

MINUTES
STANFIELD CITY COUNCIL
REGULAR MEETING AND PUBLIC HEARING
TUESDAY, FEBRUARY 5, 2019
STANFIELD CITY COUNCIL CHAMBERS
150 W. COE AVENUE

CALL TO ORDER

The regular meeting of the Stanfield City Council was called to order at 7:00 p.m. by Mayor Tom McCann at the Stanfield City Council Chambers, located at 150 West Coe Avenue, Stanfield, Oregon.

ROLL CALL

Members present were Mayor McCann, Councilors Scott Challis, Del Manley, Don Tyrrell, Jason Sperr, and Ralph Parrish and Student Representative Madison Poulson. Councilor Susan Whelan was absent. City Staff present were City Manager Blair Larsen, Police Chief Bryon Zumwalt, Municipal Judge Rose Emerson, and Finance Director Jerry Carlson.

FLAG SALUTE

Mayor McCann led the audience and members of the Council in the Pledge of Allegiance.

APPROVAL OF MINUTES FROM JANUARY 15, 2019

Mayor McCann approved the minutes for the January 15, 2019 City Council Meeting as written.

SWEARING IN OF REELECTED COUNCILOR SPERR

Municipal Judge Rose Emerson swore in reelected Councilor Jason Sperr.

PUBLIC HEARING REGARDING THE SALE OF 170 SOUTH MAIN STREET

Mr. Larsen said that state law requires a public hearing whenever the City sells any real property. He said that this property has been on the market for some time. The City acquired it in order to rehabilitate it and prevent any mold or water damage from affecting City Hall, which is next door. He said that the City has received two offers for the property, but that the purpose of the public hearing was not to choose between them, but to decide whether or not to sell the property at all. He said after the public hearing is over, he will need some direction from the Council on how they would like to proceed with the sale, since both offers are for the same amount, and the only difference between them is that one is buyer-financed, and the other is an owner-carried contract.

Mayor McCann said that the property should be sold to whomever is in the City's best interest, and that the City Manager should make that determination and bring it to the City Council for approval.

Councilor Sperr said that he prefers a buyer-financed offer over an owner-carried contract.

Councilor Tyrrell said that with an owner-carried contract, the property would go back to the City if the business doesn't succeed. He said that he could see the benefits either way. Councilor Manley said he didn't think the City should carry a contract. Councilor Challis said that he isn't in favor of the City being a bank and financing the sale.

Mr. Larsen reiterated that the point of the public hearing is not to determine which offer or which type of offer is best, but to determine if the property should be sold at all.

Mayor McCann asked about problems with inspections with a Small Business loan. Mr. Larsen said that he didn't know what the regulations are with a Federal Small Business loan, but it was possible that there would be issues, but that would have to be determined during the closing process.

Councilor Tyrrell asked if Mr. Larsen had heard from Councilor Whelan on the issue. Mr. Larsen said that she had emailed him and told him that her preference was a buyer-financed offer.

Mayor asked the current balance on the loan the City had for the property. Mr. Larsen said that it was combined with City Hall, and the remaining balance is about \$121,000 for both properties.

Mayor McCann said that a buyer-financed sale could pay off the loan. Mr. Larsen said it would likely be not quite enough, but that he would prefer to pay off the loan pretty soon, regardless.

Mayor McCann asked for comments from the audience.

Mr. Hanson said that he is the one offering to purchase with the owner-carried contract, and asked what the other business is that also made an offer.

Mrs. Ray said that she and her husband want to start a quilting shop. Mr. Ray said that there are no guarantees on the financing going through until closing. He said that they are working with the bank on a number of items. He said that they have been looking at the property for a number of months, and only got the financing together recently, because they heard that there was another offer on the property. He said they have a backup plan in case this financing doesn't go through. The Council, Audience, and Staff discussed businesses and potential businesses in the area.

Mayor McCann said that regardless of which business the City sells to, the City will be in full support of the business.

