

City Of Prairie City
City Council Meeting
November 8, 2017

Attendance:

1. Mayor Jim Hamsher
2. Councilor Georgia Patterson
3. Councilor Carole Garrison
4. Councilor Joe Phippen
5. Councilor Dottie Miller
6. Councilor Les Church
7. Councilor Frank Primozić

8.

9. **Residents**

10. Bob Armstrong
11. Lauri Armstrong
12. Anna Bass
13. Jim Jacobs
14. Judy Jacobs
15. Kevin Moles
16. Carlos Bortell
17. Deeann Negus
18. Frances Preston
19. Chantal DesJardin
20. Dan Becker

21.

22. **Approval of Minutes:**

23. Mayor Hamsher opened the regular meeting at 6:00pm, and roll call was taken.

24. All Councilors are present.

25.

26. The minutes of September 29, 2017 Special Meeting were considered. **MSP: To approve the**

27. **minutes of September 29, 2017 special meeting. Councilor Church/Councilor Patterson. All**

28. **voted in favor.**

29.

30. The minutes of October 4, 2017 “Master Water Plan” RFP workshop were considered. **MSP: To**

31. **approve the minutes of October 4, 2017 “Master Water Plan” RFP workshop.**

32. **Councilor Patterson/Councilor Phippen. All voted in favor.**

33.

34. The minutes of October 11, 2017 Public Hearing “Bebb” were considered. **MSP: To approve the**

35. **minutes of the October 11, 2017 Public Hearing “Bebb”.**

36. **Councilor Garrison/Councilor Patterson. All voted in favor.**

37.

38. The minutes of the October 11, 2017 regular council meeting were considered. **MSP: To approve**

39. **the corrected minutes of the October 11, 2017 regular meeting. Councilor Garrison/Councilor**

40. **Church. All voted in favor.**

41. The minutes of the October 18, 2017 “Water” workshop were considered. **MSP: To approve the**
42. **minutes of the October 18, 2017 “Water” workshop. Councilor Garrison/Councilor Patterson.**
43. **Councilor Primozić abstained his vote due to absence from the workshop. All voted in favor.**

44.

45. **Recognition of Visitors**

46. Mayor Hamsher called on Judy Jacobs who is representing Diane Clingman from Roan Outwest
47. for a change in their OLCC permit. The change would allow them to serve beer and wine on
48. the premises, as their current license allows off premise sales. **MSP: To allow limited on-**
49. **premise servicing of beer and wine. Councilor Garrison/Councilor Miller. All voted in favor.**
50.

51. Mayor Hamsher called on Jim Jacobs who is wanting approval to partition his 13 acres in the
52. City's Urban Growth Boundary. Mr. Jacobs would like to partition 3.78 acres. Mr. Jacobs is
53. required to have this partition surveyed by a licensed surveyor after approval by the council.
54. **MSP: To approve Jim Jacobs partitioning of his property. Councilor Patterson/Councilor**
55. **Church. All voted in favor.**

56.

57. Mayor Hamsher called on Bob Armstrong from Oster Professional Group to make a presentation
58. for possibly contracting Mr. Armstrong's CPA business to take over the city's accounting and
59. budget.

60. Oster has served as the city's audit firm for several years. Mr. Armstrong gave the council an
61. approximate price of \$42,000 yearly to do the City's accounting and budget (\$3,200 a month). He
62. stated the price is negotiable depending if the city wanted to reduce the list of responsibilities,
63. then the price would be reduced. A workshop was scheduled for November 20, 2017 to
64. look over several options for the operation of the front office including Oster Professional Group
65. taking the accounting/budget responsibilities.

66. The Mayor recognized Frances Preston who as a citizen of Prairie City would like to see a payment
67. method of credit card or automatic payments. Mayor Hamsher replied, “We have a credit card
68. payment method and citizens can set up through their bank for an automatic payment withdrawal
69. where the bank will send the City a check.” Mrs. Preston would also like the council to consider
70. the utility billing and payroll responsibilities to be tasked to Osters.

71.

