

**Culver City Council Meeting  
Oct. 16, 2023; 6:30 p.m.**

**Culver City Council Minutes**

**Workshop:** Donna McCormack explained the city received an Oregon State Parks Grant in the amount of \$750,000 to help complete the Park Expansion Project. She also reported that the engineers have provided a construction estimate that includes all the elements of the plan that was submitted to the Planning Commission plus asked to include the costs to comply with the Conditions of Approval. The cost estimate, with engineering, is \$1,347,301. The budget presented with the application included a total project cost of \$985,900 which leaves a \$361,401 shortfall. She recommended the city look at ways to re-design the project and request value engineering to see if there are ways to reduce the overall cost of the project. She indicated a redesign is necessary to comply with the existing easements and the city does not have an accepted contract with the Darleen Urbach Memorial Trust as they did not sign the contract. She suggested the next step is to start working on creating some design alternatives and have a town hall meeting to try to get consensus on what design would meet the community needs plus be the most cost effective.

**City Council Meeting**

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

**PLEDGE OF ALLEGIANCE & INVOCATION:** Pastor Alan Riley from the Culver Church of the Nazarene led the invocation. **ROLL CALL:** Tim Woods, David Beck, Bart Carpenter, Josh Thody, and Scott Ough were present. Luke Middleton and Charles Rushing were absent. Donna McCormack, Jered Reid, and Kim Symons were also present.

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

**CONSENT AGENDA:** Minutes of Sept 18, 2023; Approval of Financial Report and Authorization to pay the bills and the additional bills: Thody declared a conflict of interest indicating he is a business owner, and the city has an account with him. Beck moved to approve the consent agenda and Ough seconded the motion which passed with Woods, Beck, Carpenter, and Ough voting in favor.

**INFORMATIONAL ITEMS:** Heidi Slaybaugh presented the results of the Community Development Survey. She explained that the purpose of the survey was to get voices involved and to enhance the community. The survey was available both online and in a paper version. The park masterplan was completed in 2021 and it included the creation of a community center but there is no actual tangible project planned yet. Funding is always a challenge, but the community needs to prioritize their needs and wants. The way to do this was to “cast a wide net” getting input from many different perspectives. This lets the city decide what amenities to include. She gave a power point presentation summarizing the results of the survey and suggested the next step would be to create a steering committee, which would have stakeholders representing different perspectives, to develop a more focused project. Programming could then occur which would look at the different spaces regarding size, uses and other aspects of the center. Once the decision is made regarding what the building will include, cost estimates can be prepared. Ough expressed concern that the survey was misleading in that it did not include the purpose was to determine what the community wanted included in a community center. Woods also indicated that he felt the survey was not transparent and he didn’t know until four days ago the city even had a Strategic Plan. He feels the council should review the strategic plan and any other master plans before proceeding with the Community Center Concept Plan. He moved to direct staff to stop work on the project until the council reviews those plans. Ough seconded the motion. Thody indicated the survey was open to interpretation, but it did get ideas from the community, and he would need to know more but feels it is premature to shut it down at this point. Beck indicated he understands the points being made and feels the city needs more time and needs to discuss the results in more detail. Council vote on the motion to not incur any more expenses for the Community Center Concept Plan until

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the council reviews the existing plans included Councilors Woods and Ough voting in favor while Beck, Thody and Carpenter opposed. Staff was asked to not schedule working on the project until at least after the first of the coming year.

**Citizen's Input:** Jake Schwab addressed the council and indicated the city's way of processing sewer payments is cumbersome and he would like the city to look at the website and allow a way for people to pay their bills online. McCormack explained the online payment options currently available and was asked to include the information in the next newsletter.

Denise Woods asked the council how much has been paid for the Community Center Concept Plan so far.

Cindy Dix reported she is collecting cans and bottles to help fund the Skate Park.

Diane Kenyon, developer of Shorty's Taphouse, addressed the council and indicated they are experiencing obstacles. The power for the streetlights is more than anticipated as well as the expense to bring sewer services to the parcel. ODOT will not allow them to cut the highway so they will have to bore under, and they will also be required to install sidewalks that they did not anticipate. She reported they have already paid over \$59,000 to the city and she would like financial assistance if possible. She also suggested the city consider not outsourcing so much.

Mae Huston addressed the council and indicated she appreciates what Councilor Ough shared; she agrees the survey was unclear. She also sympathizes with Ms. Kenyon regarding the costs of developing the property.

