



MINUTES

City Council Work Session & Meeting

Wednesday, January 24, 2024

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

Work Session: City Manager Contract

Mayor Carol Beatty opened the Work Session at 5:40 p.m. Councilors, Attorney Ruben Cleaveland, City Recorder Wolfe, and incoming City Manager Nick Smith discussed the proposed employment contract and salary. All parties reached a consensus about the proposed contract and salary. The Work Session ended at 6:26 p.m.

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

Mayor Beatty called the regular session meeting to order at 6:36 p.m. Roll call of City Council and Staff was conducted by Recorder Wolfe
Presiding: Mayor Carol Beatty
Council Present: Mark Roper, Rob Miles, Kathy Peck, Tom Troutman, Mike Foreaker
Council Absent: Shelby Dumire (excused)
Staff Present: City Manager Nick Smith, Recorder Wolfe, Administrative Assistant Bronte Dod, Community Liaison Melissa Napoli, Attorney Ruben Cleaveland
Visitors Present: Madeline Rhoades, Joe Salvinoff, Sheriff Lane Magill, Kathy Richey, Colleen Strohm, Karletta Carrithers, Chamber Director Suze Riley, Lauren Whitaker, Mike Johnston, Stephen Grover, Jeff Dooley, Lesley Bennett, Jodan Belozar, Kendra Farris, Karen Miller, Doug Lowell, Bob Austin, Medy Gantz, Kathy Ringo

Consent Agenda

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

Public Comment

Kathy Ringo read a letter from homeowners on Elrod Avenue and Elrod Place into the record.

Kathy Richey: Would like opportunity to talk about the Recycle Depot shed issue during its time on the agenda.

Colleen Strohm: Said that the first a lot of people heard about the size of the Imperial River Co. RV Park was during the subdivision hearing on January 9. Said it was a big surprise that it could be that close to the river. Has ecological, location, and flooding concerns. Even though it was passed over a year ago, thinks the City should look at it and make sure due diligence was done.

Mike Johnston: Wondering if the RV park will have an onsite manager who will manage light and noise concerns. Doesn't think Wasco County will have the time to send a deputy to manage any issues.

	<p>Lesley Bennett: Confused about where the RV park is in the planning process and would like clarification. Has concerns about development in the riparian area. Attorney Cleaveland said she can follow up with staff afterwards to get answers to those questions.</p> <p>Madeline Rhoades: It would be great to get information out to everybody rather than individuals having to seek every answer. Suggested a town hall or meeting where they could have questions answered in an easily accessible way.</p>
<p>Reports</p>	<p>Administrative Assistant Dod presented a report on behalf of City Planner Dan Meader on Planning Commission’s recent approval of a preliminary plat for a proposed subdivision in Maupin.</p> <p>Councilor Roper asked if the City knew the cost to replace the leaking Upper Reservoir water tank. City Manager Smith said it would cost between \$2-\$3 million and is not recommended by the engineers.</p> <p>Councilor Troutman thanked the Public Works staff for their work during the latest winter storm. Said that more coordination on street plowing with ODOT may be necessary in the future. City Manager Smith said he will follow up with Public Works and ODOT on those issues.</p>
<p>City Manager Contract</p>	<p>Councilor Miles moved to offer the City Manager contract with proposed changes and an annual salary of \$85,000. Councilor Troutman second. No further discussion. The motion passed unanimously on a 6-0 vote. Ayes: Beatty, Roper, Miles, Troutman, Peck, Foreaker; Nays: None.</p>
<p>Wasco County Emergency Operations Plan</p>	<p>Sheriff Lane Magill presented information about Wasco County’s project to update their Emergency Operations Plan and suggested that Maupin create an annex to the plan. Community Liaison Napoli recommended that the City join the plan and submit an annex. It will take her a few months to complete. Consensus from Council for Community Liaison Napoli to submit an annex to the Wasco County Emergency Operations Plan.</p>
<p>TextMyGov Program</p>	<p>Recorder Wolfe presented information about the proposal for the City to sign up for the TextMyGov program. It’s a texting service that will allow the City to community to residents through text and will be helpful for meeting reminders, emergency notifications, important news alerts, and water/sewer information. The program costs \$1,500 per year and the first year also has a \$500 set up fee. The City will pay for this service from the Community & Economic Development fund.</p> <p>Councilor Foraker moved to approve the City to sign up for the TextMyGov program. Councilor Troutman second. No further discussion. The motion passed unanimously on a 6-0</p>

