

City of Creswell
Council Minutes
April 10, 2006

The regularly scheduled council meeting was called to order by Mayor Ron Petitti and the pledge of allegiance given.

Council Present:

Ron Petitti	Nathan Marple
Tim Demanett	Bill McCoy
Ron Hanson	Cathy Morgan
Bob Millam	

Council Absent: None

Staff Present:

Mark Shrives	City Administrator
Layli Nichols	Finance Director
Roy Sprout	Public Works Director
Shelley Humble	Airport Manager
Ken Jones	City Attorney
Megan Banks	City Planner

Press: 2

Audience: 22

1. Public Hearing

- a. Case No. ANNEX-2006-01, a request by EGR & Associates on behalf of Clinton and Jean Rabern, to bring approximately 1.1 acres in the northwest section of Creswell, located along Harvey Road, south of East West Lane and north of Nieblock Lane (Assessor's Map 19-03-11, tax lot 3403). The proposal includes annexing a portion of Harvey Road into the City of Creswell corporate limits. The site is zoned and designated Residential

City Planner Megan Banks gave an overview of the proposed property owner initiated annexation located south of East West Lane and North of Nieblock Lane along Harvey Road. Mrs. Banks noted there were no issues surrounding the annexation. The property is located adjacent to a parcel approved on March 22, 2006 for annexation. The planning Commission's recommendation is to approve the annexation request.

Mayor Ron Petitti opened the Public Hearing.

Brent Erickson of EGR & Associates, representing Clinton & Jean Rabern agrees with the staff recommendation and asked for approval from the Council.

No further testimony being offered, Mayor Petitti closed the Public Hearing.

- i. Resolution 2006-07, A Resolution supporting the property owner-initiated annexation of territory to the City of Creswell

Bob Millam moved Bill McCoy seconded to approve Resolution 2006-07 as presented. Voted on and unanimously carried.

- b. Case No. Annex-2006-02, a request by EGR & Associates to bring approximately 47.7 acres in north Creswell, located east of Highway 99, west of interstate 5, and south of Martin Road (Assessor's Map 19-03-11, tax lots 4800, 4803, 4804, 4805, 1600 and 1601). The proposal includes annexing a portion of Highway 99 and Martin Road into the City of Creswell corporate limits. The site is zoned and designated Residential and Industrial.

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City Planner Megan Banks gave an overview of the proposed property owner initiated annexation located south of Martin Road between Highway 99 and Interstate 5. The site includes two lots zoned as industrial and four lots zoned as residential. Mrs. Banks noted the request meets all state and local requirements. The planning Commission's recommendation is to approve the annexation request.

Mayor Ron Petitti opened the Public Hearing.

Brent Erickson of EGR & Associates noted four annexation agreements and measure 37 waivers have been received by Mark Shrives. At this time, there are no definitive development plans, but the zone designation will not change.

Property owner Don Davis of 252 Rockridge Loop, Eugene, said he is in favor of the proposed annexation.

Property owner Lynn Berg of 1630 Cameo Drive, Eugene, said he is in favor of the proposed annexation.

Property owner Jack Luey of 27725 Royal Ave, Eugene, said he is in favor of the proposed annexation.

No further testimony being offered, Mayor Petitti closed the Public Hearing.

- i. Resolution 2006-08, A Resolution supporting the property owner-initiated annexation of territory to the City of Creswell.

Cathy Morgan moved Ron Hanson seconded to approve Resolution 2006-08 as presented. Voted on and carried unanimously.

2. Special Presentations:

- a. City of Creswell Planning Assistance 2005 year end Summary (Blake Oelke)

Planning Commission Vice Chair Blake Oelke addressed the Council and reviewed the 2005 year end summary included in the council packet. The summary included all development applications, final subdivision plats, planned unit developments, lot line adjustments, variances, site reviews, and zone change applications received and reviewed in the 2005 calendar year. Mayor Ron Petitti conveyed his thanks to the Planning Commission for all the hard work over the past year.

- b. Lane County Sheriff Contract Report (Cliff Harrold)

Sgt. Cliff Harrold of the Lane County Sheriff's Office addressed the Council and reviewed the most recent report of calls for service in the area. He said he is available for any questions from the Council. He noted he is in Creswell on Wednesday during the day and two evenings a week. He noted the recent rash of graffiti is being addressed and feels it is more juvenile than gang related. He also said the City of Veneta is considering the addition of another ½ time deputy in the coming fiscal year. He would like the Council to consider sharing another deputy with Veneta during the budget process.

- c. Willamette Valley Classic Bicycle Stage Race (Richard Sweet)

Richard Sweet of Sweet Sports addressed the council to promote the Willamette Valley Classic bike race scheduled to be in the Creswell area on April 22nd. He explained the race should attract people from all over and feels it is great for tourism. The race is to occur in three stages, Junction City, Creswell, and King Estate Winery. He has worked with Governor Kulongoski and Peter Defazio on this project. There are 400 registered participants 65% of which are from out of state. He would like to make this an annual event and would appreciate any feedback from the Council and community to help him prepare for next year.

