

GLADSTONE CITY COUNCIL
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS
April 14, 2015

6:00 p.m.

EXECUTIVE SESSION – 192.660 (2)(e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

6:30 p.m. CALL TO ORDER

**ROLL CALL
FLAG SALUTE**

BUSINESS FROM THE AUDIENCE

Visitors: Presentations not scheduled on the Agenda are limited to three (3) minutes. Longer presentations should be submitted to the Assistant City Administrator two weeks prior to the Tuesday City Council meeting.

CONSENT AGENDA

All items below will be enacted by one motion unless someone requests specific item(s) be removed prior to Council adoption of the Consent Agenda.

1. Approval February 24, 2015 Minutes
2. Approval of Project List
3. Approval of FY 2016 Budget Calendar
4. Appointment to the Park and Recreation Board – Stephen Dorner
5. Payment of March Claims

CORRESPONDENCE - None

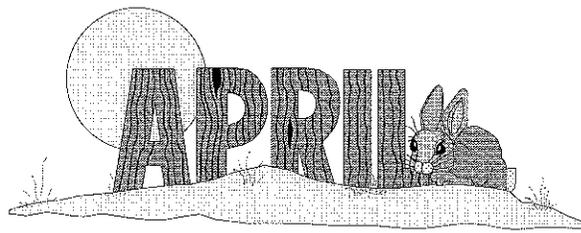
REGULAR AGENDA

Citizens will be allowed to address City Council regarding an item listed below for up to 3 minutes. The Mayor will have discretion to further limit testimony in order to ensure all items on the agenda are addressed during the meeting.

6. Public Hearing - Appeal of Planning Commission Approval to Co-locate Wireless Communication Antennae on a PGE Utility Pole Located in Front of 725 Portland Avenue (Speakers will be allowed 3 minutes to provide testimony)
7. Presentation WCX – West Coast Infrastructure Exchange
8. Rinearson Pond Project – John Runyon
9. Gladstone Community Festival Agreement
10. Public Hearing – Ordinance 1456 - Medical Marijuana Facilities as Conditional Use in LI Zoning District
11. Replacement of Water Main on Bellevue Ave Between W. Clackamas Blvd and W. Arlington St.

BUSINESS FROM THE COUNCIL

ADJOURN



CONSENT AGENDA

GLADSTONE REGULAR CITY COUNCIL MEETING MINUTES of February 24, 2015

Meeting was called to order at 7:30 pm.

ROLL CALL:

The following city officials answered roll call: Councilor Nelson; Councilor Mersereau; Councilor Johnson; Councilor Sieckmann; Councilor McMahon; Councilor Reisner; and Mayor Jacobellis

ABSENT:

None

STAFF:

Shane Abma, City Attorney; Jolene Morishita, Assistant City Administrator; Pete Boyce, City Administrator; Stan Monte, Fire Chief; Irene Green, Library Director; and Rhonda Bremmeyer, Senior Center Director

BUSINESS FROM THE AUDIENCE:

James Pritchard wanted to introduce himself to the council. He is the newly-elected president of the advisory council for the senior center. "I'm surrounded by eight women, so this may be the only time I have to talk to anybody." He has lived in Gladstone for 16 years behind the old Thriftway store. He loves the city and wanted to tell the council thank you for their support!

Councilor Nelson stated that James Pritchard is always there to help when they do the big luncheons. Councilor Nelson and the rest of the council thanked him.

CONSENT AGENDA:

No consent agenda items were discussed.

Councilor Nelson made the motion to accept the consent agenda. Councilor McMahon seconded. Motion passed unanimously.

CORRESPONDENCE:

None

REGULAR AGENDA:

1. Exit Audit by Merina and Company:

Tonya Moffitt, Partner and Lyn Pope, Manager from Merina and Company are here to present the June 30, 2014 financial statement for the city of Gladstone. They completed the audit of the financial statements and the disclosures and they modified their reports with an unmodified opinion, which is a clean opinion, on December 29, 2014. They are required to notify those charged with government management on a few things. Some of those things are that there were no restrictions placed on the audit scope. There were no disagreements with management, which means that when they asked for things they got them in a timely manner. There were also no new accounting policies; the nice thing

about that is if you compare the June 30, 2014 report to the June 30, 2013 report, they are going to be comparable because there are no new accounting standards that would have changed the way something was presented.

There are some accounting estimates that are in the financial statements that I want to bring to your attention. The first is depreciation; we don't know how long an asset is going to be useful. We don't know how long a car is going to be useful, or a building, a roof, things like that. So that is an estimated number based on a standard of useful years. Compensated absences are also estimated because we don't know when employees will take their vacations. The estimate is based on their current pay rate, but the vacations could occur after a pay raise, but there is no way of knowing that. Another item is OPEB obligations, which are other post-employment benefits. It is a number given to us through an actuary. There weren't any strange or unusual transactions. We did note some uncorrected misstatements that totaled \$87,000. Management determined the misstatements were immaterial. They were a result of excluding cash and investments of the library board and senior center board from the financial statement. The city also doesn't record the utility billing accrual for the last twenty days of the year and that goes for both 2013 and 2014. So there is one month of utility billing revenue recorded in the financial statements that isn't showing as a receivable on the statement of that asset. There were audit adjustments made for the proper presentation of the financial statement, mostly from closed journal entries.

There is an independent Auditor's Report that is required by the state on page 70 of the financial statement. This is where we look at things like public purchasing and contracting to make sure they were put out for bids correctly -- things like the city bidding practices to make sure they are in compliance. We look at the use of highway funds for appropriate use. We look at funds from outside sources. We also look at any grants received. We check insurance for the city. We also check compliance with Oregon's budget laws and make sure the city doesn't have too much debt. The city is in compliance in all of those areas.

Two significant deficiencies were noted:

1. The first is insufficient segregation of duties in some of the accounting functions. The individual who should be processing checks should be segregated from the one who can approve, setup new vendors and maintain and update vendor information. The person who is responsible for preparing bank deposits and reconciliations should be different from the one who processed the payment.
2. City employees are circumventing information technology controls when they are using other employee's logins instead of their own.

We have spoken with city management and they will be working on correcting those issues.

City Administrator Boyce stated that the second one has already been corrected. It was found that the computer at the water utility clerk station was being left open so that when

that person wasn't there someone else could get up and help the customer without having to log on. That has changed. On the first item, he said he is meeting with staff and trying to figure out how to segregate the duties and implement that change.

Councilor Reisner asked if these were something new or if they had been happening for a while. Tonya Moffitt said that some of them have been happening for a while. It was a culmination of several little things that rose to the level of a significant deficiency, so we felt we needed to report it to the council and management and management has taken appropriate action to correct both issues.

Councilor Nelson asked if the city had enough personnel to do it properly since you only have three. City Administrator Boyce answered saying that was the difficult part. He has met with the staff and it will be very complicated to implement. There have been some comments in the past about segregation of duties and management came away saying it was too costly to implement. I think there are ways we can do this and keep the cost down and we are intent on doing just that. My goal is to have a plan implemented by the end of April.

Councilor Johnson asked if they had looked to see if they had an adequate disaster recovery plan for their IT (Information Technology). Tonya Moffitt replied they had not looked at this. They do make sure that the financial data is secure. Lyn Pope, Manager said that City Administrator Boyce could speak to that, but that the city does contract with an IT professional.

City Administrator Boyce stated that they do have their records backed up off-site. Councilor Johnson asked if they have a written plan. City Administrator Boyce stated that they do not have a written plan.

Councilor Johnson asked how long they have had the issue with segregated duties. Tonya Moffitt replied there hadn't been a letter written last year, so there was no severe deficiency or material weakness noted last year, so we believe this is the first year it has risen to this level. You can have some minor deficiencies without them being brought forward. There is a process we (the auditor) goes through to determine whether or not they qualify as severe deficiencies and this year the city rose to the middle tier. Councilor Johnson stated that West Linn had a horrible problem with the segregation duties a few years ago. Lyn Pope said from what she gathered there was no accountability and the finance director had the opportunity to do whatever she wanted to do. And I would say over the years here, I believe that City Administrator Boyce has taken steps by maintaining a check log so we can see all of the checks that are dispersed within the city, and I think that was a step in the right direction. Tonya Moffitt said that part of the problem with West Linn was that they weren't doing audits and at the time hadn't had one for several years.

City Administrator Boyce said the auditors had mentioned that a CPA was helping with our end-of-year process and that the CPA is also redoing our line items and chart of

accounts and I am tapping into her knowledge of internal controls, so that is part of the effort going on there.

Councilor Johnson asked how long Merina and Company have been doing the audits for Gladstone. Lyn Pope said at least 10 years.

Councilor Reisner asked if while they were talking to the city's insurance company they had asked them if they had any concerns about the city's coverages. Tonya Moffitt replied that they did not; they only check to make sure the city has insurance and it hasn't changed significantly over the last few years. She said they aren't competent or trained to know if there is enough coverage. Councilor Reisner told them that their insurance company is very interested in best practices and they look at financials. Councilor Reisner stated that the letter to management was much shorter this year than last and confirmed the reason it is shorter was because the previously mentioned issues had been resolved.

Councilor Mersereau asked if they could explain the \$87,000 from the senior center and library board that wasn't included in the financials. They have some cash and investments, some assets and things that could be included in the financial statement, but management has chosen not to include them. It's immaterial and they have passed on it; they don't think it needs to be in the financial statement to be materially correct. The other one is accounts receivable. The city's bills go out the last twenty days, let's say on June 10th; the amount of revenue received between June 10th and June 30th is not recorded on the June 30, 2014 financial statement; it is recorded in the June 30, 2015 financial statement as revenue. There are two ways to record revenue. You put it on your books as a receivable and record the revenue at that time, but what management has chosen to do is not record it as a receivable. They essentially do it on a cash basis for the receivable part of it. If it had been recorded as a receivable on June 30, 2013 it would have been \$20,000 and on June 30, 2014 it would have been \$24,000, so there is only a \$4,000 difference and it is immaterial, so we have chosen to pass on it. There are still twelve months of revenue recorded in the books; we're just not accruing those twenty days. Councilor McMahon said it's just accruing in a different time period.

Councilor Reisner asked if they looked at the financials for the senior center and library board to make sure they are following the rules and everything was as it should be. Tonya Moffitt said they did not audit those numbers, but they did look at the processes and it looks like they are following correct procedures. Councilor Reisner asked who does their books, writes the checks and reconciles them on a monthly basis. Tonya Moffitt stated there is someone within the senior center and library programs who does it, which they feel is why management chose not to include them in the city financials.

James Pritchard, new president of library advisory committee, stated that they have quarterly meetings where they present the financials and explain where and how the money is spent, etc. He also stated that the council representative is also at the meetings. It is all very open and every nitpicky detail is explained.

Tonya Moffitt stated they completed the audit for the Gladstone Urban Renewal Agency and issued a report that is an unmodified or clean opinion on December 29, 2014. They were happy to report that just like the city, there were no restrictions placed on the audit scope. There were no disagreements with management, which means that when they asked for things they got them in a timely manner. There were also no new accounting policies. The nice thing about that is if you compare the June 30, 2014 report to the June 30, 2013 report they are going to be comparable, because there are no new accounting standards that would have changed the way something was presented. There were no transactions lacking authoritative guidance. There was an audit adjustment necessary for property taxes that was done with a year-end adjustment. The city and their consultants approved those on the journal entry, as well as on the draft of the financial statement. They are happy to report that for the report required by the state, there were no findings or areas for improvement. She stated they have enjoyed working with them and look forward to working with you in the future. She asked for any questions.

Councilor Johnson asked if there was any money spent for urban renewal last year. City Administrator Boyce stated there had been some sewer projects that were completed; approximately \$36,000 if memory serves.

2. Requests For Proposal to Provide a Street Master Plan and Transportation System Plan Update:

City Administrator Boyce explained that there is a copy of two requests for proposal (RFP) in their packet. They are planning on advertising these and on pages 2&3 is the timeline they are shooting for. What this would accomplish is a street master plan and a transportation system plan.

Councilor Mersereau stated he doesn't think they have asked for, but feels they should, have the items in master plans prioritized so the city knows in what order the projects should be done. City Administrator Boyce said that he was right and he would change the language so that they will prioritize the list on capital projects.

Councilor Johnson asked if a "liquidated damages" clause and a "time is of the essence" performance clause were included in the plans as well. City Administrator Boyce said they would be and that he and the city attorney had talked about adding such clauses in some other contracts as well.

Councilor Reisner asked if a contract comes back to the council for approval or just to staff. City Administrator Boyce explained the process and said they would advertise for RFPs, then staff would review those received and said there is a scoring procedure in the document. Once they select a contractor, they would negotiate a contract and bring it back to council, and if it's not adequate they can go to the second runner-up.

Councilor Sieckmann stated he had a question that would apply to the current item, as well as the next, so he wanted to get it out here. Is there a reason this process is followed? The reason he asks is that they are requesting a proposal, picking somebody to do the job

and then negotiating with them. He asked if there was a reason this can't be done the same way other things are done where you put it out to qualified bidders, you prequalify several bidders, you put it out there, and they would come back with a price where you aren't having to renegotiate with just one person; they would be doing their own negotiating through the bid process.

City Administrator Boyce said that maybe the city attorney could help him with the statutes, but this has come up before council previously and they all feel they would like to be able to choose based on their bid price, along with their qualifications and the cost to the city, but unfortunately when you are going out for bid for professional services, especially like this, you are required to follow this procedure.

City Attorney Abma educated the council on the procedure. He stated that it is all based on the dollar amounts and contract value for certain features. He believes they changed how they do it for this two-step process. He said that City Attorney Doughman does most of the purchasing and he is the expert, so he will check with him because he wasn't sure if the two-step process was mandated or suggested for the RFP process.

Councilor Sieckmann said it looked more like a request for qualifications.

City Administrator Boyce stated they were trying to follow the template that City Attorney Doughman had put together for the water and sewer projects and they had that discussion back then.

City Attorney Abma said he would get the answer from City Attorney Doughman on that, especially if it is an ongoing question and would bring it back to the council at their next meeting.

Councilor Mersereau said he would appreciate that because he and City Attorney Doughman had a similar conversation last year about a senate bill or something similar when Councilor Mersereau had asked about just getting three bids.

City Attorney Abma said he believed it is a best practices issue, but the city may have some options available and that it's not mandated, but that City Attorney Doughman feels it is the best way to go. He said he would ask and put it on the agenda for their next council meeting. Councilor Sieckmann asked if in doing that, would it cause a serious delay in the timeline or getting that completed. City Administrator Boyce said as long as they did it at the next meeting they would be fine.

Tammy Stempel, 6960 Winfield Ct. stated that she is on the regional transportation advisory committee and didn't realize they hadn't done the Transportation System Plan (TSP) yet. She said she has been working with Assistant City Administrator Jolene Morishita on getting some grants through the transportation growth management program and one of the grants is for TSPs, so there are opportunities to apply for up to \$200,000. Councilor Sieckmann asked if it would put that opportunity in jeopardy if they wait two weeks. Tammy Stempel said she believed they would have to have a preliminary letter of

interest in to them by March 28th, the end of next week, and if they feel they are somewhat qualified then they will have to have a more in-depth one to them by June 1st.

Councilor Sieckmann, when thinking back to the other master plans, said they had asked for them to go out 30 years and asked if it would be the same on these. City Administrator Boyce said that when they originally put out for those projects, it was put out for 20 years, but when they got some of them back and looked at some of the projects, they made an executive decision and moved it out to 30 years. He said it is probably a good idea to be consistent. He also said 20 years is the norm when looking at master plans. Since there haven't been any capital projects in the last couple of decades, the need will likely be great, so keeping it consistent with 30 years is a good idea.

Councilor Sieckmann stated he had one more question that applied to the next two items as well. He questioned the proposal on pages 2-8, under V. Terms & Conditions, B. Payments. With this being in the RFP, would it be important to have the "liquidated damages" clause and "time is of the essence" performance clause also included in this document? City Attorney Abma stated that they would all be in the negotiated contract and don't need to be in the RFP. Councilor Sieckmann feels that it may be important if they don't use the two-step process. City Attorney Abma stated that either way it would be in any contract, even if they didn't do the bid.

Councilor Sieckmann asked if there would be anything in the contract that could be held back until the project is deemed complete. City Attorney Abma said that it could be put in the contract. It could say final payment is due X days from completion date. He said he would check with City Attorney Doughman to make sure there weren't any issues with that.

Mayor Jacobellis asked for confirmation that they would have that information at the March 10th meeting. City Administrator Boyce confirmed it would.

3. Update on Sewer Master Plan Request For Proposals:

City Administrator Boyce stated there was some bad news in that today, February 24th at 3 pm, was the deadline to receive proposals for the sewer master plan and none were received. He said they had mailed out requests to all of the consulting companies in the Portland metro area that they could identify and followed up with emails of the RFPs as well. He has put some calls in to some of the key firms to find out why they had been passed over and didn't bid. They had a month-and-a-half to prepare their reports and he felt that was enough time to do the preparation, yet he feels there must be something in the request that has caused them to not bid. His plan is to make some contacts to find out why they passed, then fix the RFP and re-advertise. Councilor Sieckmann asked how many had been mailed the RFPs. City Administrator Boyce replied with nine or ten. Councilor McMahon asked if Brown and Caldwell was one of them and the answer was yes.

City Administrator Boyce said that might help with the RFP for the street master plan and transportation system master plan update as well. To find out what they didn't like about this one could help them be more successful with future ones as well. Councilor Reisner asked if he would be bringing that back in two weeks and the answer was yes.

Mayor Jacobellis asked what the next course of action would be if none respond. City Administrator Boyce stated they are at the point of having to do another advertisement, so they need to determine what is lacking in the proposal, what needs clarity. He said he did receive some phone calls from some interested companies who want to do a proposal and to them nothing seems out of whack or off the wall. The first step is to figure out why they didn't bid, the second is to fix the RFP so they are comfortable submitting a bid, and lastly then to re-advertise it.

Councilor Johnson asked if we would be casting a wider net. City Administrator Boyce said yes, he will advertise outside the Portland metro area.

Councilor McMahon asked if it was in the *Daily Journal of Commerce*; is there a public notice, as I assume people look at it. City Administrator Boyce said they didn't do that this time. They sent out direct mailing to the companies, but said they definitely will do this next time.

Councilor Reisner asked how he planned on advertising it again. City Administrator Boyce he said they will do more. He stated he would do the same one and add the *Daily Journal of Commerce* and the *Oregonian* as well.

BUSINESS FROM THE COUNCIL

- Councilor Sieckmann:

He told them he went to the Planning Commission and was asked to look at a few things, one being the design standards that may be a bit loose and may not stand up to litigation. He told them he asked them to take a look at that and he felt it fit the parameters of the code review; they had asked him to ask the council if it is a direction the council would like them to take.

He told them about a conversation he had with Mayor Jacobellis that day about the notification area – was it appropriate or if it should be expanded some. He asked the council to discuss and let him know what they thought and what to take back to the commission.

Mayor Jacobellis felt they should have a discussion on the notification issue. City Administrator Boyce said the code would need to be changed for the notification process. Councilor Sieckmann said he thought it might also be able to be done through the policy as well. He believes that notification is a minimum standard and there is no maximum. He's not sure, but he thinks that's how it reads.

Mayor Jacobellis said it is something that needs to be looked at, because the recent situation was they mailed the notification to five addresses and unless those five tells the council, no

one else knows about it and they are unable to respond, interject, provide input or anything else.

Councilor Sieckmann thinks there are or should be two parts to the notification. One relates to size of the property or project and is appropriate for that application. The other is that when notifications are being sent out, the commissioners and councilors should also receive notice. It's kind of tricky when a community member starts talking about a notice they received about a project and the councilor is blindsided because they didn't get one and don't know anything about it.

Mayor Jacobellis asked if having the commission look at the design review would be too much on their plate. Commission chair Tammy Stempel said they are happy to and it needs to be looked at. Council asked them to do so.

Second thing is the council's adjourned meetings, is there a reason they don't have the minutes from their previous meeting in their packets so they could approve them. Assistant City Administrator Jolene Morishita said she had just gotten the minutes from the last meeting that day and hadn't had a chance to go over them.

Third, when asked where they were with the city hall/police station committee, City Administrator Boyce advised he will be sending out a notification to the committee with two date options for them to meet and will see which one will give them the largest number of participants who can attend. He said he is looking at Thursday, March 5th or the following Monday, March 9th as the two options.

Councilor Sieckmann said he had the police station seismic upgrade grant and noted that they had a whole bunch of information in their packet. City Administrator Boyce said they got the contract right before the packet went out. The contract doesn't contradict what they had previously been given, but it isn't as clean as what they were told verbally. There are provisions in the contract that talk about the use of the building for the 10 years following the completion of the work, but there is an "out" if there is a written agreement between the granting agency and the city. He said that what he is pursuing is a written agreement to provide more leeway for the city. With the new facility up in the air, we don't want to be locked into something if we don't have to be. Especially since property on Portland Avenue is so tight, the city may need to rebuild on the existing site. A lot depends on timing, but it is important to have any agreement in writing.

Councilor Sieckmann asked how they are doing on time, because they had been hitting up against the timeline of getting the application in and they had been hoping to make a decision at this meeting. City Administrator Boyce said they are OK on time and plans on having this as an agenda item at the March 10th meeting, and hopefully with the written assurances or affirmations requested.

Last on his list is *Coffee With A Councilor*. They are still getting lots of people talking about code enforcement and business licenses. City Administrator Boyce said it sounds like there is new information on that subject.

Councilor Nelson stated that he had a conversation with City Administrator Boyce about 82nd Drive and Oatfield road to see if it was ODOT's or the city's, which was also a topic of concern.

City Administrator Boyce said he thinks Councilor Sieckmann is referring to the mobile home park discussion and he will let City Attorney Abma speak to that. City Attorney Abma said the code on the license for the mobile home park is unclear and they don't know if the license it is per space or per mobile home park. It is clearer when it comes to apartments as was discussed by council when the master fee schedule was implemented last year. When the business licenses went out we received a number of complaints and attorney phone calls representing the mobile home parks. We have decided with the lack of clarity in the code, the best course of action is to clean up the code and make it very clear. If the intent of the council is that a business license should include each space in a mobile home park, as opposed to just one fee for the mobile home park, then we need to clean up the code; otherwise this year implement that for apartments as was discussed by the council, but not on the mobile home parks given the phone calls we were receiving and the potential risk of litigation.

- Councilor Reisner: He said he would like to thank the staff of the fire department for putting on a great thank you for the families and for the dedication the fire fighters give to the city. It was well-attended and well-received. Thanks Chief Monte for that.

He met with the parks board last night and there was a bit of frustration in regards to park rules and hours that have been discussed, discussed and discussed again. He was told that it was in the lap of City Attorney Abma and said he didn't know if that was the case, and noted that by the look on his (Abma's) face it didn't look like that was the case. City Attorney Abma was surprised and said they have had discussions with city council about park rules in the past and whether the hours should be park specific and said it would take a code update. He apologized if it was on his plate. City Administrator Boyce said they haven't yet had the conversation. He said he believed the last time they talked about it they were looking at the city of Milwaukie's code and talked about updating it for Gladstone's purposes. He also said the park and recreation committee made certain recommendations regarding the park rules and hours. We will have that to them by their next meeting. City Attorney Abma said it would take a code change and that maybe that was part of the legal issue. He also said he wasn't sure if the council had actually made a decision about it being park specific or uniform throughout the city. I know there were questions about it eroding for the fisherman, what times lights would come on; there are lots of things. We can draft it however council pleases.

Councilor Reisner stated he was just bringing that back to the council from the meeting. He also brought up the master plan they were hoping would be done in the next three to four months, along with some other things that were discussed including the river and Meldrum Bar Park.

Councilor Reisner asked for confirmation that they will see the police station at their next meeting. City Administrator Boyce answered yes.

Councilor Reisner said he had asked at one of the meetings last month about Sisul Engineering and contracting policy. It was something that was brought up by the auditor, their bids and all of that they have been working on for over a year; he asked where they are on that. City Administrator Boyce stated it is something they need to pursue but ... Councilor Reisner said he keeps hearing pursue and said that they had gotten some dates on some of the other stuff and would just like a date of when they can expect to see something done on it. City Administrator Boyce said he would have it in June.

Councilor Reisner announced that tomorrow night is the Clackamas Cities Association dinner and the City of Canby is putting it on at the Willamette Valley Country Club. He said he is going and would be glad to carpool if anyone else is interested.

- Councilor Johnson: Councilor Johnson said that some years ago there was a need for a new sign ordinance to file with the Oregon Constitution, and said they got caught flat-footed with signs along the freeway with what they could and could not regulate and our entire sign code was rewritten. He asked if they are in a similar situation with cell phone towers, with no ordinances in place saying where they can and can't be placed that need to be addressed within their municipal code, and wants to know what other cities do. City Attorney Abma said he could look at it for him, but isn't familiar with whether or not they have codes specific to cell towers right now. He asked if he was speaking about the constitution or about codes that may need to be cleaned up. Councilor Johnson said that when it came to billboards and other signage they got caught flat-footed, their ordinances were out of date, did not match with the constitution and weren't enforceable. He states they apparently don't have anything regarding cell phone towers and feels they have been caught flat-footed again. City Attorney Abma said they probably have something in there and said the problem with cell towers is that they are federally regulated, so cities have very limited restraints on what they can and can't do because it is overwritten by the federal telecommunications act. He said he would be happy to take a look at it and see if anything jumps out at them. He said the problem with the sign codes is that although the constitution stayed the same, the Supreme Court was starting to interpret it differently. Then when you have new case law you have to update the code.

Councilor Johnson asked if in design review they have the ability to limit the number of sectoring antenna it can have on it and sitting for the diesel generator, and if they can limit the noise level, is there anything they can do. City Attorney Abma stated he's not familiar with the noise part; there are some restrictions that can be put on the number of antenna, but again the telecommunications act and cell towers are a tricky business because the federal law preempts a lot of what the state and local jurisdictions can and can't do and the application process and how quickly it overrides everything. He said he would take a look at that and see if there is anything they can do differently. They can follow up on specific items.

Councilor Sieckmann informed Councilor Johnson that at the commissions meeting that was one of the sections of code they are reviewing and they have moved it to a higher priority on their list than what it was, so they will be looking at that exact thing in the very near future.

Councilor Johnson was pleased with that, yet stated that time is of the essence and would like to know if there is anything they can do as quickly as possible.

Councilor Johnson expressed that he feels the sooner the better on the police station committee meeting and he would really like to see that get going.

- Councilor Mersereau: Councilor Mersereau asked how the property search is going on the police station project. City Administrator Boyce said he modified the template for the service agreement with Universal Field Services and the service agreement is now with their attorneys; when he gets it back he will run it by Gladstone's city attorneys. He said they think they will get it back to us this week. He said as soon as they execute the agreement they can get going. Councilor Mersereau asked if they would have it for the council's next meeting. City Administrator Boyce said that as long as both sides are reasonable and they can execute it, he said they should.
- Councilor Nelson: Councilor Nelson informed the council that he and Mayor Jacobellis had attended the Gladstone emergency management team meeting on Monday, and said they have some work to do there. He said they used to have a lot of people involved and now they have very few, so they need to rebuild that program so that in the event of an emergency there would be enough people to respond.

Councilor Nelson said they had a *Coffee With A Councilor* last night and also did a morning one two weeks ago. He said that at both meetings the problem with the business licenses was discussed; the thing that keeps coming up is for people who used to have large businesses and used to make a lot of money, but now are retired and still have the license, but make very little money from them and are wondering if a scale could be created so they don't have to pay the same amount for a license as a big business. It could be based on income from that business; they used to make \$10,000 per month, but now are lucky to make \$500 per month. They don't feel it is fair to pay the full blown license; it's registered to their house. Councilor Nelson feels the council needs to do something to help the elderly who still want to be involved, but can't be to the level they used to be. They talked about the same thing at both meetings. He requested they add that to their agenda.

- Mayor Jacobellis: Mayor Jacobellis said there were four of them who went to the Tri-Cities Sewer District treatment plant and took the tour. He said it was a pretty impressive place and they answered a lot of their questions.

He read an invitation to the council for the Oregon City Chamber of Commerce meeting March 5th at 3:30 pm that will be at the High Cliff Pub. They will be talking specifically about the Tri-Cities Sewer District and the issues surrounding Oregon City's stance versus to Clackamas County stance. Where do they fit into the picture? If they haven't been to the tour or haven't asked the questions, they should probably go to this thing because it's coming up on their agenda and both sides want to know which way they lean. They should get as much information as they can on it so they can make an informed decision on it.

1-12

ADJOURN

Meeting was adjourned at 8:33 pm.

Approved by the Mayor this _____ day of _____, 2015.

ATTEST:

Dominick Jacobellis, Mayor

Jolene Morishita, Assistant City Administrator

Current City Project Status

Responsibility (R1-R3) & Authority A1-A3							PROJECT	START DATE	GOAL COMP. DATE	STATUS
R1 - City Admin. / ACA	R2 - City Staff	A1 - Voters	A2 - City Council	A3- Advisory Committee	R3 - Project Leader	Department				
							Current & Ongoing Projects			
					L		Retreat	Request a response to noted policy improvements	April 2015	
PB			CC		RB	Senior Center	Council Requirement	Senior Center Operations and Public Policy Plan.	April 2015	Redrafting working with Senior Center Advisory Committee
PB					JM	Admin	Admin	Implementing New Springbrook Software	April 2015	Implementing software upgrade. Effects finance, payroll, utility billing, hr and business licenses
PB			CC		PB	City Hall	Misc. Projects	Inter-Government Agencies:- Negotiating IGA with Oak Lodge Sanitary District	April 2015	Activity discussing provisions with Oak Lodge.
PB			CC		CC		Retreat	Approve Plans for Dept Goals	May 2015	
							Capital Projects	Reviewing Options for City Hall/Police Facilities - On Going	Feb 2015	Advisory Committee has had three meetings. Will start to tour facilities in other jurisdictions on Feb. 11th.
PB			CC		PB	City Hall		2011 IGA - Library	08/14/12	
PB			CC		PB	Library	Facility Upgrade		Novemb er 2014	Close to agreement with County Staff. Terms regarding Library Board representation and funding stabilization during debt service discussion on going.
PB			CC		ST	Public Works-Misc.	Council Requirement	Public Works Operations and Public Policy Plan that includes All Public Works Operations	11/12/13	Initial research started by Public Works Supervisor
PB			CC		MF	Fire Dept.	Council Requirement	Fire Department Operations and Public Policy Plan.	11/12/13	Chief confirmed the Department is working on policy.

Current City Project Status

Responsibility (R1-R3) & Authority A1-A3		Project Type	Department	R3 - Project Leader	A3- Advisory Committee	A2 - City Council	A1 - Voters	R2 - City Staff	R1 - City Admin. / ACA	PROJECT	START DATE	GOAL COMP. DATE	STATUS
PB									PB	2009 IGA - Library	November 2014	June 2015	Hired new attorney to aid in negotiation. Goal date moved back one month. County waiting for another service district in Estacada to end. Adoption not possible until June at the earliest.
PB		Facility Upgrade	Library	PB		CC			PB		June 2014	June 2015	Continuing to meet with unions regarding adjustment of pay periods
PB		Admin	Admin	PB					PB	Electronic Timesheet/Adjustment of Pay Period Public Works Organizational Review/Public Works Director	January 2015	July 2015	Council requested research on hiring a Public Works Director prior to an organizational review. Goal date for info. to council April 2015.
PB		Staffing Capital Projects	Police	JM					PB	Hire New Police Chief Managing Rinearson Pond Project	March 2015	August 2015	Working with Mayor to develop selection process
PB		Support	City Hall Public Works-Park & Recre. Public Works-Park & Recre.	PB ST ST		CC CC CC			PB	BMX Bike Track Proposal for Meldrum Bar Park - Reviewing with Park And Recreation Committee Dog Park	2013	September 2015	Proposed construction 2015. Continuing to meet with Cascade and HOA. Preparing land use applications. On hold until Park Master Plan is conducted.
PB		Support	Public Works-Park & Recre.	ST		CC		CS	PB		04/12/11	Sept 2015	On hold until Park Master Plan is conducted.

