

**MINUTES OF THE CITY OF HEPPNER CITY COUNCIL MEETING
HEPPNER CITY HALL, 111 N. MAIN STREET, HEPPNER, OREGON
7:00 PM FEBRUARY 10, 2025**

NOTE: Where stated "Motion Carried" is considered unanimous, unless otherwise stated.

ATTENDEES:

**Corey Sweeney
Ralph Klock
Sharon Inskeep
Ian Murray
Joe Armato
Dale Bates
Adam Doherty
John Doherty
Chad Doherty
Steve Rhea
Bill Kuhn
Nathen Braun**

Absent: None

Members of the Public: Dane Maben, Mike Bergstrom

On Zoom: Gazette, Kathy Street

1. GENERAL BUSINESS

- A. Call to Order. Corey Sweeney called the February 10, 2025, meeting of the City of Heppner City Council to order at 7:00 PM.
- B. Pledge of Allegiance. Corey Sweeney led attendees in the Pledge of Allegiance to the Flag.
- C. Announcements – Two items will be added under "New Business": #6 Morrow County Capital Improvement Plan, and #7 New Street Name.
- D. Correspondence - None
- E. Requests – Animal Permit: Aidden Ramos, two 4-H pigs.

If this is approved, John will speak to them about the construction of the enclosure as this property is partly in the floodway and partly in the floodplain.

Motion to approve Aidden Ramos's request for an animal permit for two 4-H pigs by Dale Bates. Seconded by Ian Murray. Councilors Klock, Inskeep, Murray, Armato, Bates, and Doherty voted unanimously to approve. Motion Carried

F. Presentations – Oregon Trail Library District

Bill Kuhn and Kathy Street spoke on behalf of Oregon Trail Library District. The Library District has been in existence for 28 years. They are starting a Facilities Master Plan. This will evaluate all 3 of the library buildings. Heppner is the oldest, the second oldest is in Boardman which operated in an old convenience store location. The third is in Irrigon, which doesn't need a lot of attention as it is only 10 years old. They have hired a Design Specialist Architect. They are just in the beginning stages. They have looked at possible sites for expansion or new construction. They don't have the funding yet as you need to have a plan before looking for funding sources. The Heppner location has some problems. The Architect doesn't think it's possible to improve it to current standards or expand it. If any work was to be done on the existing building, everything would have to be removed from the Museum. They looked at sites in Heppner and the place that makes sense is next to the existing building in City Park. Part of that concept could include an outdoor stage with a sound system and a covered pavilion. The library is asking the city if they would consider allowing them to put in a new building adjacent to where the current library exists. The size would be about 5,000 square feet. The current size of the library is 1,150 square feet, which is rather small and can get crowded. They are asking the city if that is an acceptable concept for going forward. Is it a viable location based on the floodplain and zoning. There are several big nice trees that would have to be removed. The city has a comprehensive plan to preserve open spaces. There is a lot of consideration here. The city owns the entire park, the county owns the building, but the city owns the dirt underneath it. There were no objections to looking into it further.

2. COMMUNICATIONS FROM THE PUBLIC – None

3. CONSENT AGENDA

A. January 13, 2025, City Council meeting minutes.

Motion to approve the minutes by Ralph Klock. Seconded by Dale Bates. Councilors Klock, Inskeep, Murray, Armato, Bates, and Doherty voted unanimously to approve. Motion Carried

B. Approval of Monthly Bills

Motion to approve the monthly bills by Adam Doherty. Seconded by Joe Armato. Councilors Klock, Inskeep, Murray, Armato, Bates, and Doherty voted unanimously to approve. Motion Carried

C. Financial Statement – For information only.

4. REPORTS

A. Fire Chief Report – Steve Rhea read the report.

- 2 Lift Assists with EMS
- 2 Motor vehicle accidents with injuries
- 1 2-acre natural vegetation fire in rural
- 2 Motor vehicle accidents, non-injury
- 1 Motor vehicle accident cancelled on scene
- 1 Motor vehicle cancelled enroute
- 1 Pet rescue in the city
- 1 Alarm activation on Linden Way
- 1 EMS assist DOA
- 1 Mutual aid to Lexington, house with smoke

210 calls for 2024. 13 calls for 2025. 24 Chief calls for the month.
Completed Intergovernmental agreement with Oregon Dept. of Emergency Management.

