City of Prairie City
Special Meeting
August 19, 2026

Attendance:
Mayor Bradford
Councilor McClung
Councilor Ed Clark
Councilor Scott Clark
Councilor Emily Bernard
Shonalie Oakes, City Recorder
Mike Patterson, Public Works
Marvin Rynearson, Fire Chief
Rob Gaslin, CPA
Ben Richardson, Museum

Visitors:
Steve Patterson
Fran Bunch
Mary Brown
Frances Preston

Mayor Bradford called the meeting to order at 6:12 pm, the pledge of allegiance recited, and the roll was called.

Minutes: The council meeting minutes of July 22, 2026, were considered. MSP: To approve the meeting minutes of July 22, 2026, Councilor McClung/Scott Clark. Passed Unanimously.

Visitor Recognition and Public Comment:

Visitor Fran Bunch:

- **Stop Sign at 4th and Johnson**
  - Issue: Missing stop sign on west side of 4th and Johnson (behind Forest Service)
  - History: Previously run over; not replaced
  - Action: City will address replacement; Public Works confirmed.
- **Burned Property on McHaley** (near Second; north of Mole's; adjacent to Lorelei's Park)
  - Issue: Burned trailer house remains; safety hazard; long-standing problem

    - Ownership/Liens: Reverse mortgage; multiple lending institution transfers (including out-of-state); no response to cleanup requests; unpaid water fees accruing; believed bank-held; Onx shows prior owner (Worley)
    - Past Consideration: City cleanup with dumpster; place lien for costs
    - Next Steps:
        - City to identify current owner via county/tax lot
        - Attempt contact to arrange cleanup or cost recovery via lien
        - Report findings next council meeting
- **Traffic/Safety and Nuisance Concerns at 506 NE Front Street**
    - Issues:
        - Trailer and multiple inoperable vehicles obstructing sightlines at highway corner (ODOT right-of-way)
        - Frequent near misses; speeding vehicles; winter hazard
        - Debris and large items (e.g., restaurant stove) in right-of-way
        - Reported intermittent occupancy of a camp trailer
    - **Municipal Code Context:**
        - Current rule: No living in camper >10 days unless council-approved exception via conditional use permit.
        - Enforcement challenges; potential towing allowed but cost implications
    - Actions:
        - Contact conservator for 506 NE Front St the property owner (under conservatorship)
        - Send courtesy letter before tow; coordinate with ODOT for right-of-way towing
        - Review/update ordinances; seek models from Mt. Vernon/John Day for better enforcement
        - Consider consistent enforcement across similar cases
- Other Street/Right-of-Way Issues
    - Vehicle parked ~ obstructing traffic (below city employee's house); trailer access hindered
    - Vehicles parked in roadway
    - Across Street residence: multiple vehicles largely compliant (run/move daily), one in repair; located tight to buildings
    - Chuck Church/Les Church street cleanup:
        - Contacts made; commitments to clear by fall; monitor progress

<u>Park and Recreation (ORPD Grant/Master Plan)</u>

- Purpose: Update park with grant-funded improvements

- Issues:
    - Master plan contains inaccuracies (council names, missing community committee recommendations)
    - Multiple outreach attempts to consultant (HECO) without corrections
- Actions:
    - Invite HECO to September council meeting (at no charge if possible)
    - Invite all committee members and interested participants
    - Conduct detailed review to correct master plan and align with selected project elements
    - Seek status update on grant application/funding

Faiman Well (Power and Easements)

- Status:
    - Water line completed; water line easement finalized
    - Power line installation stalled due to landowner disputes; negotiations via attorneys unsuccessful; landowner sought significant compensation beyond original terms and were not willing to meet the power company's terms.
    - Loan extension granted for 6 months; expires end of September; risk of losing funds
- Alternatives Explored:
    - Idaho Power option: Potential small tie-in/substation to reduce transmission line voltage within ~400–500 yards of well; prior similar project cost $20–30k historically; current estimate ~ $50–60k for reduction plus short distribution; total current project cost estimate ~$100–110k
    - Longer reroute adds ~1 mile and significant cost—inferior last resort
    - Solar/battery concept mentioned; no analysis
- Next Steps:
    - Awaiting Idaho Power response on feasibility and cost
    - If viable and within budget, proceed and coordinate with OTEC for distribution
    - Communicate with Business Oregon on timeline, invoices, and potential extension/contingent approvals
    - Avoid more litigation if possible