Current City Project Status

Responsibility (R1-R3) & Authority (A1-A3)		Project Type	Department	R3 - Project Leader	A3 - Advisory Committee	A2 - City Council	A1 - Voters	R2 - City Staff	R1 - City Admin. / ACA	PROJECT	START DATE	GOAL COMP. DATE	STATUS
		Misc. Projects	City Hall	PB		CC			PB	Developing Update for the Transportation System/Pavement Master Plan		Nov 2015	Council considering at March 10, 2015 meeting.
		Master Plan	Public Works-Sewer	ST		CC			PB	Sanitary Sewer Master Plan		November 2015	RFP approved by City Council. Council considering RFP March 10, 2015. Advertising.
		Retreat		L					PB	Completed Projects			
		Retreat		L						Review Dept Goals	Feb 2015	March 2015	
		Retreat		PB/L						Review Dept Policies and Note Improvements	Feb 2015	March 2015	
		Retreat		L						Meet with Dept Heads to discuss changes to policy	Feb 2015	March 2015	
													All Changes implemented other than start time. Ordinance to change start time at March 10, 2015 meeting.
		Retreat	City Hall	PB					PB	Implementation of Council Meeting Changes		April 2015	
		Retreat		CC		CC			PB	Select Liaisons	Feb 2015	Feb 2015	
		Retreat		L						Review Department Policy	Feb 2015	Feb 2015	
		Retreat		PB						Review Retreat with Dept. Heads	Feb 2015	Feb 2015	
		Retreat		JM						Retreat Meeting Notes			
		Retreat		PB/L						Initiate Goal #1			
		Retreat		PB						Define Liaison Role and Responsibility Goal #3			
		Retreat		PB						Department to Provide Goals 12 to 18 months			
		Retreat		JM						Initiate an off-site retreat with Dept Heads			Scheduled for March 14th

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City of Gladstone Council Report

Report Date: April 5, 2015
Meeting Date: April 14, 2015
To: Mayor Jacobellis and fellow City Councilors
From: Councilor Reisner

AGENDA ITEM

Budget Calendar for the Proposed 2015-2016 Budget

HISTORY/BACKGROUND

Though not required by Oregon Local Budget Law, the Department of Revenue and the League of Oregon Cities highly recommend adopting a budget calendar. Realizing that the City's budget is the primary tool and road map for accomplishing goals and priorities the City Council recently adopted. I believe the budget calendar is important so everyone knows what to expect as the steps of the budget preparation occur. Having a budget calendar also allows sufficient time to complete the entire budget process before June 30. Though some of the steps have already occurred such as the department heads submitting their proposed budgets to Mr. Boyce, there are several steps still needing to be completed. These steps include budget committee meeting(s), hearings, publication of notices, adopt budget, and certify taxes.

I previously submitted this proposed budget for City Councilor's and Mr. Boyce's in-pur and feedback. The suggested changes were incorporated in this proposal.

PROPOSAL

Adopt the Budget Calendar for the Proposed 2015-2016 Budget

OPTIONS

City Council could choose not to adopt the Budget Calendar or the City Council could choose to modify it. The City Council needs to keep in mind the following will still need to occur according the Oregon Local Budget Law: budget committee meeting(s), hearings, publication of notices, adopt budget, and certify taxes.

COST IMPACT

A few minutes of staff time as they email and post the Budget Calendar to the appropriate people and to the appropriate places.

RECOMMENDED ACTION

I recommend City Council adopt this ordinance.

Proposed 2015-2016 Budget Calendar

1. Submit 1st notice of budget committee meeting to local print media.....April 14
2. Submit 2nd notice of budget committee meeting to local print media.....April 21
3. Publish 1st notice of budget committee meeting in local print media.....April 22
4. Post notice on City website of budget committee meeting.....April 23
5. Publish 2nd notice of budget committee meeting in local print media.....April 29
6. Budget committee meeting.....May 5
7. Second budget committee meeting (if needed).....May 11
8. Submit notice of budget hearing to local print media.....May 27
9. Publish notice of budget hearing in local print media.....June 3
10. Hold budget hearing and Council meeting to enact resolutions to adopt....June 9
budget, make appropriations, impose and categorize taxes.
11. Submit tax certification documents to the assessor by July 15.....July 10
12. Submit copy of complete budget document to county clerk.....September 25

City of Gladstone Staff Report

Report Date: April 6, 2015
Meeting Date: April 14, 2015
To: City Council
From: Pete Boyce, City Administrator

AGENDA ITEM:

Appointment to the Park & Recreation Board

History/Background:

Please be advised there is currently one (1) term on the Park and Recreation Board that expires 12-31-17. The term was previously held by Jessica Veazey, who resigned in March.

The Park and Recreation Board consists of seven (7) members appointed to three year terms by the Mayor with the approval of the City Council. The Park Board includes one representative each from the Planning Commission and City Council. Appointees must be residents of the City of Gladstone.

Duties of the Park and Recreation Board include:

- ◆ Maintain citizen and agency involvement in park and recreation.
- ◆ Serve in an advisory capacity to the City Council in matters pertaining to cable television, park and recreation programs, developing park master plans.
- ◆ Act as an advisory board regarding development of the Gladstone Comprehensive Plan and its periodic review and update (Resolution No. 438 and 556).

Notice of the committee vacancy was advertised in the City's newsletter, on the city's website and in the Oregonian and Clackamas Review. As of this date applications to the Park and Recreation Board have been received from:

- Stephen Dorner, 19605 River Road, has lived in Gladstone since 1989 and is self-employed. He She previously served on the Park & Recreation Board.

Proposal:

Appoint the applicant to a term on the Park and Recreation Board that expire December 31, 2017.

Options:

Do not appoint Park and Recreation Board members.

Cost Impact:

No impact.

Recommended Staff Action:

Staff recommends City Council appoint three applicants to terms on the Park & Recreation Board.

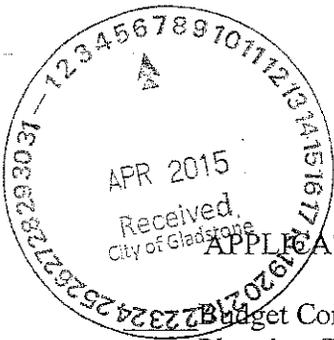
Department Head: Pete Boyce

Date: 04/06/2015

Administration: Pete Boyce

Date: 04/06/2015

4-a



CITY OF GLADSTONE



APPLICATION FOR APPOINTMENT TO CITIZENS COMMITTEES

- Budget Committee
- Planning Commission (Review GMC Chapter 2.28)
- Traffic Safety Comm.
- Park & Recreation Board
- Library Board (Review GMC Chapter 2.25)
- Senior Center Advisory Bd.

NAME: Stephen J Porter

ADDRESS: 19605 River Road Space 5

TELEPHONE: (HOME) 503-656-3028 (WORK) Same

EMAIL: None

HOW LONG HAVE YOU LIVED IN GLADSTONE: Since April 1989

OCCUPATION/EMPLOYER (state your specific line of business): Self Employed with customers in Gladstone 25 plus #30 concors services mobile home concors

DESCRIBE YOUR ACTIVITIES AND INTERESTS: Golf since Class Fri - City Regulator

Temple for 8 years monthly challenge people

Open 60 to 60 - Reading - Oregon archeological Society

archeology for curious at Rock Creek PCS Camps

PREVIOUS AND CURRENT COMMUNITY AFFILIATIONS AND ACTIVITIES, INCLUDING CITY APPOINTMENTS: None

Have you ever applied for a Committee Position Before? term limited

If yes, when? 2014 What Committee? Park and Rec Board

Why would you like to serve on this Commission, Board or Committee? (Attach additional materials or information if you wish).

Because my father told me

that no one goes to City Council meetings

Attend Board meetings and then give the same

no voice

SIGNATURE: Stephen J Porter DATE: 3/6/2015

Tami Bannick

From: jessica Veazey <jessicaetaff@hotmail.com>
Sent: Monday, March 09, 2015 1:29 AM
To: Linda Cosgrove; Tami Bannick
Subject: Parks and Rec Board Resignation

Tami and Linda,
Please let me know if you need anything additional from me in the next few weeks before we move. Please make sure this gets to all the appropriate parties, as I only have contact information for the two of you.

Jessica Veazey
6650 Parkway Drive
Gladstone, OR 97027
801-699-6380
jessicaetaff@hotmail.com

March 9, 2015

RE: City of Gladstone Parks and Rec. Board Resignation

I regret to inform you that I am resigning from my position as a member of the City of Gladstone Parks and Rec. Board effective March 9, 2015.

My husband has recently changed companies and has been asked to transfer to Las Vegas, NV. Although it was an extremely difficult decision, this opportunity is too good for our family to pass up and we will be relocating as quickly as possible.

I am very sorry to have caused any inconvenience. I have had a very positive experience in the short time I have been involved with the board. Thank you so much for your understanding in this matter.

Sincerely,
Jessica Veazey

CITY OF GLADSTONE

MARCH 2015

Payroll

03/02/2015	Payroll Checks	78066	\$57,214.59	Payroll
03/31/2015	Payroll Checks	78262 - 78291	\$13,772.85	Payroll
03/31/2015	Payroll Direct Dep.		\$172,920.90	Payroll
03/31/2015	Final paycheck	78305	\$57.85	Payroll
			\$243,966.19	Total

Manual/ Month End Checks

03/06/2015	A/P Checks	78067 - 78074	\$12,449.08	Misc AP
03/11/2015	A/P Checks	78194 - 78195	\$12,737.96	Misc AP
03/19/2015	A/P Checks	78196 - 75257	\$59,273.26	Misc AP
03/27/2015	A/P Checks	78258 - 78261	\$3,673.40	Misc AP
03/30/2015	A/P Checks	78292 - 78304	\$71,402.01	Misc AP
			\$159,535.71	Total

Urban Renewal Checks

			\$0.00	Total

Outstanding Invoices

Pending			\$118,900.97	

MARCH 2015

\$522,402.87

Total

Council Approval

Payroll

G/L Distribution Report

User: sledoux

Batch: 00099.03.2015 COMPUTER

City of Gladstone



Account Number	Debit Amount	Credit Amount	Description
Section 1 001	GENERAL FUND		
001-000-140000	0.00	57,214.59	CASH IN BANK
001-000-290001	0.00	1,700.00	FEDERAL WITHHOLDING W/H
001-000-290002	0.00	9,971.04	SOCIAL SECURITY W/H
001-000-290003	0.00	770.00	STATE TAX W/H
001-000-290005	0.00	456.19	UNEMPLOYMENT
001-000-290007	0.00	471.64	TRI-MET TAX
001-000-290105	0.00	500.00	DEFERRED COMP W/H
001-024-102500	5,913.35	0.00	PAYROLL COSTS
001-024-140000	65,170.11	0.00	POLICE CHIEF
Section 1 Total:	71,083.46	71,083.46	
Report Total:	71,083.46	71,083.46	

Payroll

G/L Distribution Report

User: sledoux

Batch: 00100.03.2015 COMPUTER

City of Gladstone



Account Number	Debit Amount	Credit Amount	Description
Section 1 001	GENERAL FUND		
Section 2 000			
001-000-140000	86,169.31	0.00	CASH IN BANK
001-000-290000	0.00	172,920.90	DIRECT DEPOSIT LIABILITIES
001-000-290001	0.00	32,653.64	FEDERAL WITHHOLDING W/H
001-000-290002	0.00	40,824.46	SOCIAL SECURITY W/H
001-000-290003	0.00	17,308.06	STATE TAX W/H
001-000-290004	0.00	279.24	WBF WORKDAY ASSESS
001-000-290005	0.00	1,867.81	UNEMPLOYMENT
001-000-290007	0.00	1,931.00	TRI-MET TAX
001-000-290008	0.00	1,235.24	MISCELLANEOUS
001-000-290103	0.00	55,138.40	HEALTH INS W/H
001-000-290104	0.00	1,802.89	UNION DUES W/H
001-000-290105	0.00	5,700.00	DEFERRED COMP W/H
001-000-290108	0.00	130.16	LIFE INSURANCE/PU
001-000-290111	0.00	41,381.50	RETIREMENT/PERS
001-000-290112	0.00	2,989.51	RETIREMENT
001-000-290114	0.00	825.00	FIREFIGHTER HOUSE DUES
001-000-290115	0.00	876.85	DISABILITY INSURANCE
001-000-290124	0.00	1,458.40	VEBA HEALTH CONTRIBUTIONS
001-000-290125	0.00	517.00	SECTION 125 FLEX HEALTH
Section 2 Total:	86,169.31	379,840.06	
Section 2 021	GENERAL ADMINISTRATION		
001-021-100000	9,311.13	0.00	CITY ADMINISTRATOR
001-021-100500	7,160.63	0.00	ASSISTANT CITY ADMINSTRATOR
001-021-101500	4,843.69	0.00	ADMIN SECRETARY/REC COORDINATO
001-021-102000	4,516.99	0.00	ACCOUNT CLERK (FINANCE)
001-021-102300	38.08	0.00	OVERTIME
001-021-102500	12,644.58	0.00	PAYROLL COSTS
Section 2 Total:	38,515.10	0.00	
Section 2 022	MUNICIPAL COURT		
001-022-102500	3,651.43	0.00	PAYROLL COSTS

Account Number	Debit Amount	Credit Amount	Description
001-022-120500	3,645.64	0.00	MUNICIPAL COURT CLERK
001-022-121000	2,354.25	0.00	ASSISTANT COURT CLERK
Section 2 Total:	9,651.32	0.00	
Section 2 024	POLICE DEPARTMENT		
001-024-102500	42,555.07	0.00	PAYROLL COSTS
001-024-140300	6,871.19	0.00	POLICE LIEUTENANT
001-024-140500	7,411.42	0.00	POLICE SERGEANT
001-024-141000	7,782.80	0.00	POLICE SERGEANT
001-024-141500	5,883.26	0.00	POLICE ACTING SERGEANT
001-024-142000	6,281.50	0.00	POLICE DETECTIVE
001-024-142300	19,359.21	0.00	POLICE DETECTIVE
001-024-142500	5,242.08	0.00	POLICE OFFICER
001-024-143000	4,945.44	0.00	POLICE OFFICER
001-024-143500	4,527.52	0.00	POLICE OFFICER
001-024-146000	5,646.47	0.00	POLICE OFFICER
001-024-146400	5,469.99	0.00	POLICE OFFICER
001-024-146500	3,108.45	0.00	MUNICIPAL ORDINANCE SPECIALIST
001-024-150300	3,330.00	0.00	POLICE RECORDS CLERK ON-CALL
001-024-150500	54.27	0.00	POLICE RESERVES
001-024-152500	7,483.09	0.00	OVERTIME
001-024-152600	5,912.97	0.00	TRAINING OVERTIME
Section 2 Total:	141,864.73	0.00	
Section 2 025	FIRE DEPARTMENT		
001-025-102500	6,269.17	0.00	PAYROLL COSTS
001-025-170000	1,148.80	0.00	FIRE CHIEF
001-025-170300	6,657.12	0.00	FIRE MARSHAL
001-025-171000	17,474.01	0.00	ON-CALL FIREFIGHTERS
Section 2 Total:	31,549.10	0.00	
Section 2 026	PARK DEPARTMENT		
001-026-102500	3,171.13	0.00	PAYROLL COSTS
001-026-190000	665.71	0.00	PUBLIC WORKS SUPERVISOR
001-026-190500	4,690.27	0.00	UTILITY WORKER, JOURNEY
Section 2 Total:	8,527.11	0.00	
Section 2 028	SENIOR CENTER		
001-028-102500	5,696.20	0.00	PAYROLL COSTS
001-028-208500	5,892.32	0.00	SENIOR CENTER MANAGER
001-028-209500	2,075.64	0.00	TRAM DRIVER
001-028-210000	1,436.32	0.00	CENTER ASSISTANT
001-028-210500	2,156.39	0.00	NUTRITION CATERER

Account Number	Debit Amount	Credit Amount	Description
001-028-216500	271.59	0.00	BUILDING MONITOR FOR RENTALS
Section 2 Total:	17,528.46	0.00	
Section 2 029	LIBRARY		
001-029-102500	12,391.85	0.00	PAYROLL COSTS
001-029-220000	6,495.32	0.00	LIBRARY DIRECTOR
001-029-221500	5,051.30	0.00	LIBRARY ASSISTANT II
001-029-222000	3,269.27	0.00	LIBRARY ASSISTANT II
001-029-222500	4,398.77	0.00	LIBRARY ASSISTANT II
001-029-222800	4,056.41	0.00	LIBRARY ASSISTANT II
001-029-223000	1,056.23	0.00	LIBRARY ASSISTANT II
001-029-223100	3,269.27	0.00	LIBRARY ASSISTANT II
001-029-223200	576.45	0.00	LIBRARY AIDE
001-029-223500	4,040.99	0.00	ON CALL LIB ASSISTANT
001-029-223600	1,429.07	0.00	REFERENCE LIBRARIAN SUNDAY
Section 2 Total:	46,034.93	0.00	
Section 1 Total:	379,840.06	379,840.06	
Section 1 003	SEWER FUND		
Section 2 000	LIBRARY		
003-000-140000	0.00	17,126.37	CASH IN BANK
Section 2 Total:	0.00	17,126.37	
Section 2 003	SEWER DEPARTMENT		
003-003-102500	5,170.59	0.00	PAYROLL COSTS
003-003-300300	2,329.99	0.00	PUBLIC WORKS SUPERVISOR
003-003-300700	2,345.14	0.00	UTILITY WKR, JOURNEY/MAINT TECH
003-003-301000	5,081.73	0.00	UTILITY WORKER
003-003-301200	1,833.62	0.00	ACCOUNT CLERK
003-003-301500	365.30	0.00	OVERTIME
Section 2 Total:	17,126.37	0.00	
Section 1 Total:	17,126.37	17,126.37	
Section 1 004	WATER FUND		
Section 2 000	SEWER DEPARTMENT		
004-000-140000	0.00	25,188.09	CASH IN BANK
Section 2 Total:	0.00	25,188.09	
Section 2 004	WATER DEPARTMENT		

Account Number	Debit Amount	Credit Amount	Description
004-004-102500	8,276.92	0.00	PAYROLL COSTS
004-004-400300	1,997.14	0.00	PUBLIC WORKS SUPERVISOR
004-004-400700	2,345.13	0.00	UTILITY WKR, JOURNEY/MAINTENANC
004-004-401000	4,807.53	0.00	UTILITY WORKER, JOURNEY
004-004-401200	1,833.59	0.00	ACCOUNT CLERK
004-004-401500	4,831.88	0.00	UTILITY WORKER, JOURNEY
004-004-402500	1,095.90	0.00	OVERTIME
Section 2 Total:	25,188.09	0.00	
Section 1 Total:	25,188.09	25,188.09	
Section 1 005	ROAD & STREET FUND		
Section 2 000	WATER DEPARTMENT		
005-000-140000	0.00	10,736.48	CASH IN BANK
Section 2 Total:	0.00	10,736.48	
Section 2 005	STREET DEPARTMENT		
005-005-102500	3,754.24	0.00	PAYROLL COSTS
005-005-501500	1,664.28	0.00	PUBLIC WKS SUPERVISOR
005-005-502000	5,236.78	0.00	UTILITY WORKER, JOURNEY
005-005-502500	81.18	0.00	OVERTIME
Section 2 Total:	10,736.48	0.00	
Section 1 Total:	10,736.48	10,736.48	
Section 1 008	POLICE/COMMUNC LEVY FUND		
Section 2 000	STREET DEPARTMENT		
008-000-140000	0.00	38,024.17	CASH IN BANK
Section 2 Total:	0.00	38,024.17	
Section 2 008	POLICE/COMMUNC LEVY DEPT		
008-008-102500	12,677.68	0.00	PAYROLL COSTS
008-008-800500	5,891.03	0.00	SCHOOL RESOURCE OFFICER
008-008-801000	4,302.41	0.00	POLICE OFFICER
008-008-801500	5,242.08	0.00	POLICE OFFICER
008-008-802500	3,108.49	0.00	MUNICIPAL ORDINANCE SPECIALIST
008-008-802700	4,399.89	0.00	EXECUTIVE ASSISTANT
008-008-803000	2,402.59	0.00	OVERTIME
Section 2 Total:	38,024.17	0.00	

Account Number	Debit Amount	Credit Amount	Description
Section 1 Total:	38,024.17	38,024.17	
Section 1 009	FIRE/EMERG SERVICES LEVY FUND		
Section 2 000	POLICE/COMMUNC LEVY DEPT		
009-000-140000	0.00	8,867.05	CASH IN BANK
Section 2 Total:	0.00	8,867.05	
Section 2 009	FIRE/EMERG SERVICES DEPT		
009-009-102500	2,897.04	0.00	PAYROLL COSTS
009-009-900500	5,476.25	0.00	FIRE COORDINATOR
009-009-901500	493.76	0.00	SEASONAL HELP
Section 2 Total:	8,867.05	0.00	
Section 1 Total:	8,867.05	8,867.05	
Report Total:	479,782.22	479,782.22	

Payroll

G/L Distribution Report

User: sledoux

Batch: 00101.03.2015 COMPUTER

City of Gladstone



Account Number	Debit Amount	Credit Amount	Description
Section 1 001	GENERAL FUND		
001-000-140000	0.00	57.85	CASH IN BANK
001-000-290103	578.55	0.00	HEALTH INS W/H
001-029-102500	0.00	520.70	PAYROLL COSTS
	<hr/>	<hr/>	
Section 1 Total:	578.55	578.55	
	<hr/>	<hr/>	
Report Total:	578.55	578.55	

Accounts Payable

Check Detail

User: sledoux
 Printed: 03/06/2015 - 5:00PM



Check Number	Check Date		Amount
01893 - Comcast Cable Line Item Account			
78068	03/06/2015		
Inv	0738555		
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/08/2015	Comcast - internet	001-028-212500	52.90
Inv 0738555 Total			52.90
78068 Total:			52.90
01893 - Comcast Cable Total:			52.90
02657 - Axa Equi-Vest Line Item Account			
78067	03/06/2015		
Inv	Pryde		
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
03/04/2015	Pryde contribution	001-000-290105	500.00
Inv Pryde Total			500.00
78067 Total:			500.00
02657 - Axa Equi-Vest Total:			500.00
05521 - Northwest Natural Line Item Account			
78069	03/06/2015		
Inv	2136577-0		
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/23/2015	Northwest Natural	001-024-161000	114.25
Inv 2136577-0 Total			114.25
78069 Total:			114.25
05521 - Northwest Natural Total:			114.25
05765 - Oregon Association of Line Item Account			
78070	03/06/2015		

Check Number	Check Date		Amount
Inv	OARPO reg		
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
03/03/2015	OR Assn. Reserves. - training	001-024-158700	260.00
Inv OARPO reg Total			260.00
78070 Total:			260.00
05765 - Oregon Association of Total:			260.00
06331 - Oregon-Washington Lawmans Line Item Account			
78071	03/06/2015		
Inv	OWLA reg		
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
03/03/2015	OR/Wa Lawmen's Assn. - training	001-024-158700	350.00
Inv OWLA reg Total			350.00
78071 Total:			350.00
06331 - Oregon-Washington Lawmans Total:			350.00
07021 - Portland General Electric Line Item Account			
78072	03/06/2015		
Inv	PGE Feb 2015		
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/25/2015	PGE - Feb 2015	001-024-161000	429.81
02/25/2015	PGE - Feb 2015	001-026-193500	274.81
02/25/2015	PGE - Feb 2015	001-028-213500	476.76
02/25/2015	PGE - Feb 2015	001-029-224500	764.48
02/25/2015	PGE - Feb 2015	004-004-406000	1,199.35
02/25/2015	PGE - Feb 2015	005-005-507000	367.04
02/25/2015	PGE - Feb 2015	005-005-508000	396.26
Inv PGE Feb 2015 Total			3,908.51
78072 Total:			3,908.51
07021 - Portland General Electric Total:			3,908.51
08198 - Steel Security & Safety Systems Line Item Account			
78073	03/06/2015		
Inv	GPD Trailer		
<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
03/02/2015	Steel Security - GPD trailer	001-024-165500	5,628.21
Inv GPD Trailer Total			5,628.21

Check Number	Check Date	Amount
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78073 Total:		5,628.21
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08198 - Steel Security & Safety Systems Total:		5,628.21
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08802 - US Bank Line Item Account

78074 03/06/2015

Inv 4300 0027

<u>Line Item Date</u>	<u>Line Item Description</u>	<u>Line Item Account</u>	
02/12/2015	US Bank - Autozone	001-024-155000	38.69
02/12/2015	US Bank - Equip/Supplies	001-024-156000	519.36
02/12/2015	US Bank - GPD stamper	001-024-156500	21.90
02/12/2015	US Bank - postage	001-024-157000	4.90
02/12/2015	US Bank - Craigslist posting - records	001-024-161000	25.00
02/12/2015	US Bank - training	001-024-158700	1,025.36

Inv 4300 0027 Total		1,635.21
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78074 Total:		1,635.21
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08802 - US Bank Total:		1,635.21
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Total:		12,449.08
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Accounts Payable

Check Detail

User: sledoux
Printed: 04/07/2015 - 9:03AM



Check Number	Check Date		Amount
01167 - Cascade Environmental Group LLC			
78194	03/12/2015		
Inv	0030G-07		
<u>Line Item Date</u>	<u>Line Item Description</u>		
10/21/2014	Cascade Environmental - Prof Services		6,559.54
Inv 0030G-07 Total			6,559.54
Inv	0030G-10		
<u>Line Item Date</u>	<u>Line Item Description</u>		
02/05/2015	Cascade Environmental - Prof Services		645.00
Inv 0030G-10 Total			645.00
78194 Total:			7,204.54
01167 - Cascade Environmental Group LLC Total:			7,204.54
01585 - Clackamas County			
78195	03/12/2015		
Inv	2015-109		
<u>Line Item Date</u>	<u>Line Item Description</u>		
01/28/2015	WES - Permit renewal 13/14		242.16
Inv 2015-109 Total			242.16
Inv	2015-121		
<u>Line Item Date</u>	<u>Line Item Description</u>		
01/12/2015	WES - Contract Lab Svcs		9.77
Inv 2015-121 Total			9.77
Inv	2015-123		
<u>Line Item Date</u>	<u>Line Item Description</u>		
01/12/2015	WES - Labor/Equip rental		580.74
Inv 2015-123 Total			580.74
Inv	2015-125		
<u>Line Item Date</u>	<u>Line Item Description</u>		
01/12/2015	WES - Labor/Equip Rental		421.61

Check Number	Check Date	Amount
Inv 2015-125 Total		421.61
Inv 2015-126		
<u>Line Item Date</u>	<u>Line Item Description</u>	
01/08/2015	WES - Contract Lab Svcs	9.77
Inv 2015-126 Total		9.77
Inv 2015-128		
<u>Line Item Date</u>	<u>Line Item Description</u>	
01/20/2015	WES - Contract Lab Svcs	9.77
Inv 2015-128 Total		9.77
Inv 2015-130		
<u>Line Item Date</u>	<u>Line Item Description</u>	
01/20/2015	WES - Labor/Equip rental	1,332.30
Inv 2015-130 Total		1,332.30
Inv 2015-131		
<u>Line Item Date</u>	<u>Line Item Description</u>	
01/20/2015	WES - Contract Lab Svcs	9.77
Inv 2015-131 Total		9.77
Inv 2015-133		
<u>Line Item Date</u>	<u>Line Item Description</u>	
01/20/2015	WES - Labor/Equip rental	802.45
Inv 2015-133 Total		802.45
Inv 2015-136		
<u>Line Item Date</u>	<u>Line Item Description</u>	
01/28/2015	WES - Contract Lab Svcs	9.77
Inv 2015-136 Total		9.77
Inv 2015-139		
<u>Line Item Date</u>	<u>Line Item Description</u>	
01/28/2015	WES - Labor/Equip rental	937.95
Inv 2015-139 Total		937.95
Inv 2015-140		
<u>Line Item Date</u>	<u>Line Item Description</u>	
01/28/2015	WES - Contract Lab Svcs	58.59
Inv 2015-140 Total		58.59

Check Number Check Date Amount

Inv 2015-144

<u>Line Item Date</u>	<u>Line Item Description</u>	
01/28/2015	WES - Labor/Equip rental	1,108.77

Inv 2015-144 Total 1,108.77

78195 Total: 5,533.42

01585 - Clackamas County Total: 5,533.42

Total: 12,737.96

Accounts Payable

Check Detail

User: sledoux
Printed: 03/19/2015 - 11:36AM



Check Number	Check Date		Amount
00367a - Amazon Line Item Account			
78197	03/19/2015		
		Inv 099245144317 Amazon - new books	342.86
		Inv 191932865250 Amazon - new books	6.96
		Inv 192385346181 Amazon - new books	62.72
		Inv 195190657930 Amazon - new books	45.98
		Inv 196330305859 Amazon - new books	129.60
78197 Total:			588.12
00367a - Amazon Total:			588.12
00393 - American Heating Inc Line Item Account			
78198	03/19/2015		
		Inv 163412 American Heating - A/C repairs	224.06
78198 Total:			224.06
00393 - American Heating Inc Total:			224.06
00410 - American Medical Response Line Item Account			
78199	03/19/2015		
		Inv 180877 AMR - medical supplies	1,608.00
78199 Total:			1,608.00
00410 - American Medical Response Total:			1,608.00
00444 - Anderson Roofing Co. Inc. Line Item Account			
78200	03/19/2015		
		Inv 1151052 Anderson Roofing - clean/patch roof	2,381.57
78200 Total:			2,381.57
00444 - Anderson Roofing Co. Inc. Total:			2,381.57
00616 - Baker & Taylor Inc Line Item Account			
78201	03/19/2015		
		Inv 4011144917 Baker & Taylor - new books	34.86
		Inv 4011152061 Baker & Taylor - new books	309.83
		Inv 4011152079 Baker & Taylor - new books	22.92
		Inv 4011152082 Baker & Taylor - new books	29.64

Check Number	Check Date		Amount
Inv 4011152096		Baker & Taylor - new books	67.78
Inv 4011153298		Baker & Taylor - new books	834.31
Inv 4011153308		Baker & Taylor - new books	147.57
Inv 4011153312		Baker & Taylor - new books	48.20
Inv 4011154451		Baker & Taylor - new books	320.75
Inv 4011161127		Baker & Taylor - new books	36.78
Inv 4011162305		Baker & Taylor - new books	40.69
Inv 4011162311		Baker & Taylor - new books	84.85
Inv 4011163266		Baker & Taylor - new books	182.53
Inv 4011163843		Baker & Taylor - new books	174.36
78201 Total:			2,335.07
00616 - Baker & Taylor Inc Total:			2,335.07
00640 - Bateman Senior Meals Line Item Account			
78202	03/19/2015		
Inv GL113115		Bateman - frozen meals	141.12
Inv GL212815		Bateman - frozen meals	179.34
Inv GLCLK113115		Bateman - Food/Cleaning-papersupplies	422.80
78202 Total:			743.26
00640 - Bateman Senior Meals Total:			743.26
00736 - Beck Electric Inc Line Item Account			
78203	03/19/2015		
Inv 19064		Beck Electric - Relocated wiring - coun	192.00
78203 Total:			192.00
00736 - Beck Electric Inc Total:			192.00
00875 - Blumenthal Uniforms Line Item Account			
78204	03/19/2015		
Inv 120842		Blumenthal - uniforms	12.50
78204 Total:			12.50
00875 - Blumenthal Uniforms Total:			12.50
01162 - Carroll, Mark Signs & Graphics Line Item Account			
78205	03/19/2015		
Inv 557279		Mark Carroll Signs - Gold leaf numbers	150.00
78205 Total:			150.00
01162 - Carroll, Mark Signs & Graphics Total:			150.00
01184 - Cash and Carry Smart Foodsrvce Line Item Account			
78206	03/19/2015		