72. **Museum Report:**

73. The Museum closed for the season on October 15, 2017. The Museum Director, Bob Shive, is
74. working on preparing the museum for cold weather by setting up heat controls for the
75. closure. Lizz and the volunteers will be preparing for Christmas on the Prairie celebration. Again
76. this year, the Museum Department will be auctioning off a fully decorated tree as a fundraiser. Mr.
77. Shive will be meeting with a publisher to see if we can reprint several books that could be sold in
78. the Museum Gift Shop.

79.

80. **Abatement:**

81. Mayor Hamsher was notified of a couple complaints made about poultry at large.
82. Both parties involved have been contacted, and the proper steps have been taken to rectify the
83. situation.

84.

85. **Public Works:**

86. Public Works Director, Chris Camarena, had a presentation prepared with Kevin Moles who has
87. contracted with the City on our wells and water sources. Mr. Moles owns and operates Oregon Trail
88. Well Service LLC in Mt. Vernon, Oregon. Chris thought it would be helpful to have a better
89. understanding from a well driller about the wells the city is considering to either buy or drill deeper.

90. Last year, Mr. Moles worked on Well #3, and then he was working on Well #2 when the lightning
91. storm hit in late June of this year. Public Works stopped all production on Well #2, and put the
92. pump back into the well to help produce water to fill the reservoir when there was a water shortage
93. during the summer. Now, we are looking at the cost to pull the pump back out, which is set at 400
94. feet and not at the 650 feet where it was previously set; and finish cleaning the inside of the well.
95. Mr. Moles talked about possibly drilling Well #2 deeper, and thought it could have more water
96. deeper down. Mr. Moles stated that in the original estimate that was submitted to the city, he would
97. come every year in the off-season when the pump was off, and inject the wells with a chemical that
98. coats and protects from bacteria growing on the inside walls of the well. Well #1 needs to have
99. the pump pulled and cleaned out just to see what kind of shape it's in, then go from there. Well #1
100. has never been a great producer of water, pumping 75 gpm in the spring. Mr. Moles quoted the
101. city \$4,000 to clean and pull the pump on Well #1. He said, "Well #3 needs to be drilled deeper
102. because Well #3 is only at 400 feet when it was engineered to go 800 feet." Mr. Camarena and Mr.
103. Moles thought we should have a workshop to discuss a more in-depth look at all our water options
104. including Melanie Dejong's well if she would be willing to sell it to the city. A workshop is set for
105. November 21, 2017 to discuss water options and sources.

106.

107. Mayor Hamsher asked how we are doing on the USDA sewer project? Chris said he got the plans
108. mailed to LaDonne at USDA, but she is needing some more information to complete the plans, so
109. Chris will be working on getting that completed. LaDonne, told Chris, there are some grants to
110. help us with the project, so he will be looking into finding more information on that.

111. Mayor Hamsher asked how the repair and maintenance is going on the water line that runs under
112. S MaCallum St.? The asphalt is very thin and causes the pipes to break when it has heavy traffic
113. driven on it. Public Works is going to re-route the line on the shoulder of the road so this won't be
114. an issue in the future, and they are working on getting that completed.

115.

116. **Payables:**

117. **MSP to ratify the bills. Councilor Garrison/Councilor Patterson. All in Favor.**

118.

119. Mayor Hamsher mentioned a payment from the State of Oregon for the Marijuana Tax that every
120. city is to receive in Grant County. The payment came to \$2593.77, and we will need to draft a
121. Resolution for this years budget.

122.

123. Public Works Director, Chris Camarena, asked permission from council to donate a pallet of
124. bottled water to the Prairie City School as there are many left from the eclipse event in August.

125. **MSP: To donate a pallet of water to the Prairie City School. Councilor Church/Councilor**
126. **Patterson. All in Favor.**

127.

128. **Other Business:**

129. Mayor Hamsher discussed the Broadband Agreement that was originally brought to the council
130. October 11, 2017 in a presentation by John Day City Manager, Nick Green. Mayor Hamsher
131. talked to Sally Bartlett who is working on a survey to send out to the Prairie City citizens for their
132. opinion on this matter. Mr. Green is redrafting the agreement to say the coalition will be
133. responsible for bringing the broadband line to city limits, and then it will be at the cost of the city
134. to take the line from residence to residence. Mr. Green would like a decision at this council
135. meeting without seeing the redrafted agreement. The City still has the option to opt in at a later
136. date if the council chooses to do so.

