



MINUTES

City Council Meeting

Wednesday, June 28, 2023

Maupin Civic Center (507 Grant Avenue) and virtually on Zoom

Call to Order / Roll call of City Council and Staff / Pledge of Allegiance	<p>Mayor Carol Beatty called the meeting to order at 6:29 p.m. Roll call of City Council and Staff was conducted by City Recorder Christine Wolfe <i>Presiding:</i> Mayor Beatty <i>Council Present:</i> Susan Wright, Mark Roper, Mike Foreaker, Rob Miles, Kathy Peck, Tom Troutman <i>Council Absent:</i> None <i>Staff Present:</i> Recorder Wolfe, City Attorney Ruben Cleaveland, Administrative Assistant Bronte Dod, Planner Kirk Fatland, Community Liaison Melissa Napoli <i>Visitors Present:</i> Jon Helquist, Medy Gantz, Don Jacklin, Colleen Strohm, Tom Gantz, Rod Woodside, John Bildsoe, Mark John, Heather John, Allison Bechtol, Randy Bechtol, Tim Morelli, Sara Morelli, Suze Riley</p>
Consent Agenda	<p>Councilor Peck moved to approve the consent agenda as presented. Councilor Foreaker second. Unanimously approved. No further discussion. The motion passed unanimously on a 6-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper; Nays: None Absent: Troutman.</p>
Public Comment	<p>Medy Gantz: Thanked Council for \$1,000 grant for the Maupin Dig n' Hoe Garden Club. The Club spent the funds on the butterfly garden, light at Blue Star Memorial Garden flag, and assisted living center planters. Asked Council to remember that Garden Club is made up of full-time residents who live in Maupin, and asked Council to be careful of decisions that are made so that neighborhoods are not disrupted.</p>
Reports	<p>Mayor Beatty reviewed submitted reports. Councilor Miles provided an update on the school bond construction project. Councilor Roper reviewed Parks outdoor movie program. Councilor Troutman asked Director Riley why his business isn't in the new Chamber visitors guide. Director Riley apologized for the oversight; it is updated online.</p>
Consider: OLCC Liquor License for 609 S Hwy 197, Oasis Cabin Resort	<p>Planner Fatland presented the staff report. Councilor Miles moved to accept Planning Commission's recommendation to approve the Greater Privilege Liquor License application submitted by Oh Nice Holdings LLC for Oasis Cabin Resort. Councilor Foreaker seconded. No further discussion. The motion passed unanimously on a 6-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper; Nays: None Absent: Troutman.</p>
Continued Public Hearing: Legislative Amendment to the Comprehensive Plan/Zoning Map Redesignating 27	<p>Planner Fatland reviewed the staff report and history of the three previous hearings about the proposal. Public testimony was closed and Councilors were still deliberating.</p>

Properties Located in East Maupin as Recreational Commercial

Councilor Troutman will abstain from Councilor discussion and vote due to an actual conflict of interest because he is a councilor, property owner, and appealing decision of Planning Commission.

Councilor Foreaker has concerns regarding short term rentals. Said intent was to provide an area of town where STRs are designated and that would satisfy market for STRs. Finding that there is more pressure for expanding STRs into residential zones, which is what the City was trying to avoid. Would like to table discussion until after joint work session with Planning Commission to talk about the larger issue and more regulations. Said that allowing more vacation rentals will change the community.

Councilor Foreaker recused himself from vote at the last meeting because River Run Lodge is on an MDR-zoned lot that was proposed for rezone to RC. Spoke with staff and Planner Fatland and found that the zoning was an error and the property is already zoned RC, so he does not need to recuse himself from the discussion or vote.

Councilor Peck in favor of Councilor Foreaker's suggestion to wait to decide about the proposal until after the joint work session. Said that she would not pursue blanket zoning for east side; would like to be more specific on certain needs and opportunities and have more discussions.

Councilor Roper agrees with Councilors Peck and Foreaker. Roper said Commissioner Jones has more research about STRs that is valuable to conversation.

