

February 21, 2023

**CITY OF UMATILLA
City Council
February 21, 2023**

1) MEETING CALLED TO ORDER

Mayor Sipe called the meeting to order at 6:03 p.m.

2) ROLL CALL

PRESENT: Daren Dufloth, Ashley Wheeler, Roak TenEyck, Dennis McMillan, Katie McMillan, and Caden Sipe
Corinne Funderburk showed up at 7:19 p.m.,

ABSENT: None.

3) PLEDGE OF ALLEGIANCE

4) APPROVAL OF AGENDA

Daren Dufloth moved to approve. Dennis McMillan seconded the motion. Voted: 5 - 0. Motion carried.

5) RECESS TO EXECUTIVE SESSION

Roak TenEyck moved to adjourn to executive session. Katie McMillan seconded the motion. Voted: 5 - 0. Motion carried.

6) EXECUTIVE SESSION

- 6.a) Potential Litigation & Personnel Issues- ORS 192.660(2)(h) Authorizes council to consult with its counsel concerning legal rights and duties of a public body with regard to current litigation or litigation likely to be filed and ORS 192.660 (2)(b) Authorizes council to consider dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent. (Media members must be excluded if the member is a party to the litigation.)

7) RECONVENE

Dennis McMillan moved to reconvene. Katie McMillan seconded the motion. Voted: 5 - 0. Motion carried.

8) TIME CERTAIN: 7:00 PM - CITY MANAGER REPORT & GENERAL ANNOUNCEMENTS

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Scott Stanton and David Hanson from Umatilla County Fire District #1 came to give a brief overview of the basic services they had provided Umatilla over the last several years. Their presentation lasted several minutes.

Manager Stockdale wanted to let Council know he had talked to the Umatilla School District about taking the Community Center back several months earlier than the current contract stated.

Daren Dufloth moved to amend the agenda to add Minutes and Rock the Locks under Discussion Items.. Dennis McMillan seconded the motion. Voted: 6 - 0. Motion carried.

9) PUBLIC COMMENT

No public comment was presented.

10) NEW BUSINESS

10.a) Parks and Recreation Committee Appointments

[Joel 2023.pdf](#) 

[Lisa 2023.pdf](#) 

Dennis McMillan moved to approve Mayor Sipe's recommendation to appoint Joel Escamilla Barajas and Lisa Dahlin to the Parks and Recreation Committee. Ashley Wheeler seconded the motion. Voted: 6 - 0. Motion carried.

10.b) First Reading of Ordinance No. 865- An ordinance proclaiming the annexation of tax lot 3200 on assessors map 5N2817CA, known as 328 Tucker Avenue, Umatilla, OR 97882, withdrawing said property from Umatilla county sheriff's law enforcement district; accepting written application for annexation from all of the owners of the area; making findings; setting the final boundaries of the property to be annexed; and setting the comprehensive plan map and zoning designation for the annexed property as City Single Family Residential.

[ORD 865.docx](#) 

[Notice map.pdf](#) 

[Signed Tejada Waiver of Remonstrance 328 Tucker Ave.pdf](#) 

Roak TenEyck moved to approve a first reading by title only of Ordinance No. 865 - An ordinance proclaiming the annexation of tax lot 3200 on assessors map 5N2817CA, known as 328 Tucker Avenue, Umatilla, OR 97882, withdrawing said property from Umatilla county sheriff's law enforcement district; accepting written application for annexation from all of the owners of the area; making findings; setting the final boundaries of the property to be annexed;

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and setting the comprehensive plan map and zoning designation for the annexed property as City Single Family Residential. . Ashley Wheeler seconded the motion. Voted: 6 - 0. Motion carried.

11) DISCUSSION ITEMS

11.a) Update City Council Policies & Procedures

[DRAFT Umatilla Council Rules Effective 3.7.23.docx](#)

Council Rules state that by no later than March 31st of odd number years, that Council will need to adopt updated rules. Elections are held even numbered year. That was by design of the Council. These were the rules that they would operate under for the next couple years. There was no discussion of the rules.

