



SCIO CITY COUNCIL MEETING MINUTES
MONDAY October 14, 2019

COUNCIL PRESENT: Councilors Karen Eckhart, Joey Ferguson, Tom Gray, Tom Meyer, Debbie Nuber, and Mayor Chadd Weaver.

STAFF PRESENT: City Manager Ginger Allen, City Attorney Tre' Kennedy, Morley Thomas Law Associate Jeff Clayson, Administrative Assistant Cathy Martin and Planning Consultant Dave Kinney.

CALL TO ORDER: Mayor Weaver called the Regular Session of the Scio City Council to order at 6:00 P.M. at Scio City Hall, followed with the flag salute.

Audience Members: Roger Loewen, John Whalen, Katrina Clouse, Alan Clouse, May Garland, Roger Gaither, Nadji Vogel,

ROLL CALL: Roll call was taken with Councilor Dennis Thomas absent.

APPROVAL OF CONSENT AGENDA: Weaver asked for comments.

Councilor Nuber moved, Councilor Gray seconded, to approve the Consent Agenda as presented. Motion passed 5/1

CORRESPONDENCE:

- Letter from Nadji Vogel and Laurie LaBrasseur
- SCIO Shop Local
- Letter from Ron Loewen – Best Heating and Cooling
- Letter of Retirement from Cliff Wooten, Scio Planning Commission Chairman

PRESENTATIONS:

- **Linn County Sheriff's Report – Presented by Lt. Michelle Duncan, Linn County Sheriff** – Lt. Michelle Duncan reported on the monthly report for September 2019. 2 Citations, 4 warnings, 61 complaints, 74 hours. Animal control spent time in town at dogs at large. A burglary occurred at the Old Silver Dollar on September 5th, suspect has been arrested. Traffic complaint on Main Street, deputies did spend some time there but did not get any speeds over 26 mph, this was between 10 am and noon, Councilor Ferguson asked if the deputies also did some traffic control on NE Ash Street. Lt. Duncan said that the report said they were sitting on Main Street. She then spoke regarding the contracts. Ms. Allen stated that this will be presented to the council after the small cities meeting with Sheriff Yon. Councilor Ferguson asked about a car theft on main street last night, Lt. Duncan said that she did not know if they had any suspects at this time. Gray stated that there is still concern about traffic down at the high school especially at lunchtime. Lt. Duncan said that the

deputies will continue to monitor the situation. Ferguson stated that the High School Principal has spoken to the students regarding speeding and garbage.

- **Scio Memorial Park Update – Presented by Cathy Martin, City Administrative Assistant** – Ms. Martin gave an update on the creation of a searchable list for the memorial. The list provided to the city by the Lamb & Wool Fair was cross-referenced with pictures taken of the columns to create an up-to-date list. Ferguson asked about if there were bricks that had been paid for that haven't been engraved. Allen stated that the Lamb & Wool Fair had returned a couple of the "stale dated" checks that they had received while waiting for a certain number of memorial requests to engrave. At this time, no one is waiting for bricks to be engraved.

REGULAR SESSION:

1. **City Hall & Public Works Shop Update – Presented by: Ginger Allen, City Manager** – Ms. Allen reported on the loaning institutions contacted for financing. Columbia Bank and Washington Federal are both interested in the project. Ms. Allen has also obtained bond council from Mersereau Shannon LLP. Bond council will ensure city compliance with securities law and tax laws. Ms. Allen stated that she needed a vote from the city council to authorize the city to move forward with the following: 1) Demolition of the Tibbs Property, 2) Preparation of a RFP for constructing a new city shop – (Eckhart asked where the city would build the shop. Allen stated that it would be built on the 6th street property.), 3) RFP for engineering designs for City Hall building, and 4) RFP for the Building/Construction. Ms. Allen stated that once we know the design, we can talk about the cost. This is a general picture of the process. Columbia Bank and Washington Federal have both stated that the city can obtain a loan. Ferguson stated that this is a good plan, the city should move forward. Gray asked about lead paint and possibility of burning the Tibbs building. Allen stated that the demolition contractor to do any abatement. Ferguson asked if we had RFP's for the demolition. Allen stated that she is ready to send them out. Santiam Tree Service will be removing the arborvitae and other shrubs. Public works staff will remove outside boards. One of the things in the RFP is the salvage of the oak hardwood floor and ripple glass that are in a couple of windows. Outside wood on the building are an identical match to the Historical Depot, if it can be salvaged it will be given to the Historical Society. The council members agreed to move forward with the project.
2. **Comprehensive Plan Amendment and Zone Change Adoption of Modified Findings – Presented by: Dave Kinney, Scio Planning Consultant** – Mr. Kinney stated that at the last council meeting the council made a motion to deny the Application. As part of the denial, Mr. Kinney was instructed to prepare a final version of the findings. The order stipulates that you are concurring with the findings of the planning commission with 4 exceptions. These are: 1) Wetlands – conclusion that a Wetlands permit would be required if the property develops in the future. 2) Floodplain Development – the future development will require a Floodplain Development Permit and the developer will have to comply with the

city's requirements and guarantee that there is sufficient water flow in and around the site and get into Peters Ditch. 3) Commercial Zone Location – Interpretation of the Comprehensive Plan Policies, conclusion by the council that the commercial district goes along Highway 226 and ends at SW 6th Avenue to the south and that reserves the remaining portion that is currently zoned light industrial for light industrial purposes. And 4) Light Industrial Land – The council concludes that there is a need for Light Industrial Land and that it should be retained for those purposes, and that the applicant did not provide sufficient evidence demonstrating that there is a need to change from light industrial to commercial purposes.

