

(Letters to the Editor, continued)

the front of the Nashif Property (which they are in the process of purchasing) with the Tribe.

City of Siletz/Regular City Council Meeting

7/11/88 - Page 1

P. Rilatos, CTSI-Health Care Clinic

P. Rilatos, General Manager CTSI reported that they had received a Block Grant to build a clinic. The Grant calls for a 6000 sq. ft. building. The clinic will not be only for Tribal members, but it will also be open to the Public. He stated that some of the local Doctors have been contacted and they have expressed that they are willing to come out and work a day in the clinic. They have hired a Consulting Firm out of Arizona that is familiar with planning clinics. They are studying the situation and will be submitting a proposal to do a market study of the area which will help to prove that the need and potential are here. Rilatos stated that the Tribal Council prefers to put the Clinic in the downtown area since it will also be serving the Public. One suggestion is to lease property from the City. Another option open, is to place the Clinic on the "Nashif" property which is now owned by STEDCO. It was the consensus of all that P. Rilatos should present something to the Planning Commission at their meeting on Monday, August 1, 1988.

City of Siletz/Regular Planning Commission Mtg

8/1/1988 Page 1

P. Rilatos-CTSI Health Clinic

P. Rilatos, General Manager CTSI appeared before the Planning Commission to explain about the Block Grant they have received to build a Health Clinic for the Tribe and the Public. After discussion in regards to two possible sites the "Nashif" property and/or City surplus property, it was recommended that they should first check out all ordinances regarding building size, parking space and the future growth as to the City's Comprehensive Plan.

City of Siletz/Regular Planning Commission Mtg.

9/12/88 Page 4

Meeting - CTSI

Mayor Kellison inquired if the Council would be available for a Workshop Meeting on Tuesday

the 13th at 6:00 p.m. with the CTSI at City Hall regarding the Health Clinic.

City of Siletz/Regular City Council Meeting

12/17/89 Page 1

Land for CTSI Health Clinic

P. Rilatos, General Manager of CTSI appeared before the City Council with a request to procure a piece of land from the City for the CTSI Health Care Clinic. Rilatos stated that it would be a Community Clinic to serve everyone in the area, not just Tribal Members. He presented a proposed Site Plan which incorporated City property fronting the West side of Gaither and located between the proposed Siletz Post Office and Foothills Farm Supply. Rilatos also presented a Preliminary Program and Space Requirement Plans showing the total lot area required to be 25,361 sq. ft. He stated that they would like to buy or lease approximately 40,000 sq. ft. for future office space, etc.

There ensued considerable discussion regarding the feasibility and advantages of said piece of land being used for the Health Clinic, whether it was in the City's best interest to sell and/or lease said property if an agreement was reached, together with the present problems regarding the City's Wastewater Facility and DEQ's moratorium on multiple hookups. Council President Hart stated that the City's Ordinances were in the process of Legal Analysis and Codification and believed that these should be updated, completed and incorporated into any Agreement in order to avoid any misunderstandings or problems involving said project.

It was the consensus of the council that the property in question has been declared surplus, that it is available and that a lease Agreement appears to be the best option. It was the direction of the Council to General Manager Rilatos that he should prepare some type of Lease Proposal and/or Proposals and present same to the City. In the meantime City Personnel would also look into various items that need to be addressed, i.e., assessed value, water, sewer, etc.

City of Siletz/Rescheduled Regular Council Meeting

2/20/90 Page 2&3

Health Clinic

Mayor Kellison reported that a letter had been received from P. Rilatos, General Manager CTSI proposing to buy/lease with option to buy city property located by City Hall (between Gaither and Bensell) for a Health Clinic. He stated that he felt the property was not appropriate for a Health Clinic, since it is the only major available commercial property. He felt it should be kept available for commercial ventures such as a Mini Mall, store, etc.

Discussion ensued as to why the Tribe wanted this property verses others, and the possibility of using other available property.

P. Rilatos stated that they had looked at other available property, but time was short and he needed a commitment from the City saying yes they will lease/sell 40,000 sq. ft. of property to the Tribe for the Health Clinic. The details can be worked out at a later date, but he needed a firm commitment tonight.

After further discussion M. Hart moved that based on the fact that P. Rilatos needed a commitment tonight the City should not consider selling/leasing any property to CTSI.

Discussion ensued in regards to committing to selling/leasing City Property with out having all the details worked out in advance. Everyone was in agreement that the Health Clinic would be good for the community, but where it should be located was still in question.

S. McKinley asked if CTSI had considered the piece of City property fronting on Swan Ave. S.W. next to the ballfield. P. Rilatos stated that they had but there was not enough space. McKinley and the Mayor both stated that the ballfield could be moved. Councilman Rilatos stated that many citizens would be angry if the ballfield was removed. The Mayor stated that there was enough room for both, the ballfield could be put in at a different angle, the backstop moved, etc.

Mayor Kellison called for a second on M. Hart's motion. None was forthcoming. The motion died for lack of a second.

Mayor Kellison asked P. Rilatos to have their Architects look at the Swan Ave. S.W. property. P. Rilatos stated that if the ballfield fence could be moved they would look at the property again. Mayor Kellison asked when they did look at the property would they please take a couple of the City Planning Commission Members with them. Rilatos agreed they would do same. Several things are evident from the record, specifically-

1. At no time had the City of Siletz agreed to a site on City property to locate the Clinic. Various locations around town on City owned and other properties were discussed, but it was not until Dec. 17, 1989, that the City was presented with a request for a specific piece of property.
2. In response to that request, the City Council requested that a lease proposal and/or proposals be presented for City consideration.
3. At the Feb. 20, 1990 meeting the City Council was asked to make a firm commitment regarding a significant property transaction without an in place agreement regarding details i.e., rent, owner/lessor rights and responsibilities, needed improvements, disposition of existing property users (City Hall & Fire Dept.) to list a few.
4. A preliminary program and space requirement document was presented to the City Council on Dec. 17, 1989 and a firm commitment with details to be worked out later was requested at the Feb. 20, 1990 meeting. To not act on the preliminary program and space requirement document within approximately sixty (60) days of its presentation does not, in my opinion, constitute a decision at the last hour to not sell or lease land to the Tribe. I would like to take this opportunity to congratulate the Tribe on the development of another project that will benefit all residents of the Siletz area. It is my hope that City Government will always be available to work with the Tribe on any future projects.

Sincerely,
Michael Hart, Mayor
City of Siletz