

CITY OF SUMPTER
COUNCIL MEETING
JULY 26, 2022, 4:00pm

- 1) **CALL TO ORDER – 4:00pm**
 - a) **PLEDGE OF ALLEGIANCE**
 - b) **MEMBERS IN ATTENDANCE** –Councilor Wise, Councilor Demaris, Councilor Leuenberger, and Councilor Briscoe. Mayor Lucas, absent.
 - c) **VISITORS-** John Young, Carol Krieske, Kimberly Ballard, Rebecca Patterson, Jon Patterson, Vern Hollopeter, Lila Young, and Al Jones.
- 2) **Approve Minutes**
 - a) **MSP: To accept the July 12, 2022, Council Meeting minutes. Councilor Demaris/Councilor Briscoe. All members present approved.**
 - b) **MSP: To approve July 20, 2022, Public Hearing Meeting minutes. Councilor Leuenberger/Councilor Demaris. All members present approved.**
- 3) **Public Works-Tim Jacobson & Geoff Wells**
 - a) Sewer irrigation is almost done. The water in the lagoon should be low enough in a couple weeks that we can manage to make it through the winter.
 - b) Water restrictions need to enter Phase 1. Watering from 6:00AM-9:00AM only.
 - c) The Forest Service has completed all the trimming at McCully Creek and they should be burning the slash piles this fall.
 - d) Two portable Stop signs have been purchased from Baker County for use around town.
 - e) The willows and dead pine tree have been taken care of.
 - f) Hughes Inc will be cleaning out the inlet at McCully tomorrow.
 - g) **MSP: To pay Tim back five hundred sixty dollars for the Backflow Cross Connection certification. Councilor Briscoe/Councilor Leuenberger. All members present approved.**

NEW BUSINESS

- 4) **Planning**
 - a) William Ziegenbein lot line adjustment. **MSP: To approve the lot line adjustment for Mr. Ziegenbein. Councilor Demaris/Councilor Leuenberger. All members approved.**
 - b) William Ziegenbein fence application. **MSP: To approve Mr. Ziegenbein’s fence application. Councilor Leuenberger/Councilor Demaris. All members present approved.**
 - c) Michael & Kimberly Ballard shed addition. The addition will be on a separate lot than the main shed. Council rejected the application pending lot line adjustment or both lots being combined into one lot, so the addition won’t be on a separate lot from the main shed.
 - d) Downum House application. Rejected pending buildings being drawn on the city map.
 - e) Schmitt/McKinney lot line adjustment. **MSP: To approve the lot line adjustment. Councilor Leuenberger/Councilor Demaris. All members present approved.**
- 5) **SVCV Wright House Lease-John Young**
 - a) Mr. Young believes renewing the lease would be a good thing for the city.
 - b) Mr. Young gave a brief history of the Wright House.
 - c) Mr. Young asked the Council to renew the lease for the Wright House.
 - d) Councilor Wise said the outside needs fixed first and she would like to have grants pay for the improvements.
 - e) Councilor Leuenberger said according to page 11 of the Preservation Plan, the building needs to be ADA compliant. Mr. Young said the Preservation Plan is just suggestions.

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- f) Councilor Leuenberger wanted to read emails from Dawn Kitzmiller, Baker County Building department into the record. The emails will be added as part of the minutes.
- g) Councilor Wise would like to see the Council apply for grants to work on the Wright House structurally.
- h) Councilor Demaris doesn't want the building torn down.
- i) **MSP: To have the City look for avenues for restoration grants and not renew the lease. Councilor Demaris/Councilor Briscoe. Councilor Leuenberger, no, all other members voted to approve.**

OLD BUSINESS

- 6) **Measure 109 Ordinance 2022-1 Psilocybin Ban**
 - a) **MSP: To read the Ordinance by title only. Councilor Leuenberger/Councilor Demaris. All members voted to read by title only.**
 - b) Councilor Wise read ordinance 2022-1 by title only.
 - c) **MSP: To move forward with the resolution for the November ballot. Councilor Leuenberger/Councilor Demaris. All members present approved.**
- 7) **Employee Handbook**
 - a) The Council discussed the COLA and Step Increase Ladder.
 - b) Councilor Leuenberger was in favor of COLA and merit raises but did not like the step increase.
 - c) **MSP: To add to the Employee Handbook, a COLA of no less than two percent be given at the beginning of each fiscal year, July 1st. Councilor Demaris/Councilor Briscoe. All members present approved.**
 - d) **MSP: To add, if an employee leaves employment, within two years of completion of training, without Council approved hardship, the employee may be required to repay the City for training and education on a sliding schedule, set by resolution. Councilor Leuenberger/Councilor Briscoe. Councilor Wise, no, all other members present approved.**
 - e) Tabled: COLA decision
- 8) **City Hall Security**
 - a) Tabled for more information: camera information.
 - b) Door keypad was discussed. The GOKEYLESS will track who comes and goes from City buildings.
 - c) Tabled: Need more information from a locksmith.
- 9) **Wastewater Lagoon Survey**
 - a) **MSP: To hire ByoGon to do the waste water survey. Councilor Briscoe/Councilor Demaris. All members present approved.**

