

**City Of Willamina**  
**Minutes of the Monthly Meeting of the City Council**  
**January 10, 2017**  
**6:00 PM**

**Location of Meeting:**

West Valley Fire Station  
825 NE Main St  
Willamina, Oregon 97396

**Present at Meeting:** Mayor Ila Skyberg

Councilor Craig Johnson  
Councilor Heather Stritzke  
Councilor Bob Burr  
Councilor Theresa McKnight  
City Manager Bob Sivick  
City Recorder Debbie Bernard  
Public Works Director Jeff Brown  
Code Enforcement Officer  
Guest (not limited to):  
Dave Buswell  
Dennis Ulrich  
Justine Colton  
Patty Brooks  
Janelle Justin  
Katie Vinson  
Doug Colton  
Donna Owens  
Gary Brooks  
April Wooden  
Mike Colton  
Jamie Van

**Absent from Meeting:** Rita Baller

**Public Input:**

Mary Bramall  
Dawn Owings  
Cori Farmer

The regular meeting of the City Council of City of Willamina was called to order at 6:00 PM on January 10, 2017 at West Valley Fire Station by Mayor Ila Skyberg. The Flag Salute was recited. A roll call was taken by the City Recorder and a quorum was not present.

**I. Approval of Agenda**

CC.REGULAR MEETING MINUTES FOR JANUARY 10, 2017 (tape recorded meeting)

The agenda for the meeting was distributed and unanimously approved.

## **II. Review of Previous Minutes**

The minutes of the previous meeting were reviewed and unanimously approved.

## **III. Consideration of Open Issues**

### 1. Public Input

Mayor Ila Skyberg addressed those who signed in to speak.

- a. Mary Bramall stated her address at 774 NE Main St. Willamina. Mary addressed the Council to notify them that she witnessed footprints on the sheets of ice in the pond. She was concerned those foot prints could be front children playing.
- b. Corey Farmer stated her address of 435 SW Hill, Willamina. She reported to the Council that City workers have been parking in her yard. The City Manager responded and said that if there were any damages to the yard the city would repair the grass and public works would be alerted to not park on her property.

### 2. Consent Agenda

Mayor Ila Skyberg

The Consent Agenda to the January 23, 2017 meeting.

1. Approval of Minutes of December 13, 2016 - separate handout
2. Check Registers of December 1 to 31st, 2016 (information only)
3. Financials December 2016

Oath of Office by the newly elected officials

Mayor Ila Skyberg

The City Recorder read the oath office for the elected officials; Each took the floor to address audience.

Mayor Ila Skyberg

Councilor Bob Burr

Councilor Craig Johnson

### 3. Town Hall Meeting

Mayor Ila Skyberg

- a. Economic Development Presentation - Bob Sivick

City Manager Bob Sivick introduced his Power Point presentation called Willamina Economic Development and Visioning.

Bob gave facts about Willamina.

Population (2015) 2,106

Growth since 2000 14.2% (Nationally-14.2%)

Median Age-37.5yrs. (Nationally-37.8 yrs.)

Population under 25yrs. – 33.7% (Nationally-33.4%)

Population over 65 yrs.-14.8% (nationally-13.8%)

Population over 25 years of age

Less than High School Education-18.2% (Nationally-11.6%)

High School Education or Greater-81.8% (Nationally-88.4%)

Bachelor's Degree or Greater-11% (Nationally-12.0%)

Employment by Industry (Full Time-16yrs.or over)

Education and Health Care-19.3% (Nationally-23.7%)

Entertainment, Lodging, Food Services-16.4%(Nationally-9.6%)

Manufacturing-14.7%(Nationally-10.4%)

Transportation-7.4%(Nationally-4.9%)

Agriculture, Forestry-4.9%(Nationally-2.0%)

Construction-4.9%(Nationally-6.2%)

Public Administration-4.7%(Nationally-4.9%)

Professional, Scientific, Technical Services-3.8% (Nationally-10.9%)

Information Services-3.3%(Nationally-2.8%)

Finance and Insurance-2.1%(Nationally-6.9%)

Other Services-2.7%(Nationally-.8%)

Willamina Economic Development Issues

Advantages

Population Grown

Young Residents

Disadvantages

Lack of Proximity to Major Highways and Metropolitan Areas

Lack of Residents with Advanced Degrees

Solution?

We Cannot:

Build a major highway through Willamina; Relocate Willamina to major metropolitan areas; Increase population to 20-28K overnight; Have residents earn advanced degrees.

We Can:

Pursue economic development with the assets we have.

Asset Based Economic Development

CC.REGULAR MEETING MINUTES FOR JANUARY 10, 2017 (tape recorded meeting)

Asset based economic development is a bottom up approach to economic development. It builds on existing local resources to strengthen the local economy. It focuses on a community's environmental, cultural, and economic advantages and leverages them into sustained economic growth.

*Jeri St. Onge noted that we need places for people to stay. The city currently does not have enough rentals for accommodate visitors.*

It requires;  
Strong leadership from the public and private sectors;

Innovation;  
Collaboration between community leaders;  
Cultural shift and rethinking of attitudes towards economic development; and  
A source of funding

Bob then asked those present to participate and respond to

WHAT ARE WILLAMINA'S ASSETS?

