

COUNCIL MEETING MINUTES
Tuesday September 8th, 2020 5:30 P.M.
City Hall Council Chambers
115 N 3rd Street

The Council of the City of Oregon met Tuesday September 8th, 2020, 5:30 P.M.
The meeting was held on Zoom, City Administrator Darin DeHaan was present in the Council Room at City Hall.

Present: Mayor Ken Williams
Commissioner Melanie Cozzi
Commissioner Tim Krug
Commissioner Terry Schuster
Commissioner Kurt Wilson
City Administrator Darin DeHaan
Chief Shawn Melville
City Attorney Paul Chadwick
City Clerk Cheryl Hilton

Present via Zoom: Jeff Helfrich, Dave Kent, and Terry Plemmons.

Police Chief Shawn Melville started the pledge of allegiance.

Mayor Ken Williams moved to approve the August 25th minutes with amendment, Seconded by Commissioner Kurt Wilson.

Discussion: Mayor Ken Williams said during the conversation on the Tree Replacement Program, Commissioner Terry Schuster said trees of a young age or saplings not trees of age.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Commissioner Terry Schuster moved to approve payroll in the amount of \$49,222.02 and the current warrants as listed:

Blue Cross Blue Shield	\$19,562.42
Byron Bank	\$2,086.95
Certified Balance & Scale Corp	\$3,636.00
Cintas	\$59.20
City of Oregon	\$6,336.39
City of Oregon	\$306,928.43
City of Oregon	\$110,564.85
Comcast	\$139.55
Dave Kent	\$27.05
Dynamic Horizons Computer Service	\$187.50
Ehmen	\$554.25
Envision Healthcare, Inc	\$214.00
Ferguson Waterworks #2516	\$328.60
Fidelity Security Life Insurance	\$214.76
Fischer's	\$745.24
Frontier	\$388.55
Hach Company	\$1,903.16
Hagemann Horticulture LLC	\$1,300.00
James Taylor	\$120.00
Kunes Country Auto Group	\$228.67

Martin and Company	\$187,093.38
MCS Advertising	\$75.00
Moring Disposal	\$63.00
NICOR	\$52.49
Oregon Snyder	\$423.60
PDC Laboratories, Inc	\$204.00
Postmaster	\$440.00
Postmaster	\$240.00
Quill	\$97.45
Ray O'Herron Co., Inc	\$24.64
Stillman Bancorp	\$1,181.37
Subsurface Solutions	\$6,800.69
Visa	\$563.31
Willett Hofmann & Assoc	\$2,481.53
Willett Hofmann & Assoc	\$9,270.20
	\$664,536.23

Seconded by Commissioner Kurt Wilson.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays

Commissioner Tim Krug moved to approve the Tree Replacement Program, Seconded by Commissioner Melanie Cozzi.

Discussion: Commissioner Tim Krug asked if only certain trees could be planted on the terraces. Mayor Ken Williams said in Ordinance 32-60 it says no shrub shall be planted, maintained, or allowed to grow to a height of more than 3 feet. Ordinance 32-62 says that no grass or ground vegetation shall be permitted to grow to a height of more than 6 inches. The City wants to make sure that the code is followed. Commissioner Terry Schuster said there is a lack of clarity in the language. Commissioner Kurt Wilson asked if there was concern for damage to infrastructure in the terrace. Street Superintendent Terry Plemmons has had no requests for shrubs to be planted in the terrace. A permit would be required, and all guidelines would be followed. Mayor Ken Williams said that we should get feedback from the Planning Commission.

Commissioner Kurt Wilson moved to table the Tree Replacement Program, Seconded by Commissioner Tim Krug.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Commissioner Kurt Wilson moved to approve Dumpster Ordinance 2020-113, Seconded by Commissioner Melanie Cozzi.

Discussion: Commissioner Tim Krug would like to amend the ordinance to remove the requirements on private property and lower the fee for a permit. Mayor Ken Williams asked if a permit would be required if the dumpster were on private property and if they would have to follow the requirement of not leaving the dumpster out to long. Commissioner Terry Schuster said that we have an ordinance against vehicles left sitting in front yards. Commissioner Kurt Wilson said that Moring Disposal requires the property owner to sign a waiver that releases Moring Disposal against any damage to property. Mayor Ken Williams said that the issues that need to be clarified are a permit being required, a time limit, and prohibition of hazardous waste if a dumpster is on private property.