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d. Army Corps of Engineer's Willamette Floodplain Restoration Study (Matt Rea-Willamette Basin Coordinator)

Matt Rhea Willamette Basin Coordinator addressed the Council and gave a power point presentation of the work being done for the Willamette Floodplain Restoration Study through the Army Corps of Engineers. He discussed the most recent flooding activity January 2006, as well as historical floods and explained the importance of completing the study. The purpose of the study is to assess opportunities for flood plain restoration. General investigations authority was granted by the Federal Government after the floods in 1996. The intent of the group is to send a recommendation to Congress for projects on the ground which would hopefully be authorized and federally funded at some level. He further explained restoring natural flood plain function to a highly modified river system is complicated requiring resolution of technical ecological and social issues. This study would provide an integrated strategic approach to flood plain restoration.

Pam Reber of the South Willamette Watershed Council is helping with the community outreach program. She is looking for people interested in helping with the restoration act. She is hoping this program could present a forum for local concerns. Phase I will include a town hall open house forum, benefits for anglers, Phase II will include more one on one with homeowners and Phase III will include planning sessions to build long term solutions. Ron Hanson asked what the cost would be to assist in upgrading the City's flood plain maps, and Mike Knudtson of the Army Corps of Engineers noted a rough estimate would be about \$25,000,

e. CH2MHill regarding Water Improvements Project (Paul Berg)

Paul Berg of CH2MHill addressed the council regarding the engineering and design of the Water Improvement Project. He reviewed the major components of the project including: security improvements, arsenic treatment at the well sites, several new pipelines, and expansion of the treatment plant from two to four million gallons per day. He said it would be advantageous to locate the new storage tank at the Treatment Plant as it would be more cost effective and prevent storage of stagnant water. He has reviewed 45 alternatives for construction and narrowed the list to the top seven options. He is here to discuss these options with the council to get direction for engineering design. Mr. Berg reviewed the options and explained options 1-3 use the existing plant and adds to it while options 4-7 completely replace the old plant. He further explained the existing plant is a chemical coagulation type and requires a fairly high level of knowledge and skill. Storm events are the most difficult to treat and require a high level of operator attention. The next four options look at replacing the old plant. It is more expensive to re-habilitate the existing facility. Of these options, membrane filtration is the staff preferred alternative.

Discussion ensued regarding the seven options and Finance Director Layli Nichols said there is a budget of \$10.3 million for the project and existing debt service of \$53,000 per year on the existing plant. Public Works Director Roy Sprout said he prefers option 3, but understands the cost issue. Further discussion ensued regarding project funding and Ms. Nichols explained the City no longer qualifies for the 1% we are securing a loan at 4% interest. Ron Hanson asked for a cost analysis of the project and Mr. Shrives said he would bring it to the May Council Meeting.

3. Comments from Mayor, Councilors, and City Administrator

No comments were received.

4. Public Forum

Cal Taylor of 83399 Harvey Road, asked if the City had any plans to open Nieblock Lane. City Administrator Mark Shrives said the City would not maintain this portion of the road unless it is annexed to the City.

5. Correspondence

- a. Letter regarding repeal of Ordinance #254
- b. Letter from Pacific-Corp

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- c. Creswell City Limits Sheriff Contract Activity
- d. Letter from The Child Center
- e. Creswell Chamber of Commerce 37th Annual Banquet
- f. Notice of Intent to Appeal Fairways at Emerald Valley (PUD-2005-01)
- g. Notice of Intent to Appeal Fairways at Emerald Valley (SUB-2005-01)
- h. Information from League of Oregon Cities
- i. Region 2050 Information

Ron Hanson asked if the Child Center was interested in setting up with the food site and Mark Shrives responded the letter is regarding the summer lunch program at Harry Holt Park sponsored by Lane County.

Mayor Ron Petitti asked about the letter regarding Ordinance 254 and Mark Shrives explained that staff is looking into the issue and would be bringing it to council in the future.

6. Consent Calendar

- a. Minutes from City Council Meeting of February 13, 2006
- b. Minutes from City Council Meeting of March 13, 2006
- c. Approval of Bills
- d. Renewal of Liquor Licenses in Creswell

Ron Hanson moved Cathy Morgan seconded to approve the consent calendar as presented. Voted on and unanimously carried.

7. Old Business

- a. Final Design for City Hall

Finance Director Layli Nichols distributed two handouts regarding possible funding scenarios for City Hall. She explained that without spending down the Capital Improvement and State Revenue Sharing funds, the project would have to be temporarily postponed. She further explained scaling back the project would not be recommended and would prefer to wait until the funds were available to construct the new building. A discussion ensued regarding how the project might be phased to allow building the exterior shell and finishing the first floor, allowing the second story to remain unfinished until more funding is available. Ron Hanson asked what the preliminary estimate was for the construction and Ms. Nichols explained those figures did not include the cost of the property acquisition, the addition of the Sheriff's office and other items which needed to be addressed. City Administrator Mark Shrives said the cost per square foot is at about \$165.00 which includes the parking lot and other improvements. Mr. Hanson said he would like to see if architect Ken Nagao could provide more solid numbers and said ultimately the City has to be able to afford the project in order to build it.

