

GLADSTONE REGULAR CITY COUNCIL MEETING MINUTES of November 25, 2014

Meeting was called to order. No time stamp provided.

ROLL CALL:

The following city officials answered roll call: Councilor Nelson, Councilor Mersereau, Councilor Martinez, Councilor Reisner, Councilor Sieckmann, and Mayor Byers

ABSENT:

Councilor Busch

STAFF:

Shane Abma, City Attorney; Jolene Morishita, Assistant City Administrator; Pete Boyce, City Administrator; Jeff Jolley, Police Lieutenant; and Irene Green, Library Director

BUSINESS FROM THE AUDIENCE:

Mike Madler, the President of Gladstone Fire Department Members Association & Christmas Committee, thanked the Council for last year's support and donation for food and toys. He asked for \$500 donation to help provide food and toys to those in need this year, and they are expecting approximately 155 families this year.

Councilor Martinez made a motion to make a donation of \$500 to the Fire Department and Christmas Committee. Councilor Nelson seconded the motion. Motion passed unanimously.

Councilor Martinez asked, if audience members wanted to make donations, where they should take them, and who the checks should be made out to. Mr. Madler said they would have several donation bins around the city and there would also be one in the Fire Department office. Checks should be made out to the Gladstone Fire Department Members Association, with Christmas or Toy Drive in the note.

Councilor Nelson asked if the Fire Department would also be in Oregon City. Mr. Madler said they will have events at K-Mart and hopefully Target. Other events will be Santa & The Mack, and one at Burgerville. They will also make a donation to a Bingo game at the Card Room.

Kirk Stempel, PIO (Public Information Officer) for Gladstone Fire Department, was asked to announce that toys could also be donated at the next Business Owners meeting on December 10th.

His main reason for addressing the council was to make the council to aware of and to highlight the actions of a local Police Officer. There was an incident at High Rocks this morning where a gentleman went into the river thinking he could swim across the river. It was a poor decision and Sgt. Travis Hill actually saved his life. Sgt. Hill tied a rope to a life vest and threw it out to the man. He was successful at getting it to him and pulling him to shore. Had Sgt. Hill not been there, the outcome would have been very different.

CONSENT AGENDA:

None

CORRESPONDENCE:

None

REGULAR AGENDA:

1. Library/City Hall/Police Station Proposal

City Administrator Boyce, has amended his proposal and would like authorization to form a citizen advisory committee to look at the options listed in the staff note, and find ways to finance those options. He would like to limit the committee to no more than 15 people.

He would like to have a goal date set for the completion of the work.

If the council would like to shoot for the May election, the information needs to be ready by February 27th for the ballot measure. City Attorney said February 27th is a soft date and March 19th is the hard date. Reason being, if there are any protests to the measure, it would allow time for resolution prior to the elections. Anything beyond that date could derail the entire ballot measure and it would have to wait for a later election.

There are four election dates next year: March 10th, May 19th, September 15th and November 3rd. March 10th and September 15th elections require double majority to pass a ballot measure, the May 19th and November 3rd do not.

Councilor Nelson made a motion to approve the formation of an advisory committee of 15 members. No second, needs more discussion. Motion died.

Councilor Sieckmann agrees that they should authorize the formation of the advisory committee but would like the council to create parameters for the committee prior to them meeting and starting their duties. Feels they should start accepting applications right away.

Councilor Reisner – What would the makeup of the committee be?

City Administrator Boyce – Representatives from City Council, the school district, law enforcement background, budget committee, library and 10 from the community at large.

Tammy Stempel, Planning Commission Chairperson – Would like someone from the Planning Commission to be on the committee because they know all of the codes, ordinances and would be able to shed some light on things.

City Administrator Boyce asked for legal counsel to see if there would be any conflict of interest before adding a planning person to the committee.

