



Minutes of the Molalla City Council Regular Meeting

Molalla Adult Community Center
315 Kennel Ave., Molalla, OR 97038
October 23, 2019

1. CALL TO ORDER AND ROLL CALL

The Molalla City Council Regular Meeting of October 23, 2019 was called to order by Mayor Keith Swigart at 7:00pm.

COUNCIL ATTENDANCE:

Mayor Keith Swigart – Present
Councilor Elizabeth Klein – Present
Councilor Leota Childress – Present
Councilor DeLise Palumbo – Present
Councilor Terry Shankle – Present
Councilor Jody Newland – Present
Vacant Seat
Student Liaison Natalee Litchfield - Absent

STAFF IN ATTENDANCE

Dan Huff, City Manager - Present
Christie DeSantis, Interim City Recorder - Present
Gerald Fisher, Public Works Director - Absent
Chaunee Seifried, Finance Director - Present
Alice Cannon, Planning Director - Present
Diana Hadley, Library Director - Present

2. FLAG SALUTE

3. PRESENTATIONS, PROCLAMATIONS, CEREMONIES

A. Census 2020 – US Census Bureau (30 minutes)

A representative with the US Census Bureau presented a PowerPoint on the importance of every person in the State of Oregon being counted during Census year. In an effort to gain accurate State funding, Census is asking for assistance with counting difficult populations like seniors, renters, homeless and migrant workers.

(The Census 2020 PowerPoint is attached to the minutes of this meeting.)

4. PUBLIC COMMENT

Jacob Crabtree, 410 Industrial Way, CEO of CHTC, the industrial hemp drying facility located in Molalla. Mr. Crabtree introduced himself to Council and informed them that the industrial hemp industry has 2,000 farmers, up from 600 last year. Industrial hemp is Oregon's largest agricultural crop and has 63,000 registered acres statewide.

Mr. Crabtree stated that his company is aware of the odor complaints that have been made by citizens and that CHTC is working with City staff to comply with the City's Code. The engineering team is working on upgrades to the facility, in hopes to begin in December. He shared that hemp harvest season will go through mid-November and that everything will settle down after that time.

Doris Schnelle, 817 Toliver Road, thanked Mr. Crabtree for his presentation, as she is opposed to the smell and noise that comes from the Industrial Hemp plant. Ms. Schnelle reports that the sound from drying units are very loud and go until all hours of late night and early morning.

Ms. Schnelle also shared her concerns regarding the round-a-bout being put in at OR213 and Toliver Road. She felt that a traffic signal would be a better option.

Councilor Palumbo and Mayor Swigart spoke to Ms. Schnelle about the presentation that ODOT gave a few months back, and how a round-a-bout is in fact the safer option. Ms. Schnelle thanked them for the information.

5. APPROVAL OF THE AGENDA

A motion was made by Councilor Newland to approve the Agenda, seconded by Councilor Childress. Vote passed 6-0.

6. CONSENT AGENDA

(This section allows the City Council to consider routine items that require no discussion and can be approved in one comprehensive motion. An item may only be discussed if it is pulled from the consent agenda.)

A. Meeting Minutes – October 9, 2019

A motion was made by Councilor Klein to approve the Consent Agenda, seconded by Councilor Childress. Vote passed 6-0.

7. PUBLIC HEARINGS

None.

8. GENERAL BUSINESS

A. ODOT – IGA OR213 and Toliver Rd. Roundabout (exhibit)

City Manager Huff spoke to Council regarding the Oregon Department of Transportation OR213 and Toliver Road Intergovernmental Agreement. At this time, ODOT is moving forward with a round-a-bout design. Mr. Huff shared information with Council regarding debt payback. The Oregon Transportation Infrastructure Bank (OTIB) is a primary option. He shared that we have been given preliminary acceptance that this project can be funded through this loan program. Mr. Huff explained the importance of creating an Advanced Financing District, as it provides future payback for the City's share of this project.

Councilor Shankle asked where the current Gas Taxing Funding was being allocated. Mr. Huff explained that the funds are currently being used for street maintenance.

