

CITY OF CLATSKANIE

Regular Meeting Agenda of the Clatskanie City Council
Clatskanie Council Chambers February 5th, 2025 @ 7:00 p.m.

1. Call meeting to order
2. Pledge of Allegiance
3. Public Comment
4. Oath of Office for Jeff Horness
5. Consent Agenda:
Regular meeting minutes January 8th, 2025
Action:
6. Presentation of the 2023-2024 Audit by Kathy Wilson, SingerLewak CPAs
7. Agenda Item 2025-02: Presentation by Karen Marx on support for sport court grant in Clatskanie City Park
Discussion:
8. Agenda Item 2025-03: Resolution 2025-01; Exchange for Access Easement
Discussion:
9. Manager Items:
10. Finance Manager Items:
11. Public Works Items:
12. Parks & Recreation:
13. Sherriff and Code Compliance items:
14. Council Items:
15. Mayor Items:
16. Adjourn

CITY OF CLATSKANIE

Regular Minutes of the Clatskanie City Council
City Council Chambers, January 8th, 2025 @ 7:00 PM

Present: Mayor Robert Brajcich, Russell Finney-Leggroan, Bob Emminger, Bruce Jolma, Amanda Owen

Absent: Jeff Horness

Staff Present: Greg Hinkelman City Manager, Marci Moore, City Recorder/ Finance Manager, Elisha Shulda, City Recorder/ Finance Manager, David Minor, Public Works Director, Kelsey Seibel, City Attorney

1. Mayor Brajcich called the meeting to order at 7:00 PM and then lead the Pledge of Allegiance.

2. Public Comment:

Mayor called for public comment and recognized Jan **Acquistapace** of 523 S Nehalem Street, who commented about the powered wheelchairs around town without a flag and she fears they will get hit. She asked if the City could make an ordinance regarding safety regulations. **Hinkelman** confirmed that wheelchairs and motorized scooters zoom around town. **Mayor** commented he has almost been hit by them as well. Larry **Reandean** commented that he sees them not using the sidewalk but using the road instead and suggested someone stop by the facility and talk to them about the residents. **Garlock** suggested they also talk to the residents at Sol Haven regarding the same issue of wheelchairs and scooters going "vroom" (fast).

3. Consent Agenda:

Regular meeting minutes December 8, 2024.

Action:

Mayor asked if there were any corrections or additions to the minutes. Bob **Emminger** made a motion to accept the minutes as written. Russell **Finney-Leggroan** seconded. There was no discussion. **Mayor** called for a vote. Russell **Finney-Leggroan**, Bob **Emminger**, Bruce **Jolma**, and Amanda **Owen** all voted aye. The motion passed unanimously, no nay votes. **Jolma** asked if he was a current councilor and asked if he was able to vote or if he needed to wait to be sworn in. It was confirmed by **Mayor** and **Hinkelman** he is still a current councilor and able to vote.

4. Swearing in of Mayor & Councilors

Elisha **Shulda** swore Bob **Brajcich** in as Mayor.

Mayor Bob Brajcich swore Bruce **Jolma** in as Councilor.

5. Election of Council President and designating check signers

Discussion/Action:

Mayor informed council that they needed to elect a designated check signer and nominate a new council president. **Jolma** nominated Bob **Emminger** as president. **Owen** seconded the motion. **Mayor** called for a vote. **Finney-Leggroan**, **Jolma**, and **Owen** all voted aye. The vote passed unanimously with **Emminger** abstaining. **Jolma** nominated **Owen** as the designated check signer. **Finney-Leggroan** seconded the nomination. **Mayor** called for a vote. **Finney-Leggroan**, **Jolma**, and **Emminger** all voted aye. The vote passed unanimously with **Owen** abstaining.

