

City of Lafayette
City Council Meeting

November 14, 2013—6:30 p.m. held at the
Lafayette City Council Chambers at 486 Third Street, Lafayette, Oregon

NOTE: The order of agenda items are listed as they appear on the official agenda.

INVOCATION

None.

CALL TO ORDER

Council President Pagella called the meeting to order at approximately 6:30 p.m. on November 14, 2013.

FLAG SALUTE

Council President Pagella led the flag salute.

ROLL CALL

Asst. to the City Administrator Maben conducted the roll call of the Council:

Mayor Heisler, absent (excused); Councilor Cook, present; Councilor Pagella, present; Councilor Harper, present; Councilor Joy, present; Councilor Smith, absent (excused); Councilor Sproul, absent (excused).

City Staff Present: City Administrator Polasek, present; Asst. to the City Administrator Maben, present; PW Foreman, Anderson, present; Gordon Monro, Kennedy/Jenks Consultants, present.

Audience in Attendance: Marcie Courter, Johns Landing; Sharron Courter, Johns Landing; Marc Norton, Dept. of Oregon Water Resources; Alana Conroy; Nichole Eskelson, Johns Landing; Cheryl & John Craft, Johns Landing; Doug & Eleana Procter, Johns Landing; Andrea Murray, Johns Landing; Nancy Vondran, Johns Landing; Jim Vondran, Johns Landing; Bill Murray, Johns Landing; Daniel Parpnig; and Dave Paysinger, Blue Water.

REPORT FROM YAMHILL COUNTY SHERIFF'S OFFICE

Sergeant Rice provided an update of crime stats and other items. He explained Deputy Donahoo is currently on medical leave; but plans to return. He advised that there has been an increase in car break-ins, but that these are primarily on unlocked vehicles. The Sheriff's Department is educating people to change their behavior and

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avoid theft temptation by keeping their car doors locked and not leave valuable items in plain sight.

Councilor Harper mentioned that speeding on Bridge Street is becoming a problem and asked for patrol in that area.

APPROVAL OF MINUTES FROM PREVIOUS MEETING

Councilor Cook moved to accept the minutes of the September 12, 2013, September 17, 2013 and October 10, 2013 minutes as submitted. Councilor Joy seconded. Motion carried (3-0). (Councilor Cook, aye; Councilor Harper, aye; Councilor Joy, aye).

ADDITIONS/DELETIONS TO THE AGENDA

Discussion items were moved to the end of the meeting. (Extension of Water Service to John's Landing Road and Street Tree Removal on Third Street).

CITIZEN INPUT ON NON-AGENDA ITEMS

None.

ACTION ITEMS

**CONTRACT AUTHORIZATION FOR CIP NO. 3, BLUEBIRD SPRINGS
WATERLINE REPLACEMENT**

City Administrator Polasek and Gordon Monro (Kennedy/Jenks Consultants) gave the Council background information on this project and provided a staff recommendation.

This project received six bidders. Bids were opened November 6th with results showing NW Metal Fab and Pipe as the apparent low bidder with a base bid of \$201,698. The next lowest bidder was \$52,000 higher.

The base bid entailed trenching the entire length of the project. The extra cost for HDD through the vineyards is \$44,710.

A detailed description of the process was presented to the Council describing both the boring and trenching process. It was recommended that the Council approve HDD, as it was felt that the field near the vineyard will eventually become a vineyard as well, so it makes sense to bore the whole project.

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EXECUTIVE SESSION

Council President Pagella advised that the Council would briefly enter executive session and would then return to the Chambers to for regular session. He read the Executive Session script. The Council entered into executive session at approximately 7:10 p.m. and returned to the Chambers, in open session at approximately 7:20 p.m.

Councilor Cook moved to approve the contract for the Bluebird Springs Waterline Replacement project to NW Metal Fab & Pipe in the amount of \$246,408.24 and to authorize the City Administrator to execute and administer the contract. This contract includes HDD through the vineyard. Council Harper seconded. Motion carried (3-0). (Councilor Cook, aye; Councilor Harper, aye; Councilor Joy, aye).

