



MINUTES
City Council Meeting
Monday, November 2, 2020 6:30 PM

COUNCIL PRESENT: Stan Pulliam, Mayor, Jeremy Pietzold, Council President, John Hamblin, Councilor, Laurie Smallwood, Councilor, Jan Lee, Councilor, Carl Exner, Councilor, and Bethany Shultz, Councilor

COUNCIL ABSENT:

STAFF PRESENT: Jordan Wheeler, City Manager, David Doughman, City Attorney, Ernie Roberts, Police Chief, Mike Walker, Public Works Director, Tyler Deems, Finance Director, Greg Brewster, IT/SandyNet Director, and Jeff Aprati, City Recorder

MEDIA PRESENT: Sandy Post

1. MEETING FORMAT NOTICE

The City Council conducted this meeting electronically using the Zoom video conference platform. A video recording of the meeting is available on the City's YouTube channel: https://www.youtube.com/channel/UCbYEclgC6VW_mV2UJGyvYfg

2. CITY COUNCIL WORK SESSION - 6:30 PM

2.1. Multi-Family and Manufactured Home Park Tenant Utility Bill Assistance / Pandemic Impact to Utility Funds

Staff Report - 0335

The **Public Works Director** summarized his report on the Customer Assistance Program, including the results of a recent survey of landlords and property managers of multi-family buildings and manufactured home parks. At issue was the question of whether staff should amend the program to include multi-family and manufactured home park tenants, who are not billed directly by the City. He indicated that most survey respondents stated they charge rents below the County's fair market level, and that they have not increased rents to account for increased sewer rates. Staff's recommendation was to not include multi-family and manufactured home park tenants in the Customer Assistance Program until more information could be obtained regarding past due rents, sub-metered rates, below-market rental rates, and whether rents have actually been adjusted to account for the increased sewer rates.

Councilor Exner asked what percentage of multi-family units do not include low-flow toilets. The **Public Works Director** stated the answer is unclear, but that most such housing stock in the city is newer. **Councilor Exner** suggested more property owners could be interested in installing such fixtures if the city provided more than an \$85 rebate.

Mayor Pulliam asked whether staff plan to proactively notify major utility customers of upcoming rate increases, giving more warning than was given for the previous adjustment. The **Public Works Director** agreed this would be prudent.

Council President Pietzold asked when the City would begin collecting past-due utility accounts.

The **Finance Director** stated that there are currently about 221 accounts (209 Residential, 3 Multi-family and 9 Commercial / Industrial) that are in arrears since the City suspended late fees and service termination for nonpayment in March. The total amount in arrears is \$102,100.70; this includes Water, Sewer, Storm, SandyNet and the Public Safety Fee. The duration of the past due bills range from 30 to 240 days. He suggested three possible options for addressing this situation:

- Choose a day to resume shutoffs for non-payment; work with each account holder to try to resolve the unpaid balance using payment plans, incentives, or similar arrangements
- Require full payment immediately (not recommended)
- Waive all outstanding balances and resume shutoffs going forward (also not recommended)

Mayor Pulliam suggested it may be prudent to see whether further financial assistance may be forthcoming from the federal government.

Councilor Lee expressed support for the idea of setting up payment plans for customers. She suggested that AntFarm could potentially use City business grant funds to assist individuals with outstanding utility balances.

Councilor Smallwood stated she did not support the idea of waiving past-due balances, out of a sense of fairness for other rate payers.

Councilor Exner stated that many individuals are struggling to pay other bills as well. He suggested the State may look into some kind of assistance.

The consensus of the Council was that payment plans should be arranged with

account holders, rather than waiving balances, and that the Council should review the draft plan in approximately 30 days.

3. CITY COUNCIL REGULAR MEETING - 7:00 PM

4. Pledge of Allegiance

5. Roll Call

6. Changes to the Agenda

7. Public Comment

None.

8. Consent Agenda

8.1. **City Council Minutes** - October 19, 2020

Moved by Jeremy Pietzold, seconded by John Hamblin

Adopt the Consent Agenda.

CARRIED. 7-0

Ayes: Stan Pulliam, Jeremy Pietzold, John Hamblin, Laurie Smallwood, Jan Lee, Carl Exner, and Bethany Shultz

9. Old Business

9.1. **Award CM/GC Contract for the Collection System Rehabilitation Project**

Staff Report - 0330

The **Public Works Director** stated that this item was being brought back before the Council because a protest that had been received by a bidder shortly before the October 19th Council meeting (at which the contract was therefore not awarded), had been resolved. Staff recommended that the Council award the contract to Oxbow Construction (as originally recommended).

Moved by Carl Exner, seconded by Jan Lee

Authorize staff to enter into the proposed agreement with Oxbow Construction.

CARRIED. 7-0

Ayes: Stan Pulliam, Jeremy Pietzold, John Hamblin, Laurie Smallwood, Jan Lee, Carl Exner, and Bethany Shultz

10. Report from the City Manager

The **City Manager** noted the significance of the Council approving the first construction contract for the wastewater improvement project. He asked the Council whether they were available for a special meeting on November 30th at 6:00 p.m. for a public hearing on the Bull Run Terrace development application. The consensus of the Council was to go ahead with a special meeting on that date and time. He mentioned an upcoming tour of the wastewater treatment plant that may be attended by local watershed council members. There may be opportunities for joint work sessions in the future as well. He noted that Election Day was following day. **Mayor Pulliam** and **Council President Pietzold** noted the absence of Staff Updates from the agenda packet, and indicated their desire to see them.

11. Committee /Council Reports

Councilor Shultz stated the Library Board would meet later in the week. She praised the success of the recent Trick or Treat Trail.

Councilor Exner noted the interest of watershed council members in touring the wastewater treatment plant, and support for the City's improvement efforts. He asked where local residents would replace missing ballots. Staff stated such requests would need to be handled directly with the County Elections Office.

Councilor Lee stated a draft of the Resiliency Plan is complete and is under review by the committee.

Councilor Hamblin: none

Councilor Smallwood asked the **Police Chief** whether he has seen a recent rise in the number of homeless individuals in the area, and whether any public safety issues have arisen. The **Police Chief** stated that he has noticed a rise in numbers and that there has been a workload impact on the department, though not beyond their ability to handle it.

Council President Pietzold stated that OBAC submitted their biannual report to the Legislature recently. He noted the upcoming ad hoc committee meeting to consider the new round of COVID-19 business grants. He noted the upcoming Economic Development Committee meeting later in the week.

Mayor Pulliam also praised the Trick or Treat Trail event, as well as the Police Department which handed out candy. He praised **Councilor Lee** ahead of the

impending election and expressed his hope that she remains on the Council. He thanked all the candidates for being willing to step forward to run for office and serve the community. He expressed hope that the unsuccessful candidates will continue to serve the community in other capacities.

12. Adjourn



Mayor, Stan Pulliam



City Recorder, Jeff Aprati