
CITY OF MILTON-FREEWATER GOVERNING BODY

Verl Pressnall At Large, Position 1
Steve Irving At Large, Position 2
Edwin E. Chesnut At Large, Position 3

Lewis S. Key Mayor
Orrin Lyon (CL President) Ward 1
Bradley J. Humbert Ward 2
Jose Garcia Ward 3

**CITY OF MILTON-FREEWATER
CITY COUNCIL MINUTES****November 13, 2018**

The Council of the City of Milton-Freewater met Tuesday, November 13, 2018 at 7:00 p.m. in the Albee Room of the Library, 8 SW 8th Avenue, Milton-Freewater, Oregon.

The following City Council members were present: Mayor Lewis Key, Councilors Steve Irving, Jose Garcia, Verl Pressnall, Ed Chesnut and Orrin Lyon.

Councilor Brad Humbert was absent.

Staff members present were: City Manager Linda Hall and City Recorder Leanne Steadman.

Citizens and guests present were: Rev. Rebecca Hendricks, Rev. Tillie MakePeace, Joseph Hull and Kate Winters.

Representing the news media was Sherrie Widmer of the Valley Herald.

CONSENT CALENDAR ITEMS:

The consent calendar items consisted of:

- Council Minutes from October 8, 2018
- Executive Session Minutes from October 8, 2018
- Accounts payables from October 2, 2018 through October 17, 2018
- Accounts payables from October 18, 2018 through November 7, 2018
- Liquor License Request, Red Tea Garden Restaurant, 14 N. Columbia

Councilor Chesnut motioned to adopt the consent calendar items. Councilor Pressnall seconded the motion which passed unanimously.

PRESENTATION:**THANK YOU – FROM MILTON-FREEWATER MINISTERIAL ASSOCIATION**

Dr. Rev. Tillie MakePeace who was representing the Milton-Freewater Ministerial Association (MFMA) and its community benevolence ministry gave a presentation thanking the city council for their support of city employees for assisting those in need in the community. She expressed her sincere appreciation for city staff being so understanding and accommodating while MFMA gathers assistance for those in need in the community. Rev. MakePeace then gave a report of how many people and families were given assistance since January 2018.

BUSINESS ITEMS:**RESOLUTION NO. 2381, AUTHORIZING SIGNATURE TO CONSTRUCTION
MANAGEMENT/GENERAL CONTRACTOR AGREEMENT WITH McCORMACK
CONSTRUCTION**

City Manager Linda Hall stated that staff was looking for authorization to a little different process than the city has done in the past in regard to the city hall elevator project. The elevator project is

an unusual project because it will have to be retrofitted to a very old building constructed of soft Weston brick. Knowing the challenge of the project, staff sought applications for experienced knowledgeable construction companies by putting out a “Request for Qualifications” (RFQ) bid. Only one company met that requirement, McCormack Construction of Pendleton Oregon. Discussions led to the conclusion that the best avenue to go about this project would be to enter into a Construction Management/General Contractor (CM/GC) agreement. This agreement would allow for the Council to authorize a single company to be the manager and contractor of the project. The company would still sub-contract out parts of the job but they would oversee the entire project. By having a CM/GC agreement the project would be under a safety net of a guaranteed maximum cost to the city. City staff would still have input and flexibility to make choices and select options for the construction of the project based on the budget as the project moved forward. McCormack Construction has over 80 (eighty) years’ experience in construction and they have completed many projects and are currently working on the construction of the City of Pendleton fire station and construction of a new school in North Power Oregon. Due to the complexity of this project staff checked with other agencies that McCormack has done projects on to be sure they were the right company for our city. Results of the background came back with great reports and very positive comments about their work performance and completed jobs. In fact, the City of Pendleton fire station project, McCormack was able to save them \$2,000,000 (two million dollars) on the project. Manager Hall stated that Joe Hull from McCormack Construction was in the audience to answer any questions that the council may have.

Mayor Key asked what the timeframe was for the project.

Joe Hull representing McCormack Construction stated what the city has asked for was a completion date of February 2020.

Manager Hall stated the reason for setting that date was due to a small percentage of the funding of the elevator was coming from a Federal Transit Grant and there is a deadline for that grant.

Mr. Hull said McCormack Construction is looking forward to working with the city on this project and with a CM/GC agreement it will help maximize the city dollars for the project. He stated he has worked with CM/GC agreements practically his whole career in construction.

Councilor Lyon asked how much problem was it going to be working with the soft brick.

Mr. Hull stated attaching new concrete masonry units (CMU) to the soft Weston brick will be a challenge. They will be looking at the attachment aspect of it in a much grander way by attaching to the wood and metal structure of the building as well as the brick. They will be working with a structural engineer to be sure the attachment sites are substantial and supportive.

There was discussion about the new CMU structure and how in the end, it will probably give the building some more structural seismic stability.

Mr. Hull stated the CM/GC process has been part of the Oregon State Law since the early 1980’s, long enough that he has spent a 30 (thirty) year career in delivering to owners, universities and municipalities. He has seen the benefits of them while managing risk and seeing the owners satisfied.

Councilor Chesnut motioned to adopt Resolution No. 2381, Resolution Authorizing Signature to Construction Management/General Contractor Agreement with McCormack Construction. Councilor Irving seconded the motion which passed unanimously.