Check Number	Check Date	Amount
Inv 174917	Cash & Carry - Easter candy	69.95
78206 Total:		69.95
01184 - Cash and Carry Smart Foodsrvce Total:		69.95
01343a - Cintas First Aid Lockbox Line Item Account		
78207	03/19/2015	
Inv 5002736018	Cintas - safety supplies	419.39
78207 Total:		419.39
01343a - Cintas First Aid Lockbox Total:		419.39
01621 - Clackamas,, County of Line Item Account		
78208	03/19/2015	
Inv 41043	Clackamas Co. - Electronic Services	65.00
Inv 41740	Clackamas Co. - Broadband fees	1,599.18
Inv 41821	Clackamas Co. - Dispatch fee	7,190.33
Inv 41926	Clackamas Co. - dispatch fee	9,894.42
78208 Total:		18,748.93
01621 - Clackamas,, County of Total:		18,748.93
01839m - Coastal Farm & Home Supply Line Item Account		
78209	03/19/2015	
Inv 016333	Coastal Farm & Ranch- seeder/spreader	499.99
78209 Total:		499.99
01839m - Coastal Farm & Home Supply Total:		499.99
02245d - DBH Investments Line Item Account		
78210	03/19/2015	
Inv catering	Nana' Treasures - City Council retreat c	204.00
78210 Total:		204.00
02245d - DBH Investments Total:		204.00
02270r - DeRosa, David Line Item Account		
78211	03/19/2015	
Inv 002	David DeRosa - Juror desk remodel	1,750.00
78211 Total:		1,750.00
02270r - DeRosa, David Total:		1,750.00
02290 - Dick's Color Center Line Item Account		

Check Number	Check Date	Amount
78212	03/19/2015	
Inv MO218090	Dick's Color Ctr - paint	133.44
78212 Total:		133.44
02290 - Dick's Color Center Total:		133.44
02813h - Fastenal Line Item Account		
78213	03/19/2015	
Inv ORCAN41784	Fastenal - supplies	11.56
78213 Total:		11.56
02813h - Fastenal Total:		11.56
02922f - 4Imprint, Inc. Line Item Account		
78196	03/19/2015	
Inv 3792494	4Imprint - Ceramic Mugs	572.25
78196 Total:		572.25
02922f - 4Imprint, Inc. Total:		572.25
02941 - Fowler, H.D. Co. Inc. Line Item Account		
78214	03/19/2015	
Inv I3860012	Fowler - Coupling	44.81
Inv I3860014	Fowler - Hydrants & supplies	2,581.07
78214 Total:		2,625.88
02941 - Fowler, H.D. Co. Inc. Total:		2,625.88
03533 - HD Supply Waterworks Line Item Account		
78215	03/19/2015	
Inv D480493	HD Supply - Hydrant ext kit	1,010.92
78215 Total:		1,010.92
03533 - HD Supply Waterworks Total:		1,010.92
03630 - Hilti Inc. Line Item Account		
78216	03/19/2015	
Inv 4605487895	Hilti - Diam Core Bit	161.20
78216 Total:		161.20
03630 - Hilti Inc. Total:		161.20
03676a - Home Depot Line Item Account		
78217	03/19/2015	

Check Number	Check Date	Amount
Inv 0500 8713	March Home Depot - supplies	223.24
78217 Total:		223.24
03676a - Home Depot Total:		223.24
03818 - Honey Buckets Line Item Account		
78218	03/19/2015	
Inv 2-1137782	Honey Bucket	-45.50
Inv 2-1153812	Honey Bucket	334.20
78218 Total:		288.70
03818 - Honey Buckets Total:		288.70
03821s - Hunter-Davisson Inc Line Item Account		
78219	03/19/2015	
Inv 102655	Hunter-Davisson - repairs	379.76
78219 Total:		379.76
03821s - Hunter-Davisson Inc Total:		379.76
03863m - In and Out Auto Care LLC Line Item Account		
78220	03/19/2015	
Inv 24320	In & Out Auto - repairs	569.58
78220 Total:		569.58
03863m - In and Out Auto Care LLC Total:		569.58
03958 - Integra Telecom Line Item Account		
78221	03/19/2015	
Inv 1240157	Integra - phone svc	1,033.93
78221 Total:		1,033.93
03958 - Integra Telecom Total:		1,033.93
04142 - Johnson, Robert C Line Item Account		
78222	03/19/2015	
Inv 345	Robert Johnson - bldg repairs	1,439.50
78222 Total:		1,439.50
04142 - Johnson, Robert C Total:		1,439.50
04157j - Joseph, Thomas Line Item Account		
78223	03/19/2015	
Inv 193	Thomas Joseph - uniform alterations	320.00

Check Number	Check Date	Amount
78223 Total:		320.00
04157j - Joseph, Thomas Total:		320.00
04379 - Landa Northwest Line Item Account		
78224	03/19/2015	
Inv 86758	LANDA NW - Service steam cleaner	135.00
78224 Total:		135.00
04379 - Landa Northwest Total:		135.00
04633m - Lord & Associates Inc Line Item Account		
78225	03/19/2015	
Inv 29667	Lord & Assoc - flagging	747.50
78225 Total:		747.50
04633m - Lord & Associates Inc Total:		747.50
04753 - Maverick Welding Supply Inc Line Item Account		
78226	03/19/2015	
Inv 00902906	Maverick - welding supplies	22.50
78226 Total:		22.50
04753 - Maverick Welding Supply Inc Total:		22.50
04900 - Midwest Tape Line Item Account		
78227	03/19/2015	
Inv 92598523	Midwest Tape - non print items	38.49
Inv 92598525	Midwest Tape - non print items	86.92
Inv 92598526	Midwest Tape - non print items	156.69
Inv 92598527	Midwest Tape - non print items	53.28
Inv 92598528	Midwest Tape - non print items	28.64
Inv 92598529	Midwest Tape - non print items	18.94
Inv 92599180	Midwest Tape - non print items	26.64
Inv 92601239	Midwest Tape - non print items	53.28
Inv 92609666	Midwest Tape - non print items	18.64
Inv 92610076	Midwest Tape - non print items	107.91
Inv 92610078	Midwest Tape - non print items	16.84
Inv 92610079	Midwest Tape - non print items	20.64
Inv 92613919	Midwest Tape - non print items	133.20
Inv 92614301	Midwest Tape - non print items	51.57
Inv 92614302	Midwest Tape - non print items	26.64
Inv 92614303	Midwest Tape - non print items	20.64
Inv 92614304	Midwest Tape - non print items	43.49
Inv 92621815	Midwest Tape - non print items	16.84
Inv 92621817	Midwest Tape - non print items	12.64
Inv 92631413	Midwest Tape - non print items	166.61
Inv 92631415	Midwest Tape - non print items	105.49

Check Number	Check Date		Amount
Inv 92631416	Midwest Tape - non print items		48.49
Inv 92635231	Midwest Tape - non print items		74.48
Inv 92635233	Midwest Tape - non print items		43.28
Inv 92635234	Midwest Tape - non print items		53.28
Inv 92635235	Midwest Tape - non print items		34.73
Inv 92635236	Midwest Tape - non print items		43.49
Inv 92638956	Midwest Tape - non print items		50.13
78227 Total:			1,551.91
04900 - Midwest Tape Total:			1,551.91
04955s - Mr. Belvedere's Janitorial Line Item Account			
78228	03/19/2015		
Inv 1466	Mr. Belvedere - janitorial		335.00
Inv 1467	Mr. Belvedere - janitorial.		475.00
78228 Total:			810.00
04955s - Mr. Belvedere's Janitorial Total:			810.00
05610 - Nursery Connection Line Item Account			
78229	03/19/2015		
Inv 95942	Nursery Connection - grass/supplies		952.60
78229 Total:			952.60
05610 - Nursery Connection Total:			952.60
05675 - Office Depot Line Item Account			
78230	03/19/2015		
Inv 753785528002	Office Depot - office supplies		2.74
Inv 755170800001	Office Depot - office supplies		79.53
Inv 75517758001	Office Depot - office supplies		69.27
Inv 755386609001	Office Depot - office supplies		263.13
Inv 755386646001	Office Depot - office supplies		9.99
Inv 758989278001	Office Depot - office supplies		89.62
Inv 758989460001	Office Depot - office supplies		31.61
Inv 759992384001	Office Depot - office supplies		118.23
78230 Total:			664.12
05675 - Office Depot Total:			664.12
05679 - Office Max Line Item Account			
78231	03/19/2015		
Inv 625781	Office Max - office supplies		47.35
Inv 735675	Office Max - office supplies		43.65
Inv 745203	Office Max - office supplies		33.65
78231 Total:			124.65

Check Number	Check Date	Amount
05679 - Office Max Total:		124.65
05706 - One Call Concepts Inc Line Item Account		
78232	03/19/2015	
Inv 5020370 One Call Concepts - utility notification		85.52
78232 Total:		85.52
05706 - One Call Concepts Inc Total:		85.52
06148 - Oregon Patrol Service Line Item Account		
78233	03/19/2015	
Inv 2302 Oregon Patrol Svc - courtroomsecurity		630.00
78233 Total:		630.00
06148 - Oregon Patrol Service Total:		630.00
06346 - Oregonian Line Item Account		
78234	03/19/2015	
Inv 1974874 Oregonian - subscription		48.00
78234 Total:		48.00
06346 - Oregonian Total:		48.00
06361 - Oregonian Media Group Line Item Account		
78235	03/19/2015	
Inv 20000092519 Oregonian - employment ads		304.56
78235 Total:		304.56
06361 - Oregonian Media Group Total:		304.56
06640 - Paramount Pest Control Inc Line Item Account		
78236	03/19/2015	
Inv 73806 Paramount Pest Control		54.00
78236 Total:		54.00
06640 - Paramount Pest Control Inc Total:		54.00
06871a - Pitney Bowes Line Item Account		
78237	03/19/2015	
Inv 5748646-MR15 Pitney Bowes rental		403.26
78237 Total:		403.26
06871a - Pitney Bowes Total:		403.26

Check Number	Check Date	Amount
07027 - Portland Habilitation Center Line Item Account		
78238	03/19/2015	
Inv 86453	Portland Habilitation - janitorial	403.74
Inv 86592	Portland Habilitation - janitorial	39.72
78238 Total:		443.46
07027 - Portland Habilitation Center Total:		443.46
07060m - Portland Windustrial Co Line Item Account		
78239	03/19/2015	
Inv 101457 00	Portland Windustrial - supplies	510.01
Inv 101457 01	Portland Windustrial - supplies	412.22
78239 Total:		922.23
07060m - Portland Windustrial Co Total:		922.23
07226 - Public Works Supply Line Item Account		
78240	03/19/2015	
Inv 70732	Public Works Supply - hard hats	34.50
78240 Total:		34.50
07226 - Public Works Supply Total:		34.50
07346 - Quality Paint Products Line Item Account		
78241	03/19/2015	
Inv 12402	Quality Paint - supplies	21.55
78241 Total:		21.55
07346 - Quality Paint Products Total:		21.55
07482 - Reserve Account Line Item Account		
78242	03/19/2015	
Inv 35861780	Pitney Bowes -reserve postage	2,000.00
78242 Total:		2,000.00
07482 - Reserve Account Total:		2,000.00
07488s - RH Media Services LLC Line Item Account		
78243	03/19/2015	
Inv 71	RH Media - domain name purchase	370.00
78243 Total:		370.00
07488s - RH Media Services LLC Total:		370.00

Check Number	Check Date	Amount
07510m - Ricoh USA Inc Line Item Account		
78244	03/19/2015	
Inv 94283191	Ricoh - copier	133.98
Inv 94291403	Ricoh - copier	455.04
78244 Total:		589.02
07510m - Ricoh USA Inc Total:		589.02
07553 - RMS Pump Inc Line Item Account		
78245	03/19/2015	
Inv 15R05008	RMS Pump - Webster pump station maint	2,328.96
78245 Total:		2,328.96
07553 - RMS Pump Inc Total:		2,328.96
07720 - Sauter Spray Equipment Line Item Account		
78246	03/19/2015	
Inv DS3415	Sauter Spray - supplies	14.00
78246 Total:		14.00
07720 - Sauter Spray Equipment Total:		14.00
07780 - SeaWestern Line Item Account		
78247	03/19/2015	
Inv 182392	SeaWestern - compressor service work	825.00
78247 Total:		825.00
07780 - SeaWestern Total:		825.00
07873 - ServiceMaster of Oregon Line Item Account		
78248	03/19/2015	
Inv 155001	ServiceMaster - janitorial	1,035.00
78248 Total:		1,035.00
07873 - ServiceMaster of Oregon Total:		1,035.00
07905 - Sierra Springs Line Item Account		
78249	03/19/2015	
Inv 13891885 022615	Sierra Springs - water	73.86
78249 Total:		73.86
07905 - Sierra Springs Total:		73.86

Check Number	Check Date	Amount
07960 - Sisul Engineering Line Item Account		
78250	03/19/2015	
Inv SGL 12-037-16 Sisul Eng - Meldrum Park storm drain		630.00
78250 Total:		630.00
07960 - Sisul Engineering Total:		630.00
08099 - SS Specialties LLC Line Item Account		
78251	03/19/2015	
Inv 677293 SS Specialties - batteries		520.00
78251 Total:		520.00
08099 - SS Specialties LLC Total:		520.00
08371 - Tabor, Scott Line Item Account		
78252	03/19/2015	
Inv OAWU Conf Tabor reimb - OAWU Conference		614.32
78252 Total:		614.32
08371 - Tabor, Scott Total:		614.32
08465 - Tigard Sand & Gravel Line Item Account		
78253	03/19/2015	
Inv 180704 Tigard Sand & Gravel - materials		949.56
78253 Total:		949.56
08465 - Tigard Sand & Gravel Total:		949.56
08566 - Traffic Safety Supply Co. Inc. Line Item Account		
78254	03/19/2015	
Inv 993881 Traffic Safety - supplies		815.60
78254 Total:		815.60
08566 - Traffic Safety Supply Co. Inc. Total:		815.60
08830 - United States Postal Service Line Item Account		
78255	03/19/2015	
Inv March 2015 Newsletter mailing		1,244.23
78255 Total:		1,244.23
08830 - United States Postal Service Total:		1,244.23
08943c - Verizon Line Item Account		
78256	03/19/2015	

Check Number	Check Date	Amount
Inv 9741144508	Verizon	77.96
Inv 9741159984	Verizon	26.80
Inv 9741159985	Verizon	104.24
78256 Total:		209.00
08943c - Verizon Total:		209.00
09281T - Wilsonville Lock & Security Line Item Account		
78257	03/19/2015	
Inv 19853	Wilsonville Lock & Security -master rek	158.00
Inv 2567	Wilsonville Lock & Security -monitoring	95.85
Inv 2568	Wilsonville Lock & Security -monitoring	89.85
Inv 2663	Wilsonville Lock & Security -monitoring	58.85
78257 Total:		402.55
09281T - Wilsonville Lock & Security Total:		402.55
Total:		59,273.26

Accounts Payable

Check Detail

User: sledoux
Printed: 03/27/2015 - 4:53PM



Check Number	Check Date	Amount
01921 - Community Developer's Forum		
78258	03/27/2015	
Inv registration		1,190.00
78258 Total:		1,190.00
78261		
78261	03/27/2015	
Inv Sunday seminar		180.00
78261 Total:		180.00
01921 - Community Developer's Forum Total:		1,370.00
03765 - Houston, Marc R		
78259	03/27/2015	
Inv 1002		800.00
78259 Total:		800.00
03765 - Houston, Marc R Total:		800.00
06300 - Oregon City Travel		
78260	03/27/2015	
Inv Main St Conf		1,503.40
78260 Total:		1,503.40
06300 - Oregon City Travel Total:		1,503.40
Total:		3,673.40

Accounts Payable

Checks by Date - Detail by Check Date

User: sledoux
 Printed: 3/30/2015 4:25 PM



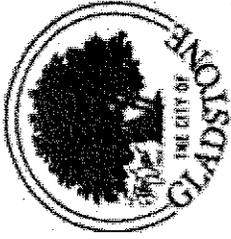
Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
78292	02657 AXA Def Comp WH	Axa Equi-Vest AXA Def Comp WH	03/30/2015 March 2015	5,700.00
Total for Check Number 78292:				5,700.00
78293	02661 UL Premiums	Axa EVLICO AXA UL Prem	03/30/2015 March 2015 premium	194.06
Total for Check Number 78293:				194.06
78294	02659 AXA Retirement	Axa RIA AXA Retirement	03/30/2015 March 2015	2,795.45
Total for Check Number 78294:				2,795.45
78295	00734 Monthly	Beloof & Haines Beloof	03/30/2015 734-123114	3,000.00
Total for Check Number 78295:				3,000.00
78296	01339 April 2015 April 2015 April 2015 April 2015 April 2015 April 2015 April 2015	CIS/EBS Trust Health - City Health - Employee FD State Life - City Disability - City PD Stat Life - City Life - City Life - Employee	03/30/2015	47,504.28 7,055.57 34.65 836.40 14.63 105.20 239.80
Total for Check Number 78296:				55,790.53
78297	01663	Clackamas Cty Benevolent Foundation CCPO Benevolent	03/30/2015 March 2015 withheld amt	50.00
Total for Check Number 78297:				50.00
78298	01726	Clackamas Fed. Cred.Union GPA 543124003	03/30/2015 March 2015 Dues	939.05
Total for Check Number 78298:				939.05
78299	03271 House Dues	Gladstone Fire Department GVF House dues	03/30/2015 March 2015 House dues	825.00
Total for Check Number 78299:				825.00
78300	03765 1002 - b	Houston, Marc R Dr. Houston - instructor drills	03/30/2015	140.00
Total for Check Number 78300:				140.00
78301	05681m	Office Of The Trustee	03/30/2015	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	11-39851-tmb13	11-39851-tmb	March 2015 withheld amt	640.00
			Total for Check Number 78301:	640.00
78302	05746	Oregon AFSCME Council #75 AFSME dues	03/30/2015 March 2015 dues	863.84
			Total for Check Number 78302:	863.84
78303	07280 2592846 3033124	Rackspace Email & Apps Rackspace - Email Svc dup pmt Rackspace - Email Svc	03/30/2015	-622.00 813.20
			Total for Check Number 78303:	191.20
78304	02915 April 2015 April 2015	Union Security Insurance Union Security - life insurance Union Security - life insurance	03/30/2015	269.38 3.50
			Total for Check Number 78304:	272.88
			Total for 3/30/2015:	71,402.01
			Report Total (13 checks):	71,402.01

Accounts Payable

Computer Check Proof List by Vendor

User: sledoux
 Printed: 04/07/2015 - 10:57AM
 Batch: 00003.04.2015



Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor: 00160 64247	A Better Glass Shop A Better Glass Shop - Safety glass in doors	535.00	04/15/2015	Check Sequence: 1 001-025-175500	ACH Enabled: False
	Check Total:	535.00			
Vendor: 00283m reimbursement	Aikin, Maria Aikin reimbursement - cert mail postage	12.98	04/15/2015	Check Sequence: 2 001-024-157000	ACH Enabled: False
	Check Total:	12.98			
Vendor: 00285j 03-75	Air Filter Exchange Air Filter Exchange - filter service	438.00	04/15/2015	Check Sequence: 3 001-021-110500	ACH Enabled: False
	Check Total:	438.00			
Vendor: 00434 67225	American Security Alarms Am Security Alarms - Qtrly alarm service	89.85	04/15/2015	Check Sequence: 4 001-028-212000	ACH Enabled: False
	Check Total:	89.85			
Vendor: 00528 RB16397 RB16429	Assured Technology Solutions Assured Tech - Server migration/maintenance Assured Tech - Server migration/maintenance	12.00 1,500.00	04/15/2015 04/15/2015	Check Sequence: 5 001-021-115500 001-021-115500	ACH Enabled: False
	Check Total:	1,512.00			
Vendor: 00603 7482	Backflow Management Inc Backflow Mgmt - Quarterly reports/letters	822.00	04/15/2015	Check Sequence: 6 004-004-406500	ACH Enabled: False
	Check Total:	822.00			
Vendor: 00616 4011060537 4011169797	Baker & Taylor Inc Baker & Taylor - new books Baker & Taylor - new books	458.83 141.40	04/15/2015 04/15/2015	Check Sequence: 7 001-029-230500 001-029-230500	ACH Enabled: False

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
4011171489	Baker & Taylor - new books	20.85	04/15/2015	001-029-230500	
4011173314	Baker & Taylor - new books	101.57	04/15/2015	001-029-230500	
4011173315	Baker & Taylor - new books	51.51	04/15/2015	001-029-230500	
4011173320	Baker & Taylor - new books	33.38	04/15/2015	001-029-230500	
4011174522	Baker & Taylor - new books	29.40	04/15/2015	001-029-230500	
4011175807	Baker & Taylor - new books	108.98	04/15/2015	001-029-230500	
4011176928	Baker & Taylor - new books	848.29	04/15/2015	001-029-230500	
4011178836	Baker & Taylor - new books	338.89	04/15/2015	001-029-230500	
4011180491	Baker & Taylor - new books	9.36	04/15/2015	001-029-230500	
4011184726	Baker & Taylor - new books	218.12	04/15/2015	001-029-230500	
4011185939	Baker & Taylor - new books	306.43	04/15/2015	001-029-230500	
4011185973	Baker & Taylor - new books	202.84	04/15/2015	001-029-230500	
4011188809	Baker & Taylor - new books	104.90	04/15/2015	001-029-230500	
	Check Total:	2,974.75			
Vendor: 00628	Tami Bannick			Check Sequence: 8	ACH Enabled: False
Easter reimb	Bannick reimbursement - Easter Egg Hunt	187.19	04/15/2015	001-027-204500	
	Check Total:	187.19			
Vendor: 00640	Bateman Senior Meals			Check Sequence: 9	ACH Enabled: False
GLCLK212815	Bateman Sr. Meals - Beverages/supplies	302.54	04/15/2015	001-028-217500	
	Check Total:	302.54			
Vendor: 00736	Beck Electric Inc			Check Sequence: 10	ACH Enabled: False
19063	Beck Electric - light repair/sensor install	346.00	04/15/2015	001-025-175500	
	Check Total:	346.00			
Vendor: 00739	Beery,Elsner & Hammond LLP			Check Sequence: 11	ACH Enabled: False
12112	Beery Elsner & Hammond - Atty fees - finance	1,040.00	04/15/2015	001-021-105500	
12112	Beery Elsner & Hammond - Atty fees - general	621.00	04/15/2015	001-021-105500	
12112	Beery Elsner & Hammond - Atty fees - City Cou	2,978.10	04/15/2015	001-021-105500	
12112	Beery Elsner & Hammond - Atty fees - Land Use	3,440.60	04/15/2015	001-021-105500	
12112	Beery Elsner & Hammond - Atty fees - Parks &	565.00	04/15/2015	001-021-105500	
12112	Beery Elsner & Hammond - Atty fees - Personne	4,775.85	04/15/2015	001-021-105500	
12112	Beery Elsner & Hammond - Atty fees - Public re	210.00	04/15/2015	001-021-105500	
12112	Beery Elsner & Hammond - Atty fees - Public sa	52.50	04/15/2015	001-021-105500	
12112	Beery Elsner & Hammond - Atty fees - Public w	1,020.80	04/15/2015	001-021-105500	
12112	Beery Elsner & Hammond - Atty fees - Risk Mng	719.22	04/15/2015	001-021-105500	

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	15,423.07			
Vendor: 00947c	Carmetta Boyd			Check Sequence: 12	ACH Enabled: False
COG-2015-0902	Boyd - meeting minutes transcription	1,410.00	04/15/2015	001-021-116000	
	Check Total:	1,410.00			
Vendor: 00951	Branding			Check Sequence: 13	ACH Enabled: False
45037	Branding - patches	414.55	04/15/2015	001-024-161000	
	Check Total:	414.55			
Vendor: 01095V	Canby Ford			Check Sequence: 14	ACH Enabled: False
70866	Canby Ford - weatherstrip	40.00	04/15/2015	001-025-173000	
	Check Total:	40.00			
Vendor: 01167	Cascade Environmental Group LLC			Check Sequence: 15	ACH Enabled: False
0030G-11	Cascade Env - Prof Services	210.00	04/15/2015	003-003-306000	
	Check Total:	210.00			
Vendor: 01343	Cintas Corporation No. 2			Check Sequence: 16	ACH Enabled: False
8402084989	Cintas - shredding	94.04	04/15/2015	001-024-161000	
	Check Total:	94.04			
Vendor: 01343a	Cintas First Aid Lockbox			Check Sequence: 17	ACH Enabled: False
5002736006	Cintas - first aid services	104.42	04/15/2015	001-025-175500	
5002736019	Cintas - First aid supplies	332.21	04/15/2015	001-024-161000	
	Check Total:	436.63			
Vendor: 01350	City Wide Tree Servc Inc.			Check Sequence: 18	ACH Enabled: False
13439	City Wide Tree- Meldrum Bar tree removal	540.00	04/15/2015	001-026-193200	
	Check Total:	540.00			
Vendor: 01375	Clackamas Auto Parts Inc			Check Sequence: 19	ACH Enabled: False
237099	Clackamas Auto Parts - wiper blades	12.12	04/15/2015	001-025-173000	
	Check Total:	12.12			
Vendor: 01585	Clackamas County			Check Sequence: 20	ACH Enabled: False

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
2015-169	WES - Central Lab Svc	498.50	04/15/2015	003-003-306000	
2015-183	WES - Contract Lab Svc/labor	58.59	04/15/2015	003-003-307000	
2015-187	WES - Labor/rental	343.96	04/15/2015	003-003-307000	
	Check Total:	901.05			
Vendor: 01621	County of Clackamas,			Check Sequence: 21	ACH Enabled: False
41064	Clackamas County - Electronic Services	65.00	04/15/2015	001-024-161000	
41711	Clackamas County - Ammo	271.00	04/15/2015	001-024-161500	
41832	Clackamas County - Monitors/Scanners	570.58	04/15/2015	001-029-229000	
41939	Clackamas County - Central Dispatch fees	7,190.33	04/15/2015	001-025-181900	
41944	Clackamas County - Central Dispatch fees	9,894.42	04/15/2015	008-008-816480	
	Check Total:	17,991.33			
Vendor: 01630	Clackamas County Fire District #1			Check Sequence: 22	ACH Enabled: False
7760-IN	CC Fire Dist #1 - IGA/Prov Pulsepoint Respond	1,000.00	04/15/2015	001-025-181000	
	Check Total:	1,000.00			
Vendor: 01839m	Coastal Farm & Home Supply			Check Sequence: 23	ACH Enabled: False
016391	Coastal - safety supplies	199.97	04/15/2015	004-004-408500	
	Check Total:	199.97			
Vendor: 01881	Larry Colton			Check Sequence: 24	ACH Enabled: False
May Author	Larry Colton - May author	100.00	04/15/2015	001-029-228500	
	Check Total:	100.00			
Vendor: 01893	Comcast Cable			Check Sequence: 25	ACH Enabled: False
738555	Comcast - internet	52.90	04/15/2015	001-028-212500	
	Check Total:	52.90			
Vendor: 01916	Community Classifieds			Check Sequence: 26	ACH Enabled: False
15769763	Community Newspapers - Employment ads	147.00	04/15/2015	001-021-116500	
	Check Total:	147.00			
Vendor: 02168	Cycle Express			Check Sequence: 27	ACH Enabled: False
24189	Cycle Express - stickers	30.00	04/15/2015	001-025-173500	
24191	Cycle Express - freight	10.50	04/15/2015	001-025-173500	
24204	Cycle Express - Printed banner	143.00	04/15/2015	001-025-175500	
24206	Cycle Express - Reflective license plate	25.00	04/15/2015	001-025-173000	

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	208.50			
Vendor: 02245	Day Wireless Systems Inc			Check Sequence: 28	ACH Enabled: False
158980-00	Day Wireless - antenna	-61.12	04/15/2015	001-025-177800	
165638-00	Day Wireless - Analog VHF/radios/chargers/supj	4,192.75	04/15/2015	005-005-507000	
167429-00	Day Wireless - remote speaker	275.50	04/15/2015	001-024-158000	
	Check Total:	4,407.13			
Vendor: 02635	Enerspect Medical Solutions			Check Sequence: 29	ACH Enabled: False
19682	Enerspect - EMT supplies	244.08	04/15/2015	001-025-180000	
	Check Total:	244.08			
Vendor: 02708Z	Estacada, City of			Check Sequence: 30	ACH Enabled: False
15-003sm	City of Estacada - Clack Cities dinner	26.00	04/15/2015	001-021-114500	
	Check Total:	26.00			
Vendor: 02731g	Extreme Products			Check Sequence: 31	ACH Enabled: False
26482	Extreme products - apparel	156.97	04/15/2015	001-024-159500	
26890	Extreme Products - ear molds	6.99	04/15/2015	001-024-156000	
	Check Total:	163.96			
Vendor: 02818	Ferguson Enterprises Inc			Check Sequence: 32	ACH Enabled: False
3259511	Ferguson Ent. - Compac I2 Sys w/battery charg	6,082.00	04/15/2015	003-003-308200	
	Check Total:	6,082.00			
Vendor: 02941	Fowler, H.D. Co. Inc.			Check Sequence: 33	ACH Enabled: False
13870699	Fowler - supplies	882.08	04/15/2015	004-004-406500	
	Check Total:	882.08			
Vendor: 03000	Mike Funk			Check Sequence: 34	ACH Enabled: False
reimb	Funk Reimbursement - station supplies	100.44	04/15/2015	001-025-175500	
reimb	Funk Reimbursement - office supplies	79.65	04/15/2015	001-025-173500	
	Check Total:	180.09			
Vendor: 03151	General Tree Service			Check Sequence: 35	ACH Enabled: False
518316	General Tree Svc - Pow Wow Tree- March	109.00	04/15/2015	001-026-196000	
519656	General Tree Svc - Pow Wow Tree- April	109.00	04/15/2015	001-026-196000	

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	218.00			
Vendor: 03300	Gold Wrench			Check Sequence: 36	ACH Enabled: False
58207	Gold Wrench - auto maintenance	110.00	04/15/2015	001-024-155000	
58232	Gold Wrench - auto maintenance	391.00	04/15/2015	001-024-155000	
58294	Gold Wrench - auto maintenance	69.25	04/15/2015	001-024-155000	
58516	Gold Wrench - auto maintenance	927.75	04/15/2015	001-024-155000	
58567	Gold wrench - overcharge	-60.00	04/15/2015	001-024-155000	
	Check Total:	1,438.00			
Vendor: 03320	Steve Graves			Check Sequence: 37	ACH Enabled: False
Graves reimb	Graves reimb - mower parts	19.27	04/15/2015	005-005-504500	
	Check Total:	19.27			
Vendor: 03324n	Gray, Ronald L.			Check Sequence: 38	ACH Enabled: False
March 2015	Gray - pro tem services	156.00	04/15/2015	001-022-125500	
	Check Total:	156.00			
Vendor: 03676	Home Depot Credit			Check Sequence: 39	ACH Enabled: False
1091342	Home Depot - supplies	36.89	04/15/2015	005-005-507000	
1091387	Home Depot - supplies	87.71	04/15/2015	005-005-507000	
2025870	Home Depot - supplies	21.75	04/15/2015	004-004-403500	
4021195	Home Depot - supplies	17.34	04/15/2015	001-026-194000	
9082750	Home Depot - supplies	58.92	04/15/2015	003-003-307000	
	Check Total:	222.61			
Vendor: 03765	Houston, Marc R			Check Sequence: 40	ACH Enabled: False
April 2015	Dr. Houston - April 2015	800.00	04/15/2015	001-025-180500	
April 2015	Dr. Houston - March drill instructor	140.00	04/15/2015	001-025-180500	
	Check Total:	940.00			
Vendor: 03818	Honey Buckets			Check Sequence: 41	ACH Enabled: False
2-1161811	Honey Buckets	476.40	04/15/2015	001-026-195500	
2-1166166	Honey Buckets	85.00	04/15/2015	001-026-195500	
2-1174214	Honey Buckets	334.20	04/15/2015	001-026-195500	
	Check Total:	895.60			
Vendor: 03821s	Hunter-Davisson Inc			Check Sequence: 42	ACH Enabled: False

