



City of Tangent
P.O. Box 251
Tangent, OR 97389

PUBLIC NOTICE & AGENDA TANGENT CITY COUNCIL MEETING

MONDAY, AUGUST 14, 2023
7:00 P.M.

Meeting at City Hall and available on Zoom

Call to Order → Roll Call → Pledge of Allegiance

Adoption of Agenda

Miscellaneous Correspondence

Citizen Comments: Three Minute Comments by Members of the Public.

Consent Calendar

1. July 10, 2023 Meeting Minutes
2. Financial Reports
3. City Manager's Report
4. Utility Report

New Business

1. Water System Update – Discussion – Motion
2. Brush Property – Informative
3. Tangent Municipal Code Codification – Discussion – Motion
4. Market Analysis Vendor – Discussion – Motion

Adjournment

City Hall
32166 Old Oak Dr.
Tangent OR 97389

www.CityofTangent.org
Phone: 541-928-1020
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Office Hours
Monday – Friday
9:00 A.M. – 4:00 P.M.

New Business 1

**Water System Update – Discussion –
Motion**

Water System Update – Discussion – Motion

The City Council's goal of a water system for the city has reached a point where the City Council needs to seek some questions and give new directions to City Staff on going forward with the potential public water utility.

Recently, the City Manager met with the Public Works Director at Albany to discuss connecting to the Albany Water System. While that is something that could be done, one potential red flag is that the cost per month will be significantly higher. That is because despite being treated water, the City of Tangent would need to hire their water operator and treat it like new water. So we would not see the savings compared to a new resident of Albany hooking up to the current existing water system.

Another option is Tangent having its water system. This would ensure a system is built specifically for Tangent, potentially cheaper than hooking up with Albany's water utility. The challenge is finding a water source, but a feasibility study can be done to determine how much water is needed for the city. We have invited Patrick Wingard from the Regional Solutions Team to address City Council questions about a feasibility study.

With both options, City Staff must enact ordinances on who gets water, who doesn't, and who could be forced to get water. This will all come to the City Council for votes but will require the current City Staff and Attorney's time.

The City Council may further direct staff to research a public water system by a consensus or motion, as this is not altering current city codes, and we do not anticipate costs exceeding \$5,000.

Water Feasibility Summary Report

The Water Feasibility report was done in 2001 by Westech Engineering, funded by a grant from Oregon Economic Development and Oregon Special Public Works Fund.

This study was to evaluate the City's need for a public water system, identify appropriate water system improvements and associated cost necessary to adequately serve the City, and provide the City with recommendations regarding the potential costs and benefits of a possible public water system. It concluded that they did not foresee Tangent pursuing a public water supply system at that time, as the current system of private wells appears to be adequately meeting the needs of the community and the cost would be relatively high, nearing \$100 per month to pay for the system.

It evaluated three possible water supply sources, which included ground water from public wells, a connection to the City of Albany and surface water from the Calapooia.

In figuring out the current water demand it used a population of 953 and projected a population between 1,464 and 1,883 through the year 2021. It included in the study area the land within the City Limits and the UGB.

They evaluated the quality and quantity of a groundwater source. It was determined that the aquifer is capable of supporting a public water system. They had a discussion with the City of Albany, and while there would be numerous administrative and technical issues that would need to be resolved for such a connection could become a reality, Albany would fairly entertain such a request. The Calapooia River alternative did not appear to be viable either from a quantity or quality standpoint. There would be a complicated water rights situation and extensive treatment required.

The water transmission/distribution system would be costly due to the small population and comparatively large geographical area. It determined that a storage reservoir on the order of 750,000 to 900,000 gallons would be appropriate for Tangent.

The following options with associate costs were developed:

Option A. Groundwater System, Two New Separate Wells, Full Distribution System, total cost \$5,305,000

Option B. Groundwater System, one new Well, Southern Distribution System Only, total cost \$3,605,000

Option C. Connection to Albany, Tangent Reservoir & Pumps, full Distribution System, total cost \$4,705,000

Option D. Calapooia River Source, Water Treatment Plant with Supply Line, Full Distribution System, total Cost \$11,275,000.

In determining the average cost for a typical residential user, they figured it would be paid for by a 20-year loan at 5% interest, and adjusted for a few other minor factors to result in

Option A. \$93/month

Option B. \$94/month
Option C \$120/month
Option D \$170/month.

It recommended that the City initiate some sort of program to make periodic reviews of the groundwater aquifer condition so that they discover any changes sooner rather than later, thus allowing the city to revisit the issue of a public water system should a change so warrant. It also recommended that the City should review its water system capabilities and needs at five year intervals and update this report as appropriate. The periodic review should include an assessment of current and proposed water rights and environmental regulations as they might affect the eventual construction of a public water system.

New Business 2

Brush Property – Informative

Brush Property – Informative

The Prior City Council approved paying for the City Planner and other Independent Contractors' time on the Brush Property. Recently, an unexpected step was required to be done, from the State of Oregon. So, there will be some additional costs, but nothing concerning to City Staff. We invited the City Community Development Director to share any updates and answer any questions, as we have a new council and more public interest is growing about the potential new park.

