

Minutes of the Veneta City Council
December 11, 2006

Council

Present: Mayor T. J. Brooker, Thomas Cotter, Marion Esty and Sharon Hobart-Hardin

Absent: Darrell Carman

Others: Ric Ingham, City Administrator; Margaret Boutell, Community Services Directory, Sheryl Hackett, City Recorder; Darci Henneman, Assistant City Recorder; Kyle Schauer, Public Works Superintendent; Brian Issa, Planner, Amie Collins, Program Coordinator; Tami Sakany; Scott Sanders, Joan Mariner, Ron Faust, Mona Linstromberg, Beverly Wrotenbery, Howard Hayes-Ebert, Judy Hayes-Ebert, James Norwood, Judy Stetzler, Matthew Jones, Jay Lloyd, Scott Bennett, Ben Carlsen, Rick Bradford, Duane Edmondson, Christi Till, Mark Schequin, and Jeneca Jones, West Lane News

Mayor Brooker called the Veneta City Council meeting to order at 7:03 p.m.

1. PUBLIC COMMENT

Scott Sanders , 88029 9th Street, Veneta, OR;

Mr. Sanders said this was his first light parade he volunteered for and participated in. He said there was a great turnout and a great parade. He thanked the City staff and Council for their participation.

Tami Sakany, P.O. Box 335, Veneta, OR;

Ms. Sakany told the Council that changes are happening in our area. She felt collected voices are important to hear and she read a letter to the Council to encourage small business in Veneta and encourage the Council to work closely with business owners.

Joan Mariner, 25712 Cochran Ct., Veneta, OR; read a letter to the Council to encourage the urban forest/landscape to be a top priority and applauded the Council for requiring businesses to landscape

Ron Faust, 25175 Cherry Lane, Veneta, OR;

Mr. Faust commented on the drainage problem with Cherry Street. This is an issue for the planning commission and Mr. Faust was interrupted and asked if he wanted to speak of something else. Mr. Faust brought up the issue of people who want to divide their property for developing. The properties become so small that they cannot accommodate retention facilities to meet City run off with respect to the drainage. He said the Council has allowed people to divide their backyards in order to build. He said on one hand the Council is saying it's okay to build but on the other hand the Council said the property owner doesn't meet the standards so they can't build. He said there is in effect, a moratorium on building and they cannot do that.

2. CONSENT AGENDA

**MOTION: Thomas Cotter made a motion to approve the consent agenda.
Sharon Hobart-Hardin seconded the motion.**

Vote: Marion Esty, aye; Thomas Cotter, aye; Mayor Brooker, aye; and

Sharon Hobart-Hardin, aye.

The consent agenda as approved included minutes for the November 13, 2006 regular meeting and bills paid for November/December 2006

3. PUBLIC HEARING - POSTPONED

Custodial Amendments to the Veneta Land Development & Land Division Ordinances

4. PUBLIC COMMENTS - E. BOLTON ROAD SEWER PROJECT

Proposal to form a Local Improvement District

a. Staff Presentation (A)

Margaret told the Council and audience that the Local Improvement District (LID) project on E. Bolton Road was first proposed approximately three years ago and has been in the budget ever year since. The purpose is mainly to eliminate residential septic systems within the City of Veneta that are not zoned rural/residential. Ground water contamination was a big reason why Veneta was incorporated. There is a Drinking Water Protection Plan within the LID boundary, that shows this area is within the five year time travel. East Bolton Road is one of only a few serviceable areas within the City of Veneta that still has septic systems. Within the LID, special assessments are charged, similar to taxes, which are placed on property because the property benefits from certain public improvements. Chapter 3 areas of the Veneta Municipal Code outlines maximum and minimum assessment to be applied to property. The E. Bolton Road LID project is in the preliminary stage. The City staff would like to hear public comments on the proposed project.

In some cases land owners have signed an Irrevocable Petition. It is a petition for improvements that was signed and recorded and counts as a "yes" vote if there is a request to improve and install various public infrastructure. Some of the Irrevocable Petitions were signed by developers before the properties were divided and sold to the current residents. There are seven Irrevocable Petitions on file at the City which involve 14 properties. Margaret told the Council and audience that she has a copy of the Petitions if residents would like to receive a copy.

Margaret responded to a question from Mayor Brooker, that if two thirds of the property owners or two thirds of the front-footage remonstrate, then the City must delay the project by at least six months unless the Council declares an emergency and the project is needed at once.

