

**PHILOMATH CITY COUNCIL
MEETING MINUTES
Philomath City Hall Council Chambers
February 26, 2024**

A. CALL TO ORDER - ROLL CALL

Meeting called to order at 7:04 p.m. by Mayor Chas Jones.

Present:

Mayor Chas Jones
Council President Ruth Causey
Councilor Matt Lehman
Councilor Jessica Andrade
Councilor Christopher McMorran
Councilor Teresa Nielson

Absent:

Councilor Diane Crocker

Staff Present:

City Manager Chris Workman
City Attorney Jim Brewer
Assistant City Manager Chelsea Starner
Finance Director Mike Murzynsky
Public Works Director Kevin Fear
City Recorder Ruth Post

B. PUBLIC COMMENTS

Start Time: 7:05 p.m.

1. None.

C. NEW BUSINESS

1. FY 2024-2025 Utility rates review – Resolution 24-04

Start Time: 7:05 p.m.

- Finance & Administration Committee review of proposed rates summarized as presented in the meeting memorandum.
- Rate comparison for single family dwelling distributed (Supplemental Agenda Item #C.01).
- Proposed rate adjustments summarized by Finance Director Murzynsky
- Discussion about sewer line replacement projects to be funded from sewer rates.
- Discussion about water rate adjustments that were made to pay for treatment plant.
- Decrease in water consumption in recent years and low water users discussed.
- Opposition to multi-family residential being grouped with commercial rate schedule stated.

Action: To table the discussion until after completion of the Capital Improvement Plan review.

Motion/Second: Councilor Causey/Councilor Lehman

Vote: Action APPROVED 6-0 (Yes: Andrade, Causey, Lehman, McMorran, Nielson and Jones; No: None).

1 2. FY 2024-2025 Capital Improvement Plan review

2 Start Time: 7:21 p.m.

- 3 • Facility Improvement Schedule reviewed, including City Hall remodel to improve
- 4 accessibility, employee safety, and work station needs.
- 5 • Discussion about extending Police Station remodel date to 2045.
- 6 • Discussion about existing ADA access issues at City Hall.
- 7 • Discussion about transfer amounts for different facilities and replacement dates.
- 8 • Library expansion feasibility study proposal fees and the estimated cost discussed.
- 9 • Water Infrastructure Schedule reviewed, including breakout of eligible system
- 10 development charges.
- 11 • Starlight Village backup generator funding discussed.
- 12 • Identification of upsized pipe projects that could be eligible for SDC funds and
- 13 potential for use of a reimbursement district discussed.
- 14 • Sewer Improvement Schedule 2026-27 projects discussed.
- 15 • Timing of South 19th Street project to get ahead of Benton County street
- 16 improvements discussed.
- 17 • Street Infrastructure Schedule reviewed, including 16th Street extension project and
- 18 other projects.
- 19 • Park Schedule reviewed, including New Cochran Memorial Park progress. Triangle
- 20 Park project shifted to 2024-25.
- 21 • Status of Streetscape Bioswale project discussed in Storm Drain Schedule.
- 22 • Bike Path/Footpath projects reviewed.
- 23 • Equipment Schedule reviewed, including discussion about replacement of police
- 24 vehicles.

25
26 Action: To approve the 2024-2025 Capital Improvement Plan as amended.

27 Motion/Second: Councilor Causey/Councilor Nielson

28 Vote: Action APPROVED 6-0 (Yes: Andrade, Causey, Lehman, McMorran,
29 Nielson and Jones; No: None).

30
31 1. FY 2024-2025 Utility Rates Review (continued)

32 Start Time: 8:14 p.m.

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34 Action: To adopt Resolution 24-04 and the utility rates as presented on
35 Attachment A and Attachment B, effective July 1, 2024.

36 Motion/Second: Councilor Causey/Councilor Nielson

- 37
- 38 • Councilor Andrade shared objection to rate increase as inequitable, citing inclusion
- 39 of multi-residential with commercial schedule. Recommended increase of
- 40 commercial fees over residential and incremental rate schedule based on usage.
- 41 • Discussion about issues to be addressed in rate study, available data and current
- 42 conditions.

43
44 Vote: Action APPROVED 5-1 (Yes: Causey, Lehman, McMorran, Nielson and
45 Jones; No: Andrade).

1 **D. ORDINANCES/RESOLUTIONS**

2 1. Ordinance #883 Amending PMC 2.15 Nominating Petitions

3 Start Time: 8:23 p.m.

- 4 • City Recorder Post summarized housekeeping nature of ordinance.
- 5 • City Attorney Brewer read the proposed ordinance by title.

6
7 Roll Call Vote: APPROVED 6-0 (Yes: Andrade, Causey, Lehman, McMorrان, Nielson
8 and Jones; No: None).

9
10 **E. COUNCIL REPORTS**

11 Start Time: 8:26 p.m.

- 12 1. Councilor Nielson – Grocery store recruitment. Provided an update on efforts to encourage
13 the community to contact Winco about a new store.
- 14 2. Councilor Andrade – Black History Month. Provided update on second event, movie
15 screening of Buffalo Soldiers. Attendance discussed and thanks extended to volunteers
16 and organizers. Fostering more collaboration with the School District discussed.
- 17 3. Councilor McMorrان – Samaritan Awards. Noted the success of the event and the
18 recognition of worthy residents.
- 19 4. Mayor Jones – If I Were Mayor Contest. Provided an update on submissions. Deadline
20 March 4th. Also reported on job fair in Lincoln City. Discussion about sawmill closure.

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22 **F. ADJOURNMENT**

23 Meeting adjourned at 8:42 p.m.

24 SIGNED:
25 Chas Jones, Mayor

ATTEST:
Ruth Post, MMC, City Recorder