



Harrisburg City Council Minutes January 10, 2018

The Harrisburg City Council met on this date, at City Hall, located at 120 Smith St., following the HRA Board Meeting at the hour of 6:39pm. Presiding was Mayor Robert Duncan. Also present were as follows:

- Kimberly Downey
- Robert Boese
- Sarah Puls
- John Loshbaugh
- Adam Keaton
- City Administrator Brian Latta
- City Recorder/Asst. City Administrator Michele Eldridge
- Public Works Director Chuck Scholz
- Finance Officer Tim Gaines

Absent were Councilor Mike Caughey, and Youth Advisor Sarah Isom.

Concerned citizen(s) in the audience. All present were there for items on the agenda.

The matter of Approving the Consent List.

- Loshbaugh **motioned to approve the Consent List, and was seconded** by Puls. **The City Council then voted unanimously to approve the Consent List. That action approved the following:**
 1. **The Payment of the December 2017 Bills**
 2. **The Minutes from December 13, 2017.**

The matter of a Discussion(s) with Other Agencies.

The Harrisburg Fire/Rescue District had provided their report for December, 2017. (Please see Addendum No. 1); otherwise, Latta noted that the Linn County Sheriff's Office report would be at the meeting held on January 24, 2018.

The matter of Hearing a Presentation from JCHM Habitat for Humanity Staff Regarding Projects in the City of Harrisburg

Junction City, Harrisburg, Monroe (JCHM) Habitat for Humanity Presentation: Executive Director Cindy Decker, told the City Council that you may have heard of Habitat for Humanity, but you may not know what they actually do. The organization was formed in 1994, when concerned citizens in this area got together, and noticed that we didn't really have low income

permanent housing in our area. They formed the Junction City/Harrisburg Habitat for Humanity Organization. Monroe was added two years later. They've built 20 new homes, and just dedicated their 21st home last weekend; the home is on S. 8th Place. They are getting ready to add their 22nd home right now. They have their next two to three homes slated for construction in Harrisburg. They own two lots on the east side of the Upmeyer House, at 290 N. 7th St. In addition, they are looking at purchasing another home in town. Linn County has 17.3% of its population below poverty level, and has a low median household income. They focus a lot on Harrisburg, because the City doesn't have a low income housing program, and needs permanent low income housing. They don't give their homes away; the families apply for the loan, which is financed through them, or through the USDA.

In any case, they wanted to let the City Council know how much the homes they've built in Harrisburg help the local economy. They had provided a handout for each Councilor (Please see Addendum No. 2), that shows that in property taxes, their homes have provided \$134,082.94 to the City of Harrisburg since 2001. That doesn't include the fact that most of their applicants are families, with children attending Harrisburg schools, plus what they may purchase at area businesses. Habitat for Humanity of Oregon, their overall support organization, had recently made available \$6 Million in assistance to provide to all the Oregon branch Habitat programs. They will be applying for one of those grants, which will provide assistance towards building a future donor home. She had brought a large check representing the \$134,082.94 property tax amount, and wanted to have a picture taken with the City Council with that.

She also spoke about how home prices are skyrocketing, and that many of the low income families pay over 30% of their total income for their mortgages. She added information about the 2017 LIFT program, that was approved during the 2017 legislative session. It approved \$80 million in General Obligation Bonds, which can result in an additional 1,200 to 1,500 units of new housing in Oregon. The Habitat for Humanity of Oregon offices will be competitively applying for this funding source. Their (JCHM Habitat's) most recent home, located on S. 8th St., has excited home owners, who qualified for a USDA loan. She then introduced Larry VanNortwick, and George Anderson. They are both dedicated volunteers.

Larry VanNortwick, is a retired contractor, who works on most of the homes. George Anderson was also a great volunteer. VanNortwick said that they are here to talk about SDC's, and how it affects their properties. Excluding the land, it typically costs around \$90,000 to build a home. SDC's typically represent about 15% to 18% of that cost. They are hoping that there is away that the City Council would consider waiving some of the SDC's for low income housing. There are a number of communities who have done this; he'd be happy to provide those cities names. Some of the different ways that they've helped, is to limit the number of homes that can qualify for the waiver; some are a waiver of 50% of the SDC's; another City provided for any Habitat for Humanity home to be allowed to obtain the waiver. Junction City unfortunately, doesn't waive any of the SDC's. George Anderson added that he'd spoken with Eldridge, and knew that the current SDC's for Harrisburg are \$13,107.00 in cost. That changed in 2012 from the previous amount. VanNortwick added that SDC's just generally seem to be increasing.

