

**MINUTES OF THE CITY OF HEPPNER CITY COUNCIL WORK SESSION
HEPPNER CITY HALL, 111 N. MAIN STREET, HEPPNER, OREGON
11:00 AM SEPTEMBER 12, 2025**

ATTENDEES:

**Corey Sweeney
Ralph Klock
Sharon Inskeep
Joe Armato
Dale Bates
John Doherty
Chad Doherty**

Dane Maben

Absent: Adam Doherty, Ian Murray

Members of the Public: None

On Zoom: None

1. GENERAL BUSINESS

- A. Call to Order. Corey Sweeney called the September 12, 2025, Work Session of the City of Heppner City Council to order at 12:00 PM.
- B. Pledge of Allegiance. Corey Sweeney led attendees in the Pledge of Allegiance to the Flag.

2. BUSINESS

A. City Council 2025 Goals Review

- 1. Finish Water Master Plan and Wastewater Feasibility – Water Master Plan has been completed and adopted. Wastewater Feasibility is waiting for DEQ approval.
- 2. Flow Meter Replacement for Wells #1 and #2 – This is complete.
- 3. Update City Domain and Website – Still in process.
- 4. Property Cleanup/Code Enforcement – Ongoing.
- 5. Code Changes – Mobile Home and Animal – Will be reviewed today with updates.
- 6. City Park, plan for purchase of new equipment and upgrades – Purchasing equipment and grant applications is still in process.
- 7. Continue research and application for infrastructure grants and funding – Ongoing.

8. Sister City Program, look into forming Sister City relationship with appropriate town in Ireland – No one has responded to the requests.

B. Anderson Perry

1. Gilmore Street Project

The city has \$1.5 million in Congressionally Directed Spending and \$500,00 in City Budgeted funds. There is no ODOT SCA Grant as we didn't get that this year. Originally the project was at \$2,206,000. It currently is at \$2,278,000. They are well into design now and surveys are complete, and there have been some changes to the cost. They reduced the cost for pavement striping and marking. The cost of the 8" water line was increased as there is more old steel pipe than anticipated. Water service replacement was reduced as they were replaced in 2005. The sewer main and service lines will be replaced. The costs will continue to be updated throughout the design process. Value Engineering options that could be removed are Pioneer/Morrow/Thompson Streets. This is not recommended as when you have a contractor here working on Gilmore Street, you will never get as good of a price to do those streets as when they are already here. It would cost much more to have a contractor come to do those streets separately. Another item that can be removed is the Pressure Reducing Valve Station. The control valves can be repaired and can be replaced later when there is funding. Another option is Additive Alternatives. When the project goes out to bid, we can pull scope items out of the base bid and call them Additive Alternatives. If the bids come in lower than anticipated, the Additive Alternatives can be added back in. John would like to add Willow Street as an Additive, as there are some drainage issues that will damage it. Dane suggests using electronic bidding as it seems to work better for rural cities. Anderson Perry can assist if there are any contractors that need help with electronic bidding. There will be a pre-bid conference, it is recommended that it not be made mandatory as some of the contractors may not be available on that date.

2. Public Works Standards Update

John and Chad have received the draft. The final draft will be ready for approval at the November council meeting.

3. Wastewater System Planning

The 2015 plan was just an update of the 1989 plan and was not a true plan. In 2017 there was an evaluation of wastewater treatment options. No improvements were selected or pursued at that time. The previous study had a very small scope. The Wastewater Facilities Plan is very similar to the Water System Master Plan that we just did. It will look at the entire Wastewater System.

The DEQ regulations for land use applications have gotten stricter. There is potential funding with DEQ and the deadline for this is in December. DEQ has a \$100,000 forgivable loan and Business Oregon can add another \$50,000 grant to that. Dane will fill out the funding application.

4. Wastewater Facilities Study

It is recommended that the whole system has a TV inspection. There is probably lots of groundwater infiltration. Every street that has been replaced since 2012 has new pipe; those areas should not have any issues.

C. Ad Hoc Committees

There has been discussion about the Beautification Commission, whether it is necessary and why it has been kept going. With Council Work Sessions and updates the meetings may not be the best utilization of staff time. Utilities and Police Commissions meet as needed. The council agreed to put this Commission on hiatus for now. If there is a need in the future, we can have periodic meetings.

D. Heppner City Code Revision

1. Animal Permits

The requirements for Animal Permits need to be codified for the process to run through the office instead of council. John has done lots of research into what other city regulations regarding the number of animals etc. He will start working on an ordinance. 4H animals are always allowed, but it is questionable whether to allow pigs as they have a strong smell. Ratites (emu, ostrich) will be banned. Sheep, goats, horses and cows will also be banned. Existing permitted animals will be grandfathered. Before this goes into effect there will be a period to allow owners of unpermitted animals to obtain a permit to also be grandfathered. Temporary grazing permits may be allowed. Once the regulations are in place the permit can be issued in the office. It would only go to council if something is contested by the applicant, or if the request is outside of the ordinance guidelines. John will continue to work on this.

2. Habitability Standards

There are people living in structures in town that are not intended for living in. We need to update the code to address this. There must be running water, sewer service and electricity for a structure to be habitable. A legal address should also be required.

3. Manufactured Home Standards

John is researching age limits on Manufactured Homes. You can't limit the age in a mobile home park, but you may be able to have some restrictions in a residential zone. There will be more information about this at the next work session.

4. Comprehensive Plan – Adoption of: NHMP, WSMP, PW Standards, Zoning Map

Last year we adopted the Natural Hazard Mitigation Plan via Resolution. The Water System Master Plan and Public Works Standards, and Zoning Map need to be adopted into the Comprehensive Plan. One Ordinance can be used to adopt all these items, so they can be codified. Future documents can be adopted by Resolution.

3. ADJOURNMENT – Meeting adjourned at 2:01 PM.