

**City of Lafayette**  
**City Council Meeting Minutes**  
**September 14, 2017 at 6:30 p.m.**

1. **CALL TO ORDER:** Mayor Pagella called the meeting to order at 6:30 p.m.
2. **FLAG SALUTE:** Mayor Pagella led the flag salute.
3. **ROLL CALL:** Angela Speier, Assistant City Administrator called the roll.  
*Present:* Chris Pagella, Marie Sproul, Chris Harper, Doug Cook, Kristina Phillips, David Sword  
*Absent:* Stan Kosmicki (excused)  
*City Staff Present:* Preston Polasek, City Administrator; Angela Speier, Assistant City Administrator  
*Others:* Beth Pagella, Wayne Laurila, Dustin and Christine Brungardt, Don Leard, Michael Factor, Don Hampton
4. **PRESENTATION: Flag Dedication Ceremony by the United Color Guard of McMinnville.**  
Mayor Pagella called a 10 minute recess at 6:30 p.m. for attendees to watch the flag dedication by the United Color Guard of McMinnville. Council returned to regular session at 6:40 p.m.
5. **REPORT FROM YAMHILL COUNTY SHERIFF'S OFFICE:** None.
6. **PROCLAMATIONS:** Mayor Pagella read the proclamation announcing Saturday, September 30, 2017 as Lafayette Fire "Fill-the-Boot" for the City of Lafayette. Mayor Pagella proclaimed the week of September 25<sup>th</sup> through October 1<sup>st</sup>, 2017 as Diaper Need Awareness Week.
7. **APPROVAL OF MINUTES:** Councilor Cook noted that Mr. Owen's comments should be amended to read that the stop sign at 7<sup>th</sup> and Madison Street is hard to see around. Councilor Cook made a motion to approve the minutes of the August 10, 2017 City Council meeting as amended. Councilor Sproul seconded the motion. There was no further discussion and the motion passed unanimously (5-0).
8. **ADDITIONS TO OR DELETIONS FROM AGENDA:** None.
9. **CITIZEN INPUT ON NON-AGENDA ITEMS:**  
Michael Factor, 1027 E. 16<sup>th</sup> Street  
Mr. Factor reported that on September 3<sup>rd</sup> there was a marathon on his street that caused him to be 45 minutes late to work, because he couldn't get out of his drive-way. There was no notification sent to residents letting them know they wouldn't be able to use the street. In future years there needs to be an exit route for the owners that live on the impacted streets.  
  
Beth Pagella, 446 E. 16<sup>th</sup> Street  
Ms. Pagella asked about how to donate diapers for the Diaper Needs Awareness Week. Staff will follow up with Ms. Pagella about ways to donate.  
  
Wayne Laurila, 1213 N. Jefferson Street  
Mr. Laurila said that he is concerned about the water restrictions and would like to know what the plan is going forward for the City's water supply. Mayor Pagella explained the City's current water supply resources, which utilizes both springs and wells. Mr. Polasek said that the long-term plan for water is to work with McMinnville Water and Light (MWL) to get water directly through a supply contract or a regional system. The City has been in negotiations with MWL for nine months and the

hope is that by the end of the month the City Council and their Board can come to an agreement on the major principles of the contract. The City would still need to get through the summers of 2018 and 2019 before water from MWL will be available. The City doesn't have much room for infill within the city limits, thus will not see the type of development that has occurred the last three years. The City will need to solve the water production issues prior to the development of the recently expanded urban growth boundary. Winter rain helps the City's watershed and ASR, but how soon rain impacts the aquifer for the joint well system is unknown.

Don Leard, 220 Madison Street

Mr. Leard purchased the old City Hall in the early 90s and would like to donate the original Mayoral and Judge's chair to the City. The chair was left behind in the building and Mr. Leard has since had it professionally refinished. He doesn't want to see it destroyed, because it is Lafayette history. There was no objection to the City accepting the chair and staff will look into having it professionally upholstered. Councilor Sproul offered to store the chair at her office until the City has a place to properly display it.