- Mayor Duncan said that we can talk about that, although he would recommend doing that on a future agenda.
- Anderson said that would be great; they are just looking for some dialogue about the possibilities.
- Latta said that we might want to talk about SDC's, not just in relation to the JCHM Habitat for Humanity homes, but in general, especially on the residential side. It's worth having a discussion, to consider a pilot, or temporary program for a year or so in order to reduce SDC's. We could advertise that we are lowering the SDC's in order to spur more development. He added that the only exemptions we currently have for SDC's, are for the School District and Fire District, for temporary medical hardships, or for projects paid for by grants or gifts to the City of Harrisburg. He would recommend that if we decided

to allow for any discounts or waivers, that it be codified. That way, we don't have any precedents set.

- Boese said that he would really appreciate getting to see which other cities participate in SDC's waivers or modifications.
- VanNortwick said he would get that information for the City Council.
- Decker said that she would look at other communities. She knows that Silverton has a program that works; Habitat for Humanity Oregon helped to advocate for that program. They will be going to the state legislature over the next twelve months. Housing costs are increasing; not just for purchasing a home, but also for rentals. Junction City just had a rather tense conversation about homelessness; they are trying to alleviate some of that with housing.
- Latta said that we would likely be speaking about that at the second February meeting. If JCHM Habitat for Humanity would like to submit anything for that meeting, then they should provide it to him by the second week of February. He added that housing affordability is hard enough for family's with decent paying jobs; a lot of people around the state are talking about it.

The matter of Reviewing a Request for a Special Temporary Permit to Allow a Family to Reside in an RV for up to 90 Days

Staff Report: Latta reported that we had received a request from Keith and JoNell Birky, in November, to stay in their RV on the property they now own on Diamond Hill Road. They had submitted building plans at the end of 2017, and it was discovered that there were several code violations. Those have all been resolved, except for this issue. People can reside in a RV on residential property, with a property owners approval, for 30 days in a 90-day period. To exceed that time frame, they must get a special temporary permit, available from Council, that can be issued for up to 90-days. He has two conditions tied to the request. The first condition is that the permit expires on April 10, 2018, which is 90 days from tonight. The second condition is that wastewater shall regularly be disposed of at an off-site facility, and that it shouldn't cause any adverse effects on neighboring properties. If they can get their renovations done by either April 10, or for 30-days beyond that time, then great, otherwise, they would need to come to Council again, to ask for another 90-day period.

- Puls questioned why they needed to come to Council for that extension.
- Latta told her because Council approves that; it's in the ordinance standards.
- Mayor Duncan asked if we couldn't fashion a motion that would make it so they wouldn't have to come back?
- Latta said that he can craft something that says if they need more time, then the owner could craft a letter to them, or something.
- Keith Birky, the applicant at 1010 Diamond Hill Road, said that this had been a steep learning curve for him. He had gotten some violations, and he guessed that you live and learn. He really appreciates that the City is working with them. They had originally hoped to be done by Christmas, but had to rework the permit, that's still in plan review. He really has to be complete with the project, ideally, by harvest time. He would really appreciate it if he didn't need to go through this process again, in order to get an extension of time.
- Mayor Duncan said that in year's past, we had some residences who abused the allowances. That was why this is in the code this way.
- Birky said it was important that they get this approval. The only time he can work on the improvements and remodel, is in his time off, and if they didn't live at the same location as their home, he wouldn't get to see his kids very much.
- Latta asked him when he thought he would be done.

- Birky said that he would want to be done at the end of June, as harvest is the end of July.
- Loshbaugh expressed some concern about the county dragging their feet on the permit; they may need some more time.
- Latta said that the goal is to not have him come back to Council. You can have the motion to replace Condition No.1, to state if the applicant needs to reside in the RV beyond April 10, 2018, then he can submit a letter to the City Administrator for an additional 90-days. If it goes beyond harvest, then he could come back to you to ask for even more time. But we can set that up so that he doesn't need to return to Council.

