison Napoli summarized her staff report.

City Manager Lewis: Community Visioning is still underway and there will be a group meeting in mid-May. Anderson Perry is still working on the west Maupin development evaluation. More usable vehicles were purchased for Public Works, and the old vehicles will be sold through the state surplus program. Work is still ongoing with Town & County Players and the Legion Post to make the

Legion Hall usable. The Transportation & Growth Management grant is still in the scope of work development phase.  
Councilor Troutman: An additional staff member should be added to the on-call list because residents are having trouble reaching someone; suggested adding Gary Burnett. Asked about updates to the fire department building and compressors in the fire department and parks. Suggested that staff pause the Grant Avenue street improvement project so councilors can review the plan before moving forward; would like to make sure the project can include new water and sewer utility lines, paved curb to curb, and include new sidewalks. Asked if there was a timeline to replace a sewer pump that pumps sewer across the bridge. Manager Lewis said staff will investigate it.

Councilor Roper reviewed facility updates at the parks.

The Public Hearing to consider amendments to Ordinance No. 319 was canceled because staff and councilors did not receive necessary documents in time. The public hearing will take place at the next Council meeting.

Attorney Cleaveland reviewed changes he'd like to make to the ordinance to make changes more efficient in the future. Councilors and public discussed the draft amended ordinance that was published in the Council packet.

Councilor Troutman asked why the language for wastewater disposal is vague. Manager Lewis said the ordinance is written to align with state and local health district regulations.

Chamber Director Riley asked if food carts will still be allowed for Maupin Daze.

Charles Maes from Canby Asparagus Farms said that his business would like to have a food cart in Maupin this year. They operate at events and farmers markets around the state. He spoke about their wastewater disposal procedures.

Planning Commissioner Jones spoke on behalf of Planning Commissioners and the intent of the food cart pilot program. Maupin has demonstrated a need of more food options in the summer. Planning staff and commissioners decided to rely on code created from state and county for the pilot program and ordinance. Maupin needs to do something to allow food carts at events in order to attract more of them to the area.

Councilor Troutman is in favor of creating regulations for a food cart pod. Commissioner Jones said it would be easier to get food carts to Maupin if there were an established site for them. Councilor Troutman said the city has property to do this; has a hard time envisioning where they would go on main street and is concerned they may take away off street parking for businesses.

## Food Cart Pilot Program

Chamber Director Riley said it's hard to get food carts to Maupin; in 2022 there was one food cart. Issues with regulations and zoning can be resolved in the ordinance.

Mr. Maes asked if food carts will be allowed on commercial property this year.

Councilor Troutman said food carts should be allowed for Maupin Daze.

Councilor Roper moved to allow food carts for Maupin Daze on May 20, 2023. Councilor Troutman seconded. No further discussion. The motion passed unanimously on a 4-0 vote. Ayes: Beatty, Wright, Roper, Troutman; Nays: None; Absent: Foraker

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**Resolution to transfer appropriations**

Councilor Troutman asked about intent of the transfer. Recorder Wolfe said the City underbudgeted Southern Wasco County Library Fund personal services.

Councilor Troutman moved to accept Resolution No. 04272023-01 as written. Councilor Roper seconded. The motion passed unanimously on a 4-0 vote. Ayes: Beatty, Wright, Roper, Troutman; Nays: None; Absent: Foraker

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**Discussion: Staats Street Garage**

City manager reviewed staff report. A deteriorating garage is in the Staats Avenue right of way. A nearby property owner is using it to store personal property. Nearby property owners developing have asked for the building to be removed.

Nace Mitchell asked how old the structure is and if the structure could be moved. Manager Lewis said it probably predates the street plat and could be moved if the property owner has the space to put it on their property.

Neighboring property owner Jeff Hurt said the building looks like a risk to people using it in the area. Adjacent property owner Mark John said the biggest concern is that it impedes access to his property; the only place to put a driveway would be immediately next to the garage.

Attorney Cleaveland advised that the City can vote to demolish the structure, and he can work with the City and tenant to make sure the property inside the garage is removed in accordance with the law.

Councilor Troutman said he is in favor of demolishing the structure. Councilor Wright made a motion to authorize the City to demolish the garage in the Staats Avenue right of way and allow time for the tenant to remove property. Councilor Troutman seconded. The motion passed unanimously on a 4-0 vote. Ayes: Beatty, Wright, Roper, Troutman; Nays: None; Absent: Foraker

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**Consider: Surplus City Vehicles**

Manager Lewis reviewed staff report. Confirmed for Deora Patton that the vehicles will be sold using the state surplus program.

Councilor Troutman would like to surplus an additional fire vehicle after May 8 Maupin Volunteer Fire Department board meeting. Also suggested to remove utility box.

Councilor Roper moved to surplus the vehicles listed. Councilor Wright seconded. No further discussion. The motion passed unanimously on a 5-0 vote. Ayes: Beatty, Wright, Roper, Troutman, Foreaker; Nays: None

Manager Lewis reviewed staff report. Mayor Beatty suggested moving the discussion item to work session.

Councilor Troutman wanted to discuss the parking layout suggestions and does not want the staff to take any action until there is more discussion with Council.