City Attorney Abma – There would be no conflict unless someone was getting paid and there was financial gain. As long as they announce that at the meeting or they could abstain if they felt it was a conflict. There is no actual conflict unless there is money involved.

Councilor Mersereau feels the committee could be beneficial, and with the right guidelines in place, they could be a big help. If the committee comes up with their recommendations and the council doesn't agree with them, the council wouldn't have to follow their recommendations.

Councilor Sieckmann – It will take time to come up with the guidelines, and at the earliest, it would be January before the committee could be formed. They have to get the word out and start collecting applications, so that would give the council time to work on the guidelines. He would like council Nelson to restate his motion and then revote.

Councilor Nelson remade a motion to approve the formation of an advisory committee of 15 members. Councilor Sieckmann seconded. Motion passed unanimously.

Councilor Sieckmann – The second part you were looking for was on the election date, is that correct Pete? City Administrator Boyce – Yes, some guidance on the election date. Councilor Sieckmann – Our understanding is that the May 19th and November 3rd would not require a double majority, is that correct? City Attorney Abma – That's the advice we have from the county election office at this time. Councilor Sieckmann – I think there are differing opinions on that. Can you double check and confirm that for us? City Attorney Abma – Sure.

Councilor Sieckmann – My thought on that is to make a goal for the May 19th election date. Mayor Byers – May 19th isn't the goal, it's February 27th. The committee would have to have a minimum of three to four meetings to be able to come up with anything. They don't have to have everything lined out but there has to be a substantial framework together by February 27th so that a ballot title and those things can be prepared and it allows the people an opportunity to contest the ballot. Councilor Sieckmann – My concern is, if a goal date of November 3rd is set, we won't start on it till May, I've seen it happen over and over again. They work backwards from the target date to find a start date. We need to start today and get on this. Mayor Byers – I don't agree, no matter what the date is, if we have until November 3rd, that's not very much time either. Councilor Martinez – Not if you want to do a good job. Mayor Byers – Right. Councilor Sieckmann – That's just my thoughts on it. Mayor Byers – We don't have to set a date on it now. Pete has some work to do and can advise us on what looks like it's going to work. City Administrator Boyce – I think, if at the time we make the appointments, we have the goal date in mind of which election we're going to hit, that would be sufficient.

Mayor Byers – Let's say we make appointments January 9th, and call a meeting for the next Monday in January, we could get 3 or possibly 4 meetings before the February deadline. City Administrator Boyce – I think it will be critical that we get the scope of work done for the committee so there is no time wasted.

Councilor Sieckmann – That being said, where are you with the IGA and the property search? City Administrator Boyce – We are working on the IGA, I've had some discussions with the county staff and both of the IGA's need to be amended. The main item on IGA number 2 has to do with the county contribution to the project. It should be pretty straight forward and I anticipate being able to tie that up quickly.

If you recall, before the election the city council talked about attempting to negotiate some sort of guaranty that the library district revenue would flow at the same level till any debt service that's obtained, is retired. In order to do that we need to amend IGA number 1, which sets up the district and deals with the distribution formula for revenues received through the library district. That one is tougher to amend. Two thirds of the parties of that agreement need to agree to the change. That includes, not only Gladstone and Clackamas County, but the other library service providers in the library district. I'm trying to sell it by asking them, "this provision could be there for any library in the district, so if you're going to go out and construct a new library, wouldn't you want the same assurances we are asking for, that revenue be guaranteed until the debt service is retired?" Soon I may need to have the city council members reach out to other city council members within the district.

Councilor Sieckmann – Can you tell us which districts you have already reached out to, which ones are in favor ...? City Administrator Boyce – I want to be very careful, because there are many moving parts to the negotiation. Some of the city managers haven't discussed this with their city councils. I believe Oregon City is farther along in their process and I believe they are in favor so far, but I don't want to talk about negotiation positions until they have had a chance to discuss it more fully with their elected bodies. Councilor Sieckmann – Will you have more information for us by our next meeting and can let us know how we can help? City Administrator Boyce – Yes.

