

**City of Sodaville**  
**Regular Session Agenda**  
**August 18, 2022**  
**7:00 PM – City Hall**

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Visitors**
5. **Bills**
6. **Minutes**
  - July 21, 2022 Regular Session
7. **Public Comment**

This is the time to speak to the City Council or Mayor on any subject **including what is listed** on this Agenda except for Public Hearings. Time limit is 3 minutes per person.
8. **City Recorder’s Report**
  - City Finances
  - City Update
9. **Public Works Report**
  - Water Update
10. **New Business: Resolution 22-08**
11. **Old Business**
  - A. Water Infrastructure
  - B. OCWCOG Membership
  - C. LOC Legislative Priorities
  - D. City Property Taxes
12. **Public Comment**

This is the time to speak to the City Council or Mayor on any subject **other than what is listed** on this Agenda except for Public Hearings. Time limit is 3 minutes per person.
13. **Council Reports**
14. **Adjourn**

**PUBLIC COMMENT** There are two times at every regular City Council meeting when the public has an opportunity to address the City Council. The first time is reserved for questions or statements regarding items appearing on the agenda, except public hearings and the merits of land use issues. The second time is at the end of the agenda. At this time, you can address the City Council on any matter of public concern, other than an agenda item. The Mayor will announce the time for public comment, and invite persons to address the City Council. Each person has three minutes to address the City Council. ***PUBLIC COMMENT is not accepted during the meeting other than at those times.*** The Council reserves the right to enter into Executive Session as needed to conduct City business in accordance with Oregon Public Meeting Law as clarified in the Oregon Attorney General’s Public Records and Meetings Manual or advised by counsel.

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 48 hours prior to the City Council meeting by calling 541-258-8882.

*“The City of Sodaville is an equal opportunity provider and employer.”*

## 8. City Recorder Update

### City Finances

The finance reports are attached to the Council Packet.

### City Updates

August is shaping up to be a slow month for City administration. Lulls in operations are normal to experience and plan for, providing flexibility to work on less time-sensitive projects. Ordinances are under review for general revision and reorganization. Grant research is also in progress to review funding options for renovation of the general store into a community center.

Reminder of City staff conference schedule:

- August 22-25: J D Burns at Oregon Association of Water Utilities conference in Seaside.
- August 24-26: Alex McHaddad a CIS conference in Salem.
- September 29-30: Alex McHaddad at Oregon Association of Municipal Recorders conference in Newport.
- October 5-7: Alex McHaddad at League of Oregon Cities conference in Bend.

The City audit is underway in concert with Koontz & Blasquez. Franchisees have proven difficult to get ahold of to complete financial paperwork, and connection efforts are ongoing.

## 9. Public Works Update

### Water

The city's wells produced 553213 gallons.

- The city trucked in 0 gallons.
- Reservoir + - 0 gallons
- The city sold 5444460 gallons
- Difference of 8752 gallons. -1.58% Loss

Buckmaster is scheduled to be here 8/29 & 30 in order to complete new meter installs.

### Streets

Village road grading request turned into Linn Co. 7/27/22 (Fisher, Park, Maple)

### Parks

More minor vandalism in Soda Springs bathroom. (Photos available upon request)

Fence for b-ball court

Staff have identified 5 fir trees that need to be removed from the City Park. The full cost for removal is \$4,000. The City's full Park Improvements budget is \$3,000.00. Funds from the City's Operating Contingency of \$6,350 can be used to partially cover this project due to the clear and present danger of potential destruction caused by the precarious state of the trees. It is recommended that the City spend \$2,000 from Park Improvements and \$2,000 from Operating Contingency to fund this expense.

**Suggested Motion:** *I move to spend \$2,000 from Park Improvements and \$2,000 from Operating Contingency to fund tree removal at the park.*

# 10. New Business - Resolution 22-08

## Staff Summary

The City enforcement ordinance (98-05) requires the appointment of enforcement officers for ordinances. Standing Council resolutions designate former employees as enforcement officers, rather than certain officeholders. Resolution 22-08 will designate the City Recorder as the enforcement officer for zoning, and the Public Works Director as the enforcement officer for nuisances.

**Suggested Motion:** *I move to adopt Resolution 22-08.*

## Resolution 22-08 Enforcement Officer Designation

WHEREAS, the City of Sodaville has adopted Ordinances 19-02 and 15-03, respectively the City of Sodaville Zoning and Development Ordinance and Public Nuisance Ordinance; and

WHEREAS, the Zoning and Development Ordinance set procedure for the enforcement of certain Sodaville Ordinances and the Nuisance Ordinance enumerates those nuisances that affect the public health and safety; and

WHEREAS, the Enforcement Ordinance #98-5 permits the City Council to designate one or more persons as enforcement Officer(s) to implement the provisions of this ordinance; and

WHEREAS, Ordinances 19-02 and 15-03 contain a penalty clauses whereby a violation of the ordinance shall be enforced pursuant to the City of Sodaville Enforcement Ordinance; and

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT:

1. The City Council of the City of Sodaville hereby designates the Public Works Director as the Enforcement Officer to assume the responsibility for enforcing the provisions of Ordinance No. 15-03, the City of Sodaville Public Nuisance Ordinance.