AWARD OF CONTRACT NO. 285, DESIGN AND CONSTRUCTION ENGINEERING FOR LOCUST/OUTWEST WATER LINE EXTENSION

Manager Hall stated there was a kick-off meeting held the first part of November with representatives from the State of Oregon, Greater Eastern Oregon Development Corporation (GEODC) and city staff for the purpose of discussing the water line extension to the north of city limits. The water line will serve Locust Mobile Village, Outwest Motel and potentially some property owners in between. This project will be funded by State of Oregon Infrastructure Finance Authority through a Safe Drinking Water Revolving Loan Fund and the city will be the pass through agency. Part of the process is to award a contract for design and construction engineering. Staff advertised for Request for Qualifications for design and construction and received three qualification packets. Each bid packet was reviewed and scored and based on those results, Anderson-Perry & Associates, Inc. was found to have scored the highest.

Councilor Pressnall asked what size of water line was being hooked up to the current water main.

Manager Hall stated it would be 12" (twelve inch).

Councilor Irving asked if the hookup fees for the customers outside city limits would be the same as inside city limits.

Manager Hall stated the hookup fees would be the same but the water usage rate is double for outside city limit customers.

Councilor Pressnall motioned to approve Anderson-Perry & Associates of Walla Walla, Washington as the most qualified firm to meet the needs of the City for the design and construction engineering services for the Locust/Outwest Water Line Extension project, Contract 285 and direct the City Manager to negotiate with Anderson-Perry & Associates of Walla Walla, Washington for design and construction engineering services for the Locust/Outwest Water Line Extension project for a reasonable timeline and payment. Councilor Chesnut seconded the motion with passed unanimously.

RESOLUTION NO. 2382, DECLARING PROPERTY TO BE SURPLUS

Manager Hall stated over 22 (twenty two) years ago the City purchased a 7 (seven) acre parcel of property, west of city limits but outside the city limit to use as a storm water detention pond collection site. Many surrounding neighbors objected to the plan, concerned that their shallow domestic wells could be contaminated. The city changed their plan and sought other means to handle storm water run-off. Due to the city intending to use the property for storm water ponds, the water rights for the property were given up at that time. In 2006, one of the abutting property owners, Bryan Johnson, approached the city to purchase a small strip of land so he could easily access his well for his house. The city agreed and sold him that piece of land. Now, twelve years later, he has approached the city with a request to purchase the entire parcel. The city has not used the property for any public purpose since it has owned it, it has no water right, is not within the city limits or contiguous to city limits, nor is it included in the city's urban growth boundary area. She stated staff does not see any future use for it for any public service or use. There are yearly expenses for the property such as the property taxes being approximately \$220 (two hundred twenty dollars) per year plus staff time for mowing and spraying of weeds.

Councilor Irving motioned to adopt Resolution No. 2382, Resolution Declaring Property to be Surplus at 83607 Chuckhole Lane. Councilor Pressnall seconded the motion which passed unanimously.

OPPORTUNITY FOR CITIZENS TO APPROACH THE COUNCIL WITH ITEMS NOT ON THE AGENDA

Kate Winters, 820 Jacquelyn – stated she was a member of the SW Connection Neighborhood and it was brought to her attention that since school has started back up there is a lot of garbage around the junior high and high school. She asked if there could be garbage cans put around town.

Manager Hall asked for specific locations.

Ms. Winters stated she had not been to the school areas mentioned that it was brought to her from another citizen.

Manager Hall asked Ms. Winters to have the citizen that brought this concern up to call or email her with the specific locations.

Ms. Winters stated she has noticed that there are still speeders on College Street.

Manager Hall suggested staff could place the “What’s Your Speed” sign on College Street.

Ms. Winters asked if the leaf zone pickups could be rotated each year instead of always having the same schedule.

Manager Hall said she would discuss this with the Public Works staff.

Councilor Irving thanked Ms. Winters for being a volunteer.

Ms. Winters thanked the council for all that they do.

MANAGER’S REPORT

Manager Hall asked if there was a council member interested in attending a strategic planning session for the library on Thursday, November 15, 2018 from 9:00 a.m. to 12:00 p.m. Councilor Irving volunteered to attend with Manager Hall.

Manager Hall stated she along with other staff members are having discussions regarding the homeless camps along the river. She had the Code Enforcement Officer walk the area of the river where camps have been set up. The initial report was that it appeared most of the camps have been abandoned. She stated that Umatilla County is also cooperating with the city on this issue.

Councilor Garcia stated it was brought to his attention from a citizen that there was a family living on the river, opposite side by Nursery Bridge.

Manager Hall stated she believed that one had been reported. She said there will be continued discussions regarding this issue.

Councilor Chesnut shared his experience on one of the tours he took while at the League of Oregon Cities (LOC) Annual Conference. He stated that the city certainly needed to cooperate with Umatilla County to help those out of the city’s jurisdiction.

Councilor Irving stated there were several workshops at the LOC Annual Conference that had to do with homelessness.

Mayor Key stated he didn’t know how other cities handled situations but if there is a need in Milton-Freewater, the citizens step up.

Councilor Chesnut stated that Rev. Tillie MakePeace does a good job of coaching people to get them help.

There being no further business the meeting was adjourned at 7:50 p.m.

Lewis S. Key, Mayor