

**I. CALL TO ORDER** : Mayor Stevie Burden called the Wheeler City Council meeting to order at 7:04 pm, Wheeler City Hall.

**II. ROLL CALL** : Stevie Burden, Karen Matthews, Loren Remy, Virgil Staben and William Mullen.  
Excused absence: Dave Bell. Staff Present: Jeff Aprati and Lori Rieger

**III. INTRODUCTIONS**

Public Present: Gloria Schiewe, Dan Ayers and Mark Nelson

Media Present: none

**VII. PROCLAMATIONS, PRESENTATIONS & GUESTS**

A. **Proclamations:** none

B. **Presentations:** none

**Guest:** Dave Larmouth – WOW / Recology

- Council Business Item: Resolution 2013-06 approving Solid Waste Collection Rates: Mullen moved to adopt Resolution No.: 2013-06 a Resolution of the City Council of the City of Wheeler Approving Solid Waste Collection Rates Beginning July 1, 2013. Staben 2<sup>nd</sup> motion, all for the vote 4-0.

**IV. PUBLIC COMMENTS ON NON-AGENDA ITEMS** : None

**V. CONSENT CALENDAR**

A. **Additions or Deletions to Agenda:**

B. **Wheeler City Council Minutes of April 16, 2013**

C. **Financial Reports for April 2013**

Remy moved to approve the consent agenda as edited in the minutes. Mullen 2<sup>nd</sup> motion, all for the vote. 4-0.

**VI. ANNOUNCEMENTS, APPOINTMENTS & CORRESPONDENCE**

A. **Announcements:** none

B. **Appointments:** none

C. **Correspondence:**

- Manzanita Department of Public Safety April 2013 Report

**VIII. CITY MANAGER & PUBLIC WORKS DEPARTMENT REPORT**

**City Manager Report:**

We have received a draft copy of our new City Code. We are still waiting for the accompanying legal analysis that will point out any conflicts between our ordinances or inconsistencies with state or federal law; I expect to receive that by mid-June. Once the legal analysis arrives, staff will have 60 days to review the code and provide any necessary edits or revisions. Once that process is complete they will begin printing the final version.

The Oregon Coast Scenic Railway has invited the Council and other public officials to participate in a train ride starting in Wheeler and heading eastward on June 21. The next meeting of the Salmonberry Coalition (rails and trails) may be held the same day in the morning, pending the results of a poll of group members. If anything changes with these details I will certainly notify everyone. The meeting is open to the public, but there will likely be limited space on the train.

As most of you know, the Budget Committee approved the Fiscal Year 2013-2014 budget at its meeting on May 8. The Council's formal budget hearing will be held at the regular June meeting and the budget will be placed on the agenda for formal adoption.

Our Centennial projects are moving forward. We have full approval for installation of the utility pole across 101 and our banner should arrive soon. Our hats have been ordered and are on the way. Installation of the pharmacy window display is slated for early June. I am gathering quotes for a permanent display case in the train depot. I am currently looking at July 20 for a potluck event.

**Public Works Report:**

As of 5-16- 2013 the new dumpster site has been completed and a new dumpster w/ wheels delivered by WOW. In the next fiscal year a gate will be added to the structure.

Public works has been preparing the site for the Wheeler Community garden. This has included borrowing a Roto-tiller from "Food Roots" in Tillamook which is a non-profit that helps set up community gardens. Staff was able to utilize the John Deere tractor and this implement to till a plot up at Upper Park. This was completed and tiller was returned the same day. Staff will also install fencing surrounding the garden area, and lay wood chips on the paths between raised beds.

City staff has completed repairs on two leaks this past month, one on First Str. just below Hall and the other at 47 Gregory Str. It appears that both of these leaks have been caused by poor backfill materials compromising plastic pipe and have been leaking for some time before appearing on the surface. These two leaks were significant enough to affect the usage rate that we monitor on our SCADA system. The system has a running graph for monitoring flow rates which we use to watch for leaks, usually bigger leaks will appear right away and smaller leaks harder to detect. Peak flows during summer months are expected and disguise these effects.

