

**CITY OF BROOKINGS
COMMON COUNCIL MEETING MINUTES
City Hall Council Chambers
898 Elk Drive, Brookings, OR 97415
December 13, 2004 7:00 p.m.**

I. Call to Order

Mayor Bob Hagbom called the meeting to order at 7:00 p.m. Hagbom announced that this is his last meeting as Mayor of the City of Brookings.

II. Pledge of Allegiance

Led by Councilor Dentino

III. Roll Call

Council Present: Mayor Bob Hagbom, Council President Rick Dentino, Councilors Frances Johns Kern, Craig Mickelson, and Larry Anderson, a quorum present.

Council Absent: Ex Officio Council Wes Enos

Staff Present:

City Manager Leroy Blodgett, City Attorney John Trew, Police Chief Chris Wallace, City Planner John Bischoff, Assistant Planner Dianne Snow, Finance Director Paul Hughes, Economic and Urban Development Director Ed Wait, Police Lt. John Bishop, Building Official LauraLee Gray, and Administrative Secretary Linda Barker

Other: Mayor-elect Pat Sherman, Councilor-Elect Dave Gordon, Chamber of Commerce President Les Cohen, and approximately 30 other citizens

Media Present: Curry Coastal Pilot Reporter Brian Bullock

IV. Ceremonies/Appointments/Announcements

A. Ceremonies

1. *Presentation of U.S. Flag flown in Afghanistan-Lt. Col. Jerry Law, Commander of Jalalabad Provincial Reconstruction Team*
On behalf of the City, Mayor Hagbom accepted a U.S. Flag from Lt. Col Jerry Law. The flag was flown over Osama Bin Laden's house in Jalalabad Afghanistan on February 7, 2004. Law said he is a citizen of Curry County and was just glad to be home after his tour of duty in Afghanistan.

V. Scheduled Public Appearances

A. *Mark Leedom, ODOT-Highway 101 Improvements*

Mark Leedom, ODOT Project Leader, addressed the Council, giving a general overview of the U. S. Hwy 101 Lone Ranch Beach to Chetco River Bridge Project. This is a continuation of last summer's project which went from Thomas Creek Bridge to Lone Ranch Beach. The project will include grinding out and replacing road surfaces, replacing guard rails and any broken or obsolete signs. There are improvements planned for the downtown area such as replacing sidewalks from Fifth Street to the bridge and adding sidewalks on the east side of the highway from Oak Street to the bridge. Overhead utility lines will be buried in the downtown section and new pedestrian lighting will be installed. Leedom thanked City Manager Blodgett and Economic and Urban Development Director Wait for their help in refining the plans.

Leedom also said ODOT is trying to minimize disruptions to traffic, residents and businesses during the construction phase of the project. To accomplish this ODOT has pushed the contract let date back to June with the construction starting after Labor Day, 2005. Paving will wait until late spring or early summer 2006. To lesson impacts there will be no work on weekends, holidays or during special community-wide events. To accomplish the paving, traffic will be restricted to one travel lane in each direction with night work between 7:00 p.m. to 7:00 a.m. being considered. Leedom said it has not been determined whether the north end or south end of the project will be the first phase.

Blodgett said all ODOT staff has been very cooperative with City staff and he appreciates all ODOT is doing.

VI. Oral Requests and Communications from the Audience

A. *Committee and Liaison reports*

1. *Chamber of Commerce*

Chamber President Les Cohen reported the Business Outlook 2005 conference is shaping up to be an excellent event with several top-notch speakers on board.

Cohen attended the Oregon Business Plan Leadership Summit in Portland where Senator Ron Wyden spoke on the state's economy.

He said the latest issue of *Business Watch (South Coast edition)* listed Brookings with the greatest number of Chamber of Commerce walk-in inquiries in October, far surpassing other south coast cities. The numbers show the efforts of promoting the Brookings Harbor area are effective.

Cohen concluded by saying it has always been a pleasure working with Mayor Hagbom.

2. *Council Liaisons*

Councilor Anderson said he attended an Emergency Preparedness meeting, the Community Agency meeting December 1 and two watershed council meetings.

Councilor Mickelson attended the shortest Planning Commission meeting of the year. Only one item was on the agenda. He and City Manager Blodgett also attended a CCD Business Development Corporation meeting where he was appointed to the budget committee for the coming year.

Councilor Johns Kern attended the Pelican Bay Prison Oversight Committee meeting last week.

Councilor Dentino represented the City at the Local Public Safety Coordinating Council in Gold Beach and the Safety in the Schools Committee meeting the next morning. He attended the City's Christmas tree lighting on December 5.

B. *Unscheduled*

City Manager Blodgett gave an overview of the City's exploration of alternatives to spreading biosolids. Our permit through DEQ prohibits spreading from October through May. During this time the City is looking at various sites around the county and exploring composting of biosolid such as is being done by Josephine County. The City has made application for renewal of the DEQ permit as the one biosolid disposal option the City has cannot be lost.

