

CITY OF JEFFERSON
Worksession Via Zoom
January 14, 2021
3:30pm

COUNCILORS PRESENT: Mayor Michael Myers, David Watkins, David Kellogg, Dave Beyerl, Bob Rossiter, Walt Perry, Patrick McKenzie

COUNCILORS ABSENT: None

STAFF PRESENT: Sarah Cook, CM/R; Jeff Buskirk, PWD, Amy Dixon & Kiel Jenkins, COG Contract Planners

I. **CALL TO ORDER** – Mayor Myers confirmed attendance and called the meeting to order at 3:31pm and moved immediately to issuing the oath of office to the newly elected Council members.

II. **WORKSESSION TOPICS**

- A. David Kellogg repeated the oath given by Mayor Myers and was welcomed to Council, followed by Patrick McKenzie, who also repeated the oath given by Mayor Myers and was welcomed back to Council.
- B. Elect City Council President – Councilor Watkins nominated Dave Beyerl to continue as Council President. Bob Rossiter seconded. There were no other nominations. All in favor: Ayes – 6, Opposed – 0. **APPROVED.**
- C. **TYPE D PUBLIC HEARING – DCA 2020-01**, Amending the JMC, Addressing Accessory Dwelling Units and Mixed-Use Zones

Mayor Myers opened the hearing at 3:36pm and confirmed with the Council that there were no conflicts of interest, ex-parte contacts or bias. There were no objections from any visitors regarding the notices for the hearing. Mayor Myers proceeded to the reading of the declarations and orders required for the type of hearing before turning it over to Contract Planner, Amy Dixon, to present the staff report.

Amy Dixon presented the staff report, summarizing the proposal, which addressed changes to the Mixed-Use design standards that would allow greater flexibility on the ground floor, changes to the Accessory Dwelling Unit language that would allow and better clarify the Council's original intent to allow manufactured homes, as well as other miscellaneous house-keeping changes to the codes, which would clear up confusion and some inconsistencies. She provided some background on how each item came about, before moving on to more specific changes in each section of the code. Moving on to the criteria and findings, Amy noted they were all consistent within their respective codes, the applicable state wide goals had been met, and both the Planning Commission and staff recommended Ordinance# 719 be forwarded to the City Council for adoption. There were no questions from the Council.

Public Testimony:

Rob and Laurie Morton appreciated the work the Planner and City had done in moving this forward, adding that the flexibility offered by the new code would be a great option for the community. Mindy Cordle added she also very much appreciated the flexibility offered by the City and was looking forward to making her vision come true. There were no other comments from the public and Mayor Myers closed the hearing at 4:01pm.

Councilor Beyerl moved to adopt the recommendations and findings of the Planning Commission as presented, and proceed with adoption of Ordinance# 719. Councilor Watkins seconded. All in favor: Ayes – 6, Opposed – 0. **APPROVED.**

Mayor Myers proceeded to read the language required for adoption of an ordinance and then read Ordinance# 719 by title only. Councilor Rossiter moved that the ordinance be adopted and passed to the second reading by title only. Councilor Beyerl seconded. All in favor: Ayes – 6, Opposed – 0. **APPROVED.**

Mayor Myers read Ordinance# 719 by title only for the second and final reading. Councilor Beyerl moved that Ordinance# 719 pass, and that the title of the ordinance becomes the ordinance. Councilor Perry seconded. Roll Call Vote: Watkins – yes; Kellogg – yes; Beyerl – yes; Rossiter – yes; Perry – yes; McKenzie – yes. **APPROVED.**

Mayor Myers thanked Amy Dixon for her work on this lengthy subject, as well as her time at the City, noting she would be phasing out in the coming months. Kiel Jenkins introduced himself, noting he had been working closely with Amy over the last month to get on board with the City's current projects.

D. Utility Bill Appeal: 141 N 7th St.

Mayor Myers confirmed Dave & Jill Weddle were on the call and invited them to address the Council with their concerns. Dave Weddle directed Council's attention to the materials he had submitted for the Council packets, noting his November utility bill reflected usage of 16,200 gallons of water, which was 10 times higher than normal. He insisted a leak had not occurred, that no hose or spigot had been left unattended, and there were no leaky toilets or faucets in their home. Their most recent bill was back down to their normal usage, which was generally around 2,500-3,000 gallons. He noted it was not about the money, but there was simply no way they used that amount of water; therefore, they were asking for staff and the Council's consideration to waive a portion of their bill. Mrs. Weddle added that they had been home the entire month and had not changed their ordinary routine. The Weddle's believed the issue was related to their meter, noting though that they had spoken to staff already who explained how meters slow down and stop reading when they ever fail. Public Works Director, Jeff Buskirk, confirmed he had never in his career seen a meter over-read. He further commented that he reached out to Oregon Meter about the situation and the manager there had also never heard of anything like that in his 40 years. He also provided a list of other residential properties with usage over 10k gallons, to illustrate that it was not uncommon.