COUNCIL COMMENT-None

PUBLIC COMMENT

- 10) Jon Patterson asked the City to take responsibility and notify people of what they are doing so he doesn't get the blame for everything in this town. He asked the Council to be responsible for their own actions.
- 11) Kimberly Ballard addressed Councilor Leuenberger stating, you work for all of Sumpter and not just one person and you shouldn't be calling all of us (the audience) all kinds of names out here.


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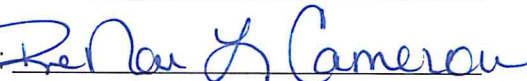
12) John Young commented but didn't address the Council.

13) **Adjournment-5:39PM**

- a) **MSP: To adjourn. Councilor Briscoe/Councilor Demaris. All members present voted to adjourn.**

Approved by the City Council this 9th day of August 2022.

Approved:  _____

Attested:  _____
ReNae Cameron, City Recorder

From: Dawn Kitzmiller [mailto:buildingofficial@bakercity.gov]

Sent: Monday, July 25, 2022 10:56 AM

To: Martin Leuenberger <mtleuenberger@gmail.com>; City of Sumpter <cityofsumpteror@gmail.com>; 'Linda'

<lmw.sumpter@gmail.com>; lcrbriscoe@yahoo.com; marshad.council@gmail.com

Subject: FW: Wright House

Hello my fellow professionals!

I just had a visit from Mr. Young, and I am deeply concerned about the bill of goods he is going to be selling you tomorrow at your meeting.

He came in to tell me that he was going to “tell the truth” at the meeting in an attempt to get you folks to renew the lease. His first “truth” is that Gary Bood, former Building Official, told him that no permits were ever required on that structure. I can guarantee you that those words would never have come from Gary Bood’s mouth. If they ask him a specific question about “do we need a permit to paint the structure”, the answer is no. It would never have been a global statement that he would never need a permit, as almost everything on a commercial property requires a permit. His next “truth” is that former building inspector Kim Corn ALSO told him that no permits were ever required. This is absolutely untrue. To obtain your structural inspector certification, you have to go through rigorous training, and your ONLY job is to enforce building codes for the safety of the occupants of structures. Neither of those professionals would EVER have said a blanket “no inspections required”. When I explained this to John Young, he stood firm that he was still going to give you that information. I’m begging you to not believe that.

It doesn’t matter that it’s non-profit, it doesn’t matter that the work is done by volunteers. If anything, that makes it MORE important that we inspect the work.

You can do whatever you want with the lease issue, I’m just telling you the actual truth.

If you are granting the lease, we will then proceed with the permit applications Mr. Young turned in, but if you are not extending the lease, I am leaning towards the City and our Department taking a broader look at the future of the structure and focus on what’s important. I’ll wait to hear from you.

D. M. Kitzmiller – Building Official

Baker City/County Building Department

541-524-2054, option 4

NOTE: Building Department hours are Mon-Thurs 7:30-4:00, Fri 7:30-12:00

From: Dawn Kitzmiller
Sent: Thursday, July 21, 2022 4:14 PM
To: Martin Leuenberger <mtleuenberger@gmail.com>
Cc: 'City of Sumpter' <cityofsumptor@gmail.com>; 'Linda'
<lmw.sumpter@gmail.com>; lcrbriscoe@yahoo.com; marshad.council@gmail.com
Subject: RE: Wright House

Martin and all;

Sorry for the delay in my response. I'm afraid this is our "silly season" for permits and inspections. Let's talk about the Wright/Superintendents House!

This structure is historic and amazing. It could be an AMAZING building for years to come. Unfortunately, the work that the building really needs is not being done. I'm not sure of your contract/lease agreement with the folks doing the work, so I'm going to address this straight to YOU, representatives of the City of Sumpter who own the property.

When the State gifted the City of Sumpter with the property, you were given a comprehensive "Superintendent's House Preservation Plan". I don't know how many pages the original document was, but your City Recorder provided pages 53-85 to me when I suggested that someone contact the State to collect all previous information on the property. She promptly returned my request with these pages, so clearly this is information that the office already had in its possession. If the City was going to lease this building out and the tenants were going to do repairs, this list should have been provided to them for actual target items. I went through the

pages and highlighted several items that stood out as important, and gave that document to my Senior Inspector Steve Sharlow, when I assigned him the structural inspection of the building. He performed this inspection with City Councilor Linda Wise on 7/6/22.