Commissioner Tim Krug moved to table the Dumpster Ordinance 2020-113, Seconded by Commissioner Melanie Cozzi.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Mayor Ken Williams moved to table adding a permit fee of \$20.00 for Dumpster Permit to the Fee Schedule, Seconded by Commissioner Kurt Wilson.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Commissioner Tim Krug moved to add Double the Permit Fee for Starting a Driveway without a Permit to the Fee Schedule, Seconded by Commissioner Melanie Cozzi.

Discussion: City Administrator Darin DeHaan said this would mirror what we do with building permits when work is done before acquiring a permit. Mayor Ken Williams said the fees were removed from the entire City Code and put into a fee schedule, from time to time the City would like to make changes. City Attorney Paul Chadwick recommended the City review the fee schedule annually and adopt the changes at Council at one time.

Mayor Ken Williams moved to approve Ordinance 2020-114 Approving and Authorizing the Executions of a TIF Redevelopment Agreement by and between the City of Oregon and Wiggale, LLC, Seconded by Commissioner Terry Schuster.

Discussion: Mayor Ken Williams said the ordinance is for the microbrewery and requires both an agreement and an ordinance. When the building appreciates because of the improvements, the taxes will increase yearly. The increases in taxes will go into the Cities TIF fund. The City is allowed to rebate some of those funds as an incentive for doing improvements. The agreement says the City will rebate 75% of the increase in their taxes back to Wiggale, LLC. \$50,000.00 will be rebated to Wiggale LLC up front, the \$50,000.00 would be collected in \$2,500.00 yearly increments over the next 20 years.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Mayor Ken Williams moved to approve TIF District Redevelopment Agreement by and between the City of Oregon and Wiggale, LLC, Seconded by Commissioner Terry Schuster.

Discussion: This agreement is what is signed by both the City and Wiggale, LLC.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Commissioner Tim Krug moved to approve Resolution 2020-15 Grant Application for ITEP Grant, Seconded by Commissioner Kurt Wilson.

Discussion: Mayor Ken Williams said this is a grant for façade work to be done to sidewalks and street lighting on Rt. 64 between the Wiggale building and the old drive thru bank. Work would possibly begin this upcoming summer.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Commissioner Melanie Cozzi moved to approve Inter-Governmental Agreement with Oregon Fire Protection District, Seconded by Commissioner Terry Schuster.

Discussion: Commissioner Melanie Cozzi would like to change the compensation amount from \$200.00 to \$180.00 for metered water service per month. The Oregon Fire Protection District would oversee lawn care and beautification of the property. The City would be able to manage this property

and use it for an event venue and other things. Commissioner Terry Schuster said that people have seen this riverfront property as underutilized.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Mayor Ken Williams moved to amend the motion to change paragraph 4 in the Intergovernmental Agreement with the Oregon Fire Protection District from \$200.00 to \$180.00, Seconded by Commissioner Terry Schuster.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Mayor Ken Williams moved to approve addition of an Administrative Leave Policy to City Handbook, Seconded by Commissioner Tim Krug.

Discussion: City Administrator Darin DeHaan said the Cures fund recommends this policy that the City previously did not have.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

City Administrator Darin DeHaan has been looking into what other communities are doing regarding Halloween and Trick or Treating. He is waiting to see what the guidelines the State puts in place. He also said the Municode Ordinances will look different. The 1st shift to the new format has started.

Commissioner Terry Schuster reported that the General Fund revenues are about 17% higher than expected but cautioned that monthly revenues vary. He will be sending each commissioner monthly expenses for their department.

Commissioner Melanie Cozzi had Dave Kent report on the Water/Sewer Department updates. He said that Martin's will be back to put in water services for phase 2 and for the 5th Street parking area possibly tomorrow.

Commissioner Tim Krug said the Shaffner project is about 90% complete.

Mayor Ken Williams said the City has \$153,000.00 associated with the Cares Act to spend towards anything that is directly related to Covid 19. He would like the Commissioners to send any ideas for their departments to Darin. Even during Covid, there are still things happening in the City. A new façade was constructed on the building next to Father and Sons and the Wiggale building is making progress. Mayor Williams and Commissioner Schuster are working together on finances for an upcoming street department project.

Commissioner Kurt Wilson moved to adjourn the meeting, Seconded by Commissioner Tim Krug.

Roll Call: Cozzi, Krug, Schuster, Wilson, Williams. No Nays.

Adjourn: 6:18 P.M

Ken Williams, Mayor

Attest: _____
Cheryl Hilton, City Clerk