Brandon our summer temp worker has been out working on most of the rights-of-way, fire hydrants, and signage clearing with a weed eater. He will continue this work around the water reservoirs and other areas. He also is mowing the parks on a weekly schedule and aiding city staff on other projects.

There are two remaining storm water projects that will be schedule for completion before end of the fiscal year. Master plan project on Third Str. between Spruce and Hemlock has been delayed waiting for the spring waters to ease, and Upper Park will have a catch basin and piping installed in the Akin Str. entrance to finish that project.

City staff has been prepping for the Wheeler Clean-up Day and will be on hand that Saturday to aid in picking up CARTM recycle trailer, and trash pick-ups in the community.

Staff has contacted Olson Asphalt Maintenance to bid on painting 750 feet of curb along Hwy 101 in front of City Hall, and from Pine Str. to Spruce. This will be scheduled and completed in the next couple weeks. Staff will be pressure washing these curbs prior to the paint crew applying paint.

**City Planner Report:** none

**IX. COMMITTEE REPORTS**

**Planning Commission-** Minutes for May 2013 Planning Commission Meeting

**Parks Committee** – Minutes for April 2013 Park Committee meetings

**X. PUBLIC HEARING:** Though the Council retains the option to hold an additional land use public hearing regarding the Masonic Lodge zone change (referenced below under Ordinance 2013-03), staff is recommending that the Council waive this option and proceed directly to ordinance adoption.

**XI. GENERAL BUSINESS:**

**1. Old Business:**

- a. Continued discussion of Port of Nehalem dredging in Wheeler – Staff presented a memorandum:

The City Manager, as well as Councilors Remy and Bell attended the April meeting of the Port Commission. Jim Neilson was also in attendance. There was a lengthy discussion regarding how and why dredging of the marina and City dock did not happen. We, and especially Mr. Neilson, expressed frustration and disappointment at the lack of communication before Wheeler was ultimately dropped from the project in 2012. Commission President Stockton stated that he regretted the way the process was handled with regard to communication. He said that he intended to speak with Port consultant Bill Campbell to discuss the situation and determine what may have gone wrong in the communication process.

When the issue of the City of Nehalem not having to pay for its share of the dredging project was raised, President Stockton stated that in fact Nehalem would be receiving a bill for its share. He stated that this had been the intention all along. I have subsequently become aware that Nehalem was in fact presented with a bill for their portion, as President Stockton indicated, though I am not aware of the amount. I do not know whether they have paid it at this point.

It was also stated that the cost of permitting and dredge mobilization in Nehalem was something on the order of \$130,000, though I was not able to gain a clear understanding of whether this also included consultant fees. The Nehalem project was permitted to remove up to 5,000 cubic yards of material, though I understand that they actually removed much less.

## CITY OF WHEELER REGULAR COUNCIL MEETING MINUTES MAY 21, 2013

Included in your packets is substantial background information on the dredging issue. One item in particular, the Port's Strategic Plan, indicates that economic vitality of the area is an important part of their mission; this would seem to indicate that dredging Wheeler would be consistent with their goals. The executive summary of the plan is included herein.

Other documents included:

- A memo from Bill Campbell to the City in June 2011 estimating the cost of the Wheeler work to be \$100,000 and the volume to be 7,500 cubic yards of material
- The documentation that I am aware of indicating that the City of Nehalem would not originally be required to bear a share of the cost

The Port has consistently stated that they would be happy to dredge in Wheeler. The only question has been how the cost would be distributed. The seeming consensus from the Commissioners at the April meeting was that they would like to work with the City to perform dredging in Wheeler, but that the Port would not bear the entire cost.

Council consensus that it will be necessary to look for other options for dredging in Wheeler. It is noted that there is current legislation at the Federal level regarding targeted funding for small port dredging.

