

PUBLIC WORKS COMMITTEE MEETING MINUTES
Tuesday, April 12, 2016 3 P.M. M.T.
**** PUBLIC WORKS HEADQUARTERS ****

Meeting called to order at 3:00 p.m. by Riley Hill, Public Works Committee Chairman.

Committee members present included Mr. Scott Wilson, Mr. Bernie Babcock, Mr. Ken Hart, Mr. Riley Hill and Mr. Pat Woodcock.

Others present included Cliff Leeper, Suzanne Mulvany, Betsy Roberts, Dan Shepard, Dawn Eden, Dan Cummings, Larry Tuttle and Hunter Marrow, Argus Observer.

The press was notified. This meeting was recorded (the tape is available at the Public Works Headquarters); the minutes are on file at City Hall and on the city's website at www.ontariooregon.org.

ADOPTION OF MINUTES - MARCH 8, 2016

RESOLUTION, ACTION &/OR MOTION:

The motion was made by Mr. Babcock, seconded by Mr. Wilson to adopt the minutes of the previous meeting, March 08, 2016: Motion passed unanimously.

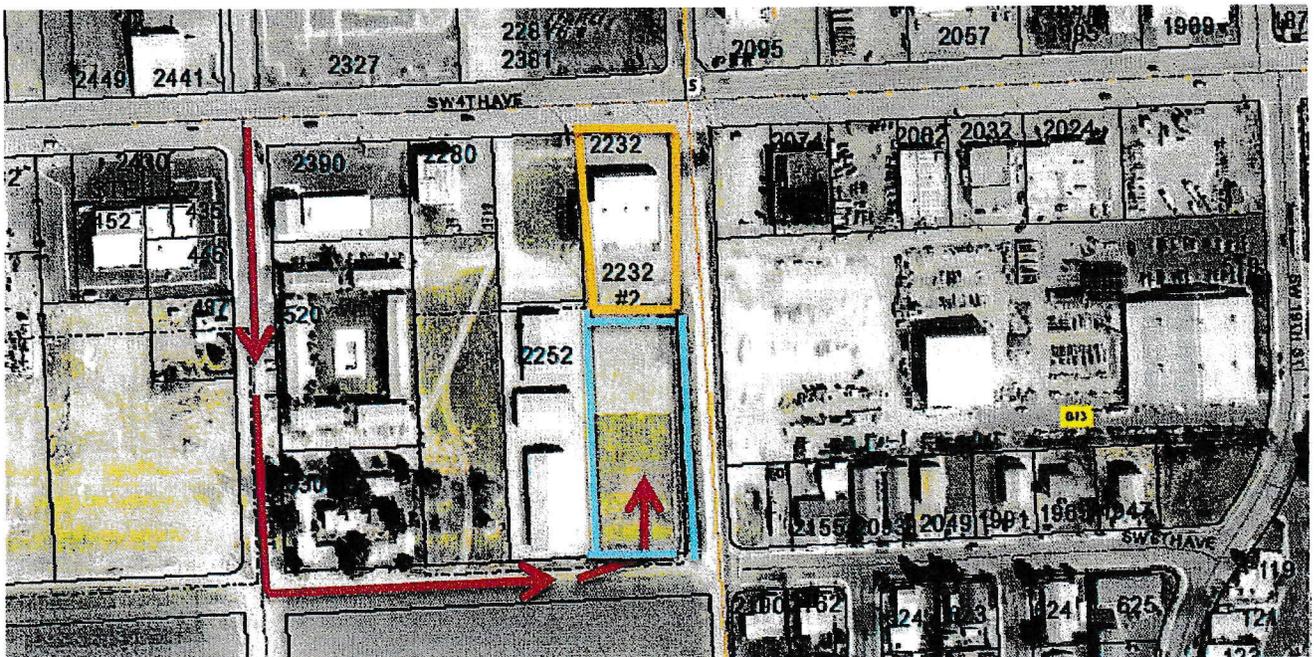
NEW BUSINESS

UNIMPROVED RIGHT OF WAY FOR ACCESS
CLEARWATER SUPPLY - 2232 SW 4TH AVE

DAN SH.

GENERAL DISCUSSION: (HANDOUT)

Clearwater Supply wants to access the back portion of its property by going down SW 24th Street & going on the unimproved SW 6th Ave. The vacant lot to the west of 2232 wants to stop them from using their lot as truck access to 2232 lot. The proposed route is down SW 24th Street, turn east onto the right of way of unimproved SW 6th Avenue to the back portion of their lot. The back part of the lot is outside city limits (in orange), however the north portion of the lot is inside city limits (in blue) (see below).



