

Council Present:

Omar Bowles
Richard Heyman
Jane Vincent

Patrick Miller
Dave Stram

Staff Present:

Michelle Amberg
Roberta Tharp
Cliff Bellew
Jim Piper
Madeline Phillips
Maia Hardy

City Administrator
City Recorder
Public Works Director
Finance Director
Planning
Community Dev.

Council Absent: 0

Press: 1 – Creswell Chronicle – Scott Olson

Audience: 8

The City Council work session was called to order by Mayor Stram at 6:29 pm.

Mayors Report

Water Rate Advisory Committee

Mayor Stram reported that we have received four applications for the three positions on the Water Rate Advisory Committee. He will be making the appointments to this committee in January. Mayor Stram asked for discussion on his recommendation of the Water Rate Advisory Committee also reviewing and bring forth a recommendation for sewer rates. Ms. Amberg noted she thought it would be a good thing to task the committee in reviewing sewer rates also as they are based on water consumption and a lot of the issues are the same for both utilities.

A discussion ensued regarding the differences between water and sewer rate methodologies and the duties of the committee. Council also discussed their concerns:

- Providing the Committee with adequate time to make a well thought out recommendation – Ms. Amberg noted they will need to make their recommendation by the end of February or early March prior to budget preparation.
- The completion of the Wastewater Master Plan
- The probability of an increase to rates – Ms. Amberg noted she doesn't think that the water rates will be adjusted nearly as much as sewer. We need to increase the rates to cover the cost of doing business and meet the requirements of our fund reserve policies.

Council gave their unanimous consensus to issue a charge to the Water Rate Advisory Committee that the committee review both water and sewer rates.

Committee Reports

All committee charges have been fulfilled and there were no reports given.

Discussion Items

Tourism – Michelle Amberg

Ms. Amberg explained that ORS 320.350 outlines the laws on local transient lodging tax and the uses of revenues. The City receives its share of the Hotel/Motel tax in two ways; a RTMP (Rural Tourism, Marketing and Promotions) grant from the County which has historically been passed on to the Chamber of Commerce and a local lodging tax that has been collected. In the past, the lodging tax has not been accounted for so its use is unknown. Ms. Amberg said she has spoken to the League of Oregon Cities regarding the 70/30 split (using 70% of funds strictly for tourism and 30% to be used for non-restricted general fund purposes). It was their advice to error on the side of caution and work to implement the 70/30 split; dedicating 70 percent of the funds received on tourism.

In the 2015/2016 FY budget, \$16,234 was projected to be received in RTMP grant revenue however we have received more than expected; \$18,800. Ms. Amberg explained that she will be bringing a resolution before Council for approval to increase that appropriation to \$18,800.

In order to prepare for the FY 2016/17 budget, she would like to receive input on how to expend additional tourism revenues with the possibility of receiving up to \$80,000.

She provided four options to the Council for discussion:

- Contract with an outside agency to provide tourism related activities (such as Chamber of Commerce)
- Develop marketing and promotional materials for City of Creswell
- Collect revenues in a reserve fund until they are adequate to build a convention center/park/tourist attraction
- Other tourism related activity designated by City Council

Discussion ensued about expending the money at the airport that will bring in future revenue; hiring someone to take Creswell into the 21st century to publicize the town; surveys in the past have shown the residents want a pool; put money away for a sports complex or air museum (large project).

Chamber of Commerce member, Joel Higdon said he believes all four of the options could be viable. He suggested that the City could enter into a contract with the Chamber and state that the City has to contribute a certain number of dollars every year and once the fund is built up, the two entities could partner together to do a project. He continued on by saying the Chamber has the means of managing a project which would be a win/win situation for everyone.

Ms. Amberg expanded on the conversation by saying there are lots of possibilities to this; the city could get on the electric highway by installing charging stations or by providing a location where tours could begin, the tourism options are endless. She also noted that in 2021, the world track and field championships will be held at Hayward Field in Eugene; by starting to think about a project now, we could be ready to handle the tourists that come to visit Creswell during such an event. She went on to remind the Council that promoting local businesses is the Chambers function.

Don Amberg, Chamber employee noted he gets between eight to ten visitors a week to the Chamber office.

Mayor Stram noted that he will place this agenda item on the January Work Session agenda for further discussion giving the Council time to think about how they want to use the \$56,000 projected to be received for tourism this year.

Bald Knob Vision to Action Plan – Maia Hardy

Maia Hardy addressed the Council to give a brief update to the Bald Knob project and to introduce them to a great opportunity; Bald Knob Vision to Action Plan. Ms. Hardy reported that Phase 2 of the environmental assessment of Bald Knob is almost complete. Phase 2 was the sediment and ground water sampling portion of the assessment. Sediment sampling was not able to be accomplished at the bottom of the log ponds due to the lack of a raft and the consultant from Portland will be returning to complete this step. At that point, Phase 2 will be complete. The results should be returned by February that will show the levels of contamination and at that time we should be able to determine the cleanup cost.