## **10. ACTION ITEMS:**

### **a. Water Resources Committee Appointments**

Discussion took place about needing to go on level 1 water restrictions at the beginning of the summer and researching past consumption data to determine if it does reduce water usage. An audience member asked about additional above ground storage. Councilor Harper noted that not all of the City's equipment was running at the time of restrictions. In addition, the decision to go on restrictions was made jointly by Lafayette and Dayton. The City Park Well was kept off-line, because it might have been needed for emergency purposes. Mr. Polasek noted that even if the City Park Well was running the City would have still needed to go on level 2 restrictions. Councilor Harper said that the City has invested a lot of resources into rehabbing the water system and going on water restrictions should be a last resort. Council and staff voiced concerns about not knowing that the City Park Well wasn't running. Wells can be rested outside of peak demand times. Councilor Cook noted that the City has found a number of major leaks during this time period.

Mr. Polasek noted that both Chris Harper and George Larsen's terms on the Water Resources Committee expired. Both members expressed interest in continuing on the committee and would like to be reappointed to an additional three-year term.

Councilor Sword made a motion to reappoint Chris Harper and George Larsen to the Water Resources Committee for terms expiring September 13, 2020. Councilor Cook seconded the motion. There was no further discussion and the motion passed unanimously (4-0), with Councilor Harper abstaining.

### **b. Appointment to Yamhill County Transit Area Advisory Committee (YCTA)**

Larry Pritchett, former Councilor, was the Lafayette representative on the YCTA. Since Mr. Pritchett resigned from Council, staff would like to see if anyone would be interested in fulfilling his term. Councilor Sword expressed his interest in serving on the YCTA.

Councilor Cook made a motion to appoint David Sword to the Yamhill County Transit Area Advisory Committee for a term expiring February 28, 2018. Councilor Sproul seconded the motion. There was no further discussion and the motion passed unanimously (5-0).

**c. Cost Sharing Agreement for Gazebo at Abigail Scott Duniway Park**

Last year the City Council entered into an agreement with Don Leard on the development of Abigail Scott Duniway Park. The cost of gazebo has changed since that agreement. The initial cost estimate of \$6,000 was for a smaller residential size gazebo. The City has since found that the gazebo needs to be a commercial structure. Commercial gazebos cost about \$10,000-\$12,000 more than residential ones. Tonight staff is asking Council to come up with a cost sharing arrangement with Don Leard for the gazebo. Mr. Leard had agreed to pay for the cost of the gazebo at \$6,000; staff is recommending that the City split the cost (50/50) above \$6,000. Staff would also like someone on Council to work with Mr. Leard on the selection of the gazebo. Mayor Pagella recommended that Downtown Design Review and Award Committee work with Mr. Leard to select the gazebo. The City Attorney is finishing up the easement access language for the park.

Councilor Harper made a motion to amend the MOU on the development of Abigail Scott Duniway Park as follows: the City and Don Leard will split 50/50 the cost of a commercial gazebo above \$6,000. Councilor Sproul seconded the motion. There was no further discussion and the motion passed unanimously (5-0). The Downtown Committee will work with Mr. Leard on the selection of the gazebo.

**d. Proposal for Public Works Building Restoration Security**

At the August meeting Council wanted to know if there was a direct financial incentive to make security improvements. There are not direct financial incentives through the City's insurance provider. The incentives are protecting City assets and the potential impacts to the insurance pool.

Councilor Sword made a motion to accept the proposal from Innovative Technology Solutions in the amount of \$23,485.52. Councilor Sproul seconded the motion. There was no further discussion and the motion passed unanimously (5-0).

**11. DISCUSSION ITEMS:**

**a. Public Information for the November 2017 General Obligation Bond Measure**

Staff pointed out the attached FAQ that has been developed and approved by the Secretary of State's Office. Staff is recommending that the City mail the FAQ to residents in mid-October.

Don Hampton, 682 6<sup>th</sup> Street

Mr. Hampton said that people understand that water and fire are two separate things, but people think that the City needs to fix the issues with water before a fire station is built. He also noted that the water has a high mineral content.

Mayor Pagella explained that water infrastructure is funded through the City's rate structure. He also stressed that the public safety needs of our citizens has to be invested in now. They are separate issues and both are being addressed. Mr. Polasek said that equity is an important issue; the City doesn't have sustainable funds for a Fire Department in the General Fund. The Council and Budget Committee felt that a general obligation bond was the most equitable solution; because, property owners will benefit the most from a new Fire Station and the City has a low tax rate. Water capital projects can be funded with the rate structure, including an intertie with MWL.

Don Leard, 220 Madison Street

Mr. Leard stated that the City has been discussing and planning for a new Fire Station/City Hall for 20 plus years. Councilor Sproul noted that the longer the City waits to construct the building the more expensive it gets.