Sent Tactical Tender & crew to South California to assist with fires.

Attended the Water Master Plan meeting with Anderson Perry.

Hosted a two-day S-230 Wildland class for 6 departments.

Attended a meeting with the Courthouse Engineers.

Many residents received a packet from ODF with the mapping and rating guides for structures within the wildland urban interface. They will be having a meeting on Wednesday at 11 AM at NRCS with Kevin Payne, Corey Sweeney, and Simone Kotter from the State Fire Marshals Office. Adele Underwood from the Community Wildfire Forester for ODF, who is responsible for the mapping will be there. Steve hopes to get some answers for the council.

B. Morrow County Sheriff's Department – There were 401 hours for January. There were 13 traffic stops, 8 warnings and 5 citations. One of the traffic stops resulted in a misdemeanor arrest for driving while suspended. Corey Sweeney mentioned the Police Commission meeting that is scheduled later in the month. He would like the Undersheriff to attend if possible. John Doherty will send out invitations prior to the meeting.

C. Public Works. Chad Doherty read the Public Works report.

Water Dept. – The crew replaced water meters at 545 E Hager, 465 N Gale, 465 West St, 295 Water, 355 Linden Way, 165 W Center, 275 Water St, 135 Cannon St. Public Works responded to a frozen meter at 117 N Main St. The meter was broken and was replaced. The crew responded to a frozen meter at Thompson Corral #1 on the Western Route. The crew replaced the meter. Responded to a water leak at 240 Church St. Public works crew responded to a frozen meter at 345 Gilmore Street. Meter shutoffs were frozen and the meter was not broken. Responded to an after-hour's water leak at 615 Alfalfa St, it was the homeowner's sprinkler system. Attended to a water leak on Matlock St. This leak was difficult and in a problematic spot. This took until after 8:30 pm. Did some updates on the FIS and master meter list. Responded to an emergency water shut off on Church St. Worked with Ferguson Water Works to put Field Logic on Chad's laptop to make meter adjustments in the field. Raised three fire hydrants that were buried below the break away during the Gale and Chase St projects. We have one left to do. Burnt some slash piles at Well#1. Replaced a power outlet at Well#2. Worked with TAG to make the chlorine injection pump flow proportional per OHA requirement.

Sewer Dept. – Cleaned the contact basins once. Did 4 septic dumps. Completed the Recycled Water Report and sent it to DEQ. Attended the quarterly LEPC meeting in Boardman. Checked on a possible illegal sewer at a property. Cleaned the sewer line at the top of Chase and on Skyline drive.

Streets Dept. – The crew removed all Christmas decorations and lights from Main Street. Removed debris and leaves from all footbridges. Fixed some potholes behind the Post Office. Repaired the May Street sidewalk where we had a water leak last summer. Installed a small retaining wall. Trimmed trees on Fairview Way that were hanging over the road. Removed a dead tree on Fairview Way. Fixed potholes on Morgan and Church Streets.

Parks Dept. – The crew removed all of the lights from Heritage Plaza. Allred Land Work removed the lights from the trees. The crew repaired one sink and replaced the other at City Park restroom. Winterized the Hager Park restroom until St. Pat's weekend. Hauled grass clippings away.

Park District – Caleb and Chad continued to take care of the therapy pool.

Shop/Other Dept. – Hauled spoils to the city dump. Did a walkthrough of the Senior Center with John and Dave Winters to see if the city can help with some minor repair problems. Chad attended a meeting with the Courthouse architects on the location of sewer and water services. Replaced burnt out lights in the big shop. Chad attended the annual Chamber luncheon.