11.b) 2023-2025 City Council Goals & Strategic Plan Update

[DRAFT 2023.2025 City Council Goals and Strategic Plan.docx](#)

For the last several years, Council had operated over the major 5 goals, and they get reported on over the year by Staff. Some are very specific and some are very broad.

Mayor Sipe had a question on object 1.7 to continue to develop Big River Golf Course to host large outdoor events. He wanted to know if they were talking about the Rock the Locks. He had personal concerns about the tax payer dollars being used for events like that. He wanted to know if there was an exit strategy. Councilor Dufloth stated that it was something they had worked on for several years. There was no private place to rent or that could be rented out to do these types of events. Manager Stockdale stated it was pretty normal. Certainly not ever municipality hosted large events, but it was normal. EOTEC was bought and set up for that. The Council, for now, had identified these goals as something to strive for. The City, at some point, had a drafted Destination Management Plan. The plan was created to generate tourism for the City of Umatilla. That was the foundation of the Parks and Recreation Master Plan. Manager Stockdale stated that the City of Umatilla was prepared to lose \$100,000.00 in the first year for Rock the Locks. He explained that almost all the events we host operate in the red. An event of this size had the potential to generate millions in revenue for not only our community, but neighboring communities as well.

Mayor Sipe asked again if there was an exit strategy. Manager Stockdale stated that yes, they just didn't approve the budget and the event died.

Mayor Sipe asked about 1.13.1 Work to create housing at every economic level and provide investment and/or incentives to those levels of housing that are not being development by the private sector by negotiating incentives with developers that will entice them to construct their product in Umatilla.

Councilor Dufloth wanted to know if incentivizing first-time home buyers was something they should be looking at. Manager Stockdale said objective 1.13 was broad enough that they could

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work on something like that.

Councilor Wheeler wanted to know if there was anything at the State level that they should try to align their goals with. Manager Stockdale stated that he didn't have others beside housing and economic development.

Council members needed to email Manager Stockdale if they saw any changes that needed to be made.

11.c) Minutes

Councilor Dufloth stated that he would like to see within the next 90 days being in compliance. Manager Stockdale stated that we have gotten back to traditional written minutes. It was best practice to have written minutes and would continue to do so. We were transitioning to a new provider. For the month of March, we would be in a weird limbo where we don't have a provider.

11.d) Rock the Locks Music Festival

Councilor Dufloth wanted to know how the meeting with the public about Rock the Locks went. Manager Stockdale stated that Staff met with golf course members about a music festival back in October. They let the members know that the next year October there will be moving on to a music festival. That meeting was a mixed review. There had been an issue with the post office when Staff attempted to send out notifications. On Monday the 6th of February, Staff went out to hand deliver notices to all the community members in McNary. It was a windy day, and they did not want to use adhesive tape on the door. One of the complaints they got was that they didn't get noticed. The meeting was held on the 11th of February. There were about 25 people in person and about a dozen online. The guidelines were that they wouldn't be able to take voice interaction online. It was a mixed room. 2/3 against and 1/3 in favor. Many of the concerns were noise and the sheer number of people entering the area. They presented the plan to direct people to Bud Draper. Some people were happy to know traffic was going down Bud Draper. Staff also explained the noise reduction plan. There would be a 100-foot perimeter on the south side of the golf course.

Councilor Dufloth wanted to know if there would be more meetings. Manager Stockdale stated yes. There would be one more meeting in April and several more in the future.

Mayor Sipe wanted to know if we could post it on the website and our social media outlets. Manager Stockdale stated that it was a best practice, and we would.

Councilor Dufloth had heard things both ways. There are some people that are excited because they are right there. There was always a ying and yang. There was x amount of people doing fifty jobs. Council needed to keep in mind that we needed to ask questions and not judge.

Councilor Wheeler stated that this was something that was surveyed. People wanted to be more in the know now that it was being implemented.