A best guess estimate cost for the E. Bolton LID project is \$294,300. However, this price does not include administration, legal or financing costs. The cost for the property owner may be paid in installments and a lien will be placed on the property until paid. The interest rate shall not exceed 10% and the lowest amount allowed to be paid in installments is \$1,000 annually in two payments. Other installment payments can be spread over a period of not less than 10 and not more than 30 years.

The Council had no questions regarding the staff report.

b. Proponents

Beverly Wrotenbery, 25184 E. Bolton Rd., Veneta, OR;

Ms. Wrotenbery lives with her mother in law, Elizabeth Brown. She would like to see the LID project happen. She said the septic system at her mother-in-laws overflows when it's raining and backs up into the house.

c. Opponents

Howard Hayes Ebert, 25106 E. Bolton Rd., Veneta, OR;

Mr. Hayes Ebert told the Council that his well has been tested within the last three months and bacteria was not found. The sewer system near Applegate Court has overflowed into the streets. He doesn't feel he should have to abandon his self sustaining septic system and pay for the City's new one. He felt there has been a lack of comment and dialogue on this issue and that this action is funded by growth and not by necessity.

Judy Stetzler, 25230 E. Bolton Rd., Veneta, OR;

Ms. Stetzler said she is already on City water and sewer. She will not benefit from the LID proposal. She said this project will force true Veneta residents to pay for developers to develop the property and then sell it for a profit. She said those who are already on the system should not pay for those who are not and this will do a great disservice to residents in its current form.

Matthew Jones, 25107 E. Bolton Rd., Veneta, OR;

Mr. Jones purchased his home 13 months ago. He said his house has a pumping system which pumps into the sewer system. The LID project would not benefit him because he has an adequate system and is being charged for it and doesn't feel he should pay for this improvement. He didn't ask for it, and is against it.

Jay Lloyd, 25137. E. Bolton Rd., Veneta, OR;

Mr. Lloyd asked the Council if sidewalks were included in the LID project. Mayor Brooker responded no. Mr. Lloyd said that some residence in the area have drilled wells and the City wells are taking the water from the aquifer.

Scott Bennett, 25224 E. Bolton Rd., Veneta, OR;

Mr. Bennett said he moved here approximately three months ago and currently is hooked up to City sewer and water. He doesn't feel he should be obligated to pay for City sewer going to someone else's property that he doesn't benefit from. It's an excess cost that he doesn't need.

Judy Hayes Ebert, 25106 E. Bolton Rd., Veneta, OR;

Ms. Hayes Ebert submitted a letter to the City and apologized for her loss of temper. She thanked the City staff for the notice that was sent but felt it should have been sent much sooner. Less than two weeks notice was inappropriate. She said the System Development Charges (SDC) will pay to connect one subdivision to another. Her existing system was there long before the City was incorporated and existing private systems should be allowed. She asked for a balance of justice. She felt that she shouldn't pay for a system that will benefit someone else and that her lifestyle was being abused. She said neighbors are struggling to keep their homes much less pay for something for someone else. She felt the City is growing too fast. Is this LID being proposed just because these people live in the City limits? She felt there isn't enough

water or sewage treatment facilities to handle what residents within the City limits produce. She said the City Council doesn't participate enough in the community and the LID project is unproven and does not support it.

James Norwood, 25156 E. Bolton Rd., Veneta, OR;

Mr. Norwood is opposed to the LID project and in the manner it is proceeding. He said he is already on City sewer and water and would not benefit. This would cost him more than he paid for his first home. He said in order for him to have City services on his property, he was required to run 450 feet of pipe for water in one direction on his property and 100 feet to the sewer in the other direction. He's already hooked up and pays for City water and sewer every month. The money he is expected to pay is unjust. He said eventually this upgrade will be necessary but the cost is outrageous. He felt some neighbors may lose their homes if they cannot pay for the LID project because some of his neighbors are on fixed incomes.

Ben Carlsen, 25138 E. Bolton Rd., Veneta, OR;

Mr. Carlsen referred to the list of property owners effected by the LID project. He has the second highest fee. He asked how long he has to pay for it and felt that those who already have sewer systems shouldn't be required to pay again. He said he doesn't plan on moving and purchased his property in August, 1999 because of the space he has and felt his lifestyle has been compromised. His cost would be \$24,000. He had many questions and he is opposed because he doesn't have the information needed to make an educated decision. He would be more inclined to do this project if there was something wrong with the water but there doesn't seem to be.