D. City Manager Report – John Doherty read the City Manager Report.

1. Attended POM monthly meeting via Zoom.

2. NHMP – Submitted signed Resolution and receive approval from Oregon DLCD and FEMA.
3. Attended HHA January meeting. Assisted HHA with insurance coverage, document submittal, Housing Association of Oregon membership, and UCHA outreach.
4. Economic development – Held Zoom with Eva Henes with Oregon iSector and separate call with Nick Green of Catalyst. Both meetings focus on housing development in Heppner, reviewing developments in Baker City & John Day projects, and infrastructure development to lower housing costs. Discussed cluster homes, mass-timber projects, 3D print homes,
5. LOC – Region 11 Small Cities Quarterly meeting, via Zoom. NFIP and infrastructure development were topics.
6. SRTS- Attended Zoom on programs and meeting with HJSHS Ryan Gerry to discuss needs for Morgan St.
7. Attended GEODC monthly meeting and various business items.
8. St Pats celebration– Attended January planning meeting, discussed Thomson Square vendor requirements with Madison and Katie.
9. USACE – Flood study surveying completed along streams in January. Survey data along with other study data may result in new floodplain map.
10. Business Oregon – Received final \$20,000 grant funding for WSMP. Provided update on WSMP and WW study. Call with Feather Sams regarding programs. Spoke to POM Lisa M. about CDS for Gilmore St project, POM still waiting on BizOr processing.
11. Anderson Perry – submitted updated GIS contract, several calls with Dane Maben about WSMP, street projects – including 2025 ODOT SCA application, and SDWRLF application.
12. Economic Development Committee – Held January meeting. Reviewed purpose and goals with new member, discussed floodplain mitigation at POM mill site, future housing goals, and program participation.
13. District Courthouse – Held phone call with DLR & Alliance regarding design, permitting, and code requirements. Held in-person meeting with County, DLR, PBS, Alliance, Chad, and Steve to discuss various infrastructure and design needs and requirements. Met with neighboring property owners on their concerns with location and design. Continued assistance to DLR Group with completion of Zoning and CU/Variance permits to meet deadline for March Planning Commission meeting.
14. Mayor – several meeting with Mayor Sweeney to discuss: CREZ II funds, upcoming water projects, PW capital purchases, Robinson Addition, 2025 Chip Seal, Design Standards, Police Commission meeting, and MC CIP plan.
15. LPSCC – Attended bi-monthly meeting.
16. CHIP – Attended meeting to discuss county-wide health and wellness needs.
17. St Pat's Apartments – Conducted walk-through of building with Chad, Dave Winters, and Eddie Dickenson to review inspection report maintenance/repair items and areas COH PW could assist HHA.

18. LOC- Attend weekly Legislative Update Zoom meetings where items relevant to LOC goals and bills are reviewed.
19. Loop – phone calls and meeting with Patrick Keely and Steven Davis regarding signage, routes, and ridership.
20. Chamber/WCVEDG Annual Luncheon – Attended, gave review of grants received, spoke with Ryan DeGroff of BizOR on completion of WSMP & WW studies and future One-Stop meeting.
21. FD- Attended meeting of SoMoCo agencies on potential future improvements and coordination of duties between entities. Discussed with Chief Rhea and HRFPD. Annual Joint Meeting scheduled for February 26, 7 PM @ City Hall.
22. City/County/Port – Attended quarterly meeting in Lexington. Gave COH update, Loop discussed in-depth, MC CIP, ways to increase togetherness between communities.
23. Responded to Code complaints and worked with MCSO and property owners/agents on compliance.
24. OGEC- Attended “Public Meetings Law” training. Scheduled in-person training by OGEC on May 16th.
25. Planning – Created new forms for Zoning, land partitions. Work with Kenny Land Surveying on partition.
26. MC CIP – Meeting with Mayor Sweeney & Commissioner Sykes on upcoming CIP planning and our thoughts for future County needs.
27. CRS- Begin work on 5-Year CRS compliance review and renewal to take place in March.

5. BUSINESS

A. Old Business

1. Water System Master Plan

Dane Maben from Anderson Perry gave the council the final draft of the Water System Master Plan. After the council reviews this and approves it, it will be sent to OHA for review and a one-stop meeting can be scheduled. John Doherty recommends a special session on February 28th at 1:00 PM to discuss this and to review the chip seal bids. Corey Sweeney thanked Dane Maben for all of his hard work.

