



# MEETING AGENDA & PUBLIC HEARING NOTICE

City Council

Thursday September 19, 2024

Maupin Civic Center (507 Grant Ave.) and virtually on Zoom:

<https://us02web.zoom.us/j/84802522147?pwd=SlZHSndod2RhY09NRE8xN0J0djRWZz09> or dial 1-253-215-8782 (Meeting ID: 848 0252 2147 Passcode: 978965)

**PUBLIC COMMENT:** Individuals wishing to address City Council on items not already listed on the Agenda may do so during the Public Comment item on the Agenda. The maximum amount of time for all public comments under the Agenda item will be 15 minutes. Council will not engage in dialogue but can consider scheduling any matter as an Agenda item at a future Council Meeting. At other times throughout the meeting, please wait for the current speaker to conclude and raise your hand to be recognized by the Mayor for direction. Speakers are required to give their name and address. Please limit comments to three minutes, unless extended by the Mayor.

**PLEASE NOTE:** With the exception of Public Hearings, the Agenda is subject to last minute changes; times are approximate – please arrive early. Meetings are ADA accessible. For special accommodations please contact the City Recorder in advance at 541-395-2698. *Las reuniones son ADA accesibles. Por tipo de alojamiento especiales, por favor póngase en contacto con la registrador de la ciudad 541-395-2698.*

<b>6:30 p.m.</b>	Call to Order / Roll Call of City Council and Staff / Pledge of Allegiance
	Consent Agenda
	Public Comment
<b>6:45 p.m.</b>	Reports
<b>6:50 p.m.</b>	Street Design project
<b>7:00 p.m.</b>	Consider: Resolution 9192024 Street Sweeper Financing
<b>7:45 p.m.</b>	South Wasco County Get Ready Event
<b>7:55 p.m.</b>	Planning Commission positions – three terms end
<b>8:00 p.m.</b>	Fall Clean Up
<b>8:02 p.m.</b>	Communications
<b>8:05 p.m.</b>	Executive Session ORS 192.660(2) (e) – Real Property Transactions
<b>8:35 p.m.</b>	Adjourn



## CONSENT AGENDA

---

Items of a routine and non-controversial nature are placed on the Consent Agenda to allow the Council to spend its time on significant items and issues. Any Council member may request that an item be withdrawn from the Consent Agenda and be placed in the business section of the Agenda.

### DOCUMENTS

[August 2024 Financial Report](#)

[Minutes of August 28, 2024, Council Meeting](#)

### MOTION

I move to approve the Consent Agenda as presented.

I move to withdraw \_\_\_\_\_ from the Consent Agenda and place it in the business section of the Agenda.



**City of Maupin**  
507 Grant Ave.  
PO Box 308  
Maupin, Oregon 97037

541-395-2698  
cwolfe@cityofmaupin.org  
cityofmaupin.org

## MONTHLY FINANCE REPORT

We, the undersigned, have completed a review of the City of Maupin's fiscal records for the month of August 2024 consisting of the following:

### **Bank Statements & Reconciliations**

(Umpqua (Columbia) Bank, Rivermark Community Credit Union, Local Government Investment Pool)

### **Accounts Payable**

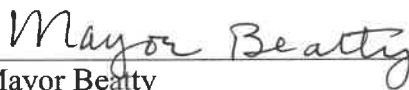
(Invoices & Checks)


### **Payroll**

### **Finance Summary**

We find the records to be accurate and present our signatures for approval.

Dated 16 day of September, 2024

  
\_\_\_\_\_  
Mayor Beatty

  
\_\_\_\_\_  
City Manager, Nick Smith





# MINUTES

City Council Meeting

Wednesday, August 28, 2024

Maupin Civic Center (507 Grant Avenue) and virtually on Zoom

## Call to Order / Roll call of City Council and Staff / Pledge of Allegiance

Mayor Beatty called the regular session meeting to order at 6:30 p.m. Roll call of City Council and Staff was conducted by Recorder Wolfe, Pledge of Allegiance led by Mayor Beatty.