Margaret told the Council and the audience that the developer signed the Irrevocable Petition for the Ernest Acres Subdivision. In order to develop this property, the east/west section of the sewer system was required to be included in the Irrevocable Petition. This matter will go to the City attorney for clarification. Margaret said residents who are already hooked up to City water and sewer, would not be charged for SDC's but they will have to pay a contractor to hook their residence to the city line.

Ric told the Council and audience that the Planning Commission would have denied that subdivision if the Irrevocable Petition was not signed. He said notice concerning Irrevocable Petitions is not a City issue because all easements are recorded with the County. It is up to the title company to provide the information when a property changes ownership.

d. Questions & Discussion by the Council

Mayor Brooker said he didn't want to get too far into the process before neighbors decide if they even want to do this.

Marion Esty said she is troubled by this issue. She commended the audience for demanding answers to questions. She said the City staff will do their best to provide information and told the audience not to worry, the staff will provide as much information as residents demand.

Sharon Hobart-Hardin said this was her first Local Improvement District (LID). She requested that staff to put together a list of answers to "Frequently Asked Questions".

Sharon said that tonight's meeting is a preliminary to the LID project. The Council and City staff would like to determine whether or not to proceed with this project based upon public comment. She felt the decision should be postponed because she didn't feel comfortable proceeding until the Council has more information. Sharon suggested postponing the matter until information can be provided to the Council and the public.

Mark Schequin, 24367 Bolton Rd., Veneta, OR;

Mr. Schequin asked the Council if there are developments in Bolton Road area that are triggering the LID to be initiated.

After a brief discussion between Council members, staff and an unidentified audience member, it was determined that a resident of E. Bolton Rd. was denied a building permit because of inadequate area for a septic system.

Beverly Wrotenbery, 25184 E. Bolton Rd., Veneta, OR;

Ms. Wrotenbery said there was a division application across the street from her and it was denied. Ms. Wrotenbery said the neighbor told her she wanted to subdivide it. Ms. Wrotenbery said she read in the newspaper about a new type of septic system that doesn't put any waste into the ground. It is self-contained septic system and she asked that if the City chose not to do the LID project, would they approve new septic systems?

Mayor Brooker said the City does not approve septic systems. The County is the only body that can approve septic systems and the City of Veneta, by ordinance does not approve septic systems because the City has a sewer system.

Beverly Wrotenbery, 25184 E. Bolton Rd., Veneta, OR;

Ms. Wrotenbery asked Mayor Brooker several more questions regarding the County and septic approval.

Mayor Brooker said he was not an expert and he was not able to answer her questions. He told Ms. Wrotenbery the County would have to answer her questions. Mayor Brooker asked everyone if they got a copy of the assessment sheet. Mayor Brooker asked if there are any other comments to be made.

Christy Till, 25177 E. Bolton Rd., Veneta, OR;

Ms. Till asked if there is any information in writing that indicates private septic systems are contaminating the City's water supply.

Mayor Brooker said the issue is not that it is contaminating but that it can contaminate. The City is trying, as a sewer system, to eliminate all the septic systems in the City.

Margaret said the City does have a Drinking Water Protection Plan that refers to septic systems and the plan to eliminate them from the City.

Mayor Brooker said the City is not saying that all septic systems are bad, it's the potential that contamination may happen if private systems co-exist with the City's system.

Rick Bradford, 25161 E. Bolton Rd. Veneta, OR;

Mr. Bradford asked why do the fees vary so much.

Jerry Elliott said the cost for individual residents are based on the size of the lot which is an index of how much expansion potential there is in each lot.

Rick Bradford, 25161 E. Bolton Rd. Veneta, OR;

Mr. Bradford asked if the fees were based on lot potential.

Margaret said City Code determines how the City divides the lots up. The fees are based on the area, 100 feet from the street for the length of the property owner's street frontage. Margaret said the City is following the code. There are maximum and minimum requirements. The minimum is 60 feet of street frontage. If a property owner only has 15 feet of street frontage, they will still be charged for 60 feet and then the cost will be spread more evenly.

Howard Hayes Ebert, 25106 E. Bolton Rd., Veneta, OR;

Mr. Hayes asked what the methodology is for determining the SDC's.

Mayor Brooker said the methodology comes from the ordinances and suggested Mr. Hayes Ebert contact City staff to get more information.

