

Minutes of the Veneta City Council

October 26, 2009

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

Others: Ric Ingham, City Administrator; Brian Issa, Community Services Director; Jerri Moore, Finance Director; Kyle Schauer, Public Works Superintendent; Sheryl Hackett, City Recorder; Kyle Roberts, RARE Intern; Ben Carlson; Kristi Till; Doug Moore; Marvin Ott, Fern Ridge School Superintendent; Donna Garner, Elmira HS Class of 2010 Representative; Marie Pickett, Farmers Market Coordinator; and Ephraim Payne, West Lane News

Mayor Sharon Hobart-Hardin called the Council to order at 7:02 p.m. She announced to the public that there has been some misinformation about the public hearing for the formation of an E. Bolton Road Local Improvement District. She said at tonight's meeting the Council will be considering a resolution to begin the process. If the resolution is passed the public hearing will be held on November 23, 2009. She said the public is welcome to make comments about the LID during the public comment period tonight.

1. PUBLIC COMMENT

Ben Carlson; 25138 E. Bolton; Veneta, OR

Mr. Carlson read into the record a letter written by Irene Jasper who lives at 25131 E. Bolton Road. The letter asked the Council to consider how they allocate the costs for infrastructure improvements. She said the costs should be imposed when and if someone chooses to develop their property. She questioned the City's ability to provide services for more development. She suggested the Council research some alternatives that the City of Philomath has used to pay for infrastructure. She also requested that the projected start date be delayed. This letter has been entered into the record for the E. Bolton LID and will be presented to the Council for consideration at the public hearing.

Marv Ott; Fern Ridge School District Superintendent

Mr. Ott introduced himself to the Council and said he looks forward to working with the community and challenges everyone to work together. He said he has enjoyed working with City Administrator Ric Ingham on some great community projects.

Kristi Till; 25177 E. Bolton Road; Veneta, OR

In response to a question from Kristi Till, City Recorder Sheryl Hackett said a petition signed by 15 citizens and letters from six individuals about the E. Bolton LID have been received and entered into the record. She said the City Attorney has ruled that all of the letters can be considered valid for the public hearing even though they were received prior to a decision by the Council to proceed with the process.

Ms. Till asked the Council to consider the economic hardship the project will place on property owners at this time. She said she knows there is never a good time for an LID but right now property values are down making it difficult for people to get home equity loans to pay for the improvements. She asked the Council to delay the project until property values go back up. She said she understands the City will eventually develop but feels the cost of the improvement should be charged at the time of development. She asked if there could be a way for people to pay for only one lot.

Doug Moore; 25177 E. Bolton Road; Veneta, OR

Mr. Moore thanked the Council for the opportunity to comment and gave the City kudos for their preparation in trying to put the E. Bolton LID project together. He also thanked the local news and Peter Defazio's office for listening to their concerns. He said he wanted to reiterate what his wife said. He said right now there are not many options for people to meet the financial obligations associated with the project. He said the neighbors are at odds with the term "benefitted properties". He said many of the residents have no intention of developing their property. He said some neighbors have tried to sell their property without success. He also said he would like more information about the zoning laws and whether getting the number of potential lots would require removing an existing home.

In response to a question, staff said the costs in the Engineer's Report are estimates. The actual costs cannot be determined until the project goes out to bid and is constructed.

2. CONSENT AGENDA

MOTION: Tim Brooker made a motion to approve the consent agenda as presented. Sandra Larson seconded the motion.

Vote: Marion Esty, aye; Darrell Carman, aye; Mayor Hobart-Hardin, aye; Sandra Larson, aye; and Tim Brooker, aye

The consent agenda as approved included minutes for October 12, 2009, bills paid and payable for October 2009, and Civic Calendar for November 2009.

3. DEPARTMENT REPORTS

a. FROM MAYOR/COUNCILORS

(1) Law Enforcement Activities Report

Sgt. Harrold was not present. The Council acknowledged having received the activity report in their packet. They had no questions or comments.

(2) Farmer's Market Update presented by Marie Pickett

Marie thanked the Council for supporting the market. She said they had a very successful third year and sustainability of the market seems assured. She said they held 15 outdoor markets and two indoor markets. They picked up nine new vendors within the 25 mile targeted area with five participating every week. They averaged eight farmers, 1-3 non-farmers, and three non-profits each week. She said they also exceeded their expectations in food donations to LOVE Project and the Gleaners. She said they have a goal of obtaining grants for advertising targeted at increasing customers by 100 per week.

Mayor Hobart-Hardin complimented the Farmers' Market on the quality and quantity of products.

Tim Brooker said he is very pleased with the sustained growth of the Farmers' Market.

(3) Donation Request from Elmira High School Class of 2010 & Committee

Donna Garner, on behalf of the EHS Class of 2010, presented the request, saying their goal is to raise \$10,000 for the alcohol free graduation night party.

Mayor Hobart-Hardin reminded the Council that last year they made an initial donation of \$500 to the Class of 2009 with the option of returning after the first of the year to ask for the additional \$500 if they didn't meet their fundraising goal. The Class of 2009 was given a second \$500 donation.