*The Pond.*

WHAT ARE WILLAMINA'S NATURAL ASSETS?

*The Location*

WHAT ARE WILLAMINA'S HISTORIC ASSETS?

*Audience member stated the Museum.*

WHAT ARE WILLAMINA'S CULTURAL ASSETS? *The People.*

WHAT ARE WILLAMINA'S LIABILITIES?

*Bob Sivick opened the question of "what are Willamina's liabilities" by prefacing that the City does not have the critical mass at this point. He said the City needs a point of movement. There must be an investment of public and private partnership to make this happen.*

*Comment from the audience: There is a perception of people in and out of Willamina that do not know what assets Willamina has. Bob responded and said we need to turn it around for those outside but we need to start within.*

*Bob Sivick said in thinking about the community and the research on the community and economy back to 1991 he noted things were last happening then. He asked the group who were present if they remembered the department store. Bob asked people to think back to 1991 which were 25 years ago, and then asked folks if they thought the downtown since then had improved or got worse.*

*An audience member responded and said she thought it bottom out 15 years ago, and now is going up. Bob asked the group to think 25 years from now and what they would you like to see in Willamina.*

*An audience member said a Brewery.*

*Downtown is beautifying during the holiday's it is like a Christmas village.*

*An audience member who lived outside the city would like to see the downtown as a center hub for CSA a boutique farm loop around the agriculture groups of people outside the city. She said the City needs to think of those outside the City who spend money inside the City. Bob responded and said he wants to provide incentives to bring more people into the city and spend money. Tobey Pratt added to the audience member's comments and gave the example Hood River with the Fruit Loop which creates a large economy for Hood River.*

*Bob asked do you want to see additional employers in town or do you want to see people come into town to eat and visit brew pubs; what do want to see in Willamina. An audience member said more than 50% in the room work in town and spends in town. Bob responded and said he understands that*

*people in this room have a stake in the community and tend to be more involved.*

*Dick Paay said he would like to envision in 25 years' good schools.*

*Bob S. responded and said good schools are good for economic development.*

*Dick Paay commented that Chemeketa who usually has outreach classes in outer community but have not continued that and it is bad. Bob responded and said it could have to do with budgetary.*

*An audience member stood and said she had a master degree. She said she is a social worker and drives around Yamhill county for work. She said she was hearing broad statements that are not true and a true picture of the people. She said it would be important to get out to the people in person. There was applause from the Audience.*

*Bob asked the member to state what the misconceptions are. She said that she did not want the floor because she has a master degree or what she stating is logical but she wanted people present that have lived here all their lives to be listened to; She said she thinks there is a disconnect between people that oversee the City government and people that are present and there needs to be a healing before planning can be done.*

*Jeri St. Onge offered support and said Jennifer is stating that she is hearing disingenuous statements.*

*Bob responded this is not a conflict thing it is an inclusion thing. Jennifer then said she would like to see Bob and others visit outer areas and farms.*

*Dave Buswell said he would like to see the downtown livelier and people outside. He said one of the things he likes to do is eat at the Wildwood outside.*

*Craig Johnson said he would like to see a theater like the one in Independence. An amp a theater for example located at the Campus.*

*Audience member said she has lived here 40 years. What she sees is people like her are retiring. People like Bob and Rita who had the Pharmacy are retired. So, she is seeing the community evolving.*

*Bob Sivick responded and said we must roll with with the economy. He said it is unconvertable to talk about change and things that are wrong and good with our community.*

*Bob Sivick said what he likes most about Innovate Willamina is we are community that has embraced high tech.*

*Katie Vinson commented on what Genie said that there is a lot of fraternal organizations that are dying out; she said one of the big things we have here in town is that we are connected in Willamina. She gathered several women that pulled up chairs and then gathered to create a women's group.*

*Bob supported what Katie said and noted that the members of the local Civic Center were dying off and what a network of women did was came together to keep it going a very positive example of community involvement.*

*An audience member said he would like to see Hemp grown in the community.*

***Bob then moved to the NEXT STEP:***

*Bob explained that the City applied and received a building blocks grant for sustainable communities which will identify infill needs in the Willamina and create a critical mass for economic development. A national team will be coming to town on February 6 and 7 and visiting people and observe and evaluate the city and make a Public presentation to all on the 7<sup>th</sup>. The people are from outside the community. The advantages to that are they are objective. They can look at it with clear eyes.*

*Jeri asked if they will provide funds to help with infill.*

*Bob responded no. They will help us plan to plan.*

*Bob went further to explain after all the presentation and plan it will be thrown back to the elected officials to elect a committee. Bob said we are all a bunch of cooks throwing everything into to a pot.*

*Katie committed on the Urban Grown Boundary and asked it easy to expand. Bob said Oregon has structure to boundaries and may be more difficult to change.*

*The City Recorder Debbie Bernard stated that the presentation would be on the Website for everyone to access.*

*Audience member asked who applied for the grant. Bob responded Ms. Bernard and I applied and apply for many grants. Presentation ended with Applause.*

#### WHAT ARE WILLAMINA'S UNDERUTILIZED BUILDINGS AND SITES?

United States Environmental Protection Agency Building Blocks for Sustainable Communities. Application for assistance submitted in September 2016  
 Recipients chosen in December 2016  
 Willamina is one of 25 Communities chosen nationwide for this program

#### Infill Development

Repurposing unused or underutilized lots and buildings in downtown commercial district

Program helps local Governments identify obstacles to infill development and strategies for overcoming those obstacles

If successful infill development will increase property values and creates critical mass of rehabilitation and new development which will act as a catalyst for more development.