	<p>vote. Ayes: Beatty, Roper, Miles, Troutman, Peck, Foreaker; Nays: None.</p>
<p>Special Event Permit Ordinance</p>	<p>Staff and Attorney Cleaveland presented the final draft of the Special Event Permit Ordinance. Chamber Director Riley and Councilor Miles asked if the requirement for an application to be submitted 60 days before an event could be changed. Riley said that sometimes impromptu events occur with the Chamber and they would like the opportunity to still have those events on City property, or they would be moved to private property.</p> <p>Councilors suggested an amendment to the ordinance that the City Manager could have discretion to approve applications if they are submitted less than 60 days before an event. Attorney Cleaveland will make the changes and present the ordinance at the February Council meeting.</p>
<p>Adopt a Highway Program Renewal</p>	<p>Community Liaison Napoli presented information about the Adopt a Highway program. Staff, councilors, and commissioners are supposed to host twice yearly cleanup events along the adopted section of Highway 197. Community Liaison Napoli renewed the program for the next five years.</p> <p>Councilor Troutman moved to accept the recommendation to continue the ODOT pick up garbage program for the next five years. Councilor Miles second. No further discussion. The motion passed unanimously on a 6-0 vote. Ayes: Beatty, Roper, Miles, Troutman, Peck, Foreaker; Nays: None.</p>
<p>RV Enforcement Moratorium</p>	<p>Community Liaison Napoli reported that the moratorium on enforcing occupied RVs on properties has ended and reported that there had not been any issues with the program or RVs. She recommends that Council extend the program for another one-year period.</p> <p>Councilor Miles moved to extend the RV enforcement moratorium for one year. Councilor Foreaker second. No further discussion. The motion passed unanimously on a 6-0 vote. Ayes: Beatty, Roper, Miles, Troutman, Peck, Foreaker; Nays: None.</p>
<p>Recycling Depot Shed and Refundable Donations</p>	<p>Kathy Richey shared information about the shed at the Recycle Depot and The Life Raft Pantry's fundraiser to collect donated refundables at the Recycle Depot. She asked Council to support the Pantry's fundraiser to collect cans.</p> <p>Councilor Troutman said he wants to support The Life Raft Pantry and asked about the ownership of the shed. The shed was purchased by South Wasco Alliance through a grant from Tri-County Waste and Recycle to support the collection of donated refundables as a fundraiser for South Wasco Youth Programs. Amber Anderson was the director of SWYP who donated the shed to the City, but did not have the authority to do so. At the March board meeting, Richey will ask SWA if</p>

they will donate the shed to the Pantry. If the shed is donated to the Pantry, they will remove it from the Recycle Depot if required, but they would prefer to keep it at the Recycle Depot to continue the fundraiser.

City Manager Smith said that the City does not want to be in the middle of the can fundraising. The refundable collection also presents a risk of attracting insects and mice to the reservoir yard, which is an issue for the City. Recorder Wolfe said that the City should not be responsible for deciding who can receive the donated refundables and it will create issues in the future. Staff recommends removing the shed from the property and the nonprofits or individuals who want to collect cans for donations can do so on their own.

Councilors and staff would support the blue bag can donation program, but Richey said the Pantry does not want to do that. Richey said she will park a truck and trailer on the street outside the Recycle Depot during its open hours and continue the fundraiser there. She said she will get the shed back and move it to private property within 3 months.