*Presiding:* Mayor Beatty

*Council Present:* Shelby Dumire, Kathy Peck, Mark Roper, Tom Troutman, Mike Foreaker

*Council Absent:* Rob Miles

*Staff Present:* City Manager Nick Smith, Recorder Christine Wolfe, Attorney Ruben Cleaveland

*Visitors Present:* Colleen Strohm, Joe & Kathy Ringo, Karen Miller, Donna Henderson, Medy Gantz, Madeline Rhoades, Mike Johnston, Karletta Carrithers, Megan Henson, Nace & Carol Mitchell, Miranda Olson, John Bildsoe, Suze Riley, Jordan Belozor, Ben Gates(UP), James Lee(UP), Lisa Masters (CIS), Margaret Ryan (CIS), Allison & Randy Bechtol, Rich Sutliff

## Consent Agenda

Councilor Dumire moved to approve the consent agenda.

Councilor Roper second. The motion passed unanimously on a 6-0 vote. Ayes: Roper, Dumire, Troutman, Peck, Foreaker, Beatty;

Nays: None.

## Public Comment

Mike Johnston (509 Elrod Place Maupin) read the attached letter with Madeline Rhoades due to three-minute limit: ODOT Permit Issues related to the Imperial River Company RV Park and lot partition.

Karen Miller (513 Elrod Place Maupin) read attached letter: Water Usage / System Development charges related to the Imperial River Company RV Park development and lot partition.

Donna Henderson (590 1<sup>st</sup> St. Maupin) attached transcript of comment: comment is specific to the appeal to the Planning Commission's approval of the floodplain development permit that was submitted seven weeks ago.

Colleen Strohm (511 Elrod Place Maupin) stated she went to a rural journalism conference and learned as a newspaper editor/journalist she can be in executive sessions. I will be attending the executive session on tonight's agenda.

Public Comment was extended an extra ten minutes by Council consensus.

John Bildsoe (14 N.US Hwy 197 Maupin) There was a prescribed burn on the flats, did not see any announcement from the City of Maupin. There was a 10k for equipment and 35k for staffing, grants that the fire dept did not apply for. There are two fire trucks

	<p>available and have reached out to the city for insurance and worker comp info to obtain these trucks, stating no one from City Hall has not received an answer. We also have volunteer applications that have not been processed.</p>
<b>Reports</b>	<p>No comments or questions regarding reports.</p>
<b>Water / Sewer Rates Update</b>	<p>Mayor Beatty asked Manager Smith to update council. Manager Smith stated, a lot has changed since we were going through the one-stop process. There has been a lot of staff turn over in various groups we have been in contact with. We are starting fresh due to the reservoir leak. We are expecting to receive funding from the Oregon State Congressional Spending Bill for infrastructure. I am in the process of setting up meetings and beginning the one-stop process anew.</p> <p>I am asking that we do not increase water and sewer rates currently and to see where one-stop puts us.</p>
<b>Legion Hall</b>	<p>Mayor Beatty asked Recorder Wolfe to lead off the discussion. Recorder Wolfe introduced CIS team Margaret Ryan and Lisa Masters. CIS is the City's insurance pool, they cover Property, Liability, Auto and Health Care. We have been apart of CIS for 25 years. They have been excellent representatives.</p> <p>Margaret came out a couple of months ago to discuss recreation immunity and walk through our parks to see where improvements might be.</p> <p>We talked about the liability of the Legion Hall in its current state and what the city should and needs to do while we look at the options for the building. I sent the engineer and inspection reports to Margaret after our meeting. This has made some changes in our policy: There is limited liability and removal of debris and can not be occupied in its current condition.</p> <p>Margaret and Lisa will explain more in detail and answer any questions. Then we will have Ben Gates and James Lee with Urban Patterns discuss their proposal.</p> <p>Margaret: Hello Mayor and Councilors, City Staff and community members. Currently, I am your Senior risk management consultant, and I'd like to introduce Lisa Masters, she will become your Senior risk management consultant in September.</p> <p>We provide insurance to 98% of the cities and 78% of the counties in Oregon, One of the things we do is provide a risk management consultant for our territories. CIS helps our members find ways to reduce claims. The coverage now on the building is for rubble removal and general liability coverage. If the building becomes more unstable coverage can change. The building structural issues are pretty profound.</p> <p>We know these decisions can take some time and there are some interim things the city could do: Put signage on the building, maybe fencing. You want to make sure the community remains safe while plans come together.</p> <p>If the building did come down, insurance would cover that aspect. It would cover debris removal. A Building from that era potentially has lead and asbestos that could be quite costly to remove. There</p>