- b. Traffic control on Gregory Street – City Managers suggestion is to post one speed limit sign at the intersection of Gregory and 1<sup>st</sup>, which is where you are entering a commercial district of 20 MPH. Mullen moved to install two back-to-back signs on Gregory Street indicating a 20 MPH speed limit at the agreed location at the northwest corner of 1<sup>st</sup> and Gregory. Remy 2<sup>nd</sup> motion, all for the vote 4-0.
- c. Appointments to Citizens Advisory Committee – Remy moved that we appoint to the Citizens Advisory Committee to work on the Comprehensive Plan, Liaison from Council Mayor Burden, Liaison from Planning Commission Terrie Michelsen, Rick Dart, Gloria Schiewe, Edith Rhode, Eunice Massie and Ralph Thomas to the Committee. Mullen 2<sup>nd</sup> motion, all for the vote 4-0. City Manager to change resolution to ad Gayle Leber and Margie Thomas as 1<sup>st</sup> and 2<sup>nd</sup> alternates.
- d. Ordinance 2013-02 Approval of Park Master Plan Update – Remy moved to Adopt Ordinance No. 2013-02 an Ordinance of the City Council of the City of Wheeler, Oregon Updating the City of Wheeler Parks Master Plan. Remy amended motion to say the council pass ordinance in one meeting by reading the ordinance in its entirety. Mullen 2<sup>nd</sup> motion. Mayor Burden read Ordinance 2013-02 in its entirety.  
Remy moved to pass Ordinance 2013-02 an Ordinance of the City of Council of the City of Wheeler, Oregon Updating the City of Wheeler Parks Master Plan as read. Mullen 2<sup>nd</sup> motion. All for the vote 4-0.

## 2. New Business

- a. Ordinance 2013-03 Amending the Zoning of the Masonic Lodge from R-1 Residential Type 1 to C General Commercial: Remy moved to read and adopt Ordinance No. 2013-03 an Ordinance of the City of Wheeler to Amend the Zone of Property described as Rowe's Addition to Wheeler Oregon Block 60 Lots 3, 4, 5, 8 and 9 located within the City limits of the City of Wheeler Oregon from R-1 Residential Type 1 to GC General Commercial and to pass Ordinance in one meeting and be read in its entirety. Mullen 2<sup>nd</sup> motion. All for the vote 4-0.  
City Manager read Ordinance in its entirety.  
Remy moved to pass Ordinance 2013-03. Mullen 2<sup>nd</sup> motion. All for the vote 4-0.
- b. Resolution 2013-07 Removing the City of Wheeler's Park Rental Fee: Mullen moved to adopt 2013-07 a Resolution of the City Council of the City of Wheeler Removing the City's Park Rental Fee. Remy 2<sup>nd</sup> motion. All for the vote 4-0.
- c. Resolution 2013-08 Adopting Wheeler Community Garden Policies: Mullen Moved to adopt Resolution No. 2013-08 a Resolution of the City Council of the City of Wheeler Adopting Wheeler Community Garden Policies as amended. Remy 2<sup>nd</sup> motion. All for the vote 4-0.
- d. Resolution 2013-09 Approving Police Services Agreement with the City of Manzanita for FY 2013-2014: Mullen moved to adopt Resolution No. 2013-09 a Resolution of the City Council of the City of Wheeler Approving an Intergovernmental Agreement with the City of Manzanita for Police Services for Fiscal year 2013-2014. Staben 2<sup>nd</sup> motion. All for the vote 4-0.

**XII. MAYOR & COUNCILOR COMMENTS**

Mention to either Gayle Leber and or Margie Thomas about opening on Planning Commission  
Mayor applying for Scholarship to attend Oregon Mayor's Summer Conference in Corvallis  
Possibly ask Dan Biggs from the county for more information in regards to the Transient Lodging Tax

**XIII. ADJOURNMENT: 9:30 p.m.**

**XIV. EXECUTIVE SESSION none**

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Stevie S. Burden, Mayor

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Jeff Aprati, City Manager

Lori Bennett, Transcriber