Ms. Hardy explained that last February she submitted a request to the US Environmental Protection Agency for their Vision to Action program. This is a tool that is used in brownfield redevelopment to reimagine brownfield sites. The City of Creswell was chosen to host two workshops which will be held January 27th. The morning workshop will be held at the High School with the Leadership and Architecture students and the evening workshop will be held at the Community Center. The purpose of this workshop is to have the community participants draw their vision for the Bald Knob site. The consultants will merge all the drawings into a few common renderings and provide us with the results.

Revisions to Flood Zone Maps – Maddie Phillips

The City of Creswell currently regulates areas susceptible to flooding, called Special Flood Hazard Areas, through a Floodplain Overlay in the Development Code. Geomax Inc., the developer's engineer on behalf of the Reserve, submitted topographical information and flood modeling that significantly changes the flood risk for certain properties in that area. Most notably, risk levels are shown to be reduced on properties within The Reserve, and other properties have adjusted risk designations (some greater and some lesser). FEMA has accepted Geomax's proposal and the map revision becomes effective on January 15, 2016.

Ms. Phillips addressed the Council stating the adjusted maps must be acknowledged by the Council; and direction given to staff to adjust our Floodplain Overlay to be in accordance with state laws. She presented to Council a brief tutorial on what a floodplain is in order for them to gain an understanding of what the flood risk maps describe and to help the Council provide direction to staff for taking action on mitigating this risk.

The State of Oregon compels us to adhere to Goal 7 of the Statewide Land Use Planning framework which revolves around natural hazards. The goal is to protect people and property from natural disasters and hazards such as floods, landslides, earthquakes, tsunamis and wildfires. The presentation began with how flood water impacts development. Ms. Phillips touched on Hydrodynamic and Hydrostatic water flows, floodways and the addition of fill dirt during development changing the flow of the river.

Ms. Phillips noted the revision to the maps is a result of a developer's engineer who submitted a topographical survey and performed a hydraulic and hydrodynamic study of the river asking FEMA to revise their maps. The Reserve has been removed from the effective floodway and there are several areas around the reserve that have not been a flood risk that are now being considered in the floodway due to the revision of the flood maps.

About five years ago, the Army Corps of Engineers began looking at the opportunity to re-evaluate the contours of the Coast Fork of the Willamette River. The City participated in a consortium effort to scan our region using LiDAR technology and we are able to provide them with new contour and topographical data of Creswell. The Army Corps of Engineers will produce a Physical Map Revision and adjust the delineation of the Special Flood Hazard Areas with the information collected from LiDAR. This revision is anticipated to be complete in the year 2018. In the meantime, the LOMR map that will become effective on January 15, 2016 and the Army Corps Work Map (draft) do not match with respect to how they designate risk areas in Creswell. Areas of the community will be removed from the floodway based on the LOMR and then in 2018 when the Army Corps of Engineers maps are released, these areas will be added back into the floodway. The revisions to the flood risk maps will have significant implications for current and future landowners affected by the changes. During the years of 2016 to 2018 in which development could occur at The Reserve, the area in the flood plain overlay are under new restrictions: the city could have homes built that would not be considered in the floodway and not developed to flood standards but in two years would be identified as in the floodway.

Ms. Phillips asked Council for discussion on the handling of this issue. If the City accepts the LOMR maps, what liability will we have for development that occurs during that two year period before the maps change again?

A discussion ensued regarding liability issues if the City accepts the LOMR maps. Ms. Phillips noted that if the City doesn't adopt the maps we would be put in a suspension. Ms. Phillips stated that we also have a moral obligation and asked for direction from the Council as to respond when folks approach us to build in this area. She also noted that the City has an obligation to protect its citizens and the contractors building the homes are not the folks living in the homes.

Ms. Phillips has discussed this issue with the Planning Commission and last Thursday and will present their formal recommendation at the January Council Meeting. She gave a brief overview of their recommendation:

- They want the buyer of the home to know that the maps will be changing
- They want the developer of the home to know that the maps will be changing
- Recommend that they talk to their lender regarding the maps
- They are requesting that if a developer is going to build a home at The Reserve, Ms. Phillips is to provide them with a copy of the Army Corps map and with the revision of the map that will be effective in the future. By doing this, the developer knows what they are getting into so they can elect to build the home at a higher elevation.
- Have the builder sign an affidavit that states they have received a copy of both maps

Councilor Miller asked how sure we are that the Army Corps of Engineers are revising the maps. Mayor Stram said that in 2018 we are projected to have the Army Corps of Engineers maps, is the City required adopting the maps or can we get the maps from FEMA. Ms. Phillips stated that effectively the Army Corps of Engineers maps are in the FEMA process; we will receive the maps from FEMA and the Council will be asked to adopt them at that time.