6. Public Hearing

Agenda Item 2025-01: Liquor License Renewals for 2025

Discussion/Action:

Mayor recognized **Hinkelman** who explained the staff report regarding liquor license renewals. **Jolma** asked if there had been any complaints with an establishment. **Hinkelman** stated he can't definitively say no. There are some issues with a vendor that has been turned over to OLCC, who is the regulatory authority. **Jolma** asked if we grant the liquor license and there is a problem in the future, will OLCC suspend it? **Hinkelman** confirmed that is the process. **Finney-Leggroan** asked if the liquor store was on the list, they are as Wine and Beer World. **Finney-Leggroan** stated he is not comfortable with the takeout. **Hinkelman** asked for clarification on meaning of take out and explained it was referring to closed containers. **Owen** questioned how the establishments got on the renewal list, if they applied or if it was who had previously been on the list. **Hinkelman** explained they must re-apply and that it is a requirement by state law. It is a OLCC regulation that we approve the list of establishments. **Mayor** asked for public comment. **Finney-Leggroan** asked if the hotel sold liquor. **Mayor** answered they do not. **Jan Acquistapace** asked if someone or an organization from outside of town could come here and sell liquor or if it had to be someone from Clatskanie. **Mayor** confirmed with **Hinkelman** that a permit would need to be issued for those instances. **Hinkelman** gave an example. **Donna Garlock** inquired about serving liquor in the ballroom for events. **Hinkelman** stated that it would require a special permit from the city. **Owen** made a motion to approve the liquor license renewals. **Jolma** seconded. **Mayor** called for a vote. **Russell Finney-Leggroan**, **Bob Emminger**, **Amanda Owen**, and **Bruce Jolma**, all voted aye. The motion passed unanimously, no nay votes.

7. Manager Items:

Mayor recognized **Hinkelman**. **Hinkelman** wished everyone a Happy New Year. He informed the council of the results of the bids for the Conestoga Lift Station coming in over the budgeted amount of \$250,000. The lowest bid being over \$500,000. He stated the project has been killed and will be revisited next budget year. **Jolma** asked if the increase was due to inflation. **Hinkelman** confirmed that it was part of the issue. **Hinkelman** noted the National Flood Insurance, FEMA compliance measures that are being mandated has a coalition of counties and cities forming a lawsuit against it. He informed council that he completed the declaration to add to the lawsuit; specifically, how it relates to the hotel project being proposed. He stated that we now wait and see what happens. **Hinkelman** informed council that bids for the sewer plant are due February 6th, 2025, and he is scared based off how bids came in for Conestoga Lift Station. He informed council that he will be headed to Salem to lobby for additional money for the sewer plant project. He invited the council and mayor to attend as well. **Hinkelman** invited council and mayor to the City County dinner February 4, 2025 and to RSVP by tonight.

9. Finance Manager Items:

Mayor recognized **Shulda**. She brought up the accounts payable report for December. She pointed out payment to Avalon Document Service Holdings, Mike George Paving, and Colin Phillips. **Shulda** went on to point out payment to TetraTech Inc. for CIP work on the Conestoga Lift Station and progress payments towards the sewer plant. She noted payment to TMG Services, Inc., for the CIP, water treatment plant equipment. **Shulda** noted that the budget status report expenses were on track with budget and that the audit was in the final stages and should be completed soon. She asked if there were any questions **Finney-Leggroan** asked how much money had been spent towards the Conestoga Lift Station job. **Shulda** said she would email him the total.

10. Public Works Items:

Mayor recognized **Minor**. He informed the council of a letter from DEQ regarding possible violations and fines from an incident in March 2024 during a heavy rain event. **Minor** noted Colin is working with DEQ to get the issue resolved. He also informed council that on January 2, 2025 we had the pre bid for the sewer plant. There were 40 contractors that picked up a bid packet and more have inquired since then. **Minor** was contacted by Cyndi **Warren** from Park and Rec for assistance from the Public Work's crew to help with the removal of park playground equipment. He then explained that one of our pumps went offline and we had a spill. He noted that the problem has been fixed, and we are keeping an eye on it.

11. Park and Recreation: **Emminger** stated he saw Cyndi **Warren** and she said everything was fine and could be called if there were questions.

12. Sheriff and Code Compliance Items: There was no report.

13. Council Items:

Mayor asked for counselor items, **Jolma** stated that if we got a new WWTP maybe the river weeds wouldn't grow so fast and would get some of the nitrates out of the water. He wished everyone a Happy New Year. There were no more council items.

14. Mayor items:

Mayor wished everyone a Happy New Year.

13. Recessed for Executive Session: 7:35 p.m.

Executive Session per ORS 192.660(2)(i); To review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing.

Resumed meeting at 7:50 p.m.

