



City Council Meeting – Monday, November 6, 2023
In Person/Hybrid Meeting
TVCTV Live-Channel 30

7:00 pm Call to Order- Pledge of Allegiance and Roll Call

City Council: Council President John Colgan, Councilor Angeles Godinez, Councilor Doris Gonzalez, Councilor Eden Lopez, and Mayor Jef Dalin.

Staff Present: Peter Brandom, City Manager; Debby Roth, City Recorder; Terry Keyes, City Engineer; Kevin Oppenlander, Project Manager; Fire Chief Jim Geering; Barbara Fryer, Community Development Director; Mark Crowell, Public Works Director.

1. ADOPTION OF AGENDA

Councilor Godinez moved to approve the agenda, seconded by Councilor Gonzalez. Motion carried 5-0. Ayes: Councilor Lopez, Councilor Godinez, Councilor Gonzalez, Council President Colgan, and Mayor Dalin.

2. CONSENT AGENDA

- A. City Council Meeting Minutes: October 2, 2023
- B. Resolution No. 2023-39: Authorization To Apply for the Cultural Coalition of Washington County grant.

Councilor Godinez moved to approve the consent agenda, seconded by Council President Colgan. Motion carried 5-0. Ayes: Councilor Lopez, Councilor Godinez, Councilor Gonzalez, Council President Colgan, and Mayor Dalin.

3. CITIZEN PARTICIPATION – ITEMS NOT ON THE AGENDA

Curtis Harwood – Curtis proposed putting stop signs in all directions of North Clark Street/12th Avenue and North Barlow/12th Avenue. Stating this area has seen many accidents in six years including one the family had recently been involved in. Council President Colgan said this is a reasonable request that Public Works could address.

4. **RECOGNITION**

A. Keving Oppenlander: Five Years of Service

Terry Keyes, City Engineer, recognized Kevin Oppenlander, Planning Manager for a (second) 5-year anniversary with the City of Cornelius. Kevin manages the paving program with a team-centered approach and has lead several big project including the Ginger Street sewer line. In free time, Kevin has been pursuing a second degree in engineering and should be certified by summer 2024. Terry Keyes also stated Kevin is smart and hardworking and has been an asset to the team. Kevin was congratulated by the City Council.

5. **PRESENTATIONS-APPOINTMENTS**

A. Venkatesh Guda-Planning Commission Position 6-Term Expires 12/31/2024

Venkatesh Guda came to the Planning Commission meeting on October 24, 2023. The commissioners asked Venkatesh various questions. The Planning Commission voted unanimously to recommend appointment to the city council.

Councilor Godinez moved to appoint Venkatesh Guda to the planning commission, position 6, with a term expiring 12/31/2024, seconded by Councilor Gonzalez. Motion carried 5-0. Ayes: Councilor Lopez, Councilor Godinez, Councilor Gonzalez, Council President Colgan, and Mayor Dalin.

6. **PUBLIC HEARING - NONE**

7. **UNFINISHED BUSINESS-NONE**

8. **NEW BUSINESS**

A. Ordinance No. 2023-03: Affordable Housing Tax Exemption

City Manager Brandom presented to the council a recommendation to pause Cornelius Municipal Code 3.35 through 2029 or until the city can afford the local exemption to address the general fund balance.

The code was enacted in 2015 and provides a property tax exemption for certain regulated affordable housing properties. There are currently 22 properties in Cornelius that are exempt from these provisions which is just under \$100,000 annually in local tax funds. City staff project that the general fund expenses will be more than revenue in three years, and there is very little funding for this outside of property tax. The general fund will be reviewed regularly to determine if it is healthy enough to reenact, and a proposal will be brought forward to the council at that time.

There has been communication with some existing affordable housing corporations who have properties in Cornelius under the exemption to let them know this pause will not affect their existing exempt properties.

Council President Colgan made motion to read by title only for the first reading Ordinance No. 2023-03, AN ORDINANCE AMENDING CHAPTER 3.35 OF THE CORNELIUS MUNICIPAL CODE TO PAUSE THE NONPROFIT LOW-INCOME HOUSING TAX EXEMPTION, seconded by Councilor Gozalez. Motion carried 5-0. Ayes: Councilor Lopez, Councilor Godinez, Councilor Gonzalez, Council President Colgan, and Mayor Dalin.