137. John Day City Clerk, Chantal DesJardin, was called upon and strongly stated, "If the council
138. doesn't make a decision tonight the coalition will form, and move forward without Prairie City."

139. She stated, "If the city doesn't opt in, then the Broadband line will not come to Prairie's city
140. limits; and if the city decided at a later date to join, then it will be responsible for the cost to get
141. the broadband line to Prairie City from John Day."

142. Councilor Garrison asked Ms. DesJardin, "Will the \$1.8 million that was granted by the State of
143. Oregon pay for all the labor, lines, servers, and equipment to provide the complete internet service
144. not just the line?" "Where will the money come from to provide the complete instillation of this
145. infrastructure that is needed?" Mr. Becker answered, "If the broadband line is at city limits, the
146. city can then choose to hire a contractor or company to come in and do it all. They
147. will get the benefit, and they will pay the City or the Coalition a franchise fee for their share.
148. This is not just public. There's a lot of ways to go." he stated.

149. Councilor Garrison said, "So there's more cost once it's at city limits?"

150. Both Mr. Becker and Ms. DesJardin said, "No. There won't be any cost! There's so many ways
151. you can go about this, but if you don't get the line here then the city will not have those choices."

152. Councilor Patterson said, "To get it here, it will not cost nothing?"

153. Ms. DesJardin said, "No."

154. Councilor Garrison restated, "If there is cost, then Prairie City will be responsible for 12% of the
155. total cost of the entire project not just Prairie City's portion."

156. Mayor Hamsher said, "They're supposed to be drafting up a different agreement."

157. Councilor Garrison asked, "How can we make a decision without seeing the new agreement and
158. end cost? Until we have the agreement and know what we are signing on to, I just don't see
159. how we can make a good decision on this matter."

160. Councilor Miller asked, "Why are they demanding we make a decision tonight?"

161. Ms. DesJardin replied, "The City of John Day has been sitting on this grant money, and
162. has been postponing for months and months due to Prairie City's City Recorder situation, and a
163. back and forth going on with coming up with a final agreement. The County Court wants a final
164. agreement, but they don't really know what the final agreement will be unless Prairie City chooses
165. to opt in, and Prairie City is waiting for the court to opt in to know what their portion will be. I
166. think there is some confusion on what the end cost will be. It's not just that someone would
167. decide; there would be a person appointed from Prairie City's City Council (who would represent
168. Prairie on the Coalition) saying how much, and when, and how your going to do this; and at this
169. point, you're not choosing to go into debt until the line is already in and at city limits, so at that
170. point, you could just opt out once the line is in, and you don't want to go any further, and you
171. could say leave Prairie City out of this."

172. Mayor Hamsher called on Frances Preston, who went to the county court meeting when this
173. subject was addressed. She asked the questions, "How much is it going to cost, and from
174. where will the money come?" She said she got an unusual answer of the cost, and what she
175. thought was for each individual household would ranged from \$3,000 to
176. \$20,000.

177. Ms. Desjardin tried to clarify by saying, "The \$3000/\$4000 is what it costs just to go to one
178. individual place, but if you have 5 or 6 different places involved the cost would be different. The
179. Coalition can go about this differently – they could use Ortelco's liness, so that amount was just an
180. example. The way the Coalition is approaching this is completely different from the model they
181. presented to the County Court, "It's just an example," she said."

182. Councilor Patterson asked, "The line going from Burns to John Day to Prairie City – the \$1.8
183. million will pay for that, and with no extra cost?"

184. Mayor Hamsher said, "That's the part that's unknown, and they haven't got a price from OTEC
185. to find out the cost to hang it on each of their poles, and there is still a lot of unknowns in this
186. project, so you can't say that's a firm yes; and this is what is going to cost \$1.8 million."

