

GLADSTONE ADJOURNED CITY COUNCIL MEETING MINUTES of May 27, 2014

**ROLL CALL**

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

**ABSENT:** Ray Jaren

**STAFF**

Pete Boyce, City Administrator; Shane Abma, City Counsel; Irene Green, Library Director, Jolene Morishita, Assistant City Administrator; Jim Pryde, Police Chief; and Scott Tabor, Public Works Director.

Mayor Byers led the flag salute.

**BUSINESS FROM THE AUDIENCE:** None.

**CONSENT AGENDA:** None.

**CORRESPONDENCE:** None.

**REGULAR AGENDA**

1. Second Reading of Ordinance 1448 – Amending Chapter 6.08 of the Municipal Code to Allow for Keeping of Wild or Dangerous Animals Under Specific Circumstances. Mayor Byers asked for the second reading of the Ordinance. Assistant City Administrator Morishita read the Ordinance by title only.

**Discussion:** None.

*Councilor Nelson moved and Councilor Martinez seconded a motion to adopt Ordinance 1448 – An Ordinance Amending Chapter 6.08 of the Gladstone Municipal Code to Allow For The Keeping of Wild or Dangerous Animals Under Specific circumstances.*

*A roll call was taken with the following results: Councilors Busch, yes; Martinez, yes; Mersereau, yes; Nelson, yes; Reisner, No; and Mayor Byers, yes.*

*The motion carried 5-1 and was adopted.*

2. Acceptance of Ray Jaren's Letter of Retirement from City Council. Mayor Byers reported Councilor Ray Jaren has written a letter of Retirement from Council. He has served the community since 1978 and asked to be placed on retired status.

*Councilor Martinez moved and Councilor Nelson seconded a motion to accept Ray Jaren's letter of retirement.*

*The motion carried unanimously.*

3. Vacant City Council Position. City Administrator Boyce has submitted information on the process and application for the vacant City Council position for review and approval.

Announcement in the newsletter will be out in three weeks and the newspaper advertisements will be out for 30 days after print.

There was a request to wait until after November election to make the appointment. City Attorney Shane Abma explained the code has no timing requirement. It is up to Council to make that decision. It was the consensus of the Council to move forward with the application process.

4. Library Director Contract. City Administrator Boyce explained the City Attorney's analysis indicated that the library director and police chief contracts were approved; however the portion of the motion to approve a 6-month severance was not approved. He is asking Council to consider amending the motion adopted on May 13<sup>th</sup> that accepted the library employment contract to increase the severance pay in Section 9 from three (3) to six (6) months and accept the employment contract on that one change.

*Councilor Martinez moved and Councilor Nelson seconded a motion to amend the previous motion from May 13<sup>th</sup> that accepted the library director, Irene Green, contract to increase the severance pay in Section 9 from 3 months to 6 months.*

*Motion Carried 5-1.*

*A roll call was taken with the following results: Councilors Busch, yes; Martinez, yes; Mersereau, yes; Nelson, yes; Reisner, No; and Mayor Byers, yes.*

*The motion is adopted.*

*Councilor Martinez moved and Councilor Nelson seconded a motion to accept the contract of Irene Green, Library Director for the City of Gladstone as amended.*

*A roll call was taken with the following results: Councilors Busch, yes; Martinez, yes; Mersereau, yes; Nelson, yes; Reisner, Yes; and Mayor Byers, yes.*

*The motion passed unanimously and was adopted.*

## WORKSESSION

4. Library Advisory Committee Recommendations. Mayor Byers reported the Library Advisory Committee has met several times and recommendations have been submitted. He explained the format of this worksession is to discuss the work of the Library Advisory Committee. Based on the directions from the County the City of Gladstone must have their plans and intentions for the library by the end of June for a November 2014 General Election ballot measure. City Administrator Boyce noted if Council decides to put a ballot measure on the November election the paperwork has to be into the County Elections Office by August.

The Committee met several times and they did a lot of work and asked a lot of good questions. The first meeting was in February and the last meeting was May 5<sup>th</sup>. They asked the Committee to consider four main questions:

What is the most desirable development/financing scenario for the Gladstone/Oak Lodge Library? Two financial scenarios were considered:

- 13,000 sqft--project expense \$4.496 million-- land expense \$700,000 = Total \$5,196,000
- 16,000 sqft--project expense \$1.9 million from County--Webster Road appraisal \$2,570,000 = Total (\$5.560 million/debt service payment \$68,799).

