

REGULAR MEETING MINUTES  
SISTERS CITY COUNCIL  
520 E. CASCADE AVENUE  
JULY 14, 2016

**MEMBERS PRESENT:**

Chris Frye Mayor  
Nancy Connolly Council President  
Amy Burgstahler Councilor  
Andrea Blum Councilor

**ABSENT:**

David Asson Council

**STAFF PRESENT:**

Rick Allen City Manager  
Alan Dale City Attorney  
Joe O'Neill Finance Officer  
Paul Bertagna PW Director  
Patrick Davenport CDD Director  
Kathy Nelson City Recorder

**I. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

The meeting was called to order by Mayor Frye at 7:03 p.m.

**II. VISITOR COMMUNICATION**

**Pat Norman, Sisters, OR**

**Ms. Norman** stated she was in attendance to read her husband, Bob Noman's, statement related to the sky diving operation and future expansion plans for the Sisters airport. Mr. Norman wrote that besides noise there were other issues needing consideration. Sky divers landing close to Camp Polk Road represents a safety hazard and also appears to be a land use violation. County Commissioner Tony DeBone's office staff reviewed the issue and emailed back that it appeared to be subject to a land use approval process. Mr. Noman wrote the City of Sisters could not support its businesses solely with its city limits residents and needed the support of tourists and the outlying community to survive. It was wise to attract new businesses as long as they did not adversely affect the lifestyle of local residents and were not detrimental to the local economy. Not addressing the issues tells those people impacted that the City does not care about them. Previously the airport was a small private airport. The sky diving operation was not part of normal growth and only profits that business owner and the airport owner. This has created a feeling of no longer being a part of the Sisters community and has removed the desire to be supportive of the community by shopping and dining in Sisters. The measureable loss of revenue to local businesses should not be disregarded. It has been a slap in the face for the right to quality of life for local businesses as well as the outlying community.

**Mary Kay Ferwalt, Sisters, OR**

**Ms. Ferwalt** stated she agreed with the Norman's 100% and wanted to go on record as being against the increased airport traffic. She noted she had the highest regard for Benny Benson, owner of the airport and Energyneering, and had discussed her concerns with him. She stated she had attempted to discuss those concerns with airport manager Dave Campbell, but he had not responded to any of her emails. She reported when she attempted to discuss her concerns with one of the employees from the Sky Diving Company, the person had simply turned and walked away. She stated she felt she had no voice since she

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did not live within city limits but it was important for the Council to realize that there were many people that lived outside city limits that use Sisters as their base of operation. She stated proponents of growth say “get over it” but she didn’t agree with that mentality. She stated her family had purposely purchased property well outside city limits but now she had 100% of the airport traffic flying over her home. She stated a map at the airport stated “don’t fly over populated areas” but the pilots were not following that suggestion. She noted the City had a noise ordinance but the airport was not required to be compliant. **Ms. Ferwalt** stated Sisters was unique and precious and she feared “Sisters Country” was being eradicated. She commented it was sad that one business could change all of Sisters Country and make it extinct. She asked if the Council wanted Sisters to just be another city or stay Sisters Country.

**Mike Morgan, Sisters, OR**

**Mr. Morgan** reported he owned two planes and was occasionally one of those people creating noise. He recounted how on the night of the high school graduation, the seniors were transported to the airport for their after graduation party. He stated he was listening to his air traffic radio and heard a pilot say “if I’m going to piss off the neighbors, I’m going to do it my way”. He remarked that was not being a good neighbor. He stated he was particularly concerned with safety on Camp Polk Road as it was a very busy road and it was not in the best interest to have sky divers landing so close to the road. He stated the sky diving operation needed to be managed and be a good neighbor instead of, from his perspective, harassing nearby property owners. He stated the City did have control over the airport and it needed to manage the sky diving business more effectively.

