



# MINUTES

City Council Meeting

Wednesday, February 28, 2024

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

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

Mayor Beatty called the regular session meeting to order at 6:31 p.m. Roll call of City Council and Staff was conducted by Administrative Assistant Bronte Dod  
*Presiding:* Mayor Carol Beatty  
*Council Present:* Mark Roper, Rob Miles, Kathy Peck, Tom Troutman, Mike Foreaker, Shelby Dumire  
*Council Absent:* None  
*Staff Present:* City Manager Nick Smith, Administrative Assistant Dod, Attorney Ruben Cleaveland, Planner Dan Meader, Public Works Supervisor Gary Burnett  
*Visitors Present:* Dan Richardson, Kathy Richey, William Gooch, Mark John, Heather John, John Bildsoe, Madeline Rhoades, Mike Johnston, Dennis Wright, Suze Riley, Phil Brady, Medy Gantz, Andy Kreipe, Colleen Strohm, Jeff Hurt, Allison Bechtol, Randy Bechtol, Karen Miller, Donna Henderson, John Helquist, Holly Henderson, Lauren Whitaker, Vicki Ballou, Jordan Belozzer, Rod Woodside

## Consent Agenda

Councilor Troutman moved to approve the consent agenda as presented. Councilor Foreaker second. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Roper, Miles, Troutman, Peck, Foreaker, Dumire; Nays: None.

## Public Comment

Kathy Richey: Read a letter into the record requesting to collect refundable donations at Maupin City Park and would like to continue the discussion as an agenda item in March.

Wasco County Commissioner Phil Brady: Member of the housing authority board and is looking to see if they can do work around affordable housing in the Maupin area.

Dan Richardson: City Councilor in The Dalles running for Wasco County Commissioner. Here to listen and available to talk to anyone after the meeting.

John Bildsoe: Part-time Maupin resident and MVFD volunteer. At the recent MVFD meeting, it was discovered that the SCBA devices are not working and need to be replaced. Looking for budget information to replace equipment. Also wondering if ordinances and code are available online. [Admin Asst Dod showed him where to find ordinances and code on the website]. Would like City financial reports to be more detailed each month. Also brought up a broken flagpole light at the Blue Star Memorial Garden.

Colleen Strohm: Appreciate Phil Brady and Dan Richardson being at the meeting. The South Wasco Times and South Wasco Alliance are promoting a town hall on April 18 so the public can meet the

	Wasco County Commissioner candidates and that the candidates are aware of South Wasco County issues.
<b>Reports</b>	Councilor Troutman congratulated Gary Burnett for accepting the Public Works Supervisor position.
<b>Resolution 2282024 to Update Bank Signatories</b>	Councilor Miles moved to update the bank signatories to include City Manager Nick Smith approve Resolution 2282024. Councilor Troutman second. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Roper, Miles, Troutman, Peck, Foreaker, Dumire; Nays: None.
<b>Grants for Local Nonprofits</b>	<p>Medy Gantz spoke on behalf of the Garden Club application and said that the grant funds received would stay in Maupin for garden club projects.</p> <p>Kathy Richey spoke on behalf of The Life Raft Pantry and said that funds would support general operating costs.</p> <p>Dennis Wright spoke on behalf of American Legion Post 73 said funds would be used for programs for the Legion and the community.</p> <p>Councilor Peck moved to approve a \$1,000 grant each to the American Legion Post 73, The Life Raft Pantry, and Maupin Dig and Hoe Garden Club. Councilor Miles second. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Roper, Miles, Troutman, Peck, Foreaker, Dumire; Nays: None.</p>
<b>Special Event Permit Ordinance</b>	Councilor Miles moved to approve by reading of the title only an ordinance of the City of Maupin providing for the regulation of special events and establishing a permit program to conduct a special event. Councilor Dumire second. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Roper, Miles, Troutman, Peck, Foreaker, Dumire; Nays: None.
<b>Food Cart Ordinance</b>	<p>Recommendations from Planner Meader and Planning Commission to adapt the food cart pilot program ordinance and adopt a permanent food cart ordinance were presented to Council.</p> <p>Councilor Peck asked for clarification on the boundaries of the Commercial Residential Transition zone.</p> <p>Consensus that a new full draft ordinance to be presented to Council for consideration in March.</p> <p>Medy Gantz confirmed which zones food carts would be allowed (GC, RC, CRT, CI). Concerned about fees for cart application and that carts could be allowed next to residential zones, and that the only regulations for carts next to residential properties are in regard to lighting.</p> <p>Administrative Assistant Dod said the fees are set by resolution; the current fee proposed is \$75. Code Compliance has its own set of fines if any issues were to arise with a cart.</p>

Councilor Peck asked about potential areas where carts could be next to residential areas. The RC zone is one area where carts could be next to homes because it is a mixed use zone. Councilor Miles said there's always the possibility of an impact between two different zones. Doesn't see that it's a big concern in this situation.