Larry Aslinger, 439 Buena Vista Loop, asked if the City locates sites other than the Smith Ranch for biosolids disposal would DEQ be able to authorize another entity to use those fields. It was noted that DEQ has authorized biosolid application on sites near the Winchuck River by an entity located in a neighboring state.

Susan Lynch, 99544 North Bank Chetco Road, spoke about growth and problem arising from it. She noted an alarming growth rate in Cancers that have left local doctors puzzled. She also noted that people along the Chetco River are showing signs of neurotoxicity. She has concerns that the City has no plan to deal with these problems that she attributes to biosolid disposal.

Judi Krebs, 15951 Bay View Drive, stated she knows Mayor Hagbom has served the City well and wished him well on his retirement from the

Council. Stating it had just been a year since the Council authorized signing a letter of intent with Asante, she asked about the hospital feasibility study currently underway. City Manager Blodgett said there has been significant progress and a meeting has been scheduled in late January to finalize the feasibility study and announce the study results. Following publication of the study there will be a public meeting.

Bill Nokes, PO Box 6998, Brookings, relayed an incident in Alaska during the late 1980s where, after a change in laws, the state of Alaska and the City of Fairbanks were required to dig up and remove contaminated soil even though the original remediation plan had been approved and signed off by EPA. Nokes said if there are contaminants in materials spread on the Smith fields the City would be liable as would the land owner and the disseminator. He strongly suggested testing if the City is going to continue using the Smith fields.

VII. Staff Reports

A. *City Manager*

1. *Public Works Director Job Description*
2. *Community Development Director Job Description*

City Manager Blodgett said he was combining the two job description agenda items into one report. He said with Community Development Director Lightle retiring on January 3 it was a good time to look at the organizational structure of the department. The proposed reorganization creates a stand alone department of Public Works. The Community Development Department would be responsible for building, planning, code enforcement, GIS mapping, urban renewal and public works inspections. The new Public Works Department would be responsible for engineering, water treatment, sewer treatment, parks, maintenance of water, sewer, streets systems and other public facilities. The first step in implementing the plan is to approve the job descriptions for the Community Development Director and a Public Works Director which would be a new position in the City. It would be required that the Public Works Director be an engineer allowing in-house review of some projects that are currently being outsourced for review.

Two other positions in the Community Development Department would be created by the reorganization: Public Works Inspector and GIS Coordinator/Surveyor. Funding for these positions will be looked at during the budgeting process for FY 2005-2006.

If the reorganization is approved, current Economic and Urban Development Director Ed Wait would move into the Community

Development Director position and advertising would begin to hire the Public Works Director.

Councilor Mickelson moved, a second followed, and the Council voted unanimously to approve the job descriptions for a new position of Public Works Director and the position of Community Development Director.

3. *Writ of Mandamus*

City Attorney John Trew reviewed the process of resolving a Writ of Mandamus. Council had given staff authorization to resolve the issue with the Bruce Bros. LLC, committing the City to honor the Writ approving the Ransom Creek project with additional Conditions of Approval. The Court has the final Writ in hand, however it has not been signed at this time. Once the Writ is signed the project will move forward in its own time.

Councilor Mickelson moved, a second followed, and the Council voted unanimously to approve the application of the Bruce Bros. LLC, File No. PUD-2-04, with the conditions of approval as ordered by the Curry County Circuit Court in the Preemptory Writ of Mandamus, Case No. 04CV0769.

4. *Golf Course lease amendment*

City Manager Blodgett handed out a draft lease amendment for Salmon Run Golf Course. This year there was significant damage to one of the greens due to landslides from adjoining property. Repairs have been made by Salmon Run employees and contractors. Not only have there been damages and expenses to repair the green, it has been unusable for many months and may still not be playable until spring. Salmon Run has not asked for direct reimbursement of expenses but have asked for an amendment to the lease. Blodgett said under the current lease payments were to start in 2010. The draft would extend that beginning date to 2012. The payment amounts would start at \$30,000 instead of the current lease figure of \$20,000. Payment amounts for the first seven years would be as follows:

Year 1 (2012) \$30,000
Year 2 (2013) \$35,000
Year 3 (2014) \$40,000
Year 4 (2015) \$45,000
Year 5 (2016) \$50,000
Year 6 (2017) \$52,500
Year 7 (2018) \$55,125

Payments after the seventh year would increase each year by the consumer price index up to 5% as is written in the current lease.

Councilor Mickelson stated for the record that he works part time at Salmon Run and that any action on the lease would have no financial impact to him.

Councilor Johns Kern moved, a second followed, and the Council unanimously voted to approve the amended lease agreement with The Claveran Group, LLC.