Birky asked the City Council if there was any way he could dump his wastewater at the house, rather than having to go off-site? He can get a RV type of septic tank that could be pumped out once a month. Mayor Duncan asked if he couldn't just hook to the house, but Puls said it's been half knocked down. Mayor Duncan didn't think that there would be a problem for him to do that, and asked Scholz if he had any issues with that. Scholz said he didn't necessarily see an issue, but he did want to note that for the county, if a RV or trailer is hooked up to a sewer system, then it's considered a second residence, and could be charged SDC's. He said that the whole area there has a weird, oddball, step system. The homes in that area are all tied up to a private line that extends across the field to a manhole. He didn't see any issues with Birky pumping into that. Puls said that most homes don't have a RV dump site. However, Downey pointed out that their house on Siuslaw had one, although they never used it. Latta said that he could replace Condition No. 2 to say that the applicant may dispose of his wastewater on the sewer system on his property.

- Downey then **motioned to approve a Special Temporary Permit for Keith and JoNell Birky to reside in a recreational vehicle for up to 90 days at 1010 Diamond Hill Road, as conditioned. Those conditions are modified as follows:**
 - If the property owner needs to reside in their RV on the property beyond April 10, 2018, then they can send a letter to him asking to extend the special temporary permit for an additional 90-days.
 - The applicant may dispose of wastewater in the sewer system on his property.
- Puls and Loshbaugh both **seconded the motion, and the City Council voted unanimously to approve the Special Temporary Permit for Keith and JoNell Birky to reside in their RV at 1010 Diamond Hill Rd, as conditioned during the Council meeting.**

The matter of Appointing a Budget Committee Member to a Term Ending December 31, 2020.
Mayoral Action: Mayor Duncan appointed Connie Barnes to serve on the Budget Committee for a three-year term set to expire on December 31, 2020.

The matter of Proclaiming January 21-27 2018 as School Choice Week in the City of Harrisburg, Oregon

Mayor Action: The Mayor read aloud the Proclamation to name January 21 to January 27, 2018 as School Choice Week in Harrisburg.

Others

Speed Zone Trailer:

- Latta noted that Scholz had set up the speed zone trailer on S. 2nd St., right nearby Jim Kirk's home. For now, we will rotate the trailer around town.

Stanley Street issues:

- Scholz said that Stanley Street has been resolved, but it's just a little bit different from what Council had approved. After the surveyor's staked out the road, and the location of the water pipe, we removed the asphalt on the north side of the alley. On the south side, they ran into a problem; it's so alligator cracked on that side that they can't pave up to that corner. It would pop out, and they would have to repave that whole chunk of the alley. If they do that from side to side, then the ADA standards have to be followed, which changes everything. They also had an issue with the drainage on Wood's property. They had to build a little French drain there to get rid of some water pooling there. They added in some rock there as well. He took care of that in the most cost effective way he could, without having to rip it all out. That would use up almost all of our street funds on just that chunk of the alley. In addition, we discovered that Wood's fence extends about 7 ½" onto the City's right-of-way. So in addition to the other potential costs for doing the project in the way that was originally intended, they could add in relocating the fence. At this point, the area is draining, and the adjacent owners are happy with what we've done for the moment.
- Mayor Duncan said that as long as we are leaving it better than we found it, then he's ok with that. It seems we keep having to clean up things that were done from 20 to 30 years ago.
- Scholz mentioned that while he was reviewing Stanley St. a garbage truck came up Stanley, from N. 6th St., rather than turning from N. 7th onto Stanley. We had all thought that they were turning onto Stanley from 7th.
- Latta said that he would send a letter to property owners there, that the work is done, and what the end result was.
- Puls commented that he should add 'be nice to your neighbors'.
- Latta said that while Scholz said that everything was ok for now, he can tell you that they still don't get along.
- Mayor Duncan was glad that the survey map shows the fence.

North Entryway to the City

- Latta recognized Bob Biswell was here tonight. We have an intersection at Peoria and Hwy 99 that we've had prior interest in sprucing up. As you know, right when he came on board with the City, they were having a discussion in relation to the entrance there, and were proposing a replica of the bridge, with a 'flowing' river under it; but it proved too expensive.
- Downey said it was really expensive.
- Latta said that we've had some conversation about doing something at that location that pays homage to our agricultural heritage. We had talked about having some vegetation, and maybe adding some electricity, and having some more improvements around the Welcome to Harrisburg sign. The Harvest Festival Associations had also talked about having a Harvest Festival sign, similar to the one in Junction City that promotes the Scandinavian Festival. The Museum Board currently has two steam engines. One is operational, and the other is not. They would like to keep some parts of the other steam engine to use for the operational one, but he (Latta) was suggesting that something like that would be fantastic up in that area. He said that the Museum now has the authority to do what they would like with that steam engine (it previously belonged to the contributor). He asked if maybe before they try to sell that, if maybe the City could look into obtaining that for that area.

