

REGULAR MEETING MINUTES
SISTERS CITY COUNCIL
520 E. CASCADE AVENUE
JANUARY 22, 2009

MEMBER PRESENT:

Lon Kellstrom Mayor
Bill Merrill Council President
Pat Thompson Councilor
Jerry Bogart Councilor

ABSENT:

Sharlene Weed Councilor

STAFF PRESENT:

Steve Bryant City Attorney
Lisa Young Finance Director
Brad Grimm Public Works Director
Eric Porter Comm. Devel. Director
Kathy Nelson City Recorder

ABSENT:

Eileen Stein City Manager

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

The meeting was called to order by Mayor Kellstrom at 7:07 p.m.

II. VISITOR COMMUNICATIONS

Todd Dow, High Desert Gallery, 281 W. Cascade Avenue, Sisters, OR 97759

Todd Dow, Marketing and Operations Manager of High Desert Gallery stated he was in attendance as a follow-up to the letter he had written to the Council regarding concerns with the Sisters Area Chamber of Commerce. He stated he has a long standing relationship with the Chamber of Commerce and has served on both the Board of Directors and on the Marketing Committee in the past. He stated that most community members would agree that Sisters is a primarily tourist based economy. He stated that in the fall of 2008 he requested information on the Chamber's marketing budget for 2009 and was denied the information and told the budget is determined by the Board and not a matter he should be involved with. He stated he was eventually given the budget information from 2008 which showed that 34% of transient room tax revenue received from the City is being used for overhead, administration and non-marketing efforts. He stated an Oregon State ordinance dictates to cities and recipients of room tax revenue that 85% of the funds received must be used solely for the purpose of marketing efforts and visitor services. He stated the Chamber has long existed without the benefit of any short or long-term marketing strategy and while great inroads have been made with promotions such as Unique Properties, the Chamber did not play a significant role in bringing the concept to fruition but rather in filling a need after the idea was derived by another group.

Mr. Dow requested the Council consider withholding transient room tax revenue from the Chamber in an escrow account until such a time the Chamber can provide an adequate budget and long marketing plan to its members and the City.

Councilor Bogart stated he was interested in hearing from the Chamber on the matter and stated he felt that the scale of economics for the Chamber also needs to be considered. **Mr. Dow** stated that he understood that concept but still feels the Chamber should be using 85% of the funds for marketing efforts. **Mayor Kellstrom** stated he agreed the Council should also hear from the Chamber and stated he will ask Manager Stein to set up a workshop upon her return in order to evaluate the situation. **Mr. Dow** stated he would like to participate in a workshop of that nature and thanked the Council for its time.

III. CONSENT AGENDA

A. Minutes

1. January 8, 2009 –Workshop
2. January 8, 2009 –Regular Meeting

B. Bills to Approve

1. January Accounts Payable

Councilor Merrill moved to approve the consent agenda. Councilor Bogart seconded the motion. The motion carried unanimously.

IV. STAFF REPORTS

A. **Brad Grimm, Public Works Director**

Director Grimm asked for questions regarding his staff report.

Councilor Bogart complimented Director Grimm on the format for presenting the amount of savings the City realizes when projects are completed in-house but questioned if the figures are accurate and include overhead and equipment rental costs. **Director Grimm** stated the figures do include those additional costs. He added that small portions of projects are subbed out to contractors for paving and other jobs the Public Works staff is unable to do.

Councilor Bogart asked who designed the pedestrian path for Highway 242. **Director Grimm** informed him that City Engineer Dick Nored from HGE designed the path.

B. **Eric Porter, Community Development Director**

Director Porter asked for questions regarding his staff report.

Councilor Thompson asked if High Country Disposal (HCD) was currently using the two acre storage site going before the Planning Commission on February 5th referenced in his staff report. **Director Porter** stated that HCD was using the site through means of a

REGULAR MEETING MINUTES
SISTERS CITY COUNCIL
520 E. CASCADE AVENUE
JANUARY 22, 2009

temporary use permit granted by the city and will come before the Planning Commission on February 5th.

Mayor Kellstrom asked if a member of the Council should be in attendance for the hearing before the County Commissioners on January 26th for the urban growth boundary expansion to accommodate the Fire Training Facility property. **Director Porter** stated he felt there was adequate representation with Fire Chief Taylor Robertson, Fire Training Chief Ryan Karjala and himself in attendance for the hearing but any Council member was welcome to attend.

Councilor Thompson asked if the Clemens Park entry sign being installed by the Kiwanis is the one with a controversial background. **Director Porter** stated he was unaware if there was a controversial background and gave a brief recap of the approved land use design for the park and alterations to that plan since 2006. He stated that the improved land use decision was created by staff along with a citizen advisory group that included members from the neighborhood. He stated the site plan went through the normal land use review and approval process and the sign is one element of that plan. He added that notice of the plan was mailed to all affected neighbors.

V. COUNCIL BUSINESS

A. Discussion and Consideration of Ordinance No. 383: AN ORDINANCE OF THE CITY OF SISTERS, OREGON ADOPTING CHANGES TO THE URBAN AREA COMPREHENSIVE PLAN AFFECTING THE SOUTH BARCLAY PROPERTY OWNED BY THE UNITED STATES DEPARTMENT OF FORESTRY

Councilor Merrill moved for the first and second reading by title only of Ordinance No. 383. Councilor Bogart seconded the motion. The motion carried unanimously.

City Attorney Bryant read Ordinance No. 383 by title only, twice.

