

MINUTES OF THE REEDSPORT CITY COUNCIL NOVEMBER 7, 2022 AT 7:00 P.M.  
CITY COUNCIL SESSION VIA ZOOM & IN PERSON

PRESENT: Mayor Linda McCollum  
Councilors Jeffrey Vanier, DeeDee Murphy, Joe Liedtky, and Debby Turner (Councilor Mark Bedard and Rich Patten were absent)  
City Manager Deanna Schafer  
City Attorney Stephen H. Miller

OTHERS PRESENT: Fire Chief Tom Anderson, Dep. City Recorder Courteney Davis, Public Works Director Kimberly Clardy, Finance Director Michelle Fraley, Dispatch Supervisor Charlene Lohf, Allen Teitzel, John Moore, Ron Eberlein, Debbie McKinney, Nick Middleton, Kevin Swift, Shelley Swift, Gary Stine, Darold Rose

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Mayor McCollum called the meeting to order at 7:02 P.M.

2. CITIZEN COMMENTS

*This time is reserved for citizens to comment on items that are not on the Agenda. Maximum of five minutes per item, please.*

- A. Kevin Swift of 729 Ranch Road addressed the Council regarding concerns of a neighboring property that operates as a vacation rental and appear not to be adhering to City standards.

3. PRESENTATIONS, PROCLAMATIONS, AWARDS

- A. Swearing in of Police Officer Jacob Molano

Madam Mayor commenced the Oath of Office for newly appointed Officer Jacob Molano of the Reedsport Police Department.

- A. A proclamation for Veteran's Remembrance Day

Madam Mayor read a proclamation recognizing November 11, 2022 as Veteran's Remembrance Day.

4. APPROVAL OF THE AMENDED AGENDA

The City Manager requested that the agenda be amended to add an Open Session after the conclusion of Executive Session.

Councilor Murphy motioned to approve the amended agenda.

Councilor Liedtky seconded the motion.

MOTION:

that the City Council approve the amended agenda.

VOTE:

AYES 5 NAYES 0

(Mayor McCollum, Councilors Vanier, Murphy, Liedtky, and Turner voted in favor of the motion)

5. CONSENT AGENDA

*Routine items of business that require a vote but are not expected to require discussion by the Council are placed on the Consent Calendar and voted upon as one item. In the event that a Councilor or citizen requests that an item be discussed, it will be removed from the Consent Calendar and placed under General Business.*

- A. Approve minutes of the work session of October 3, 2022.
- B. Approve minutes of the regular session of October 3, 2022.
- C. Shall the City Council authorize an intergovernmental agreement with Portland State University (Hatfield School of Government Center for Public Services) to complete a compensation and wage analysis?

A compensation and wage analysis is a popular process that businesses and municipalities use to understand how they are paying their employees in relation to one another. Because market trends shift regularly, businesses can benefit from conducting regular compensation analyses to see if they are paying a fair salary or if they need to reevaluate pay to keep and attract skilled employees. The result of a compensation analysis is a formal pay structure companies can use as a guide in hiring or adjusting pay.

The City of Reedsport last completed a formal compensation study in 2010 with a wage update conducted in 2018. Staff wishes to see how our compensation package including salaries, insurance premium coverage, PERS contributions and other incentives provided to employees compares to other municipalities of similar population and public services provided.

Staff solicited three individual proposals from Portland State University (PSU), HR Answers, and Local Government Personnel Services (LCOG). PSU provided the most comprehensive and budgetary proposal of the three. The final report will include base salary, employee health insurance contributions, holiday, and vacation, sick and

administrative paid time off, longevity pay, employer's contribution to PERS and any non-discretionary deferred compensation provided by the employer.

Services provided under the agreement shall not exceed \$11,913.

**\*1. Authorize an intergovernmental agreement with Portland State University (Hatfield School of Government Center for Public Services) to complete a compensation and wage analysis**

D. Motion to approve the Consent Agenda.

Councilor Murphy motioned to approve the Consent Agenda.

Councilor Vanier seconded the motion.

MOTION:

that the City Council approve the Consent Agenda.