Attorney Kennedy stated that the applicant (Hix Snedecker Development, LLC) will have the opportunity to appeal the decision to the Land Use Board of Appeals. Kennedy stated that he is confident in the council's decision. The appeal period will begin from the date the notice of decision is mailed.

Ms. Nuber stated that there was an article in the Statesman Journal following the last council meeting.

Councilor Ferguson moved, Councilor Gray seconded, to approve the final order of Denial file No. 2019-03. Motion passed with a vote of 5/0.

Kennedy stated that since there was a difference with the planning commission's findings, staff will discuss the council's findings with the commission at the next planning commission meeting.

CITY MANAGER REPORT: Presented by Ginger Allen – Ms. Allen reported on the report for September 4, 2019 – October 9, 2019 (see attached report). She stated the city has begun interviewing candidates for the Public Works position. The city has three qualified candidates. Ms. Allen stated that as of the date of the report, the lagoons were in great shape. However, since then there have been some very significant temperature changes, which caused the ponds to start to flip again. There are three phases: 1) greenish-yellow tinge, 2) lily pads form and turn beige, and 3) thick pads form and turns a dark chocolate brown and the odor will occur. This is happening in the primary lagoon and the previous occurrence was in the secondary lagoon. The forecasted rain will help with the issue. Staff is working on breaking up the lily pads up in order to help alleviate the problem. Weaver asked Ms. Allen could discuss the baffles that are in the lagoon. Ms. Allen stated that the baffles need to be replaced. We have received some templates from DEQ to develop a Bio-Solids Management Plan, and will begin working on that. The Dr. Prill's Apple Fest was a great success. 25-30 people attended the event. The Scio Historical Society (Ray Rebmann and Tom McDaniel) will be assisting the city with the pruning and grafting of the tree for future. Extended library hours from the month of October – pumpkin painting and street sweeper naming contest. Shout out to the SCIO group who is promoting shopping in Scio. Lastly, Ms. Allen stated that the city will be putting things on Facebook and Instagram. It will be a one-way push of information. Ms. Allen wanted to thank Katrina Clouse and Wendy Greenwald for assisting in the movement for. Eckhart asked about the Public Utility Worker applicants and if they have their certifications. Ms. Allen stated that two of the applicants have one of the desired certifications.

CITY ATTORNEY REPORT: Presented by Tre' Kennedy – Mr. Kennedy stated that he had none.

BUSINESS FROM THE COUNCIL:

Ferguson – stated that she would like to thank the Planning Commission for their work, and thanked the citizens for the letters, it is important to hear from them.

Nuber – next neighborhood watch meeting will be January 27, 2020 at 6 pm.

Gray – asked if we had any idea how soon we will have the Facebook page up? Allen stated that we will get it going as soon as possible. She will also be sending the articles to Scio Source's news page. Ms. Allen stated that she hopes that she will have it going by the end of the month. Gray stated that she agreed with Joeys comments regarding the planning commission and

Eckhart – Asked if the public works staff empties the garbage cans on Main Street.

Allen responded that they empty them on a weekly basis.

Ferguson asked if there were any additional garbage cans that could be placed on Main Street.

Meyer – none

Weaver – none

BUSINESS FROM THE PUBLIC: Roger Gaither, 38795 N Main Street, added more information regarding the Shop Local Scio. He stated that 19 businesses have signed up to cooperate with the event, \$400 worth of SCIO bucks will be raffled and the drawings will be held at various businesses around town. There will be a grand prize drawing on December 21st. Check ScioSource.com for more details. Ms. Allen stated that there are Scio Memorabilia on display here at City Hall. May Garland, 38795 N Main Street, suggested that the street sweeper use the horse chestnut tree as a demonstration for sweeping. John Whalen, 38821 SW 3rd Avenue, asked if it is uncertain at this time about the odor problem. Ms. Allen stated that according to DEQ, the city will always have an odor problem. Is amount of money we are going to need, money going to the lagoon, is a No matter what happens have to work on following the master plan and making a determination as to what is the best solution. Mr. Whalen asked if this would be incremental. Ms. Allen stated that the city had asked for \$ to install aerators in the lagoon. Found out that the process to install, cost more and have to. Ms. Allen stated that she cannot speak to financing of all projects. Once we know costs, we will know how much money. Whalen thanked Ms. Allen. Whalen asked about the parking of RV's. Kennedy with the new codification, the resolutions were not included. Since it is a resolution that regulates the parking of RV's it must be turned into an ordinance so that is can be included in the code. Mr. Whalen asked about inoperable vehicles. Ms. Allen does enforcement on a "Complaint Driven Basis". Katrina Clouse, 38971 West Scio Rd, reported that the souvenirs in the visitation center have been great sellers, that she now has an assistant helping with property management, will be working on the Lamb & Wool Fairgrounds set up to be used as RV Camping, to help build up revenue.

Mayor Weaver stated that the next meeting will be held on Monday, November 25th and there will not be a meeting in December. He thanked everyone and the audience for their “output”.

The regular session of the city council was adjourned at 7:16 p.m.

The next regular meeting is scheduled for November 25, 2019 at 6:00 p.m.

Cathy Martin,
Administrative Assistant