

**COTTAGE GROVE CITY COUNCIL  
MEETING MINUTES  
JUNE 10, 2024**

**CALL TO ORDER**

Mayor Solesbee called the meeting to order at 7:00 pm in the Council Chambers at City Hall.

**ROLL CALL / PLEDGE OF ALLEGIANCE**

City Recorder Mindy Roberts called the roll. The following were

PRESENT IN THE COUNCIL CHAMBERS: Mayor Candace Solesbee, Councilors Alex Dreher, Mike Fleck, Dana Merryday, Chalice Savage and Jon Stinnett

PRESENT VIA ZOOM WEBINAR:

COUNCIL ABSENT: Councilor Ervin

YOUTH REPRESENTATIVE:

STAFF PRESENT IN THE COUNCIL CHAMBERS: City Manager Mike Sauerwein, Assistant City Manager Jake Boone, City Recorder Mindy Roberts, Public Works & Development Director Faye Stewart, Police Chief Cory Chase, Finance Director Roberta Likens and City Planner Eric Mongan.

STAFF PRESENT VIA ZOOM WEBINAR:

CITY ATTORNEY:

MEDIA PRESENT: KNND, The Sentinel

**ITEMS ADDED TO THE AGENDA**

City Manager Mike Sauerwein requested that Council add a request to negotiate the approved sale price of real property to the agenda as item 9 (a).

**IT WAS MOVED BY COUNCILOR FLECK AND SECONDED BY COUNCILOR SAVAGE TO ADD THE ITEM TO THE AGENDA.**

Mayor Solesbee announced the motion with a second and called the vote.

The vote on the motion was as follows:

VOTE	Councilor Dreher	Councilor Ervin	Councilor Fleck	Councilor Merryday	Councilor Savage	Councilor Stinnett	Mayor Solesbee
AYES	X		X	X	X	X	X
NAYS							
ABSTAIN							

Motion carried.

**APPEARANCE OF INTERESTED CITIZENS**

(a) Items not on the Agenda

Bruce Kelsh requested the online Sign up to Speak form be updated, expressed disapproval that the Mayor did not read the Pride Month Proclamation and encouraged Council to become better acquainted with the role of the library and for monthly library usage reports to be provided.

Leah Cooper, city resident in Ward 2 shared concerns about the affects the homeless camps are having on the community.

Patrick Cartwright, city resident shared that he was coordinating the Ore Cart races during BMD this year and the event will revert back to BMD once the new board is in place.

Johanna Zee, city resident in Ward 4 expressed disapproval that it appeared decisions had been made regarding St. Vincent de Paul managing the homeless camps without public input.

(b) Action Items on the Agenda

Bruce Kelsh spoke in favor of a Low Income Rental Housing Property Tax Exemption Program (LIRHPTE) and encouraged the City to work with Square One Villages in the future.

**PUBLIC HEARING**

(a) Public Hearing for Proposed Supplemental Budget

Mayor Solesbee opened the Public Hearing at 7:14 pm.

Finance Director Roberta Likens explained that the proposed supplemental budget was to fund the purchase of property located along Cleveland in the amount of \$2,900,000.00 and to appropriate funds to service debt associated with bond issuance.

Art Lancaster, city resident Ward 2 asked if the City was buying another piece of property.

City Manager Mike Sauerwein explained that it is not for an additional piece of property. He said when the budget was adopted a year ago, the City had not made the decision to purchase the property and resell it. He added that this recognizes it took place during the fiscal year, but was not discussed prior to the start of the year.

Mayor Solesbee called for questions from Council.

Seeing none, Mayor Solesbee closed the Public Hearing at 7:16 pm.

### CONSENT AGENDA

- (a) Approval of May 10, 2024 Agenda Session Minutes
- (b) Building Program Intergovernmental Agreement Fee Addendum Approvals
- (c) Approval of Annual Liquor License Renewals

**IT WAS MOVED BY COUNCILOR FLECK AND SECONDED BY COUNCILOR SAVAGE TO APPROVE THE CONSENT AGENDA.**

Mayor Solesbee announced the motion with a second and called the vote.

The vote on the motion was as follows:

VOTE	Councilor Dreher	Councilor Ervin	Councilor Fleck	Councilor Merryday	Councilor Savage	Councilor Stinnett	Mayor Solesbee
AYES	X		X	X	X	X	X
NAYS							
ABSTAIN							

Motion carried.

### RESOLUTIONS AND ORDINANCES

- (a) Resolution Adopting a Supplemental Budget for Fiscal Year 2023-24 and Making Appropriations

Finance Director Roberta Likens reported that the public hearing was held and Council could now consider public comments made and adopt the resolution.

