



MINUTES

City Council Meeting

Wednesday, August 23, 2023

Maupin Civic Center (507 Grant 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 6:30 p.m. Roll call of City Council and Staff was conducted by City Recorder Christine Wolfe
Presiding: Mayor Beatty
Council Present: Mark Roper, Mike Foreaker, Rob Miles, Kathy Peck, Tom Troutman
Council Absent: None
Staff Present: Recorder Wolfe, City Attorney Ruben Cleaveland, Administrative Assistant Bronte Dod, Planner Kirk Fatland, Community Liaison Melissa Napoli
Visitors Present: Doug Lowell, Colleen Strohm, Marni Malefyt, Ron Walp, Rod Woodside, Shelby Dumire, Chamber Director Suze Riley, Greg and Amy O'Neal, Mark John, Heather John, Christine Fruehling, Lesley Bennett, Jeff Dooley, John Wood

Consent Agenda

Councilor Miles moved to approve the consent agenda as presented. Councilor Peck second. No further discussion. The motion passed unanimously on a 6-0 vote. Ayes: Beatty, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.

Public Comment

Colleen Strohm announced she is starting a monthly newspaper, the *South Wasco Times*. Her goal is to provide accurate information about the City to residents and events in the area.

Doug Lowell commented that he appreciated the report created by Planning Commissioner Michael Jones regarding short term rentals presented during the East Side zoning work session. He supports the proposal to restrict RC zoning to East Maupin, capping short term rentals, and eliminating spot zoning on the west side.

Marni Malefyt encouraged Council to continue the direction it was headed in regarding the proposal to rezone East Maupin.

Councilor Troutman said he is concerned about the Deschutes Rim Health Clinic and would like to start a conversation about how the City can get involved and what it would take to make it a viable entity in Maupin. Councilor Roper agreed. Councilor Troutman is also concerned about excess water running at the high school. Staff is looking into the issue.

Reports

Mayor Beatty reviewed submitted reports.

Vacant City Council Seat Declared

Attorney Cleaveland advised that the City Council position previously held by Susan Wright needs to officially be

	<p>declared vacant before a new City Council member is appointed.</p> <p>Councilor Miles moved that the City Council position held by Susan Wright is vacant. Councilor Troutman second. No further discussion. The motion passed unanimously on a 6-0 vote. Ayes: Beatty, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p>
<p>Appoint: City Council Member</p>	<p>Mayor Beatty spoke with several people about the position, and after the discussions there is one candidate for the seat. Mayor Beatty introduced Shelby Dumire and explained her background.</p> <p>Councilor Peck asked Ms. Dumire what she will bring to City Council. Ms. Dumire said she would provide a different view on things and bring her perspective to the table. She grew up in Maupin, left for some time, then moved back three years ago.</p> <p>Mayor Beatty recommended that Council appoint her to the position.</p> <p>Councilor Foreaker moved to appoint Shelby Dumire to the vacant City Council position. Councilor Troutman second. No further discussion. The motion passed unanimously on a 6-0 vote. Ayes: Beatty, Foreaker, Miles, Peck, Roper, Troutman; Nays: None.</p> <p>Recorder Wolfe swore in Shelby Dumire to City Council and Councilor Dumire joined the Council table for the remainder of the meeting.</p>
<p>Elect: City Council President</p>	<p>Councilor Peck nominated Councilor Troutman to be City Council President. Councilor Foreaker second. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Foreaker, Miles, Peck, Roper, Troutman, Dumire; Nays: None.</p>
<p>Consider: Resolution: 08232023 Authorizing Changing Bank Statement Signatories</p>	<p>Councilor Miles moved to approve Resolution 03232023 as written. Councilor Peck second. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Foreaker, Miles, Peck, Roper, Troutman, Dumire; Nays: None.</p>
<p>Consider: MOUs for Emergency Management</p>	<p>Councilor Miles moved to authorize Mayor Beatty to sign MOUs for emergency management. Councilor Roper second. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Foreaker, Miles, Peck, Roper, Troutman, Dumire; Nays: None.</p>
<p>Continued Public Hearing: Legislative Amendment to the Comprehensive Plan/Zoning Map Redesignating 27 Properties Located in East Maupin as Recreational Commercial</p>	<p>Planner Fatland summarized the public hearings that have been held for rezoning 27 properties in East Maupin from Medium Density Residential, Industrial, and Open Space to Recreational Commercial and presented Councilors with their options for decisions.</p>

Councilor Peck moved to allow up to 10 short term rental licenses. Motion failed due to lack of a second.

Mayor Beatty asked if the discussion about capping short term rentals should continue before a decision is made about rezoning. Councilor Peck said that by placing a cap on short term rentals, it would allow Council to move forward on the rezoning issue.

Discussion about how concerns about the growing number of short term rentals prevented a decision from being made about rezoning East Maupin.

Attorney Cleaveland advised that limiting short term rentals may require an amendment to the short term rental ordinance, which would come before Council. Planner Fatland agreed that no changes would be needed to the zoning ordinance, but an amendment would be made to the short term rental ordinance.

Councilor Miles agreed with the idea to limit the number of short term rentals; suggested 15 total.

Rod Woodside said there may be issues with administering the cap. Planning Commissioner Riley suggested that Council direct Planning Commission to work on the details of limiting the number of licenses.

Mayor Beatty said that Council should consider the issue. She said she supports rezoning East Maupin to RC except for Mr. Troutman's Industrial-zoned properties. She also supports placing a cap on the number of short term rentals allowed for a trial period.

