

CITY OF SHERIDAN

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City Council Minutes

September 9, 2024

6:00 PM - City Council Special Session

Sheridan City Hall Council Chambers
120 SW Mill Street, Sheridan Oregon
Public Attendance in person & via Zoom

Call to Order, Roll Call

Mayor George called the Council Meeting to order at 6:02 p.m.

Roll Call: Present: Mayor George; and Councilors Acuff, Buckles, Hebert, Hodgins, Houston, and McElroy.

Absent: None

Staff Present: Heidi Bell, City Manager; Tyler Yeoman-Millette, City Attorney; Gary Mathis, Operations Director Water & Wastewater; and Yvonne Hamilton, City Recorder.

A. **Public Comment Period:** None

B. **Additions or Deletions:**

Mayor George added two New Business Items: 1) Council Term Limits and 2) Fluoride.

C. **Presentation:**

1) Civil West Engineering Services, Timothy Gross, Senior Project Manager

i. Bridge Street ADA Improvements

Tim reported that the Council needs to decide whether they want to award the bid or reject all bids. He explained some of the project elements that were pictured in the drawings uploaded to the City's website. It was noted that the project is not yet funded.

ii. Sheridan Road

Tim addressed questions about project costs, adding that the costs for electrical undergrounding for each property is unknown because each property needs to be assessed individually. He noted that the total estimates include 30% contingency and an additional 17% for fees. Tim explained that the City may be able to save money by reducing the size of the water valves, reducing the scope of work for water, or by reducing the number of blocks.

Heidi recommended that the City start with the sewer part of the project due to the current condition of the sewer.

It was noted that there are not enough funds to pave Sheridan Road.

Councilor Acuff inquired about plans to apply for funding options, including loans and grants.

Tim commented that loans for water projects have a quick turn-around time, adding that it is difficult to find grants for street projects. He noted that an SRF loan would also be a possibility for the storm drains.

Councilor Hebert suggested the City do chip seal on Sheridan Road if they decide to do the project in sections.

Tim suggested that the Council reject all bids and rebid the project in January.

- ✓ Councilor Acuff motioned to reject all bids and rebid the Sheridan Road Improvement project in January. Councilor Buckles seconded the motion.
Discussion: No further discussion. Motion passed unanimously.

Heidi noted that she will give a presentation after she attends the upcoming Infrastructure Summit.

iii. Hebert Memorial Plaza

Tim discussed the Hebert Memorial Plaza plans that were included in the packet and uploaded to the City's website.

Heidi commented that there are enough ARPA funds to do the project, as well as for a parking lot, bathroom, and for the planks.

Councilor Houston asked if there were any concerns that the City would not be able to do other projects if they spend the ARPA money on this project.

Heidi responded that there were no concerns.

Councilor Hebert expressed concerns about the pilings at 106 S Bridge.

Tim noted that the pilings would not affect City property.

Councilor Hodgins expressed concerns about the impact of a parking lot on the surrounding residents.

Councilor Acuff responded that there may be some pushback from residents and that the City should consider ways to reduce the impact. She added that the addition of a parking lot and restrooms would be big improvements.

D. Old Business Items:

- 1) Vote: Award Bid for ADA Improvements on Bridge Street, Civil West Engineering Services
Timothy Gross, Senior Project Manager

The Mayor suggested the City use ARPA money to fund the ADA Improvement project. He added that ARPA money could also be used to fund water projects and streets that are identified for paving.

The Council was in support of using ARPA money for the ADA Improvement project; for the sewer improvements on Sheridan Road; and for the Hebert Memorial Plaza project, including the parking lot, adding a restroom, and for the planks.

Councilor Hebert suggested outdoor seating instead of locating a bike rack on Bridge Street. Councilor McElroy suggested locating the bike rack in the Plaza area.

There was discussion about decorative elements, including flower baskets with waterlines and concrete stamps. Additionally, there was discussion about extending the sidewalk improvements on South Bridge Street.

Tim suggested that the City Council do a notice of intent to award, and he will follow-up with some price quotes.

- Councilor Hodgins motioned to issue a notice of intent to award a contract for the ADA Improvements on Bridge Street included in options 3 and 4. Councilor Acuff seconded the motion. *Discussion: The Council discussed that options 3 and 4 do not include the bike racks or stamped concrete.*

Councilor Hodgins amended her motion to include options 1, 3, and 4. Councilor Acuff seconded the motion. Motion passed with a 5 to 0 vote; Councilor Buckles abstained.