5. *Other*
None

VIII. Consent Calendar

- A. *Approval of Council Meeting Minutes*
1. *Minutes of November 15, 2004, regular Council meeting*
 2. *Minutes of November 22, 2004, special Council meeting*
 3. *Minutes of November 30, 2004, special Council meeting*
- B. *Acceptance of Planning Commission Meeting Minutes*
1. *Minutes of November 2, 2004, regular meeting*
- C. *Approval of vouchers for the month of November, 2004, (\$182,756.70)*
End Consent Calendar

Councilor Mickelson moved, a second followed and the Council voted unanimously to approve the Consent Calendar as published.

IX. Remarks from Mayor and Councilors

- A. *Council*
Councilor Anderson said it may seem like splitting hairs but during *Unscheduled Public Appearances* the comment was made that the City is depositing sewage and septage. He believes the technical term is sludge and there is a considerable amount of difference. City Manager Blodgett said the term is biosolids.

Larry Aslinger returned to the podium and said in a publication provided by DEQ the material was called biosolid septic D.

- B. *Mayor*
Mayor Hagbom revealed this had not been an easy evening for him. He read a prepared statement which is attached and made a part of these minutes, listing City achievements during his time on the City Council. He said the City has a strong Council, a great staff and a community full of volunteers.

The meeting was recessed from 8:00 to 8:12 p.m.

X. Executive Session

- A. *ORS 192.660(2)(i)—Performance Evaluation of Public Officers and Employees*
- C. *ORS 192.660 (2)(e)—Real Estate Transaction*

At 8:13 p.m., Mayor Hagbom stated the Council would go into Executive Session. The regular meeting reconvened at 8:40 p.m.

Councilor Anderson had questions about the salary structure for employees and said he has requested information on statewide salary trends. He wasn't sure that a 5% increase in salary would result in a salary that was comparable to those for City Managers in other Oregon cities. Stating it was not uncommon to lose people because of low salaries he requested the City provide data to the Council showing how Brookings wages compare to the rest of the state.

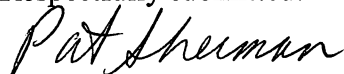
City Manager Blodgett said he did an informal survey of 42 to 44 cities via email. He received replies from cities with populations from 200 to 30,000. League of Oregon Cities, through Local Government Personnel Institute, does a compensation survey each year that will next be available in mid-January. Blodgett said from what he's seen a 5% increase is comparable with other cities in Oregon.

Councilor Anderson moved, a second followed, and the Council voted unanimously to approve a 5% salary increase for the City Manager and to do a salary review at a later date.

XI. Adjournment

With no further business before it the Council adjourned at 8:52 p.m.

Respectfully submitted:



Pat Sherman
Mayor

ATTEST by City Recorder this 11 day of January, ²⁰⁰⁵~~2004~~.



Paul Hughes
Finance Director/City Recorder

A TIME OF CHANGE

I have had the rare and fortunate opportunity to be a Brookings city councilor beginning in 1993 and then Mayor of this great City since 1999. During these twelve years I have made many friends and seen many changes. Change is inevitable; it creates challenges, successes and sometimes disappointments, but with the proper guidance and attitude change can be good for all.

Please bear with me while I take a moment to reflect on just a few of the changes that have taken place during my time on city council.

- 1993 Azalea Park was transferred to city ownership
- 1994 New city manager, Tom Weldon, was hired
- 1995 The band shell at Azalea Park was completed
Chetco Point Park property was donated to the City of Brookings
- 1996 Macklyn House assisted care facility was completed
- 1997 Nature Coastal Holiday began
- 1998 The \$13.1 million bond measure passed for the sewer plant upgrade
- 1999 Salmon Run Golf Course opened
- 2000 New City Manager, Leroy Blodgett, was hired
The sewer plant upgrade was completed
The Water Management and Conservation Plan was adopted
- 2001 After more than 12 years, the Urban Growth Boundary was completed
The Skate Park at Bud Cross Park was completed
The Downtown Master Plan was completed
- 2002 The Urban Renewal District was created
The downtown parking lot was constructed
Pioneer Road was reconstructed with new sidewalks
We began the Yard of the Month program
A Parks Master Plan was completed
- 2003 We began preliminary planning of a new hospital for the community
Development began to boom
A new planner and an urban development director were employed
A new fire truck was purchased
- 2004 The Snack Shack at Azalea Park completed
The Borax project was approved
Over \$3,000,000 was invested in water & sewer line upgrades

These are only a glimpse of the changes I have seen. Now as I prepare to step down as Mayor more changes are ahead for me and the City. Again there will be challenges, successes and hopefully only very few disappointments. It is with mixed emotions that I step down. I love this community, the city staff and most of all the people who live here. I wish you all well and look forward to providing any assistance I can in the future.

Good Luck!