

CITY OF PRINEVILLE

MINUTES

August 14, 2007

The meeting of the Prineville City Council was called to order on August 14, 2007 at 6:30 PM in the Council Chambers at City Hall by Mayor Wendel. Present were Council Members Bobbi Young, Steve Uffelman, Jack Seley, Gordon Gillespie, Dean Noyes, Betty Roppe and City Manager Robb Corbett.

Present representing the press media was AnnMarie Knepper of the Central Oregonian.

The meeting was opened with the flag salute.

CONSENT AGENDA:

A. Minutes of July 24, 2007 regular meeting

Council Member Roppe moved to approve the minutes of July 24, 2007 as amended with the corrections that were given to the Council. Council Member Young seconded and the motion passed unanimously.

WORKSHOP - SECOND STREET EGRESS: Scott Smith stated they are postponing this discussion for a future Council Meeting to give them time to evaluate the funding for this project.

Mary Lauzon from the Department of transportation gave an update on the progress that ODOT is making with this project. They are looking at the time frame on acquisition of the right-of-way. There is a Federal process for acquiring this land. ODOT will draw up property descriptions on the property that needs to be acquired. If relocation from this property is necessary, there are funds available.

Ms. Lauzon stated that ODOT will do an appraisal, which will be provided to the land owners and then they will have 45 days to accept the offer or we could initiate an imminent domain process. Their engineering information needs to be provided to ODOT to write these descriptions to make sure requirements are met for the right-of-way. This must occur if Prineville ever hopes to secure federal funding in the future for this area.

Mayor Wendel asked how long would this process take?

Ms. Lauzon stated as soon as OTAK has completed their final engineering and they are through making any changes to sidewalk locations than ODOT would start with the writing of the descriptions and that usually takes about a month. When the legals are finalized then they will start with the appraisal process in contracting and hiring appraisers. That process usually takes 3-4 months. This will depend on the workload of the appraiser. They go out to a bid process using a minimum of three to five appraisers that are interested in providing bids and it is a low bid select for the appraisal contract. The typical time frame for the completion of an appraisal report would be approximately about 2 months. Added to the time ODOT requires to review property descriptions and the 40 days the property owner has to review it and to raise concerns or offer

additional information, plus the bid process, so the estimated time for completion is at least 9 months.

Council Member Uffelman questioned if ODOT did not understand the parcel of property that the City of Prineville purchased for the intent of having the ramp off on Second Street and why are we waiting until now, when he saw drawings for this plan a year ago and there was ample time for engineering to be done for the road to not have to go across neighbor's property. Now we are going to have another 9 month holdup, paying sufficient dollars to multiple people, for something that he feels should have been avoided in the first place.

City Manager Robb Corbett stated we purchased a piece of property and with the design drawings, the way the angles come out, we have to pickup a piece of just a corner of a neighboring parcel of ground, so we are talking about a very small piece of property, so he would hope that the fact that this is slicing off the corner of a parcel, the corner of a parking lot, that this is not going to take an 9 month process.

Mr. Corbett suggested part of the reason for the delay is the large amount of recent employee turnover in the Community Development Department.

Mayor Wendel stated he remembers being in a meeting where we purchased the land that we currently own down there, the old DMV building, and part of the deal is that if we want to look at any federal funds in the future then we need to go through ODOT's purchasing process in order for us to do this. There were two designs for the ramp, he believes. The one that ODOT preferred is the one that actually takes in this small piece of land. He remembers they talked about it at the time, that it could take up to a year to purchase this.

Ms. Lauzon stated there was no appraisal on the property the City purchased, so they need to get an appraisal on that property to follow the federal guidelines.

Council Member Noyes stated today he received a phone call from Mike Warren, the City's Real Estate Agent of Record, and he wanted to make sure that the corner of the property that has some value and could be used for something else, in his opinion, that there is interest in the real estate market for that corner and he wanted to make sure that was addressed tonight in his absence. He asked if any of this conservation is taking place with Mike Warren as our Real Estate Agent of Record?

City Manager Robb Corbett replied that they have not had that conservation with Mike Warren at this point, no. He also received the same phone call from him this afternoon. When we actually purchased the property he had mentioned that he thought that once we built the road that the property that would be left would have sufficient value to the City and that we needed to think closely as we went through this process about recuperating the expense that we have going into this.

Scott Smith stated he would like to address Council Member Uffelman's comment. Probably the original drawings that he saw were rejected by ODOT and they have had to redesign that egress ramp and move it further down from the bridge. We are no longer able to do what we are accustomed to as a nice sweeping off ramp, this is actually going to be a 90 degree corner. We have

to go through the process to even access the State Highway, so they openly have the last say on our design to connect to their highway. What you are referring back to is the design that no longer exists. One thing to keep in mind is the property that Mr. Warren is talking about is that we are not going to have the excess amount of vacant property as most people might think, because we also have to do something with our storm water off of that off ramp that cannot go straight into the Crooked River, so some of that property in the design that we are accepting now is being used for a storm water detention facility.

