

**CITY OF UMATILLA  
COUNCIL MEETING  
December 01, 2020**

**1) MEETING CALLED TO ORDER**

Meeting called to order at 7:02 p.m.

**2) ROLL CALL**

**PRESENT:** Corinne Funderburk, Michael Roxbury, Leslie Smith, Ashley Wheeler, Roak TenEyck

**ABSENT:** None

**STAFF PRESENT:** Mary Dedrick

**3) PLEDGE OF ALLEGIANCE**

**4) APPROVAL OF AGENDA**

Roak TenEyck moved to approve. Leslie Smith seconded the motion. Voted: 5 - 0. Motion carried.

**5) CITY MANAGER'S REPORT**

5.1 Finance Quarterly Report

Finance & Administration Services Director Ince gave a financial summary to Council. As of September 30th, the General Fund had received 6.6% of its projected revenues and has expended 15% of its appropriations. This was common as the beginning funds balances are not entered until the prior year audit is complete and property tax revenue is not collected until second quarter.

**6) PUBLIC COMMENT**

No public comment was presented

**7) CONSENT AGENDA**

7.1 Paid Invoices

Council TenEyck inquired about archery equipment purchased by staff. Manager Stockdale stated it was for the parks and recreation program. There had not been

a permanent location picked out for the program, but there were plenty of discussions to have a location picked out.

Roak TenEyck moved to approve paid invoices. . Leslie Smith seconded the motion. Voted: 5 - 0. Motion carried.

**8) PUBLIC HEARING**

There was no public hearing at this meeting.

**9) NEW BUSINESS**

9.1 Resolution No. 26-2021 - Resolution of the City of Umatilla authorizing refunding of an interim loan from the Special Public Works Fund with the Oregon Infrastructure Authority

In May 2019 the City entered into Interim Financing Agreement B19001 with a final principal amount of \$667,378 to fund the Sixth Street Waterline Improvement Project. The plan with the interim agreement has always been to refund with the issuance of Oregon Bond Bank Revenue Bonds. This resolution authorizes that refunding.

Leslie Smith moved to approve Resolution No. 26-2021 - A Resolution of the City of Umatilla authorizing refunding of an interim loan from the Special Public Works Fund with the Oregon Infrastructure Authority. Michael Roxbury seconded the motion. Voted: 5 - 0. Motion carried.

9.2 Resolution No. 27-2021 - A Resolution authorizing the City Manager to sign a Purchase and Sale Agreement with Big River Golf Course, LLC, an Oregon Limited Liability Company, for the purchase and procurement of the Big River Golf Course and to record all associated documents of real property of said purchase.

The City of Umatilla continues to look for opportunities to ensure a high quality of life for our residents and visitors through recreation and to ensure for current and future infrastructure needs. The purchase of the Big River Golf course will provide public ownership of a high quality recreational asset to Umatilla and ensure this community amenity will remain for generations. Additionally, the water right and certificate that comes with the purchase provides irrigation to the course and an already-approved and active point of diversion to the Columbia River. The water right can be transferred/amended into a municipal water right to meet city purposes. Furthermore, the City owns property directly adjacent to the course to the northeast and east as well as maintains adjacent important water and wastewater infrastructure. This purchase also helps meet adopted Council Goals

and may provide an opportunity to occasionally temporarily convert a portion of the golf course to host large outdoor events, including concerts and festivals.

Corinne Funderburk moved to approve Resolution No. 27-2021- A Resolution authorizing the City Manager to sign a Purchase and Sale Agreement with Big River Golf Course, LLC, an Oregon Limited Liability Company, for the purchase and procurement of the Big River Golf Course and to record all associated documents of real property of said purchase.. 00000000-0000-0000-0000-000000000001 seconded the motion. Voted: 5 - 0. Motion carried.

9.3 Resolution No. 28-2021 A resolution of the City Council of the City of Umatilla, Oregon, authorizing the execution and delivery of a tax-exempt financing agreement, note and related agreements in a principal amount not to exceed \$1,700,000 to finance the acquisition of a local golf course, including equipment and associated water rights; designating authorized representatives and delegating authority; and related matters.

Leslie Smith moved to approve Resolution No. 28-2021 A resolution of the City Council of the City of Umatilla, Oregon, authorizing the execution and delivery of a tax-exempt financing agreement, note and related agreements in a principal amount not to exceed \$1,700,000 to finance the acquisition of a local golf course, including equipment and associated water rights; designating authorized representatives and delegating authority; and related matters.

