

CITY OF PRINEVILLE

MINUTES

August 28, 2007

The meeting of the Prineville City Council was called to order on August 28, 2007 at 6:30 PM in the Council Chambers at City Hall by Mayor Wendel. Present were Council Members Betty Roppe, Dean Noyes, Jack Seley, Gordon Gillespie, Bobbi Young, Steve Uffelman 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 August 14, 2007 regular meeting.

Council Member Roppe moved to approve the consent agenda. Council Member Gordon seconded and the motion passed unanimously.

SPECIAL PRESENTATION: Police Chief Bush presented the following certificates of Appreciation to businesses that have made significant contributions to the Prineville Police Department:

Richard from Robbertson Ford for loaning the Police Department vehicles for towing equipment at no charge.

Dave Barlow of Dave Barlow Auto Body for a lot of donated labor on the repair of Police vehicles.

PROCLAMATION: Mayor Wendel read a proclamation proclaiming September 17-23, 2007 as "Constitution Week".

SDC PAYMENT PROCESS: City Manager Robb Corbett introduced the new Community Development Director Ricky Sites. Ms. Site briefly reviewed the staff report that was included in the Council packet.

The City received a request to consider allowing the builders to delay payment of SDCs at a later point in the development process other than paying them at the time the building permit is issued. It was suggested that the transportation SDCs be collected at the time of application and the sewer and water SDCs be delayed until actual hookup of these services. The current precedent in the Central Oregon area is to collect these fees at the time the building permit is issued.

Staff is highly supportive of City Council's goal to be responsive to the needs of the development community. Staff believes that the proposed change in timing of collection fees is feasible and could be implemented with little, if any, disruption to efficient service of the City's customers. However, due to the potential financial ramifications of the policy change, it is the opinion of staff that the potential costs far outweigh the benefits to changing the timing of the SDC collection.

The intent of staff in making this recommendation is not to oppose the development community, but to ensure that the City can support long term growth through fiscal responsibility in funding public infrastructure projects. The City has made a commitment to developers of approved projects who have been promised that infrastructure will be in place to serve their developments. Staff finds that the importance of ensuring the continued ability of the City to support development and maintain financial solvency significantly outweigh the potential cost savings to individual developers from delaying the collection of SDC fees.

The City Council has three options in regard to the proposal of delaying the collections of SDCs:

1. Direct staff to continue to collect all SDCs at the time of the building permit issuance.
2. Direct staff to draft a resolution to allow all SDCs to be paid at the time of connection to the City's water and sewer system.
3. Delay a decision on this issue for further information, testimony and/or discussion at a future Council Meeting.

Council Member Roppe stated she would like to stay with what other surrounding communities are doing and continue with the City's present practice of collecting SDCs.

Council Member Uffelman asked what is the length of time from issuing the building permit to actually doing the water and sewer hookups?

Ms. Sites stated that depends on the type of development, if it is a single-family dwelling or a multi-family dwelling. The building permit is good for a year.

Senior Planner Scott Edelman stated staff looked at accommodating the builders, but it was just not in the best interest of the City.

Jim Engels from Sun Forest Construction stated he is here tonight because he believes in the Iron Horse Project. He is looking at every opportunity to make these homes affordable. Communities are needing to look at options to help cut expenses and being able to delay the payment of SDCs would certainly help make homes more affordable by helping to keep the costs down. He understands that this revenue is presently figured into this fiscal year's budget but he would request the Council to look at this request again next year.

Council Member Uffelman suggested delaying payment of water and sewer SDCs for 90 days unless they are ready to hookup before the 90 days.

Jim Engels stated anything would help out.

Council Member Uffelman suggested if we do decide to delay the payment, but placing a time frame on when it needs to be paid.

Council Member Young stated the thing that she heard that makes a lot of sense, she does not like to delay decisions, but the way things are right now, it does not make sense for the City to change our current collection of SDCs. The timing to change this process is not good, because of some of the commitment that

we have made for that money, but it would be a good idea to re-evaluate this again next year. The thorough study that the staff has done is very complete and is very fair right now.

Jim Engels stated he would be willing to work with staff and other members of his building trade to sit down and see if they can work out an acceptable resolution that work good for both the City and the builders.

Council Member Roppe stated she believes the City has always wanted to work with the contractors and she also believes that we should not make sudden changes without having all the information that they need to make those decisions. Her preference at this time is to delay a decision on the issue until further information or testimony at a future City Council meeting.

Mayor Wendel asked if there was anyone in the audience that wishes to speak on this issue. There was no one.

Mayor Wendel polled the Council Members to ask their feelings on this issue.

Council Member Noyes agreed to go along with a delay to defer and keep it the same as it is presently.

Council Member Roppe stated she agrees to keep it as it is now and delay on any further decision until they have more testimony and information.

Council Member Seley stated he would like to continue with our current collection process and also direct staff to work with the industry to look for a solution to the problem.