PUBLIC HEARINGS

None.

DISCUSSION ITEMS

EXTENSION OF WATER SERVICE TO JOHN'S LANDING ROAD

Council President Pagella advised that a letter to the Council from John and Cheryl Craft; Doug and Eleanor Procter; Rick and Heidi Scott; and Sharron and Marcie Courter of John's Landing Road and has been received and entered into the record.

City Administrator Polasek showed the Council where the residents on John's Landing Road are, explaining that they are currently out of the UGB. There was Council deliberation about the future UGB.

Cheryl Craft gave a background on the water situation on John's Landing and that they currently purchase water from McMinnville and have it delivered a couple times a month; paying \$350 for approximately 3,000 gallons of water each time.

Nichole Estes explained that the wells in John's Landing have been tested 3 times and that the levels of minerals and salts are off the charts and that the water is terrible, and the water levels are insufficient for household use.

Councilor Cook moved to have City Administrator Polasek explore options to extend water service to John's Landing, with consultant expenses not to exceed \$7,000 before bringing options back to the Council for their consideration. Councilor Joy

City of Lafayette
City Council Meeting

November 14, 2013—6:30 p.m. held at the
Lafayette City Council Chambers at 486 Third Street, Lafayette, Oregon

seconded. Motion carried (3-0). (Councilor Cook, aye; Councilor Harper, aye; Councilor Joy, aye).

STREET TREE REMOVAL ON THIRD STREET

City Administrator Polasek presented a staff report and gave a brief background, explaining that approximately 10 trees on Third Street are affected and several trees have become a maintenance problem. When the trees were originally installed, they were done so without root barriers, which are now lifting sidewalks and creating pedestrian hazards.

He recommended removing the trees, re-installing trees with proper root barriers, repairing the sidewalks, and installing conduits per the city's new streetscape design standard. Costs for the project are unknown at this time.

There was Council consensus to proceed, but for the City Administrator to bring this item back to the Council for consideration when a project estimate is determined.

COUNCILOR'S REPORTS

The Council commended and thanked Assist. to the Administrator Maben for the wonderful detailed financial reports; stating that this is just what they wanted.

City Administrator Polasek advised that he has received two requests for a dog park; one request for Terry Park and one request for Veterans Park. There was Council consensus to not proceed with a dog park at this time.

City Administrator Polasek advised that on November 21st at our Planning Commission meeting; there will be a Downtown Revitalization presentation with Patty Webb speaking. In addition, he advised that the Planning Commission will be holding their second Open House on the UGB next week. He also explained that Oregon Travel Experience has invited him to a Board meeting next week, and that he plans to attend, and was honored to be invited.. He explained that the 2nd annual Tree Lighting ceremony would take place on December 6th at 6:00 p.m. here at City Hall and invited everyone to attend. He further explained that he is working with a local property owner to use a small piece of their property to place the Gaia Box. He explained that he would pursue a pedestrian easement from Don Leard and that installation would cost about \$650. Council had no objections.

Councilor Harper advised that at the last WRC meeting, they have noticed a significant amount of water loss and feels that the city should consider more

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extensive leak tests, advising that the loss is approximately 2 million gallons a month. His thoughts were that it was between Lafayette and Dayton and Council agreed.

There was Council consensus to look into this and test for leaks.

Council President Pagella advised that Mayor Heisler has requested a discussion item to consider a possible utility fee holiday; asking for discussion at the December meeting and for a possible decision in January.

ADJOURNMENT

Councilor Harper moved to adjourn the meeting. Councilor Cook seconded. Motion carried (3-0). (Councilor Cook, aye; Councilor Harper, aye; Councilor Joy, aye).

Meeting adjourned at 8:38 p.m.

CERTIFIED:



Council President Chris Pagella

ATTESTED:



Asst. to City Administrator Melanie Maben