- Clearwater Supply said they have driven a Semi through there successfully without making any changes; mentioned getting pricing for asphalt for that street ~ \$77,000.
- They also talked about the possibility of coming across the D&B property; seeing if they can get permission to put a culvert in the drain ditch to cross over there.
- The question now is do we really want traffic going down the unimproved SW 6th Ave?
- Only about 1/3rd of the street is improved the rest is not.
- How often will they have Semi's coming thru? Summer time they may have more coming in.
- Can see all kinds of problems with this but don't really have anything in the code book saying "No, you can't access across an unimproved right of way like that". However, planning wise he might.
- Do they have a deferred improvement agreement for Dorian when they built? No, they do not.
- The reality is they do not have enough room to turn around, just past the gravel is all dirt, there is a fence, etc. How do they get out? Problem is putting truck traffic into a residential area.
- With the limited knowledge that we have, and what their proposal is, they should be here to present their case. No one here wants to stop business but we need to know what their plan is before we can act on it.
- The lot next to them is for sale for approximately \$70,000. About the same as what the improvements would cost.

RESOLUTION, ACTION &/OR MOTION:

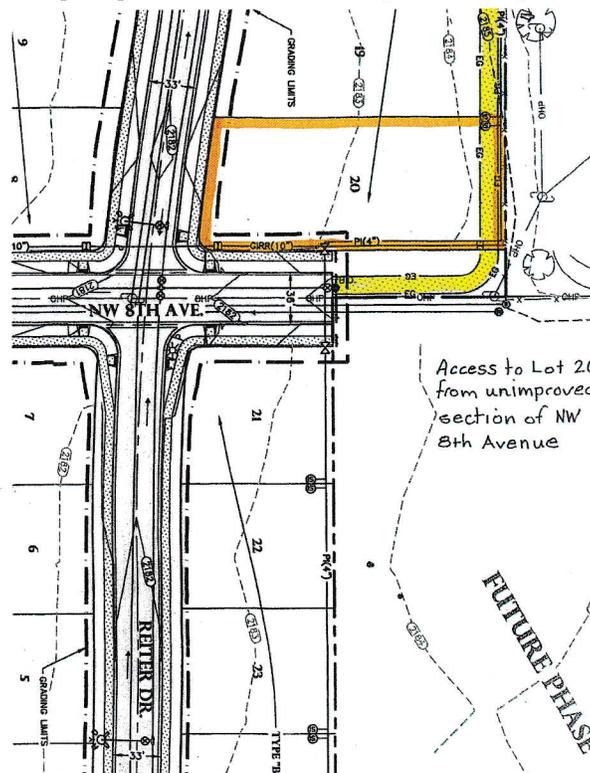
The motion was made by Mr. Babcock, seconded by Mr. Woodcock that this issue be tabled until the next meeting; invite Clearwater Supply to provide information and clarification: Scott Wilson - Yes; Bernie Babcock - Yes; Ken Hart - Yes; Riley Hill - Yes; Pat Woodcock - Yes: Motion passed 5-0-0.

NEW BUSINESS
MAKE HALF STREET IMPROVEMENT

DAN SH.

GENERAL DISCUSSION: (HANDOUT)

Mr. Poole has requested to be allowed an access to the back part of Lot 20 of Sage Ridge Place, the new subdivision being constructed at the end of Reiter Drive (outlined in orange below). The current plan has NW 8th Avenue improved to the back of the lots at Village Addition Subdivision with the rest of 8th Avenue being improved when further development occurs. There will be a graveled access road along this area, shown in yellow which will serve an irrigation pump on the east boundary of the Sage Ridge.



- They are obligated now to put in the access road to the well; asking to use that road to access the back of the lot because that is where he is wanting to put the garage.
- How would you limit the property owner if there is an easement? Same as if it
- And they are already on the hook for future improvements of the street? Yes.
- Thought that Ralph said he would put curb and gutter in is as far as he wanted to go. Staff level should we do a half Street or a half Street plus a little extra or should be do full thing right this time?
- By code we are not in favor of half streets, however this house is setup for this garage to be there.
- We don't have any other deferred agreements and at some point in time this is going to develop.

RESOLUTION, ACTION &/OR MOTION:

The motion was made by Mr. Babcock, seconded by Mr. Hart that the Public Works Committee recommend to the City Council to allow the Sage Subdivision Development to install a gravel drive for the access to the back of Lot 20 with a deferred improvement agreement: Scott Wilson – Yes; Bernie Babcock – Yes; Ken Hart – Yes; Riley Hill – Yes; Pat Woodcock – Yes: Motion passed 5-0-0.

NEW BUSINESS

SYSTEM DEVELOPMENT CHARGE MORATORIUM

BETSY

GENERAL DISCUSSION: (HANDOUT)

Council passed a moratorium on SDC's in July 2014, suspending it under Resolution #133, with a lapse date of June 30, 2016. It was asked to bring the issue back to the Council in order to make a decision upon whether to extend the moratorium or resume collection of SDC's after July 1.