Council President Colgan made a motion to read by title only for the second reading and adoption of Ordinance No. 2023-03, AN ORDINANCE AMENDING CHAPTER 3.35 OF THE CORNELIUS MUNICIPAL CODE TO PAUSE THE NONPROFIT LOW-INCOME HOUSING TAX EXEMPTION, and this takes effect 30 days from adoption, seconded by Councilor Lopez. Motion carried 5-0. Roll call vote: Councilor Lopez-aye, Councilor Godinez-aye, Councilor Gonzalez-aye, Council President Colgan-aye, and Mayor Dalin-aye.

B. Resolution No. 2023-40: AKS Engineering and Forestry, LLC, Engineered Construction Plans FY 2023-2024 Paving Project Work Order 22

Kevin Oppenlander presented the staff report and resolution for a work order for AKS Engineering and Forestry to put together construction plans, construction estimates for bids, and everything needed to take the project to bid in February with the build on June 30th.

This is for the standard annual maintenance paving done in the city. Funding for this comes from the street funds, gas tax, and the county's portion of the vehicle registration fees.

Councilor Lopez moved to approve Resolution No. 2023-40, A RESOLUTION TO APPROVE AKS WORK ORDER 22 FOR THE PREPARATION OF THE ENGINEERED CONSTRUCTION PLANS FOR THE 2023/2024 FISCAL YEAR PAVING PROJECT, action takes effect immediately, seconded by Councilor Godinez. Motion carried 5-0. Ayes: Councilor Lopez, Councilor Godinez, Councilor Gonzalez, Council President Colgan, and Mayor Dalin.

C. Resolution No. 2023-41: City Council Compensation – Mayor Dalin

City Manager Brandom presented the staff report and background pertaining the City Council compensation increase. The compensation was set to \$50 per month for the mayor and city councilors in 1995 with an option of an additional \$50 for any additional meetings per month of "regional significance" up to \$200 per month.

Given the rise in cost of living over time as well as increase in demands of time for city work, staff recommends raising the monthly compensation to \$250 per month with the option for members to decline compensation at any time. It is hopeful that the raise will also help encourage future candidates to apply for the positions.

Mayor Dalin declared a conflict of interest in voting for his compensation and was recused from the vote. Council President Colgan resided for the vote

Councilor Godinez moved to approve Resolution No. 2023-41, A RESOLUTION OF THE CORNELIUS CITY COUNCIL ESTABLISHING A COMPENSATION SYSTEM FOR THE MEMBERS OF THE CORNELIUS CITY

COUNCIL, seconded by Councilor Gonzalez. Motion carried 4-0. Ayes: Councilor Lopez, Councilor Godinez, Councilor Gonzalez, Council President Colgan. Mayor Dalin-Recused.

- D. Resolution No. 2023-42: City Council Compensation – Councilor Godinez and Council President Colgan

Council President Colgan and Councilor Godinez declared a conflict of interest in voting for their compensation and recused themselves from the vote.

Mayor Dalin moved to approve Resolution No. 2023-42, A RESOLUTION OF THE CORNELIUS CITY COUNCIL ESTABLISHING A COMPENSATION SYSTEM FOR THE MEMBERS OF THE CORNELIUS CITY COUNCIL, seconded by Councilor Lopez. Motion carried 3-0. Ayes: Councilor Lopez, Councilor Gonzalez, and Mayor Dalin. Council President Colgan and Councilor Godinez-Recused.

- E. Resolution No. 2023-43: City Council Compensation – Councilor Lopez and Councilor Gonzalez

Councilor Lopez and Councilor Gonzalez declared a conflict of interest in voting for their compensation and have recused themselves from the vote.

Council President Colgan moved to approve Resolution No. 2023-43, A RESOLUTION OF THE CORNELIUS CITY COUNCIL ESTABLISHING A COMPENSATION SYSTEM FOR THE MEMBERS OF THE CORNELIUS CITY COUNCIL, seconded by Councilor Godinez. Motion carried 3-0. Ayes: Councilor Godinez, Council President Colgan, and Mayor Dalin. Councilor Lopez and Councilor Gonzalez-Recused.