VOTE:

AYES 5 NAYES 0

(Mayor McCollum, Councilors Vanier, Murphy, Liedtky and Turner voted in favor of the motion)

6. GENERAL BUSINESS

A. Shall the City Council adopt a Resolution requesting a boundary change for the Lower Umpqua Enterprise Zone and assign 2022-014 as the title?

City Manager Deanna Schafer stated that a draft resolution requesting a boundary change for the Lower Umpqua Enterprise Zone (2022-014) was originally brought to the Reedsport City Council for potential adoption on August 29, 2022. At that time it was requested that staff invite Shaun Gibbs of the South Coast Development Council (SCDC) to discuss the proposed changes to the Enterprise Zone boundaries and present at the October 2022 meeting. At that meeting the Resolution was again tabled and staff was instructed to conduct more research.

The two areas that garnered the most questions, are the addition of privately owned property North West of Gardiner Oregon, in a currently undeveloped area of approximately 700 acres, currently known as the Duval property. The property is bordered on the West by mostly governmentally managed land, most notable, USFS, Oregon State Parks. On the East and North East of the property the land owners are private timber companies, Douglas County and the former International Paper Co. The USFS has shown an interest in applying for grants to purchase the property in recent

years and the Reedsport City Council has supported those efforts. They have not been successful and the Duval family trust has made indications that they are looking to sell the property to private investors.

The property is currently zoned 'CS' for Conservation Shorelands (attached). This zoning is based on the current conditions of undeveloped land. An owner can apply to rezone the property with compelling evidence that the property could support other uses in the future. This property was recommended to be added to the zone by the City of Reedsport and the Port of Umpqua. The goal was to add the property to the Enterprise Zone in order to create an incentive for future private development.

The second property in question was the point on Ork Rock Rd. The reason this property was proposed to be added to the zone is that Shaun Gibbs (SCDC) has shown the property to several prospective developers and discovered that that is the only portion of the undeveloped land out on Ork Rock Road that is not currently in the zone. Shaun proposed that the property be added as it was discussed that one of these potential developers would have been more interested if the property was included in the zone. A zone designation doesn't benefit a governmental agency and can only be utilized by private development.

There is no fiscal impact.

Councilor Vanier motioned that the City Council table the issue until the December 5, 2022 Council Meeting.

Councilor Vanier seconded the motion.

MOTION:

that the City Council table the issue until the December 5, 2022 Council Meeting.

VOTE:

AYES     3          NAYES     2    

(Councilors Vanier, Liedtky, and Turner voted in favor of the motion. Mayor McCollum and Councilor Murphy voted against the motion.)

B. Shall the City Council adopt the Winchester Bay Water Distribution System Plan?

Public Works Director Kimberly Clardy stated that when the City of Reedsport Water Department took over the water system in Winchester Bay the City was given very few system-wide maps of the area. With little to no information to go off of, it has made it very difficult for the Water Department to complete work without extensive research each time. In November of 2021 City staff asked for approval for Dyer Partnership to complete a task order for a Winchester Bay Water Distribution Plan, the task order was approved.

Dyer Partnership has since completed the Winchester Bay Water Distribution Plan and the City will now have a guiding document to be able to refer to.

There is no cost associated with the adoption of the Winchester Bay Water Distribution System Plan. Any future expenditures associated with the implementation of the Plan would need Council review and approval before taking action.

Councilor Vanier motioned that the City Council adopt the Winchester Bay Water Distribution System Plan.

Councilor Liedtky seconded the motion.

MOTION:

that the City Council adopt the Winchester Bay Water Distribution System Plan.

VOTE:

AYES 5 NAYES 0

(Mayor McCollum, Councilors Vanier, Murphy, Liedtky and Turner voted in favor of the motion)

C. Shall the City Council approve the purchase of a new backup generator at the water plant?

Public Works Director Kimberly Clardy stated that in October 2019 the backup generator for the water plant needed to be repaired. The stator winding (the stator converts the rotating magnetic field to electric current) had shorted out and needed to be repaired and rewound. Since the generator is a backup for our water plant we had to also rent a generator in case of a power outage. Because it took so long to repair, the rental was almost as much as the repair itself. Between the rental and repair of the generator, the total price was \$44,410.