**Marie Clasen, Sisters, OR**

**Ms. Clausen** distributed copies of her letter and read excerpts to the Council. **Ms. Clausen** stated she applauded the Benson’s for their community involvement but was concerned over the direction the airport had taken. She stated the airport master plan and site plan included the Energyneering Solutions Inc., building, pilot lounge, café, covered patio, hangars, airport flex space with offices, fuel storage, heliports, community garden, open space/fly-in camping area, caretaker unit and signage. She noted there was no mention of attracting any commercial flight operations. She stated citizens had been told the expansion would not have much of an impact on Sisters, when in fact, the noise with the addition of the sky diving operation, had become an issue for many. She stated she felt it was thoughtless of the City to allow the sky diving operation in the name of economic development. She stated while the normal recourse if a person feels a business conflicts with their values was to not frequent the establishment, that was not an option in this case. She stated the impact of the sky diving company assaulted the local citizenry with the constant motor noise of a circling plane in the sky. She stated, with the safety issue of allowing sky divers to land so close to Camp Polk Road, she wondered about the process the City and airport had used to license the sky diving business. She questioned why there had been no public hearing to allow neighbors to voice their concerns relating to negative

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impacts. She noted that despite living three miles from the airport, she was still bothered by the noise and asked the Council to consider its relationship with the community relating to noise pollution, safety and a sense of good neighborliness. She commented she found the airport manager's comment that if "the community wanted growth, it should just get used to it", rather cavalier. She maintained that Sisters country was a playground of many fantastic experiences and activities and the addition of sky diving was an assault on the normally serene nature of the surroundings. She requested the sky diving operation cease until the noise and safety concerns were addressed and all future commercial flight operation be carefully scrutinized prior to granting a business license.

**Mayor Frye** thanked everyone for voicing their concerns with the airport and stated he wanted them to know the Council was not indifferent to their concerns. He stated it was a complicated issues and the City was researching the matter.

**City Manager Allen** stated the City was aware of the concerns and City and County staff were meeting with airport representatives to discuss the matter the following morning. He reported the City was still working on fact-finding and not taking sides with anyone.

**Gary Farnsworth, Oregon Department of Transportation Region 4 Area Manager**

**Mr. Farnsworth** stated he was in attendance to provide an update on the Highway 20/ Barclay Drive/McKinney Butte Road roundabout project. He explained that Oregon Department of Transportation (ODOT) was interested in getting the perspective from those directly impacted as well as and interested individuals. He stated the project was still on schedule to go to bid in December, be started in February and be completed prior to Memorial Day. He stated the project would be built in two stages in order to keep two lanes open at all times. He informed the Council the recommendation was to use concrete as opposed to asphalt, even though it was slightly more expensive. He explained ODOT had been able to incorporate the increased cost of the concrete into another nearby ODOT project so there would be no additional cost to the City. He reported concrete had more longevity, would be a better choice and present less risk for installation during winter months. He reported concrete had an expected lifespan of 30 years with a rehab needed around the 20 year mark.

**Mr. Farnsworth** stated ODOT wanted to provide time for public comment on the roundabout traffic management plan, concrete and aesthetics prior to Council adoption and requested the Council provide the opportunity at an upcoming meeting. The **Council** agreed.

**Councilor Blum** reported she had been attending the focus group meetings and there was consensus among the attendees it was a good traffic management plan that provided some flexibility.

**Councilor Burgstahler** asked how much notice impacted businesses would have regarding night work. **Mr. Farnsworth** replied weather would create some variables but ODOT would provide notification as much as one to two weeks in advance and would work with businesses to mitigate impacts.

**Mr. Farnsworth** remarked that he was also aware the City would be updating its Transportation System Plan (TSP) in the future and ODOT would like to be included in those conversations with the community.

### III. CONSENT AGENDA

#### A. Minutes

1. June 23, 2016 – Workshop
2. June 23, 2016 – Regular Meeting
3. June 30, 2016 – Workshop

#### B. Bills to Approve

1. July Accounts Payable

#### C. Liquor License Change of Ownership – Quoin Media & Entertainment LLC dba Sisters Movie House

*Councilor Connolly moved to approve the consent agenda including the additional page of accounts payable. Councilor Burgstahler seconded the motion. The motion carried unanimously.*