Small City Allotment (SCA) Grant – City Hall and Street Work

- **Contractor: Selected/Awarded (from prior special meeting)**
- **Heated Concrete for Steps/Ramps at City Hall**

    - Options/Quotes: ~$3,800 to ~$9,000; 10-year warranty; ~20-year lifespan
    - Sensors: Moisture/temperature-based; embedded/in-air options; not 24/7
    - Questions:
        - Component quality vs. price differences
        - Warranty coverage for concrete demolition/replacement if failure occurs
        - Operating costs and duty cycle
    - Alternatives:
        - Engineer a roof/cover over entrance to reduce snow/ice (may remove need for heat)
    - Actions:
        - Mike to obtain references, detailed specs, warranty clarifications, and operating cost data
        - City to explore engineered cover option (consult HECO when inviting for park discussion)
        - Present findings next meeting for decision
- **Utility Poles and Park Lighting**
    - Poles to move: At playground and corner of 6th by community center
    - Quotes: ~ $5,800 (one pole removal/move)
    - One pole near community center reportedly power company's responsibility to move (validate)
    - Park lighting plan to be incorporated with Parks & Rec corrections (light types, shielding, timers for courts)

Public Works:

- Chemical change: Polyphosphate additive utilized with wells to mitigate minerals
- Water meter project: EPA budget amendment/extension delayed; approval expected mid-to-late next month; meters order lead time 6–10 weeks thereafter; earliest installs likely mid-October depending on weather

Fire Report (Marvin Rynearson, Fire Chief):

- Current Conditions: Very dry; multiple county fire camps; vigilance urged
- Enforcement:
    - Recent incidents: Propane weed burners used during restrictions; burn barrels active

        - Citations: Using misdemeanor/disorderly conduct for burn barrel violations
        - Need to update ordinances for clearer, enforceable standards
    - Ordinance Strategy:
        - Prefer Canyon City's fire rules over John Day's (if available/updated)
        - Coordinate with attorney (who also works with John Day) to leverage existing work
        - Contact Canyon City and request copies of their ordinances for council to review
        - Contact Mount Vernon about their city cleanup process.

Finance (Rob Gaslin, CPA)

- Cash: > $2,000,000 total cash on hand (by fund distributed; details provided)
- Grants: $35,000 personnel grant received for Fire (July)
- Monthly Results:
    - Museum: Slight loss (small)
    - Water Fund: Significant profit
    - City-wide: Net operating income +$38,000 for month
    - Water receipts ahead of pace; many budgets early in year show low execution
- Reporting:
    - Provided revised consolidated revenue/expenditure report; open to format tweaks (request: add gridlines if possible)

Accounts Payable:

- Duplicate line display persists due to system; manual Excel cleanup possible but time-consuming
- Garage door issue:
    - New door installed incorrectly by original vendor; repeated failed fixes; vendor unresponsive
    - Secondary vendor (Fruitland) corrected installation; invoice ~ $4–5k
    - Plan: Pay correcting vendor; cease using original vendor; attempt recourse with original if possible
- Fuel (Ed Staub) Autopay:
    - Approved to set up ACH autopay to capture discounts and avoid late fees; will still provide invoices for review
- Power (OTEC):
    - Continue paying early upon invoice to avoid late fees

- Bank Reconciliation:
  - Monthly reconciliation by finance office; cross-verifies QuickBooks, RVS, and bank

Ratify Payment of City's Bills: MSP: To pay the City's bills. Councilor Ed Clark/Bernard. Passed Unanimously.

Public Comment:

Frances Preston ~ Wants to know if the City is waiting for tweakers to steal the flowerpots that are sitting out here or if they are going to be placed somewhere?

Mayor Bradford: Addressed Preston's concerns, stating that she must be referring to the Concrete Trash Cans, believes they are too heavy to pack off because they had to be unloaded with a skid steer.

- New painted concrete trash cans awaiting placement (replace current cans in same locations)
- Risk of theft considered low due to weight; still prudent to place promptly
- Actions:
  - Confirm placement plan with Sandy
  - Coordinate Public Works to install/place

Adjourn:

MSP: To adjourn the meeting. Councilor Bernard/Ed Clark. Unanimous.

Approved by the City Council on this 14th day of October 2026 and signed by the Mayor.

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Colby Bradford, Mayor

Attested:

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Shonalie Oakes, City Recorder