is no insurance to restore that building. We strongly suggest signage on the building, no occupancy, people shouldn't be casually going into the building. If this is going to take a lot of time you should consider fencing.

Regarding Town and Country Players props, costumes and other property, CIS strongly encourages them to remove their belongings soon and as safely as possible.

Margaret also recommends that no one goes in alone. Make sure there are two people.

Mayor Beatty called on Ben Gates to introduce himself and James Lee, Urban Patterns. Ben presented a project agreement proposal to study the Legion Hall.

Scope of Service: Evaluate several options, participation in a town hall, confirmation of the preferred option, identify sources of funding and draft a funding request package for consideration by our congressional representatives.

Work Plan: 1. Prepare existing building drawings, 2. Confirm options with City; a. Demolish existing building, b. Demolish existing building and build new building, c. Stabilize existing building to meet insurance requirements, d. Substantially renovate existing building to fully meet City requirements and current building codes. 3. Develop preliminary scope of work, schedule and budget for options. 4. Develop preliminary funding strategy for options. 5. Present options at a town hall and gather feedback. 6. Meet with City to confirm preferred option. 7. Create draft funding request package. 8. Present draft funding request package to congressional representatives.

The cost of this proposal is \$8,800.00

Hold a town hall in October 2024

Megan Henson, President Town & Country Players, Director of Drama Dept. We have inducted 22 students into a student National Honor Society for Acting. These students are interested in a summer show and I'm very passionate in making sure we provide a place for a theater. I am open to chat.

Medy Gantz stated there is much need to make a decision regarding the Legion Hall and wanted to remind everyone of the wonderful large space above us in the Civic Center. There are needs to fulfil in order to make that happen but should also be part of the conversation.

The council agreed we need signage on the building and any admittance into the building must be accompanied with a city staff member.

Councilor Dumire moved to accept Urban Patterns Project Agreement not to exceed \$8,800.00. Councilor Peck second. The motion passed unanimously on a 6-0 vote. Ayes: Roper, Dumire, Troutman, Peck, Foreaker, Beatty; Nays: None.

---

### Get Ready Event

Mayor Beatty called on Christine to open discussion on the Get Ready Event.

Recorder Wolfe presented a mockup flyer of an Event that Maupin is hosting October 19, 2024 at the fairgrounds from 10 a.m. to 2 p.m. There will be 20+ vendors at this event. Maupin will be

	<p>providing the food and paid with the OSFM Grant. I would like to strongly encourage all council members to be a part of this event and show a strong Maupin presence. As the event progresses in the next few weeks more information will be coming out.</p>
<b>Reschedule September Council Meeting</b>	<p>Council was requested to move Council meeting up a week, due to Christine and Doni will be at a conference.</p> <p>Councilor Dumire moved to reschedule September Council Meeting to September 19, 2024, 6:30 p.m. Councilor Troutman second. The motion passed unanimously on a 6-0 vote. Ayes: Roper, Dumire, Troutman, Peck, Foreaker, Beatty; Nays: None.</p>
<b>Communications</b>	<p>We received three thank you notes, Wasco County Fair thanked us for our contribution. The Balentine's are very thankful for the fire grant the city received and the benefit of clearing fire hazard from their property. The City Park, John and Ginny received, an appreciation note from a guest stating what a great and wonderful job they are doing</p>
<b>Executive Session ORS 192.660(2)(h)</b>	<p>7:45 p.m. Attorney Cleaveland: We will now enter into executive session, pursuant to ORS 192.660(2)(h) to consult with Council concerning the legal rights and duties of the public bodies with regard to current litigation for litigation file.</p> <p>I would also remind the news media that you are specifically directed not to report on or otherwise disclose any of the deliberations or anything said about these subjects.</p> <p>8:18 p.m. Adjourn from Executive Session</p> <p>No formal decision was made.</p>
<b>Adjourn</b>	<p>The next regular meeting will take place on September 19, 2024, at 6:30 p.m. Mayor Beatty adjourned the meeting at 8:19 p.m.</p>