### IV. STAFF REPORTS

#### A. July Staff/Council Work Plan

- **Director Bertagna** reported on the creation of the roundabout art focus group. He explained the seven member group was comprised of a representative from the Forest Service and artists. He stated the group would send out a request for proposal (RFP) to artists, choose the top three submissions and, have the artists create a model of their proposal. He explained the group would solicit public input and forward a recommendation to the Council for final approval. **Director Bertagna** noted the roundabout would be the largest in Central Oregon and had a budget of \$200,000 for the art installation and landscaping components. He stated the art and landscaping would likely follow after the completion of the roundabout roadways. He reported both he and Project Operation Coordinator Nicole Abbenhuis would provide staff support.
- The improvements made to the tennis/basketball courts located at the elementary school have been completed and the courts were scheduled to open the following day.
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- The restrooms for Clemens Park are scheduled for delivery July 29<sup>th</sup>. Since a large portion of the project had been budgeted for FY 15/16 but not completed, the funds will be reallocated to FY 16/17 budget.
- The City's match of \$150,000 for the overnight park restroom improvement grant will come from the Park General Fund and Park System Development Charges (SDC's) and will occur over the course of two fiscal years.

B. New Business License Report for June 2016 – list included

**V. COUNCIL BUSINESS**

**A. Discussion and Consideration of a Motion** to Accept Pubic Improvements for Five Pine Lots 10 & 11

**Director Bertagna** explained that as a final step in the construction of public improvements the Council formally accepts the improvements. He reported the street portion of the project would not be completed until the cabins were completed and the City was holding a warranty bond for 120% of the cost for street portion of the project.

*Councilor Blum moved to accept public improvements for Five Pine lots 10 and 11.  
Councilor Burgstahler seconded the motion. The motion carried unanimously.*

**VI. OTHER BUSINESS**

A. City Parks Advisory Board Appointment

**Mayor Frye** appointed Kris Refat to the City Parks Advisory Board. The **Council** concurred.

B. Housing Policy Advisory Board Appointments

**Mayor Frye** read some comments relating to the Housing Policy Advisory Board from Councilor Asson who was unable to attend. **Councilor Asson** wrote the Council needed to have a current update on available funds for affordable housing and then prioritize projects. **Councilor Asson** also felt the City should not be subsidizing housing as much as work to create new jobs.

The **Council** discussed the lack of applicants for the Housing Policy Advisory Board and determined appointments were premature. The **Council** determined there was additional clarification needed prior to organizing the board. The **Council** requested staff contact the individuals that had applied an inform them the appointments were temporarily on hold.

C. Hood Avenue Art District

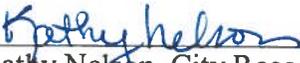
**City Manager Allen** informed the Council a group of artists were working to create the designation of the Hood Avenue Art District that would require the Council approve a

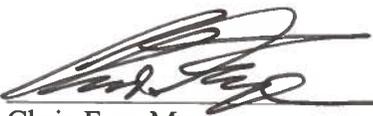
resolution. He stated the group of artists would be coming to meet with the Council in August or September to discuss their request.

**VII. MAYOR/COUNCILOR BUSINESS**

- **Councilor Blum** reported Mid-Oregon Credit Union would be opening a branch in the same industrial park as the Deschutes County Sheriff's sub-station.
- **Councilor Blum** asked for an update on the Dairy Queen that was supposed to be built. **Director Davenport** reported that application had been pulled but the site plan was still open.
- The **Council** requested an update on the Community Grant applications. **City Recorder Nelson** replied quite a few had been received totaling upwards of \$36,000 so far. The **Council** requested a scoring sheet they could fill out in advance to allow staff to collate the data prior to the workshop when the merit of the applications would be discussed. **Councilor Connolly** asked the other Council members if they thought they should consider taking \$5,000 allocated to community grants and transfer the funds to affordable housing instead. The **Council** determined since it had already been advertised there was \$20,000 available for community grants, it didn't seem appropriate to change the amount. **Mayor Frye** reported he was researching other revenue resources for affordable housing.
- **Mayor Frye** asked how the City could go about removing Temporary Use Permits (TUP) from the Development Code. **Director Davenport** explained the Planning Commission process, noting the Planning Commission had indicated it would like to keep the option of a TUP but tighten up the conditions under which they would be allowed.
- **Director Davenport** reported the City has a summer intern from the University of Oregon who comes in two days a week.
- The City continues to advertise for a Senior Planner.
- Tom Kemper from Housing Works will present information at the August 18<sup>th</sup> workshop on the multi-family housing project Housing Works hopes to build in Sisters.

**VIII. ADJOURN – 8:35 p.m.**

  
Kathy Nelson, City Recorder

  
Chris Frye Mayor