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
103124	Hunter-Davison - repair AC	253.60	04/15/2015	001-029-225000	
	Check Total:	253.60			
Vendor: 04261m	Shannon Kmetic			Check Sequence: 43	ACH Enabled: False
March 2015	Kmetic - Prosecuting Atty Svc	3,000.00	04/15/2015	001-022-123000	
	Check Total:	3,000.00			
Vendor: 04419	Leadway LLC			Check Sequence: 44	ACH Enabled: False
ML09091402	LEED - Supplies - Hunt	170.80	04/15/2015	001-024-156000	
	Check Total:	170.80			
Vendor: 04441	League of Oregon Cities			Check Sequence: 45	ACH Enabled: False
16231	League of O.C. - Classes/Morishita	260.00	04/15/2015	001-021-114500	
	Check Total:	260.00			
Vendor: 04561p	Life-Assist Inc			Check Sequence: 46	ACH Enabled: False
706270	Life Assist - Medical Supplies	364.79	04/15/2015	001-025-180000	
76317	Life Assist - Medical Supplies	373.30	04/15/2015	001-025-180000	
	Check Total:	738.09			
Vendor: 04633m	Lord & Associates Inc			Check Sequence: 47	ACH Enabled: False
29686	Lord & Assoc - flagging	230.00	04/15/2015	004-004-406500	
29715	Lord & Assoc - flagging	345.00	04/15/2015	004-004-406500	
	Check Total:	575.00			
Vendor: 04636	Lovett Inc			Check Sequence: 48	ACH Enabled: False
26-151731	Lovett - Water system maintenance	1,822.02	04/15/2015	004-004-406500	
33-152246	Lovett - Water system maintenance	2,000.00	04/15/2015	004-004-406500	
	Check Total:	3,822.02			
Vendor: 04750	Masons Supply Co			Check Sequence: 49	ACH Enabled: False
982400-00	Masons Supply - supplies	23.00	04/15/2015	005-005-505500	
	Check Total:	23.00			
Vendor: 04753	Maverick Welding Supply Inc			Check Sequence: 50	ACH Enabled: False
01058	Maverick Welding Supplies	22.50	04/15/2015	005-005-507000	

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	22.50			
Vendor: 04770	McCoy Electric			Check Sequence: 51	ACH Enabled: False
211098	McCoy Electric - Install 120V outlet	234.66	04/15/2015	001-029-225000	
	Check Total:	234.66			
Vendor: 04900	Midwest Tape			Check Sequence: 52	ACH Enabled: False
92660522	Midwest Tape - Non-print items	16.19	04/15/2015	001-029-231500	
92660524	Midwest Tape - Non-print items	30.53	04/15/2015	001-029-231500	
92662521	Midwest Tape - Non-print items	20.64	04/15/2015	001-029-231500	
92684142	Midwest Tape - Non-print items	38.49	04/15/2015	001-029-231500	
92684144	Midwest Tape - Non-print items	81.98	04/15/2015	001-029-231500	
92684145	Midwest Tape - Non-print items	53.28	04/15/2015	001-029-231500	
92684146	Midwest Tape - Non-print items	16.64	04/15/2015	001-029-231500	
92684147	Midwest Tape - Non-print items	53.28	04/15/2015	001-029-231500	
92698797	Midwest Tape - Non-print items	135.47	04/15/2015	001-029-231500	
92698799	Midwest Tape - Non-print items	18.94	04/15/2015	001-029-231500	
	Check Total:	465.44			
Vendor: 04929	Milwaukee, City of			Check Sequence: 53	ACH Enabled: False
201502275554	City of Milwaukee - transcription	1,839.83	04/15/2015	001-024-161000	
201503185595	City of Milwaukee - transcription	1,729.75	04/15/2015	001-024-161000	
201503245605	City of Milwaukee - transcription	644.73	04/15/2015	001-024-161000	
	Check Total:	4,214.31			
Vendor: 04955s	Mr. Belvedere's Janitorial			Check Sequence: 54	ACH Enabled: False
1478	Mr. Belvedere - janitorial	335.00	04/15/2015	001-024-161000	
1479	Mr. Belvedere - janitorial	475.00	04/15/2015	001-028-215500	
	Check Total:	810.00			
Vendor: 05399	Nicoli, D P Inc			Check Sequence: 55	ACH Enabled: False
IR106883	Nicoli - Steel plate	145.00	04/15/2015	003-003-303000	
	Check Total:	145.00			
Vendor: 05490	Northwest Entrance			Check Sequence: 56	ACH Enabled: False
16232	NW Entrance - Lock replacement - park restroom	820.00	04/15/2015	001-026-193000	
	Check Total:	820.00			

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor: 05521	Northwest Natural			Check Sequence: 57	ACH Enabled: False
148922-8	NW Natural	388.32	04/15/2015	001-028-213500	
148988-9	NW Natural	85.25	04/15/2015	001-025-177500	
149733-8	NW Natural	161.11	04/15/2015	001-021-109500	
21365770	NW Natural	98.46	04/15/2015	001-024-161000	
26437012	NW Natural	61.14	04/15/2015	001-029-224500	
363279-1	NW Natural	208.38	04/15/2015	005-005-507000	
	Check Total:	1,002.66			
Vendor: 05610	Nursery Connection			Check Sequence: 58	ACH Enabled: False
96344	Nursery Connection - supplies	404.80	04/15/2015	001-026-194000	
96358	Nursery Connection - supplies	320.00	04/15/2015	001-026-194000	
	Check Total:	724.80			
Vendor: 05641	Oak Lodge Sanitary Dist.			Check Sequence: 59	ACH Enabled: False
99-01157-001	Oak Lodge - water services	657.28	04/15/2015	004-004-405000	
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Vendor: 05656	Oak Lodge Water District			Check Sequence: 60	ACH Enabled: False
56-00072-001	Oak Lodge Water - water service	32.88	04/15/2015	004-004-405000	
56-00073-001	Oak Lodge Water - water service	33.96	04/15/2015	004-004-405000	
56-00074-001	Oak Lodge Water - water service	46.24	04/15/2015	004-004-405000	
56-00075-001	Oak Lodge Water - water service	36.12	04/15/2015	004-004-405000	
56-00076-001	Oak Lodge Water - water service	43.34	04/15/2015	004-004-405000	
56-00077-001	Oak Lodge Water - water service	33.96	04/15/2015	004-004-405000	
56-00840-001	Oak Lodge Water - water service	50.59	04/15/2015	004-004-405000	
56-00850-001	Oak Lodge Water - water service	82.49	04/15/2015	004-004-405000	
56-00860-001	Oak Lodge Water - water service	46.24	04/15/2015	004-004-405000	
56-00870-001	Oak Lodge Water - water service	44.79	04/15/2015	004-004-405000	
99-01148-001	Oak Lodge Water - water service	288.17	04/15/2015	004-004-405000	
99-01157-001	Oak Lodge Water - water service	774.58	04/15/2015	004-004-405000	
	Check Total:	1,513.36			
Vendor: 05675	Office Depot			Check Sequence: 61	ACH Enabled: False
761160169001	Office Depot - office supplies	62.56	04/15/2015	001-029-225500	
	Check Total:	62.56			
Vendor: 05679	Office Max			Check Sequence: 62	ACH Enabled: False
920413	Office Max - copy paper	57.92	04/15/2015	001-021-113000	

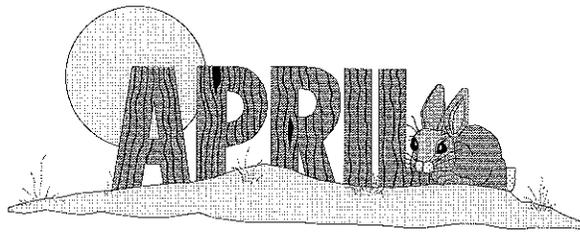
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	Check Total:	57.92			
Vendor: 05685	Olson Bros Service			Check Sequence: 63	ACH Enabled: False
1004424	Olson Bros Tire Factory - Chevy Tahoe	375.65	04/15/2015	001-024-155000	
1004441	Olson Bros Tire Factory - Chevy Tahoe	735.69	04/15/2015	001-024-155000	
1004547	Olson Bros Tire Factory - Chevy Tahoe	580.03	04/15/2015	001-024-155000	
1005630	Olson Bros Tire Factory - auto maint	148.00	04/15/2015	001-024-155000	
1009154	Olson Bros Tire Factory - auto maint	50.22	04/15/2015	001-024-155000	
1010832	Olson Bros Tire Factory - auto maint	18.95	04/15/2015	001-024-155000	
	Check Total:	1,908.54			
Vendor: 05691	O'Leary, James W			Check Sequence: 64	ACH Enabled: False
March 2015	O'Leary - Pro term judge service	97.50	04/15/2015	001-022-125500	
	Check Total:	97.50			
Vendor: 05706	One Call Concepts Inc			Check Sequence: 65	ACH Enabled: False
5030369	On Call Concepts - utility notifications	104.00	04/15/2015	005-005-507000	
	Check Total:	104.00			
Vendor: 05742	Oregon Accreditation Alliance			Check Sequence: 66	ACH Enabled: False
1389	OR Accred. Alliance - Annual fee	1,050.00	04/15/2015	001-024-163500	
	Check Total:	1,050.00			
Vendor: 05755	Oregon Association			Check Sequence: 67	ACH Enabled: False
201502010	OR Assoc Chief of Police - Linebacker project	250.00	04/15/2015	001-024-161000	
201503013	OR Assn Chiefs of Police - test forms	809.00	04/15/2015	001-024-156500	
	Check Total:	1,059.00			
Vendor: 05870	Oregon City Scuba			Check Sequence: 68	ACH Enabled: False
128	O.C. Scuba - equipment	1,756.30	04/15/2015	001-025-184000	
	Check Total:	1,756.30			
Vendor: 06148	Oregon Patrol Service			Check Sequence: 69	ACH Enabled: False
2363	Oregon Patrol Svc - security	506.00	04/15/2015	001-022-127000	
	Check Total:	506.00			
Vendor: 06346	Oregonian			Check Sequence: 70	ACH Enabled: False

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4370839	Oregonian - subscription	48.00	04/15/2015	001-024-161000	
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Vendor: 06361	Oregonian Media Group			Check Sequence: 71	ACH Enabled: False
2000092519	Oregonian Media Group	417.52	04/15/2015	001-021-116500	
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Vendor: 06389	Overhead Door of Portland			Check Sequence: 72	ACH Enabled: False
31665	Overhead Door - materials	314.00	04/15/2015	001-025-175500	
31700	Overhead Door - Service call	200.00	04/15/2015	001-025-175500	
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Vendor: 06586	Pacific Office Automation Inc			Check Sequence: 73	ACH Enabled: False
522534	Pacific Office Automation - copier usage	69.32	04/15/2015	001-024-156500	
523602	Pacific Office Automation - copier usage	61.01	04/15/2015	001-024-156500	
547558	Pac Ofc Automation - copier usage	24.48	04/15/2015	001-024-156500	
	Check Total:	154.81			
Vendor: 06587	Pacific Office Automation			Check Sequence: 74	ACH Enabled: False
45110277	Pacific Office Automation - copier lease	636.00	04/15/2015	001-029-226500	
	Check Total:	636.00			
Vendor: 06715	Mike Patterson Plumbing			Check Sequence: 75	ACH Enabled: False
C16838	Patterson Plumbing - restroom repair	115.00	04/15/2015	001-029-225000	
	Check Total:	115.00			
Vendor: 06838f	Peterson, Michael Painting Inc			Check Sequence: 76	ACH Enabled: False
5179	Peterson Painting -offices	1,500.00	04/15/2015	001-028-219500	
	Check Total:	1,500.00			
Vendor: 07002	Portland, City of			Check Sequence: 77	ACH Enabled: False
10180169	City of Portland - PPDS/LEDS qty billing	2,317.50	04/15/2015	001-024-155500	
	Check Total:	2,317.50			
Vendor: 07021	Portland General Electric			Check Sequence: 78	ACH Enabled: False
PGE March 2015	PGE - March 2015	651.96	04/15/2015	001-021-109500	
PGE March 2015	PGE - March 2015	439.82	04/15/2015	001-024-161000	

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
PGE March 2015	PGE - March 2015	615.86	04/15/2015	001-025-177500	
PGE March 2015	PGE - March 2015	556.31	04/15/2015	001-026-193500	
PGE March 2015	PGE - March 2015	457.25	04/15/2015	001-028-213500	
PGE March 2015	PGE - March 2015	799.35	04/15/2015	001-029-224500	
PGE March 2015	PGE - March 2015	47.71	04/15/2015	003-003-302500	
PGE March 2015	PGE - March 2015	1,184.11	04/15/2015	004-004-406000	
PGE March 2015	PGE - March 2015	634.67	04/15/2015	005-005-508000	
	Check Total:	5,387.04			
Vendor: 07027	Portland Habilitation Center			Check Sequence: 79	ACH Enabled: False
86593	Portland Habilitation - janitorial	43.31	04/15/2015	001-025-175500	
86781	Portland Habilitation - janitorial	294.14	04/15/2015	001-025-176000	
	Check Total:	337.45			
Vendor: 07060m	Portland Windustrial Co			Check Sequence: 80	ACH Enabled: False
101910 00	Portland Windustrial - supplies	789.15	04/15/2015	004-004-406500	
101910 02	Portland Windustrial - supplies	977.23	04/15/2015	003-003-303000	
101940 00	Portland Windustrial - supplies	222.80	04/15/2015	004-004-406500	
102236 00	Portland Windustrial - supplies	344.48	04/15/2015	003-003-303000	
	Check Total:	2,333.66			
Vendor: 07204	Providence Occupational Health			Check Sequence: 81	ACH Enabled: False
814	Providence - physicals	354.00	04/15/2015	001-021-116500	
	Check Total:	354.00			
Vendor: 07518	Righteous Clothing			Check Sequence: 82	ACH Enabled: False
65742	Righteous Clothing - patches	91.80	04/15/2015	001-025-174500	
	Check Total:	91.80			
Vendor: 07553	RMS Pump Inc			Check Sequence: 83	ACH Enabled: False
15R05029	RMS Pump - Webster Rd. Pump Station mainten	851.08	04/15/2015	004-004-407000	
	Check Total:	851.08			
Vendor: 07717r	Satcom Global			Check Sequence: 84	ACH Enabled: False
AS03150980	Satcom global - SIM card	42.75	04/15/2015	001-024-164600	
	Check Total:	42.75			
Vendor: 07903s	Kim Sieckmann			Check Sequence: 85	ACH Enabled: False

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Reimbursement	Siackmann reimb - Main St. Conference	340.65	04/15/2015	001-021-114500	
	Check Total:	340.65			
Vendor: 07905	Sierra Springs			Check Sequence: 86	ACH Enabled: False
5338633 030215	Sierra Springs	75.90	04/15/2015	001-024-161000	
5338633 033015	Sierra Springs	80.38	04/15/2015	001-024-161000	
	Check Total:	156.28			
Vendor: 07960	Sisul Engineering			Check Sequence: 87	ACH Enabled: False
SGL 12-037-17	Sisul Eng - Dahl Park sidewalk	360.00	04/15/2015	001-026-194000	
SGL 13-006-11	Sisul Engineering - plan reviews	180.00	04/15/2015	003-003-306000	
	Check Total:	540.00			
Vendor: 08205	Stein Oil Co. Inc.			Check Sequence: 88	ACH Enabled: False
CL08657	Stein Oil - gasoline	327.85	04/15/2015	001-025-173000	
CL08670	Stein Oil - gasoline	104.86	04/15/2015	004-004-407000	
CL08670	Stein Oil - gasoline	366.87	04/15/2015	005-005-504000	
CL08670	Stein Oil - gasoline	37.12	04/15/2015	001-026-194000	
CL08670	Stein Oil - gasoline	85.16	04/15/2015	001-028-214000	
CL08710	Stein Oil - gasoline	1,149.68	04/15/2015	001-024-155000	
	Check Total:	2,071.54			
Vendor: 08402	Thayer, J Co.			Check Sequence: 89	ACH Enabled: False
932365-0	Thayer Co. - City council name badges	116.20	04/15/2015	001-021-113000	
934058-0	Thayer Co. - binders	54.87	04/15/2015	001-021-113000	
	Check Total:	171.07			
Vendor: 08476	Timberline Development			Check Sequence: 90	ACH Enabled: False
2068	Timberline Dev - Addie Street sewer replacemen	5,412.00	04/15/2015	003-003-308000	
	Check Total:	5,412.00			
Vendor: 08558	McLoughlin Chevrolet			Check Sequence: 91	ACH Enabled: False
111869	McLoughlin Chevrolet - handle	57.75	04/15/2015	005-005-504500	
	Check Total:	57.75			
Vendor: 08652	Tualatin Valley Fire & Rescue			Check Sequence: 92	ACH Enabled: False
49003	TVFR - Quarterly Contract Svc	225.00	04/15/2015	001-025-178500	
571346	TVFR - Fleet Maint Svc	2,146.33	04/15/2015	001-025-173000	

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor: 08943c					
471778134-00001	Verizon	2,371.33			ACH Enabled: False
471778134-00012	Verizon	570.47	04/15/2015	001-024-164000	Check Sequence: 93
471778134-00013	Verizon	258.42	04/15/2015	001-024-164000	
471778134-00018	Verizon	231.88	04/15/2015	001-024-164000	
9742840212	Verizon - phone service	559.94	04/15/2015	001-024-164000	
9742855868	Verizon - phone service	88.98	04/15/2015	005-005-507000	
9742855869	Verizon - phone service	413.40	04/15/2015	005-005-507000	
		104.24	04/15/2015	005-005-507000	
Check Total: 2,227.33					
Vendor: 09031					
0071769	Watershed Inc	1,963.78	04/15/2015	001-024-159500	ACH Enabled: False
Watershed - apparel					
Check Total: 1,963.78					
Vendor: 09281t					
19887	Wilsonville Lock & Security	158.00	04/15/2015	001-021-110500	ACH Enabled: False
WilsonvilleLock - Master rekey/exit bar rekey					
Check Total: 158.00					
Total for Check Run: 118,900.97					
Total of Number of Checks: 95					



REGULAR AGENDA

City of GLADSTONE

SUMMARY

FILE NUMBER: Z0435-14-PDR

APPLICANT: Verizon Wireless

PROPOSAL: This is an appeal of Planning Commission APPROVAL to co-locate wireless communication antennae on a PGE utility pole located in the right-of-way for Portland Avenue in front of 725 Portland Avenue, with associated ground mounted equipment to be located in the back yard at that address. Applicable review standards are located at 17.18, 17.61, 17.94 and the Development Standards of Title 17 of the Gladstone Municipal Code.

PLANNING COMMISSION HEARING: The Planning Commission held a public hearing on January 20, 2015 to consider the proposal. That hearing was continued until February 17, 2015 to allow for further testimony and discussion. Both public hearings were well attended. Residents voiced concerns on visual impacts, noise and smoke from the generator, and health issues. The Planning Commission carefully considered the application, relevant review standards, staff recommendation and public testimony.

PLANNING COMMISSION ACTION: The Planning Commission approved the proposal at the February 17th hearing, adding conditions to help mitigate impacts. That Decision was subsequently appealed, and is now before the City Council for further review, and decision. City Council is the final decision making body for the City. Any further appeal will be to the State Land Use Board of Appeals, LUBA.

ATTACHMENTS:

- Staff report
- Application materials
- Planning Commission Decision
- Minutes from the Planning Commission hearing
- Exhibits

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223
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Fire Department
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(503) 656-2411
FAX: (503) 655-2438

Senior Center
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(503) 655-7701
FAX: (503) 650-4840

City Shop
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Gladstone, OR 97027
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FAX: (503) 722-9078

**NOTICE OF PUBLIC HEARING
GLADSTONE CITY COUNCIL**

DATE & TIME: April 14, 2015. This item will not begin earlier than 7:30 p.m. However, it may begin later depending on the length of preceding items.

PLACE: Council Chambers of Gladstone City Hall, 525 Portland Ave., Gladstone, OR 97027

FILE NO: Z0435-14-PDR, APPEAL

PURPOSE/PROPOSAL: This is an appeal of Planning Commission **APPROVAL** to co-locate wireless communication antennae on a PGE utility pole located in the right-of-way for Portland Avenue in front of 725 Portland Avenue, with associated ground mounted equipment to be located in the back yard of that address.

SUBJECT PROPERTY: East side of Portland Avenue, between Fairfield and Gloucester Streets, AKA 22E20BD TL 8500

CURRENT ZONING: C-2, Community Commercial

APPLICANT: Verizon Wireless

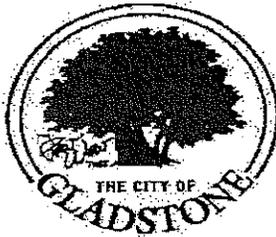
PROPERTY OWNER: City of Gladstone (Portland Ave) and Jon Henricksen

REVIEW STANDARDS: 17.18, 17.61, 17.94 and the Development Standards of Title 17 of the Gladstone Municipal Code

You may attend, offer testimony or seek information at the hearing. Any correspondence received in advance of the meeting will be forwarded to the City Council.

The staff report relating to this application is available for inspection at the Clackamas County Planning Division, 150 Beavercreek Road, Oregon City, OR 97045. Copies will be available for a reasonable cost. For further information, contact Clay Glasgow at 503-742-4520.

Failure to raise an issue in person or by letter at the hearing with sufficient specificity to afford the decision-maker an opportunity to respond will preclude the ability to appeal. Furthermore, failure at the time of the hearing to specify, in person or by letter, to what land use standard(s) your comments or objections are directed, will preclude the ability to raise those issues on appeal.



Gladstone planning services are provided by Clackamas County. Submit all land use applications and correspondence to: Clackamas County Planning Division, 150 Beaver Creek Road, Oregon City, OR 97045. Phone: 503-742-4520 Fax: 503-742-4550 E-Mail: clayg@co.clackamas.or.us

APPEAL REQUEST

NOTE: Appeal must be accompanied by a fee of \$250. Additional information may be attached in support of the appeal.

Date Received: <u>3-11-15</u>	For staff use only:	By: <u>4</u>
Fee: \$ <u>280</u>	File No. <u>20435-14</u>	Appeal Hearing Date <u>April 14, 2015</u>

Name of Appellant: Catto David
Last First

Mailing Address: P.O. BOX 314 Gladstone, OR Phone: 503-650-3835
City State Zip 97027

File Number of the Application being Appealed: 20435-14-C Date of the Decision being Appealed: 2/17/15

Site Address or Legal Description of the Property that is the Subject of the Appeal: 725 Portland Ave Gladstone, OR 97027

If this is an appeal of a Planning Commission decision, indicate how you appeared before the Planning Commission:

Oral Testimony Written Testimony

Describe the decision or condition of approval being appealed:
See attached form

Identify the reasons for the appeal: see attached letter

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge and belief.

David W. Catto
Appellant's signature

3/11/15
Date

David W. Catto
Appellant's name (print)

6-3

11 March 2015
Gladstone City Council
525 Portland Avenue
Gladstone, Oregon 97027



To: The Gladstone City Council,

This letter is to appeal the decision made on 17 February 2015 by the Gladstone Planning Commission regarding Z0435-14. The approval of application Z0435-14-C by the Gladstone Planning Commission is in violation of Gladstone city code **17.61.020 Purposes**.

The purpose of this section is to establish design and siting standards for telecommunication facilities that:

- (1) Minimize adverse visual effects of towers and ancillary facilities through careful design, siting and screening standards;
- (2) Avoid potential damage to adjacent properties from tower failure and falling ice through structural standards and setback requirements;
- (3) Provide mechanisms for the mitigation of tower proliferation through tower sharing requirements for all new tower applicants and those existing towers that are physically capable of sharing.

Statutory Reference: ORS Ch. 197 and 227

History: Ord. 1277 §1, 1998.

The approved tower will be 80 feet tall. It will 20 feet taller than any tree or structure in the downtown Gladstone area. Gladstone City Ordinance **17.61.090 Visual impact** requires that the Antennae be screened, hidden or disguised, or shall be painted or colored to blend into the structure or surroundings. As the surroundings for this 80-foot tower is the sky, there is no possibility for the tower to comply with the **Visual Impact** ordinance that governs wireless communications.

How will a tall brown pole in a small-scaled area blend into the skyline? It will not. It is not possible to blend into the surroundings as the surroundings are ever changing. Today the sky is blue. Tomorrow the sky may be grey and overcast. As well, the scale of the structure in relation to adjacent buildings, will magnify the visual impact.

Another requirement of the purpose is to avoid potential damage to adjacent properties from tower failure and falling ice. The buildings adjacent to the location are at risk. The failure of a cell tower 80 feet tall could damage the following properties:

The Top Notch Laundry (which is listed on the Oregon State Historic Database as a Eligible Contributing property)

~~130~~ E Fairfield

~~785~~ Portland Ave

Part 3 **provide(s) for the mitigation of tower proliferation through tower sharing requirements for all new tower applicants...** The tower is for a single provider: Verizon who has an exclusive agreement with PGE for collocating. Approving a cell tower for singular use opens up the city of Gladstone to single use cell towers for all 82 registered cell carrier providers in the United States. If you approve one, you approve all.

Please consider these violations as well as any others brought forth by public testimony and submitted in writing.

Sincerely,

David W. Catto
David Catto

City of GLADSTONE

STAFF REPORT/RECOMMENDATION TO PLANNING COMMISSION

File: Z0435-14-C
Applicant: Verizon Wireless
Hearing Date: January 20, 2015
Planning Staff: Clay Glasgow

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FAX: (503) 722-9078

I. GENERAL INFORMATION

- A. Proposal: This is a proposal to co-locate wireless communication antennae on a PGE utility pole in the right-of-way for Portland Avenue (extend pole height from 60' to 80'.) Ground mounted equipment boxes to be located on adjacent private property.
- B. Legal Description: T 2S, R 2E, Section 20BD, Tax Lot 8500
- C. Location: in front of and at 725 Portland Avenue
- D. Zoning District: C-2, Community Commercial
- E. Comprehensive Plan Designation: Commercial
- F. Site Information: the subject site is at a power pole along Portland Avenue, one block north of the Fire Station and City Hall on the same side of the street. The ground mounted equipment cabinets are proposed to be located on adjacent property that has a residence in place.
- G. Vicinity Description: This is a mix-used area, with both commercial and residential activities in place. This proposal involves locating wireless communication antennae on a PGE utility pole along Portland Avenue. PGE utility poles line the length of Portland Avenue.

II. FINDINGS AND CONCLUSIONS

This request is subject to Chapter 17.18, C-2, Community Commercial District; Chapter 17.61, Wireless Telecommunication Facilities; Chapter 17.94, Hearings; and the Development Standards of Title 17 of the Gladstone Municipal Code (GMC).

Planning staff has reviewed this request in regards to the applicable provisions of the GMC. Based upon this review, staff makes the following findings and conclusions:

1. The Planning Commission may authorize a collocated wireless telecommunication facility when the applicant demonstrates that the approval criteria identified in Subsection(s) 17.61.060-090, and 17.61.190 of the GMC are met.
 - a. 17.61.060 – *Site size; no minimum lot size shall apply when a telecommunication facility is collocated on an existing building or structure. Telecommunication facilities collocated on existing towers or reconstructed existing towers shall not decrease the setback of the existing tower. For the purposes of this section, an increase in tower circumference to accommodate collocated facilities shall not be deemed to decrease setbacks.* This seems more statement than criterion, but staff is able to find that, as there is no minimum site size applicable and setbacks will not be decreased this criterion is met. Also, there is no planned increase in circumference of the power pole (though height will be increased.) **This criterion is satisfied.**
 - b. 17.61.070 – *Suitable facilities for collocation. (1) towers or attachments may be placed on existing structure such as athletic field light poles, utility towers and tall buildings provided that the addition of the antenna equipment will not interfere with the normal operation of the utilities or existing transmission facilities and the collocated facility complies with the height limit in GMC 17.61.080; and (2) existing structure may be replaced or structurally enhanced when necessary to permit collocation as long as the setback of the reconstructed structure is not decreased as described in GMC 17.61.060 and as long as the height of the reconstructed facility complies with the height limit contained in GMC Section 17.61.080 as applied to the existing structure prior to replacement or reconstruction.* This is a proposal to replace an existing structure or otherwise cause the structure to increase in height by twenty (20') feet. Applicant states the wireless antennae will be located at 73', with enough separation from the existing

PGE utility equipment to allow uninterrupted and normal operation of the facility. **This criterion is met.**

- c. 17.71.080 – *Collocated facilities are exempt from the height limits of the underlying zoning district, but shall be no more than ten feet (10') taller than the existing telecommunication structure in a residential zone or no more than twenty feet (20') taller than the existing structure in a commercial or industrial zone.* The proposal shows the tower increasing in height by twenty feet in this commercial zoned location.

This criterion is satisfied.

- d. 17.61.090 - *Visual Impact. (1) all ancillary facilities shall be screened, hidden or disguised; (2) antennae shall be screened, hidden or disguised, or shall be painted or colored to blend into the structure or surroundings; and (3) a proposed collocated facility that does not comply with GMC Sections 17.61.100 through 17.61.180 shall be processed as a new facility.* This is a collocated facility exempt from GMC Section 17.61.100-17.61.180. Applicant proposes to install a 6' high fence surrounding the ancillary equipment. A three-foot (3') wide landscape buffer consisting of medium and small trees as well as medium and small shrubs is proposed on the SW and SE borders of the fenced-in equipment enclosure. The proposed antennas and associated equipment are all shades of gray, dark gray, and off-white and blend in with the surroundings. As described by the applicant, **This criterion is met.**

- e. 17.71.190 – *Collocated facilities. In addition to standard required application material, the applicant shall submit the following information in conjunction with an application for a collocated facility: (1) documentation demonstrating that the collocated facility will comply with non-ionizing electromagnetic radiation (NEIR) emissions standards adopted by the FCC; and (2) documentation addressing the specific criteria for compliance contained in GMC Sections 17.61.100 through 17.61.180.* The applicant has provided a copy of the NEIR report (Exhibit A.) Also, the applicant has provided documentation addressing the specific criteria for compliance contained in GMC Section 17.61.100 through 17.61.180. **This criterion is met.**

2. 17.70.010(2) *Additional conditions of Approval. In permitting a new use or the alteration of an existing use, the planning commission may impose, in addition to those standards and requirements expressly specified by this title and by the comprehensive plan, additional conditions which the*

planning commission considers are necessary to protect the best interests of the surrounding area or the city as a whole. This Subsection goes on to identify examples of the types of additional conditions that may be imposed. Staff suggests adding conditions relative to buffering and disguising the new use areas to the extent feasible.

3. *17.70.040 Time Limit on permit.* This Section limits conditional use approval to a period of one year unless substantial construction has taken place. It also provides for the Planning Commission to extend authorization upon request for an additional period not to exceed one year. A condition of approval should require compliance with this Section.
4. Chapter 17.94 lays out the procedures for Hearings. Notice requirements, conduct of public hearing, etc are detailed here. This process is being satisfied.
5. Chapter 17.18 of the GMC deals with the C-2, Community Commercial District. At 17.18.020(9), Uses allowed outright - community service facility such as a fire station, library, community center, park, **utility facility** or meeting hall are listed. The GMC definition of "utility facility" includes "...telephone." This proposal is therefore allowed as an outright use in the C-2, Community Commercial District.
6. Division IV, Development Standards, of the GMC contains several chapters that are applicable to all development permits issued in Gladstone, including such as proposed. However, these Chapters establish no requirements for the proposed use.

Request for comments sent to Public Works, Gladstone Fire, and City of Gladstone, along with property owners within 250 of the proposal. Comments received from Mike Funk, Gladstone Fire (included as Exhibit B)

IV. RECOMMENDATION:

The Planning Commission is authorized to consider this proposal pursuant to Subsection 17.94.060(1)(d) of the GMC. Planning Staff recommends the Planning Commission approve the proposal, based on the submitted application materials, subject to the following conditions:

1. This approval shall remain valid for one year from the date of final approval. If substantial construction has not occurred by that time, conditional use approval shall become void unless an extension is granted pursuant to Section 17.70.040 of the GMC.
2. As discussed and conditioned by the Planning Commission - the new or extended tower along with the enlarged ground use area shall be buffered and screened to the extent feasible.

6-8

EXHIBIT A 20435-14

BENJAMIN F. DAWSON III, PE
THOMAS M. ECKELS, PE
STEPHEN S. LOCKWOOD, PE
DAVID J. PINION, PE
ERIK C. SWANSON, PE

THOMAS S. GORTON, PE
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MAURY L. HATFIELD, PE
(1942 - 2009)
PAUL W. LEONARD, PE
(1925 - 2011)

NON-IONIZING ELECTROMAGNETIC EXPOSURE ANALYSIS

AND

ENGINEERING CERTIFICATION

PREPARED FOR

Verizon Wireless

“POR GLADIATOR”

PROPOSED WIRELESS FACILITY ON PGE POLE

725 PORTLAND AVE

CITY OF GLADSTONE

CLACKAMAS COUNTY, OREGON

DECEMBER 2014

6-9

EXHIBIT A 20435-14

INTRODUCTION

Hatfield & Dawson Consulting Engineers has been retained to evaluate the proposed Verizon Wireless personal wireless telecommunications facility "POR GLADIATOR" for compliance with current Federal Communications Commission (FCC) and local guidelines regarding public exposure to radio frequency (RF) electromagnetic fields (EMFs).

