

**Town of Oakesdale**  
**TOWN COUNCIL MEETING MINUTES**  
**For**  
**March 2, 2015**

- I. **CALL TO ORDER:** Mayor Dennis Palmer called the meeting to order at 7:00 p.m.
- II. **ROLL CALL:** Mayor Dennis Palmer, Jake Dingman, Tom Johnson, Tom Crooks and Randy Robinson. Councilman Al Evans was not in attendance. Also present were Mary DeGon, Clerk/Treasurer; Bob Hooper, Public Works Director; Keith Cooper, Town Marshal and Bob Hill, Building Inspector.
- III. **INTRODUCTION OF GUESTS:** Ray Oneal, Tim Oneal and Jeff Filkins with CP&P Versatile, Cory Doneen and Dolores Haley.

Cory Doneen asked council members if he could plant alfalfa in the piece of property known as the "golf course". The Town has not maintained the weed infested lots and Cory volunteered to take care of all the tansy and seed the lots to alfalfa. Council members' consensus was to allow Cory to voluntarily maintain the property in exchange for the hay the alfalfa would produce with the understanding if the Town needs the property for a project he would lose whatever he has invested in the alfalfa. Cory said he understood and thanked council members.

- IV. **APPROVAL OF PREVIOUS MEETING MINUTES:** Council members reviewed February 17, 2015 minutes. Jake Dingman made the motion to approve the minutes as written. Tom Crooks seconded the motion, all members voted yes – **motion passed.**
- V. **TOWN MARSHAL REPORT:** Keith Cooper submitted the police department's monthly report for February 2015. There were 8 cases ranging from an overdose, animal problems, gas theft, junk vehicles and attempted trespassing. We have a new drug problem house in town on East Bartlett. This house has no running water and the occupants are disposing their sewage waste with a bucket and disposing it in the field. Keith will refer this problem to Department of Health.
- VI. **PUBLIC WORKS REPORT:** Bob Hooper reported the yard waste was removed from the outdoor recycling center, raised a water meter on West Bartlett, repairing the orange dump truck and the tires will be mounted on the Tiger Mower next week.
- VII. **OLD BUSINESS:**
- A. **CAMAS PRAIRIE & PALOUSE VERSATILE** – Mayor Palmer read an email from Councilman Al Evans showing his endorsement and encouraged the proposed development and use of the Town's vacant/unused property within the town. Al

was not able to attend the council meeting as he was out of town due to an ill family member. Al believes a partnership of the local town government, community and responsible commercial land use will only benefit our Town and its citizens and the Palouse in general. He also backs the Mayor and Council to move forward with any agreed upon actions to expedite this development as long as all agreements are in compliance with Town, County and State/Federal laws and ordinances.

**VIII. NEW BUSINESS:**

**A. RESOLUTION NO. 2015-351** – Tom Crooks made the motion to dispense with the reading of Resolution No. 2015-351 declaring certain real estate surplus to the needs of the Town. Randy Robinson seconded the motion, all council members voted yes – **motion passed**. Randy Robinson made the motion to adopt Resolution No. 2015-351 declaring Lots 22, 23 and 24, Block 21, Town of Oakesdale, surplus property. Jake Dingman seconded the motion, all council members voted yes – **motion passed**.

**B. RESOLUTION NO. 2015-352** – Jake Dingman made the motion to dispense with the reading of Resolution No. 2015-352 authorizing the sale of certain surplus real estate. Randy Robinson seconded the motion, all council members voted yes – **motion passed**. Tom Johnson made the motion to authorize the Mayor to negotiate with prospective purchasers for the sale of Lots 13-20, Block 12 and Lots 22-24, Block 24 on such terms and under such conditions as he may deem reasonable and appropriate, subject to approval by the Town Council. Jake Dingman seconded the motion, all council members voted yes – **motion passed**.

**C. REAL ESTATE PROPOSAL** – Council members were given copies of a market analysis of the properties by Carmen Bruya with Team Washington Real Estate as follows:

Lots 13, 14, 15, 16, 17, 18, 19, 20 Block 12, Town of Oakesdale  
Assessed value by Whitman County: \$18,640 – Lots total size 28,000 sq. ft.  
Carmen Bruya’s market value of these lots - \$18,000 - \$25,000

Lots 22, 23, 24 Block 24, Town of Oakesdale  
Assessed value by Whitman County: \$10,180 – Lots total size 10,500 sq. ft.  
Carmen Bruya’s market value of these lots - \$10,000 - \$15,000

CP&P Versatile put an offer in of \$28,000 for all the surplus lots. Mayor Palmer agreed that was a fair offer to the Town. Randy Robinson made the motion to accept CP&P Versatile’s offer of \$28,000 for said lots. Tom Johnson seconded the motion, all council members voted yes – **motion passed**. Mayor Palmer asked about the responsibility of closing costs with Ray Oneal. After some discussion, Ray said he would pay all closing costs. Jeff Filkins asked council members if it was possible to move forward on their building plans while the closing documents are being

prepared. Council members' consensus was to allow CP&P Versatile access to the surplus lots for building plans.

IX. **EXECUTIVE SESSION:** Not needed

X. **COUNCIL MEMBER'S BUSINESS:**

**JAKE** - Flowers are blooming in the school's greenhouse.

**TOM J., TOM C. AND RANDY** - Nothing at this time.

XI. **TREASURER'S REPORT/APPROVAL OF CHECKS:** Council members reviewed the Treasurer's Report, Receipt Register and Check Register for February 2015. Tom Johnson made the motion to approve paid checks #24295 - #24315 in the amount of \$6,693.13 for claims and \$6,000.48 for payroll totaling \$12,693.61 from February 19, 2015 through February 27, 2015. Randy Robinson seconded the motion, all council members voted yes - **motion passed.**

XII. **ADJOURNMENT:** Tom Crooks made the motion to adjourn the meeting at 7:32 p.m. Jake Dingman seconded the motion, all council members voted yes - **motion passed.**

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**DENNIS PALMER, MAYOR**

**ATTEST:**

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**Mary DeGon, Clerk/Treasurer**