**OLD BUSINESS:** Ord 2023-07 Park Regulations Ordinance was presented and Jered Reid reviewed the sections which were amended. He also explained that the ordinance is written so that it will go into effect upon the second passage by the City Council. Thody asked for an explanation about why both the ordinance and the prior camping ordinance were both required, and he was advised of the differences between them. Woods indicated that when the government imposes restrictions, it is best to use the least restrictive method possible and he questions if this is the least restrictive. Beck moved to approve the first presentation of Ordinance 2023-07. The motion was seconded by Thody and passed unanimously.

**NEW BUSINESS:** The City Council declared nominations for Volunteer of the Year are open and staff reported they will advertise the city is accepting nominations.

**STAFF REPORTS:** Committee Reports: Linda Victorine, for the Urban Renewal District, reported there will be a meeting in November. Patti Carpenter reported the Chamber of Commerce is looking at their current systems and will be hiring a new administrator. Nuisance Abatement Officer, Brent Schulke reported he has processed 26 code violations with 4 still unresolved and 2 unwilling to comply. The council discussed enforcement responsibilities and if fines are a deterrent. Thody indicated break-ins are occurring and he believes there is other criminal activities taking place. He was advised to call the Sheriff's Office as they are the ones to enforce those laws and the city does not need an ordinance for theft. Public Works, Kim Symons reported: 1) As of the first of the month all the winterization has been completed. 2) she will be pulling the sewer pumps and servicing them. 3) Some houseless folks are camping in the city and have had a fire in the ditch, she was advised to call the Sheriff's Office. 4) Between Oct. 7<sup>th</sup> and 10<sup>th</sup> the storage room in back of the restrooms in the park was broken into. A police report was filed. Administration, Donna McCormack reported: 1) The Oregon Liquor Control Commission requires the city to make a recommendation for companies to renew their licenses. The council by

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unanimous consent, directed staff to approve the renewal of the licenses when requested. 2) The Stormwater Master Plan will be presented to the regulatory agencies on Nov. 15<sup>th</sup> to ensure the design meets all the requirements. 3) The auditor was expected to arrive but was sick. The report should be ready for next month's meeting. 4) The city was successful in receiving a Special City Allotment grant in the amount of \$245,000 to repair some of the local streets. 5) Comments are being accepted on the Safe Routes to Schools Plan. The council asked that the Madras Pioneer be notified. Attorney Report, Jered Reid – No report

**COUNCIL & MAYOR REPORTS:** City Council Reports: Tim Woods reported he learned quite a lot at the LOC Conference and he would like to focus more on the vision of the city rather than put out fires. A quote that stuck with him is “You can pretend to care but you can’t pretend to show up.” It was stressed at the conference that staff and volunteers are a city’s greatest resource. He would like to look forward to growth and development knowing that it will eventually occur. For example, he would like to purchase property to develop wetlands and trails instead of buying it just for a stormwater dumping area. He would like to discuss the vision for the city and realizes issues are more complex than they first appear. The budget is a planning document and needs to support the vision for the city, the budget needs to support the programs and there may be some other alternative ways to provide services that would be more cost effective. He also said there are numerous sources for money, and they are waiting for the right projects. He is also grateful we do not have to deal with some of the problems other cities face. He summarized by saying he will be asking a lot more questions and it increased his desire to serve. Dave Beck reported he attended the Councilor’s workshop, and they stressed working together as a team and Bill Strickland’s accomplishments were inspirational. He also said expanding the Urban Growth Boundary took one city 5 years and another 26 years to get it accomplished. Scott Ough reported he appreciated the opportunity to network with other cities and he gained very beneficial resources. Josh Thody had no report.

**Mayor Report:** Bart Carpenter reported the committee met with the Fire Department Chief and two of their board members. The meeting provided an opportunity to discuss the current situation and another meeting will be held soon. He also reported that the LOC Conference was more informative than last year, and it helped to have many council members attending. There were lots of discussions.

**Jered Reid** reported that there are changes to the Public Meetings Law. It allows citizens to make a formal complaint if they feel there is a violation. The entity is then allowed 20 days in which to respond. The entity is required to develop a plan to comply and send it to the ethics commission. He explained that there is no effective punishment for noncompliance, but this does require more accountability.

**ADJOURNMENT:** Woods moved to adjourn the meeting at 8:25 p.m. Beck seconded the motion and it passed unanimously.

The **EXECUTIVE SESSION:** Executive Session as authorized pursuant to ORS 192.660(2)(f) To consider information or records that are exempt by law from public inspection was opened at 8:30 p.m. with the city council and attorney attending. It was adjourned at 8:40 p.m.

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Mayor

Attest:

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City Recorder