Councilor Palumbo inquired about how much money the Vehicle Registration Fund will provide, Mr. Huff replied that it will be approximately \$180,000 per year.

Councilor Palumbo asked Mr. Huff to speak more to the ODOT Fund Exchange. He explained that they are Federal dollars that come to the State of Oregon, based on each cities population. The funds have been held for the past three years, and have grown to a higher number. Since ODOT gets a higher rate of return, the money goes further if City of Molalla has ODOT provide the work. Otherwise, the City would only have access to approximately 94% of the funds.

Councilor Childress inquired about whether the ODOT Fund Exchange would be limited to streets and road improvements, Mr. Huff confirmed that is where the money is allocated.

Councilor Klein questioned about any prepayment penalties, in the event that we are able to pay the loan back before the 10-year term. Mr. Huff explained that there aren't any prepayment penalties, nor are there penalties if the City does not use the entire amount allocated.

Mayor Swigart feels that monies generated from the Vehicle Registration Fund (VRF) should be used for street repairs only. He is also concerned that the cost of the project will go up between now and when construction begins in 2022.

Tova Peltz and Mandy Putney with ODOT were present to answer questions from Councilors.

Discussion continued between Council, City Manager Huff, and ODOT staff. Mr. Huff explained options for funding and reimbursements. He felt that from an administrative standpoint, the plan that has been put together is a very good one.

A motion was made by Councilor Newland to authorize City Manager Huff to sign the Intergovernmental Agreement with ODOT and apply for funding with Oregon Transportation Infrastructure Bank Loan , seconded by Councilor Shankle. Vote passed 5-1.

Voting Aye: Mayor Swigart, Councilor Klein, Councilor Childress, Councilor Newland, and Councilor Shankle.

Voting Nay: Councilor Palumbo.

B. Food Cart Ordinance: Community and Restaurant Survey Results (see exhibit)

Planning Director Cannon presented Council with responses from a survey that the Planning Department created for a Food Cart Ordinance. Discussion continued after the presentation surrounding the many possibilities that this could bring to the City of Molalla.

C. Industrial Hemp: Potential Regulations for New Processors (see exhibit)

Planning Director Cannon thanked Mr. Crabtree for his presentation to Council and for coming to the meeting. She also emphasized that the regulations being discussed would not apply to CHTC, as they are already an established business in the City of Molalla. Ms. Cannon informed Council that regulations being discussed would apply to new facilities in the future.

Ms. Cannon stated that current Code regarding marijuana and hemp has very thin regulations for industrial hemp. There was a brief presentation (attached) and discussion followed. It was agreed by Council that further research regarding location, air filtration systems and material loading/processing needs to take place before an Ordinance is created.

9. REPORTS

A. City Manager and Staff

Planning Director Cannon – Nothing to report.

Finance Director Seifried – Nothing to report.

City Recorder DeSantis – Nothing to Report.

City Manager Huff – Reported to staff that the City received an application for Council Appointment. Council agreed to have the candidate come to the November 13, 2019 meeting for an interview.

Speed signs are installed in both North and South directions for Hwy. 213 that reflect the change to 35 mph.

B. Mayor

Mayor Swigart thanked Councilor Childress and Planning Director Cannon for bringing a candidate to Council.

The Mayors of Molalla, Sandy, Estacada and Canby, created a consortium so that they can vote as a block. This is helpful for voting purposes due to the fact that all of these cities are outside of Metro.

C. City Councilors

Councilor Klein – Nothing to report.

Councilor Childress shared that the City of Molalla is hosting the Chamber of Commerce breakfast on November 14, 2019. The event will take place in the City Hall Conference Room, beginning at 7:45am.

Councilor Palumbo shared that a Writer's Group is forming in Molalla. They are hoping to host their first event in February.

Councilor Newland – Nothing to report.

Councilor Shankle – Nothing to report.


10. ADJOURN

Motion was made to adjourn the meeting at 8:54pm by Councilor Klein, seconded by Councilor Newland. Vote passed 6-0.


Keith Swigart, Mayor

11-13-19
Date

ATTEST:


Christie DeSantis, City Recorder