**IT WAS MOVED BY COUNCILOR FLECK AND SECONDED BY COUNCILOR SAVAGE TO ADOPT RESOLUTION NO. 2137.**

Mayor Solesbee announced the motion with a second and called the vote.

The vote on the motion was as follows:

VOTE	Councilor Dreher	Councilor Ervin	Councilor Fleck	Councilor Merryday	Councilor Savage	Councilor Stinnett	Mayor Solesbee
AYES	X		X	X	X	X	X
NAYS							
ABSTAIN							

Resolution No. 2137 adopted.

- (b) Resolution Recognizing Revenue for the City of Cottage Grove from the Department of Environmental Quality Clean Water State Revolving Fund for a Partially Forgivable Loan for the Completion of an Updated Stormwater Drainage and Treatment Master Plan.

Public Works and Development Director Faye Stewart explained that on November 27, 2023, Council adopted Resolution No. 2121 supporting the submittal of a planning loan application in the amount of \$300,000 to the Clean Water State Revolving Fund. He said the loan would allow for completion of an updated stormwater drainage and treatment master plan. He added that the City was awarded the loan and the Department of Environmental Quality is requesting a resolution recognizing the proceeds. He said the loan was eligible for \$100,000 of debt forgiveness, making the total loan \$200,000 at .08 % interest.

**IT WAS MOVED BY COUNCILOR FLECK AND SECONDED BY COUNCILOR SAVAGE TO ADOPT RESOLUTION NO 2138.**

Mayor Solesbee announced the motion with a second and called for discussion.

Seeing none, Mayor Solesbee called the vote.

The vote on the motion was as follows:

VOTE	Councilor Dreher	Councilor Ervin	Councilor Fleck	Councilor Merryday	Councilor Savage	Councilor Stinnett	Mayor Solesbee
AYES	X		X	X	X	X	X
NAYS							
ABSTAIN							

Resolution No. 2138 adopted.

(c) First Vote for Ordinance Amending the Cottage Grove Municipal Code by Adding Chapter 3.11 Regarding the Establishment of a Low-Income Rental Housing Property Tax Exemption Program

City Planner Eric Mongan presented to Council an ordinance that would establish a Low Income Rental Housing Property Tax Exemption Program (LIRHPTE). He said the program closely follows State requirements enabling legislation for LIRHPTE and if adopted, Staff would request resolutions of support from Partner Taxing Districts in July 2024. He added that the LIRHPTE program would become effective upon receipt of written support from a sufficient number of taxing jurisdictions whose combined levying authority exceeds 51 %.

City Planner addressed questions and concerns brought up by Council at the Agenda Session including:

- Conflicting dates of the pre-application versus the date of submittal.
- Definition of Low-Income and percentage of AMI ranges for established rental amounts.
- Copy/Paste error in the recitals on the front page of the ordinance.

He added that based on the changes, Staff recommended the first vote be held at tonight’s Council meeting and the second vote be held at a subsequent meeting.

**IT WAS MOVED BY COUNCILOR FLECK AND SECONDED BY COUNCILOR SAVAGE TO ADOPT ORDINANCE NO. 3185.**

Mayor Solesbee announced the motion with a second and called for discussion.

Councilor Fleck asked if there was flexibility in the requirement for the building to be constructed in 1990 or newer.

City Planner replied yes, that it could be subjective.

Councilor Merryday expressed the need to continue to focus on affordable housing.

Councilor Dreher expressed support to utilize the LIRHPTE as one of the tools to incentivize additional housing and acknowledged that the need for housing and homelessness go hand-in-hand.

Mayor Solesbee called the vote.

The vote on the motion was as follows:

VOTE	Councilor Dreher	Councilor Ervin	Councilor Fleck	Councilor Merryday	Councilor Savage	Councilor Stinnett	Mayor Solesbee
AYES	X		X	X	X	X	X
NAYS							
ABSTAIN							

First Vote for Ordinance No. 3185 carried.

**BUSINESS FROM THE CITY COUNCIL**

(a) Cancellation of July 22, 2024 City Council Meeting

City Manager Mike Sauerwein reminded Council that the Eugene Symphony would be playing on the same night as the next regularly scheduled Council meeting. He added that Staff recommends the meeting be cancelled so that Council can attend.

**IT WAS MOVED BY COUNCILOR FLECK AND SECONDED BY COUNCILOR SAVAGE THAT COUNCIL CANCEL THE JULY 22, 2024 MEETING.**

Mayor Solesbee announced the motion with a second and called the vote.

The vote on the motion was as follows:

VOTE	Councilor Dreher	Councilor Ervin	Councilor Fleck	Councilor Merryday	Councilor Savage	Councilor Stinnett	Mayor Solesbee
AYES	X		X	X	X	X	
NAYS							X
ABSTAIN							

Motion carried.