Jerry Elliott said the methodology is a development basis. There is a very minor reimbursement component because there is so much infrastructure capacity relative to the treatment plant.

Margaret said the fees are paying for the treatment plant and not just the construction of the system. There is more needed capacity at the waste water treatment plant. Whether it is new construction or whether an existing house is connecting. Each residence pays for the capacity at the waste water plant. If a residence is already connected to the City's Wastewater System, new SDC's will not be charged.

Duane Edmondson, 230 Birch St., Junction City, OR;

Mr. Edmondson asked if the fees assessed in the LID project would include sidewalks and cutbacks.

Mayor Brooker said no, that this was just a sewer project.

MOTION: Sharon Hobart-Hardin made a motion to postpone the deliberation to proceed with the formation of the East Bolton Road Local Improvement District until the January 8, 2007 Council meeting which would provide limited public comment and clarify public questions at that time and requested City staff to provide a question and answer handout to the public. Thomas Cotter seconded the motion which passed with a vote of 4-0.

Jay Lloyd, 25137 E. Bolton Rd., Veneta, OR

Mr. Lloyd asked if there is any grant money available for the LID project.

Mayor Brooker said no.

Ric said there were grants available years ago but not now. Because of the reduction in the size of government, grants are not available. If there were health issues involved maybe there would be but this is not the case here.

Mayor Brooker requested staff to include in the FAQ to property owners the payment option information so that residents understand how the City will proceed. He also said that these are engineering estimates. The real assessment will be based upon the contractor's actual cost of the LID project. But the longer the City waits to get the project going, the higher the cost will be.

Jerry Elliott said his "best guess estimate" was drawn on contracts bid in Lane County within the last 6 months. The City provides the system and each individual resident hires their own contractor to connect their homes to the City's system.

Jay Lloyd, 25137 E. Bolton Rd., Veneta, OR;

Mr. Lloyd asked if the LID project included individual hook ups to each residence.

Thomas Cotter said on a development on 7th Street, the City allowed one contractor to provide a bid to several of the homeowners and the contractor reduced his price because he did several homes in a row. He said each resident will be required to provide the installation of piping from the City's system to their residence.

Scott Bennett, 25224 E Bolton, Veneta, OR;

Mr. Bennett asked if Lane County was in charge of septic systems and not the City then why is the County not involved with this project to help out. Why is it just the City involved.

Ric said the City of Veneta was incorporated in 1963 because of ground water contamination. It was a health issue. Every city in Oregon, once they have an established Urban Growth Boundary and urbanize to help protect farm and forest land outside the urban growth boundary, needs to provide City services to City residents. It is also important for the City to improve the street along East Bolton but it would not be cost effective to improve the street to City standards with curb and gutters and then put in the sewer.

Margaret said that infrastructure is needed before serious contemplation of improving streets and sidewalks. She said this is just a decision to go forward. It doesn't mean the project will proceed.

Mark Schequin, 24367 E. Bolton Rd., Veneta, OR;

Mr. Schequin asked if an individual property owner, within the City limits has a private septic system but is not close enough to connect to the City sewer lines, if their system was to become inactive and not useful, are they given a permit to put a new one in place, given they have no space?

Mayor Brooker said yes, they could connect to City sewer lines if they were within 100 feet of a City sewer line. If they were required to obtain a septic permit, they would need to get it from Lane County, not the City.

5. DEPARTMENT REPORTS

a. FROM MAYOR/COUNCILORS

City staff received a letter from Pat Coy, Co-Chairman of the Kiwanis Holiday Food Drive. Pat wanted to express his appreciation for the help they received from the Public Works Department. These City employees helped the Kiwanis move approximately 6,000 pounds of food the past two weeks. He wrote that Ric Ingram and Kyle Schauer partnered with the local Kiwanis to do a good thing for the less fortunate in our area and thanked them again for their assistance.

Sharon Hobart-Hardin told the Council that the Parks Board met this last week and had a great meeting. She said the Board opted for a new design for the Ralph Johnson Park that would reflect an oval design from a University of Oregon student. The Board came up with a fundraising idea for a board game that could be produced and sold here locally and has a potential to raise approximately \$5,000. The Parks Board cleaned up the intersection of Territorial Road and Highway 126, with Neighbors 4 Responsible Growth. She said the area looks great and the City provided the bark-o-mulch.