Respectfully Submitted by Christine Wolfe, City Recorder

Signed: \_\_\_\_\_  
Carol Beatty, Mayor

Attest: \_\_\_\_\_  
Christine Wolfe, City Recorder



Public Comment: Mike Johnston & Madeline  
Rhoades

**ODOT Permit Issues Related to the Imperial River Company RV Park  
and Lot Partition**

The following information was received through a public records request to Oregon Department of Transportation.

ODOT issued 2 State Highway Approach permits in Sep 2023. These permits were for east and west approaches for vehicles to cross under the Hwy 197 bridge for the proposed RV park. The application submitted by Rob Miles mentioned only the future RV park development. No mention was made of the proposed additional 7 residential lots that would also be using the road under the bridge for access. The site plan submitted to ODOT with the application was dated Feb 7, 2023 and did not include any indication of the 8 proposed adjacent lots.

ODOT approved the permits based on the incomplete information provided by Rob, also adding a requirement for concrete barriers between the road and the 2 aging bridge supports.

New site plans to include the subdivision of land and the 8 new lots were developed by the Imperial River Company and are dated Nov 21, 2023. Construction of the state highway approaches under the bridge had not begun at this time. However, Rob did not notify ODOT of the amended plans or provide a copy as required.

In March 2024, ODOT was notified by the original contractor that they no longer were working on the project. In the meantime, Rob had hired a new contractor, but had not notified ODOT. ODOT then notified Rob that amended permits were required due to the change in contractors and issued a stop work notice until the Conditions of Insurance were provided to ODOT. At this time, Rob still did not

inform ODOT of the 8 lots, 7 of which would require access under the bridge, and did not provide the updated site plan.

ODOT issued updated permits noting the new contractor on May 2, 2024. These new permits contained the old Feb 2023 site plans which did not include the 7 additional lots that would require access.

ODOT's approval of these permits is based solely on the RV park, as that was the only information on the application and the plans submitted did not reflect the additional lots. The ODOT District 9 Manager confirmed that residential access under the bridge is not be approved.

ODOT also issued a permit for utilities in Sep 2023 for the original contractor to perform installation of a main waterline and conduit for fiber under the bridge's 2 southernmost supports, as well as installation of a sewer line under the roadway between the bridge's other supports. The application and issued permit noted only the RV park, a 2" waterline, a 6" sewer line and 3" conduit. Again, outdated plans, this time dated Jun 7, 2022, were submitted with the application. When the permits were required to be updated with the new contractor in April 2024, the incorrect plans again were used. The new contractor even signed off on the old and incorrect plans as valid for this permit. The waterline installed was actually 8" and the location was very different than on the submitted plans and approved permit. The new 8" waterline was installed to serve both the RV park and the 8 new residential lots. This information was not provided to ODOT as required and the approved permit did not authorize this.

In both applications for ODOT permits (approach access and utilities), inaccurate information was provided by the Imperial River Company, and work was performed under the utilities permit that was not according to the submitted plan.

ODOT also indicated in email conversations with the city that the city's approval of the development should have been contingent on the required state agencies review and approval. Local approval is the last, not first, ensuring all other agency approvals have been obtained. ODOT also expected the city to play a more active roll in monitoring the development. In a letter from attorney Reuben Cleaveland, answering our concerns in Feb regarding ODOT review and approval, he stated "ODOT reviewed the plans for the subdivision and did not object to the access as presented. Furthermore, they did not express any concerns pertinent to the need to evacuate the area." This is interesting as the subdivided lots were not mentioned in the permit application and not approved for access by ODOT. Many inquiries from ODOT regarding this issue to the city have been left unanswered.