Council Member Young stated she agrees with the comments that have been made by the Council.

Council Member Gillespie stated he agrees with Council Member Seley's comments.

Council Member Uffelman stated he would like to pursue a compromise and would like to have additional feedback from the staff at the next meeting.

Mayor Wendel stated he agrees with the majority of the Council, except he would like the staff to set up a meeting with the developers and look at anything that we can possibly do to help them build and sell houses. The route we will be going will be with the delay.

Council Member Noyes stated he believes it is great to have this cooperation with the developers and the staff to work out a solution.

SEISMIC ASSESSMENT REPORT: Police Chief Bush stated Doug Schwarz from Froelich Consulting Engineers conducted a thorough assessment of the old City Hall building, presently the Police Department, and this report was distributed to the Council several weeks ago.

Mr. Schwarz stated this is a building that houses the 911 center as well as the Police Department staff and jail. This structure

must stay functional in a crisis event. He briefly reviewed his report with the Council.

Council Member Roppe stated she feels we need to start looking at sources for funding and explore the different avenues that might be available to us.

Chief Bush stated the City has assets and revenues available to assist in the funding for replacing this structure. He is very concerned for the safety of his employees who work in this building.

After some discussion, the Council felt the best option may be to replace the building. Chief Bush stated this is a very complex issue and he needs to get more information for the Council to review.

Council Member Roppe suggested using a committee to gather more information and research the options available.

After a brief discussion, the Council was in agreement to use a committee to gather additional information and discuss options.

City Manager Robb Corbett suggested using the Public Safety Committee consisting of himself, Chief Bush, Steve Uffelman, Gordon Gillespie and Betty Roppe.

The Council agreed this would be appropriate.

SHRINERS REQUEST FOR FUNDING: City Manager Robb Corbett stated the Council received a letter from the Central Oregon shrine Club in their packet requesting funding through purchasing tickets for their annual circus, which will be held at the Deschutes County Fair and Expo Center next month.

Council Member Young stated she would like to see the tickets that are purchased distributed to children locally. She also wanted to know if the City has supported this in the past.

It was stated that the railroad and golf course have been approached in the past.

Council Member Roppe moved to purchase 20 tickets in the amount of \$140 to disperse locally. Council Member Uffelman seconded and the motion passed unanimously.

There was some discussion regarding how to disperse the tickets locally. Council Member Noyes suggested using a different group every year to disperse the tickets. The Council agreed this would be a good method.

PARKS AND RECREATION REQUEST FOR FUNDING OF SANTA'S WORKSHOP: Jeannie Searcy from Crook County Parks and Recreation stated a letter from her requesting funds for the Santa's Workshop was included in the Council packet.

Jeannie briefly explained the Santa's Workshop Program and the rising costs they have been experiencing to continue this program at the same cost of \$3 per child. She is requesting \$400 to help cover costs for the Santa's Workshop Program.

Council Member Uffelman asked what the County is contributing? Jeannie stated she has also sent them a letter requesting funds as well.

Council Member Young moved to donate \$400 to Crook County Parks and Recreation for the Santa's Workshop Program. Council Member Roppe seconded and the motion passed unanimously.

COUNCIL VACANCY: City Manager Robb Corbett reported we have received four applications to fill the Council vacancy. All of these applications have been submitted after the August 23rd deadline. The four applicants are: Steve Ike, David Neuberger, Connie Hansen and Jennifer Letz.

Council Member Roppe stated the Council needs to establish another deadline, since the first deadline is past and we had not received any applications.

After some discussion, the Council agreed to set a deadline for receiving additional applications for September 5th, 5:00 PM. The Council will interview the applicants at the September 25th meeting and then make the appointment.

Three of the candidates were present and Mayor Wendel asked them to make a brief statement why they wanted to serve on the City Council.

Connie Hansen stated she loves this town and has a background that could be useful in serving on the City Council. She would like to be a part of a positive organization.

David Neuberger stated he has been in Prineville since the first grade. He wants to raise his family here and be involved in the community.

Steve Ike stated he has been a member of the Budget Committee for the last two years. He moved to Prineville in June of 2004 and he wants to be involved in the community. He has a lot of government background that would be useful in serving as a Council Member.

ORDINANCE NO. 1146, EMERGENCY MANAGEMENT (second reading, first reading 8-14-07): Council Member Young moved to read Ordinance No. 1146 by title only. Council Member Roppe seconded and the motion passed unanimously. City Manager Robb Corbett read Ordinance No. 1146 by title only for the second reading.

Council Member Uffelman moved to adopt Ordinance No. 1146. Council Member Young seconded and the motion passed unanimously.

The Council adjourned to Executive Session at 7:50 PM.

The Council reconvened to Open Session at 9:00.

There was no further business to discuss, so the meeting was adjourned.

Mike K. Wendel, Mayor

Robb Corbett, City Manager
Recorder