Mayor Brooker thanked City staff for catering dinner tonight for the work session of the Urban Renewal meeting.

b. COUNCIL/COMMITTEE LIAISONS

6. STAFF REPORTS

a. COMMUNITY SERVICES DIRECTOR MARGARET BOUTELL

- (1) **Ordinance 471 - AN ORDINANCE AMENDING THE VENETA COMPREHENSIVE PLAN MAP DATED JULY 24, 2006 AND THE VENETA ZONING MAP DATED JULY 24, 2006 EXPANDING THE CITY'S URBAN GROWTH BOUNDARY. Second reading by title only and for final enactment. (A)**

MOTION: Thomas Cotter made a motion to approve Ordinance 471 for second reading by title only and for final enactment. Sharon Hobart-Hardin seconded the motion which passed with a unanimous vote of 4-0.

- (2) Public Works Activity Report for November 2006
Kyle provided his report to the Council. He said November was somewhat non-eventful. The monthly water production was 13,275,000 gallons. Bacteria samples were taken and were all negative. The Public Works Department demolished and removed the old Well #5 pump building and Kyle is receiving bids to abandon the Well itself. The public works crew assisted with the test well drilling at the public works yard. The Department of Human Services got a tour of the water facility. The crew work during rain storms, removing debris including the detention ponds. All generators were inspected and the utility mapping was updated. The Public Works Department purchased a new truck.

In response to a questions from Thomas Cotter, Kyle responded that the detention ponds are doing fine. The leaf pickup program that was provided to the community made a positive difference in solving the issue.

An unidentified woman in the audience thanked Kyle for impounding her dog for the night.

(3) Pool Evaluation and Recommendations

Margaret said two experts were requested to evaluate the City's options about whether to repair or replace the pool. Tim Nealey from Emerald Pool and Patio and Carl Sherwood of Robertson Sherwood Architects, who is working with Steve Hoffman of Systems West Engineers said repairing the pool would not be a good option for the City. It would require too much work and both were uncertain if it would be a lasting repair. Specific bidding cannot be done until the size and specifications are decided. Recommendations were for replacement rather than repair. Mr. Sherwood wrote a memo demonstrating repair vs. replacement and with that, staff created pros and cons for the pool repair or replacement. The cost to replace in-kind would be approximately \$350,000 to \$400,000. However the pool would be the same size, and would not include a wading pool, nor would there be any improvements to the shower and maintenance facilities. On the other hand, it would be completed by summer of 2007, the existing filter and pumping system could be used and this is the most cost effective for the City. The insurance company will be covering some of the costs for a replacement pool.

To replace the pool with a larger pool, including a wading pool, would be approximately double the cost (\$700,00 to \$800,000). The existing pool facility may not be of adequate size and the pool would not be completed by summer of 2007. On the other hand, if a larger pool were to be built now, it would accommodate the future growth of the area, construction costs would be less expensive now than waiting five or so years, and a wading pool could be included.

Replacement with an indoor, year round pool, which a recent survey showed the community was interested in, would cost \$3,500,000 to \$4,000,000. This option was discussed and Council and staff agreed that a Parks and Recreation District would need to be created in order to make this option feasible, along with community support and funding

Mayor Brooker felt repairing the pool would not be feasible and the pool needs to be ADA compatible. He suggested the Council and staff start exploring ways to finance a replacement pool and possibly a new location. He said the cost of a larger pool does include showers and changing rooms and Margaret confirmed that the replacement cost would include these amenities.

In response to a question from Marion, Margaret replied that the pool could be situated on the same site but the mechanical room would need to be moved.

Sharon Hobart Hardin said the pool is old and needs to be replaced and this may be the perfect opportunity to develop a fantastic pool that would become a real asset to the community. Replacing the facility with a larger one made sense to her.

Thomas Cotter suggested creating a Parks and Recreation District and looking into the feasibility of replacing the pool in the same area with a facility that will be Veneta's pool for the next decade. He also suggested, in the summer of 2007, bussing children to another facility for swimming lessons while the larger pool is being constructed.

Mayor Brooker suggested that the Parks Board be asked to be involved and requested staff to look into options and ideas on how the City can begin to finance/fund raise for this project. The Council asked staff to come back to the Council in the next two meetings with a scope of direction to determine costs and sites and propose the findings to Council.

Ric said he doesn't want to appoint another committee, but would rather see a broader group of people from the surrounding Elmira and Crow areas to cooperate with the existing Parks Board. The City cannot begin to speculate where \$750,000 to \$800,000 would come from, but it may have to go before the voters.