Mr. Hanson asked if the City cares what business goes in. Mr. Larsen said that the City is neutral toward legal businesses. Mr. Hanson said that they are planning on putting in a medical wellness clinic in the building, which would bring a lot of visitors into town. He said that they made the offer for an owner-carried contract initially to avoid having another note, but they could get financing if necessary.

Mr. Larsen said that his recommendation was to ask each party for a second offer, now that everyone knows what the City's preferences are regarding financing.

Mayor McCann said there are other properties in the City's commercial zone that could house such businesses.

Mayor McCann adjourned the public hearing and reopened the regular Council meeting.

Mr. Larsen said that he will ask both parties for second offers, and then select one.

ORDINANCE NO. 432-2019: AN ORDINANCE PROHIBITING OCCUPIED RECREATIONAL VEHICLE PARKING IN ANY DOWNTOWN, COMMERCIAL, OR INDUSTRIAL ZONES

Councilor Sperr asked about caretaker units in industrial zones. Mr. Larsen said the industrial zone allows for residential activity in the form of a caretaker unit. He said that this ordinance would allow that to come in the form of a recreational vehicle, because that is happening right now, and it is not causing a problem.

Mr. Larsen said that he drafted this ordinance to make current law more clear. He said that this is already prohibited under the City's development code, but this ordinance would make it more clear to citizens that it is prohibited.

The Council and Staff discussed enforcement of the City's existing occupied RV ordinance, and potential modifications that could help enforcement.

Mayor McCann noted that the ordinance includes an emergency clause, which makes it effective immediately upon passage.

Councilors Sperr and Parrish moved and seconded to approve the ordinance. Ayes: Challis, Manley, Sperr, Tyrrell, and Parrish. Nays: none. Motion carried.

Councilors Manley and Sperr moved and seconded to adopt the ordinance. Ayes: Challis, Manley, Sperr, Tyrrell, and Parrish. Nays: none. Motion carried.

DECLARATION OF A SURPLUS VEHICLE

Mr. Larsen said that the Police Department has an older vehicle that is unmarked, and not currently outfitted as a patrol car, and needs to be declared surplus so that they can sell it. Chief Zumwalt said it was never outfitted—it was originally purchased surplus from Boardman and was used for training purposes. He said it has 118,000 miles on it, and runs well. He said that the City is currently auctioning them off via advertised notice and sealed bids.

Councilors Sperr and Challis moved and seconded to declare surplus the Police Department's 1998 Ford Crown Victoria.

OTHER BUSINESS

Mr. Larsen said that he included a copy of the revised Council Rules, as well as a 2019-2020 Budget Calendar in the Council Packets. He said that he would be out of town the first week of April, and so there would not be a Council meeting that week. He also said that the Councilors should have received a report from the City’s auditors for fiscal year 2017-2018. He said that they should also expect to receive an email soon regarding the State Government Ethics reporting system.

Mayor McCann asked about 110 N. Main Street. Mr. Larsen said that he had met with the owner, and he stated that he will be remodeling the building, and is willing to hear offers from anyone interested in purchasing the property.

COMMENTS FROM THE STUDENT REPRESENTATIVE

None.

COMMENTS FROM THE COUNCIL

Councilor Challis asked about new construction on Harding Avenue which seems very close to the property line. Mr. Larsen said that it is in the downtown zone, and owners can build right on the property line in that zone.

Councilor Sperr said he likes Councilor Challis’ idea about wayfinding signs in the downtown. He said he was in favor of redirecting some of the funding for downtown beautification for this purpose.

Mayor asked for any comments from the Staff. Chief Zumwalt said they are concentrating on code enforcement and abatement on South Main Street, and there is one large case that will be coming into compliance.

ADJOURNMENT

With no other business to consider, Mayor McCann adjourned the regular meeting of February 5, 2019 at 7:57 p.m. The next meeting was scheduled for February 19, 2019.

Respectfully Submitted,

W. Blair Larsen, City Manager/Recorder

Attest: _____

Date of Approval: _____

Mayor