Informative

New Business 3

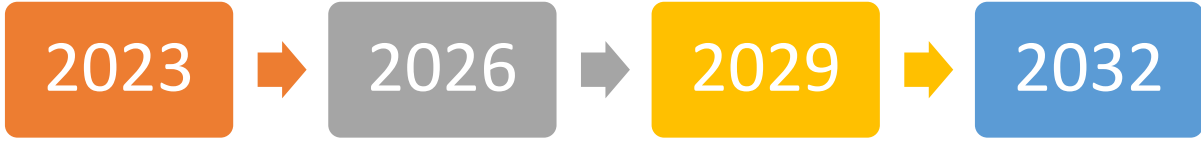
**Tangent Municipal Code Codification –
Discussion – Motion**

Codification of Tangent Municipal Code

The City Municipal Code was last codified in 2011, which is a long time considering over 20 code ordinances have been updated. None of these updates appear on the code published. On the website, currently, none of these updates show, and recently City Staff were unaware of Park Regulations changes in 2016 that were approved but not in the code of ordinance.

With the Tangent Municipal Code as presented, all ordinances are up to date as of July 14, 2023, when codification was finally completed. By approving the ordinance, the City of Tangent will post the new code of ordinance online as the official and up-to-date copy, with all printed materials being updated as well.

Going forward, City Staff will have a policy to prevent lengthy periods with no codification, keeping codification short and easily maintained. The following policy will be in place:

<p>Every Three Years Tangent Municipal Code will be Codified on July</p> 
<p>After The City Council approves three Code Ordinances</p> <ul style="list-style-type: none">• All code ordinances will now have an extra set of numbers:<ul style="list-style-type: none">○ 23-05-01 (Year, Number in Year, Number since Last Codification)○ After XX-XX-03 is approved, City Staff will initiate the codification process.○ City Staff will present the updated code within three months.
<p>If the City Code has been codified less than three months before the July codification meeting, codification can be skipped.</p> <ul style="list-style-type: none">• City Code is codified in May's City Council meeting of 2026.• The council may elect to skip the July 2026 codification.• Codification takes place after three code ordinances are approved or in July 2029.

Does the City Council wish to adopt Ordinance 23-04, the Codified Tangent Municipal Code, as of August 14, 2023? (Motion – Second)

**IN THE CITY COUNCIL
FOR THE CITY OF TANGENT, OREGON**

An Ordinance enacting a code of Ordinance for the City of Tangent, Revising, Amending, Restating, Codifying, and Compiling certain existing general Ordinances of the political subdivision dealing with subjects embraced in such Code of Ordinances, and Declaring an Emergency.

ORDINANCE 2023-04

WHEREAS, the present general and permanent ordinances of the City of Tangent are inadequately arranged and classified and are insufficient in form and substance for the complete preservation of the public peace, health, safety, and general welfare of the municipality and for the proper conduct of its affairs; and

WHEREAS, the Acts of the Legislature of the State of Oregon empower and authorize the City of Tangent to revise, amend, restate, codify, and compile any existing ordinances and all new ordinances not heretofore adopted or published and to incorporate such ordinances into one ordinance in book form; and

WHEREAS, the Legislative Authority of the City of Tangent has authorized a general compilation, revision, and codification of the ordinances of the City of Tangent of a general and permanent nature and publication of such ordinances in a book form; and

WHEREAS, it is necessary to provide for the usual daily operation of the municipality and the immediate preservation of the public peace, health, safety, and general welfare of the municipality that this ordinance takes effect early.

NOW, THEREFORE, THE CITY OF TANGENT ORDAINS AS FOLLOWS:

SECTION 1: The general ordinances of the City of Tangent as revised, amended, restated, codified, and compiled in book form are hereby adopted as and shall constitute the “Code of Ordinances of the City of Tangent, Oregon.”

SECTION 2: Such Code of Ordinances as adopted in Section 1 shall consist of the following Titles: Tangent Municipal Code (TMC)

SECTION 3: All prior ordinances pertaining to the subjects treated in such Code of Ordinances shall be deemed repealed from and after the effective date of this ordinance except as they are included and reordained in whole or in part in such Code, provided, such repeal shall not affect any offense or penalty incurred or any right established prior to the effective date of this ordinance, nor shall such repeal affect the provisions of ordinances levying taxes, appropriating money, annexing or detaching territory, establishing franchises, or granting special rights to certain persons, authorizing public improvements, authorizing the issuance of bonds or borrowing of money, authorizing

the purchase or sale of real or personal property, granting or accepting easements, plat, or dedication of land to public use, vacating or setting the boundaries of streets or other public places; nor shall such repeal affect any other ordinance of a temporary or special nature or pertaining to subjects not contained in or covered by the Code.

SECTION 4: Such Code shall be deemed published as of the day of its adoption and approval Code shall be presumptive evidence in all courts and places of the ordinance and all provisions, sections, penalties, and regulations therein contained and of the date of passage, and that the same is properly signed, attested, recorded, and approved and that any public hearings and notices hereof as required by law have been given.

SECTION 5: Such Code shall be deemed published as of the day of its adoption and approval by the Legislative Authority, and the Clerk of the City of Tangent is hereby authorized to file a copy of such Code of Ordinances in the Office of the City Manager.

READING DATE OF AUGUST 14, 2023

AYES: _____

NAYS: _____

ABSTAIN: ____

ABSENT: _____

City Manager

Mayor

Date

New Business 4

**Market Analysis Vendor – Discussion –
Motion**

Market Analysis Vendor – Discussion – Motion

The City Council approved the Cascades Council of Oregon Governments (COG) to research into the market analysis for both city staff positions and appointed Council Member Letson as the point of contact.

Recently, it was brought to the attention of City Staff, the COG may not be able to start till later in October. Council member Letson has additional firms that can conduct the study, and we will allow the Council to discuss and decide further steps without City Staff being present.

(Motion – Second)