

**Culver City Council Meeting  
November 20, 2023; 6:30 p.m.**

**Culver City Council Minutes**

**Workshop:** Ray Solace, the Jefferson County Assessor presented information on how the taxes are calculated and explained how an Urban Renewal District is funded. He provided information on taxing districts and provided written materials which are also available on the website.

**City Council Meeting**

**CALL TO ORDER:** Mayor Bart Carpenter called the meeting to order at 6:30 p.m.

**PLEDGE OF ALLEGIANCE & INVOCATION:** Tim Woods led the invocation.

**ROLL CALL:** Tim Woods, Bart Carpenter, Josh Thody, Luke Middleton, Charles Rushing, and Scott Ough were present. David Beck was absent. Donna McCormack, Jered Reid, and Kim Symons were also present.

**APPROVAL OF THE AGENDA:** Rushing moved to approve the agenda as presented. The motion was seconded by Ough and passed unanimously.

**CONSENT AGENDA:** The consent agenda consisted of the minutes of October 16, 2023; Approval of the Financial Report; Authorization to pay the bills and the additional bills; declaring a Park Committee Vacancy and authorizing a reimbursement of building permit fees was presented. Thody declared a conflict of interest indicating he is a business owner, and the city has an account with him. Woods moved to approve the consent agenda and Ough seconded the motion which passed unanimously.

**INFORMATIONAL ITEMS:** Gabby Beebe with the Jefferson County Library District reported the lockers are up and working. The books ordered by residents will be received at the branch in Madras but then taken to the lockers in Culver to be picked up. The lockers are installed but training is required before they are operable. Hopefully the training will occur within a month or so. There will also need to be someone in the community who can do some trouble shooting if needed as help will be a bit delayed, about 2-to-3-day wait is anticipated. The residents will receive notice of their books being delivered via text, e-mail, or an app. The program is expected to start out small and the new service will be announced in the library newsletter when it is operable. The district wants to be able to handle the demand and test the program. Jane Ellen Ennis, the Jefferson County Library Director, reported she is working with the architect for a new building, and they want a functional library. They will also have community input sessions.

Kim Schmidt, with the Kiwanis explained the Operation Rudolph Program and indicated they provide gifts for many youths and families in the community. The county awarded them \$2,500.00 in matching funds and they are requesting financial support. The council agreed to be a collection point for donations and to help advertise the fundraising effort. The council discussed the city policy of not providing funds for benevolent giving and indicated they support personal giving. The council requested to consider discussing charitable giving during the budget process.

**Citizen's Input:** Bill Atherton from Madras addressed the council and explained this is the 50-year anniversary of state land use planning. He explained the original vision was very simple, it included people with farms and ranches living on them while other people lived in towns. The cities would be connected by safe and effective transportation systems. This has changed due to lobbyists and the construction industry. He explained the Urban Growth Boundaries are no longer a boundary as they can change and there is no "carrying capacity" nor a way to control the costs. In 1995 HB2709 requires cities to have a 20-year land supply. System Development Charges help pay the cost of growth, but they do not help fund necessary services such as police, fire, schools, etc. Growth does not pay its own way and commercial and industrial growth end up supporting housing because the income

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from homes doesn't pay for the costs necessary to provide all the services. He is in the process of preparing legislation and would like to change the law to require cities to not plan for more than 20 years of growth.

Cindy Dix reported she received a \$1,000.00 donation from Keith Mfg. for the skate park and she requested the city contribute to the project.

**OLD BUSINESS: Ordinance #2023-07** which authorizes the Park Regulations was presented for the second reading without changes. Middleton moved to approve the ordinance. The motion was seconded by Thody and passed unanimously.

**Volunteer of the Year:** The list of community members nominated was submitted for council consideration. Ough moved to award the Volunteer of the Year to Denise Woods for 2023. The motion was seconded by Middleton and passed with Woods abstaining and Middleton, Carpenter, Rushing, Thody and Ough voting in favor. The mayor thanked all the volunteers and wanted to let them know how much their work is appreciated.

**Capital Improvement List:** Donna McCormack presented the Capital Improvement List and explained there are several projects that do not have costs associated with them, but they have been identified as a need in the city. The mayor reported that the council will review the Strategic Plan in the January meeting and then review it again in March.

