

Minutes of the Molalla City Council Regular Meeting
Molalla Adult Center
315 Kennel Ave., Molalla, OR 97038
Wednesday, March 22, 2017

ATTENDANCE: Mayor Jimmy Thompson, Councilor Leota Childress, Councilor Glen Boreth, Councilor Elizabeth Klein, Councilor Keith Swigart, Councilor Delise Palumbo, Councilor Cindy Dragowsky.

STAFF IN ATTENDANCE: Dan Huff, City Manager, Present; Gerald Fisher, Public Works Director, Present; Sadie Cramer, City Recorder, Present.

COMMUNICATIONS, PRESENTATIONS & PUBLIC COMMENT

Minutes: February 8, 2017 – Boreth made a motion to approve the minutes. Palumbo seconded. Motion carried 7-0.

Marilyn Bloch of 206 Berkeley in Molalla asked if Pac Fibre is paying taxes and what they are asking for in tonight's submitted items. Huff explained they purchased a piece of property to the south of their current operation and would like to expand which is allowed in that zone. The expansion and agreement will allow Pac Fibre to make investments, equipment purchases and provide jobs. There is a temporary property tax abatement that will be in place.

Bloch is opposed to any tax breaks for 3 reasons:

1. They are creating a lot of noise, are next to a residential area, and outside of the hours of noise limitations.
2. Red dust is produced and residents are breathing it.
3. She wants to see them leave because it is right by where she and others live.

Discussion between Council took place regarding concerns of the noise complaint Bloch stated. Childress stated that Pac Fibre has talked with the Police Chief and they will not be starting until 7am. Pac Fibre has been proactive and considerate of the noise concern; it has been addressed.

CONTINUED BUSINESS

Pac Fibre Application – Huff reiterated his previous comments made to Ms. Bloch. Discussion regarding the construction of overhead bins and water to minimize dust, bringing in new jobs, and investment in the community. Boreth asked as a qualifier, that Clackamas County does their due diligence and Pac Fibre complies with all the requirements of DEQ and the City of Molalla standards, requirements, and codes.

Childress made the motion with Boreth's additional qualifiers as previously stated. Swigart seconded.

Palumbo asked to enumerate the times of operations and suggests they maintain the hours of 6am to 9pm as part of a request to them. Fisher stated that in 9.13.050 of the Molalla Municipal Code section A.7 lists industrial as exempt for hours and noise. Childress stated we are looking at approving the application and does not feel we need to add the noise stipulation based on Pac Fibre being proactive already in addressing the current noise issues. Swigart is confident based on the company they would be willing to work with the city if needed. Boreth stated he has been to their mill in Longview and it is by far the cleanest he has ever been in.

Thompson stated there is a first and a second on the floor. After additional discussion if the Council wants to put a noise and hours of operation restrictions. After discussion concluded between staff and council

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regarding current codes and how we will be monitoring, a call to vote made by Thompson. Motion carried 7-0.

NEW BUSINESS

Budget Committee Appointments – Jody Newland, Robin Eberly, and Stephine Nice were present and introduced themselves to Council. Mayor Thompson appointed all 3 applicants with no opposition from the Council.

Public Works Purchase at Water Treatment Plant – Fisher reported the roof at the water treatment plant was past its useful life and replaced earlier this fiscal year. Leaking into the interior of the building caused damage to drywall in several locations. The project will repair the damages inside the facility as well as replace the countertop in the lab area. Three bids from local area contractors were received and staff recommends awarding the contract to Finest Custom Construction, LLC and authorize the City Manager to execute the contract and any necessary change orders within the existing budget for Building Maintenance. Motion to approve the purchase and authorize the City Manager to sign the contract with Finest Custom Construction, LLC made by Swigart. Klein seconded. Motion carried 7-0.

ORDINANCES

2016- 04 - Public Works Code Revision MMC 12.12 – Fisher stated the current code section refers to public works standards which are out dated from 1972. We currently operate under the 1990's code. This ordinance will allow us to operate by the 1990's standards and make revisions as needed.

Boreth made a motion for a first reading to adopt Ordinance 2016-04 by title only. Thompson read title only. Childress seconded. Motion carried 7-0.

Boreth made a motion for a second reading to adopt Ordinance 2016-04 by title only. Thompson read title only. Childress seconded. Motion carried 7-0.

Boreth made a motion to adopt Ordinance 2016-04 by title only. Thompson read title only. Swigart seconded. Motion carried 7-0. Ordinance will take place 30 days after tonight.

REPORTS AND ANNOUNCEMENTS

Staff and Council:

1. Budget Meeting Dates: April 26, 2017
2. Molalla Avenue Street Construction – Fisher stated the contractor is working on punch list items and paving will take place once we have no rain for a 2 day period and we will be able to close the project out. Curb painting and crosswalk striping will take place a week after paving is completed. We are going to be focusing on painting stop bars at intersections on Toliver, 5th Street, Grange and most of the downtown area to increase public safety.

Huff stated that ODOT has installed no parking signs at Stone Place Apartments on HWY 211. He announced that Councilor Childress, Councilor Klein, City Recorder Sadie Cramer, and himself met

with a representative of the Ford Family Foundation to create a visioning process to community involvement has taken place. More information will be given to Council at a later date regarding 4-5 pointed questions to collect data regarding what they like about Molalla, how they would describe Molalla, and other questions surrounding that theme.

Dragowsky attended the Library Board Meeting and she is excited about the tagging project and it should be completed at the end of May. The Library Board needs members so please send people to the website to apply.

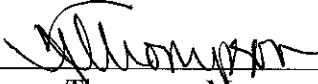
Boreth thanked the newly appointed budget committee members for volunteering. They are a part of a very important process and he appreciates that they have stepped up.

Thompson had the opportunity last Friday to do a celebrity Meals on Wheels delivery. He was able to spend time with the local seniors and talk with them. He thanked the Molalla Adult Center run by Foothills on doing a wonderful job.

Motion to adjourn made by Boreth at 8:17pm. Childress seconded. Motion carried 7-0.



Sadie Craner, City Recorder



Jimmy Thompson, Mayor

See Attached letter

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December 8, 2017

This letter is to explain the attached minutes the minutes were not signed before the previous City Recorder left the employment of City of Molalla or the signed minutes couldn't be located. This was the best way to rectify the situation as the minutes were already approved they just needed signed.

Kelly Richardson, CMC
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