(b) Bohemia Mining Days Update

Assistant City Manager Jake Boone reported that Bohemia Mining Days Inc. announced it would be cancelling this year's Bohemia Mining Days festival. He said a group of individuals were working to create a replacement festival for the year called Spirit of BMD. He added that the festival would take place the 3<sup>rd</sup> weekend in July and the City would offer in-kind support just as it had done in previous years to Bohemia Mining Days.

(c) Concerns from Council

Councilor Fleck thanked the group of individuals who were working to create a replacement festival. In response to previous public comment, he reiterated that a decision had not been made regarding the homeless situation and that he was excited with the possibility of working with St. Vincent de Paul.

### **BUSINESS FROM THE CITY MANAGER**

(a) Request to negotiate the approved sale price of real property

City Planner Eric Mongan stated that on May 13, 2024 Council adopted Resolution No. 2136 which designated Industrial Park, Lot 14 as surplus and agreed to sell the parcel to Ernie Olson in the amount of \$632,164.50 or the equivalent of \$2.25 per square foot. He said Mr. Olson is requesting a reduced sale price of \$561,924.00 or \$2.00 per square foot due to the presence of approximately ½ acre of wetlands on the property.

Councilor Fleck stated that he understands both sides; the improvements to the property would have public benefit and Mr. Olson should have done his due diligence regarding the wetlands. He added that he is conflicted on accepting the reduced price, but the need to pay the debt on the industrial park outweighs the other factors.

Councilor Dreher said that Mr. Olson should had done his due diligence and she does not support accepting the offer.

Councilor Merryday asked to confirm the size of the lot.

City Planner responded that the lot size is 6.45 acres.

Councilor Merryday asked if the price is essentially the same for the usable land.

City Planner responded that Mr. Olson's offer is in between both scenarios if the same calculations were done on this property in comparison to the other industrial lots.

Mayor Solesbee asked how long the properties have been listed.

City Planner responded that the lots were originally listed in 2019.

City Planner Eric Mongan shared that wetland information is not necessarily readily available and that Mr. Olson did request it after the first offer was submitted.

**IT WAS MOVED BY COUNCILOR FLECK AND SECONDED BY COUNCILOR MERRYDAY TO ACCEPT THE REVISED OFFER PRICE OF \$2.00 PER SQUARE FOOT OR \$561,924.00 FOR LOT 14 IN THE FIRST ADDITION OF THE COTTAGE GROVE INDUSTRIAL PARK.**

Mayor Solesbee announced the motion with a second and called the vote.

The vote on the motion was as follows:

VOTE	Councilor Dreher	Councilor Ervin	Councilor Fleck	Councilor Merryday	Councilor Savage	Councilor Stinnett	Mayor Solesbee
AYES			X	X	X	X	X
NAYS	X						
ABSTAIN							

Motion carried.

(b) Report from the City Manager

City Manager Mike Sauerwein announced that mid-year and end-of-year updates would be given to Council from each City department. He said the Police, Library, Community Development and Public Works departments would provide updates at the July 8<sup>th</sup> meeting and at the August 12<sup>th</sup> meeting, reports would be provided by Human Resources, Community Services & Community Center and Finance & Middlefield Golf.

City Manager announced he will be starting up, quarterly All City Staff meetings, so that all Staff members have a chance to learn what is happening throughout other departments.

City Manager shared that St. Vincent de Paul is scheduled to present a business plan at the July 8<sup>th</sup> Council meeting. He reiterated that no decisions had been made, no plans had been submitted and there would be opportunities for public input and participation.

City Manager shared that his six month evaluation would take place at the July 8<sup>th</sup> meeting. He added that he would be meeting with Council members individually to discuss his six month goals and priorities and those for the future.

City Manager shared that he would be implementing, based on Council suggestion, that the first Council meeting of the month be a regular meeting and the second meeting a work session, focused on one topic. He said there may be times business matters would need to take place at the second meeting. He added that he would like to start in September with the September 23<sup>rd</sup> meeting being a work session dedicated to Law Enforcement and to continue through the end of the year, to see how it works. Council expressed support of the idea.



**BUSINESS FROM CITY ATTORNEY**

- (a) Report from City Attorney

None.

**ITEMS REMOVED FROM THE CONSENT AGENDA**

None.

**ADJOURNMENT**

There being no further business, Mayor Solesbee adjourned the regular meeting of the City Council at 7:49 pm.

The next regular City Council Meeting will be held June 24, 2024 at 7:00 pm in the Council Chambers at City Hall.

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Mindy Roberts, City Recorder

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Candace Solesbee, Mayor