Councilor Sieckmann – Where are we on the property search? City Administrator Boyce – We are talking with property acquisition professionals with Clackamas County but it's been difficult to reach them. Some home owners have contacted me and are willing to sell to us but they are high, yet negotiable. Councilor Sieckmann – Are there other acquisition specialists we can contact? Time is of the essence. City Administrator Boyce – Yes and we will be calling them. Councilor Sieckmann – Will you have a plan and timeline put together for us by next meeting? City Administrator Boyce – Yes, I will. Councilor Sieckmann – I made a commitment to Clackamas County commissioners, and I'd like to give them a timeline as to when we will know whether or not they should put the elections building back on the market or if we are interested in purchasing it.

BUSINESS FROM THE COUNCIL

Councilor Martinez wanted to discuss the library. When she was a young child she would go to the library. In their small town, the library, police station and jail were all in the same building, and the jail was straight across the hall from the library and it was scary for her. Please don't put the jail and library in the same building. Mayor Byers – Only one location has a jail in Clackamas County and that is Lake Oswego, we rent space at their jail but we will never have our own. We don't want one here.

Councilor Sieckmann has four items.

1. Last Meetings Consent Agenda

Payment of Claims was not removed from floor discussion, there was an item on their desks titled Payment of Claims as a new submittal. We approved the Consent Agenda as it was written but the payment of claims was not on the agenda so bills may or may not have been paid, with or without our approval.

City Administrator Boyce – I went over your question with City Attorney Doughman, and it was his opinion that they were properly authorized. However, he suggested that a policy be drawn up so there is no question on how that will work. I am developing a policy to make it transparent and clear on how this process works so we have a consensus from the city council and the public can look at it and understand it too.

2. *New Councilors coming in January*

Should we direct them to have training on the legalities on our position?

City Administrator Boyce – We have a video, provided by our insurance company, with that training on it and we are planning on showing it on the fourth Tuesday of the month. City Attorney's office can provide training on public meeting law. If there are specifics that need to be covered, let me know. I've also invited the newly elected to attend a boot camp, put on by PSU (Portland State University), happening a week from Saturday, December 6th. If they are able to attend, the city will pay the admission fee to get in.

Councilor Reisner – There are four to seven videos on the website that they can access as well.

City Attorney Abma – At our office, we have been discussing putting on a seminar for all of our clients as a courtesy, because so many of them have new councils coming on board in January, so we are looking at early February for that.

Councilor Reisner – He and Councilor Mersereau attended the PSU boot camp 2 years ago, it was very well done and he highly recommends it.

3. *Very valuable information needed*

In the Packets, on 1-56, 1-57, and 1-58, there is some very valuable information they will need in the future as we start laying out the game plan for the committee that we'll be forming. A lot of it is unreadable, both in the packet and online.

City Administrator Boyce – I'll make some clearer copies

4. *High School Football Team*

Loren Watts is planning a big celebration Saturday night, probably at about 8:30 pm till 10 pm, at Watts Heating and Cooling.

Mayor Byers – Gladstone High School football team is playing for the 4A State Championship on Saturday night at 5 pm at the Hillsboro stadium. They are rated number 1 in the state and are undefeated. Gladstone had several of their teams go to the playoffs for their sports, including the dance team. They should all be very proud.

Last Friday there was a memorial service for Bob Stephan who was a long time insurance agent and a kid's baseball coach for 30 years. He was also the Sunday morning disc jockey at KMHD for 30 some years. The last couple of years he was no longer able to drive, so his son would get up every Sunday and take his dad down to the radio station in Gresham at 6 am so his dad could spin records for 2 hours.

ADJOURN

Meeting was adjourned at 8:15 pm.

Approved by the Mayor this 9 day of December, 2014.

Attest:

Wade Byers
Mayor

[Signature]
Assistant City Administrator