Mayor Myers called for questions and comments from the Council. Councilor Beyerl spoke of the City's one-time leak adjustment policy, where up to half of the excess amount could be credited; however, everybody agreed that a leak had not taken place. There was also the concern that if the Weddle's used the one-time adjustment, it wouldn't be available down the road, should they have an actual leak. Councilor McKenzie thought it was a fluke situation and suggested offering the forgiveness because both parties were right and they should meet in the middle. Councilor Rossiter agreed. Councilor Perry thought it was bewildering and wasn't sure which way to go, noting it was the reason they have a meter system. He thought perhaps the meter should be tested/replaced, but he had to lean to the side that indicates the meter carried the weight. Councilor Kellogg inquired about the details of the one-time adjustment, to which staff began crunching numbers to provide a better understanding. He suggested perhaps testing the meter and if it was determined that it had failed in such a way that it over-charged, then the City could go back and make the necessary adjustments. Jeff Buskirk explained the cost to have a meter tested was higher than the cost of the new meters, which was why he hadn't pulled the meter to begin with. Staff provided the amount of the credit to the Weddle account would be \$110.39 if they opted to use the one-time adjustment. The Weddle's felt that was acceptable and chose that option. Councilor Beyerl moved to approve the one-time adjustment to the

utility bill at 141 N 7th St., in the amount of \$110.39. Councilor Watkins seconded. All in favor: Ayes – 6, Opposed – 0. **APPROVED.**

- E. Resolution# 1070, Authorizing Refunding of a Loan from the Special Public Works Water Fund with the Oregon Infrastructure Finance Authority (IFA)

Council was pleased to hear of the opportunity. There was no discussion. Councilor Beyerl moved to approve Resolution# 1070 as presented. Councilor Perry seconded. All in favor: Ayes – 6, Opposed – 0. **APPROVED.**

- F. Planning Commission Resignation – Councilor Watkins moved to accept the resignation of Rodrigo Arellano; seconded by Councilor Beyerl. All in favor: Ayes – 6, Opposed – 0. **APPROVED.**

- G. LAC Member Renewal – Councilor Beyerl moved to renew Patti Ball’s membership for an additional term; seconded by Councilor Kellogg. All in favor: Ayes – 6, Opposed – 0. **APPROVED.**

- H. 2021 Liaison Appointments

There was brief discussion surrounding which committees were vacated by outgoing Councilors and who was currently on what. Since Patrick McKenzie currently served on the Fire Board, it made sense for him to be the City’s liaison and report highlights to both bodies. Bob Rossiter volunteered to pick up the School Board vacated by Audrey Webster. Dave Beyerl volunteered for the Library Board and Patrick McKenzie would fill in for the Landmarks Committee, both vacated by Edna Campau. There were no other changes made.

- III. **APPROVAL OF ACCOUNTS PAYABLE** – Councilor Beyerl moved to approve as presented; seconded by Councilor Watkins. There was clarification on the charge for the sludge brought in for Public Works, to which Jeff Buskirk explained. All in favor: Ayes – 6, Opposed – 0. **APPROVED.**

- IV. **VISITORS** – None

- V. **COUNCIL/STAFF COMMENTS**

Sarah Cook provided updates on a variety of topics, including changes in personnel, status of the J4J lawsuit collection of fees, and obtaining the old gas station property from the County. Mayor Myers added the recent acquisition of the Mill Street vacant property. Councilor Beyerl volunteered to build more benches for the upcoming park properties, similar to the ones he’d built and donated to City Hall and the Library. There were no other comments.

- VI. **ADJOURNMENT** – Councilor Beyerl moved to adjourn. Councilor Perry seconded. All were in favor and the meeting closed at 5:20pm.

MINUTES APPROVED via vote by email, this 19th day of January, 2021.



Michael D. Myers, Mayor

ATTEST:



Sarah Cook, City Manager/Recorder