The proposed Verizon facility will have new panel antennas installed on a replacement PGE electrical utility pole at 725 Portland Ave, Gladstone, in Clackamas County, Oregon 97027.

DESCRIPTION OF PROPOSED OPERATIONS

According to information furnished by Verizon representatives, all of the proposed Verizon panel antennas will be centered approximately 70 feet above grade and far removed from any habitable space. Thus all of the pole-mounted Verizon antennas will be mounted well above head height for persons on or near the project site, on adjacent properties, or within nearby structures.

The PGE pole is shown without climbing appurtenances. Therefore it is unlikely that anyone other than authorized workers could approach near enough to any of the Verizon antennas to cause that person's RF exposure to exceed FCC limits.

All of the proposed Verizon antennas are highly directional in the vertical plane and they project the majority of the transmitted RF energy horizontally away from the PGE pole, and well above all nearby accessible and habitable areas. Very little energy is directed downwards towards ground level or the nearest occupancies. Therefore RF exposure conditions at the project site, and on adjacent properties, due to the combined contributions from all of the Verizon antennas, will be well below the FCC Public Maximum Permissible Exposure (MPE) limit.

The the operation of the proposed Verizon facility will NOT create significant RF exposure conditions at any occupancy, habitable area or publicly accessible area.

EMISSION CHARACTERISTICS

The proposed Verizon facility may operate within the 700 MHz Upper Block "C" frequency band, the 800 MHz Cellular "B" frequency band, the Personal Communications Service (PCS) frequency bands, and the 2.1 GHz Advanced Wireless Service (AWS) frequency bands. The lowest Verizon transmitting frequency for any of these bands is approximately 746 MHz.

CALCULATION OF MAXIMUM EXPOSURE CONDITIONS

RF power densities and exposure conditions are computed in accordance with methods described in *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65, August 1997*.

OET Bulletin 65 describes the methods established by the FCC for predicting compliance with FCC-specified exposure limits. Personal wireless and microwave facilities are required to comply with the FCC "Rules & Regulations" **47 CFR §1.1310, Radiofrequency radiation exposure limits**.

The following formula has been used to calculate the power densities at specific locations:

$$S(\text{mW}/\text{cm}^2) = 0.36 \times \text{ERP (watts)} / (\text{Distance in feet})^2$$

This formula is derived from Equation 9 on page 21 of OET Bulletin 65. It includes the effect of reflections. The Effective Radiated Power (ERP) in a particular direction depends on the vertical and horizontal antenna patterns. A composite vertical antenna pattern is used to determine the predicted power density. This composite antenna pattern is a worst case envelope that encompasses the maximums of the downward lobes of the vertical patterns of the Verizon antennas. It is expected that RF exposure conditions near ground level at the project site, within any nearby buildings, and on all adjacent properties, due to the contributions from all of the antennas on the PGE pole, will be well below the FCC public exposure limit.

ANALYSIS OF PROPOSED PERSONAL WIRELESS OPERATIONS

The RF exposure analysis is based on information provided by Verizon representatives, and known characteristics of typical wireless facilities. The analysis provides a "worst case" model for calculating the maximum "uncontrolled" (i.e., general public) RF power density and exposure condition for a person standing at the nearest approach to any of the pole mounted antennas.

All of the Verizon personal wireless panel antennas will have approximately the same center line height of approximately 70 feet above ground level. A six foot tall person standing at ground level near the PGE pole will be 64 feet or more from the center lines of the panel antennas.

The calculations assume that the vertical patterns of the Verizon personal wireless antennas at this site suppress the maximum ERP downwards towards ground level and the nearest occupancies by a factor of 100 (20 dB) at 700 MHz and cellular frequencies, and 50 (17 dB) at PCS and AWS frequencies.

CUMULATIVE RF EXPOSURE CONDITIONS DUE TO PROPOSED VERIZON OPERATIONS

The predicted maximum worst case cumulative Public RF exposure condition near the pole resulting from all proposed wireless operations is less than 2.0% of the Public MPE limit. This maximum predicted cumulative Public exposure condition is 1/50th of the 100% MPE limit.

Therefore the proposed Verizon wireless operations at the POR GLADIATOR site will not have a significant environmental impact as defined by the FCC Public MPE limits. Furthermore, the proposed facility will not cause the any existing nearby wireless facilities to exceed non-ionizing electromagnetic radiation (NIER) exposure standards.

The analysis presented in this report demonstrates compliance with NIER emissions standards as set forth by the Federal Communications Commission (FCC) particularly with respect to any habitable areas on or near the project site, or in structures directly across from or adjacent to the antennas.

COMPLIANCE WITH FCC AND LOCAL REGULATIONS

The FCC has determined through calculations and technical analysis that personal wireless facilities, such as those operated by Verizon, are highly unlikely to cause human RF exposures in excess of FCC guideline limits. In particular, personal wireless facilities with non-building-mounted antennas greater than 10 meters (about 33 feet) above ground level are considered to have such a low impact on overall exposure conditions that they are "categorically excluded" (i.e., exempt) from the requirement for routine environmental assessment regarding RF exposure hazards.

Thus according to FCC rules, the proposed Verizon personal wireless facility, with all antennas centered at well above the 33 foot level, is exempt from further RF safety environmental assessment because it is presumed to be in compliance with the FCC RF exposure rules and guidelines. The proposed facility is expected to be compliant with FCC rules regarding public RF exposure provided that direct access to the Verizon antennas is positively restricted.

In fact the proposed Verizon Wireless operations at the project site will not have a significant environmental impact as defined by the FCC Public MPE limits. Furthermore, the proposed Verizon facility will not cause any nearby existing wireless facility to exceed NIER exposure standards.

COMPLIANCE WITH FCC REGULATIONS FOR RF EMISSIONS AND RF INTERFERENCE

It is expected that the RF interaction between all of the Verizon Wireless operations will be low enough to preclude the likelihood of localized interference caused by the proposed Verizon Wireless facility to the reception of any other communications signals. All of the Verizon antennas will be sufficiently high enough, and far enough removed from all occupancies, that they are unlikely to cause interference with nearby consumer receivers or other consumer electronic devices.

Transmission equipment for the proposed Verizon Wireless facility is certified by the FCC under the equipment authorization procedures set forth in the FCC rules and guidelines. This assures that the wireless facility will transmit within the desired base-station frequency bands at authorized power levels. The proposed Verizon Wireless facility will operate in accordance with all FCC rules and guidelines regarding power, signal bandwidth, interference mitigation, and good RF engineering practices.

COMPLIANCE WITH LOCAL REGULATIONS

Because the proposed Verizon Wireless facility will be in compliance with federal rules and guidelines, it will also be in compliance with local regulations concerning RF emissions per K.C.C. 21A.26.090 "Interference." The following is the complete text of 47 U.S.C. § 332(c)(7)(B)(iv):

"No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

CONCLUSIONS BASED ON CALCULATIONS AND REGULATIONS

The proposed Verizon Wireless facility "POR GLADIATOR" will be in compliance with current FCC and local rules regarding radio frequency interference and public exposure to radio frequency electromagnetic fields. This conclusion is based on information supplied by Verizon representatives, and estimates of future RF exposure conditions due to the proposed Verizon facility in specific areas with the corresponding safe exposure guidelines set forth in the FCC rules and guidelines. The FCC exposure limits are based on recommendations by federal and private entities with the appropriate expertise in human safety issues. Under the Commission's rules and guidelines, licensees are required to ensure compliance with the limits for maximum permissible exposure established by the FCC. These limits have been developed based on guidelines provided by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and the

National Council on Radiation Protection and Measurements (NCRP). Both the NCRP and IEEE guidelines were developed by scientists and engineers with a great deal of experience and knowledge in the area of RF biological effects and related issues.

To ensure full compliance with FCC rules and guidelines regarding human exposure to radio frequency electromagnetic fields, the Verizon transmitters should be turned off whenever maintenance personnel are required to work in the immediate vicinity of the Verizon antennas. This safety procedure should apply to all existing and future wireless transmission facilities at the project site. All instances of antenna-related work require deactivation of the subject antennas.

QUALIFICATIONS

I am a Senior Member of the IEEE. As a partner in the firm of Hatfield & Dawson Consulting Engineers I am registered as a Professional Engineer in the States of Oregon, Washington, California and Hawaii. I am an experienced radio engineer with over 30 years of professional engineering experience whose qualifications are a matter of record with the Federal Communications Commission, and I hold an FCC General Radiotelephone Operator License PG-12-21740. All representations contained herein are true to the best of my knowledge.

5 December 2014



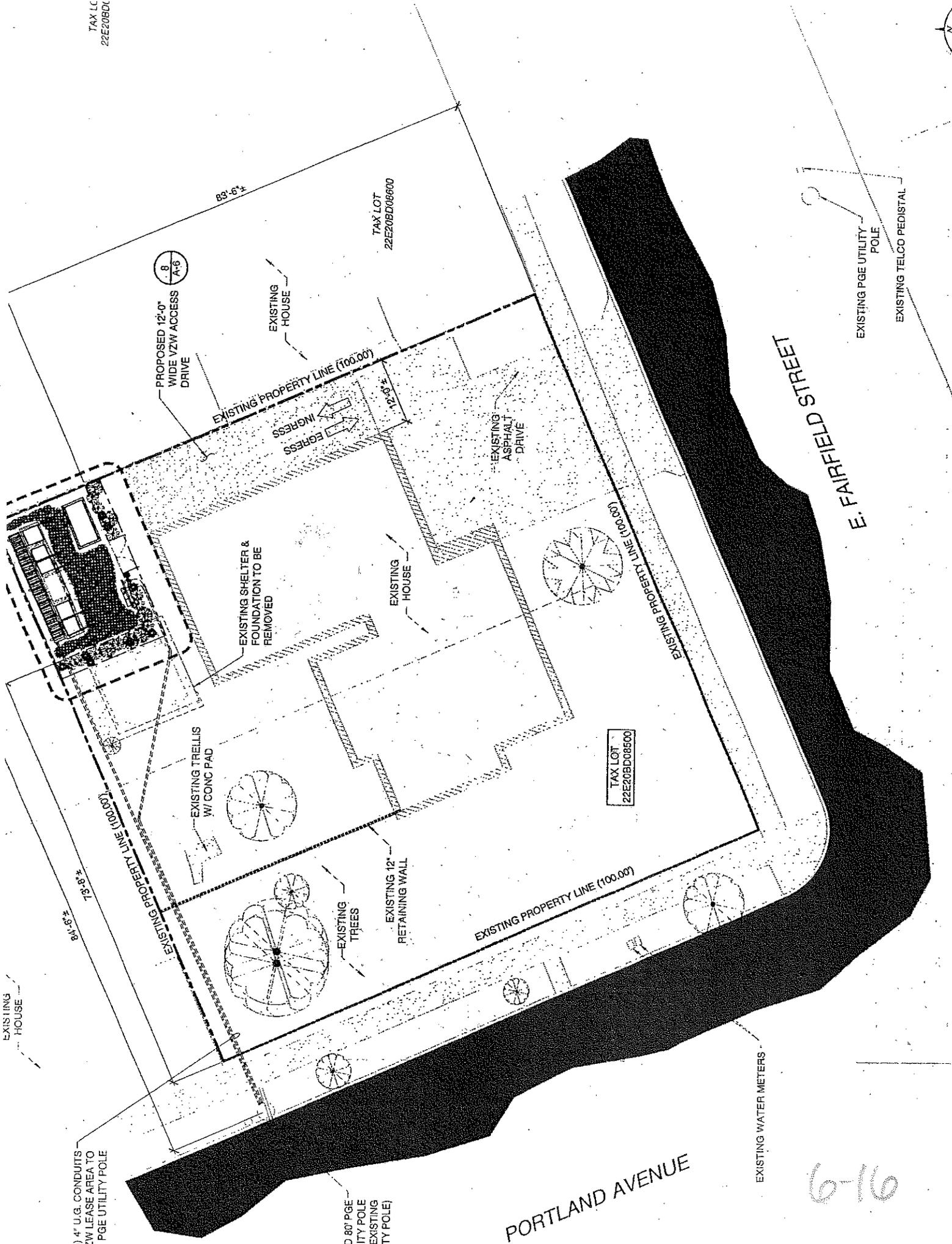
EXPIRATION DATE:

David J. Pinion, P.E.

PE Expiration Date 12/31/2014

Hatfield & Dawson Consulting Engineers

6-15



PROPOSED 12'-0"
WIDE VZW ACCESS
DRIVE

TAX LOT
22E208D08600

EXISTING PROPERTY LINE (100.00)

INGRESS
EGRESS

EXISTING
ASPHALT
DRIVE

EXISTING SHELTER &
FOUNDATION TO BE
REMOVED

EXISTING
HOUSE

TAX LOT
22E208D08500

EXISTING TRELLIS
W/ CONC PAD

EXISTING 12"
RETAINING WALL

EXISTING
TREES

EXISTING PROPERTY LINE (100.00)

E. FAIRFIELD STREET

EXISTING PGE UTILITY
POLE

EXISTING TELCO PEDISTAL

EXISTING WATER METERS

PORTLAND AVENUE

6-16

(5) 4" U.G. CONDUITS
VZW LEASE AREA TO
PGE UTILITY POLE

SED 80' PGE
UTILITY POLE
EXISTING
UTILITY POLE

EXISTING
HOUSE

84'-6"

73'-3"

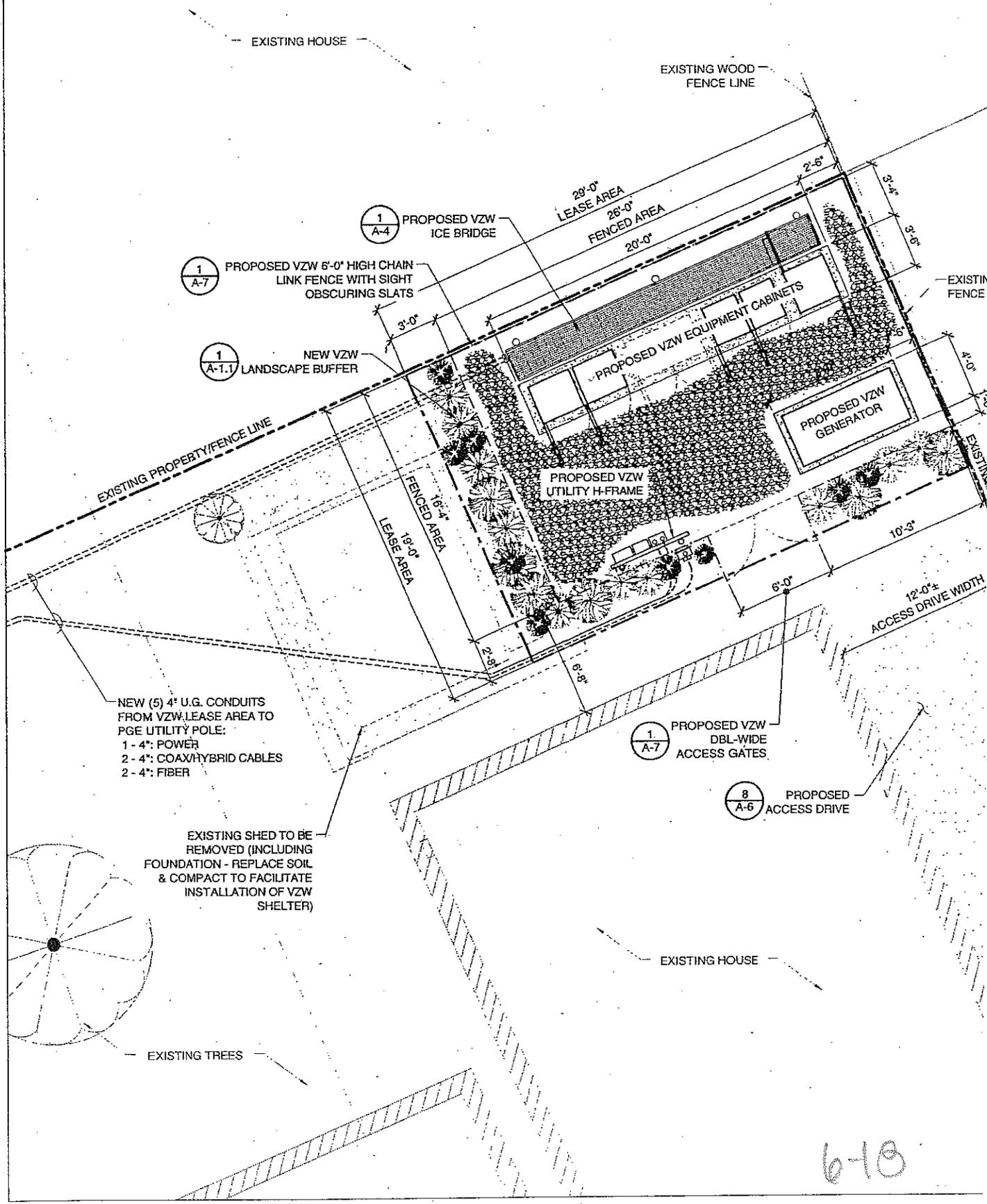
83'-6"

4'-0"

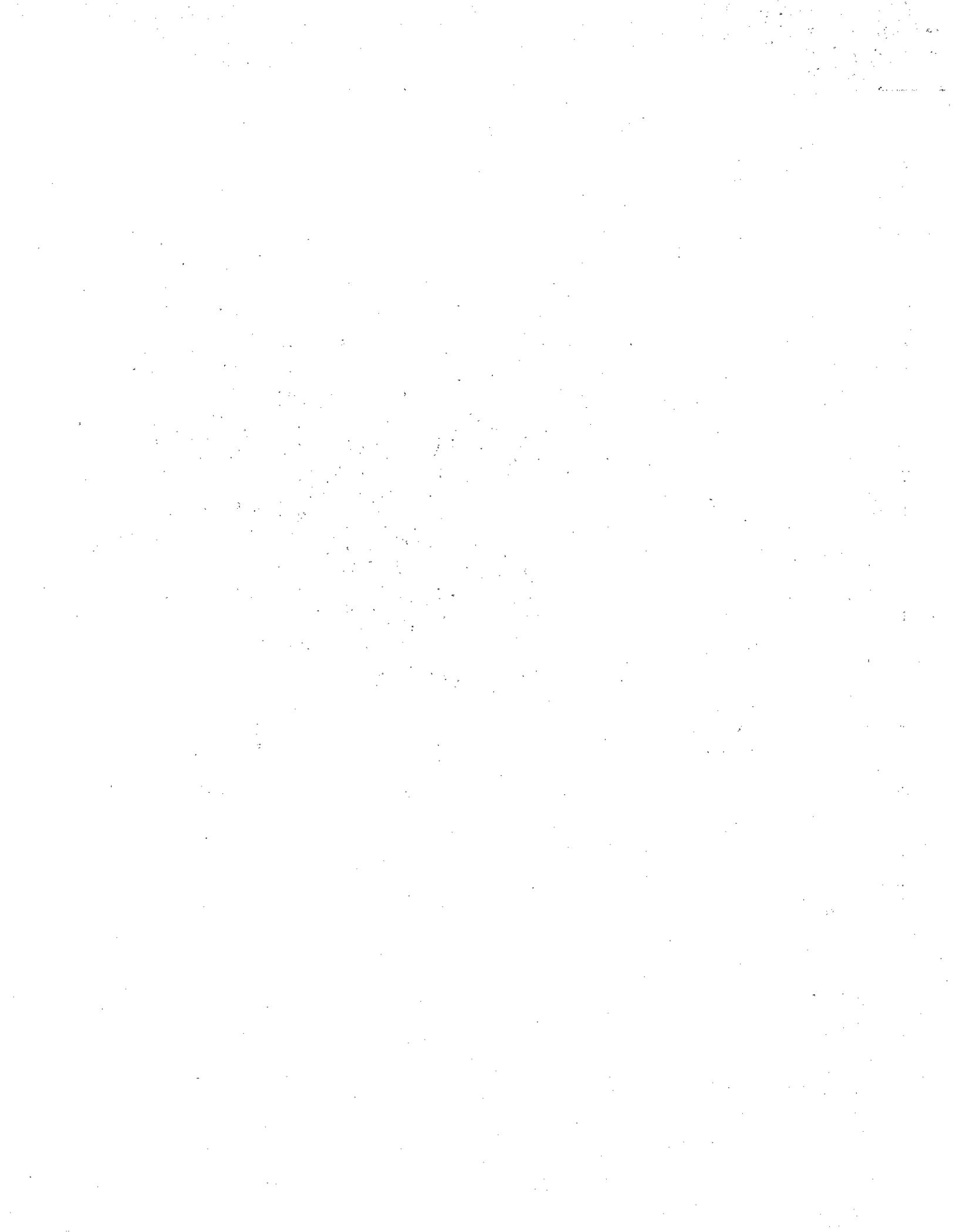
2'-0"

EXISTING PROPERTY LINE (100.00)

EXISTING PROPERTY LINE (100.00)



6-10



**NOTICE OF PUBLIC HEARING
GLADSTONE PLANNING COMMISSION**

DATE & TIME: January 20, 2015. This item will not begin earlier than 7:00 p.m. However, it may begin later depending on the length of preceding items.

PLACE: Council Chambers of Gladstone City Hall, 525 Portland Ave., Gladstone, OR 97027

FILE NO: Z0435-14-C

PURPOSE/PROPOSAL: Co-locate wireless communication antennae on PGE utility pole in the right-of-way for Portland Avenue (extend pole height from 60' to 80') Ground-mounted equipment boxes to be located on adjacent private property. See plot plan/elevations for further detail.

SUBJECT PROPERTY: T2S, R2E, Section 20BD, TL 8500; 725 Portland Avenue

CURRENT ZONING: C-2, Community Commercial

APPLICANT: Verizon Wireless

PROPERTY OWNER: Jon Henrickson

REVIEW STANDARDS: 17.61 – Wireless Telecommunication Facility; 17.18 – Community Commercial Zone; and the Development Standards of Title 17 of the Gladstone Municipal Code

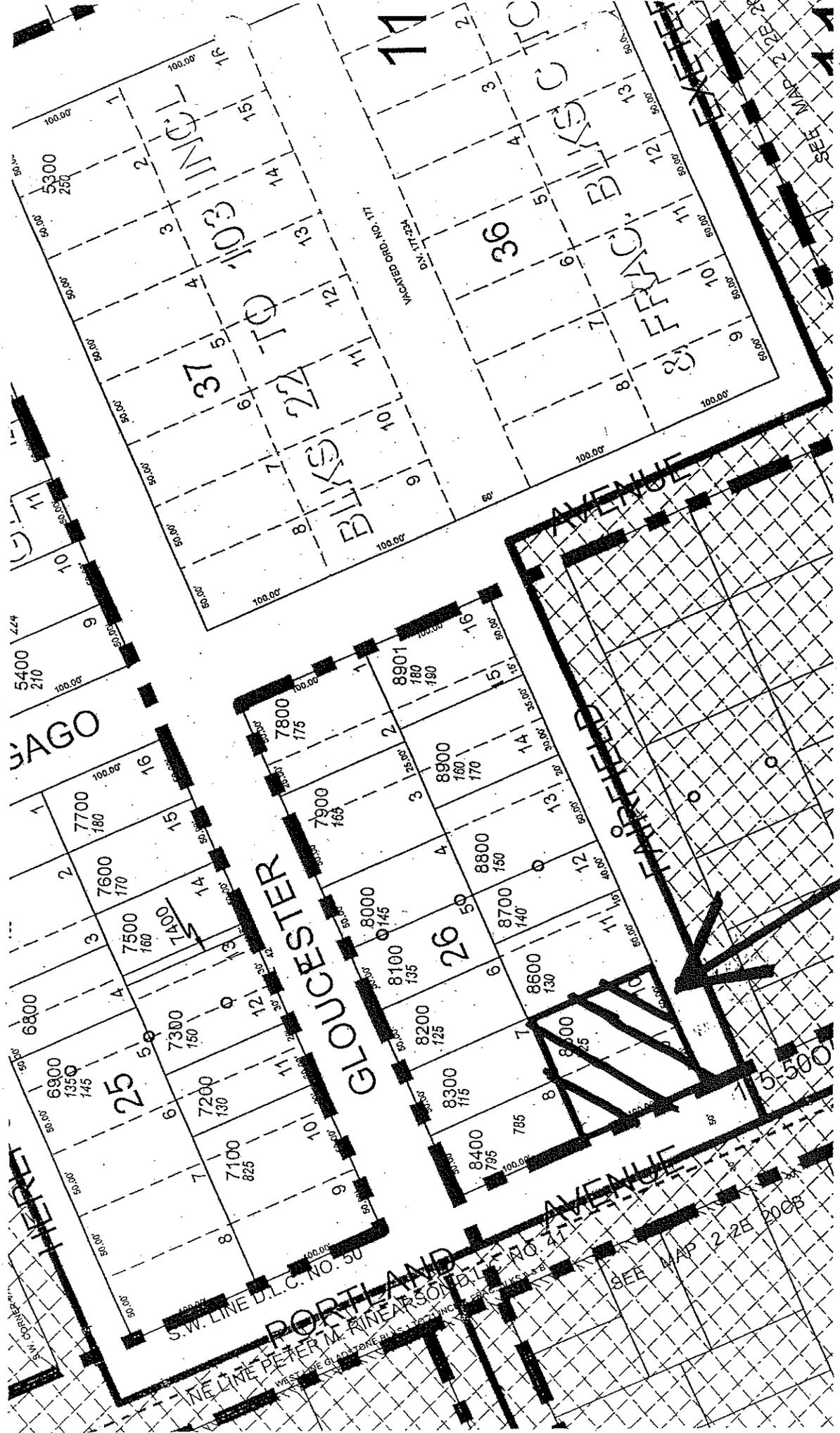
You may attend, offer testimony or seek information at the hearing. Any correspondence received in advance of the meeting will be forwarded to the Planning Commission.

The staff report relating to this application will be available for inspection seven (7) days prior to the hearing at the Clackamas County Planning Division, 150 Beavercreek Road, Oregon City, OR 97045. Copies will be available for a reasonable cost. For further information, contact Clay Glasgow at 503-742-4520.

Those eligible to appeal this matter to the City Council are the owner, applicant, a representative of petitioners and persons who submitted oral or written testimony. Appeals must be filed within 15 days of the decision filing date on forms available from the Clackamas County Planning Division. Failure to raise an issue in person or by letter at the hearing with sufficient specificity to afford the decision-maker an opportunity to respond will preclude the ability to appeal. Furthermore, failure at the time of the hearing to specify, in person or by letter, to what land use standard(s) your comments or objections are directed, will preclude the ability to raise those issues on appeal.

6-19

6-30



PORTLAND
 S.W. LINE D.L.C. NO. 50
 WEST LINE PETER M. RINEARSON D.L.C. NO. 47
 WEST LINE CLAYTON E. LUSK D.L.C. NO. 48
 SEE MAP 2-25 2008

TOP OF PROPOSED UTILITY POLE
80'-0" AGL

PROPOSED VERIZON WIRELESS RAYCAP
SPLITTER/SURGE SUPPRESSOR
MOUNTED TO PROPOSED MOUNT (TYP
OF 3 - 1 PER SECTOR)

PROPOSED VERIZON WIRELESS
RRU'S (TYP OF 9, 3 PER SECTOR)

TOP OF PROPOSED VERIZON
WIRELESS PANEL ANTENNAS
73'-0" AGL

BOTTOM OF PROPOSED VERIZON
WIRELESS PANEL ANTENNAS
66'-5" AGL

PROPOSED VERIZON WIRELESS
PANEL ANTENNA (TYP OF 6, 2
PER SECTOR)

EXISTING WIRE CONNECT
59'-5" AGL

7'-0" MIN
SEPARATION

EXISTING WIRE CONNECT (TYP)

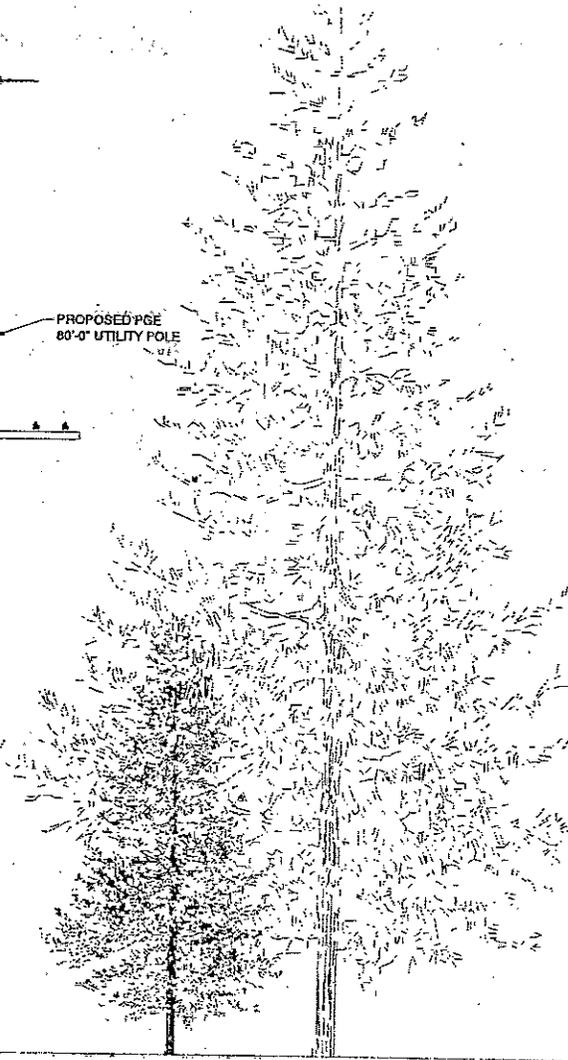
EXISTING WIRE CONNECT
CROSS ARM

PROPOSED PGE
80'-0" UTILITY POLE

EXISTING TRANSFORMER

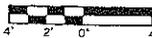
EXISTING CONDUIT

EXISTING GRADE
0'-0" AGL



1021

22'x34" SCALE: 3/16" = 1'-0"
11'x17" SCALE: 3/32" = 1'-0"



PROPOSED WEST ELEVATION

2

22'x34" SCALE:
11'x17" SCALE:

Introduction:

Verizon Wireless, herein referenced as Applicant, proposes to install a wireless telecommunication facility at 725 Portland Ave. in Gladstone, OR. The proposal includes collocating six (6) panel antennas and associated antenna equipment (RRUs & diplexer) onto an existing PGE utility pole and installing the wireless telecommunication (ancillary) equipment on the adjacent private property. The following statement outlines how the proposal meets and/or exceeds the current limitations outlined in Chapter 17.61 Wireless Telecommunication Facility, of the City of Gladstone's Municipal Code (GMC).

Chapter 17.61 WIRELESS TELECOMMUNICATION FACILITY

Article II. Approval Criteria for Collocated Facilities

17.61.060 Site size.

No minimum lot size shall apply when a telecommunication facility is collocated on an existing building or structure. Telecommunication facilities collocated on existing towers or reconstructed existing towers shall not decrease the setback of the existing tower. For the purposes of this section, an increase in tower circumference to accommodate collocated facilities shall not be deemed to decrease setbacks.

Response: Not applicable. Applicant proposes to collocate antennas on an existing structure, a PGE-owned utility pole, and therefore no minimum lot size shall apply as stated above in section 17.61.060.

17.61.070 Suitable facilities for collocation.

- (1) Towers or attachments may be placed on existing structures such as athletic field light poles, utility towers and tall buildings provided that the addition of the antenna equipment will not interfere with the normal operation of utilities or existing transmission facilities and the collocated facility complies with the height limit in CMC Section 17.61.080 (height limit).*

Response: Applicant proposes to install antennas on an existing PGE utility pole. The existing pole is 60'. Per section 17.61.080 (height limit), applicant proposes to increase the height by 20', to the maximum allowable height of 80'. The Verizon Wireless antennas will be located at 73', with enough separation from the existing PGE utility equipment to allow uninterrupted and normal operation of the facility. Exhibit A highlights the height and design of the proposed antennas install to ensure normal operation of the existing facility is not compromised. Additionally, Applicant has submitted an application to PGE for approval to collocate on the utility pole.