The generator is now in need of repairing/rebuilding of the injection pump and performing a cooling system service which includes replacing hoses, thermostats, gaskets, caps, and belts. If they tear into the existing problem and find additional problems the cost for repairs could go up as would the rental of a standby generator. The quote does not include the electrician's cost to hook up and disconnect the rental generator. The generator is a 1996 model and putting another \$25,000 into the equipment is not practical. It serves as the backup generator for the water plant should the power go out, so we are not able to go without a generator.

City staff received five quotes with Peterson Cat being the lowest bidder.

Peterson Cat returned the lowest overall cost proposal to the City at \$66,144. Staff is requesting \$75,000 for contingencies and electrical work which is not included in the quotes. The generator will be funded out of Water (003) capital improvements.

Councilor Vanier motioned that the City Council approve the expenditure of \$75,000 for the purchase of a new water plant generator.

Councilor Turner seconded the motion.

MOTION:

that the City Council approve the expenditure of \$75,000 for the purchase of a new water plant generator.

VOTE:

AYES     5                NAYES     0    

(Mayor McCollum, Councilors Vanier, Murphy, Liedtke and Turner voted in favor of the motion)

7. MISCELLANEOUS ITEMS

*(Mayor, Councilors, City Manager, City Attorney)*

1. City Manager Deanna Schafer stated that a public meeting for the levee project is scheduled for November 15. Members from FEMA, OEM, Anderson Perry and the City will be available to answer citizen questions regarding the project. Schafer added that the current project cost has nearly doubled from an original cost estimate of 5.6 million to a new estimated cost of 10 million.
2. Schafer stated that the Watershed Workshop was a success. The Workshop was held in Coos Bay, but included a tour of Reedsport Clear Lake Watershed as we are one of the only unfiltered systems. Schafer added that there were some concerns regarding the timber surrounding the watershed and the devastating effects of a wildfire and that she is meeting with a forest management consultant to review the timber surrounding the watershed.
3. Fire Chief Tom Anderson stated that Fire Prevention Month was a huge success.
4. Finance Director Michelle Fraley shared with the council a summary of the revenue previously received from the RV Dump compared to the same period since the installation of the card reader at the RV Dump site.
5. Public Works Director Kimberly Clardy stated that the City's new custodian is doing great and has received many compliments.
6. Attorney Steve Miller reminded everyone that Election Day is tomorrow, November 8, 2022 and ballots are due to the drop box no later than 8:00 pm.
7. Schafer stated that the old International Paper site in Gardiner is set for an auction on November 18.

8. Mayor McCollum stated that there is an LOC Small Cities Meeting scheduled for November 17 in Lakeside.

EXECUTIVE SESSION OF THE REEDSPORT CITY COUNCIL  
NOVEMBER 7, 2022 VIA ZOOM & IN PERSON

PRESENT:

Mayor Linda McCollum

Councilors Jeffrey Vanier, DeeDee Murphy, Joe Liedtky, and Debby Turner (Councilor Mark Bedard and Rich Patten were absent)

City Manager Deanna Schafer

City Attorney Stephen H. Miller

- A. Pursuant to ORS 192.660(2)(h) – To consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.
- B. Pursuant to ORS 192.660(2)(e) – To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

OPEN SESSION:

- A. Shall the City Council authorize the City Manager to accept a donation of real property from Douglas County?

Councilor Murphy motioned that the City Council authorize the City Manager to accept a donation of real property from Douglas County

Councilor Liedtky seconded the motion.

MOTION:

that the City Council authorize the City Manager to enter into a lease agreement for City real property.

VOTE:

AYES     3                          NAYES     2    

(Mayor McCollum, Councilors Murphy, and Liedtky voted in favor of the motion.)  
(Councilors Vanier and Turner voted against the motion.)

ADJOURN

Mayor McCollum adjourned the meeting at 8:15 P.M.

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Linda McCollum, Mayor

ATTEST:

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Deanna Schafer, City Recorder