- F. Resolution No. 2023-44: Adopting the 2023 Washington County Natural Hazards Mitigation Plan

Fire Chief Geering brought forward an updated version of the Cornelius 2011 Natural Hazard Mitigation Plan for adoption. The county reached out to include Cornelius in the update. This partnership offers the benefits of being able to apply for grants or being eligible to apply for grants if the needs arise. This document outlines a plan to help stabilize communities in the face of natural disasters by understanding vulnerabilities and risks to preventing loss of life, environment, and property.

Mayor Dalin reviewed some statistics of Cornelius within the report such as high percent of homeownership and low average income, and Councilor Gonzalez pointed out the data on education. They feel this reports offers great insight into the community that can be used to tailor preparedness to Cornelius. Chief Geering agrees.

Councilor Godinez moved to approve resolution no. 2023-44, A RESOLUTION OF THE CORNELIUS CITY COUNCIL ADOPTING THE 2023 WASHINGTON COUNTY NATURAL HAZARDS MITIGATION PLAN, and this action takes effect immediately, seconded by Councilor Gonzalez. Motion carried 5-0. Ayes: Councilor Lopez, Councilor Godinez, Councilor Gonzalez, Council President Colgan, and Mayor Dalin.

9. REPORTS

A. City Council:

Council President Colgan pointed out that it is dark earlier and to watch out for children as they get out of school and encouraged students to wear reflective gear to be seen better. Also reminding the community that ballots are due on November 7th and that the fire levy is being voted on.

B. Mayor Dalin:

- Seconded Council President Colgan's point about watching for students when they get out of school with the darker evenings.
- Stating an update on the Metropolitan Mayor Consortium's legislative priorities will be forthcoming.
- The mayor will be seated on the Regional Transportation Plan at the Joint Policy Advisory Committee because Mayor Calloway will be out of town. There are continued conversations around tolling. The preference is that tolling charges should only be for incomes that make over 400% of the poverty level; ODOT would like this to be set at 200% of the poverty level. He also offered the idea of charging an enhanced registration fee for electric vehicles.

C. City Manager:

- Peter Brandom welcomed Itzel Sayago as the city's first Communications and Community Engagement Manager. She honed her outreach skills while working at the Cornelius Library and will use those skills to help build the city's Communications and Community Engagement System which will help elevate the way the city engages with the community.
- Because of Ellie Jones great work, the city received the Certificate of Achievement for Excellence in Financial Reporting for fiscal year ending June 30, 2022 from the Government Finance Officers Association.
- Peter was invited to the Forest Grove School District to participate in Principle for a Day which is an opportunity for community leaders to spend time with teachers and students telling them about what the city does.
- Thanks were given to the engineering staff for securing an easement property at Southwest 1st and Baseline for the Welcome to Cornelius sign. The developers were eager to help with this project.
- An important notice was given to customers of Evergreen Disposal. The company will be adjusting services for better efficiency as the area grows. There will be two weeks of recycling in the last full week of November and the first full week of

December. Letters will go out to customers, and the information will be posted on the company's website.

- Senator Janeen Sollman, the senate representative of the state house, is scheduling a ride-along with the Cornelius Fire Department in January.
- Reminded everyone to get out and vote on the fire levy.

10. COUNCIL ANNOUNCEMENTS

- November 7, 2023 – Washington County Special Election
- November 10, 2023 – Closed in Recognition of Veterans Day
- November 11, 2023 – Veterans Day Ceremony, 1251 Baseline, 1:00 pm
- November 18, 2023 – Community Dinner, Cornelius Elementary School 4:00-7:00 pm
- November 23-24, 2023 – All City Offices Closed for Thanksgiving.
- December 1, 2023 – 6:00 pm Annual Tree Lighting Event, Veterans Memorial Park, and Cornelius Elementary School
- December 4, 2023 – 7:00 pm City Council Meeting

11. ADJOURNMENT

Councilor Godinez made a motion to adjourn, seconded by Council President Colgan. Motion carried 5-0. Ayes: Councilor Lopez, Councilor Godinez, Councilor Gonzalez, Council President Colgan, and Mayor Dalin

December 4, 2023
Date

Ed T. For Debbie Roth
City Recorder