6-22

01-07-2015

Exhibit B ZO435-14

REQUEST FOR COMMENTS: New construction – Co-locate wireless communications antennae in Portland Ave. right-of-way and build ground mounted equipment boxes and generator. 725 Portland Ave.

File # ZO435-14-C

Fire Department:

The fire department has viewed the information sent with the request for comments.

- 1) The property in question currently has a single family dwelling type of building on it used as a business.
- 2) Do the proposed structures require any setback from the property lines?
The drawing does not appear to reflect any building setbacks.
- 3) I have a concern due to my lack of knowledge regarding required separation between cellular equipment and power lines. The lower power lines on the cross arms is enough of a concern, but 3 upper lines are from the old Trolley lines and are 115,000 volts.
- 4) I do not support the 20 foot addition in height to the (Portland Ave.) power pole to place these additional technologies. I do not believe that it is an acceptable visual fit in the Portland Ave. area.
- 5) Can the Fire Department be assured that the power and radio frequency transmitted from this new site will NOT interfere with Police and Fire communications?
- 6) Is it reasonable to require a before and after radio interference testing to insure NO radio interference?

If this project moves forward, as always, all construction (and demolition) requires permits and approval prior to work being performed.

Michael Funk
Fire Marshal
City of Gladstone
503-557-2775

6-23

Exhibit B ZO435-14

City of GLADSTONE



COPY

DECISION PLANNING COMMISSION

File: Z0435-14-PDR
Applicant: Verizon Wireless
Hearing Date: January 20 and February 17, 2015

I. GENERAL INFORMATION

- A. Proposal: This is a proposal to co-locate wireless communication antennae on a PGE utility pole in the right-of-way for Portland Avenue (extend pole height from 60' to 80'.) Ground mounted equipment boxes are shown as being located on adjacent private property. The Planning Commission held a public hearing on January 20, 2015 to consider the proposal. That hearing was continued to February 17th at which time additional public testimony/rebuttal occurred.
- B. Legal Description: T 2S, R 2E, Section 20BD, Tax Lot 8500
- C. Location: in front of and at 725 Portland Avenue
- D. Zoning District: C-2, Community Commercial
- E. Comprehensive Plan Designation: Commercial
- F. Site Information: the subject site is at a power pole along Portland Avenue, one block north of the Fire Station and City Hall on the same side of the street. The ground mounted equipment cabinets are proposed to be located on adjacent property that has a residence in place.
- G. Vicinity Description: This is a mixed-used area, with both commercial and residential activities in place. This proposal involves locating wireless communication antennae on a PGE utility pole along Portland Avenue. PGE utility poles line the length of Portland Avenue.

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223
FAX: (503) 650-8938
E-Mail: (last name)@
ci.gladstone.or.us

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224 ext. 1
E-Mail: municourt@
ci.gladstone.or.us

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253
E-Mail: (last name)@
ci.gladstone.or.us

Fire Department
555 Portland Avenue
Gladstone, OR 97027
(503) 557-2776
E-Mail: (last name)@
ci.gladstone.or.us

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411
FAX: (503) 655-2438

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701
FAX: (503) 650-4840

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957
FAX: (503) 722-9078

II. FINDINGS AND CONCLUSIONS

This request is subject to Chapter 17.18, C-2, Community Commercial District; Chapter 17.61, Wireless Telecommunication Facilities; Chapter 17.94, Hearings; and the Development Standards of Title 17 of the Gladstone Municipal Code (GMC).

The Gladstone Planning Commission (PC) has reviewed this request in regards to the applicable provisions of the GMC. Based upon this review, the PC makes the following findings and conclusions:

1. The Planning Commission may authorize a collocated wireless telecommunication facility when the applicant demonstrates that the approval criteria identified in Subsection(s) 17.61.060-090, and 17.61.190 of the GMC are met.
 - a. 17.61.060 – *Site size; no minimum lot size shall apply when a telecommunication facility is collocated on an existing building or structure. Telecommunication facilities collocated on existing towers or reconstructed existing towers shall not decrease the setback of the existing tower. For the purposes of this section, an increase in tower circumference to accommodate collocated facilities shall not be deemed to decrease setbacks.* The PC finds that, as there is no minimum site size applicable and setbacks will not be decreased this criterion is met. Also, there is no planned increase in circumference of the power pole (though height will be increased.) **This criterion is satisfied.**
 - b. 17.61.070 – *Suitable facilities for collocation. (1) towers or attachments may be placed on existing structure such as athletic field light poles, utility towers and tall buildings provided that the addition of the antenna equipment will not interfere with the normal operation of the utilities or existing transmission facilities and the collocated facility complies with the height limit in GMC 17.61.080; and (2) existing structure may be replaced or structurally enhanced when necessary to permit collocation as long as the setback of the reconstructed structure is not decreased as described in GMC 17.61.060 and as long as the height of the reconstructed facility complies with the height limit contained in GMC Section 17.61.080 as applied to the existing structure prior to replacement or reconstruction.* This is a proposal to replace an existing structure or otherwise cause the structure to increase in height by twenty (20') feet. Applicant states the wireless antennae will be located at 73', with enough separation from the existing PGE utility equipment to allow uninterrupted and normal operation

6-25

of the facility. There was brief discussion at the public hearing(s) held on the matter regarding ability of the pole to allow for both power, and telecommunication facilities. **This criterion is met.**

- c. 17.71.080 – *Collocated facilities are exempt from the height limits of the underlying zoning district, but shall be no more than ten feet (10') taller than the existing telecommunication structure in a residential zone or no more than twenty feet (20') taller than the existing structure in a commercial or industrial zone.* The proposal shows the tower increasing in height by twenty feet in this commercial zoned location.

This criterion is satisfied.

- d. 17.61.090 - *Visual Impact. (1) all ancillary facilities shall be screened, hidden or disguised; (2) antennae shall be screened, hidden or disguised, or shall be painted or colored to blend into the structure or surroundings; and (3) a proposed collocated facility that does not comply with GMC Sections 17.61.100 through 17.61.180 shall be processed as a new facility.* This is a collocated facility exempt from GMC Section 17.61.100-17.61.180. Applicant proposes to install a 6' high fence surrounding the ancillary equipment. A three-foot (3') wide landscape buffer was originally proposed, consisting of medium and small trees as well as medium and small shrubs on the SW and SE borders of the fenced-in equipment enclosure. This was discussed at hearing. It was decided a condition is warranted to increase vegetative screening for the ground-mounted equipment. The proposed antennas and associated equipment are all shades of gray, dark gray, brown and off-white and blend in with the surroundings. As described by the applicant and modified at hearing, **This criterion is met.**

- e. 17.71.190 – *Collocated facilities. In addition to standard required application material, the applicant shall submit the following information in conjunction with an application for a collocated facility: (1) documentation demonstrating that the collocated facility will comply with non-ionizing electromagnetic radiation (NEIR) emissions standards adopted by the FCC; and (2) documentation addressing the specific criteria for compliance contained in GMC Sections 17.61.100 through 17.61.180.* The applicant has provided a copy of the NEIR report (Exhibit A.) Also, the applicant has provided documentation addressing the specific criteria for compliance contained in GMC Section 17.61.100 through 17.61.180. **This criterion is met.**

2. *17.70.010(2) Additional conditions of Approval. In permitting a new use or the alteration of an existing use, the planning commission may impose, in addition to those standards and requirements expressly specified by this title and by the comprehensive plan, additional conditions which the planning commission considers are necessary to protect the best interests of the surrounding area or the city as a whole.* This Subsection goes on to identify examples of the types of additional conditions that may be imposed. As noted above, discussion occurred regarding further visual screening of the ground-mounted equipment as well as buffering for sound associated with the emergency generator. The PC added conditions relative to these issues.
3. Chapter 17.94 lays out the procedures for Hearings. Notice requirements, conduct of public hearing, etc are detailed here. This process is being satisfied.
4. Chapter 17.18 of the GMC deals with the C-2, Community Commercial District. At 17.18.020(9), Uses allowed outright - community service facility such as a fire station, library, community center, park, **utility facility** or meeting hall are listed. The GMC definition of "utility facility" includes "...telephone." This proposal is therefore allowed as an outright use in the C-2, Community Commercial District.
5. Division IV, Development Standards, of the GMC contains several chapters that are applicable to all development permits issued in Gladstone, including such as proposed. However, these Chapters establish no requirements for the proposed use.

Request for comments sent to Public Works, Gladstone Fire, and City of Gladstone, along with property owners within 250 of the proposal. Comments received from Mike Funk, Gladstone Fire (included as Exhibit B); along with comments from many residents via e-mail.

IV. DISCUSSION:

Both public meetings held on this matter were well attended. Much testimony was received, concerns aired. The Planning Commission considered all testimony, for and against the proposal, and crafted the decision such that potential impacts will be mitigated to the extent possible.

V. DECISION:

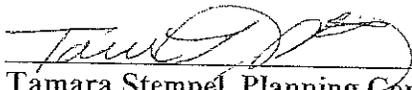
The Planning Commission is authorized to consider this proposal pursuant to Subsection 17.94.060(1)(d) of the GMC. Planning Staff recommends the Planning Commission approve the proposal, based on the submitted application materials, subject to the following conditions:

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1. This approval shall remain valid for one year from the date of final approval. If substantial construction has not occurred by that time, approval shall become void unless an extension is granted.
2. Additional vegetative screening to be added as discussed to provide additional buffering of ground-mounted equipment. Planting plan to be appropriate for the purpose and as approved by Planning staff. Vegetation to be maintained by operator for entire life of use.
3. Ground-mounted equipment area to be surrounded with sight-obscuring, six (6') high cyclone fence with slats.
4. If technologically feasible – replace proposed diesel generator with electric battery back-up power.
5. Sound level of all equipment, including back-up power facility to satisfy the Gladstone Noise Ordinance.
6. Emergency contact information to be on file and up-to-date with City of Gladstone at all times.

Approved at public hearing on February 17, 2015

Signed this 20th day of February, 2015



Tamara Stempel, Planning Commission Chair

Pursuant to Section 17.92.020 of the Gladstone Municipal Code, the decision of the Planning Commission may be appealed to the City Council within 15 days of the mailing of the Planning Commission's written decision, which is February 23, 2015. In order to appeal a decision of the Planning Commission, a party must have appeared orally or in writing before the Planning Commission. The filing fee for the appeal is \$250.00. If no appeal is filed within 15 days, the decision of the Planning Commission shall be final.

GLADSTONE PLANNING COMMISSION MEETING MINUTES of February 17, 2015

Meeting was called to order at 7:04 PM.

ROLL CALL:

The following city officials answered roll call: Commissioner Malachi de AElfweald; Commissioner Kevin Johnson; Commissioner Les Poole; and Chairperson Tammy Stempel

ABSENT:

Commissioner Kirk Stempel; Commissioner Michele Kremers

STAFF:

Jolene Morishita, Assistant City Administrator; David Doughman, City Attorney; Clay Glasgow

SWEARING IN OF NEW PLANNING COMMISSIONER:

Assistant City Administrator Jolene Morishita administered the Oath of Office to Planning Commissioner Elliott Veazey. He did so swear. Commissioner Veazey was seated on the panel.

Chairperson Stempel read and reviewed the Duties of the Planning Commission. Based on the number of calls and emails we received about Z0435-14-PDR I think it prudent to have a brief discussion on what bias means. I don't plan on addressing each of the concerns in the emails at this meeting but if staff feels it important then we shall. David Doughman, City Attorney will you please go over what bias means.

David Doughman, City Attorney – Certainly. A couple of points before we begin the continuation hearing tonight I want to lay out a few points. Planning commission, according to the minutes, I was out of town at the last meeting, closed the public hearing and normally when that would happen that would be setting up the stage for deliberation amongst the planning commissioners at that point and any questions you have for staff or myself and you would deliberate and come to a decision. It's pretty clear from the minutes, after that motion had been approved, there was some continued discussion between the members of the commission, the applicant, members of the audience, etc. Certain items were requested from the applicant, so it seems pretty clear to me that despite the fact that the commission chose to close the public hearing, I think the expectation was that you would hear more from the applicant tonight and potentially get more evidence from the applicant, and whenever that happens the people in the land use process they have an opportunity to comment and react to it. So for tonight's purposes I would suggest you treat this as a continued hearing, allow for testimony, not only from the applicant but also from the public, and go from there. You can set time limits on testimony, that is certainly well within your right to do that and I'll defer to the chair and the commission if they so choose.

With respect to the questions that have been raised about bias and conflict of interest under Oregon law, and I also want to address and question about any ex parte contact. There are three separate points there. With respect to bias, a planning commissioner, anyone acting in a quasi-judicial role as you are tonight, have to be free of bias. What does that mean? It doesn't mean you can't have an opinion about a topic, it doesn't mean you can't hold strong opinions about a

topic, it does mean that when you come here and you review and judge an application that you put aside those feelings and look to what the law is and the facts are. And apply those facts to law in an impartial way, in a way that to the best of one's ability, put aside ones beliefs and opinions. If one is not able to do that, then one cannot participate in a quasi-judicial role and must step down. But that is something the Oregon law leaves to every individual commissioner and it's up to you to determine whether or not the opinion you may have, however it's formed, would lead you to not impartially review the application.

From what I've seen in terms of communications, there's been some allegations made against Chair Stempel in that regard so I would ask her before we continue with the hearing to discuss why she feels she is or is not biased. Two other related points, one of them that all of you should address and if any of you feel you need to address the second then you should do that as well.

The first one is ex parte contact and ex parte contact almost 90 percent of the time is going to be a conversation with somebody about the application that takes place outside of the hearing. It can also be reading a newspaper article or an opinion piece. Any of those can be ex parte contacts. So if you've had any between last month's meeting and tonight on this application, no matter how innocuous it may seem, even if you've said I'm sorry I can't speak about this, I'd ask you to put that conversation on the record, and in Oregon if you do that, then they're not prohibited per se, you can have ex parte contacts. But the law imposes a duty on you to put the subject matter of the contact on the record. Then the third point is a concept called conflicts of interest. Conflicts of interest are different than bias, insofar as they relate to financial gain or financial loss. So if an application comes before you that will financially benefit you or be to your financial detriment, we know for a fact that it will, then you may not participate, you have to declare it and then you have to step down.

An associated concept is called potential conflict of interest. Where the facts are that it could be to your financial benefit or detriment, but not necessarily would or will. So in those cases, much like ex parte contact, the duty of the public official put that on the record and say "hey I don't think this will affect me financially, but in the right set of facts could, and I want to put that out on the record of the proceeding". So I hope that's answered your questions in that regard. And obviously if people have any questions for me please ask.

City Attorney Doughman –

Commissioner Les Poole have you had any ex parte contacts? No I have not. Thank you. Commissioner Elliott Veazey? No I have not. I have visited the site both virtually and in person. Thank you.

Commissioner Kevin Johnson? I have probably had four or five people ask me about and I gave no specifics. As I said last time I have visited the site. Also I did not say last time that the company I work for and the cell phone they provide me is a Verizon phone. Don't know if that's a benefit, Verizon probably thinks it is. I don't know. City Attorney Doughman – And that's a really good example of a very, very, no matter how weak the connection may be, a possible conflict of interest. The test there is, is there anything that might happen here tonight, one way or another that you know that somehow you are going to get a better deal from Verizon out of it? I

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think that we can all agree that where we sit on this issue that is highly unlikely, so that is perfectly sufficient how you raised it. Thank you.

Commissioner Malachi de AElfweald? There were quite a few emails that were sent to us, regarding the bias question, and I had replied to the commission as a whole regarding, the one that requested that anybody who is related to the telecommunications industry to step down and I questioned how broad that is. Is someone writing software on cell phones related to the telecommunications industry? Or is someone who works for Verizon? So I sent an email to the commission as a whole asking how broad that is in relation to the emails we were receiving. City Attorney Doughman – So a quick answer to that, by in large a relationship to the telecommunications industry you could potentially fall into the biased category and potentially fall into the conflicts category. As far as the bias goes each commissioner would have to say they feel so strongly about it one way or the other, and that they feel so strongly about cell phone towers or they think they are the worst things in the world, that they would not be able to review what's in front of them objectively and come to a conclusion based on the facts and the law. So if any of you feel that way, and I know that Chair Stempel is going to address that issue for herself, but if any of the rest of you feel that way then now would be the time to say, no I think I'm biased. And if you had a direct financial interest in the outcome of this matter again that would be something that would require you to step down. Absent the direct financial interest, at most you're dealing with the potential of conflict of interest that should be declared but that's not required you to recuse yourself.

Commission Chair Tammy Stempel – My ex parte contact was with the emails that we received from folks, I'm sure some of you are here. As well as a conversation I had at McDonalds when I stopped by to see some of my friends and I was asked what SHPO was so I explained that SHPO was State Historic Preservation Office. I also had four rather nasty phone calls at my place of employment today so I consider that ex parte contact. I also received a letter to my home, which I assume other people did as well, about the cell tower. But I guess the biggest question is whether I'm biased or have a conflict of interest on this matter. So I want to let you know that the company I work for, I am not the company but the company I happen to work for does not do any work for Virtual Site Walk, the applicant and we are not doing any work on this tower. This is considered a co-location and we rarely do work on co-location towers in this area. I will benefit absolutely in zero way on this project. The work we do in the telecom industry is mainly for the raw land new site builds, these are the towers that are on raw land. And those currently, right now are doing geo-technical engineering, which I am not a geo tech engineer and do not do anything related to that at all.

The 2013 cell tower incident was brought up in one of the emails and I want to make it clear that is a completely different situation than this one. At that time we were in the middle of a huge AT&T build out, not Verizon. Cascadia PM who was the applicants was one of our larger clients and there was a potential that we may do some type of service on that particular tower, though we had not been hired at that point but there was a potential. I personally could have been unbiased because as I said in my opening statement, I firmly believe that we are here to make decisions based on our codes and ordinances only and our personal beliefs and opinions are not to be brought into it. The perception was clearly otherwise so I stepped down, I voluntarily stepped down, and I was not asked to. Not only did I step down but I believe I even left the

building so that I wouldn't even be in the audience so people could see my facial expressions, I left the building. This time it is different, our cell work, the company I work for, not my company, the company I work for is doing about 10% telecommunications work, mostly it's in Washington, not even here. The other part of the work we do is private development, we do ODOT work, we do municipality work, we do energy work, so just about every sector I could possibly plan up here on planning commission we have done at some time for somebody. Also so you know I'm very involved in the Portland Avenue redevelopment plan and that's been brought up that this is a big detriment to that. While I was a big part of putting that together I continue to work on it and I'm currently working with staff identifying and writing grants to get that funded. So I guess you can say I am biased because I believe in our Portland Avenue redevelopment plan and the vision that we have.

What I do for Adapt Engineering, I do not work in the telecommunications industry. I am sustainability, I work in their green buildings department. I do not do telecommunications, the closest thing I have ever done to telecommunications work was a fiber optic project in Bend where I wrote the air quality greenhouse gas emission report, that's the closest I've done. Are there any questions from the commissioners? None asked.

City Attorney Doughman stated that absent any questions from the commission, he would say if there is anybody here who believes there is evidence or any other information that you have that would contradict any of the declarations that you've heard tonight, you would have an opportunity to say so this evening.

Glenda Scherer, 1525 Columbia Avenue, Gladstone, Oregon 97027 – *Thank you for your explanation of what the ex parte communication you had. One that you had failed to mention was your comments on Next Source, which is a social networking site, and I feel that it is important.* Commission Chair Tammy Stempel asked you mean that I mentioned that at the time I believed it was closed and that I would appreciate you submitting something in writing. *Glenda Scherer – But that is something that needs to be mentioned.* Commission Chair Tammy Stempel apologized, I did do that so people would be allowed and encouraged to submit by emails and letters. *Glenda Scherer – Ok, so no other comments?* Commission Chair Tammy Stempel said no I did not, other than to recommend the spelling of my name. *Glenda Scherer – Yes, and I appreciate that. Did you go back and were you able to check the 8/11/13, the name was misspelled in there as well.* Commission Chair Tammy Stempel answered no I didn't. I'm sorry I didn't report that ex parte contact. *Glenda Scherer – I do find that interesting in terms of being able to, that you didn't read the comments because the comment I had made was specifically about cell phone towers.* Commission Chair Tammy Stempel said I didn't, I emailed Assistant City Administrator, Jolene Morishita and asked if it was appropriate for me to let people know that they could still submit letters and emails and that was my only intention. *Glenda Scherer – It was at the bottom of the thread so that's why I'm trying to figure out how you could go from the top of the thread to the bottom of the thread without having read the thread.* Commission Chair Tammy Stempel said because a lot of those times the conversations are all condensed and not all showing. *Glenda Scherer – Ok, that's all I have, Thank you very much.*

Peter Scherer, 1525 Columbia Avenue, Gladstone, Oregon 97027 – *In the 2013 meeting, I thought I remembered you making a statement that approximately 80% of your work was on cell*

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phone towers. Commission Chair Tammy Stempel answered it was at that time, like I said we were in a big AT&T build out so a big chunk of our work happened to be AT&T. But that is not the case now, at all. *Peter Scherer – That’s not the case now, oh okay. The other thing is, maybe I don’t know, has the nature of your company’s work changed because when I went online and looked at your company it said that it was the go-to company for the telecommunications industry. Meaning if like Verizon or other companies like AT&T or Sprint or whatever wanted to put a cell tower up they would go see the company you’re working for engineering help and green studies and environmental health.* Commission Chair Tammy Stempel explained that is how they created their niche originally but they have diversified substantially since then and that’s part of why I was brought on staff was for that diversification, we didn’t do sustainability or energy work prior to me coming on and now we do. The cell, telecommunications market has come to a screeching halt so there just isn’t a lot out there right now. And again, that’s not where my focus is anyway. *Peter Scherer – Okay I have one more question, I don’t know if this is a little bit of a stretch, please forgive me, but have you considered the fact that whatever your ruling is in favor of this and Verizon gets the tower up and this gives AT&T, Sprint, I don’t know how many companies there are but all of them putting up cell towers, either that or putting their antennas on the same pole they are putting up and thus making a giant mass of antennas? I didn’t know if you considered that in the discussion, I may be way off track.* City Attorney Doughman – Do you mean that is relative to issues that are particular to her or do you mean that as a general matter about the application? Commission Chair Tammy Stempel – It is a general matter and we can bring that up during public testimony section, but right now we’re just talking about the ex parte, bias and conflict of interest issues. *Peter Scherer – Okay, that’s all I had thank you.* Commission Chair Tammy Stempel – Thank you.

Eileen Garlington, 7000 Debbie Court, Gladstone, Oregon 97027 – *My questions are a little more direct. Has the company you work for done work for, and thereby received payments from Verizon?* Chair Stempel said yes. *Eileen Garlington – And in the future will they continue to do work for Verizon and receive payments from Verizon?* Chair Stempel said I’m sure they will. *Eileen Garlington – So Verizon will pay your company at some point in time and you will receive payments from your company as part of that work?* Chair Stempel replied I do work for Adapt Engineering, yes. *Eileen Garlington – So a direct payment line of you receiving your salary from your company who is also receiving financial compensation from Verizon.* Chair Stempel answered one of many, many, many people who hire us to do work, yes. *Eileen Garlington – But there is still a direct financial link?* Chair Stempel said you could call it that, sure. *Eileen Garlington – That’s my question.* Chair Stempel questioned that creates a bias? *Eileen Garlington – According to the Gladstone Municipal Code, a direct link is a bias.* City Attorney Doughman asked what the code section is. Chair Stempel asked City Attorney Doughman a question. Basically since we work in all industries then I should not even be up here for anything because then we can’t... City Attorney Doughman stopped her and wanted to see the language because he doesn’t think it’s a direct, he thinks that means, again in the context of the way the conflict of interest laws in Oregon are that you personally would have to have some financial benefit or detriment that you would, not that you might, and this is more of a might. But anyway. *Eileen Garlington – Its 2.2A.110 Conflict of Interest. I can read it.* Eileen read the code. City Attorney Doughman stated again, it’s an arrogant use of language here. But “direct” in this case, he interprets it to mean actual conflict of interest, and does not see the facts as you presented them to be an actual conflict of interest. There is nothing about the outcome of this application

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that we know for a fact that any of us in this room, that Miss Stempel will do better financially or do worse financially as a result of this outcome of this application. He said direct substantial interest as he interprets it means an actual conflict of interest. He doesn't believe under these facts that she has one. *Eileen Garlington – Okay and yours is the final say so?* City Attorney Doughman answered no, we're building a record here and that is why we have you guys up and speaking into the mic. We want the public to know that's part of the process. You could take that further if you want to but his opinion to the commission is that it does not rise to the level of an actual conflict. *Eileen Garlington – Okay thank you.*

Wayne Winterbottom, 224E Gloucester Street Gladstone, Oregon – *This is the 2013 agenda minutes. "City Attorney David Doughman feels this is a potential conflict of interest, this is based on the AT&T tower that you were directly involved in, were talking today about the Verizon tower that you are apparently involved with, I'll just jump through this. Other commissioners may question the Chair and can challenge whether this is something that is appropriate. Bias is a separate issue that deals with your intimate knowledge or relationship with your employer and the applicant that you feel you can review the application without favoritism. So I would like to ask you one question. Can you review this application without favoritism?* Chair Stempel – Absolutely. *Wayne Winterbottom – Then Chair Tamara Stempel stated that 90% of the work she does is related to telecommunication towers, she could be objective on this one.* Chair Stempel – I could have on that one as well. *Wayne Winterbottom – I'm not asking you, I'm sorry. You can be objective on this tower Verizon tower on Portland Avenue?* Chair Stempel – Yes, absolutely. Absolutely 100%.

City Attorney Doughman – Any further questions for the commission? Okay, we'll proceed then. I guess the staff report and picking up where we left off is appropriate.

Commission Chair Tammy Stempel stated that they needed to do the consent agenda first.

CORRESPONDENCE:

None

CONSENT AGENDA:

1. Minutes of September 16, 2014 - Commission Chair Tammy Stempel – Next is the consent agenda. Does anyone have any questions or concerns?

Commissioner Malachi de AElfweald said he has a couple. Assistant City Administrator, Jolene Morishita I already spoke with you about the name change, my name was misspelled. On the first page, the previous minutes were not approved unanimously, he had actually abstained because he was not at the previous meeting. The other one is on page 15, second paragraph about 4 sentences down, where it says "It comes from my background" that was actually Clay Glasgow, City Planner speaking. Chair Stempel asked if they have a new person typing the minutes. Assistant City Administrator, Jolene Morishita answered yes. Chair Stempel stated it was really hard to read and follow. She asked how the rest of the commission felt about that. Commission members agreed. It was hard to figure out who was saying what. Assistant City Administrator Morishita

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thanked them. Chair Stempel asked if there was anything else. Would anyone like to make a motion to accept the consent agenda with the said changes?

Commissioner Malachi de AElfweald made the motion to approve the minutes from January 20, 2015. Commissioner Kevin Johnson seconded the motion. Motion passed unanimously.

Regular Agenda:

2. Public Hearing: Z0435-14-PDR. Co-Locate Wireless Communication Antenna On Existing PGE Utility Pole in the Right-of-Way for Portland Avenue (Extend Pole Height From 60' to 80'.) Ground-Mounted Equipment Boxes to be Located on Adjacent Private Property. The Subject Property is at and in Front of 725 Portland Avenue.

Commission Chair Tammy Stempel stated they had asked the applicant to bring us some additional information. She invited him to come forward and go over the information.

Clay Glasgow, City Planner gave a brief overview of the proposal for clarification purposes so that those who were not at last month's meeting would understand exactly what the proposal is, as well as describing some of the communications he has received at work as well as home. This application is not a large new cell towers people are used to seeing, it is a co-locate tower which is a dual purpose tower. The tower will actually be put on an existing PGE power pole, the current pole is 60 feet tall and will be replaced by an 80 foot pole and the antenna will be added to that pole. Co-location is required for any cell towers in Gladstone. The pole will look just like all of the other power poles, including the power lines, except it will be new. He also went over the codes in Gladstone that apply to this application. The co-locate tower is allowed outright in the underlying code which is commercial. The ground mounted equipment will be on private property, the antenna will be installed on the power pole that is in the right of way of Portland Avenue which is owned by the city of Gladstone. No matter what decision is reached here either tonight or at some point in the future, that decision can always be appealed which would first go to the city council. The council decision can be appealed which would likely go to Land Use Board of Appeals (LUBA) which is the state appeals board. Then it can go beyond that, this can be appealed. Commissioner Malachi de AElfweald added that this tower will only have antenna for Verizon customers only, PGE doesn't not allow more than one carrier per tower.

Commission Chair Tammy Stempel stated that her understanding was that this matter didn't have to go before the commission and asked why it was brought before them? What made this application unique that it needed to come before the commission?

Clay Glasgow, City Planner stated that he has been doing this for 30 years and this application needed a public forum because people are concerned about it and needed the opportunity to comment on it. They could have easily just put it through with just staff and then there would have been no notifications to anyone until after the fact. It still

could have still been appealed but he wanted to start this in the public venue to be transparent and public.

Chair Stempel stated that some of the people who responded felt that everyone in the city should have been notified, not just those who were close by, but that's not true.

City Planner Glasgow stated that you would have to pay for postage for that and that code only required those within 250 feet be notified. He also stated that he works for Clackamas County and last Thursday they had an issue that had a "Measure 56 Notice" that had to mail out to every land owner in the county and it cost them a little over \$63,000 in stamps. It would be less than that in Gladstone but Gladstone has 9,100 people, he doesn't know how many land owners there are in Gladstone but it would be a lot of stamps. He said notifying everyone within 250 feet, he immediately started getting calls and said it wasn't like it was being swept under the rug. He immediately brought it to the public.

Jacob Hamilton, Verizon Representative brought the information requested by the commission including photo simulations, generator specs with noise level as well as the new location for the generator, and additional screening. It is being passed around through the audience.

Commissioner Kevin Johnson asked how often and how long the generator would run. Jacob Hamilton said it will run once a week for a half hour at a time.

Commissioner Elliott Veazey had a few questions for Jacob Hamilton. What necessitated the additional seven feet? Jacob Hamilton stated the code requires seven feet above the antenna array. He also stated that the code allows it to be twice as tall as the original 60 foot pole, they aren't planning on actually going that high with the current tower being applied for but if they needed to add to this tower they wouldn't have to turn around and replace the pole again and would also keep them from having to put in a second tower if needed in the future. Commissioner Veazey asked Attorney Doughman if Verizon did need to upgrade in the future if it would have to come back through the commission and he answered it would have to go through a process but it may only go through staff and not back to the commission.

Will there be any lighting at the top and Jacob answered no.

What will the base diameter of the new pole be? Jacob answered that once they've done a full comprehensive zoning and construction drawings and the hearing is complete and approved, then PGE hires an engineering firm to design the pole. He stated that the ones he has seen completed aren't much different in diameter than the wood poles because the steel is so strong.

He asked about the decibel level on the generator which the paperwork presented tonight states that it is 65 decibel (dBA) at 23 feet and Jacob says it equates to a normal

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conversation. Commissioner Veazey states the specs are a little higher, equal to a hair dryer or a diesel truck at 50 feet away.

Is it possible to order a scrubber as an accessory to negate the fumes? Jacob will check into it to see what can be done.

Commissioner Malachi de AElfweald has a few questions for Jacob Hamilton. The specs say the exhaust is 720 degrees Fahrenheit, he asked where the exhaust was being exhausted to and at what height? Jacob stated that it will exhaust on the Portland Avenue side to the east away from the residences and believes it's on the west side of the generator. He didn't know the answer for how high but he stated that they are on a stand at least a couple of feet high and the exhaust is at the bottom.

Addressing Clay Glasgow, City Planner, referring to municipal code 8.12.60, he asked whether the houses behind the applicant property were considered "Noise Sensitive" or "Commercial" and City Planner Glasgow answered the two properties behind are commercial. Commissioner de AElfweald noted that if there was a power outage that the 66 dBA listed in the generator specs would be just above the allowable limit, which is 65 dBA at night. Jacob stated that the commission could make that and their thoughts on the generator a condition of approval. It was stated that from the generator to the wall is 16 feet and where the exhaust is another eight feet.