Will an additional permit application with the correct plans and intentions be submitted to ODOT for the 7 lots that are anticipated to have access under the bridge, so that ODOT can review and ensure the safety of such access? Residents of the Maupin community are concerned about the impact of failures and significant safety issues. Will the city acknowledge their errors in oversight and take a more active role as required in monitoring this development? Transparency by the city and developer would benefit all.

Public Comment: Karen Miller

**Water Usage / System Development Charges Related to the Imperial River Company RV Park Development and Lot Partition**

The following is based on information received through public records requests to the City of Maupin and Wasco County.

Per Oregon state and Maupin Municipal Code, all new development must pay System Development Charges (SDCs) for water and sewer based on the type of development. These fees are to be collected by the city at the start of construction or at the time of connection. These fees are placed in a designated fund and are to be used for existing or planned infrastructure according to the Water System Master Plan and the Waste Water Facilities Plan. As an example, for a single family residence, SDCs may run about \$5000, with small size connections for water and sewer.

There is a pending SCD invoice for the RV park development for \$32,000 noting \$8,000 for a 2" water connection and \$24,000 for a 2" sewer connection.

Regarding the SDC Water Fund charge, one of the first activities of the development was installation of an 8" waterline on the Imperial River Company property. This is connected to the city's previously established line on the east side of the bridge. This new line ends at the new fire hydrant and has been in use by contractors during the construction. The city's SDC fee schedule for water connections only goes up to 6" and the charge is \$50,000. This should have been paid to the city at the time of connection. In addition to the new 8" watermain, a 2" loop of waterline for the RV park has been connected to the 8" line. Perhaps this is the 2" \$8,000 charge noted on the outstanding invoice. There is no invoice for the 8" waterline connection.

Regarding the SDC Sewer Fund charge, the outstanding invoice notes \$24,000 for a 2" sewer connection. According to the Imperial River Company signed plans and the Wasco County plumbing permit, the sewer line running through the RV park is 6", which has an SDC fee of \$150,000.

Will the city be amending the invoice for SDC charges to accurately reflect the development activities? Will there also be connection charges for each RV site? All connections for the RV park have been completed.

Additionally, there has been no charge to the Imperial River Company for water usage of the new 8" line which has been in use since it was connected by the contractors.

Maupin residents are concerned about the potential for rising water and sewer rates, in addition to strain on the current systems, because of this development. Transparency by the City and developer regarding this issue would go a long way.

Public Comment: Donna Henderson attached to the 8/28/2024 minutes

I'm Donna Henderson 590 1<sup>st</sup> Street Maupin. My remarks are actually specific to the appeal of the Planning Commission's approval of the floodplain development permit that was submitted 7 weeks ago, and that we haven't heard about since. As one of the petitioners on the Appeal under Council consideration, I just want to hopefully provide some clarity about what our aims are and aren't in asking council to take action with respect to the violations the appeal represents as city manager. Smith has helped us to become more aware, and I still appreciate his willingness to be in conversation about our concerns and his own.

That clarity may have gotten submerged in the admittedly accusatory tone of the appeal itself, which was born out of our frustration at what seemed to be a lack of serious consideration of the substance of the concerns themselves. But accusations and blame just generate defensiveness, and the fact is, who is to blame is both irrelevant and unproductive. At this point we understand that, and I apologize for our contribution to it and for any confusion that is created.

As to our basic aims, we're also aware that that is that there is way too much water under the bridge, both literally and figuratively, to retroactively do all that should have been done prior to the project's approval and its commencement, and we're not expecting to, for the city to do what can't be done about that. What we do expect is for the city to acknowledge that these procedural failures exist. It's not like the facts of these are in question at this point, and to take action where action can be taken to address the ones that can be fixed and take responsibility for appropriate training of Commission and Council members, so that people who have no information that do not have the information. They need to make decisions, have that information and are not in a position of responsibility for things. They didn't know what is. The issue is that there have been failures in the permitting and other processes. However, that happened which have resulted in a project which profoundly affects the flood plain which changes the face of the community which may affect public safety, and which, as Karen presented, places a strain now on city resources for which it's appropriate that the developer pay his fair share. We feel a responsibility to bring this to the city's attention, and expect acknowledgment and some kind of action, both substantial and symbolic.



