

# CITY OF SHERIDAN

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## City Council Minutes

**November 4, 2024**

**7:00 PM - City Council Special Session**

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

### **6:00 PM – CITY COUNCIL EXECUTIVE SESSION – (CLOSED TO THE PUBLIC)**

1. **The City of Sheridan City Council will meet in Executive Session pursuant to ORS 192.660 (2)(e)** To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Executive Session Opened at 6:03 p.m.

2. Adjournment of Executive Session

Executive Session Adjourned at 6:57 p.m.

### **7:00 PM – CITY COUNCIL SPECIAL SESSION**

#### **Call to Order, Roll Call:**

Mayor George called the Council Meeting to order at 7:04.

Roll Call: Present: Mayor George; Councilors Acuff, Buckles, Hebert, Houston, and McElroy; Councilor Hodgins joined via Zoom at 7:12 p.m.

Absent: None

Staff Present: Heidi Bell, City Manager; Tyler Yeoman-Millette, City Attorney; Kie Cottam, Public Works Director; and Yvonne Hamilton, City Recorder; Gwen Gorham, Library Director attended via Zoom.

#### **A. Public Comment Period:**

- 1) Jarrod Sherwood, Sheridan resident: Mr. Sherwood commented on the two City-owned houses that are slated for demolition. He requested assistance on finding the justification for the demolitions.
- 2) Matthew Huegli, Sheridan business owner and Rotary member: Mr. Huegli commented on the City-owned Mill Street house. He encouraged the City Council to consider the offer made on the Mill Street house and allow the opportunity and time for the individuals to do their due diligence.
- 3) David Stearns, Sheridan business owner, Treedemption Gardens: Mr. Stearns commented that he is looking for ways to be more involved in the community. He is

interested in setting up gardens in Sheridan's schools for education and to provide healthy food in the school cafeterias.

Mayor George will reach out to Mr. Stearns.

**B. Presentations:** None.

**C. Business Items:**

1) Farm Lease RFPs for Review

i. Lagoon and North Orchard

Kie expressed concerns about access to the lagoon property. He noted that the access is over dykes, utility lines, and sample stations. The Council discussed possible access alternatives, including over private property.

✓ Councilor Acuff motioned to put an RFP out for the North Orchard Street property. Councilor Buckles seconded the motion. *Discussion: Councilor Houston asked clarifying questions about the leases on the North Orchard Street property in the previous years.* Motion passed unanimously.

2) Mill Street House

Kie reported that he received one asbestos abatement quote for \$4,800. He noted that he is still waiting for three more quotes; however, he may not receive any more. The Council consensus was for Heidi and Kie to move forward on reviewing the asbestos removal bids, as directed at the October 21, 2024 City Council meeting.

3) Morgan Street House – Burn to Learn

Mayor George reported that he spoke with the Sheridan Fire Chief, and the plan is to burn the house in December 2024.

4) Proposals for Pavement Management Implementation & Reporting

Kie received an estimate for pavement reporting from Civil West; however, Civil West's report is different from the Capitol Asset & Pavement Services (CAPS) report. He noted that, about three years ago, GRI provided a quote, but the Council decided to go a different direction.

The Council directed Heidi and Kie to continue to seek quotes from pavement management companies.

5) Vote: Dedication of Community Development Grant Funds for City Logo Contest Award

Councilor Buckles gave positive feedback on the City Logo Contest. Councilor Houston suggested awarding \$300 to the first-place winner, \$150 to the second-place winner, and \$100 to the third-place winner.

✓ Councilor Buckles motioned to dedicate \$900 from the Sheridan Community Grant budget line to the Sheridan City Logo Contest awards, with \$500 going to the first-place winner, \$300 to the second-place winner, and \$100 to the third-place winner. Councilor McElroy seconded the motion. Motion passed unanimously.

**D. Work Session Topics/Discussion:**

1) Discussion & Vote: ARPA Spending

Mayor George commented that he would like the Hebert Plaza done, but he would also like the Bridge Street work done as a starting point for fixing the City's streets.

Councilor Houston said that he would like to know the nature of the Evan's Steet repairs needed as well as water system repairs that are needed.

Ernie Hebert presented information for the Council's consideration on the phases of the Hebert Memorial Plaza improvements and the Morgan Street parking lot construction.

Kie explained the nature of the repairs needed at the Ballston Reservoir and on the Evan's Street waterline. He noted that he has a plan for phasing the Evan's Street project, eliminating the need for ARPA money for that project.

The Mayor and each of the Councilors listed their top five selections. The top selections were:

- A. Hebert Memorial Plaza, Phase 1
- B. Hebert Memorial Plaza, Phase 2
- L. Ballston Reservoir
- M. Sewer Lift Station
- Tied for 5<sup>th</sup> place:
  - C. Morgan Street Park, Parking Construction
  - O. SCADA, Water Plant
  - P. SCADA, Sewer Plant

**E. Second Public Comment Period:**

- 1) Joseph Neeley, Sheridan resident: Mr. Neeley commented on the ownership of the Hebert Plaza property.

**F. Mayor and Councilor Discussion:**

Councilor McElroy:

- Councilor McElroy inquired if the Council had received any feedback on his vehicle spending information from the previous meeting. He said that the Council needs to approve and control spending. Councilor McElroy said that spending limits need to be cut back, adding that the Council could hold emergency meetings for urgent spending needs. He distributed a handout to the Council only. At the top of the first page of the three-page handout is a question: *"How much does it cost the City of Sheridan for employees to drive our vehicles to McMinnville and back?"*
- Councilor McElroy commented on Public Works setting up the fence for the dog park, noting the challenges of having volunteers do this work.

Councilor Buckles:

- Councilor Buckles responded to Councilor McElroy's spending question, saying that he received negative comments, adding that people are not pleased.
- Councilor Buckles also commented on volunteers setting up the dog park fence, noting that he would not be able to do that work because he is not knowledgeable on fencing.

- Councilor Buckles commented on the fencing being removed from the Heider building area and homeless people are attempting to move into the building.

Councilor Hodgins:

- Councilor Hodgins commented on an unhoused person living on the riverbank. She expressed concerns about rain and the rising river.


Councilor Hebert:

- Councilor Hebert responded to Councilor McElroy's spending question, saying that the truck purchase was brought to the Council for approval, and she was the only Councilor that voted "no." She added that the Council is inconsistent about what they want and what they are doing.
- Councilor Hebert expressed disappointment about the Council rejecting an offer on the Mill Street House. She noted that accepting the offer would have helped the community.

**G. Adjournment:**

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

The meeting adjourned at 9:03 p.m.

  
Cale A. George, Mayor

Attest:

  
Yvonne Hamilton, CMC, City Recorder