Council discussed the need to create a separate FAQ that is related to the water system. This might help residents see that they are separate issues that are being addressed. Council would like to see the FAQ on Bond Measure 36-189 sent out as soon as possible and then the water FAQ sent with the October newsletter. Staff can mail another publication about the bond measure in mid-October. Council discussed possible changes to the Newsletter to allow for more information about Council actions verse a forum to advertise community events. Council will discuss the content of the follow-up mailer at the October meeting. You can't guarantee emergency response until you build a central facility. A new facility will allow the department to keep their current volunteers, recruit new volunteers, and have space for interns that will allow for eventual 24-hour coverage.

## 12. DEPARTMENT REPORTS:

- a. **Public Works:** Councilor Sproul said that the City parks are in horrible condition. She is recommending staff look into hiring a private landscaping company to provide parks maintenance. She is concerned that Public Works can't maintain them at the level that Council would like. Mayor Pagella said that the City Administrator needs to be held accountable. The Council has dedicated staff to parks, it's time for the staff to be accountable and this is not something that should be addressed at the Council level. If the City chooses to contract with a private company than there should be a reduction in staff. Mr. Polasek said that even though we have had a tough summer with water issues, staff shouldn't be neglecting parks. There are four FTE in Public Works and it seems that parks are a last priority under streets, building maintenance, and water. C&D Landscaping is working on a proposal to provide ongoing maintenance on 3<sup>rd</sup> Street and Abigail Scott Duniway Park. Staff needs to be consistent and provide high quality parks throughout the summer, not just for community events.
- b. **Water Consumption:** Councilor Cook noted that the percent loss is about half of what it used to be, due to two large water leak repairs. These two leaks were the biggest that staff has seen. It just confirms that the City needs to figure out why the corrosion of the copper lines happening and conduct a soil study. The City has sent samples in for metallurgical testing.
- c. **Fire:** Mayor Pagella noted that the Fire Chief's Run/Walk is taking place this Saturday and Fill-the-Boot will be happening later this month.
- d. **Administration:** Mr. Polasek announced that the City's Office Assistant has accepted a position with the Dayton School District. The job announcement will be posted and advertised beginning tomorrow for three weeks. Amber Estrada has been with the City for over two years and has done a great job. Recology has a new General Manager, so it might be a while before they can present information on a recycling program to City Council. Staff will set up a meeting with the new GM to go over the franchise agreement and talk about a curbside recycling program. The Council received a letter dated August 14, 2017 from Christine Brungardt to allow backyard chickens. Ms. Brungardt noted that every other city in Yamhill County allows chickens with restrictions. Council requested more information about enforcement costs and how many complaints those cities get about chickens. Next Thursday (9/21) staff will attend the LOC Small Cities meeting in Mt. Angel. Councilor Sproul volunteered to attend with Mr. Polasek. Staff, CERT, and fire volunteers received training on the new Hurricane Pro water filtration system for

emergency purposes. The Chief's Run is Saturday, the project architect will be in attendance and staff will continue to post information regarding measure 36-189 on the City website and the Fire Department Facebook page.

**13. COMMITTEE REPORTS:** None.

**14. COUNCILOR'S REPORTS:** None.

**15. MAYOR'S REPORT:** None.

**16. EXECUTIVE SESSION:** per ORS 192.660 (2)(j) to carry on negotiations under ORS chapter 293 with private persons or businesses regarding proposed acquisition, exchange or liquidation of public investments. Mayor Pagella read the executive session script and Council entered into executive session at 9:07 p.m.

Council returned to regular session at 10:02 p.m.

**17. COUNCIL ACTION IN FOLLOW-UP TO EXECUTIVE SESSION:** Mayor Pagella noted that Council discussed a draft water supply contract with MWL. Council provided tentative approval of MWL major contract provisions outlined in the 9/1/17 memo and authorized the Mayor to sign a letter to MWL.

**18. ADJOURNMENT:** Councilor Sproul made a motion to adjourn the meeting. Councilor Cook seconded the motion. The motion passed unanimously (5-0) and the meeting adjourned at 10:04 p.m.

**Minutes approved on this 12<sup>th</sup> day of October, 2017.**

CERTIFIED:

ATTESTED:

  
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Marie Sproul, Council President

  
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Angela Speier, Assistant City Administrator