- What's laid out on the first page is the amount of money that was lost over the last two years because of the moratorium of the SDC's; on the last page is the dollar amount that is currently available.
- Has this spurred any development? It's really hard to answer that question.
- If we were to continue or resume collection we would be out of compliance.
- Nothing was in the ordinance; the Council needs to address it.
- When subway took over the sushi place and put in a drive-through that's what spurred the Council to put it on hold. It didn't change the use of that building at all just the traffic pattern.
- Is the city still functioning okay? And do we have so much development that were happy Ontario is where it wants to be from a development standpoint? NO.
- We need to continue with this moratorium and forgo the revenue for another year.
- The City is already in non-compliance per ODOT. There is a right-hand turn lane that is required to turn in on the Kmart side; a couple years ago they spent the SDC/right-hand turn money on the on the East Lane going into Walmart. There is also a full lane that is required to be paid out of the SDC from the Eastside.
- ODOT has put it off for now. However, the next new development they will require it to be done. Not positive... but possible.
- It was a lapse in the original moratorium that resulted in the request of the PWC to review this? Not some other political circumstance or concern? No, it is just getting ready to expire. Under the ordinance resolution that they put this on hold it was supposed to be done at the first of the year.
- ... Continue the moratorium for one year, the council would address the unintended consequences, and the issue of the Eastside ordinance also needs to be part of it. Continue with the moratorium for one more year and that they deal with the unintended consequences of the original moratorium as well as address the Eastside ordinance issue. And bring into compliance the Eastside issue to match the moratorium with these SDC's.

RESOLUTION, ACTION &/OR MOTION:

The motion was made by Mr. Babcock, seconded by Mr. Hart that the Public Works Committee recommend to the City Council that the moratorium on SDC's be extended for one (1) year, the unintended consequences that showed up from the moratorium, and the Eastside Traffic Impact fees also be suspended to bring into compliance: Scott Wilson – Yes; Bernie Babcock – Yes; Ken Hart – Yes; Riley Hill – Yes; Pat Woodcock – Yes: Motion passed 5-0-0.

UPDATES ONLY – NO MOTIONS

CLIFF & BETSY

• **CIP Review: Highlights** *(HANDOUT)* *

CEMETERY:

- ~ Utility cart replacement (Gator)

PARKS DEPT:

- ~ Underground Sprinkler system (resolve vandalism)
- ~ Toro Mower
- ~ 4 wheeler

PW FUND:

- ~ City Hall HVAC

CAPITAL PROJECTS FUND - UCF DEPT:

- ~ New Fire Hydrant Inst
- ~ Abandon Wells Properly
- ~ Pneumatic Valve Actuator
- ~ Waterline & sewer line work (80% needs replaced)

SDC FUND: (on hold)

~ -

STREET FUND:

- ~ Sweeper (came in on Monday, 5 payments); Grant Match
- ~ Pavement Rehab Evaluation & Training
- ~ Chip Seal Program – Preventive Maintenance (annual program)
- ~ Sign Replacement Program – Phase I
- ~ Half Street Completion - Between 8th/9th Ave on 4th
- ~ Concrete SW & Curb/Gutter – Moore Park
- ~ Replace Vintage Dump Truck – cannot get parts for it anymore.
- ~ Transportation Master Plan (update) – in order to stay in compliance for Grants, etc.
- ~ Front End Loader – Existing loader is a 1997 and parts are hard to come by.

WATER FUND:

- ~ WTP – Phase I Construction
- ~ Baffle Wall Replace – Redwood Baffle Wall inside water tank
- ~ Solids Removal at WTP
- ~ Automatic Transfer Switch
- ~ Microchlor Cell replacement
- ~ Water Master Plan
- ~ Bench Reservoir Evaluation – Design issues
- ~ Phase 2 Security Upgrade

SEWER FUND:

- ~ NPDES Permit – DEQ, required
- ~ Facility Plan
- ~ SRCI LS Study & Design
- ~ Sludge Removal
- ~ SRCI LS Siphon Construction

STORM SEWER FUND:

- ~ Storm Drain Replacement

• **WTP Design/Construction Project:**

• **Well 17 Design/Construction Project:**

- ~ Will provide additional capacity from a well that is already drilled.
- ~ We need to add the pump, the piping, electrical and SCADA.
- ~ Need to integrate the SCADA into our current WTP; this will add approximately 400 gal/min. of ground water.
- ~ Good because if there are issues with the water in the River, i.e. algae bloom, we have another water source.
- ~ Not out for bid yet, modifying specs.
- ~ Both Well & Tank are in the budget

• **Eastside Tank Status:**

- ~ The liner is out, not looking real good on the vertical sides right now. Have uncovered everything vertically, but have not done the soundings on the roof or the floor.
- ~ The concrete for the most part is in good shape. Some degradation were the leak occurred; when they did their sounding said was some issues that seemed odd, and will try to redo & make it right.
- ~ The bottom line is that we have the tank off line and we are at the right window to get it fixed properly.
- ~ We did replace the 16" valve; did take a little longer than anticipated but it is now on the schedule.

COMMENTS

You were going to provide the minimums of the standards to do a rate increase.

ADIJOURN

The motion was made by Mr. Babcock seconded by Mr. Woodcock to Adjourn: Motion passed unanimously.

APPROVED:



Signature

(Riley Hill, Chairman / Bernie Babcock, Vice-Chairman)