Mayor Wendel asked if it is possible to cut this time of 9 months in half?

Ms. Lauzon again explained that there is a process that needs to be followed and it will depend on how soon an appraiser will be available to do the appraisals.

Council Member Roppe stated she was under the impression they were also making a presentation for funding from Juniper to go towards the Second Street egress is, that not going to be done tonight either?

Scott Smith stated that is correct. They are re-evaluating SDC funding and financial reports.

City Manager Robb Corbett stated the Council has approved a budget for the project and one of the things that they are looking at right now is with the slow down in building, it is impacting SDC revenues. One of the things they are looking at is the cost of the project verses the budget, might allow us to complete some other improvements in the area that would merge with the traffic that is going to go on in there. Before they felt they could bring a complete picture of what they would like to see happen down there, they felt like it would be incomplete without a good assessment of where we are at financially in transportation SDCs. That is why they are asking for some extra time to take a look at that and then come in with a better report.

Council Member Roppe asked what the City is doing with Juniper because they want to do some stuff with their property. When she called the City and asked them to come out and speak to her as to what they are going to do with Juniper, she was told that there would be a presentation tonight asking for the funds for Juniper to go to the Second Street egress.

City Manager Robb Corbett stated just to clarify, the funds that were originally budgeted for the Juniper project have been reallocated to the Second Street egress project. If you look at the Capital Improvement Projects Plan that we have approved Juniper has been bumped out at least 12 months and they have put the Second Street egress in front of that and that happened 6 months ago or longer.

Council Member Uffelman asked what are the plans for the four-way stop at Second and Meadow Lakes Drive?

Scott Smith replied that they have not made that decision yet. They are looking at the big picture first, the financial picture to see if they are even going to be allowed to extend that project down to there. They are addressing what they are going to do with the traffic flows through the Transportation Safety

Committee and also dealing with this through staff. They have kind of come to the conclusion if this project goes and we start moving traffic to the east, primarily on Second Street, we will probably monitor the existing traffic control devices and do some traffic counts and traffic analysis before they jump out and change the complete complexity of the intersections.

Scott Smith stated everybody has been asking why the hold up on the bridge and the holdup on the traffic light. He has been in contact with ODOT project manager and the project inspector and the relationship between the contractor and ODOT has broke down somewhat. The best answer that ODOT can give him is the project has a completion date of the end of October. They did have to do some redesigning due to high groundwater that they did not anticipate in the original design. They also asked them to postpone it through the rodeo parade in that time period.

ORDINANCE NO. 1146, EMERGENCY MANAGEMENT: Council Member Roppe moved to read Ordinance No. 1146 by title only for the first reading. Council Member Young seconded and the motion passed unanimously. City Manager Robb Corbett read Ordinance No. 1146 by title only for the first reading.

Police Chief Bush stated a staff report was given at the last Council Meeting, which has been included in the Council packet, which states the need for this ordinance to be in place.

After a brief discussion, Council Member Young moved to approve the first reading of Ordinance No. 1146. Council Member Noyes seconded and the motion passed unanimously.

FINANCIAL REPORT FOR JUNE, 2007: A copy of the Fourth Quarter Financial Report ending June 30, 2007 was distributed to the Council. (Report is on file)

Andy Parks, Contract CFO for the City of Prineville, briefly reviewed the report with the Council.

Mr. Parks answered questions and concerns of the Council. He encouraged the Council to feel free to contact him at any time if they have any questions.

STREET OVERLAY BIDS: Scott Smith reported three bids were received for the overlay project as outlined in his staff report included in the Council packet. The three bids were:

Harney Rock	\$63.84/ton
Knife River	\$64.14/ton
High Desert	\$67.40/ton

The recommendation is to award the bid to Harney Rock as the apparent low bidder.

After a brief discussion, Council Member Uffelman moved to award the bid to Harney Rock for \$63.84/ton as recommended by staff. Council Member Roppe seconded and the motion passed unanimously.

Public Works Supervisor Jerry Brummer thanked Scott Smith for all the hard work that he has been doing on the recent street and transportation issues. He has done a great job.

Council Member Noyes stated last week Fairgrounds Manager Pat Wood had a water truck problem and City staff helped with labor to get a truck running and operable for them.

Scott Smith stated Fairgrounds Manager Pat Woods makes his equipment available to the City when needed as well.

Council Member Noyes stated he is probably not the only one that has been approached about the deferred SDC payment issue as to what the status of that is.

It was stated this is scheduled to be discussed at the next Council Meeting.

The Council adjourned to Executive Session at 7:40 PM.

The Council reconvened to Open Session at 8:00 PM.

Council Member Uffelman asked if the City has put out requests for a new Insurance Agent of Record?

City Manager Robb Corbett replied they have a current Agent of Record that has been appointed for a brief time and we are going through the selection process of which Council Member Young is a part of, along with a committee. The timeline is to have the selection made prior to January 1, 2008.

There being no further business to be discussed at this time, the meeting was adjourned at 8:02 PM.

Mike K. Wendel, Mayor

Robb Corbett, City Manager
Recorder

