

THE COMMON COUNCIL OF THE CITY OF ECHO HELD A REGULAR MEETING ON THURSDAY, May 18, 2017 AT 4:00 P.M. AT THE OLD VFW HALL, 210 W. BRIDGE, ECHO, OREGON.

COUNCIL PRESENT: Janie Enright, Jerry Gaunt, Robert Harris, Karl Jensen, Lou Nakapalau. Eujeana “Jeanie” Hampton, arrived at 5:16 pm

ABSENT: Gayle Yoder.

STAFF/CITY CONTRACTORS PRESENT: Diane Berry, City Administrator-Recorder; Darin Tuil, Public Works Director, Bill Kuhn, city attorney, Brett Moore, engineer

OTHERS PRESENT: Lolly Anderson, Madison Attorney, Frank Nelsen, Andrew Kilgore, Patty Cisneros, Tyler Cisneros, Kent and Laura Madison, Paul Chalmers, Umatilla County Tax Assessor, Craig and Valerie Cooley, John Garuth, JUB Engineering, Shue Zanto, JUB engineering, Kathie Winters, Jay & Kim Bales, Mike Yunker, Duane(?) Yunker, Audrey Yunker Thompson, Andrew Kilgore, Mel & Barbara Wagner, D L (undecipherable name), Jon Patterson, Richard Hunsaker, Dina Ranger, Paul Lapp, Jason Sperr, Connie Ramsay, Jade McDowell, East Oregonian, Carden and Amalie Harris, Frankie Sewell, Cheryl & Earl Sineath, Antonio Cobanubeas, Vera Burres, James Shelton, John Mabry, Danielle, Auiles, Anita Dorn, Cody Marcum.

CALL TO ORDER: Jerry Gaunt, Council President, called the meeting to order and lead the pledge of allegiance at 4:10 p.m. Mayor Jeanie Hampton was late arriving due to jury duty.

Approval of Minutes: Lou Nakapalau moved and Janie Enright seconded a motion to approve the minutes of the May council meeting. Vote: all ayes. Motion carried.

MADISON Annexation Presentation: Kent Madison gave an outline of the general concept for the proposed annexation of property at the north entry to town. Laura and Kent Madison have an option to buy property owned by the Corey Family. He said they hope to make money and help Echo. He said they don't need to do this, but think Echo will benefit. This land is currently used for dryland wheat production. Kent Madison asked Paul Chalmers, Umatilla County Tax Assessor, to attend the meeting. Chalmers was asked about the impact on Echo area taxes and increased assessed values. He said it is hard to tell what the new valuation will be upon development, but it could double the town's tax base. The annexed property would absorb part of the cost of systems it would need, such as water and sewer. The Madison would like to develop the proposed RV Park and amphitheater, but would not develop the rest. Their plan is to market and sell to developers who

would build a gas station, hotel, agriculture service center and possibly a mushroom farm. There was concern about the mushroom farm. Madison said that only the composting facilities are supposed to produce odor.

Several people voiced concerns about the potential noise from the proposed amphitheater. Madison said the amphitheater could potentially hold five thousand or more people. There was concern this would create a transportation bottleneck. Madison said the noise or sound regulation could be addressed by city codes and by setting sound limits.

He said the development would not change the downtown, but the area adjacent to the freeway. The east side of the parcel, which straddles Thielsen Road, would be light industrial. He said they are committed to not developing another truck stop. They have spent "quite a bit of money on this project, but if people don't want the development they will go away." Madison will have his attorney prepare a Pre-annexation agreement; He understands the improvements will become the city's.

There was concern from some of the people about development that they would not have an opportunity to comment on. Berry said that even if the annexation is approved, each business or enterprise within the development would have to apply for a development permit. The annexation process will not automatically give permission for each business being proposed or discussed. Echo's light industrial code is a Conditional Use Code and as such a public hearing would be required on each proposal and the standards state the business or development cannot cause noise, odor, dust, or heavy traffic. Any property owner with 250 feet of a proposed development would be notified of the hearing. The council can place conditions on the development to try to control or reduce potential problems.

According to projections the project could double city water and sewer needs.

Madison suggested increasing the city's wastewater to class A or B level effluent. He also suggested his plan could help the city avoid condemnation of property for wastewater improvements. GSI looked at water needs. He did admit that the city increasing its appropriation of water allowed by its water rights would result in a reduction in the allocation to the next junior water right. So an area farmer would receive less irrigation water because of the city's increased allocation. He said he doesn't want to cut off some other farmer.