If you go through this document, they have very clearly outlined the priorities to preserve the structure. The first and most pressing issue is shown as the “lean” on the building. This is outlined in the document as priority #1 and was also pointed out by Mr. Patterson in his photos. The situation is not getting better, but it is getting worse. It does not appear that an engineer, or at least a licensed contractor has been engaged to determine the root cause of the lean and determine a path to fix it. Instead, they replaced wall coverings and siding Without fixing the cause of the lean, they will continue to crack and warp, so this was not an appropriate repair. The report lists possible root causes of the lean and recommends utilizing the services of a contractor experienced with historic structures.

The next issue they indicate should be fixed is the stained-glass window. This feature is one of the historic features that the State hoped would be restored and remain. Instead, the folks who worked on the building removed it.

Next, they talk about how the most pressing issue is the roof, how it leaks and allows moisture inside the structure. Per our inspection, those deteriorated conditions still exist and have not been addressed.

The grade on the ground does not properly slope away from the structure, which could be part of the cause of the foundation issues, or the structure shifting and sinking. This has not been addressed.

Under the structure were unstable lumber stacking used as support piers. None of it is “pressure treated”. The folks who did work on the building said that they added more of those support piers when the floor was sinking, but our inspector said it did not appear that it was done correctly with the required pressure treated lumber. This is a VERY BIG DEAL. This work must be right as it is the support for the entire structure.

The report goes on and provides incredible information. You should use it for your guide to the repairs to this building. This will not be inexpensive to do. However, the State is well aware of the structure and has keen interest in keeping it around. I would allocate a person to oversee finding grants to help with the restoration and preservation of the building.

Now to the work already done.

The front addition/porch cover is not constructed safely or correctly and should be removed. You could hire an engineer to provide structural corrections to the design. They have severely damaged the original historic posts, so they may also need to be evaluated by an engineer, or sadly, replaced. This is a heartbreak from the historic preservation side, but the structural integrity of the building itself should come first. If they find that the post is damaged beyond repair and needs replaced, potentially you could provide the original to have two "turned" to match.

The application that was submitted to our office included various projects that they have already started/finished on the property. They replaced the wall cover in the living and dining rooms, and already have them covered and primed. They added that porch cover structure to the front. They removed the siding and insulation on the south wall and replaced it all and covered it back up. And they went under the house to "shore up" the sagging living room floor. All of these items require inspections before they are covered, but none of those things happened. Based on the work on the front porch cover, it would be very hard to believe that the other work was done correctly and to code. Please don't misunderstand that I totally appreciate that these folks are volunteering their time and effort, and I am not trying to rain on their parade. Making a structure look good is much more fun than fixing the bones of it. I'm not blaming them for not doing what was on the list, because I don't even know if they knew there was a list. But --- and I want to make this part very clear --- they should have had a permit and inspections done for the work that they did. This is a commercial building; it needs to be safe for the public.

Now that I have provided you with a better picture of the health of that structure, would you mind sharing back to me the City's intention for the structure? If you intend to lease it back to the volunteers, and they plan to continue working on it, I will go ahead and try to process their application for the work already performed. If you are not going to lease it back to the volunteers, but rather keep it as a City building that you work on, getting grants to continue to improve, I will cancel this application and wait for the City to take the project over. We will catch these other things when we are doing other inspections on the structure.

I am a "nut" about old buildings. I love them and would love to see this one restored and preserved. But if it can't be preserved, it should at least be safe. Otherwise, the volunteers could end up getting hurt, and the owner of the property could be held responsible. That means the City of Sumpter. That would be a sad day.

If I can help further, please let me know. I will look forward to your thoughts and ideas for taking this project to the future.

Sincerely,

D. M. Kitzmiller – Building Official

Baker City/County Building Department

541-524-2054, option 4

NOTE: Building Department hours are Mon-Thurs 7:30-4:00, Fri 7:30-12:00

From: Martin Leuenberger <mtleuenberger@gmail.com>
Sent: Wednesday, July 13, 2022 4:10 PM
To: Dawn Kitzmiller <buildingofficial@bakercity.gov>
Cc: 'City of Sumpter' <cityofsumptor@gmail.com>; 'Linda' <lmw.sumpter@gmail.com>; lcrbriscoe@yahoo.com; marshad.council@gmail.com
Subject: Wright House

Dawn

I understand that a building inspector, together with one of Sumpter's Counselors, recently inspected the Wright house. As of this date, the Council has received only a very cursory report from one of its members. As I, and I believe the rest of the Council, are very concerned about this structure, could you please add give us a detailed report of what was found, and if possible what course of action we should follow from here.

We appreciate your involvement with our City in helping us to move forward in compliance with applicable codes, not only with respect to the Wright house, but also in the general development and livability of our community.

Martin I understand that a building inspector together with 1 of

Martin Leuenberger

Lawyer

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Email: mtleuenberger@gmail.com

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