## PUBLIC COMMENT

---

City Council places great value on testimony from the public. This time is set-aside for the public to speak on any subject which does not later appear on the agenda. Three minutes per person will be allowed. The maximum amount of time for all public comments under this agenda item will be 15 minutes. Council will not engage in dialogue but can consider scheduling any matter as an agenda item at a future Council Meeting.

People who wish to testify are encouraged to provide written summaries; recognize that substance, not length, determines the value of testimony; endorse, rather than repeat, testimony of other witnesses with whom you agree. Thank you for taking the time to present your views.



## REPORTS

6:35 p.m.

---

### DOCUMENTS

[Southern Wasco County Library Report](#)

[Maupin Chamber Report](#)



## City Council Report for the Southern Wasco County Library – September 2024

- Our South Wasco County Community Reads program went very well this year. The library gave away 60 copies of the book *Crow Talk* in July and August. On September 14<sup>th</sup> author Eileen Garvin came to the library and talked about the book, its themes and characters and her writing process. The event was well attended and enjoyed by everyone.
- Students are back at school, but the teachers are bringing them to the library occasionally to check out books or spend some time studying in a different environment from their classrooms. This is a fantastic partnership with the school district. We will also be hosting the back to school Summer Reading Program party with Carly Johnson, the school librarian, before the end of the month.
- Our new assistant Katie has been holding regular Storytime events on Saturday mornings at 10:30. She chooses a theme for each week with books and activities. You can find a flyer with the upcoming themes listed at the desk in the library.
- Our library is one of 19 across the state participating in the Oregon Humanities Dear Stranger Project. Dear Stranger, is a recurring letter-exchange project that connects Oregonians through the mail to share experiences, beliefs, and ideas. Since 2014, more than 1,000 people have exchanged letters through the project. Everyone is invited to participate. You will see the Dear Stranger letter box and letter supplies in the library. When you write to Dear Stranger, your letter will be swapped with one from another writer. They will get your letter; you will get theirs. The exchange is anonymous, and you can share as little or as much information about yourself as you like. This project continues through the first of October
- Banned book week begins the 23<sup>rd</sup> through the 28<sup>th</sup> of September. Check out our displays that celebrate your freedom to read and discourage censorship. This is celebrated in libraries across the nation every year. Our library is a strong proponent of everyone's right to choose what they want to read without censorship.

### Upcoming events:

Live History – October 4th

Pumpkin Derby – October

Get Ready South Wasco – October 19<sup>th</sup>

District Bookmobile Outreach begins in October



## **Report to City of Maupin September 2024**

**Artisan's Market:** Amazing turnout! We are looking forward to supporting these local entrepreneurs again in 2025 by organizing 2-3 more Artisan's Markets.

**Ride, Row, Run:** This year's event will take place on September 21st and 22nd. The triathlon will be on Sunday, the 22nd. On Saturday the 21st, there will be a corn hole tournament at Imperial during the day, and the Chamber will once again be hosting the Trike Races and BBQ in Kaiser Park beginning at 5:00pm. This year, proceeds from the BBQ and trike races will all go towards the Tygh Valley Head Start program. Bring the family!

**City Map for Parks:** The first city map has been finalized and sent to the printer. This map will be put up in Kaiser park, on the back side of the restrooms. Once it arrives, we will coordinate with the city and public works regarding installation. Plans for maps at Mt. Fir and City Park are in the works.

**Schedule for Banners:** As requested by the city, we've created a schedule for rotating the banners on lamp posts on Deschutes Avenue. We hope this makes it easier for public works employees, as they'll have plenty of notice to prepare for banner changes. We will also be designing and ordering new holiday banners soon.

**Maupin Holiday Festival:** We are collaborating with the city and the Southern Wasco County Library to host this year's holiday festival, which will take place on December 8th, 2024. This year's theme is '*Country Christmas*'.