Councilor Wright asked Councilor Troutman which specific items in the suggestion he took issue with. Councilor Troutman is not in favor of angled parking; it will not work for Maupin apart from the Fourth Street angled parking by the school that is already established. Does not think Maupin will have parking issues like it has had in the past. Is not in favor of putting stickers on cars that violate parking ordinances.

Madeline Rhoades asked if Council was going to decide on parking layouts today; asked about parking map and "thanks for visiting card" suggestions. Manager Lewis said that if a property owner said they have an issue with a vehicle parked on Deschutes Avenue, the City could place a card on the windshield to suggest where to park in the future. Mike Johnston said dealing with vehicles is the cost of doing business in a small town.

Deora Patton asked if the parking layout discussion in the work session will be open for public testimony. Said that angled parking on streets between Deschutes and Grant Avenues would create a hazard; one-way streets are also not doable. Ms. Patton asked what the complaint process would be with parking hazards if the complaint process were amended. Ms. Patton was not aware of parking meetings and would have participated if she knew about them.

Councilor Troutman said angled parking could work on Sixth Street if the street bumpers were removed. Ms. Rhoades said the consensus at the second parking meeting was the same. Ms. Patton said she does not think angled parking would work on Sixth; asked how City would enforce compact cars.

Mayor Beatty said this discussion will continue in the work session.

Councilor Roper asked why there was a dislike of angled parking. Ms. Patton talked about history of Maupin's street design standards.

**Discussion: MMC 9.10 Nuisances and Abatement**

Medy Gantz said the combination of business and residential is complicating the issue in the area being discussed.

Don Jacklin said the City should encourage raft companies to point visitor parking to Fourth Street.

Lauren Whitaker asked how City would regulate compact parking. Angled parking takes away space from trailers and busses used for rafting and fishing businesses during the season and for farmers and ranchers year-round.

Mayor Beatty said the topic will continue to be discussed in a work session and Council will bring decisions back to a regular meeting.

Jon Helquist asked if the City will continue to enforce existing ordinances. Councilor Foreaker said enforcement should continue.

Community Liaison Napoli reviewed staff report. There are currently two occupied RVs on private property; expects more as the tourism season begins. One RV is used as a residence for a business owner.

Councilor Foraker said that an ideal solution would be to turn the RVs into ADUs; doesn't want to see the city become a de facto trailer park.

Councilor Troutman said that if there were more houses on the market in Maupin, the ordinance could be enforced; the city should allow businesses to operate however they can.

Staff confirmed for Deora Patton that property owners with RVs are not paying additional water and sewer rates at this time.

Councilor Wright asked why the RVs are not in an RV park in town where there are more amenities. Community Liaison Napoli said it is probably a financial decision.

Chamber Director Riley said that the Bakeoven solar project workers will be back in September and the housing issues the city previously experienced will be back again.

Rod Woodside said there are open spaces at the RV Park now, but may not be when the solar project workers return. Mr. Woodside said there is an RV on his family's property that is used as a rental; it is economically good for both parties involved.

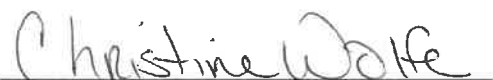
Councilor Roper moved to continue the RV Occupancy Program until December 31, 2023. Councilor Troutman seconded the motion. No further discussion. The motion passed unanimously on a 5-0 vote. Ayes: Beatty, Wright, Roper, Troutman, Foreaker; Nays: None

#### Discussion: RV Occupancy Program

<b>Discussion: Work Session Date</b>	Councilors agreed to hold a work session on Wednesday, May 17 at 4:30 p.m. Civic Center to discuss Council rules and procedures, Maupin Municipal Code, and the City Manager job description.
<b>Communications</b>	<p>Mayor Beatty addressed the letters that arrived on April 28 and did not make the Council packet but were distributed at the meeting. She said that the signs on private property that say "Don't Bend Maupin" speak to the differences we have in town. The letters are helpful for Council to understand what people in town are thinking and feeling right now.</p> <p>Mr. Woodside said that the anonymous letter that was published in the packet received a negative response on social media and was not taken well by citizens.</p> <p>Ms. Patton said that in the past all complaints had to be signed and referenced code compliance complaint process. Ms. Patton addressed the reference to the yard in the anonymous letter, and said that she thinks the yard looks like art. Ms. Patton said that Council should dismiss the complaint because of noncompliance of city complaint process.</p> <p>Mayor Beatty agrees with Ms. Patton and said that she thinks the yard is art.</p> <p>Ms. Riley said, as a realtor, that she thinks the signs are negative and should be addressed.</p> <p>Mr. Woodside said people who are offended by the signs are people he doesn't want in town; "If they like your hoity toity crap stay at home where you're at."</p>
<b>Executive Session</b>	No executive session.
<b>Adjourn</b>	Charles Maes asked about upside down flag on private property. The next meeting will take place on Wednesday, May 31, 2023. Mayor Beatty adjourned the meeting at 8:38 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

Signed:   
Carol Beatty, Mayor

Attest:   
Christine Wolfe, City Recorder