Nuisance and Abatement Ordinance and MOU with Wasco County Circuit Court	Attorney Cleaveland is still waiting to hear back from the Wasco County Circuit Court on the proposed MOU and amendments to the Nuisance and Abatement ordinance. He will provide another update at the February meeting.
City Council Goal Setting Work Session	A work session for City Council to discuss goals for FY24-25 will take place on Friday, February 9 at 10 a.m.
Communications	<p>A letter was received from Keelia Carver advocating for additional part time staff at the Southern Wasco County Library. Councilors can discuss the issue during the budget meetings, and the City should continue working with the Wasco County Library Service District to receive more funding.</p> <p>A letter was received from homeowners and residents on Elrod Avenue and Elrod Place in opposition to an RV Park that was approved in March 2022.</p>
Adjourn	The next regular meeting will take place on February 28, 2024 at 6:30 p.m. Mayor Beatty adjourned the meeting at 8:06 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

Signed: Carol Beatty
Carol Beatty, Mayor

Attest: Christine Wolfe
Christine Wolfe, City Recorder

Homeowner Letter re Proposed RV Park

To the City Council of Maupin,

We the undersigned are homeowners and residents along Elrod Avenue and Elrod Place in Maupin, and we would like to address the overall site plan for a development of an RV park proposed by the Imperial River Company, which involves property between the Deschutes River and Highway 197 directly across from our homes.

We have all been aware of intentions to develop this property, and none of us objects to that in principle. However, the current proposal indicates 33 slots for recreational vehicles and 8 housing sites. The housing sites cause us no concern. But the density level of the RV park causes us great concern.

It would be fair to say we are, to a person, horrified by current proposal.

The majority of us have just seen the proposed RV park plan for the first time in the last few weeks. Had we any inkling it would be a proposal of this density and magnitude we certainly would have spoken up sooner.

A great part of the value of our homes lies in the views we have of the Deschutes River and the peaceful atmosphere that is a hallmark of the Maupin experience. We have no complaints about looking out upon what is commonly called East Maupin with its recreational businesses, restaurants, potential short-term rentals, and the traffic of Highway 197.

An RV park of this magnitude is an entirely different thing.

The density proposed in this development plan would significantly alter not only the views we have but also the peace and quiet we currently experience, and would utterly disrupt the reasons we own our homes in the first place. The Imperial River Company development would offer more RV slots than the Maupin City Park. The maximization of possible slots seems to leave no room for any landscaping that might help mitigate the impact of an RV park, both in terms of the view and the noise levels.

This RV park would essentially, if fully occupied, constitute the equivalent of 8% of Maupin's current population crammed as tightly as possible onto approximately 4 acres.

As disturbing as this plan is, we find it equally disturbing that a spokesperson for the development has indicated there will be no rules, regulations, or covenants controlling either duration of stay or behavior of the campers—or anything else, for that matter. It will be an ungoverned facility.

If this plan is executed, the City of Maupin stands to lose property tax revenues based on the reduced property values that will surely occur. This will impact at least 19 Maupin families, with tax assessments of their properties just shy of \$4million. Keep in mind, this is the assessed value, not the actual value. What reduction in property values would be acceptable to the city?

Would ten per cent be acceptable? Twenty per cent? Thirty percent? It's hard to concretely measure the negative impact of property values an RV park of this density would cause. And then there are the financial losses to the families involved, whose homes will suddenly be worth substantially less than their current values.

It's hard to understand why the planning commission and city council have been so cautious to approve short-term rentals, and yet are so swift in moving forward a development which will have a significant impact on our community.

Therefore, we are asking the City Council to put a hold on approving this development plan to allow for conversation and negotiation between the affected parties and the developer. Perhaps the city and the planning commission would join in this conversation to more fully grasp its impact and determine what is in Maupin's best interest.

There are opportunities to explore a development that would be both profitable to the developer, that would serve our vital tourism industry, and that would be acceptable to the members of the community who will feel this development's impact. We are asking for the time to do so.