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Mayor Sipe wanted to support the Staff by having a communication director. There were other cities with a similar budget who had Staff specifically running social media outlets.

Councilor Dufloth wanted to know how ticket sales were going. Manager Stockdale stated there had been over \$100,000 in sales in 3-days, and that was with no advertising. There were over 15 states that had purchased tickets. There was also about 80 volunteers signed up and 30 vendors.

12) PUBLIC COMMENT

Terri Peterson at 33 Riverside. She noticed that the lot behind the golf course was cleared out. She wanted to know if there were any plans to seed it or to put gravel down. With the winds that there had been over the last several days, it was horrible dust. Manager Stockdale stated the short answer was yes. The east side would be hydra seeded. He further explained that it would be a future housing development. Ms. Peterson wanted to know if they had done an analysis on how it would impact the wildlife there. She wanted to know if a study was done on the trucks that go by there. She lived on that road, and it was 24/7.

Community Development Director Seitz explained that it had been designated as residential since the Comprehensive Plan was adopted in 1979. Ms. Peterson wanted to know if he had sat there for 2-hours out of the day. She wanted to know what they would do with the trucks, the industry, Hagerman, and the people and truckers during harvest. She asked Council what they were going to do with that. She wanted Council to think about where they would be putting residents before they started building homes because they would not be happy living on a main highway with trucks going through their neighborhood 24/7.

13) MAYOR'S MESSAGE

Mayor Sipe thanked Staff for their hard work and efforts this week. He thanked Ms. Peterson for her public comment. He also thanked Joel and Lisa for joining the Parks and Recreation Committee. He appreciated the people who attended.

14) COUNCIL INFORMATION & DISCUSSION

Councilor Funderburk had nothing to say.

Councilor Dufloth appreciated the connection with everyone and working with Rock the Locks. It sounded like it was going to be a great success. As someone who had lived here for a little bit, he liked to see the growth. It would showcase our area and region really well. We have a lot to offer, and everyone needs to know about our little City.

Councilor K. McMillan didn't have much going on. She thanked Ms. Peterson for her input.

Councilor Wheeler congratulated Staff on the success of sales. It was great to hear about the vendors. It sounded like the organic marketing was doing well. She loved to see so many new

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faces and she hoped they served as a liaison to deliver that message.

Councilor D. McMillan addressed Ms. Peterson and stated he was a truck driver and understood what she was talking about. He also welcomed the new Parks and Rec committee members.

Councilor TenEyck wanted to speak to some of Ms. Peterson's concerns. The City had battled over some zoning issues for a long time. The property was located around a golf course and people wanted to live around the golf course. He talked about inserting concrete buffer walls to keep noise out. If people didn't want to buy a home there. Don't buy a house there. Beyond that, there was a well-attended celebration of life for Jennifer Armstrong. He wanted to thank the High School for allowing it to happen there. There were somewhere between five or six hundred people there. It was amazing how many people wanted to talk about Jennifer. As far as Rock the Locks, it had been talked about for quite some time. People who have not had such a great impression of Umatilla will get the opportunity to change that. When we get to the other side, they might decide it wasn't that great and won't do it again. It was awesome to have the opportunity to share Umatilla.

15) RECESS TO EXECUTIVE SESSION

Daren Dufloth moved to adjourn to executive session. Dennis McMillan seconded the motion. Voted: 6 - 0. Motion carried.

16) EXECUTIVE SESSION

16.a) Executive Session - ORS 192.660 (2)(e) authorizes the executive session to consider a real property transaction.

16.b) Executive Session - ORS 192.660 (2)(e) authorizes the executive session to consider a real property transaction.

17) RECONVENE

Daren Dufloth moved to reconvene. Ashley Wheeler seconded the motion. Voted: 6 - 0. Motion carried.

18) ADJOURN

Dennis McMillan moved to adjourn the meeting at 8:49 p.m. Katie McMillan seconded the motion. Voted: 6 - 0. Motion carried.

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Caden Sipe, Mayor

ATTEST:

Nanci Sandoval, City Recorder

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