- People were vocal about trying to limit the amount of city cash in the project that could be used for another project elsewhere in the city.
- The budget numbers for the smaller square footage means about \$121,000 of cash that could go to other projects invested in this.
- Scenario 1 --13,000 sqft 5 votes; 16,000 sqft 11 votes
- Scenario 2 -- 13,000 sqft 2 votes; 16 sqft 4 votes

What is the most desirable location for the Gladstone/Oak Lodge Library?

- Portland Avenue -- 16 votes
- Arlington Street -- 2 votes
- Webster Site -- 7 votes

Should the Gladstone and Oak Lodge service areas be merged to be served with one new library?

- Yes -- 22 votes
- No -- 4 votes

Should the Gladstone City Council move forward to put the library vote on the November ballot incorporating the preferences of the majority of the LAC?

- Yes -- 17 votes
- No -- 4 votes

The Oak Grove Community Council passed a resolution supporting the project if it met their qualifications (16,000 sqft, include standard library amenities such as community room, public use, children's reading area, and close to public transportation).

City Administrator Boyce stated he would like to divorce the square footage from the budget and look at what the City can afford. The Library Association is doing away with the square footage standard. There was a consensus by the LAC that the Webster site was not a good location to place the facility. Other sites considered was Arlington/Portland Avenue, the old elections building/adjacent parcel, moving public works and placing library there, adjacent to Senior Center, and the Parker Landing site next to Walgreens.

Mayor Byers commended the Committee on their work; they did a good job. City Administrator Boyce stated if the Council does move forward with this project and move forward with the service area, a special revenue fund should be set up to operate the library. At the scenario they are looking at they will be able to operate on the library district revenue alone. Currently there is a general fund contribution to the library. That contribution would go away.

The operations are in control of the City so they are able to adjust the funds necessary to make sure they are within their means. Councilor Mersereau noted the Committee misunderstood what debt was; they did not want to see debt. City Administrator Boyce stated that the misunderstanding was because previous scenarios talked about debt and no debt. They should have been labeled bank debt and internal debt. The City does not have all the information they need on the competing projects. In order to minimize the impacts on the competing projects they looked at a heavier debt load.

If Council wants to move forward with the project, the next step would be to put together ballot language. Gladstone will need to amend the second Intergovernmental Agreement with the

Clackamas County because the contribution is changing and what would happen if Oak Grove's service area was incorporated.

Mayor Byers stated the Council needs to review the information received tonight and have the Planning Commission review the zones in the City for the site of the library. City Administrator Boyce stated he will take the input from tonight, calculate where the budget could be, verify figures with Seattle Northwest as far as the debt scenario, and check in with Group McKenzie about location estimates. There will be a public input session on the library issue at the June 10, 2014 Council meeting.

**BUSINESS FROM THE COUNCIL**

- Bob Nelson passed away. He was active in the Fire Department, very active in the community, on the Senior Center Advisory Board just to name a few. He will be missed. Services will be held this Saturday, May 31<sup>st</sup> at 2:00 at Sunnyside.
- June 11<sup>th</sup> the Senior Center will have Father's Day Recognition.
- Gladstone Girls Softball team is playing State Tournament this Wednesday 5:00 p.m. at the High School. He encouraged people to go and watch the young people in the community.
- Budget Meeting scheduled for next Tuesday, June 3<sup>rd</sup> at 7:30 p.m.
- An adjourned Council meeting is scheduled for June 24, 2014.
- Thursday night the Pipeline Company in Lake Oswego is having an open house at the Senior Center regarding the pipeline through Gladstone.
- There was an ODOT presentation on Strawberry Lane and raising the retaining wall. The area will be closed 6-8 weeks.

Mayor Byers adjourned the Council Meeting at 8:47 p.m.

The next City Council meeting was adjourned to \_\_\_\_\_, at 7:30 p.m.

Approved by the Mayor this 8 day of July, 2014.

Wade Byers  
Mayor

Attest:  
Jimmie  
Assistant City Administrator