Chair Stempel also noted that the substantial vegetative screening which will be on three sides of the generator in its new location, and would make a big difference in the noise level and that needs to be considered into it.

Commissioner Les Poole stated that he had brought up the noise issue previously because it is a big concern for the neighboring homes so he asked how far away it is in its new location. Jacob estimated 20 feet or so.

Commission Chair Tammy Stempel thanked Jacob for the simulations and expressed how pleased she was that its appearance is much smaller than imagined as compared to traditional cell towers. She asked if it would be painted brown and would look similar to a real power pole and Jacob answered yes.

Chair Stempel asked if the issue of the 115,000 high voltage power lines had been considered or addressed and stated that was a big concern for the fire department. Jacob stated that they were in compliance with the PGE requirements in feed and distance.

Commission Chair Tammy Stempel stated that because of the number of people wanting to testify that a three minute time limit would be given for testimony and requested that the testimonies address the codes and ordinances because that is what the hearing is about. She asked for redundant testimony be kept to a minimum, and stated that they understand and appreciate the passion felt on the issue.

Melinda Garlington, 7000 Debbie Court, Gladstone, Oregon 97027. 1. States that her concern with using vegetation as screening comes from a past experience when it was promised on a previous project and never installed, and if it is installed, who is responsible for maintaining it? 2. Her daughter feels there is plenty of Verizon coverage already. 3. Who is benefiting from all of this, is Gladstone benefiting? 4. In a conversation with Mike Funk, Fire Marshal, he had stated that if a fire occurred at the tower location the fire department would stand back and not engage until the power was shut off. How long does it take to turn the power off?

Chair Stempel asked if the email from Fire Marshal Funk got sent out to the commission.

Kathy Stapleton, 695 E. Clarendon Street, Gladstone, Oregon. Thank you for letting people know. 1. Kathy asked for clarification on the process, the decision is based on the legalities? Chair Stempel confirmed. City Attorney Doughman stated that the commission makes a decision, but an appeal can be filed within 12 days. If none are filed the decision is final. 2. Is the exhaust or emission going to be going toward the neighboring property? 3. There are three other towers in Gladstone, what is the need or draw to have one downtown?

Wayne Winterbottom, 224E Gloucester Street, Gladstone, Oregon. He feels that the public should have access to the simulations as well as the specs and technical information for a period of time so the public can do its own research on the equipment, etc. Also believes from Clay Glasgow, City Planners comments at last month's meeting that he may be biased. He further stated that when he watched the video and listened to the audio of last month's meeting that City Planner Glasgow said that this is a new thing for Gladstone and he clearly was mistaken because there are several cell towers in the area and that when Chair Stempel replied saying yes right away she was also mistaken for the same reason. Chair Stempel stated that they were referring to co-location towers being new yet he still felt they were mistaken because of numerous towers in the area.

Glenda Scherer, 1525 Columbia Avenue, Gladstone, Oregon 97027. 1. Stated she wasn't at the previous meeting but had watched it online and was concerned that the SHPO results had not been completed and asked the commission to take their time and not make a hasty decision because once a decision is made, if done without all of the facts and information, it can't be taken back. 2. Showed concern about a National Environmental Policy Act (NEPA) assessment not having been filed. 3. Very concerned about the heat from the exhaust, especially in time of an ice storm.

Justin Stewart, 257 W. Dartmouth Street, Gladstone, Oregon 97027. 1. Stated he has been in the utility industry for 12 years and had worked with several cell phone carriers. 2. Voiced his concern with radio waves and their safety as well as kids being that close to a tower.

Peter Scherer, 1525 Columbia Avenue, Gladstone, Oregon 97027. 1. Feels it's unnecessary. 2. 80 feet is going to stand above everything else. 3. Feels this is a new facility not a co-locate. 4. Code 17.6.1.0201 voicing concern over the potential of the

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tower falling during an earthquake or ice building up on it and falling and injuring someone or something. 5. Concerned that if Verizon gets this tower other carriers will want them too.

Levi Manselle, 129 E. Fairfield Street, Gladstone, Oregon. Lives directly across the street from the proposed tower location. 1. Does Gladstone have a specific municipal code regarding utility carrier cabinets or do you default to Clackamas County? If it does default to Clackamas County would 830-01 in terms of size with 200 cubic feet as a maximum? City Planner Glasgow answered the 830-01 doesn't apply to Gladstone or any other incorporated city in the county. 2. Does the code that umbrellas urban renewal or urban development district apply? City Attorney Doughman answered with, none of Clackamas County codes apply to Gladstone.

Mark Beutler, no sign in sheet entry located. Commended commission and staff on their ability to listen and understand. 1. What height is allowed for a co-location? City Planner Glasgow answered with 20 feet above the existing tower or co-located facility. 2. How high will the antenna be? Jacob answered with 73 feet. 3. Is there a build out on top of that, and what is the configuration of that?

Chair Stempel stated it is time for rebuttal and invited Jacob to come forward please.

Jacob Hamilton, Verizon Representative

A. *Regarding the vegetation and who takes care of that.* That is Verizon's responsibility. There are conditions generally when these are approved stating that the vegetation has to be kept alive and in good condition and it will naturally grow. They will usually use a slow growing hedge so they don't get out of control.

Commissioner de AElfweald asked as far as the upkeep on the vegetation, is that agreement renewed on a regular basis or is it indefinite? Jacob answered that usually when it's a conditional use permit they come back and renew every five to 10 years, depending on the jurisdiction requirements. City Attorney Doughman stated that as far as the upkeep and maintenance, including the vegetation is an indefinite agreement as long as the tower is still in existence whether it stays a Verizon tower or their successor. To the matter that they don't, then that becomes a matter that the city can enforce.

B. *The concern of need for the coverage and tower.* There are many ways to answer but it basically comes down to capacity. Verizon has many well paying subscribers who have cell phone plans and the way the data usage and needs are growing, to say it's exponential would be an understatement. The amount of data being used now is 100 times more than it was just a few years ago. It has been difficult at best to keep up with enough capacity for sufficient coverage. Each time the technology upgrades there is a huge wave of upgrading the towers just to try and keep even. So this tower is just adding capacity to keep up with the data usage.

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- C. *Why there, why downtown.* 1. It's a C2, or a commercial zone which is favored by the code. 2. It's a co-location which is also favored by the code. And utility poles fall under the co-location standards. 3. You have a height limit which is allowed by the code by right. 4. Just for aesthetics, there is a large deciduous tree behind there as well that helps. You can't tell now because the leaves are gone for the winter. 5. The design is extremely thin so it blends much better. It's half the amount of a traditional tower. Much smaller and much closer to the pole to be more visually subordinate. There is a place for the equipment, need and the location is available. 6. There is a four block search area where there are lots of people and not enough capacity to provide good coverage. It's the data that has grown and is so important now days. Lots of social networking, internet usage, etc. and that takes a lot of data capacity. This tower will ensure not only good coverage when it's needed now but also into the future.
- D. *There is a lot of concern over the radio waves.* I've done this for a lot of years. Of course that's a concern and I get that. People don't like it but the 96 Telecom act is a federal act that controls the emission levels and we've submitted the near non ionized emission report that shows clear compliance with those standards. Breaking it down a little more technically, I'm not an ARC engineer, don't play one, don't ever act like one, but I can say they are pointed horizontally, more so than downward. So the signal is propagating more sideways, not as if it is shooting towards the ground.
- E. *Color of the pole.* The code does not dictate the color but we are going to paint it brown. The feedback was that people want it to look like the existing wood poles so we are painting it brown. A good solid brown color on a steel pole which will match, as best as possible, the wood poles.
- F. *There is a lot of concern over the generator.* That area is not accessible to the public. There is a six foot chain link fence and landscaping surrounding the generator and it's a locked gate. You would have to scale a six foot fence, landscaping and inside the compound while the generator is working. I don't have the answers for the exhaust and the heat, I will get it though. You would be trespassing on private property to get to it. Chair Stempel added that it is also set back off the street. It's at the back of the property.
- G. *There is concern for the residence at the back of the property.* It is true there is a residence there but it is zoned C2. Some codes differentiate between commercial or residential use but your code does not. It is clearly marked as C2 and that whole area is C2.
- H. *The last gentlemen asked about going through the general process and how we do this as a "for your information" (FYI).* Essentially how it works is a radio frequency engineer puts out a search ring. The search ring has parameters, either a square or a circle. Generally that simple and they say this is the area where we need the site because of capacity or coverage concerns. Then what we do is as acquisition consultants we look at the zoning code and look for property owners. Once we look at

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the zoning codes we look at what is most favorable. I never come into a hearing usually going straight with a new tower when the code clearly favors a co-location. If it favors a co-location then I have to do everything within my power to find a co-location. In fact you generally have to do a fairly detailed analysis of why you're not co-locating. If in fact I was putting in a new tower that was a conditional use permit then I am required to show why I'm not using an existing pole and not using the stealth antenna instead of a new tower. There's a common sense element there as well. That's pretty much the process right there.

- I. *There was a utility question regarding being close to the antenna.* There are rooftop facilities that when people are working on them in a man lift or a basket in front of the antennas there are certain limitations about how close they can be for how long, when they are directly in front of the antenna, but that is purely for people who are in a defined space and generally on rooftop facilities.
- J. *There were questions about the exhaust temperature and fumes, is there any way to mitigate that?* Commissioner Kevin Johnson stated that if you look at the model it's in a cabinet and there are mitigation measures already in place. It is in a metal enclosure and also has anti vibration mechanisms.
- K. *There was a question regarding the SHPO and NEPA report.* We always have to start fairly quickly because the NEPA and SHPO timelines are pretty extravagant sometimes. We usually start once we have a solid site and it complies with code and looks like we're going to move forward. As far as those go the SHPO is a state process and NEPA is a national process. We do have to do them and we do one on every single site and we're in compliance on every site. We do a phase I, and phase II if we need to. But that's not something we generally share with local jurisdictions because it's a state and federal process. Commissioner de AElfweald asked for clarification for the audience, if something came up in one of the two reports that was a problem for you, at what stage in the process would it affect you and how is it mitigated? Jacob said they hire a regulatory firm who then files all of the appropriate paperwork for SHPO. They will get a response from the state from SHPO office and they will notify us of any concerns and asks how we will mitigate the issue. And often times they will flat out say no. I've done sites in San Francisco when SHPO had concerns on a particular site and it ended up not moving forward.

Commissioner de AElfweald asked if that were to happen would that just stop the project before it moves forward. Jacob answered it has, it can. If there is no way to mitigate the issue then it can stop the project.

Chair Stempel asked for clarification on the NEPA and SHPO, those are both Federal Communications Commission (FCC) requirements right, it's not put on you by Gladstone or the state? Jacob explained that NEPA is federal but they propagate, for lack of a better term, rules that the states have to adopt that match or exceed NEPA. Our state mandates are that we match NEPA.

Chair Stempel asked what NEPA covers? Jacob explained that NEPA basically covers ground disturbance. It can cover contaminants in the soil. Chair Stempel suggested that they also cover flood plain, habitat, and all of the environmental. Jason also added archeological is also covered by NEPA. Chair Stempel asked if Jacob knew that Gladstone is a big Grand Ronde and Native American territory. He was not aware of it.

City Attorney Doughman added a point on that that should be helpful for folks. It's one that comes up a lot with various projects. One thing that is key to understand is that there are a lot of regulatory agencies and there are plenty of people who are in this room tonight that feel there is far too much regulation. Talk to any developer and they will tell you how many they have to go to get certain things approved. The city has its silo of things to look at. It doesn't mean that there aren't a number of other agencies that have jurisdiction over this project. To the point that was made about SHPO and NEPA, they are valid concerns it's just that the city doesn't have anything to do with it. It's not a part of what it looks at when it approves or denies, depending on the facts of the case, a cell tower co-location. What the code says is what the criteria are.

Commissioner Elliott Veazey asked Attorney Doughman if they have any way of verifying that information. Attorney Doughman replied that we get to ask if it complies with all of that but we are not in a position to say, I think that standard is too low.

Chair Stempel told Commissioner Veazey that the reports were in their packet and done by Hatfield and Dawson. Jacob also stated that they are in compliance with all of them.

Commissioner Veazey asked for clarification about SHPO in respect to if Gladstone gives approval but Verizon doesn't have approval from SHPO yet, does Verizon wait until they have all of their approvals prior to starting the building process. Jacob replied that they absolutely wait till all approvals have been received, they have too much at stake not to.

Commissioner Veazey asked how often towers burn down. Jacob stated he couldn't answer that. However he did say that the tower is constructed, built and installed by PGE with all of their strict regulations and standards including geotechnical. He added that he had never heard of a PGE pole co-location ever burning down.

Chair Stempel mentioned the email to Mindy from Fire Marshal Funk about the fire concern. Jacob explained that in regard to lightning there are heavy duty surge protectors and technology used that, in the case of a massive lightning strike that can cause fires as it tries to go backward through the line, protects it and keeps that from happening to keep fires from happening.

Chair Stempel summarized Fire Marshal Funk's email stating that the fire department usually stands back because those types of fires burn out pretty quickly and also said that PGE responds very quickly to shut the power off and the fires go out very quickly once it's shut off so it shouldn't be an issue.

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City Attorney Doughman brought up another question that was asked during public testimony regarding any money or who may benefit from this if it goes through. He stated that the only money received by the city or anyone was the application fee from Verizon. That is a fee that every applicant would pay. Jacob added that they have to pay PGE for the license to put Verizon's antenna on one of their poles and they also have a private lease to the landlord to place the equipment.

Chair Stempel repeated the question asking if there were any franchise fees associated with this and the answer was no.

Jacob Hamilton, Verizon Representative stated that site rental agreements, for a predetermined amount, can come into play if the tower is on city land or if there are multiple towers on city land.

Jacob Hamilton, Verizon Representative brought up another concern from the audience which was the site not being appropriate for the location or area. He stated it is always a big concern.

Commissioner Malachi de AElfweald asked if it is possible that a battery backup could be installed instead of the generator and that would eliminate many of the issues. Jacob responded that he couldn't commit to that but it may be a big possibility and he will check on that.

City Attorney Doughman stated that the commission could condition that as well. Chair Stempel asked if they could require it and Attorney Doughman suggested that they could strongly request it but it may not even be possible.

Jacob Hamilton, Verizon Representative reiterated that the generator is there for time of emergency with no power and in a large natural disaster event it could be the difference of having or not having any communication available. Citing Sandy and Katrina and other large scale disasters.

Commissioner Kevin Johnson asked if it would have a 911 locator on it. Jacob replied that they will do an E911 testing on it. To make sure it can be located on 911.

Commissioner Kevin Johnson asked if it had a separate antenna, other carriers have it and it's more for GPS locate in an emergency. Jacob said they used to but he can't answer on how Verizon does that. I know that AT&T used to integrate it with their Global System for Mobile communications (GSM), which is why they had to keep some of their older technology for so long because of the 911.

Commissioner Kevin Johnson stated that it would be wise to remember that when that's going to kick on it's going to be in an emergency and we do want to consider some capability there. It's one thing to take out a generator but it's a whole other one to leave people high and dry in the event in a real emergency.

Commissioner Malachi de AElfweald stated that he does understand the real emergency case but what was also pointed out at the last meeting was that would be with any black out or brown outs and that happens a lot here.

Question from unknown audience member -- So is this a design of experiments to locate a tower? You use a series of signals to cover an area and do an analysis based on that to define that area or is it desktop modeling? Jacob answered with I would like to answer that but don't feel I can accurately.

Chair Stempel time out please. When people have questions we need them to come up to the mic. The reason we do this the way we do is because we record the proceedings so that our transcriptionist can accurately record the meeting and if people are talking from elsewhere she will be unable to do the transcription.

City Attorney Doughman we are in rebuttal right now and you are well within your rights if you want to open it back up for questions following the rebuttal.

Commission Chair Tammy Stempel: I will entertain a motion from you guys.

Commissioner Kevin Johnson asked Attorney Doughman if he had looked it over and if everything is in order to be able to make a decision.

City Attorney Doughman stated that yes he had looked it over previously and again today and it's in order. He mentioned a comment that had been made about City Planner Glasgow making a comment that our codes were waiting for this type of application. He understands how that could be upsetting to someone making it sound somewhat provocative, however he was right and your codes do pretty much invite this type of co-location and most codes are written that way. I don't mean that to sound flippant but there is a definite preference to instead of building a new big tower, to put it on an existing pole and make it a much smaller profile. It's outright permitted in the zone. The co-location standard specifically talks about rebuilding an existing structure. So the fact that it will take down a pole and replace it still qualifies as a co-location under your code. I don't mean this to sound dismissive, because I get it, I understand people's concerns about cell towers but this is a pretty straight forward application relative to your criteria.

Commissioner Kevin Johnson asked if the commission was going to make a list of conditions prior to making a motion and Chair Stempel said yes that they can.

Commission Chair Tammy Stempel suggested someone make a motion to close the public testimony so the commission could deliberate and make a recommendation.

Commissioner Les Poole made the motion to close the public testimony. Commissioner Kevin Johnson seconded the motion. Motion passed unanimously.

Commission Chair Tammy Stempel suggested they start with the things they decided on at the last meeting.

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Commissioner Kevin Johnson made the motion to approve Public Hearing: Z0435-14-PDR with the following conditions:

- 1) Additional vegetative screening to buffer the equipment that must be maintained indefinitely per code. A planting plan reviewed and approved by staff
- 2) Paint the pole brown to match the existing wood poles as much as possible
- 3) Cyclone fence required with slats
- 4) Replace diesel generator with electric battery backup if technologically feasible
- 5) The sound level must be in compliance with city code
- 6) Make sure current Verizon emergency and administrative contact information is registered with the city at all times.

Commissioner Les Poole seconded the motion. Motion passed unanimously with conditions.

Clay Glasgow, City Planner stated that this decision will be put in written form and it will go out once that happens and once Chair Stempel signs it. I would expect, since this is a short week, it may be Monday of next week before it gets mailed. Then there is a 12 day appeal period from the date of mailing, in which anybody who has been party can appeal it to the city council.

City Attorney Doughman stated that if you testified you're going to get notice of the decision, that's why it's important to put your name and address on the sign in sheet.

Questions from unknown audience member.

Where do we get the paperwork? Attorney Doughman city hall I would assume.

And the handouts? It would be wise to have copies of those too. City Planner Glasgow stated you can get those from city hall or himself at the county.

Commissioner Malachi de AElfweald asked if they would be posted on the website. City Planner Glasgow stated he didn't know if they would be on the site.

Commission Chair Tammy Stempel called for a short break. Work session is next and I need to get Councilor Kim Sieckmann here so he can give us their recommendations on what we're supposed to do.

City Attorney Doughman educated the commission on codes relating to medical marijuana. Basically what the city did last year was adopt, what virtually every other city in the state did, which was a one year moratorium on the medical marijuana facilities and that expires on May 1st. You had started a process to make some amendments to your zoning code, location, and other things. As far as I could tell, the brakes were put on that once the moratorium was permitted. Commissioner Kevin Johnson said he thought they were also waiting for the November election as well. Attorney Doughman agreed because of the vote taking place about making marijuana sales and legal use, and stated that it was similar but separate from the medical marijuana side.

Commissioner de AElfweald brought up a conversation from the budget committee meeting about that, saying that they had discussed whether or not they would be allowed to put a tax on it like cigarettes. Attorney Doughman said he thought they had passed a tax on it but doesn't know if the legislature will or won't allow it or if it's unclear it will be litigated. He stated that someone will attempt to impose it and someone will say I don't think you can and the court will decide. Let's put it this way, the people who drafted it didn't intend to allow cities to do what they did by imposing a tax before it was effective but many did. It's written in such a way that we think a fairly comfortable thing in terms of a city's authority to do that.

City Attorney Doughman said that what he wanted to get from you tonight is if you want to see something and if so we should be doing that at the next meeting. With this you would be making a recommendation to the council and the council will take it up. Chair Stempel asked if the council wants them to look at it. Attorney Doughman stated he would defer to Councilor Sieckmann on that. Attorney Doughman explained that there are two ways to go with this. You could do nothing and let the state law control, and what that is there are a number of criteria that are placed on the owner and place of business in terms of security and things like that. Chair Stempel asked if they can refine it and Attorney Doughman replied that you can refine it, from a land use point of view, is that it can't be within 1,000 feet of a school. Chair Stempel asked if they had broadened that to include daycare and others. Attorney Doughman informed her that they haven't but that the city can. And right now, meeting state law would mean they will be allowed in any commercial and industrial area as of May 1. Chair Stempel suggested maybe limiting it to light industrial.

Commissioner Poole stated that he didn't know if it was Clackamas County that did this or if it was the law but asked about not having them within 300 feet of each other so you don't have a situation like Hayden Island with casino row so to speak. I was involved with the counties effort and I strongly feel we need to do something, and obviously sooner than later because one part of Gladstone is the old Portland Avenue and then the other part is a completely different world on McLoughlin and if we're not real specific and engaged it's going to come back and bite us. City Attorney Doughman stated that was his thought as well, and his gut said at least on Portland Avenue.

Chair Stempel asked if it should be rolled into a work session. Attorney Doughman said the only difficulty was that timing wasn't on their side and we/somebody had to get this out to the state saying hey we're going to be doing this. And you would have to have a hearing and you would have to forward something to the council, ideally before May so they could get something passed. Chair Stempel asked if he could have something for the next meeting and he said he would.

Commissioner Les Poole stated that City Planner Glasgow would likely need to be involved because Commissioner Poole didn't know if City Planner Glasgow had been directly involved with what the county had done but they've already laid a template for them. Not that he believed they want to automatically adopt what the county does but some ground work has already been done that they can look at and draw from.

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Commissioner Elliott Veazey asked if they would reach out nationally to see what is working in other areas. Chair Stempel suggested there isn't enough time for that. Commissioner Poole stated that they did some of that last year and that Oregon laws are more restrictive than Colorado laws which seemed to be more like a free for all. When he looked at our laws they seemed to at least address time, place and manner rather than just default and ignore the issue.

City Attorney Doughman stated that they also expressly allow for local concerns to be played out through the time, place and manner in their regulations. I think it will be a good idea, I do regret that we are going to be doing it pretty quickly. To me, the foremost thing you would want to think about, at least initially, not to say you couldn't add things or do something different down the road, but at least start thinking about places you don't want to see it. Chair Stempel asked, and see how we can work that into their code.

City Planner Glasgow asked if they were only talking about the medical marijuana and stated that they are still waiting for a lot of information on measure 91.

Attorney Doughman said that measure 91 will go through a separate process and said that with any luck, at some point there would be some legislative wisdom about trying to get these two systems in line.

Commissioner de AElfweald stated that he didn't think that their code had to differentiate right, if their code said "by law" then that would allow for either, whatever the state law was. Attorney Doughman said that was a good point and said there were some subtle differences in the authority to regulate between 91 and the medical marijuana program but that by in large that was true. He stated that they don't have to worry about 91 right now and to the extent there would eventually be regulation in that regard and that the city probably would do, and it is probably going mimic a lot of what you do for the medical stuff. Attorney Doughman stated they would bring something and it will likely be what you left off with 14 months ago.

Commissioner Elliott Veazey asked if that defined dispensary. Attorney Doughman said state law calls it a medical marijuana facility but, yes it does. Commissioner Veazey asked if it was all the way down to a vending machine. Attorney Doughman stated he didn't believe vending machines count, he doesn't think they are allowed in Oregon.

Commissioner Les Poole said that if you look at the law they've got camera requirements for everyone that comes in and out of there, lighting requirements, and stated that it was pretty extensive, given the law gives more latitude locally. I think we're going to be able to get some good info from you, in short order as you said.

Commission Chair Tammy Stempel speaking to City Attorney Doughman stated she had been on the commission for close to 12 years and this is the first time she had personally been attacked on an issue. She asked how to deal with that because it is a very concerning issue when someone is calling her at her place of employment and threatening her and

getting a letter to her home, personally addressed. She stated she's not comfortable with that and she needs to put some things in place because she doesn't want to go through this again. She doesn't want phone calls telling her she needs to be fired from her job, and that it affects her family. City Planner Glasgow also got calls.

City Attorney Doughman asked if she had traced the calls. Chair Stempel stated that she didn't even think of it because she was in shock to have gotten it. One okay, but four. Attorney Doughman stated that he thinks it's not okay and it's off limits at home and work and said you're volunteers up here. I can give you the pat answer and you should file police reports and said she shouldn't be shy about that. He stated he doesn't know what was said, he wasn't privy to the call, but that if she is feeling threatened he would encourage her to do it.

Chair Stempel stated that she was totally surprised and thought everyone could be adult about it but it was crazy.

Commissioner Malachi de AElfweald asked that if she did file a police report would she then need to report it as an ex parte contact.

City Attorney Doughman said she probably wouldn't, the issue with ex parte usually has to do with the merits of an application or code criteria, specifically with what's being proposed from a land use point of view.

Chair Stempel questioned that when people are trying to influence her regarding a topic the commission is discussing.

City Attorney Doughman stated that with ex parte stuff he always says the more the merrier simply because you can create a procedural issue by not disclosing it and land use issues should not be decided on procedural stuff. I don't think talking to the police is ex parte.

Commissioner Malachi de AElfweald questioned that the call threatening her would be the ex parte contact.

City Attorney Doughman said that is, and as she did tonight saying she got four phone calls. That should be because ostensibly that is a phone call to her in her official capacity about this application. But the part about her calling the police to report it wouldn't need to be.

Chair Stempel stated that this didn't need to go further tonight but that after all of the years she has been involved in this, she was so disappointed in this process to this particular point, it was ridiculous.

Commissioner Elliott Veazey stated that was out of line and asked if they identified themselves.

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Chair Stempel answered no and added that today she got a letter that they didn't put a return address on. She requested they move on to the work session.

3. Gladstone Code Review Final 12-18-12013

Commission Chair Tammy Stempel brought the new commissioners up to date on the code review. She stated that many months ago they were charged by city council to start looking at the codes and ordinances because most of them haven't been updated since the 70's or 80's. The commission wanted to see what could be done to encourage development. The two that were most important to the council were the clear vision code and nuisance code and they have already looked at those. They are about to start the zones.

Title 17 Zoning & Development, Division 2 Zoning Districts – Commercial is our number one. Chair Stempel put a hold on the process because they have a new mayor and a few new councilors so she invited Councilor Kim Sieckmann to come and give the commission an idea of what the new council would like to see, what their priorities are and how they would like the commission to proceed.

Councilor Kim Sieckmann and appointed liaison to the planning commission. He stated that he would be at their meetings as often as they would like him to or not to be there. He educated them on ex parte and let them know that anything they do in official capacity can be appealed and if it is it goes to city council. That is why I wasn't at the meeting tonight, though I would have loved to be, because it creates an issue for me if it is appealed.

Chair Stempel questioned that, she had thought that the council would have the planning commission transcriptions as a part of their packet so they would know what was going on. If that were the case she felt it wouldn't be an issue because he would already know what was going on so should be able to attend.

Councilor Sieckmann stated that they had not been getting them in the past but they should be getting them in the future.

City Attorney Doughman recommendation is that it is a communication outside of a hearing. Theoretically if you get a set of minutes and it's a part of the appeal there will be a packet of information which will include minutes, application, as well as other things that will become the basis for the appeal, so he doesn't have an issue with that because it will be mixed with a lot of stuff. It is something the public also has. The whole thing with ex parte, which we could and probably should have a training on, they aren't prohibited per se, but if they happen it is critical you remember to declare them. Like what happened tonight, it can create procedural errors. He feels that if you don't have the contact you don't have to worry about it.

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GLADSTONE PLANNING COMMISSION MEETING MINUTES of January 20, 2015

Meeting was called to order at 7:00 PM.

ROLL CALL:

The following city officials answered roll call: Commissioner Kirk Stempel; Commissioner Les Poole; Commissioner Kevin Johnson; and Chairperson Tammy Stempel

ABSENT:

Commissioner Michele Kremers; Elliott Veazey

STAFF:

Jolene Morishita, Assistant City Administrator; Heather Martin, City Attorney; Clay Glasgow, City Planner; Scott Tabor, Public Works Supervisor; Mike Funk, Fire Marshall

SWEARING IN OF NEW PLANNING COMMISSIONERS:

Assistant City Administrator Jolene Morishita administered the Oath of Office to Planning Commissioner Les Poole and Commissioner Malachi de AElfweald. They did so swear. Commissioner Poole and Commissioner de AElfweald were seated on the panel.

Chairperson Stempel read and reviewed the Duties of the Planning Commission.

CORRESPONDENCE:

None

CONSENT AGENDA:

1. Minutes of October 21, 2014.

Commissioner Kirk Stempel made the motion to approve the minutes from October 21, 2014. Commissioner Johnson seconded the motion. Yes: 4; No: 0; Abstain: 1.

2. Resignation Letter from commissioner Steve Johnson (a verbal resignation was received by the City Administrator for Pat McMahan)

REGULAR AGENDA:

3. Appoint a Member of the Planning Commission to Serve as a Planning Commission Representative on the Park & Recreation Board: Commission Chair Stempel appointed Commissioner Les Poole as the Planning Commission representative on the Park & Recreation Board.
4. Public Hearing: Z0435-14-PDR. Co-Locate Wireless Communication Antenna On Existing PGE Utility Pole in the Right-of-Way for Portland Avenue (Extend Pole Height From 60' to 80'.) Ground-Mounted Equipment Boxes to be Located on Adjacent Private Property. The Subject Property is at and in Front of 725 Portland Avenue.

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Commission Chair Stempel – The time is 7:08 pm.

The procedure we would like to follow is; planning department report; applicant testimony; proponent testimony; opponent testimony; applicant rebuttal; decision to continue or close the hearing; planning commission discussion and decision. Does any commission member wish to disqualify himself or herself for any personal or financial interest in this matter before us tonight, or does any commission member want to report any significant ex parte or pre-hearing contact? Please indicate if you've visited the site in connection with the application. Commissioner Poole – I have not. Members having visited the site: Commissioner Johnson, Commissioner Kirk Stempel. Commission Chair Stempel – I work for a company called Adapt Engineering that does environmental and engineering consulting for the telecommunications market. We work for every major carrier and Verizon happens to be one of them. Normally for Verizon we work on raw land, we site build sites so this isn't one we would normally do any work on at all and I had never heard of this site before this application and I know our company will not be doing anything on it. I don't think it will sway my decision on it at all. Does any member of the audience wish to challenge the right of any commission member to hear this matter? None. Is there any member of the audience who wishes to question the jurisdiction of this body to act on behalf of the City Council of this matter? None.

Oregon Land Use laws require that all issues be raised if the issues are to be appealed. Failure to raise the issues at this hearing may invalidate their further appeal to the Land Use Board of appeals also called LUBA. Any party has the right to request a continuance to this hearing or any alternative to have the right to be left open for seven days. Failure to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the commission to respond to the issue will preclude an action for damages in Circuit Court. If you're going to testify, please try to address the applicable criteria. Will the staff please present the report?

Clay Glasgow, City Planner - I work mostly with the County but work with some of the City's like Gladstone. This is an application for what's called a co-location. The proposal is to locate antenna on a power pole along Portland Avenue, it's about two blocks north of here on the same side of the street, and they want to extend the height of that pole by 20 feet and they want to add an antenna towards the top of it. The ground mounted equipment cabinets that you see with cell facilities, will be on private property adjacent to the east, where there is currently a residence on that property. Going up and down Portland Avenue, it's mixed use of residential and commercial property, sometimes both on the same property. The private property portion of this is on C2, community commercial, and the use that's proposed is allowed outright in the C2 zone, subject to Planning Director review. I opted to bring this to public hearing simply because cell towers usually bring out some questions and I thought this would be a better venue for it rather than just doing it by staff, it might eliminate an appeal if nothing else. I went through the staff report and the attachments, the site plans and the maps, I went through the code criteria to apply to this use and I found that this proposal meets all of the criteria for approval. Both for the co-locate and the ground mounted equipment on the private

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property. I did have a question about some of the screening on the ground mounted boxes, regarding landscaping.