Marion Esty said she has no objection to making a donation; however, she feels people who request donations should sign their request, not just type the name of the organization. In response, Donna Garner said she would make sure to get a revised letter to the City with a signature. She also explained that if they raise more than the amount needed for grad night those funds get passed down to the next class.

Tim Brooker said he likes they way the Council made the donation last year, with an initial donation of \$500 and the opportunity to make a second request if their goal is not reached.

MOTION: Tim Brooker made a motion to donate \$500 to the EHS Graduating Class of 2010 for their senior class grad night party with the option of coming back with another \$500 request if they don't meet their goal. Marion Esty seconded the motion which passed with a unanimous vote of 5-0.

b. COUNCIL/COMMITTEE LIAISONS

Sharon Hobart-Hardin said this Thursday the mayors of Lane County will be meeting to review and discuss the formation of an Area Commission on Transportation. She said it will be their first opportunity to discuss it with the Lane County Commissioners.

Tim Brooker said he noticed in the paper that the Metro Planning Organization (MPO) committee is looking for members. He also reported that the Library Foundation will meet on November 4th to hear about plans to update the teen area.

Sandra Larson said the ad-hoc Pool Committee has been meeting and talking about fundraising. They have also started to do some fundraising.

Marion Esty said she will also be attending the Library Foundation meeting.

4. STAFF REPORTS

a. COMMUNITY SERVICES DIRECTOR

- (1) **Resolution 1014 - A RESOLUTION DESIGNATING PROPOSED WASTEWATER COLLECTION SYSTEM IMPROVEMENTS ON E. BOLTON ROAD AND DECLARING INTENTION TO MAKE SUCH IMPROVEMENTS.**

Brian Issa said passage of the resolution allows the City Council to schedule a public hearing. If approved, staff will send notices to property owners.

Darrell Carman said he agrees with some of the comments made tonight. He said even if the project costs are lower at this time it is more of a hardship on the property owners. He said he is in favor of postponing the process for a year.

Marion Esty said she agrees with Darrell. She said it is unfortunate that the economy at this time is creating a hardship for people. She said she is also concerned for people who purchased their property with no intention of developing having to pay for future development. She said she also understands the need to protect the City's groundwater.

Sandra Larson asked, if the project were to proceed what would the repayment time line be? In response, Brian said if the Council passes the resolution the City Engineer would complete the design by the first of 2010 and the project would be bid in early spring. Construction would begin that summer and should be complete by early fall. He said the final billing to property owners would be done at that time. Once the billing takes place property owners have various options. All owners are required to pay for one lot and can defer payment of any additional lots for at least ten years. He said there are various payment plans a property owner can enter into. In the past the Council has approved some interest free or reduced interest periods. Interest would accrue on any deferrals. In addition to the assessment there will be a cost to connect to the system which includes payment of Systems Development Charges. On the Bolton Hill project the Council approved a ten year deferral to connect to the sewer.

Kristi Till said the City places a lien on property and the interest the City charges is higher than a home equity loan. She said banks won't give home equity loans if there is a lien on the property.

Mayor Hobart-Hardin said she completely understands the monetary impact and why the property owners would like to defer the project for a year. She said due to the time line for completing the project, assessments would not be imposed for nearly a year which essentially gives them the time they are requesting. She said cities have to provide clean water to all residents and septic systems can fail and negatively impact ground water. She said the Council has to look at the big picture. She said the LID was initially proposed two years ago.

Tim Brooker agreed the Council has to consider the community as a whole. He said they have put programs in place for deferral of some assessments, financial agreements that provide some assistance, and connection deferrals. He said property values do not change because of liens and he sees no reason to delay the project.

MOTION: Tim Brooker made a motion to adopt Resolution 1014. Sandra Larson seconded the motion which passed with a vote of 3-2 (Darrell Carmen and Marion Esty voting no).

b. CITY ADMINISTRATOR

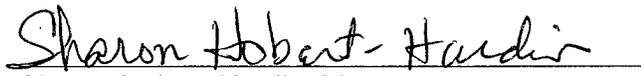
In response to a request from Ric, Brian gave the Council a brief pool update. He said last week the pool was removed from the ground and trees were removed from the park. He said to open the pool for swimming the summer of 2010, the City still needs to raise \$250,000.

Brian introduced the City's new Rural Environmental Resource Assistance (RARE) student, Kyle Roberts. Through the RARE program the University of Oregon places graduate students in small communities to gain experience at very little cost to the communities. Kyle will be working on a Water Conservation Program for the City.

Ric announced that a community celebration will be held for Earl Ellson this Friday at 4:00 p.m. at Rosalina's Restaurant. City staff would like to donate a pool brick to honor Earl's service to the community. Sandra Larson said she is also raising money from the community to do something to recognize Earl.

6. **ADJOURN**

Mayor Hobart-Hardin adjourned the Council at 7:55 p.m.


Sharon Hobart-Hardin, Mayor

ATTEST:


Darci Henneman, Assistant City Recorder