**Director Change:** Jordan Belozar will be moving into the full-time Director's position on October 1st.

**Next Board Meeting:** October 15th at 5:00pm at Maupin Works



UPDATE: Street Design Project  
6:50 p.m.

---

## DOCUMENTS

[Hard copies at meeting](#)

[Street Design Standards Draft Plan](#)

## MOTION

No Motion



**RESOLUTION: Street Sweeper**  
7:00 p.m.

---

**DOCUMENTS**

[Resolution 09192024 Street Sweeper Financing](#)

**MOTION**

I move to approve Resolution 9192024 Street Sweeper Financing as written.

**RESOLUTION** 9192024

A RESOLUTION REGARDING A LEASE-PURCHASE AGREEMENT FOR THE PURPOSE OF FINANCING A "**STREET SWEEPER**".

WHEREAS, the City of Maupin desires to enter into that certain Lease-Purchase Agreement No. 10807, by and between Government Capital Corporation and the City of Maupin, for the purpose of financing a **Street Sweeper**. The City desires to designate this Agreement as a "qualified tax-exempt obligation" of the City for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended. The City of Maupin desires to designate the Mayor, or the Mayor's designee as an authorized signer of the Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF THE CITY OF MAUPIN:

Section 1. That the City enters into a Lease-Purchase Agreement with Government Capital Corporation for the purpose of financing a **Street Sweeper** in an amount not to exceed \$166,000.00.

Section 2. That the Lease-Purchase Agreement No.10807, by and between the City and Government Capital Corporation is designated by the City as a "qualified tax-exempt obligation" for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986, as amended.

Section 3. That the City of Maupin designates the Mayor, or the Mayor's designee as an authorized signer of the Lease-Purchase Agreement No.10807 dated as of September 24, 2024, by and between the City of Maupin and Government Capital Corporation as well as any other ancillary exhibit, certificate, or documentation needed for the Agreement.

Section 4. The City will use loan proceeds for reimbursement of expenditures related to the Property, within the meaning of Treasury Regulation § 1.150-2, as promulgated under the Internal Revenue Code of 1986, as amended.

This Resolution has been PASSED upon Motion made by Board Member \_\_\_\_\_, seconded by Board Member \_\_\_\_\_ by a vote of \_\_\_\_\_ to \_\_\_\_\_ and is effective this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

City of Maupin

Attest:

\_\_\_\_\_  
Carol Beatty, Mayor

\_\_\_\_\_  
Christine Wolfe, City Recorder



**DISCUSSION: South Wasco County GET READY Event**  
7:45 p.m.

---

**DOCUMENTS**

[No Documents](#)

**MOTION**

No Motion



**DISCUSSION: Planning Commission Position**  
7:55 p.m.

---

**DOCUMENTS**

Term ends 12/31/2024

Andy Kreipe

Michael Jones

Suze Riley

**MOTION**

No Motion



## Fall Clean Up

8:00 p.m.

---

### DOCUMENTS

[October 26, 2024 Flyer](#)

### MOTION

N/A





WASTE CONNECTIONS, INC.

# FREE COMMUNITY CLEAN UP DAY! OCT 26TH, 9 A.M. - 2 P.M. Maupin Recycle Depot



**FREE TRASH, JUNK, METAL, RECYCLING, YARD  
DEBRIS COLLECTION**

**Sponsored by the City of Maupin and  
Waste Connections**

**If you have any questions , please call us at  
541-395-2698 or email  
[cityhall@cityofmaupin.org](mailto:cityhall@cityofmaupin.org).**



## COMMUNICATION

8:00 p.m.

---

### DOCUMENTS

NO SUPPORTING DOCUMENTS

### MOTION



## ADJOURN

---

### NEXT PLANNING COMMISSION MEETING

Work session Council and Planning Commission  
October 8, 2024, at 4:30 p.m. in person

Public Hearing – Planning Commission  
October 23, 2024 4:30 p.m.

### SUGGESTED TOPICS FOR NEXT CITY COUNCIL MEETING

### NEXT CITY COUNCIL MEETING

Public Hearing – Council  
October 23, 2024, at 6:30 p.m. in person and virtual

### MAYOR ADJOURNS THE MEETING