

GLADSTONE CITY COUNCIL MINUTES OF ADJOURNED MEETING – June 25, 2013

ROLL CALL

The following city officials answered the roll call: Mayor Wade Byers and Councilors Hal Busch, Ray Jaren, Thomas Mersereau, Lendon Nelson, and Neal Reisner.

ABSENT: Kari Martinez

STAFF

Pete Boyce, City Administrator; Heather Martin, City Attorney; Jolene Morishita, Assistant City Administrator; Stan Monte, Fire Chief; and Scott Tabor, Public Works Director.

Mayor Byers led the flag salute.

REGULAR AGENDA

1. Gladstone Cultural Festival – Event Agreement. City Administrator Boyce reported the Special Event Agreement had been negotiated with the Rotary Club for the Gladstone Cultural Festival. The Agreement is very similar to the one used for the Chautauqua Committee. Staff is asking for approval from City Council.

Councilor Mersereau announced that he is a member of the Rotary Club and has been working on the planning of the Cultural Event. This does not interfere with his ability to vote on this issue. City Administrator Boyce reported he is a member of the Rotary Club and will be the President on July 1, 2013. He has recused himself on the Rotary side of this issue and has abstained from all votes. Mayor Byers reported he is a Rotary Club member at a different Club. He does not feel this has bearing on his ability to vote on this issue.

Councilor Reisner moved and Councilor Jaren seconded a motion to adopt the Gladstone Cultural Festival Event Agreement with the Rotary Club as presented.

Motion Carried Unanimously.

2. Resolution 1027, re: Fiscal Year 2012-13 Line Item Transfers. City Administrator Boyce reported these transfers as done annually at the end of the fiscal year. June 30th is the deadline for line-item transfers. State Budget Law calls that broader categories of personal service, materials and services, and capital outlay need to meet the budget appropriation. Staff is recommending approval of Resolution 1027.

Councilor Nelson moved and Councilor Jaren seconded a motion to approve Resolution 1027, A Resolution Making Transfers in the City of Gladstone Budget for Fiscal Year 2012-13.

Motion Carried Unanimously.

3. Business from the Audience. Tammy Stempel, 6960 Winfield Court gave an update on the Portland Avenue Trolley Bridge Grant. Applications were submitted for the \$4.5 million; the 129th Avenue Redevelopment for \$3 million, Jennings/Oatfield to McLoughlin Project for \$3 million. Both of these applicants have asked that Gladstone be a partner in their application. Oregon City is requesting the full \$4.5 million and they have indicated they would go to Metro to ask if they can reduce the amount of their grant request so that Gladstone would be covered

fully. Metro, Oregon Department of Transportation and others have offered support to help Gladstone. Ms. Stempel asked that the City submit a formal letter of support for the feasibility study. The goal is to receive this grant at no cost to Gladstone. She is trying to get partners involved that have the expertise and capability of taking it forward and doing the maintenance.

City Administrator Boyce noted Council has already approved applying for the grant. He will draft a letter to formalize that support.

WORK SESSION

Mayor Byers opened the work session at 7:11 p.m. City Attorney Martin explained the hearing format.

4. City Hall/Police Station/Library. City Administrator Boyce reported the Council packet contains reports from Group McKenzie, Carlton Hart and other contractors who have been looking at the city hall/police station facility. Group McKenzie has submitted numbers for constructing a new building at the current site and the Webster site. Estimates were also received from Group McKenzie for a 9,000 sf and 13,000 sf library (3 floors) for the current site and the Webster site. Tonight he is asking Council to consider the cost of renovation compared to new construction and possibly get a feel for their preference.

The estimate to replace the city hall/police station roof and windows is \$680,000. There is \$700,000 in State Revenue Sharing funds to cover that cost. There was also an estimate for a seismic upgrade of \$640,000. Architectural components of a renovation are about \$1.6 million. Carlton Hart estimates \$2.9 million for a total gut of the building with a seismic upgrade. Phasing is a possibility. Any amount exceeding \$1 million would have to go to a vote. The roof has to be replaced if the building stays. The estimate for new construction included the \$700,000 in State Revenue Sharing funds and \$1 million cash from the Urban Renewal fund.

A determination needs to be made as to new construction or renovation (part or all). Preliminary figures to finance on the current location is \$6.2 million with \$2.3 million interest; a total of \$10,570,000 and the Webster location is \$4.7 million with \$1.75 million interest, totals \$9.3 million.

Discussion continued on

- Purchase the property across from Dartmouth for a new library and continue use of the current library until construction is finished. Then use the old library site for parking.
- Consideration of the cost to take care of infrastructure needs as well as construction.
- Selling the Webster site and using the funds for current construction sites.
- A long range plan (five years) including high priorities with estimates.
- State and Federal requirements for water and sewer issues.

Public Comments

Tammy Stempel, 6960 Winfield Court noted there is a service offered by Metro called "Opt In." If enough of the Gladstone residents sign up for this service Metro will run surveys for free.

Craig Seghers, 17400 Webster Road asked what the connection is with the Police Station being next to City Hall. He suggested consideration be given to a smaller library and city hall on the Webster site and leave the current city hall site to expand the police station. Mayor Byers explained the main motivation for having a new site for police department is secure parking.

Mandy Rolland, 18405 SE Addie asked how big is the current location of city hall/police department/fire station. Mayor Byers stated the lots are essentially 100 feet deep and 200 feet across. She suggested moving the library to the city hall/police department/fire station site and move city hall/police/fire department on Webster Road.

Katie Lewis, 7180 Shawn Court asked the Council to take into consideration that if there is a two story library, both stories would have to be staffed. If Gladstone does not combine with Oak Lodge, the City is double-staffing a library the size of Gladstone. P. J. Clark's property abuts the Oberson property and in talking to Mr. Clark a year and a half ago, he was not willing to sell for a reasonable price, he wants \$300,000. When the City is talking about sewers, it is not mentioned that this is a cost to the residents.

Carol Winegarden, 280 Harvard Avenue suggested making necessary repairs on the city hall/police station and the library and wait to see how much money all the sewer and water needs are going to cost. Why not have a ball park plan.

Mandy Rolland asked if the roof is replaced and in five years city hall decides to leave, what happens to the building at that point. Can it be sold or moved to the Webster site. Councilor Jaren stated the building would not be suitable for police, fire, or a library because of the threat of seismic problems.

Nancy Eichsteadt, 665 Barbary Place stated she is with the Library Foundation. She worries about the sewer, police station/city hall repairs, etc. and leaving the possible library funds for someone else.

Kevin Johnson, 6970 Winfield Court stated the last speaker wants to go back to the original library plan that was voted on and defeated. He doesn't mind looking at another library plan; but not to use the same numbers.

Craig Seghers stated it came up in a conversation that the library district is interested in getting out of the network office at Oak Lodge. Is there a possibility of selling Oak Lodge a piece of land and they could put a new library at the Webster site. Mayor Byers stated Oak Lodge is not going to build a new library. The network office is at Red Soils.

Hearing no further comments, Mayor Byers closed the worksession.

Adjourn

Mayor Byers adjourned the June 25, 2013 Council meeting at 8:40 p.m.

The next City Council meeting was adjourned to _____, 2013, at 7:00 p.m.

Approved by the Mayor this 13 day of August, 2013.

Wade Byers
Mayor

Attest:
J. Morini
Assistant City Administrator