

CITY OF NORTH PLAINS
City Council Meeting—Regular Session
Monday, April 15, 2013 – 7:00 P.M.
MINUTES

1. **CALL TO ORDER:** Mayor David Hatcher called the meeting to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE:** Mayor Hatcher conducted the flag salute.
3. **ROLL CALL:** Mayor David Hatcher; Council President Teri Lenahan; Councilors: Michael Broome, Michael Demagalski, Charlynn Newton, and Robert Kindel, Jr.
Absent: Glen Warren

Staff present: City Manager Martha DeBry, Public Works Director Blake Boyles, Chief of Police Bill Snyder, Library Director Debra Brodie, Account Clerk Margaret Reh

4. **CONSENT AGENDA:**
 - A. Approval of regular session agenda
 - B. Approval of minutes of 4/01/2013 Council meeting

Motion by Broome, seconded by Kindel to approve the Consent Agenda as presented.

Hatcher called for discussion. Councilor Lenahan expressed a concern that minutes are too condensed and she feels that important details are being omitted. Lenahan stated she would like introductory statements that may explain some of the comments.

Newton commented on Agenda Item 8D from the 4/01/2013 Council meeting. Newton stated she recalled a decision was made for staff to use discretionary judgment on posting or not posting items for the public on the website before the meeting and felt the minutes did not reflect the correct discussion. Hatcher disagreed with Newton stating he felt the minutes reflected the discussion accurately. Demagalski reiterated the need for transparency and there wasn't a need to change the minutes. It was agreed that there would be no changes made to the 4/01/2013 minutes.

The motion was approved unanimously.

5. **PUBLIC COMMENT:**
There was none forthcoming.
6. **PRESENTATION:**
None Scheduled
7. **PUBLIC HEARING:**
None Scheduled

8. NEW BUSINESS:

A. Discussion of Master Fee Schedule

DeBry advised that included in the packets were copies of the fee worksheets that had been revised. Lenahan inquired if DeBry does comparison studies with other cities. DeBry reported the majority of the adjustments to these fees reflected the change in current salaries at North Plains. The increased fees need to be presented before a public hearing and this requirement will be met during the Budget process.

This item is for information only--no action was taken.

B. Council to consider approval of DR Horton Development Agreement

DeBry reported the City Attorney substantially redrafted the agreement between the City of North Plains and the developer DR Horton. There are a few formatting errors to tend to, but DeBry wanted to present it for approval. Staff incorporated the credits Council approved in September 2012 into the agreement.

Motion by Demagalski, seconded by Lenahan, to approve the Agreement with DR Horton Developers. The motion was approved unanimously.

C. Council to review March Check Register

Council briefly reviewed the March Check Register. This item is for information only--no action was taken.

D. Council to consider approval of Resolution No. 1783: A Resolution of the City Council of the City of North Plains, Oregon, Temporarily Suspending Charges for Fee In Lieu of Construction of Street Improvements

DeBry presented the staff report. Based on research the Fee In Lieu policy is not meeting its intended purpose of funding improvements, and it may be a detriment to the City's development and economic growth.

Included in Council's packet was a letter from Raj Savara who is the President of DMI International, which is located on Hillcrest Street. Mr. Savara recently inquired about the process for adding a 1,050 square foot addition to his building. The project is expected to cost around \$50,000 and the Fee In Lieu is projected at \$29,475. (This is in addition to other permit fees, and transportation development tax of \$2,705.) The purpose of the project is to shelter new equipment which he and a partner would use to make pallets for the electronics industry. Because of the high cost of the Fee In Lieu, this business owner is reconsidering the idea of expansion in North Plains.

Staff believes further consideration should be given to the effectiveness of the fee and will present more information to Council within a couple months. In the meantime it seems appropriate to temporarily suspend the Fee In Lieu to encourage business expansions.

Motion by Demagalski, seconded by Lenahan, to approve Resolution No.1783: a Resolution of the City Council of the City of North Plains, Oregon, temporarily suspending charges for Fee In Lieu of construction of street improvements. Hatcher clarified that this resolution will sunset in six months. The motion was approved unanimously.

9. UNFINISHED BUSINESS:

None Scheduled

10. ORDINANCES:

FIRST READING:

A. None Scheduled

SECOND READING:

B. None Scheduled

11. STAFF REPORTS

Boyles is meeting with the Claxtar Street residents this week in a Town Hall meeting. Residents will be able to meet the contractors face to face and bring any concerns up with them.

DeBry stated the budget packet has been place in Dropbox. Rachael Lembo has done an awesome job on the spreadsheets. She developed a format that we will be using for a long time. The Budget Committee meeting is scheduled in one week—Monday, April 22, 2013 at 7:00 p.m. at Jessie Mays Community Hall.

Chief Snyder reported he has been working with DeBry on budgets. He also stated the department has been working on an investigation that has involved many man hours.

12. COUNCIL REPORTS

Council reviewed the May 2013 Council Calendar.

Hatcher reminded everyone of the City Clean-Up Day on Saturday, May 11, 2013. Lenahan agreed to spearhead the event.

Broom reported on the upcoming benefit Country Western Music Show on Saturday, April 27th at 6:30. This is being held at Jessie Mays Community Hall.

Hatcher and DeBry have an odor assessment meeting with Washington County on Wednesday, April 17 from 8:00 to 10:00 a.m.

Hatcher distributed a copy of the letter he received from Sunset Park Association that was

in response to the letter Council sent to them on March 18, 2013

Lenahan reminded Council of the Art of the Story Storytelling Festival being held on Thursday night at the North Plains Elementary School in partnership with the North Plains Public Library and WCCLS.

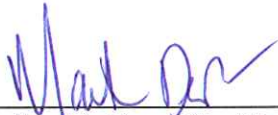
Lenahan wanted to confirm the business owners on Glencoe Road will be invited to the Council Meeting when the sign ordinance is discussed again.

Councilor Kindel, Ex Officio member at the last Planning Commission informed the Council of an application for three partitions and five minimum lot size variances. The variances would allow five 4,000 square foot lots instead of the 5,000 minimum square foot requirement in the R-5 zone. Kindel expressed concern regarding density issues and would like to schedule a work session between Planning Commission and City Council after the budget process is complete.

13. **ADJOURNMENT**: Mayor Hatcher adjourned the meeting at 8:07 p.m.



David Hatcher, Mayor



Martha DeBry, City Manager/Recorder

Date approved 5/6/13