Council members were enthusiastic about that idea, but Loshbaugh said that he would think we would need to build a cover over that, otherwise it would be rusted out. Biswell

said that it was purchased in 1903 for a local farm in this area. It's not operational, but it is restorable. However, the museum already had a working steam engine. Downey suggested that maybe we could do something like Junction City, with the train that is covered; it has a plaque too. Biswell said that would work, but he would recommend the removal of certain elements on the steam engine, which can easily be stolen, or vandalized, plus he would highly suggest that you add the wrought iron period fence, similar to what's been done there. That would protect it. It was suggested that it would be great to maybe have a display piece on occasion there too, but Biswell remarked that you probably wouldn't want to do that. The tractor is only around 20,000 pounds, and other things that they could bring there could easily leave. Latta agreed that a revolving display would be a challenge. A cover is a possibility, but the county does own that property. He would need to look at our agreement with them to determine if it might be allowed. We might also have to deal with ODOT, because it's visible from their right-of-way. Loshbaugh said that might be an issue. Latta could see it as a community wide project that involves a lot of people. Biswell suggested that someone come down and talk to the Museum Board about it, as he is only one member. Scholz is the current City representative; he would come to the next meeting. Biswell also told Council that they really needed some younger members on the board; and were trying to solicit some new people. Downey mentioned that she knows a few farmers too, so she'll also look into something as well. Biswell said that they had always talked about some kind of farm display; it's been a long time coming.

City Administrator Evaluations

- Downey reminded everyone that the evaluation forms for the City Administrator were in front of them, and asked them to return those before the 6th of February.
- Eldridge added that she would be sending a link to the Dropbox account for those who wanted a fillable form.

With no further business to discuss, the meeting was adjourned at the hour of 7:39pm.

Mayor

City Recorder

Harrisburg Fire
December



Calls: 49

Date	Time	Incident
12/1/2017	10:17	welfare check, 1,000 block of South 6th street
12/2/2017	14:58	lift assist, 800 block of South 9th street
12/2/2017	17:32	motor vehicle accident, I-5 @ MP 206
12/2/2017	20:23	breathing problems, 100 block of North 2nd street, 1 person transported
12/2/2017	20:41	abdominal pain, I-5 @ Oak Grove rest area, 1 person transported
12/4/2017	3:00	structure fire, 23,000 block of North Coburg road
12/4/2017	11:23	sick person, 700 block of Gaileen way, 1 person transported
12/4/2017	14:12	cardiac arrest, 1,000 block of South 6th street
12/4/2017	17:04	fainting, 500 block of Smith street, 1 person transported
12/5/2017	13:25	fall injury, 500 block of LaSalle street
12/5/2017	13:54	fainting, 400 block of North 9th street
12/5/2017	15:00	overdose, 800 block of Umpqua street, 1 person transported
12/5/2017	22:56	headache, 500 block of North 6th street, 1 person transported
12/6/2017	7:47	breathing problem, 32,000 block of Diamond hill drive, 1 person transported
12/8/2017	4:52	chest pain, 32,000 block of Diamond hill drive, 1 person transported
12/8/2017	13:54	chest pain, 500 block of Smith street, 1 person transported
12/9/2017	5:33	motor vehicle accident, I-5 @ MP 210
12/9/2017	10:42	motor vehicle accident, Powerline and Territorial street
12/11/2017	7:29	motor vehicle accident, 23,000 block of North Coburg road, 1 person transported
12/11/2017	12:52	diabetic problem, 100 block of Territorial street, 1 person transported
12/11/2017	20:47	sick person, 32,000 block of Diamond hill drive
12/13/2017	6:28	abdominal pain, 600 block of Territorial street, 1 person transported
12/13/2017	21:09	motor vehicle accident, Diamond hill and Powerline
12/14/2017	18:20	motor vehicle accident, Powerline and Priceboro, 2 people transported
12/15/2017	7:45	breathing problem, 21,000 block of North coburg road, 1 person transported
12/16/2017	12:47	lift assist, 800 block of South 8th place
12/16/2017	17:23	mutual aid to Coburg, Freedom Lane and Knox Lane
12/17/2017	14:19	gas leak, 500 block of South 6th street
12/18/2017	19:42	medical alarm, 700 block of North 8th street
12/19/2017	16:58	general medical, I-5 @ MP 211
12/20/2017	13:20	trauma injury, I-5 @ MP 209
12/20/2017	15:43	sick person, 700 block of North 8th street, 1 person transported
12/20/2017	19:59	possible structure fire, area of MP 209
12/21/2017	14:44	good intent, 800 block of Crimson Place
12/22/2017	9:30	bleeding, 32,000 block of Diamond Hill drive, 1 person transported
12/22/2017	20:06	fall injury, 700 block of Smith street
12/23/2017	14:06	fall injury, 200 block of North 3rd street, 1 person transported