Councilor Troutman agrees with a cap and asked what would happen if the number should be increased in the future. Councilor Troutman suggested limiting to 12 licenses. Councilor Roper suggested capping by percentage, which would allow more licenses as the town grows. Councilor Miles agrees with Mayor Beatty's recommendation. Attorney Cleaveland advised about how to handle a cap with ordinances and resolutions; amend the ordinance to limit the licenses and change the number of licenses by resolution.

Councilor Miles moved to accept the Planning Commission's recommendation to amend the Comprehensive Plan/Zoning Map and redesignate the taxlots 05S 14E 05100, 04S 14E 32 DD 6300, 04S 14E 32 DD 6400, 04S 14E 32 DD 6500, 04S 14E 32 DD 6600, 05S 14E 5 AA 100, 5S 14E 5 AA 200, 5S 14E 5 AA 201, 5S 14E 5 AA 300, 5S 14E 5 AB 900, 5S 14E 5 AB 1000, 5S 14E 5 AB 1200, 5S 14E 5 AB 1100, 5S 14E 5 AB 800, 5S 14E 5 AB 701, 5S 14E 5 AB 702, 5S 14E 5 AB 700, 5S 14E 5 AA 2000,

	<p>5S 14E 5 AA 1900, 5S 14E 5 AA 1800, 4S 14E 32DD 5700, and 5S 14E 5 AA 2100 in East Maupin from Medium Density Residential and Open Space to Recreational Commercial. Councilor Foreaker second. The motion passed on a 5-0-2 vote. Ayes: Beatty, Peck, Dumire, Miles, Foreaker; Nays: None; Abstain: Roper, Troutman.</p> <p>City Council reached a consensus to direct Planning Commission to create a cap limiting the number of short-term rental licenses and develop procedures and standards to modify that number in the future. Council would like a recommendation at Council's next meeting.</p>
<p>Consider: Draft Technical Memo for West Maupin Development</p>	<p>Councilor Miles moved to approve the Technical Memo for West Maupin Development created by Anderson Perry. Councilor Troutman second. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Foreaker, Miles, Peck, Roper, Troutman, Dumire; Nays: None.</p>
<p>Discussion: Small City Allotment Grant</p>	<p>Staff presented an update about the Grant Avenue Street Improvement Project. Council reached a consensus for Attorney Cleaveland to create an informal solicitation for Grant Avenue Street improvement.</p>
<p>Discussion: City Manager Recruitment</p>	<p>Mayor Beatty suggested that the City open the City Manager position to employees first. Councilor Roper thought that the decision was already made not to open internally first. Mayor Beatty said the recruitment process would be a lot of work and wanted to take a small step first to open the position up to employees. Councilor Foreaker disagreed and said he would like to cast a wider net and open it up to the public.</p> <p>Ms. Strohm asked if the City had to spend money on recruitment. Mayor Beatty said no, the City does not have to.</p> <p>Councilor Miles agreed with Councilor Foreaker.</p> <p>Rod Woodside asked for Council's opinion on why the City needs a City Manager. Councilor Miles said the City is a significant entity; someone has to lead the charge. The mayor is an unpaid position and it's unrealistic to think that the mayor is going to take the time and energy to manage the city's employees effectively. Mayor Beatty said that since she has been in this position that the work is demanding. The City has significant upcoming infrastructure projects that needs a manager. Doug Lowell said that Lynn Ewing said that managing the city is a 60-hour a week job. Lesley Bennett said that Community Visioning has lost momentum and encourages Council to find someone with experience as a City Manager.</p> <p>City Council discussed opening the position to employees again, then reached a consensus to open the position to the public and not open it internally first. Medy Gantz spoke in favor of hiring an outside firm to manage the City Manager</p>

recruitment process and is not opposed to spending the money to find the best fit.

Recorder Wolfe said that the City needs to look at the budget first and see how much it can offer as a salary. Administrative Assistant Dod and Community Liaison Napoli and spoke in favor of hiring an outside firm to manage the recruitment process. Councilor Foreaker is in favor of using a professional firm for recruitment and suggested that the investment could work with the budget.

Councilor Foreaker made a motion that the City retain a firm recommended by League of Oregon Cities to manage the search for a City Manager and spend up to \$23,000.

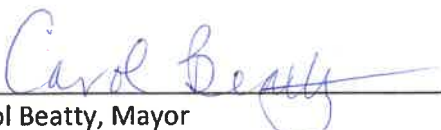
Attorney Cleaveland advised that the City will need to seek three proposals for a City Manager recruitment process and Council needs to reach a consensus of whether to hire a recruitment firm. Councilor Miles said the discussion is good and asked why City Council changed their minds after previously agreeing not to hire a firm for recruitment. Mayor Beatty said that in conversations with councilors there were still opposing ideas. Councilor Troutman agreed with Administrative Assistant Dod and spoke in favor of using a recruitment firm. He said that the City Manager search is a big process to find the right person, even though he doesn't think the City needs a City Manager. Councilor Peck is in favor of using a recruitment firm to help lead Council in finding the right person.


Councilor Foreaker moved that the City proceed with soliciting proposals from at least three recruitment firms to assist with City Manager search. Councilor Peck second. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Foreaker, Miles, Peck, Roper, Troutman, Dumire; Nays: None.

Adjourn

The next meeting will take place on Wednesday, September 27, 2023, at 6:30 p.m. Mayor Beatty adjourned the meeting at 8:23 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

Signed: 
Carol Beatty, Mayor

Attest: 
Christine Wolfe, City Recorder