Further discussion ensued on how the City communicates the changes to flood maps and at what level does the City Council want to communicate the changes. Ms. Amberg asked Ms. Phillips to have the City Attorney write a legal opinion to include in the January City Council packet. At the January meeting, the Council will be asked to acknowledging a revision to our current map.

At 8:32 Mayor Stram recessed the meeting for a brief break. Mayor Stram reconvened meeting at 8:40 pm.

Policing

Mayor Stram moved the Policing discussion to follow the brief discussion on 225 West F Street code violation.

225 West F Street – Michelle Amberg

Ms. Amberg explained to the Council that staff is encountering a code issue at 225 West F Street. The issue is basically a dispute between two neighbors; a porch was built without a permit and it could come before the Council to possibly discuss demolition of the porch.

Policing

Councilor Bowles reported that we have received a presentation from Portland State University on policing. This is the beginning of many conversations regarding the Policing Study to be had.

Councilor Bowles outlined the four options presented in the study (page 118) and noted that the Council will need to discuss them at some point:

- Current Situation – the current Lane County Sheriff's Contract with the City of Creswell included three Deputies and a 0.50 time Sergeant
- Creswell Police Department – the creation of a Creswell Police Department within the city government boundaries
- Special District – In-house – the creation of an independent special district with in-house staffing serving the combined City and surrounding unincorporated services area (Creswell School District boundary)
- Special District – Served by Lane County Sheriff's Office – the creation of an independent special district providing service through a contract with the Lane County Sheriff's Office; serves the combined City and surrounding unincorporated service area (Creswell School District boundary)

Councilor Bowles noted that another discussion that needs to be had is on funding. Currently property owners pay a monthly \$6 Public Safety Fee on their utility bill. The discussions need to center around what will serve Creswell in the best way and how we are going to pay for it; by taking out a bond or levy to cover the costs. It will also be important to receive public input as to what they want.

Councilor Bowles asked the Council members to take a minute and provide feedback they have heard from community members on public safety:

- Councilor Vincent noted she has heard from citizens who live beyond the UGB that would like to have a special district formed in order to include them in the coverage.

A discussion ensued on how a special district would be run; Ms. Amberg noted that the Lane County Board of Commissioners would be the governing body over that district.

- Councilor Heyman said the remarks he heard were dependent on demographics; but suggested looking into either a state or county wide police force.
- Councilor Miller noted he has heard that citizens would like a better response and some of them feel the need for having our own police force. He suggested the possibility of starting a small policing force and then as the community grows; increase the force in small increments so it wouldn't be such a big funding hit at first. He continued by saying the public wants to feel safe.
- Councilor Bowles explained in his non-scientific survey the results were that the citizens wanted more coverage (twenty four hour coverage) than what they are currently receiving and over 65% of those who took the survey were willing to pay \$9 per month for policing coverage (most of whom fall within the poverty level).
- Mayor Stram reported he has heard from folks just outside the boundaries of Creswell who would like to be included in a Public Safety District. He noted he watched a program on OPB (Oregon Public Broadcasting) regarding OSP and the City of Forrest Grove who are having difficulties recruiting and training officers only to have them leave the forces once they have completed training. Former Councilor Romoser explained in a conversation that he had with the Mayor that you will not get officers from Eugene unless the City can match the wages and benefits. He also told Mayor Stram that if he were sitting on the Council at this time he would have a very difficult time voting for a Special Policing District.
- Mayor Stram also noted he has had several citizens ask why we couldn't stay with Lane County Sheriff's office and bump up our coverage by adding an additional deputy.
- Public Works Director, Cliff Bellew added that Public Works currently work very closely with Lane County Sheriff's office and they provide a twenty four hour/seven days a week dispatch even when the officers aren't on shift in Creswell. If any citizen has an issue whether it is a down tree, down stop sign etc. the Sheriff's department dispatches Public Works to take care of that after hours.
- Maddie Phillips remarked that dispatch is a very important communication tool in our Emergency Operations Plan; using their announcement system and the infrastructure they have.
- Ms. Amberg noted that this conversation is the first of many to come. She favors the current arrangement of contracting with the Lane County Sheriff's Department for policing services. She would

like to know where the Council is heading with this for the next fiscal year's budgeting. She went on to explain that the urgent issue is the sunset clause in the public safety ordinance.

- Richard Zettervall addressed the Council to acknowledge that having your own police force is more than having officers, it includes: vehicle maintenance, record keeping, as well as additional staffing.

This will be a continued discussion item on the January Work Session agenda in order to provide Ms. Amberg direction at the February meeting for policing services and funding for the next fiscal year.

Adjournment

There being no further discussion, Mayor Stram adjourned the work session at 9:28 pm.

Signature on File

Dave Stram, Mayor

Signature on File

Roberta J Tharp, City Recorder