

City of Vale  
City Council Minutes  
January 14<sup>th</sup>, 2020

I. Call to Order Meeting called to order at 7:00 PM by Mayor McLaughlin

Councilors: Cm Fuller, Cm Phillips, Cm Bixby, Cm Keller and City Attorney Sullivan were present.

Absent: Cw Bennett

II. Pledge of Allegiance was led by Mayor McLaughlin

III. Corrections or Additions to the Agenda

Mayor McLaughlin inquired about corrections or additions to the agenda. *Cm Bixby motioned to accept the agenda as written. Cm Keller seconded the motion. The motion passed unanimously.*

IV. Approval of Minutes of December 10<sup>th</sup>, 2019

*Cm Bixby motioned to approve the Minutes of December 10<sup>th</sup>, 2019 as written Cm Fuller seconded the motion. The motion passed unanimously by the Council.*

V. Payment of Bills:

Payment of Bills: First Check Run: 14,104.68, First ACH: \$14,637.70, Second Check Run: \$6,701.60, Third Check Run: \$1,309.69, Forth Check Run: \$96,411.62, Second ACH: \$17,694.60. With a Grand Total of: \$150,859.89. The Forth Check Run includes two voided checks in the amount of \$154.08 and \$211.80 changing the total to \$96,045.74 and changing the Grand Total to: \$150,494.01.

*Cm Bixby motioned to pay the bills in the amount of \$150,494.01 with Cm Fuller seconding the motion. The motion passed unanimously.*

VI. Reports & Council Action on Reports.

*City Manager Report*

1. Side walk project is moving forward nothing to report
2. LOC meeting was to be hosted by Vale on January 16<sup>th</sup> at 11 discussion on the 2020 Census Meeting has been cancelled due to weather. The next meeting will be held in April.

VII. Reports & Council Action on Reports.

- A. Airport Committee – *No meeting was held.*
- B. Public works – *Cm Fuller reports - Small discussion was held on the Geo-Thermal Line, it is currently too cold to weld the stainless steel. Discussed Sun Roc Bid, being higher than predicted so further discussion is required.*
- C. EMS – *No meeting was held.*
- D. Beautification Grant – *No new beautifications.*
- E. Parks & Recreation – *CM Lamb reports – Committee discussed three pool manager applicants. There will be a meeting Thursday to further discuss the applicants to be able to present a name to council at the next meeting for a new pool manager.*
- F. Library – *Cw Phillips reports - Head Librarian, Tina Shevham, has resigned. Library board brings forward Abigail Bennett for the new Head Librarian at 19 hours a week and Linda Smith as the second library assistant at 5 hours a week. Darlene Standage is also resigning from the Library Board, as she has served nearly 30 years on the board. Letter of resignation was distributed among councilors. Library Board brings Tina Shevham forward to fill the open position on the Library Board.*

VIII. Public Presentation

1. Surplus Property to Jamison Produce

Purpose of Public Hearing is required by ORS 221.725 to provide information to the public about the proposed sale of real property from the City of Vale to Jamieson Produce, Inc. an Oregon corporation, or its assignee, for a proposed sale price of \$100,100. The real property is triangular lot consisting of 7.62

acres between Hope Street West and Barkley Street West in the Vale city limits. The proposed buyer intends to use the property for any uses permitted under the Vale Zoning Code.

CM Lamb opens the discussion on the Surplus Property along Hope Street at 7.62 acres which is zoned light industrial. City use to lease the property to Hines/ OR Potato Co. until the winter with immense amounts of snow caused the sheds to collapse. The property has been cleared of debris, it is fenced and the only thing remaining on the property is a large scale. Jamison Produce has approached the City with an offer on the property to for \$100,100. Mayor opens the discussion to the public:

Jeff Stubbs, manager at Jamison Produce, attends the meeting to follow up on the progression of the discussion among councilors, what process needs to be followed to move forward, if the offered price will be accepted, to relay the conversations back to those who cannot attend the meeting and to answer any questions the councilors may have.

Dave Roberts expresses interest in developing property around Vale, including the old Labor Camp which is next to the Surplus Property in discussion, and expresses concerns of any negative effects towards residential development; Concerns such as loud fans in Produce Storage Sheds. Mr. Roberts and partners were not fully aware of the situation until the past week, whereas there is possible potential for other offers wanting to be made on the property.

Attorney Sullivan addresses the issue of noise produced from the property, if the City sold to Jamison produce and they put something on the ground that generates noise they may have to purchase a conditional use permit from the City, however that wouldn't normally be a reason for the City to refuse selling to Jamison.

Mr. Roberts assures that if there was a guarantee there would not be noise producing from the property to disrupt the residential property there would not be an issue, however the partners associated with Mr. Roberts find the property to be a great deal and express interest in making an offer on the property.

