

**CITY OF UMATILLA
COUNCIL MEETING
February 18, 2020**

1) MEETING CALLED TO ORDER

Mayor Dedrick called the meeting to order at 6:01 p.m.

2) ROLL CALL

PRESENT: Corinne Funderburk, Michael Roxbury, Josy Chavez, Roak TenEyck

ABSENT: Ashley Wheeler

STAFF PRESENT: Mary Dedrick

3) PLEDGE OF ALLEGIANCE

4) CITY MANAGER REPORT

4.a OpenGov Presentation

Andrew Kercado and Mark Welch presented to Council the budgeting system of OpenGov. Andrew emphasized the benefits OpenGov could have for staff, which included modernizing city-wide operations and improving technology, increased transparency, ability for all departments to track their budget and performance, and enhanced budgeting capability. This software would help staff check off at least 9 goals. OpenGov would provide internal efficiencies and streamline information sharing which could increase data-driven decision making. It would also allow staff to translate that information into easy to understand quarterly reports that can be used for City Council and shared to the website.

There was a sample agreement attached for Council to review. Staff needed Council approval in order to make the purchase.

Councilor TenEyck wanted to know if there was an analysis on offset, that could show Council where they are spending money.

4.b Community Development Quarterly Report

Interim Community Development Director Seitz gave Council an update on how the Community Development Department was being restructured. He also gave a quick update on the facade grant. The grant had been used to update the Harvest Foods' cowboy, the Reece building, and the school district building on Sixth Street.

4.c FY 2018-19 Audit Review

Finance Director Ince reported we had another clean audit report from Barnett and Morro. We had no missed statements and everything went smoothly. The auditors couldn't believe our growth rate and how well it had been managed.

5) PUBLIC HEARING

- 5.a A Public Hearing to discuss the proposed Community Development Block Grant applications for (1) final design of water utility extension to the Power City and Brownell areas and (2) final design of sewer utility extension to the Power City and Brownell areas.

Mayor Dedrick opened the Public Hearing at 6:34 p.m. Mayor Dedrick read the public notice into the record. Public Notice and Notice of Public Hearing The City of Umatilla is eligible to apply for a 2020 Community Development Block Grant from the Business Oregon. Community Development Block Grant funds come from the U.S. Department of Housing and Urban Development. The grants can be used for public facilities and housing improvements, primarily for persons with low and moderate incomes. Approximately \$12 million will be awarded to Oregon non-metropolitan cities and counties in 2019. The maximum grant that a city or county can receive for a public works project is \$2,500,000. The City of Umatilla is preparing two applications for a 2020 Community Development Block Grant from the Business Oregon for #1. Final Design of water utility extension to the Power City area; and #2. Final Design of sewer utility extension to Power City area. The City would also like to extend water and sewer service to the Brownell neighborhood behind the ODOT weigh station, and will incorporate that into each project if possible; this will depend on the results of an income survey currently underway. It is estimated that the proposed projects will benefit at least 93 persons without the Brownell neighborhood, of whom 66.7% will be Low- or Moderate-income, or 183+ persons with the Brownell neighborhood, of which at least 51.3% will be low- or moderate-income. A first public hearing will be held by the City Council at 6:00 p.m. on February 18, 2020 at City Hall, 700 6th St. Umatilla, OR 97882. The purpose of this hearing is for the City Council to obtain citizen views and to respond to questions and comments about the scope of the proposed projects. Written comments for the first public hearing on February 18, 2020 are welcome and must be received by February 14, 2020 at City of Umatilla, PO Box 130/700 6th St. Umatilla, OR 97882. Both oral and written comments will be considered by the City Council in deciding whether to apply. A second public hearing will be held by the City Council at 7:00 p.m. on March 3, 2020 at City Hall, 700 6th St. Umatilla, OR 97882. The purpose of this hearing is for the City Council to obtain citizen views and to respond to questions and comments about: community development and housing needs, especially the needs of low- and moderate-income persons, as well as other needs in the community that might be assisted with a Community Development Block Grant project; and the proposed projects. Written comments for the second public hearing on March 3, 2020 are also welcome and must be received by February 27, 2020 at City of Umatilla, PO Box 130/700 6th St. Umatilla, OR 97882. Both oral and written comments will be considered by the City Council in

deciding whether to apply. The location of the hearing is accessible to persons with disabilities. Please contact City Recorder Nanci Sandoval at (541) 922-3226 if you will need any special accommodations to attend or participate in the meeting. More information about Oregon Community Development Block Grants, the proposed projects, and records about the City of Umatilla's past use of Community Development Block Grant funds is available for public review at City Hall 700 6th St. Umatilla, OR 97882 during regular office hours. Advance notice is requested. If special accommodations are needed, please notify Nanci Sandoval at (541) 922-3226 so that appropriate assistance can be provided. Permanent involuntary displacement of persons or businesses is not anticipated as a result from either proposed project. If displacement becomes necessary, alternatives will be examined to minimize the displacement and provide required/reasonable benefits to those displaced. Any low- and moderate-income housing that is demolished or converted to another use will be replaced.