2. The City Council of the City of Sodaville hereby designates the City Recorder as the Enforcement Officer to assume the responsibility for enforcing the provisions of Ordinance No. 19-02, the City of Sodaville Zoning and Development Ordinance.

3. The responsibilities of the Enforcement Officer shall be as outlined in the City of Sodaville Enforcement Ordinance, No, 98-05.

# 11.A Water Infrastructure

## **Waterloo Partnership**

City Recorder Alex McHaddad met with the Waterloo City Council on August 9, 2022. The City Council voted in favor of engaging in feasibility studies with Sodaville to review the creation of a treatment plant and water system. The South Valley/Mid-Coast Regional Solutions Team will convene in September to discuss a joint venture with Sodaville and Waterloo.

Waterloo Councilors noted the potential utility of a municipal water system in the future. Public opposition to a proposal was also discussed, including likely community opposition to a municipal water system funded by property taxes with mandatory participation.

The goal of the Regional Solutions Team meeting should be to understand the starting point for studying this project either jointly with Waterloo or with Waterloo's blessing. It is possible that a treatment plant could be constructed in that community with an Intertie that is owned by Sodaville, jointly by Sodaville and Waterloo, or a new Water District. These options provide maximum flexibility for Sodaville to move forward without placing additional burdens on Waterloo should the City experience political opposition to new infrastructure or financial difficulties undertaking feasibility studies. Business Oregon can provide up to \$20k in grants to Waterloo for their studies, but they caution that this will likely not cover their total costs. Sodaville staff's driving principle is to avoid incurring costs for Waterloo given that this initiative stems out of our immediate need for water. Any move that results in Sodaville forcing policy decisions or expenditures on Waterloo is likely to meet political opposition in that community. Infrastructure developments must result from a partnership to be successful.

## **Jackman Well Development**

The State of Oregon retains funding to rehab the private "Jackman Well" that was studied for use as a supplemental water source. A 2019 report by GSI Water Solutions, Inc. states, "The lack of full recovery suggests that 35 gpm is not a sustainable rate of water production from this aquifer. However, it may be possible to operate a well intermittently (as is typical with the City's well operations) at a rate less than 35gpm with periods of rest to allow the aquifer to sufficiently recover. The required recovery time will be dependent on the operating rate of the well, and the ability of a well in this location to fully recover after seasonal pumping is uncertain."

The 2017 financing contract with Business Oregon expired in 2020 but funding has been held to give Sodaville time to decide how to proceed. Business Oregon is currently reaching out to on-hold projects to determine whether they should be terminated. The contract provides \$567,000 in forgivable and non-forgivable loans for "converting an existing private well to a municipal well and construction of a 75,000 gallon bolted steel reservoir." Business Oregon is aware of staff concerns that testing of the Jackman Well did not take place during summer and additional testing may need to be done to verify its utility as an additional water source; they verified that the award cannot be used for studies. Should the City Council determine that development of the Jackman Well should occur, Business Oregon notes that the following requirements must be met:

- Provide updated cost estimates to show the project can be completed with existing funding
- Complete environmental review including publishing public notice (Oregon Health Authority is the lead agency for the environmental review requirements)
- Address special loan conditions per Oregon Health Authority

- Water Source Capacity: water rights at the additional well must be addressed by submitting the necessary paperwork to Oregon Water Resources Department
- Submit plans and specs to Oregon Health Authority for review and approval prior to bidding
- Submit for review/approval all RFP's, solicitation documents following public procurement requirements
  - Include federal requirements and clauses
- Submit for review/approval draft bid documents
  - Include federal requirements (prevailing wage requirements, American Iron & Steel requirements)

The City Council should determine whether to undertake additional studies to review the well's productivity during the dry season, or to move forward with the project. Business Oregon notes that there might be other funding opportunities to help Sodaville in the short term with any studies. Business Oregon has not yet provided a deadline to declare whether the project will move forward, but the Council should make a decision soon.

## 11.B. OCWCOG Membership

### Staff Summary

The City of Sodaville is currently represented in the Oregon Cascades West Council of Governments by Linn County, which also absorbs the City's membership dues. City ordinances currently mandate membership in the OCWCOG, but the Council chose to defer membership to Linn County at an unknown date. OCWCOG's Executive Director made a presentation about the organization at the July 21 City Council meeting. An invoice for membership dues will be provided prior to the August City Council meeting for review. Staff recommend resuming participation in the organization due to the benefits of involvement. If the Council votes to resume participation, a Councilor must be appointed to serve on the Board of Directors. If the Council votes to resume participation, staff will consider this action as authorization to pay membership dues.

**Suggested Motion:** *I move to resume the City of Sodaville's participation in the Oregon Cascades West Council of Governments.*

**Mayor:** *I hereby nominate [Council member] to serve on the Oregon Cascades West Council of Governments.*

**Suggested Motion:** *I move to confirm [Council member] to serve on the Oregon Cascades West Council of Governments.*

## 11.B. LOC Legislative Priorities

### Staff Summary

The list of potential legislative priorities is included in the Council Packet. Councilors will discuss preferred legislative priorities before designating the City Recorder to submit preferences.

**Suggested Motion:** *I move to designate the City Recorder to submit the City's legislative priorities vote to the League of Oregon Cities.*