Director Porter explained the ordinance was a joint effort by the State, City and United States Forest Service (USFS) to allow for future consideration of a zone change of the Forest Service property located at the west end of town. He stated that a change to the Comprehensive Plan with regard to the property has gone through many computations including a City hosted charette, surveys, Planning Commission approval, a reworking of the Comprehensive Plan language with assistance from the State and finally a second approval from the Planning Commissioner for the new language. He stated the verbiage will separate the parcel of land from any other Public Facilities zoned property in the City and provide with it special considerations.

REGULAR MEETING MINUTES
SISTERS CITY COUNCIL
520 E. CASCADE AVENUE
JANUARY 22, 2009

Councilor Thompson asked if the Forest Service was in favor of the changes to the Comprehensive Plan and **Director Porter** suggested having the representative from the Forest Service speak on behalf of the agency.

**Ron Bonacker, United States Department of Forestry, Corner of Pine and Main Street,
Sisters, OR 97759**

Mr. Bonacker stated that the Forest Service had worked together with the other agencies on the language and was satisfied. **Councilor Bogart** asked if the property will be going to auction again. **Mr. Bonacker** stated the property will but it is still in the preliminary discussion phase as to when that will occur. **Councilor Bogart** asked what the City could do to aid the Forest Service in marketing the property. **Mr. Bonacker** stated that after the unsuccessful attempt to sell the property over the summer he had spoken with several prospective purchasers asking for opinions as to why the property did not sell. He stated that besides the downturn in the economy many prospective purchasers stated there was too high a level of uncertainty as to how and if the property could be developed in the future. He added that with the adoption of the new language to the Comprehensive Plan it will make it easier for a prospective purchaser to know the options.

***Councilor Merrill** moved to adopt Ordinance No. 383 to make changes to the Urban Area Comprehensive Plan affecting the South Barclay property owned by the Forest Service. **Councilor Thompson** seconded the motion. The motion carried unanimously.*

B. Discussion and Consideration of a Motion to Amend the Property Lease Agreement with High Country Disposal (HCD)

***Councilor Merrill** moved to amend the property lease agreement with High Country Disposal. **Councilor Thompson** seconded the motion.*

Director Porter stated the property lease agreement was signed when a different piece of property was under consideration for HCD to lease. He stated the location was changed to one much easier to accommodate the lease agreement after the County made it difficult to add the original property to the urban growth boundary (UGB) according to its rules.

Councilor Thompson asked how HCD reacted to the change and **Director Porter** stated HCD was fine with the change of location. He stated it is necessary to change the legal description in the body of the lease to reflect the new location. **Mayor Kellstrom** asked if the two acres is staked. **Director Grimm** stated that the area is mapped with measurements and distances but not physically staked. He stated he just received a legal description for the entire treatment plan site and will write a new legal description just for

the two acres being leased by HCD. **Councilor Thompson** asked if HCD plans to make any improvements to the property such as a fence. **Director Grimm** stated there is currently a fence along the eastern border of the two acres and that HCD does not plan on making any additional improvements. **Councilor Thompson** asked if HCD leaves its trucks at the site overnight. **Director Grimm** stated the company does not and all the trucks go back to Redmond each evening. **Mayor Kellstrom** asked if HCD ever used the original identified two acre site and **Director Grimm** stated HCD did not. **Councilor Thompson** asked if the site is the same one that the City used for yard debris formerly. **Director Grimm** stated it is not and the new site is not sprinkled with effluent.

Councilor Bogart asked why the County was against expanding the UGB in that area. **Director Porter** stated there was disagreement among County staff as to whether the property could be used for the means being requested by the City. He stated instead of allowing the discussion to get overly complicated and possibly forestalling the project the site was moved to two acres that are currently zoned public facilities which staff knew would not present any problem.

The motion carried unanimously.

VI. OTHER BUSINESS

A. Committee for Citizen Involvement (CCI) Appointments

Mayor Kellstrom recommended Paul Bennett, Parker Bennett, Ann Richardson and Richard Lyons be appointed to the CCI. The **Council** discussed that both Ms. Richardson and Mr. Lyons are both out of city applicants and currently there is only one out of city appointment available. **Mayor Kellstrom** asked CCI Chair Wendy Holzman if she had any input regarding which candidate to choose for the out of city appointment. **Ms. Holzman** stated she has worked well with Ms. Richardson on past projects and knows she is very involved and connected within the community, a benefit for any member of the CCI. She stated she has not made the acquaintance of Mr. Lyons. **Mayor Kellstrom** rescinded his appointment of Richard Lyons. The **Council** concurred with the appointments.

VII. MAYOR/COUNCILOR COMMENT

A. Committee Reports

Mayor Kellstrom directed the Council to a copy of an email at each Council members place at the dais from Erin Borla regarding her efforts on behalf of Sisters to become a participant in the Oregon 150 event to celebrate the 150th birthday of the State of Oregon. He stated the email outlines her efforts thus far and stated she is working on a budget to present to the

REGULAR MEETING MINUTES
SISTERS CITY COUNCIL
520 E. CASCADE AVENUE
JANUARY 22, 2009

Council for the four components to the project that include, community events, Clean-Up Oregon Day, Oregon Stories and a special community celebration. He stated the Council will be updated as the project moves forward.

Mayor Kellstrom stated he had attended a Central Oregon Cities Organization (COCO) meeting. He stated the emphasis and discussion of the meeting was centered on current legislation.

Councilor Merrill reported he had attended the most recent Environmental Species Act (ESA) Risk Assessment meeting on the Steelhead and Salmon reintroduction program and that the efforts surrounding those reintroductions continue to move forward.

VIII. ADJOURN – 7:44 p.m.

Respectfully submitted,

Kathy Nelson, City Recorder

Lon Kellstrom, Mayor