. Corinne Funderburk seconded the motion. Voted: 5 - 0. Motion carried.

9.4 Resolution No. 29-2021 - A resolution authorizing the City Manager to apply for a Special Public Works Funding package to include a loan and two emergency grants from Business Oregon's Infrastructure Finance Authority for funds to apply to the pedestrian bridge and waterline replacement projects.

After FEMA covers 75% of the pedestrian bridge and waterline replacement costs, the City anticipates the remaining portion will be approximately \$1,450,000 for the pedestrian bridge and approximately \$175,000 for the waterline. The City is eligible for SPWF grants for up to \$500,000 on each project. We intend on applying for a \$175,000 grant for the full waterline amount and a \$500,000 grant plus \$950,000 loan for the pedestrian bridge.

Roak TenEyck moved to approve Resolution No. 29-2021 - A Resolution authorizing the City Manager to apply for a Special Public Works Funding package to include a loan and two emergency grants from Business Oregon's Infrastructure Finance Authority for funds to apply to the pedestrian bridge and waterline replacement projects. Corinne Funderburk seconded the motion. Voted: 5 - 0. Motion carried.

9.5 Resolution No. 31-2021 - A resolution authorizing the City Manager to sign and record a deed for the purchase of real property.

City Council authorized the City Manger to negotiate the purchase of real property at their September 1, 2020, meeting. The City Manager and Frances R Mathews have agreed to a purchase price of \$145,000.00 for said property. This resolution would authorize the City Manager to sign and record a deed and other documents necessary to finalize the purchase real property identified as Tax Lot 400 on Assessors Map 5N2818 (TLID # 5N28180000400).

Michael Roxbury moved to approve Resolution No. 31-2021 A Resolution Authorizing the City Manager to Sign and Record a Deed for the Purchase of Real Property . Leslie Smith seconded the motion. Voted: 5 - 0. Motion carried.

**10) PUBLIC COMMENT**

None was provided.

**11) DISCUSSION ITEMS**

11.1 Guzman Annexation

Planner Foutz explained this was something that we received 2 months ago. Mr. Guzman had a failed septic system and DEQ will not issue a permit for a septic system if there was a sewer line within 300 feet of the property. Mr. Guzman was eligible for annexation. This was not a public hearing, but there was one scheduled for the January 5th meeting.

11.2 Mobile Food Vendors and other Mobile Vending

Planner Foutz explained that our current code did not allow mobile food vendors. There was a pilot program started in January 2020. Staff wanted to bring it back up for discussion so they could proceed with making amendments. A lively discussion was held in regards to mobile food vendors.

11.3 Planning Commission Yearly Report

Planner Foutz and Community Development Director Seitz both briefly went over the Planning Commission Yearly Report. There had been a total of 15 applications for staff to review. 3 Conditional Use, 3 Subdivisions, 2 Replats, 4 Plan Amendments, 1 Variance, 1 Appeal, and 1 Verification of Non-Conforming Status. There had been a lot of residential development over the year and it didn't seem like it would be slowing down.

**12) MAYOR'S MESSAGE**

Mayor Dedrick thanked all of the City staff for their hard work. She said we may not always agree, but we get the work done.

**13) COUNCIL INFORMATION & DISCUSSION**

Councilor Funderburk - Thoroughly enjoyed Fish'N the Brave. She loved it. She showed up late to help clean up, but couldn't believe how busy it had been. She absolutely loved having the school resource officer. It was the best and he was so nice and friendly to the kids and their families.

Councilor Roxbury - Thanked Council for the opportunity to be involved. He ran for Council because he had concerns, but he is satisfied with current staff and Council. He could walk away without worrying about the City. He warned Council that he would show up as a citizen, but that was to be expected.

Councilor Smith was thankful that it didn't take long for her to hear back from Staff. She never had to wait long to get an answer.

Councilor Wheeler stated it had been such a wonderful year and they had made it through 2020. She hoped everyone continued to stay healthy.

Councilor TenEyck stated it had been a crazy year. He was hoping to get back to some normality. He thanked Councilor Roxbury for his service to the City of Umatilla. It had been an honor to serve beside him.

**14) ADJOURN**

Leslie Smith moved to adjourn. Michael Roxbury seconded the motion. Voted: 5 - 0. Motion carried.

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Mary Dedrick, Mayor

ATTEST:

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Nanci Sandoval, City Recorder