(4) Vloedman Negotiation

Margaret referred to the letter she wrote to Mr. Vloedman in which the violation for a dirt pile was discussed. Staff was instructed to negotiate with Mr. Vloedman. Mr. Vloedman submitted a response letter. A suggested time line for removal of the dirt pile is as follows: March 20, 2007, the site plan will be completed and September 19, 2007 the dirt pile will be removed. If the latter time line is not met, Mr. Vloedman would provide a \$10,000 bond which will allow the City to contract to have the dirt removed.

MOTION: Thomas Cotter made a motion to approve Staff's recommendation to extend Mr. Vloedman's time line for removal of the dirt pile until September 20, 2007. Sharon Hobart-Hardin seconded the motion, which passed with a 4-0 vote.

(5) Stormwater Master Plan (A)

At the last Council meeting staff reported the possibility of receiving a grant from OECDD for complying with the Department of Environmental Quality's (DEQ) requirements to complete a plan to address Total Maximum Daily Loads (TMDLs). The TMDL planning was to be incorporated into the Stormwater Master Planning project. The Council approved Staff's request to apply for the grant. Unfortunately, the plan did not work. Prior to the possibility of a grant, staff had put out a request for proposals for a portion of the City to start the Stormwater Master Plan process with money that was budgeted for this year. Margaret asked that if the Council would like to review the consultants' proposals, she would provide them. At this time, staff is requesting that Council direct City staff to award the contract to URS Engineering, a Portland firm who has done many stormwater master plans in the Willamette Valley, including Eugene and the River Road project and many other projects. Margaret said that none of the other consultants came close to the experience, specifically with stormwater master plans. This firm was also highly praised by references. The project was budgeted for \$35,000 for this fiscal year. The proposal came in higher but staff is looking at using money that was budgeted to review the Stormwater Best Management Practices Manual to augment that shortfall. The master planning project will provide an opportunity for the Council and the Planning Commission to review the City's detention policy for 10 year storm. Margaret said URS will actually be running a model to determine if the plan will work or if some areas could flood if the City has a 10 year flood. Staff is requesting Council to direct staff to negotiate a contract with URS for the first phase of the City of Veneta Stormwater Master Planning project.

In response to a question from Mayor Brooker, Margaret said yes, a Stormwater Best Management Practices Manual will still be needed and the plan is to model the City's manual after the Portland and Eugene Manuals. Margaret said this will be easy for developers if all manuals are relatively the same.

In response to a question from Thomas Cotter, Margaret said yes, it would also be easier for the City to understand not just for developers.

Ric suggested that the contract amount will come in fairly close but if there are items offered that the City really doesn't need, the City could back out of those items.

MOTION: Sharon Hobart-Hardin made a motion to direct staff to negotiate a contract with URS not to exceed \$42,193.24. Thomas Cotter seconded the motion, which passed with a 4-0 vote.

Thomas Cotter suggested the not to exceed amount on the contract be increased to \$45,000 but Mayor Brooker said the bid amount included everything so the \$42,193.24 figure is correct. Thomas Cotter agreed.

b. CITY ENGINEER JERRY ELLIOTT
(1) Pine Street Update

Jerry Elliott reminded the Council that in late September a contract was signed for the wetland access permit. Jerry and his staff worked hard to try to get an extension to have in stream work done so the work could be done this winter. The Corp of Engineers will allow workers back in the wetlands on July 1, 2007. Jerry has not heard from Delta Construction but he doesn't think they will want to be there before that time. Jerry said unfortunately the construction window of opportunity was missed. Jerry said partly because of process delays and the bad weather started in November.

(2) Well 10 Filtration Plant Update

Jerry told the Council they should drive by and take a look. It should be a muddy mess but it isn't. Workers have done a good job of controlling things that are happening there. They laid down gravel mat early and mud and dirt haven't created a huge problem. A clear well has been installed, which is an underground swimming pool portion where the pumps will draw water and deliver it to the distribution system that is in. Jerry said it is filled with water so it won't pop up. Jerry said the building, electrical and mechanical connections were brought in. Next week the footings will be poured and around the first of January, the basement building pad will be laid and the building will start going up. Recently Jerry approved a pay request for \$175,000.