14. Adjourned: 7:50 p.m.

City of Clatskanie

Resolution 2025-01

Whereas, the City of Clatskanie owns Tax Lot 7408-AD-01200 in Columbia County, Oregon consisting of approximately 0.019 acres of land (“Property”); and

Whereas, there is a lift station on the Property that the City of Clatskanie does not use; and

Whereas, the City of Clatskanie continues to have buried pipelines on the Property; and

Whereas, the City of Clatskanie is allowed by ORS 271.310 to use its discretion to determine that city property not immediately needed for public use be sold, exchanged, conveyed, or leased; and

Whereas, public rights of way include, but are not limited to: streets, roads, highways, bridges, alleys, sidewalks, trails, paths, bikeways, public easements and all other public ways or areas; and

Whereas, the Property is owned by the City of Clatskanie and is a “public area” under Clatskanie Municipal Code 7-1-1 and is therefore a public right of way and city property; and

Whereas, the City of Clatskanie has jurisdiction to exercise regulatory control over all public rights of way within the City under Clatskanie Municipal Code 7-1-2; and

Whereas, Tax Lot 7408-DA-00300 is south west of the Property owned by the City of Clatskanie and the owner of Tax Lot 7408-DA-00300 cannot access their tax lot without travelling across the City of Clatskanie’s Property; and

Whereas, the City of Clatskanie has determined by voice vote that the Property is no longer needed for public use; and

Whereas, it is in the public’s interest to allow the owner of Tax Lot 7408-DA-00300 to have an access and utility easement across the Property in exchange for paying any costs associated with recording the easement.

[Remainder of the Page Intentionally Left Blank]

NOW, THEREFORE, THE CITY OF CLATSKANIE RESOLVES AS FOLLOWS:

The City resolves that the Property described in the attached Exhibit A is no longer immediately needed for public use and granting a private citizen an access easement and a utility easement limited for use by a single-family residence across the Property is in the best interest of the public.

ADOPTED by the Council of the City of Clatskanie on this ____ day of _____ 2025.

<u>ROLL CALL ADOPTION</u>	<u>AYE</u>	<u>NAY</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Mayor: Robert Brajcich	[]	[]	[]	[]
Councilor: Russell Finney-Leggroan	[]	[]	[]	[]
Bob Emminger	[]	[]	[]	[]
Jeff Horness	[]	[]	[]	[]
Bruce Jolma	[]	[]	[]	[]
Amanda Owen	[]	[]	[]	[]

Robert Brajcich, Mayor

Elisha Shulda, City Recorder

KNOW ALL MEN BY THESE PRESENTS, That I, Edna Pauline Evenson,
a widow, GRANTOR,
in consideration of Ten Dollars,
and other good and valuable consideration
to me paid by City of Clatskanie, a municipal corporation,
GRANTEE,
do hereby grant, bargain, sell and convey unto said GRANTEE,
and its ~~heirs and assigns~~, all the following real property, with the ten-
ements, hereditaments and appurtenances, situated in the City of Clatskanie,
County of Columbia and State of Oregon, bounded and described as follows, to-wit:

Lot Seven (7), Block Two (2), EVENSON,
a platted addition to the City of
Clatskanie, all as appears from the
record of plats on file and of record
in the office of the County Clerk of
Columbia County, Oregon.

This property is conveyed to said GRANTEE
for use as a station for a booster pump for
the city water system.

(Consideration less than \$100.00.
No revenue stamps required.)

TO HAVE AND TO HOLD, the above described and granted premises unto the said City of
Clatskanie, a municipal corporation, GRANTEE,
and its ~~heirs and assigns~~ forever.

IN WITNESS WHEREOF, I, the grantor above named hereunto set my
hand and seal this Twenty seventh day of January, 1966.

Edna Pauline Evenson

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

County of Columbia

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BE IT REMEMBERED, That on this 27th day of January, 1966, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Edna Pauline Evenson, a widow, who is known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Isabelle M. Foley

Notary Public for

My Commission expires Jan. 21, 1969



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STATE OF OREGON
COLUMBIA COUNTY
RECORDED OR FILED

FEB 11 3 19 PM '66

BOOK 160 PAGE 836

ROY A. NELSON CO CLK

BY *Blair* DEP.

DEED

Bargain and Sale
GROSS No. 80

Edna Pauline Evenson,
a widow,

to

City of Clatskanie,
a municipal corporation,

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of M., 19, at o'clock, and recorded in book Record of Deeds of said County.

Witness my hand and seal of County affixed.

County Clerk—Recorder.

By Deputy.

Return to:
Edna Pauline Evenson
City Recorder
Clatskanie, Oregon