2. OGEC Public Meeting Law Training

Last week John Doherty attended the online virtual training of public meeting and executive session law. It is required that all public officials must attend an OGEC public meeting training at least once per term. An in-person

meeting has been scheduled at City Hall on May 16th at 1 PM. We could accommodate about 30 people for this training. After all the Heppner people have registered, it will be opened up for various groups throughout the county and maybe even Gilliam Co.

B. New Business

1. Resolution 1086-25, A Resolution appointing the City Manager as Budget Officer for the City of Heppner.

Motion to approve 1086-25, A Resolution appointing the City Manager as Budget Officer for the City of Heppner by Dale Bates. Seconded by Ralph Klock. Councilors Klock, Inskip, Murray, Armato, Bates, and Doherty voted unanimously to approve. Motion Carried

2. Chip Seal of City Streets in 2025

The city has budgeted funds for chip sealing. Council approval is needed to go forward with going out to bid. The streets that could use chip sealing are Riverside, South Court, South Chase, Bruce Kelly Dr, Barratt Blvd, Elder, lower Water Street. Center Street needs a seal coat.

Motion to move forward with going out to bid for chip sealing by Adam Doherty. Seconded by Dale Bates. Councilors Klock, Inskip, Murray, Armato, Bates, and Doherty voted unanimously to approve. Motion Carried

3. Public Works – Design Standards

This is to establish design standards for infrastructure. There will be a list of approved materials for contractors to use and design for that match what the city uses. This will avoid substandard materials being used for city projects.

Motion to move forward with Public Works Design Standards by Ian Murray. Seconded by Adam Doherty. Councilors Klock, Inskip, Murray, Armato, Bates, and Doherty voted unanimously to approve. Motion Carried

4. Public Works – Mower Purchase

Chad has gotten two quotes, the third has not been received yet. The mower cost is estimated to be 15 to 16 thousand. This will be tabled until March to present three bids.

5. Flow Meters – Capital Purchase Approval

John sent the information to the council last week. There is a grant from Oregon Water Resources that will reimburse 75% of the cost and installation. The meters must be on hand to receive it. This grant will also reimburse for the telemetry SCADA system.

Motion to approve the purchase of the flow meters and telemetry SCADA system by Ralph Klock. Seconded by Dale Bates. Councilors Klock, Inskeep, Murray, Armato, Bates, and Doherty voted unanimously to approve. Motion Carried

6. Morrow County Capital Improvement Plan

Morrow County requested input for the development of a long-term capital improvement plan for buildings and facilities in the county. Heppner is the only one that responded. The list was compiled and is ready to be submitted. The list is as follows: 1. Elected Officials Offices for County Agencies (Renovating the current Courthouse, Tax Assessment, Clerks Office, Treasurer, etc.) 2. Morrow County Fairgrounds Facility (Expand and develop a feasibility study.) 3. Morrow County Heritage Museum (Expand the current museum.) 4. Future Sheriff's Office and Dispatch Center in Heppner. 5. County Storage Facility. This will be presented at the BOC work session on February 19th.

7. New Street Name

A new street name is needed for the new County Courthouse. The city manager assigns addresses but this will be a new street. The North entrance is for employees so it cannot be given an Aiken Street address. The driveway that goes off of Hwy 74 is outside of city limits. To avoid confusion we don't want it to have a Hwy 74 address. John is recommending the street to be named Courthouse Way. There were no objections to this.

6. MINUTES OF COMMISSION MEETINGS – For information only.

7. REPORT FROM CITY ATTORNEY – No problems, no report.

8. REPORT FROM MAYOR, CITY COUNCILORS – Joe Armato reported that Silver Creek will be breaking ground on the Mini Golf course in the next 6 months.

Sharon Inskeep reported that the February St. Pats meeting was cancelled. They will meet in early March.

Corey Sweeney discussed some comments that were made on social media that accused the city of not working on the development of property and the well on Cross Hill. The well is part of the city's Water System Master Plan that the council and Dane Maben have been

working on. An approved plan is required before any funding or construction can begin. Corey would like the council to try to educate people to help avoid this kind of misinformation.

9. ADJOURNMENT – Meeting adjourned at 8:30 PM.