Staff reported that they would like to submit an application for the bonus round. The City was currently eligible to receive 2.5 million dollars for each project.

Mayor Dedrick then took testimony from the audience.

Janet Bonney was in favor of the applications with no other testimony to present.

Sam Nobles was in favor of the applications. He stated there were currently 11 people on one well and it was the perfect place to have the City furnish water to them.

Terry Dugan was in favor of proposal. He hoped water rates didn't go in the direction that Hermiston's rates had gone. He also wanted to let staff know that he had not received a notice and notices were not going out as they were supposed to.

Glenn Bloom was in favor of the proposal. He wanted to know if the UGB was going to change. He also wanted to know if people were going to be forced into connecting to the lines right away because he had just installed a new septic tank. Manager Stockdale told him it would not force people to connect to the sewer or water line unless there was a failure in the homeowner's current system or it did not meet DEQ standards.

Joann Blair had no testimony to present, but was in favor of the proposal.

Michael Ritzer currently does not reside on Lind Road, but owns property there and he was in favor of the proposal.

Clinton Fordice was in favor of the proposal. He owned properties in Power City. Mr. Fordice asked several questions in regards to the industrial wastewater line currently being installed, but presented no testimony in regards to the public hearing about the Community Development Block Grant.

There was no opposition to the Community Development Block Grants.

Ken Bonney was not in favor or against the applications. He asked if smaller lots would be allowed to annex into City limits. Manager Stockdale responded yes.

Marlene Merritt was not in favor or against the applications. She wanted to know what the monthly cost would be for basic gallons of domestic water. Finance Director Ince stated the basic usage cost was 16 and some change and it would go up depending on usage. The cost after the basic usage was \$1.68 per thousand gallons used.

Mayor Dedrick asked if there was any further testimony to present. Seeing none she asked for a motion to close the Public Hearing.

Michael Roxbury moved to free form close Public Hearing. . Corinne Funderburk seconded the motion. Voted: 4 - 0. Motion carried.

6) NEW BUSINESS

6.a Resolution No. 43-2020 - A Resolution authorizing the Mayor to sign an amendment to the existing agreement with the State of Oregon Department of Environmental Quality for a Clean Water State Revolving Fund Loan, Agreement No. R93052.

Roak TenEyck moved to approve Resolution No. 43-2020 - A Resolution authorizing the Mayor to sign an amendment to the existing agreement with the State of Oregon Department of Environmental Quality for a Clean Water State Revolving Fund Loan, Agreement No. R93052.. Michael Roxbury seconded the motion. Voted: 4 - 0. Motion carried.

9) DISCUSSION ITEMS

9.a Rate Study Discussion

City Staff had been working with FCS Group on a comprehensive utility rate and system development charge study. Growth should pay for growth. The numbers were still being worked and the presentation was not the final recommendation from staff or the FCS Group. These were just the initial findings of the study and they presented worst case scenarios for us to consider when adjusting our rates.

9.b Community Development Block Grant Resolution Discussion

Discussion occurred over the 3 resolutions staff was proposing for the March 3rd meeting. All three items relate to the City's Community Development Block Grant (CDBG) applications. The first resolution adopts a Language Access Plan (LAP) for Limited English Speaking Persons (LEP). The second resolution is a Fair Housing Resolution.

The third resolution adopts a Section 3 Plan to comply with 24 CFP, Part 135 of the United States Department of Housing and Urban Development Section. Staff wanted consensus to add these to the Consent Agenda. Seeing no issues, consensus was reached to include resolutions to Consent Agenda for the March 3rd meeting.

- 9.c Plan Amendment (PA-3-19) - The City of Umatilla is proposing to establish a new residential zone, Livestock Residential, that is intended for low density residential use. The proposed zone would allow for livestock and other permitted animals on larger lots and establishes lot size and density standards for permitted animals within city limits. The proposed amendment will update Chapter 2 (Land Use Planning) of the City's comprehensive plan to include the proposed Livestock Residential zone.

Plan Amendment PA-3-19 would be placed on the March 3rd City Council Meeting. Staff was not opposed to annexing Power City into City limits as long as the residents were okay with it. Staff could develop a limited livestock zone. Interim Community Development Director Seitz stated he was able to find a sample ordinance from the City of Prineville. Prineville allowed livestock within city limits and had included that for Council to review.

10) ADJOURN

Roak TenEyck moved to adjourn . Corinne Funderburk seconded the motion. Voted: 4 - 0. Motion carried.

Mary Dedrick, Mayor

ATTEST:

Nanci Sandoval, City Recorder