John Bildsoe asked about sanitation regulations. Planner Meader explained the different methods for wastewater and that the North Central Public Health District manages the sanitation requirements through the licenses. The ordinance will allow carts to connect to the City's sewer system.

Medy Gantz reiterated that she thinks \$75 is not an adequate application fee and that residential properties abutting a proposed food cart should receive written notice.

Councilor Miles said that the ordinance is fine as presented and should be presented at the next meeting. Consensus from Council.

Attorney Cleaveland discussed additions to Planning Commission's short term rental ordinance amendment recommendations, including adding a penalty provision per day, adjusting 3% cap by resolution, removing exterior posting requirement.

Councilors discussed the exterior posting requirement. Posting requirement has contact numbers and occupancy limits; benefit for safety and emergency services. Suggested to require small signs for information but not advertising.

Medy Gantz thinks the annual \$500 license fee is inadequate. Thinks that a cap of licenses should be determined by number, not percent of residential homes as proposed. Asked if this ordinance needs to have the specific zones allowed in it. Zoning code will determine which zones the STRs can operate in. Administrative Assistant Dod said the fees are adequate right now. Councilor Foreaker said the STRs pay lodging taxes, which is also a benefit to the City.

Councilor Troutman suggested that adopting a business license would allow Council to set fees for commercial operations that would help the City generate revenue from companies based outside of the area doing business in the community.

Consensus from Council to consider the ordinance amendments as presented with additions from Attorney Cleaveland at the March City Council meeting.

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### **Short Term Rental Ordinance**

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### **Wasco County Circuit Court and Nuisance and Abatement Ordinance Amendments**

Attorney Cleaveland said that Wasco County Circuit Court agreed to the IGA to transfer the City's municipal court services once the City passes the proposed amendments to the nuisance and abatement ordinance. The ordinance amendments will be on the agenda for consideration at the March City Council meeting.

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### **Staats Avenue-Second Street Utility Extension & Garage**

Planner Meader would like to go back to Planning Commission with two potential solutions to the garage issue. Consensus of

Council to give Planning Commission one work session to review the proposals.

Councilor Foreaker asked about the Staats Avenue highway access point and recommendations to close it. Planner Meader said the City engineer should look at it, but it should most likely be closed. City Manager Smith said the engineers are waiting for approval to move forward based on the decision about the garage and that the sewer line could be moved to accommodate the garage in the right of way. Andy Kreipe said that the structure is a garage, not a shed and would like to put money into it to make it look better.

Mayor Beatty said that Council has already sent it back to Planning Commission. Planner Meader said that there are alternatives to the plans that he would like to present. Councilor Miles said it sounds like it's not urgent enough that Council needs to make a decision today; there is time for Planning Commission to consider alternatives. City Manager Smith said road improvements can't be made until the utilities are done. Councilor Roper said he supports giving Planner Meader time to present to Planning. Jeff Hurt said that the structure is not structurally sound. He needs permanent water supply to his house, and asked if the garage were to stay would a smaller right of way allow a fire truck to access the neighborhood. Mark John said that he is not in support of keeping the garage because it impedes use of their property.

Utility extension project will be put on hold for 30 days. Mayor Beatty would like to have the issue settled at the next Council meeting in March.

Councilor Foreaker moved to send the issue of the garage and right of way on Staats Avenue-Second Street back to Planning Commission to review the two proposed alternatives from Planner Meader. Councilor Roper second. No further discussion. The motion passed unanimously on a 7-0 vote. Ayes: Beatty, Roper, Miles, Troutman, Peck, Foreaker, Dumire; Nays: None.

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**Communications**

A letter was received from Kathy Middleton requesting an addition of a part-time employee at the library.

Letter was received from Mark Whitlow about issues in the Staats Avenue-Second Area.

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**Adjourn**

The next regular meeting will take place on March 27, 2024 at 6:30 p.m. A work session for FY 24-25 goal setting will be held March 20, 2024 at 9 a.m. Mayor Beatty adjourned the meeting at 7:44 p.m.

Respectfully Submitted by Christine Wolfe, City Recorder

Signed: Carol Beatty  
Carol Beatty, Mayor

Attest: Christine Wolfe  
Christine Wolfe, City Recorder