12/23/2017	18:14	burn complaint, 24,000 block of Gap road
12/23/2017	20:11	motor vehicle accident, Diamond hill drive
12/26/2017	22:09	fire alarm, 800 block of South 2nd street
12/29/2017	4:34	lift assist, 300 block of North 7th Place
12/29/2017	6:32	sick person, 300 block of North 7th Place, 1 person transported
12/29/2017	22:30	fire alarm, 500 block of Territorial street
12/30/2017	0:19	fire alarm, 500 block of Territorial street
12/30/2017	21:03	fire alarm, 30,000 block of Diamond Hill drive
12/30/2017	22:21	overdose, 200 block of North 7th street
12/31/2017	5:07	medical alarm, 900 block of Ladino place East
12/31/2017	8:53	breathing problem, 300 block of North 7th place, 1 person transported
12/31/2017	9:06	breathing problem, 30,000 block of Substation drive, 1 person transported



Junction City/Harrisburg/Monroe Habitat for Humanity Building in Harrisburg
P.O. Box 171, 177 W. 6th Ave, Junction City, OR 97448 541-998-9548

Property Address	SDC'S	2017	2016	2015	2014	2013	2012	2011	2010	2009
955 Territorial		2,083.25	1,929.28	1,876.27	1,862.31	1,785.92	1,794.36	1,780.46	1,690.39	1,632.36
195 Monroe Street		2,567.59	2,377.86	2,312.44	2,289.80	2,007.93	1,919.96	2,241.91	2,248.08	2,170.80
896 N. 7th St.	8728.72								1,450.09	1,757.41
501 S. 5th St.		2,365.28	2,190.47	2,130.17	2,114.40	2,029.94	1,987.31			
500 S. 6th St	4855.24	2,297.11	2,127.37	2,068.90	2,053.53	1,280.08	527.12	467.20	391.59	320.65
510 S. 6th	4855.24	2,252.73	2,086.31	2,028.90	2,013.78	1,933.38	474.60			
340 N. 6th		2,166.83	2,006.76	1,951.61	1,937.08	1,859.77	1,827.27	1,803.92		
865 Burton		2,356.41			767.47					
826 S. 8th		858.57								
634 Erica Pl.	5545.24	2,515.35	2,329.47	2,265.40	2,248.52	2,156.23	2,117.13	2,177.05	2,066.79	
624 Erica Pl.	9710.48					2,178.21	2,041.12	2,301.03		

Total SDC's \$33,694.92

Total per Tax Year 19,463.12 15,947.52 14,633.69 15,286.89 15,898.40 12,508.07 10,771.57 1,846.94 5,881.22

Property Address	2008	2007	2006	2005	2004	2003	2002	2001	Total Taxes per Property
955 Territorial	1,653.56	1,558.19	1,539.68	1,515.15	1,530.33	1,518.97	1,415.29	908.15	28,073.92
195 Monroe Street	2,198.94	808.87							23,144.18
896 N. 7th St.	520.69	957.78							4,685.97
501 S. 5th St.									12,817.57
500 S. 6th St									11,533.55
510 S. 6th									10,789.70
340 N. 6th									13,553.24
865 Burton									3,860.62
826 S. 8th									858.57
634 Erica Pl.	369.12								18,245.06
624 Erica Pl.									6,520.35

Total per Tax Year 4,742.31 3,324.84 1,519.68 1,515.15 1,530.33 1,518.97 1,415.29 908.15 134,082.94

In today's dollars, Habitat families have contributed \$56,851 towards schools in Linn County, and \$10,056 toward Rural Fire Protection. In addition, nearly \$30,000 in tax revenue went directly to the City of Harrisburg.