(3) Test Wells Update

Jerry said Well 11 is the well drilled immediately east of the Business Park. Paul Christianson's company drilled Well 12 immediately behind the large storage tank at the Public Works yard. Jerry referred to this well as the "Public Works Yard Well". Jerry said last week Hendrickson of Cottage Grove drilled a well at the Jeans Road site. Jerry said both of these wells were finished last week and both of them tend to mirror nearby geology, which means the Jeans Road well resembles Well 10 in terms of its geo-strata and the Public Works Yard Well looks a lot like old Well 1, which was abandoned four years ago, and Well 4. Jerry said both of these new wells were drilled deeper into the

shale than previous wells. He said they were trying to hit another water bearing aquifer. Jerry said they stopped because if drilling goes too deep a tough material layer is hit which is salty/rocky. This happened in Well 7 and perhaps Well 8. Jerry said they didn't want to break through this material. Last week the Jeans Road Well was tested and it looks promising. On an ordinary level it may yield about what Well 10 is producing. Jerry said a drawn down test was run to see if it was impacting Well 10 at all and nothing was recorded. Jerry said this may be a great way to capitalize on the 200 gallon per minute capacity that has already been paid for with the Jeans Road Treatment Plant.

The Public Works Yard Well was test pumped today. Jerry said a 24 hour test is desirable and he had not received the results by the time the Council met. However, he heard the well was pumping in excess of 70 or 80 gallons per minute. Jerry said this may be a good indication that the production well would give the City a better yield than previously thought.

Jerry said the next step is to do water quality samples on each well and do some rough accounting of how this will effect treatment performance. Next would be a discussion with the water rights attorney to find a plan on how to best meld these wells into the existing system.

- c. CITY ADMINISTRATOR RIC INGHAM
 - (1) Surplus Property Discussion
 - Resolution 932 - A RESOLUTION DECLARING CERTAIN CITY-OWNED PROPERTY AS SURPLUS PROPERTY**

Ric asked the Council to refer to Resolution 932 declaring three City-owned parcels as surplus. At the November 13th City Council meeting, staff requested the Council to declare two properties as surplus. After completing an extensive review, staff is asking that a third property also be declared a surplus. This parcel is located on the corner of Hunter Avenue and 7th Street which the City acquired after a drainage issue. At that time, the City attorney recommended this third parcel be acquired by the City. City staff is also requesting the Council declare the Old Well 5 property as surplus as well as the property on Bolton Hill, west of the Bowling Green Subdivision. These properties are not for sale but if they are vacant and the City doesn't have immediate plans for these properties, then they should be declared surplus. City staff requested the Council to adopt Resolution 932 declaring certain City-owned property as surplus.

MOTION: Sharon Hobart-Hardin made a motion to adopt Resolution 932 declaring certain City-owned property as surplus. Thomas Cotter seconded the motion, which passed with a 4-0 vote.

- (2) County Transfer & Recycling Request for Rate Increase
 - Resolution 933 - A RESOLUTION ESTABLISHING GARBAGE COLLECTION RATES AND REPEALING RESOLUTION NO. 878.**

The City was not able to move forward with the roll cart recycling program proposal that Scott Johnson of Country Transfer & Recycling submitted to the City. However, Mr. Johnson brought another proposal to the City. City staff is requesting the Council adopt Resolution 933, which is an adoption of the rate sheets, different levels of rates and

increases.

MOTION: Thomas Cotter made a motion to adopt Resolution 933 establishing garbage collection rates and repealing Resolution 878. Sharon Hobart-Hardin seconded the motion, which passed with a 4-0 vote.

Mr. Johnson informed the Council, staff and audience that Country Transfer & Recycling and employees raised \$1,850 for the Santa Project. They purchased 32 bicycles with the funds and will present them to the Santa Project on Friday, December 15, 2006.

Mayor Brooker thanked the Veneta Chamber of Commerce for their participation in the Light Parade.

7. OTHER

Ric informed the Council that City staff received a notice from Lane County regarding the Bolton Hill Street project. There will be a town meeting Tuesday, December 12, 2006 to discuss the time frame of this project and how it is going to proceed. Construction will not start until 2008. The County has done a lot and already spent funds to get this project moving forward. Ric said the City needs to stay involved in this project.

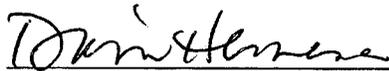
8. ADJOURN

Mayor Brooker adjourned the City Council at 9:20 p.m.



T. J. Brooker, Mayor

ATTEST:



Darci Henneman, Assistant City Recorder
(minutes prepared by dhenneman)