National team will be visiting Willamina on February 6 and 7, 2017 to observe and evaluate the City and make a public presentation of findings and recommendations

### **Proposed Schedule –Economic Development**

- Willamina City Council Work Session – December 6, 2016
- Town Hall Meeting – January 10, 2017  
Political leaders, business leaders, community as a whole
- Visit & Evaluation by Community Planning & Economic Development Expert – February 6 and 7, 2017
- Saturday Workshop on Economic Development & Revitalization – March, 2017  
Political Leaders, Business Leaders, Community as a whole
- Willamina City Council formulation of Economic Development Visioning Committee – April 2017  
Members included Elected Officials, Business Leaders, Community Leaders, and Educational Leaders

Formulation of Economic Development & Revitalization  
Plan- Remainder of 2017

Next:

Review of the REOI Request for Interest of Expression on the Old Department Store and Old Public Works Building

Bob Sivick addressed the REOI (request for the expression of interest) on the Old Department Store and City Shops. He said that the City did do several advertisements looking for interest.

Bob said he received several interests. One specifically from the West Valley Fire Chief and asked him to speak. The Chief explained their interest is to store equipment. The Chief said he has two trailers that has medical equipment which are used to go out in the wild lands. He said that this building is full and so he would like to use the old city shops to store their emergency management assets that would allow them to be close and enhance the fire department capabilities.

Other interest was from a private party not present.

In addition, other interest was from Skyberg Hardware. Bob Sivick. said Ila Skyberg would speak as a private citizen and not the Mayor. Ila said they put their hat in the ring because they wanted to see something happen.

CC.REGULAR MEETING MINUTES FOR JANUARY 10, 2017 (tape recorded meeting)

She said that Skyberg's Hardware has had to diversify to stay in business over the years. She noted the laundry mat, and the cleaners. In 1994 they were charged for every machine and on top of gas, insurance and maintenance the whole thing stop paying for it. She said in thinking about the old city shops, they could move the lumber yard operation over there and have people to operate that operation there.

Bob then moved to discuss the old department store and said there was not much interest in that building as the old city shop. The interest that came in was from the Grand Sheramina Food Bank. Bob said his impression was that the City would have to gift the property to them to use; He added that they are losing their lease.

Audience member asked where did we advertise. The City Recorder responded that we advertised in the Newsregister and the Bulletin. The audience member asked why didn't we advertise on craigslist.

Katie Vinson said that a certain number to a certain family would find it offensive. Bob S. responded that the use of that building had been damaged in the recent past and that reduced its value. He said we may have come to a point that the condition of interior and the condition of the building may make it more valuable to level the building and sell the lot.

Katie Vinson asked if we could advertise for 2 weeks on Craiglist. Bob responded that he did not see any problem with advertising on Craiglist.

Mayor Skyberg asked if we had an appraisal on the buildings. Bob Sivick responded that he had not completed an appraisal but planned to get that done.

Did Paay audience member added that it could be argued that Willamina is at a survival level than a discretionary level. He said he recommends to the City to put those 2 property into private hand and back on the tax rolls.

In regard to the Council Vacancy Bob Sivick asked the Council if they would consider an application after the deadline; the response was no that proper notice and advertising had been completed. Bob suggested that at the next meeting we could have the applicants appear to speak to the council and at that point the Council could make a decision.

Mayor Skyberg asked about business carried forward. She asked to scratch off senior center and ipads.

Mayor Skyberg asked to schedule a special meeting on Thursday the 19<sup>th</sup> @ 6:00pm to complete the items on the agenda. Mayor asked for a motion to adjourn. Councilors seconded.

#### **IV. Agenda and Time of Next Meeting**

CC.REGULAR MEETING MINUTES FOR JANUARY 10, 2017 (tape recorded meeting)

The next meeting will be held at 6:00 PM on January 23, 2017 at:  
West Valley Fire Station  
825 NE Main St  
Willamina, Oregon 97396

The agenda for the next meeting is as follows:

4. Resolution 16-17-008 A Resolution to establish the Right of Way use fee and license application fees for utilities operating within the City of Willamina Right of Way
5. Council Vacancy Application- update

The meeting was adjourned at 8:40 PM by Mayor Ila Skyberg.

Minutes submitted by: City Recorder Debbie  
Bernard\_\_\_\_\_.

Minutes approved by: Mayor Ila  
Skyberg\_\_\_\_\_.