**Park Expansion Project Update:** Donna McCormack reported the Park Expansion project is moving forward and explained the city is accepting comments on the revised plan. A town hall meeting is scheduled for Dec. 6th and then after the changes are incorporated, the plan will be sent to the engineers for a cost estimate. The city will then determine if changes need to be made or if the plan is adequately funded. She also reported that the group is discussing management of the project. Woods explained he understands it is too early to discuss finances for the project, but he would like the city to contribute. He was advised the city is working on this project and is contributing to the project in the form of management and paying for contracted services.

**Safe Routes for Schools Plan.** Donna McCormack explained the grant work has been completed and the plan has been presented for public comment. No comments were received, and the final version is now ready to be adopted. It was explained that adopting the plan does not obligate the city or other entities to ensure the improvements are implemented within a certain time, but it does help prioritize projects. Woods moved to approved plan. Middleton seconded, unanimously.

**NEW BUSINESS:** The first presentation of Ordinance 23-08 was presented by Jered Reid, and he explained the zoning ordinance amendment would allow containers in the industrial zone only. A public hearing on the ordinance was held before the Planning Commission and the commission recommended approval. Middleton moved to approve the first presentation of Ordinance 23-08. The motion was seconded by Woods and passed unanimously. Rushing requested the land use planner be available for the next meeting to answer questions.

**STAFF REPORTS:** Committee Reports: Jered Reid reported Jack Jones was appointed to the Urban Renewal District and he summarized the projects they are working on. Patti Carpenter reported the Chamber of Commerce is reviewing the survey results and looking at what qualifications they would like in a new director as well as an accountant and CPA. The survey results have helped the board create questions for interviewing applicants. The next meeting will be on the 28<sup>th</sup>.

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Nuisance Abatement Officer, Brent Schulke reported he has processed a total of 28 cases with 25 resolved and had three new cases. He explained that one case has gone to court while another is still in process.

Public Works, Kim Symons reported the fire hall is experiencing maintenance issues as it was found there was water in the oil tank for the furnace. Carson pumped it out and will continue to monitor the tank. The tank is in the ground and has not been upgraded since it was installed in 1976. Symons explained DEQ does not recommend underground tanks but it seems to be functioning adequately at this time. Replacement of the tank is recommended to be done sooner rather than later but the process will have to be monitored. She recommended the city consider looking into changing over to a propane system and the cost is estimated to be about \$33,000 for the bays. Woods indicated he would like to see a comparison of what the cost per btu would be for propane vs oil. The council requested staff to do some research on what would be the best alternative and to also get input from the agencies. Symons also indicated it has been recommended to replace the HVAC system. Alternatives including a mini split system and other options are being researched.

Administration, Donna McCormack explained the auditor still has not responded and the council authorized staff to obtain a different auditor. She also reported that she received an estimate for an appraisal. Attorney Jered Reid explained that he will reach out to EDCO regarding the Earth2o building.

**COUNCIL & MAYOR REPORTS:** City Council Reports: Tim Woods reported he attended a meeting with the fire department, and they discussed the possibility of annexing the city into the fire district. The next step will be to create a cost/benefit analysis. He also reported there are many complex issues to be worked out and one of their concerns is how the funding for Urban Renewal Districts would affect them. He would like to discuss how the city could offset the losses. He also reported the district current lease rate is less than what other districts are charged when they contract for services. The group did a walk through and indicated they want to improve the building. He concluded by saying the group is discussing all options at this point and the desire to have the station is also being discussed but the district cannot promise that will happen. Chuck Rushing reported there will be a tree lighting ceremony and parade on Dec. 1<sup>st</sup> and there is a Park Committee vacancy due to Nancy Diaz resigning. Josh Thody reported he is working with the URD on a sign. Luke Middleton and Scott Ough had no report and Mayor Carpenter reported the next meeting will be the Holiday Dinner. The meeting was adjourned at 8:35 p.m

**ADJOURNMENT:** Thody moved to adjourn the meeting at 8:35 p.m. Middleton seconded the motion and it passed unanimously.

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Mayor

Attest:

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City Recorder