- 2) Vote and Discussion City Owned Houses: 127 SW Mill Street: Cale George, Mayor Thalia Plummer of Elevate Homes NW gave a presentation that was uploaded to the City's website. She explained Elevate Homes NW's ideas about potential uses of the City owned properties at 127 SW Mill, 135 SW Mill, 235 SW Morgan, and 245 SW Morgan, which included consolidating the lots and building a three to four story building with four to five commercial spaces on the lower level and 16 to 24 residential apartment homes in the upper units. Ms. Plummer also provided information on lease and rental ideas.

The Council discussed that they are not interested in being landlords again. There were concerns expressed about unknown expenses, like insurance and property taxes. There was discussion as to the benefits of owning the property and the possible revenue stream; however, there would not be property tax revenue if the City maintained ownership. Councilor McElroy preferred that the existing homes be removed and using the lots as a temporary parking lot; Councilor Houston agreed.

There was additional discussion about the major renovations needed at 127 SW Mill and the possibility of those renovations triggering FEMA elevation requirements.

- ✓ Councilor McElroy motioned to demolish both properties through the Burn to Learn program. Councilor Hodgins seconded the motion. *Discussion: Councilor Hebert preferred the idea of renovating 127 SW Mill and using the other lots for parking.* Motion passed with a 5 to 1 vote; Councilor Hebert voted "no".

- 3) Vote: : League of Oregon Cities 2025-2026 Legislative Priorities [2025-2026 Legislative Priorities Voting :: League of Oregon Cities \(orcities.org\)](#)

The City Council selected the following priorities for the League of Oregon Cities 2025-2026 Legislative Priorities:

- Infrastructure Funding
- Employment Lands Readiness and Availability
- Address Energy Affordability Challenges from Rising Utility Costs
- Marijuana Tax
- Alcohol Tax

E. New Business:

1) Council Term Limits

Tyler explained that the question of term limits would need to go out to the voters because it would be a Charter amendment.

Mayor George noted that the whole Charter needs to be done.

Heidi suggested they create a Charter Review Committee.

Councilor McElroy, Councilor Hodgins, and Councilor Houston volunteered to be on a Charter Review Committee.

2) Fluoride

Councilor Houston reported on the negative effects of fluoride on pregnant women, noting that it is expensive to filter it out of the water. He added that the City holds the monopoly on the water.

Councilor Hodgins suggested that the Council consider tabling the topic, so they have time to research the pros and cons.

Mayor George noted that it is difficult to research because there are so many articles either for or against fluoride.

Councilor McElroy noted that there are other options for fluoride.

Councilor Houston provided information from the Department of Health and Human Services (DHHS) regarding the correlation between fluoride and lower IQs in children. He added that the DHHS found no evidence that there are benefits from ingesting fluoride.

Councilor Houston also commented on the cost savings to the City if fluoride is eliminated from our drinking water.

Councilor Houston requested that an ordinance repealing fluoride from being added to the City's drinking water be prepared.

- ✓ Councilor Houston motioned to postpone the fluoride ordinance until Tyler has the opportunity to prepare the ordinance. Councilor Buckles seconded the motion. Motion passed unanimously.

F. Work Session Topics/Discussion:

1) Purchasing Presentation, Heidi Bell, City Manager

Heidi recommended that the Council organize a small group to recommend policies for purchasing. Councilors McElroy, Acuff, and Houston volunteered to be part of the group.

2) Staff Purchasing Limits

Councilor McElroy commented that there has been questionable spending. He suggested that the spending limit for the City Manager be reduced to \$5,000, and the limit for the Public Works Director reduced to \$500.

G. Second Public Comment Period: None

H. Mayor and Councilor Discussion:

Mayor George highlighted some of the things he's been doing, including meeting with Abisha from SEDCOR; Mayor's Survey; recruiting to fill vacant land; getting information to the McMinnville


Chamber of Commerce about commercial properties for sale in Sheridan; and the Public Art Group logo contest.

The Council discussed the chip seal project, and negative comments that were received; Astound Franchise fees; and the recycling center.

I. **Adjournment:**

- ✓ Councilor McElroy made a motion to adjourn. The motion was seconded and passed unanimously.

The meeting adjourned at 9:48 p.m.



Cale A. George, Mayor

Attest:



Yvonne Hamilton, CMC, City Recorder