Robert Harris asked if there was any potential for a gas station or motel. The Madisons will try to attract such developers. Any such developer will look at area occupation rates and how the new Hermiston hotel fills. They would do their own studies. This isn't something he would develop himself.

Madison realizes he would be required to cover the costs of infrastructure development such as water, sewer and roads. However much of this would be turned over to the city and the city would have to cover future maintenance.

Thielsen street improvements would be at the Madisons expense. Craig Cooley, a resident of Echo Heights, is concerned about the proposed well interfering with their wells, noise from the proposed amphitheater and odor from mushroom farm. He said one out of Olympia has a terrible stench. Madison again said there is no composting proposed for this facility. Composting is in the Athena area. The farm would employ 50-60 people. Madison said I am not going to tell you it wouldn't smell, but it would be downwind. Someone reminded people that in winter we can smell Wallula which is many miles north and east of us. State regulations would require that the new well has casing to keep upper aquifers such as those Echo Heights residents draw from out of the well, so the new well shouldn't interfere. Traffic congestion was another concern mentioned by several people. The proposed RV park development would exit onto Thielsen Road not on Bowman Road. Madison said ODOT has a long range, unfunded plan that would make the overpass straight. As well as concerns about noise from the proposed amphitheater, parking and traffic congestion were concerns. The amphitheater would be created out of the natural landscape and would be grass covered.

Harris asked about employment studies? Madison said it is hard to estimate at this time, but he would guess 45 FTE. Berry said development would be subject to zoning applications and hearings and there would be no outright use for light industrial development. Madison was asked about the development time line, but he can't estimate that at this time. It would be dependent on financing and interest of developers. Roads would be developed as needed. They have to analyze if what they want to develop is marketable. If the study doesn't show it's feasible it won't go forward.

The amphitheater would have multiple layers for different sized events.

Paul Chalmers says property values are market driven. The land proposed for annexation is not zoned for housing. Most of it is currently exclusive farm use, although part is zoned Tourist-Commercial/Light Industrial it is not developed yet so it is assessed as agriculture. It can either go Light Industrial or Tourist-Commercial according to the city and counties comprehensive plan agreement. There was concern that there is not a need for more RV spaces in the area. Chalmers said Pendleton hotels/motels run at about 80% occupation and RV Parks are mostly filled. Madison is proposing mostly pull thru spaces. There is usually a 1-3 year exposure before people find a new facility. Signage was also discussed.

Jerry Gaunt asked if Madison has had discussions with ODOT about congestion. Madison said they have and have paperwork from ODOT. Proposed would be 3 lanes with the middle being a turn lane.

Chalmers doesn't foresee property values going down. Unlike many other counties, Umatilla County hasn't had a down turn in property values. Echo Heights residents would only have to pay for development related costs, when and if they were to annex.

Other Public Comments: Vera Burres said she wants the city to pursue getting the Kayak Transportation bus, provided by the Umatilla Confederated tribes to come into Echo. She would not leave information with the city administrator, as she doesn't "trust them", but will bring it by later.

Jason Sperr, Stanfield City Council member, said he wanted to let the council know that Stanfield has capacity that would allow them to take our wastewater and would be glad to discuss with us ways they can help us. It would be a lower rate than their residents pay, as it is pretreated in our lagoons.

Jerry Gaunt asked several times for comments from those who signed in and indicated they would like to comment. Anita Dorn said she had no comments. Kathy Winters had asked to speak, but left in the interim. There being no others asking to speak, Gaunt moved forward with the agenda.

POLICE: Cody Marcum was introduced as the new Stanfield Police officer.

Golf Course: Everything is running smoothly and doing well.

Public Works, Darin Tuil reported that everything is doing well. The school just completed their annual cleanup today and they did very well. Water and sewer are running fine.

Administrator's report: Berry said the budget process is behind but will be completed next month.

An Executive Session for consultation with attorney pursuant to ORS 192.660 (2)(f) an (h) was called at 5:30 p.m. The public left at that time.

The regular session was reconvened at 6 p.m.

The council asked city attorney Bill Kuhn to send a note to Mike Yunker "that we are looking at other options, but we may still have to proceed with the condemnation."

ADJOURNMENT: There being no further business, Jensen moved and Lou Nakapalau seconded a motion to adjourn. Vote: all ayes. The meeting was adjourned at 6:10 p.m.

Respectfully submitted,

Mayor Eujeana Hampton

Attest:

Diane Berry/City Administrator-Rec.