8. Airport

- a. Pay request for David Evans and Associates

Bill McCoy moved Bob Millam seconded to approve a pay request for David Evans and Associates for engineering services of the fire suppression water line to the Airport in the amount of \$710.73. Voted on and unanimously carried.

- b. Pay request for Century West Engineering (Airport MLP)

Bob Millam moved Tim Demanett seconded to approve a pay request for Century West Engineering for engineering services of the Airport Master Layout Plan invoice # 234276 in the amount of \$3,498.00, invoice # 234281 in the amount of \$5,700.67 and invoice # 234284 in the amount of \$673.91 for a total amount of \$9,872.58. Voted on and unanimously carried.

9. Public Works

- a. West Yost Contract Amendment

City Administrator Mark Shrives explained this contract amendment shows a net change of zero, and is to clean up project budget amounts for the Wastewater and Nieblock projects. Bob Millam moved,

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Ron Hanson seconded to approve West Yost & Associates contract amendment No. 6 as presented. Voted on and carried unanimously.

b. West Yost & Associates Pay Request for Waste Water System Improvements
Ron Hanson moved Tim Demanett seconded to approve West Yost & Associates pay request in the amount of \$1,386.00. Voted on and carried unanimously.

c. Pay Request for West Yost Associates for Legal Preparation Expenses related to Slayden Construction claim
Bill McCoy moved Tim Demanett seconded to approve West Yost & Associates pay request in the amount of \$8,482.00. Voted on and unanimously carried.

d. Pay Request CH2MHill
Tim Demanett moved Bob Millam seconded to approve Invoice No. 3545424 in the amount of \$26,824.08. Voted on and carried unanimously. Ron Hanson moved Tim Demanett seconded to approve Invoice No. 3548713 in the amount of \$13,118.17. Voted on and carried unanimously.

10. City Administration

a. Budget Committee Members
City Administrator Mark Shrives said there are two positions open on the Budget Committee this year. Mike Dubick has agreed to be reappointed. Ron Hanson moved Bob Millam seconded to reappoint Mike Dubick to the Budget Committee for a four-year term. Voted on and carried unanimously. Tim Demanett moved Ron Hanson seconded to appoint Martin Heymann to the Budget Committee for a four-year term. Voted on and unanimously carried. Tim Demanett said he would call Mr. Heymann to ask if he would accept the appointment.

b. City Administrator Annual Review
Mayor Petitti handed out City Administrator Mark Shrives' annual evaluation summary. He noted Mr. Shrives' overall rating exceeds job standards and noted Mr. Shrives is doing an outstanding job. Mr. Petitti said Creswell is fortunate and appreciates his hard work. Mr. Petitti suggested an amendment to Mr. Shrives' existing employment contract to provide exclusive use of the newly purchased city vehicle to enable Mr. Shrives to drive the car from home to work, recognizing the need for the City Administrator to be on call 24 hours a day. Ron Hanson moved, Bill McCoy seconded to amend the employment contract with Mark Shrives to include exclusive use of a city vehicle to drive from work to home as recommended. Voted on and unanimously carried.

c. Promissory Note for loan of \$500,000 from Murray Investments
City Administrator Mark Shrives explained the agreement is not yet complete and will be on the next council agenda.

11. Clerk' Report – Financial Statement through period ending March 31, 2006
Finance Director Layli Nichols reviewed the financial statement and a short discussion ensued regarding implementation of an investment policy.

12. Executive Session – The meeting will be closed per ORS 192.660 (2) (e, f, h)

Mayor Ron Petitti adjourned the council meeting and called a two-minute recess before entering into executive session.

Mayor Petitti reconvened the regular council meeting.

13. Other Business

- a. Work session to discuss sidewalks (pending)
- b. Standards and Practices Statements of Economic Interest due April 15th

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- c. Respond to offer to purchase property located at 125 W. Oregon Avenue (Heater property)

Ron Hanson moved Bob Millam seconded to approve the purchase of a parcel of property located at 125 West Oregon Avenue in the amount of \$55,000 and the City will waive Water and Sewer System Development Charges for one ¾" service for the vacant property located south of 299 Nth 1st Street. Voted on and unanimously carried.

Bill McCoy has indicated he would be willing to serve on the Airport Commission. Council gave consensus and Mayor Petitti appointed Mr. McCoy to the Airport Commission for the remainder of the one-year term ending December 31, 2006.

Finance Director Layli Nichols reminded councilors to send in their statements of economic interest before April 15, 2006.

City Administrator Mark Shrives distributed the engineer's estimate for the curb, gutter, & sidewalk improvements for the Nth 7th Street project noting the \$4,400 estimate would not be worth the effort for a potential Local Improvement District.

There being no further business to come before the council, Mayor Petitti adjourned the meeting.

Ron Petitti, Mayor

Layli A. Nichols, City Recorder