Councilors Miles rebuts Councilor Foreaker; said intent was east Maupin zone cleanup and STRs were not part of the conversation and the discussion has derailed the proposal. Said RC development of STRs will be new construction and a bigger tax base is a good thing for the community. Councilor Foreaker said the proposal and discussion was always about STRs and creating a zone where that was possible.

Councilor Miles moved to continue the public hearing to consider the Legislative Amendment to the Comprehensive Plan/Zoning Map redesignating 27 properties located in East Maupin as Recreational Commercial to the next City Council meeting after the joint work session between Councilors and Planning Commission occurs. Councilor Peck seconded. No further discussion.

The motion passed on a 6-0-1 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper; Nays: None; Abstain: Troutman.

Consider: Anderson Perry SOW Staats Avenue/Second Street Utility Extension

Councilor Miles asked about why the City is paying for this utility installation. Councilor Troutman replied that it's a City responsibility and explained the history of the site plan approved in the area and the lack of utilities and infrastructure planning in the area.

Councilors discussed the water and sewer funds, system development charges, the site plan approval process, issuing permits, and precedents

	<p>for funding infrastructure in the City rights of way. Attorney Cleaveland will research the related City ordinances and advise.</p> <p>Councilor Miles moved to authorize the Work Order for 2nd Street and Staats Avenue Water and Sewer Extensions prepared by Anderson Perry & Associates and to instruct Attorney Cleaveland and City Staff to investigate cost sharing and legal obligations moving forward. Councilor Wright second. No further discussion.</p> <p>The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p>
<p>Consider: 2023 Community Wildfire Risk Reduction Grant</p>	<p>The City was awarded two grants from the Oregon State Fire Marshal for Community Wildfire Risk Reduction totaling \$95,000. Recorder Wolfe provided background on the grant applications. Said she is in favor of accepting the grants with amendments to the scope of work. Councilors discussed wildfire risk in city limits and how the grant would address issues on properties.</p> <p>John Bildsoe: Volunteer firefighter who helped write the grants. Said the State Fire Marshal's office is looking for long term sustainability in the programs that are implemented. His intention in writing the grant was that everyone would have a fair shot at the funds; it's easy to spread funds to property owners who need help. He said that the MVFD needs more volunteers; brush needs to be cleared in the City's rights of way.</p> <p>Attorney Cleaveland read Resolution 06282023 accepting the grant.</p> <p>Councilor Miles moved to accept the 2023 Community Wildfire Risk Reduction grants and authorize staff to enter into an agreement with the Oregon State Fire Marshal's Office. Councilor Peck second. No further discussion.</p> <p>The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p>
<p>Discussion: Legion Hall Update</p>	<p>Councilor Wright will meet with Ben Gates and Margo Rettig of Urban Patterns to discuss Legion Hall master plan proposal. The building is not safe to use right now and staff has taken the Legion Hall off the calendar for the summer; will not allow public to rent or use facility until results of analysis.</p>
<p>Schedule: City Council and Planning Commission Joint Work Session</p>	<p>City staff will coordinate with Councilors to plan a date for the joint work session.</p>
	<p>Mayor Beatty adjourned regular session at 7:48 p.m.</p>
<p>Executive Session</p>	<p>Councilors entered executive session at 7:48 p.m. pursuant to ORS 192.660(2)(b) – To consider the dismissal or disciplining of, or to hear complaints or charges brought against a public officer, employee, staff member or individual agent who does not request an open hearing and ORS 192.660(2)(i) – To review and evaluate the employment-related performance of the chief executive officer of any public body, a public</p>

	officer, employee, or staff member who does not request an open hearing.
Return to regular Session	Mayor Beatty returned to regular session at 8:33 p.m. Councilor Miles made a motion to terminate employment with Kevin Lewis without cause and direct Mayor Beatty to send a letter to Mr. Lewis informing him of the decision. Councilor Troutman second. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Wright, Troutman, Miles, Foreaker, Peck, Roper; Nays: None.
Adjourn	The next meeting will take place on Wednesday, July 26, 2023, at 6:30 p.m. Mayor Beatty adjourned the meeting at 8:38 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

Signed: Carol Beatty
Carol Beatty, Mayor

Attest: Christine Wolfe
Christine Wolfe, City Recorder