

Minutes of the Veneta City Council December 29, 2008

Present: Mayor T. J. Brooker, Darrell Carman, Sharon Hobart-Hardin and Marion Esty

Absent: Thomas Cotter

Others: Ric Ingham, City Administrator; Sheryl Hackett, City Recorder; Jerri Moore, Finance Officer; Zac Moody, Associate Planner; and Craig Harbison, Fern Ridge Community Action Network

Mayor Brooker called the Veneta City Council to order at 6:00 p.m.

1. PUBLIC COMMENTS

Ric told the Council that Craig Harbison is planning to attend the meeting to request additional funds for the community electronic reader board. Mayor Brooker postponed public comments until later in the meeting.

2. STAFF REPORT

a. CITY ADMINISTRATOR

(1) Approval of St. Vincent DePaul Agreement

Ric presented the Council with the final documents for the Sale Agreement between St. Vincent DePaul and the City for property on W. Broadway. The documents include the Sale Agreement, Security Interest in Note and Trust Deed, Dedication Agreement, and Deed of Dedication prepared by the City Attorney. The documents include supporting documents, Exhibits A, B, and C which describe the property. The City's legal council advised having the agreements signed with the deeds at closing.

St. Vincent DePaul has been working with the Guilford Family Trust this past year to acquire the seven lots the Guilfords own on W. Broadway. The purchase price for the seven lots is \$645,000.

Darrell Carman arrived at 6:04 p.m. and Ric provided a brief summary of the material presented to the Council.

Closing on the property is scheduled for tomorrow, December 30, 2008. The terms of the sale include the City making the down payment in the amount of \$185,000 at closing, St. Vincent making a payment of \$300,000 around January 10, 2009, and the City paying the remaining amount with interest in July 2009.

The agreement is for the City to purchase four of the seven lots for \$370,000. In addition, St. Vincent DePaul will dedicate all 60' of the right-of-way for 2nd Street and 3rd Street before the City takes ownership. Zac provided the Council with a copy of the original plat map and based on that map the City can provide the appropriate legal descriptions for the right-of-way dedications. Ric explained that the parcels have been referred to by tax lot numbers but, the legal descriptions will refer to the parcels by the platted lot and block numbers.

Ric requested the Council to authorize the City Administrator to sign the Sale Agreement, Security Interest in Note and Trust Deed, Dedication

Agreement, and Deed of Dedication at closing at First American Title and to authorize the Finance Officer to transfer the \$185,000 necessary for the down payment.

Sharon Hobart Hardin commended staff for doing a great job. In response to her question about an environmental assessment, Ric said two assessments were done, a Level 1 and a Level 2, and came out clear. In response to her question about whether or not the sale price was fair, Ric said it was based on an appraisal done in March at which time the sale price was considered to be about \$100,000 below market. There has been some discussion with professional appraisers about what has been happening in the real estate market since March and they have said with the limited activity in the commercial market they would not have any new comparison sales to work with than last spring. Commercial property has not been affected in the same way as residential property has.

In response to a question by Darrel Carman, Ric said the county did not vacate Waldo Lane when they vacated 2nd and 3rd Street. The Waldo right-of-way is only 40' wide; therefore, Waldo has been designed as a one-way street.

Ric said the dedication of 2nd and 3rd is a windfall for the City. Two years ago the City had budgeted \$150,000 to acquire that right-of-way.

MOTION: Sharon Hobart-Hardin made a motion to authorize the City Administrator to sign the Sale Agreement, Security Interest in Note of Trust Deed, Dedication Agreement, and Deed of Dedication and for the Finance Officer to transfer the \$185,000 down payment. Marion Esty seconded the motion which passed with a vote of 4-0.

Ric advised the Council that Finance Officer Jerri Moore pointed out that the Urban Renewal Agency cannot hold an asset so the majority of the funds were transferred from Urban Renewal to the City street fund and the bulk of the funds will come from that fund for the acquisition and will be recorded as such.

Ric said the City has received two engineering proposals, one from Lane County and one from Weber-Elliott. He said an agreement should be ready for the Council to enter into in January.

3. PUBLIC COMMENTS (continued)

Craig Harbison; Fern Ridge Community Action Network

Mr. Harbison presented the Council with a letter requesting additional funds and an expense sheet for the community reader board installed in front of the Lane County Fire District Office. He said the sign is up and should be operating in a few days; however, the group is about \$1700 short of funds. Additional funds were requested from Lane Electric, St. Catherine's Church, and the School District. Lane Electric declined and the group has had no response from the other two requests. The City is being asked to fund an additional \$500 to \$750. The Fire District has agreed to pick up the shortfall.

Sharon Hobart Hardin said she serves on the Fern Ridge Community Action Network Board. She provided the Council with some background information on the group and

its members. She said Craig has been an incredible leader and the group has done a great job of raising funds and soliciting in-kind services from the community to complete this project. She said everyone in the group has received Ford Family Foundation training. She said the reader board will be an asset to the community and a great way to get information out to the public.

In response to a question from Mayor Brooker, Finance Officer Jerri Moore said the City has a Miscellaneous & Discretionary account in the General Fund which has a balance of approximately \$2,000. She said it is an approved, adopted appropriation that could be used for this request.

After discussion and consideration of other requests that may come before the Council for funding, the Council agreed that the reader board was a project deserving of additional support.

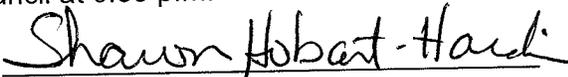
MOTION: Marion Esty made a motion to provide an additional \$750 in funds to the Fern Ridge Community Action Network for the community reader board. Darrell Carman seconded the motion which passed with a vote of 3-0. (Sharon Hobart-Hardin abstained from the vote to avoid any possible conflict of interest).

Sharon Hobart-Hardin suggested that any funds raised above the shortfall be used for maintenance of the sign. Craig Harbison said they would need approval of those donating the funds. He said the sign does come with a five-year warranty.

Sharon Hobart Hardin announced that Fern Ridge CAN will hold a celebration on January 17, 2009 at Our Daily Bread to recognize those people who made the sign possible.

4. **ADJOURN**

Mayor Brooker adjourned the City Council at 6:35 p.m.


Sharon Hobart-Hardin, Mayor

ATTEST:


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