Mr. Stubbs explains that over the years the fans for produce storage sheds have been switched out at great expense to reduce noise. However, there has not been a final decision developed by Jamison Produce on what exactly the property would be used for. The property adjoins their property and simply fits their production and has been purposed for a new packing shed.

Mayor McLaughlin addresses Mr. Roberts concern of noise as the property adjacent to the Labor Camp has factories and trucks in and out of the area that create commotion on their own. As far as not being aware of the situation until the last week Mayor McLaughlin believes the issue to be common knowledge that has been through a lot of discussion during the past few months among the councilors for the presented offer on the property.

Mr. Roberts assures that his partners in development individually or jointly would like to make an offer on the property. Mr. Roberts provided a packet of market values for the councilors to review and asks that the process be open to a public bid.

Mayor McLaughlin closes the discussion to public and will be further discussed in executive session. *Cm Keller motions to include a second executive session to discuss Real Property, 192.660(2)(e) Cm Phillips seconded the motion. The motion passed unanimously.*

*Out of executive session, Cm Bixby motioned to table the discussion on Real Property until the next meeting, Cm Keller seconded the motion. The motion passed unanimously.*

#### IX. Public Comment/Presentation

#### X. Old Business

##### 1. Resolution 19-12 Refinancing of USDA loans

Refinancing of USDA loans is moving forward, a copy of the City loans was provided to council.

Refinancing the loans will cut interest rates, loans will be paid off in the same amount of time as well as saving the City money each year, as discussed in previous meetings.

*Cm Bixby motioned to approve Resolution 19-12 "A resolution authorizing the execution and delivery of a financing agreement and escrow agreement or trust agreement; authorizing the issuance and negotiated sale of full faith and credit refunding obligations (subject to appropriation) to refund an*

*outstanding loan; designating an authorized representative, special counsel, and underwriter; and related matters". Cm Keller seconded the motion. The motion passed unanimously.*

**2. Ordinance 883**

*A new flood zone in Vale, to prevent building within the dikes, sent to DLCD accepted by P.A.P.A. Cm Phillips motioned to accept Ordinance 883, "an ordinance concerning flood damage prevention creating new chapter 11 of title 3 of the Vale City Code and repealing Chapter 10 of the Title 3 of the Vale City Code". Seconded by Cm Bixby. Mayor McLaughlin upholds each council member individually, the motion passed unanimously.*

*Cm Keller motions to waive second reading of Ordinance 883 "an ordinance concerning flood damage prevention creating new chapter 11 of title 3 of the Vale City Code and repealing Chapter 10 of the Title 3 of the Vale City Code". Cm Bixby seconded the motion. Mayor McLaughlin upholds each council member individually, the motion passed unanimously.*

**XI. New Business**

1. **Total Check approval for 12/10/2019 for \$355,456.44 should have been \$342,456.44 the last \$13,000.00 was not a loan payment but a transfer**

*Cm Keller motioned to amend the minutes for 12/10/2019 to correct designation of payments \$13,000.00 as a transfer rather than a loan payment, and to reduce the total amount to be approved from \$355,456.44 to \$342,456.44 Cm Fuller seconded the motion. The motion passed unanimously.*

2. **Municipal Fundamentals – looking into tablets for each of the council members**

*CM Lamb explains that a Lawyer from LOC pointed out that any notes made by councilors on their agendas must be kept in City records. Nyssa bought each member a tablet, to email packets to members and notes can be kept track of. As well as saving up to \$6,000 on paper and printing a year for council packets and handouts. Randy, the City Tech. Support suggested a tablet brand, costing \$159.99 each. Tablets would be used for Council purposes only at would be sent home with councilors until their time on the committee ends. The council will table the matter to discuss further at a later Council Meeting.*

3. **City Manager Applicants**

*City has received 12 applicants to review. Applicants will be further discussed in Executive Session.*

4. **Streets pick up broke down, ABS repairs cost will be \$1,300.**

*Cm Bixby motioned to allow CM Lamb to spend up to \$1,300.00 to make repairs on the Streets Truck, Cm Keller seconded the motion. The motion passed unanimously.*

5. **Appointing Library Staff**

*Mayor appoints Abigale Bennett as the new head librarian at 19 hours a week, Linda Smith as the second assistant librarian at 5 hours a week, and Tina Shevham as the fifth library board member. Council consented.*

**XII. Other Matters**

1. **December Financials 50%**

**XIII. Executive Session; YES; Pursuant to 192.660(2)(a), 192.660(7) and 192.660(2)(e)**

**XIII. Adjourn to Tuesday January 28<sup>th</sup>, 2020 Council at 7:00PM**

*Cm Bixby motioned to adjourn Tuesday January 28<sup>th</sup>, 2020 at 7:00 PM with Cm Fuller seconding the motion. The motion passed unanimously.*

  
Mayor McLaughlin