187. Mr. Becker said, "The 1.8 million is all it's going to cost to bring it here to city limits; and in the

188. process, while we're holding \$1.8 million, this man who has been quite incredible at getting
189. money is going to try and leverage that into 5 million, so we have \$1.8 million to do something
190. good, or we can once again be left behind because we choose to fear progress.”
191. Councilor Phippen said, “I don't think it's fear of progress.”
192. Councilor Church said, “Lets not go in a circle, I don't see the risk in bringing the line to Prairie
193. City as long as it doesn't cost to do so. Why can we not make a motion on that?”
194. Mayor Hamsher said, “We need to have a written agreement, and see the actual written agreement
195. before we can sign up or say yes to anything. If we had an agreement that stated the 1.8 million
196. will cover everything, and there would be no cost to the City to bring the broadband line to city
197. limits. Anybody can say anything to get you to say yes; but what really matters is whats in black
198. and white. Once we sign that agreement, we are bound by that agreement; and it's irresponsible
199. to sign to something without looking at what the actual agreement says.”
200. Ms. DesJardin spoke up and said, “You could pass a motion that stipulates exactly what things
201. you as a council have to have in the agreement for you to sign it. So if the agreement didn't meet
202. your stipulations, then you can opt out; but if you agree to sign it and join the Coalition if it meets
203. everything you're asking. If you choose to not join and sign the
204. agreement, the Coalition will write the agreement leaving Prairie City out of everything.”
205. Councilor Phippen asked, “I don't understand why you guys cannot tell us just the ball park of the
206. cost?”
207. Ms. DesJardin replied, “Because there's so many different options for how it can be done, and
208. there's too many variables.”
209. Mayor Hamsher said, “That is the problem - the variables, and that's why we would still like to see
210. the agreement, so we know what the cost is and what exactly we are signing up for.”
211. Councilor Patterson asked, “Whats the rush in having an answer tonight?”
212. Ms. Desjardin replied, “Well it's not a big hurry! This has been going on for 6 months, and the
213. preparation was done several months ago. Taci was working with the task force and was part
214. of the task force, so I don't know if Taci wasn't telling you or what.”
215. Councilor Patterson stated “We knew last month.”
216. Mayor Hamsher stated, “This was just presented to the County Court, and really it just was sent to
217. the County Council for review, so it's not that big of a rush.”
218. **MSF: To be included in the Coalition, and bring the Broadband to City Limits as long as it**
219. **does not have any cost to the City. Councilor Church/Councilor Primozic.**
220. **Motion Failed.**
221.
222. **MSP: To bring the new agreement to a workshop or to Council, and then consider joining**
223. **the Coalition after reviewing the new agreement. Councilor Garrison/Councilor Phippen.**
224. **All in Favor.**
225.
226. Next the Council discussed that Bob Shive is to be the contact person and representative for
227. the Sumpter Valley Railway Depot and Museum for the City of Prairie City. **MSP: To Officially**
228. **make Bob Shive the contact person and representative for the Sumpter Valley Railway**
229. **Depot and Museum for the City of Prairie City, including but not limited to City and**
230. **County communication.**
231.
232. Councilor Garrison asked the council to extend the Clerk's hours as she fills in as Deputy
233. Recorder/Treasurer until that position is filled. **MSP: To extend clerk hours up to 40 hours; and**
234. **if any overtime is incurred, it would be issued as comp time instead of paid overtime.**
235. **Councilor Church/ Councilor Miller. All in favor.**
236.

237. Councilor Garrison moved on to clerk hours. The City Clerk, Bobbie Brown, would like to have
238. November 22, 2017 off for the Thanksgiving Holiday. **MSP: To give the City Clerk, Bobbie**
239. **Brown, November 22, 2017 off; and close City Hall office only.**
240. **Councilor Primozi/Councilor Miller. All in Favor.**
241.
242. Councilor Garrison asked the council if it would be okay to move the regular council meeting to
243. December 6, 2017 so employees that have children in the School Christmas Program can attend.
244. **MSP: To have the Regular Council Meeting on December 6, 2017 at 6:00pm. Councilor**
245. **Primozi/Councilor Miller. All in favor.**
246.
247. Mayor Hamsher adjourned the meeting at 8:10pm.
248.
249.
250.
251. Submitted By: _____
252. Deputy Recorder, Bobbie Brown
253.
254.
255. Approved by the City Council this day 6th of December, 2017
256. and signed by the Mayor:
257.
258. _____
259. Jim Hamsher, Mayor