I received one telephone call about this asking some questions and I believe that person is in the audience. I also received one email listing concerns, and I will go through them quickly. The proposed structures do not appear to have any setbacks; concern regarding the separation between the cellular equipment and the power lines; the three upper lines are from the old trolley and are 115,000 volts so don't ever touch that; 20 feet additional height; power radio frequencies relative to the frequencies being bounced off these antenna and other emergency services radio. I believe this person is in the audience and can expand on that further. This is a co-locate and I think it's a little bit new for Gladstone, you have one tower on the other side on the big road of I-205 that's kind of hidden in the trees, but this type of co-locations is not new, but it's new for you folks. I've seen these things hidden in church steeples, I've seen them made to look like fir trees or cactus, and the goal of co-locating is to avoid the need to put up another big tower. You use some existing tall feature, in this case a power pole with 20 feet added to it, is going to be tall enough, it is amongst a line of other poles, so from that standpoint, visually, yes you are going to see it, it's going to look different, but frankly it's going to be much less of an impact than a standalone cell tower.

Do you have any questions? Commissioner de AElfweald – I do have one question. There was a comment about an application having being submitted to PGE, was there any response from PGE? Clay Glasgow, City Planner – Not to me, the applicant should be able to respond to that. Your code does react very well to this kind of proposal. There's language in there that, me and City Attorney David Doughman did discuss it and your code seems to be just waiting for this type of application to come in. It is provided for, frankly and I believe the philosophy or intent of that is to avoid new monopole towers popping up all over the place, when we can use existing high things to put these antenna on.

Mike Funk, Fire Marshal for City of Gladstone – I am not an expert on this but I do have some concerns. I am concerned that many in the city are going to think that is an inappropriate eye sore on Portland Avenue area. My biggest concern is, and I got some feedback from PGE on this, we don't have ordinary electrical lines on the tops of our power poles, we have 115,000 volt lines on the three upper lines and I'm concerned about the higher voltage. I've learned a little bit since then, these cell phone carriers are on very large transmission lines going across some spaces and there are rules and regulations for how far they are from the lines. Public safety uses the 800 MHz (megahertz) radio frequency (RF) range and I know that there are cell companies that also operate at or very close to the range. I didn't know how this would affect having a tower right here on Portland Avenue, so close to where all of our police and fire run. It looked like they were talking about compliance regulations with emissions and RF interference and I'm trying to separate what it is with the safety of the people, to what the FCC, and making sure it's not interfering with the public safety frequency. With the rep here I'm sure they can explain it a lot better but as the Fire Marshal I had to bring that up as a concern for our public safety agency. Is it reasonable to request an actual testing, there is stuff in here that

says that we go by these guidelines, and maybe that means that they don't have to test or prove to anybody and they just go by their guidelines. I definitely want to make sure our interests are protected here, especially as it relates to that. I don't think it's a good fit on Portland Avenue, but that's a personal opinion. I want to make that very clear, it is not from the fire department, although I made a mistake when I put that in the fire department report. And really, it is inappropriate, that is my personal opinion and that should not be in this report. My concerns about the radio interference is appropriate.

Jacob Hamilton, Verizon Representative I'll get right to addressing the concerns the Fire Marshal had. 1. With frequency and interference, we have a dedicated frequency and literally thousands of these throughout the country, right next to and on top of police stations and fire stations. I think we're at the 1,900 AWS (Advanced Wireless Services) frequency and 800 for LTE (Long Term Evolution). I can get back to you with the exact specific frequencies, sometimes it's hard to determine, it's within a range, its completely dedicated and licensed, this isn't like microwave gear which sometimes operates on an unlicensed frequency. It's completely dedicated, there's never had any problems with interference before so as far as testing or not, it's hard to test something that we really don't believe is present. I'm not quite sure how you would do a test for before and after, other than a frequency test. It would be up to, I guess, the fire department or police department if they felt it was like there was some interference and there were concerns post construction after we are on air, and certainly, we would take extremely seriously. Verizon is not here to interfere with public safety in any capacity, obviously. The aesthetics is obviously a very big one anytime we do a presentation, anytime any type of tower is coming into any neighborhood. With this specific type of site and this specific location, we decided against a new tower, and there are locations, theoretically the parking lots that are in the commercial zone that could qualify but we felt, from a code perspective and overall aesthetics perspective, this location is best. It's an existing 60 foot tower, there is a fairly substantial existing tree right there that is about 60 to 65 feet and the way the antennas are positioned above that, will actually be fairly hidden from down below, unless you get to the north or south. The way we've mounted these antennas, we didn't opt for a traditional 12 antenna, 10 foot arm platform or T arm type of build. If you look at any other cell tower you would see what I'm talking about, it's where you have three sectors with an arm that comes out 10 foot and you have four antenna on each of the three sectors. For this we actually went down to a 14 inch arm, so it's three 14 inch arms with two antenna mounted on those, so your overall profile is really close to the pole, which from the aesthetic perspective really matters, as far as the bulk and the scale. So I think we've done everything we can, I wouldn't say aesthetically pleasing, to blend in with the environment as much as possible. We do these in Portland all along, in what would be considered the expensive parts of Portland. They're on high transmission poles and it's favored in virtually every code I've ever worked in. We have an existing agreement with PGE, it's a MLA (Master License Agreement) for us to use poles as a preferred spot.

Questions from the commission:

Commissioner de AElfweald – You had mentioned in the paperwork that you had submitted the plans to PGE. Jacob Hamilton, a Representative for Verizon – They have, I

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work with Jim Carver at PGE, he handles most of our applications. I need to revise my existing drawings based on this meeting and provide him the spec sheets. They do it more from the structural perspective, so they still honor all of the code requirements in the local jurisdiction. The way it works is we submit an application to PGE, they come back and ask us about the specifics of the equipment from the loading perspective, and then we give them cut sheets for every single piece of equipment down to the cables that are used, antennas, then they get a pole ordered. They do a structural analysis before this to determine what type of pole would work best, which is generally a galvanized steel pole that they would replace the existing wood pole with, then they order the pole. They do all the work so they can have complete control over all sites in their right-of-way and Verizon pays them to do the work. Commissioner Kirk Stempel – Why there? Jacob Hamilton, Verizon Representative – Our search ring is about four blocks long, it starts about two blocks south of there, and ends about two blocks north of there. There are very few poles that have the ability to provide equipment also, because we want the equipment area associated with tower that powers it to be hidden and placed in an appropriate spot where it's not visible. There's a large tree right there that already blocks it from a visual perspective, it had the most natural screening within the search ring. There are a million statics out there if you want them, the search rings are small because it's all based on the number of cell phones, usage and capacity. The capacity is there and it affects all of our usage, posting, Instagram, Facebook, even texting and calling. It's an expensive site and Verizon is doing it here because the number shows the lack of capacity that requires another site to boost the capacity here and provide the subscribers with a better experience. Which is mostly people of Gladstone. This isn't a high traffic area, often times it's to allow those traveling down a highway or interstate and going through the area to have coverage and this is centered on the residences and businesses in Gladstone.

Commission Chair Stempel – I have a question, you probably aren't aware of our Portland Avenue redevelopment plan that was done in 2009, which is a vision of our downtown core and what we want it to be. It was paid for by Oregon Department of Transportation (ODOT) and was really well received. So we have a vision of what our downtown core is going to be. And as part of that redevelopment plan they did a historic eligible or listed historic property survey of the Portland Avenue core, and there are quite a few properties that, if not listed, are at least eligible. So I have a concern with the cell tower being put there with all of these eligible properties and whether the state historic preservation office would even allow it. So have you done the due diligence there? Jacob Hamilton, Verizon Representative – We did due diligence and we did the normal and we did hire someone to do the historical study, they are still at phase one, ongoing and we are still involved in the State Historic Preservation Office (SHPO) but it hasn't come back yet to my knowledge. Commission Chair Stempel – So there may be mitigation requirements? Jacob Hamilton, Verizon Representative – It could be, you know how those things work, we'll do the section 106 if we have to. They usually catch things that are eligible, that is usually on the report. Commission Chair Stempel – I was surprised at how many we had, I knew we were a pretty historic little city but I didn't realize just how many structures would qualify. There were quite a few residences as well. Jacob Hamilton, Verizon Representative – Again we will doing all of the proper filings, doing the SHPO section 106 report as needed. As you know we can't get avoid that.

Commission Chair Stempel – That’s why I was surprised that if that had been started, that a red flag hadn’t come up. Jacob Hamilton, Verizon Representative – Started but not complete. We still have a little bit of time left, particularly on the PGE side. Clay Glasgow, City Planner – I worked for the SHPO for many years doing inventory for Clackamas County. It did cross my mind and I did consider the Hendrickson property itself and that’s not going to be eligible for anything. This is in a right-of-way and the only possible thing that may come up might be archeological, maybe somebody finds a burial ground or a campground there from a long time ago. That’s something we simply can’t know at this time until it’s done. Regardless, what they are doing on the Hendrickson property will not be impacting anything that is SHPO eligible or anything, even if it was designated, the house and property by the SHPO it’s a state registry that is really just that, frankly, a registry and you need to be on the nation registry before it really start limiting things. If it’s in the right-of-way, and for some reason that exists and the pole is sitting on some significant cultural resource, it shouldn’t be there anyway and it will have to be moved. Commission Chair Stempel –SHPO will even stop things when there is a visual impact on properties that are eligible, it isn’t just the Hawthorne house or the McLoughlin House, it goes beyond that and I just want to make sure that that’s a part of this and being covered.

Clay Glasgow, City Planner – What color are you going to paint this thing, I’m sure you’re not just adding to the top of the existing pole? Jacob Hamilton, Verizon Representative – It will be a new galvanized steel pole. Commission Chair Stempel – Is there anything you guys have done to make something more stealth? I’m asking because I’m sure every neighborhood and every place you put these are concerned about how it looks, and with us, Portland Avenue has the potential to really be something for us and whatever can be done to make it more stealth would be greatly appreciated. I don’t know if there is anything else. Jacob Hamilton, Verizon Representative – We can paint it brown so it blends in with the other poles. It may cost a little bit more but I don’t think that would be a deal breaker with Verizon. The other thing we can do is, particularly on a utility pole, what we’ve done by not putting in a traditional sector is, per code, we’re were allowed to put up a 12 antenna, large sectored type of build but we didn’t, we scaled it down. We’ve done these before and I know, some other PGE places anyway, mandate how it’s allowed to be attached to the pole, so we went with a much smaller profile to where it’s two feet from the pole, which in my experience does matter quite significantly, particularly from an aesthetic perspective, and again with the natural screening. Anything you try to do, adding a cone or anything there, which in our experience, just adds bulk and adds more visual blight. With a slim line build like this and you paint it to match. Commission Chair Stempel – For me, for some reason, when I was looking at the cut away it just looked like it was farther away from the pole. Commissioner Johnson – So is there one of these slim line towers close by? Jacob Hamilton, Verizon Representative – There are some in Portland, I live in Portland so I’m a bit biased there, and not that it’s a better place, just about knowing more about the towers. I know on Glisan, in the northeast, there’s a couple of them, if you go down Division, between I-205 and 39th or Cesar Chavez there are a couple of them and those are high transmission poles that are similar. After technology changes and then per carrier, the configurations all look a little bit different. There’s T-Mobile and Clear Wire, what they did, at least years ago, they

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attached the equipment right to the pole, they go 20 or 30 feet up and have pretty substantial boxes, and this won't have anything like that. The equipment will be hidden away, it will be just the extended pole and the antennas and the cabling runs interior to the actual pole and then would pop out underground so you wouldn't see any cabling either.

Commission Chair Stempel – So the screening was something that wasn't part of your report that we need to talk about. Clay Glasgow, City Planner – So it showed ground mounted equipment on the private property, your showing it landscaped on the south and the west and then a six foot fence on the other two sides. You've got some boxes showing about seven feet tall, so I wasn't sure if you wanted to make the fence a couple of feet taller or add some vegetation.

Commission Chair Stempel – Now is the time for public testimony. Please approach the podium, state your name and address. We will first hear testimony from proponents, those in favor, and those that support the application, then we will hear from the opponents. Would proponents like to come up and address the commission? None came forward.

Commission Chair Stempel – Are there any opponents?

David Catto, 130 E. Fairfield Street, Gladstone – I am the property 11 on the diagram and the property directly to the east of this proposal. We have a few concerns, and I'm not speaking for the rest of my neighbors at all, with the aesthetics you have been talking about directly out of my back yard, where we spend a lot of time in the summer, would be right where that tower is, behind the tree. I agree it doesn't fit the aesthetics of Portland Avenue. My family has lived in Gladstone since the 1880's, my great grandfather built the house on the property where the tower is going in, as well as the house I live in. And probably 20 houses here in Gladstone, we've been here a long time. This doesn't fit in the Gladstone area in my opinion. But more importantly, the area that they have to get into to put in the cabinets and the generator, is a 12 foot span from the back of the existing house and my house, right to the wall, 12 feet. That's how they're going to get in and out to do all of their construction while this goes on. And also, by the diagram you see there, they're proposing putting in a generator up against our back fence, which is literally 15 feet from my bedroom. I understand that it will only run when we have a power outage. I work a lot of off shifts. I don't work 8 am to 5 pm and most of my neighbors don't either. We are sleeping during the day, we're raising children in that area. And that generator, even if it only runs occasionally, is going to run, or it is going to have to be tested from time to time to make sure that it runs. That is really not a nice thing to have in our neighborhood. Those are my main concerns. We have power surges here in Gladstone, if you live here you know all about that. It is going to be an ongoing problem for those of us that live directly around this proposal. These are concerns I have and many of my neighbors have and I hope you would take that into consideration too.

Everett White, 150 E. Fairfield Street, Gladstone – I agree with David, I've lived here for almost 19 years. Our street loses power constantly during the winter time. So I'm not sure

what grid that generator is going to be on, because the way the grids work here is really strange. We lose power a minimum of three to four times a year on our street so that's a concern with that generator running. I also work off hours and different days. The biggest concern I have is this is for one entity, Verizon cell phone users, it doesn't benefit the whole neighborhood, only one group of people. So if you have AT&T the cell service is horrible, so are we going to allow cell phone towers for all different carriers, so we have them popping up everywhere and many generators? There are other places that are better for things like that where there is noise going on all the time, they shouldn't be going in a neighborhood, especially not 15 feet from someone's bedroom window.

Philip Jaeger, 140 E. Fairfield Street, Gladstone – I am number 12 on the diagram. If they're going to replace that pole, they should be able to find an industrial location to put it in, as opposed to a residential location. There's going to be a lot of noise from the generator. It doesn't feel like it's going to be a very good fit for the residential area. And if we're trying to beautify the downtown Gladstone, I don't think a large silver tower is going to be appropriate for the aesthetics of the area. He was talking about how all of the components will be close to the pole, but who's to say they aren't going to add on to different parts onto the pole in the future and make it look like a large boxy look or whatever. They may be adding parts on in a year and we'd have no control over that.

Levi Mancelle, 129 E. Fairfield Street, Gladstone – I am directly across the street from the property where the proposed tower would go. I'm concerned about a plethora of issues, not just the aesthetics or that it will be an eye sore, or not just the noise pollution and air pollution caused by a diesel generator, I'm concerned about grumpy neighbors too. But in all reality, I'm more concerned about the property value of my home that I bought about 10 years ago I've put money into it. I know, in terms of, if the market is hot it's easy to sell, if the market is low it's very difficult to sell. It's going to be much more difficult to sell with a cell tower directly across the street. I don't think it's going to do anything for the value of Portland Avenue or Fairfield, or any of the local properties. I also have concerns about the RF energy, in terms of RF, those waves they are longer waves so they will heat up tissue but not cause your DNA chemical bonds to breakdown and deteriorate. It's not proven that it can cause cancer, but there haven't been a lot of studies done of the health concerns of RF. When it comes to technologies progressively, every single year exponentially multiplying, in terms of capabilities. What generally happens is you take a 700 or 800 MHz transmission you end up doubling it to 1700 or 2100 MHz to get more data transmitted over a faster frequency. The problem is it doesn't have quite the range of a longer wave, so you have to add in more and more towers. If you open up Pandora's Box to Verizon, what's to stop T-Mobile, AT&T, Sprint, and all the other carries that could enter the market? Verizon, whether they're an ILEC (incumbent local exchange carrier) or operating under FCC rules, so they're looking for a new location or co-location, regardless, this is an area that is mostly residential, the house where this proposed tower would be was a residence that was converted to a commercial building. It still looks like a house, they're meetings like Narcotics Anonymous and Alcoholics Anonymous, multiple times a week there. They do weddings, they do just about anything to make a buck. I just don't agree with one more thing going in and causing property valuation issues. There's also an elementary school a half a block away

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from where I live and there are hundreds of kids that go there. There have been many other cell towers proposed in other areas near elementary schools and because of the potential health hazards they've been shot down. The international agency for research on cancer classified RF as possibly carcinogenic to humans and the Environmental Protection Agency (EPA) has even agreed that high levels of RF from cell towers is dangerous. So when in close contact or in the immediate area it can cause health issues. The other concern is that this isn't a 200 foot tower, it's a 73 or 78 foot tower which is closer to the ground which could potentially cause more health concerns in terms of how close it is to me and my children and wife and my pets. Not to mention my neighbors, so I strongly encourage you not to approve this, to do everything that you can to prevent this cell tower from going in. It would deteriorate my neighborhood, it would deteriorate my property value and potentially my children.

Commission Chair Stempel – No one else? Now is the time for applicant rebuttal.

Jacob Hamilton, Verizon Representative – The comments are certainly ones that have all been heard before. They are very legitimate concerns. We understand that anytime a big company comes into a nice neighborhood and wants to provide coverage, they often see it as something they don't want. It's a C2 zone and I know there are residences, it's a nice commercial area, but it is a commercial zone, that's favored for wireless use. It's commercial behind where it's proposed, it's commercial across the street, and those areas where it is specifically zoned commercial. The build that we've chosen, the pole that we've chosen, are the least intrusive means of providing coverage, which is an essential element to providing coverage. It's a co-location, which is a much better than a standalone wireless facility, it's a slim line design. Every measure has been done to make sure this is the most compatible design possible for this area. Property value has come up before and there has never been any credible evidence that has ever suggested that wireless facilities actually degrade the property values. Many have tried and there's a lot of arguments for that, it's been brought up many a time, and I've been involved with many of those projects and there've been many studies on both sides and nothing has ever been proven and I can't really make a comment about that anyway, one way or the other. As far as emissions go, from the RF standpoint, that is regulated by the Telecommunications Act of 1996 and the Federal Communications Commission (FCC). Local jurisdictions, and correct me if I'm wrong, the regulating authority has to do with whether or not it does comply or it doesn't. We've submitted a non-ionized emission report that shows that the site is very clearly passing. Commission Chair Stempel – And that's the Hatfield and Dawson report? Jacob Hamilton, Verizon Representative – That is correct. And from the least intrusive means test, I think per the code, most importantly, this complies very strictly with the code, it's exactly what a co-location entails if you read the code and what would be favored by the code. We've chosen a sight that complies with the code, and I would respectfully request that the Planning Commission would consider that.

Questions from the commission:

Commissioner de AElfweald – One of the people brought up how it would get used just by Verizon. Is the facility you are proposing building a Verizon only or would other

competitors be able to use it as well? Jacob Hamilton, Verizon Representative – It is Verizon only, PGE only allows one carrier per pole. As far as what the other carries would do, I can't speak on their behalf. For competitive reasons it's probably a good thing overall, that's for everyone individually to judge.

Commission Chair Stempel – At this point we need to decide if we want to close the public hearing or continue it to a date certain.

Commissioner Johnson made the motion to close the public hearing. Commissioner Kirk Stempel seconded the motion. Motion passed unanimously.

Commission Chair Stempel – I have a question for Clay. If there's co-location, if there's any potential for co-location on that or any other tower, that has to come before the planning commission correct? Clay Glasgow, City Planner – Yes. Commission Chair Stempel – On this one no, it's not going to happen, but I'm thinking in the bigger picture? Clay Glasgow, City Planner – In fact, when we work on the code review, we're going to put stronger language in regarding a requirement for co-location. In unincorporated Clackamas County if you were to come in with a proposal to put in a new antenna, you would first have to show you could not put that on an existing pole regardless of who owns it. It's because of the proliferation of poles, those days are over. Commission Chair Stempel – Ok, that's what I thought, I just wanted to clarify that.

Commissioner Johnson – So it would appear to me that we really aren't going to have a choice but to approve this, so my comments are that we should do all we can to make it more aesthetically pleasing. Commission Chair Stempel – So we can put in a requirement that it be painted brown for example. Clay Glasgow, City Planner – There are a lot of things you can do but if you're talking about the pole, don't do anything but brown, it's been tried.

Commissioner de AElfweald – There were several comments about the noise of the generator, is there anything we can do to reduce the noise level? Commission Chair Stempel – I think vegetative screening is more effective than a chain link fence so we can add something like that. Commissioner Johnson – Or can they be put in some sort of structure? It would only have to be big enough for the generator. Jacob Hamilton, Verizon Representative – It will be inside the equipment structure with soundproofing. Commissioner Johnson – Could the generator be moved away from that fence and be moved to the other side of the closure area? Jacob Hamilton, Verizon Representative – It will be inside the equipment structure with soundproofing. Commissioner Johnson – So I assume it runs for about 15 minutes or so? Jacob Hamilton, Verizon Representative – Only in emergencies. Commissioner Johnson – So it doesn't run to make sure it runs? Jacob Hamilton, Verizon Representative – I'll have to check on that. But it is only there for emergencies. Commissioner Kirk Stempel – Right, but I think most of them are on a timer to start up and run for 10 to 15 minutes. Jacob Hamilton, Verizon Representative – I can find out what that is. I think it is diesel, you have to have a blast zone if you use propane. Commissioner Johnson – So we think we can move the generator to a different part of the site. Require additional screening to buffer it even more. Commission Chair

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Stempel – And any co-location, not on this one, but we know that any co-location will have to come before the planning commission. Commissioner de AElfweald – To address Fire Marshal, Mike Funk's concern about the possible interference, I would recommend that they do their test after construction so that anything could be addressed as soon as possible. Commission Chair Stempel – There was a Hatfield and Dawson report included and it seemed very thorough to me and it seemed like if there was any interference that showed up they would be addressed immediately. I have worked on the Clackamas County 800 MHz towers, as part of the paperwork process, and I haven't come across any trouble with any of it.

Commissioner Poole – What is the decibel level of a typical generator for the one that would be installed? I've done some work in the past in the west hills where we were able to muffle or actually change the exhaust system slightly on a generator in the direction you point the exhaust and in how well you enclose that, as you probably know. All of those factors should be considered because if this thing goes in, we have to do everything we can to make it as quiet as possible, and not having the exhaust pointing at anyone's window.

Commission Chair Stempel – I know there was some concern about RF and cancer causing and the health ramifications from this kind of a tower and the last time we had a tower come before us I was very, very concerned about that. And as I mentioned, I work with a company that does cell towers and it's not something I had ever had to look into before. My degrees are in chemistry and environmental studies so I'm not ignorant when it comes to potential, and I had found a really good report from the World Health Organization on this and I came away from reading that report feeling much better about it. I did a lot of digging and made a lot of phone calls to try and find something to prove to me that this is as dangerous as some people were saying and I personally couldn't find anything to support that. Everything I found was very subjective and I'm very analytical and I wanted hard facts and I couldn't find those hard facts. That doesn't mean I'm not concerned, I'm obviously very concerned about it.

Commissioner Kirk Stempel – It would have been nice if there had seen an elevation of the equipment cabinets, because that just doesn't show me what I would like to see. Also an actual picture of the antenna itself, setup would have been nice to see because this elevation just really doesn't do it. My concern is the information you found. Commission Chair Stempel – They're doing their due diligence, it is part of the process. But if they find something that is a red flag, then it has to be dealt with. Other towers where there has been stuff they've had to do mitigation, they had to do something to offset the impact or had to change it completely. It isn't something that gets brushed under the rug, SHPO not going to allow that to happen if it is truly an issue. Commissioner Kirk Stempel – We've had too many things get brushed under the rug. Commission Chair Stempel – This couldn't be brushed under the rug, it's regulated by the FCC, and it is their requirement, it is not something that would be just ignored. Commissioner Poole – I'm visualizing, because there's a certain amount of infrastructure we're going to have to deal with and change is never fun. I've had a lot of it in my neighborhood, at one point they parked a prison near my house in Wilsonville, and believe me, the spotlights from those towers in

your face are not pretty. We as a Planning Commission have to make a decision based on codes and zoning and obviously, we have to take your input and do everything we can, so if this thing does come and makes it to fruition, to where you're not disregarded, and you get the noisiest, cheapest generator, you get the least in coverage, you don't even get any paint on it. So I'm not going to take this thing lightly and it does sound like there is some diligence and some things that need to come together first, but I also hope you all realize that as a Planning Commission I can't just make a decision based on what I would like for my neighbors or what would be convenient, I hope you understand that.

Female audience member – But what we don't understand is that if it follows the ordinance then this was really for nothing. Commission Chair Stempel – No we still have some leeway on what we can require. Female Audience member – But you can't say it's not going to happen. Commission Chair Stempel – Not if it's an allowed use in our commercial zone. There are times we wish that weren't the case. Male Audience member – So if the land owner wouldn't allow the cabinet, it wouldn't go in, correct? Female Audience member – He's making money off of it. Commission Chair Stempel – That's not the issue. Female Audience member – If it's going to require a new pole then why does it have to go in there? Commission Chair Stempel – PGE has set places where they put their poles, so if it's not that pole, it's going to be another PGE pole. And like he said, their search rings are four blocks. That means it went from a quarter of a mile to four blocks. They have to saturate the areas because so many people are using cell phones, that's just the way this works. Male Audience member – So if it's a four block ring, why can't they do it at the Clackamas County voting office right down the street. It's a vacant lot, nobody is using the building. Commissioner Johnson – I'm not sure there is a pole there. Commission Chair Stempel – Is there a place to put the cabinets, it's a parking lot, I mean who knows. This happens to be the one before us. A male audience member – We have enough problems we have to deal with, with that property and now this is just one more we're going to have to deal with now. A male audience member – Either way, it's not directly benefitting any of us right now. Commission Chair Stempel – I'm sure the people who have Verizon will appreciate it, unfortunately. This wasn't our call on where this was placed, this is what comes before us, and we have to look at it the parameter of our codes and ordinances and what we can do to make it better for our community within those codes and ordinances. A male audience member – I have one more question, you said that anyone within 250 feet of the tower would get a notice, but that's not true. I didn't get one, the people down the street didn't get one, and the guy right across the property didn't get one. Clay Glasgow, City Planner – I've got a list of everyone who got sent one. I didn't hand deliver these of course, but I've got a set of duplicate labels to be used to send out whatever decision happens here, which is appealable by-the-way. I've got a mailing list that was generated by the computer. A male audience member – Is there a way of reviewing the city ordinances? Commission Chair Stempel – They are all online on the city website. A male audience member – No, I mean the council reviewing and possibly updating the codes and ordinances? Commission Chair Stempel – You mean changing the codes and ordinances? Actually, I know this is out of turn and I'm sorry for everyone's time, but we are just starting the process of reviewing all of our codes and ordinances as a Planning Commission. So it would have been a perfect time for people to apply for Planning Commission because this is going to be a lot of fun in the next year.

But yes, we are in the beginnings of revamping the whole thing. It hasn't been done for a very long time, like the 70s or 80s. But for now, this is what we have, unfortunately.

Commissioner Johnson – So we're concerned about the looks of everything, what's on the pole and the equipment, and we're concerned about the noise, and the operation of the generator. So my question is, can we get more detail, pictures, specifications, whatever else they can provide us and hold the decision over till next month? Clay Glasgow, City Planner – Yes that is certainly within your purview. My only concern in holding it over, and it wouldn't be on this one but it would ultimately be that you do have a clock, so in order to have the time for the final decision, you have to leave enough time for an appeal, and to get that decision out is 120 days and we're well within that. I got this here pretty quick. And yes, there is time for you to put this ahead for a month to gather additional information.

Commission Chair Stempel – What exactly do we you want?

Answers: Commissioner Johnson - I think Commissioner Kirk Stempel's idea on a photo simulation of what the pole is going to look like. A picture and specifications of the generator and possibly a new location. Jacob Hamilton, Verizon Representative – I can get you a photo simulation. Commissioner Johnson - More vegetation for screening, like a green wall screening, and sound buffer. Scott Tabor, Public Works Supervisor – Decibel level at operation level. Commissioner de AElfweald – Specifically of the whisper one you mentioned. Commission Chair Stempel – Ok we're writing this down so, photo simulation; generator specifications and relocation; screening; the color. Are you going to be able to put all of that together in time for next month's meeting on February 17th? Jacob Hamilton, Verizon Representative – Yes.

Commissioner Johnson made the motion to hold over Z0435-14-C awaiting further information and we will review February 17th, 2015. Commissioner de AElfweald seconded the motion. Motion passed unanimously.

Commission Chair Stempel – Do we need to send him a list of all of the things we are asking for? Clay Glasgow, City Planner – We just did, but I will send that in the morning.

Mike Funk, Fire Marshal – For all of the concerned citizens who testified, is there another opportunity to for them to give input? If not the opportunity, can they submit their concerns in writing for the record? Commission Chair Stempel – How do we do that, do we reopen the public hearing? City Attorney Martin – If you want additional information from the applicant you can ask them to present that information. So do we reopen the hearing or do we just continue it for the specific information? City Attorney Martin – At the next meeting? Commission Chair Stempel – Yes. City Attorney Martin – You can reopen the public at the next meeting and basically make sure you consider the additional information. Commission Chair Stempel – So we would reopen it to consider the additional information from the applicant. If someone submitted letters, email, would that then be considered? City Attorney Martin – It should all be considered, any additional information should be considered. Commission Chair Stempel – Ok, so correspondence would be brought in and the additional information from the applicant.

6-62

But I would encourage you all to look at the codes and ordinances closely. And if you are going to send us something, address those codes and ordinances, it would be very helpful. Thank you!

5. Public Hearing: Z0442-14-SS. Subdivide Property Into Five (5) Lot, One For the Existing Residential Use and the Others For Future Use. Subject Property is Zoned R-7.2, Single-Family Residential and Located at 320 Beverly Lane, Between Harvard Avenue and Amonson Court.

Commission Chair Stempel - The existing property is approximately 50,000 square feet in size (1.12 acres). Proposed lot sizes range from approximately 8,000 square feet to over 10,000 square feet. Will the staff please present the report?

Clay Glasgow, City Planner – This is something you folks don't get to see very often, it's for a subdivision. Gladstone is the most plattable city I've ever seen because it's old, it's been around for a long time. There aren't many pieces left to subdivide, this is one of them. It's on Beverly Lane, I just handed out a kind of a location thing for you, and it's an aerial view. It's about an acre and a tenth. As you can tell from the aerial view it's off to the northeast of the high school, between Harvard and Amonson Court. It's zoned R7.2, single family residential. It is planned for residential use and has a house on it. This proposal involves dividing the property into five new lots, one to include the existing house, the rest of them for future residential use. This is a single family residential area and would not be available for duplexes because Beverly is not collective or higher classification. The potential is for four additional houses on these four new vacant lots. I went through the approval criteria as I always do and came up with finding here and there. The most interesting thing here, from an infrastructure standpoint would be that it would require finishing Amonson Court. Half of it was constructed because of what was on the east side of it and now the other half. The only question I would have is if sidewalks would be required on both sides, we can talk about that. We had frontage improvements along Beverly. I think you're going to be hard pressed to justify frontage improvements along Harvard just from a Dolan standpoint, but we could talk about that also. Otherwise you basically have a piece of ground here that has been waiting to divide. It is in now to divide. I recommend approval on this or if I didn't I should have. I've got a variety of suggested conditions, we can certainly go through those. I sent comments out to the usual suspects. I got something from Gary Floyd, from Oak Lodge Sanitary, he has taken a look at this and sent me a map showing me where the existing lines are, how they'll work, and yes they'll work. The other thing, there's a little slope there but that can be dealt with. I believe those are the only comments I received, although Mr. Tabor as well as Mr. Tonkin can tell me if I'm wrong on that. I know that the applicant has or is talking with Scott Tabor, Public Works Supervisor regarding the roadway, sidewalk and surface water and we can talk about that. Any questions? Commission Chair Stempel – No. I kind of did this backwards. I need to do the little spiel where “does any commission member”, I'm sorry, I did this backwards. We never do two things, it's always one so this is kind of a new thing for us.

6-63

Glasgow, Clay

From: Jal Duncan Photography [jdp@jalduncan.com]
Sent: Friday, January 30, 2015 9:43 AM
To: Glasgow, Clay
Subject: Cell phone tower on Portland Ave.?
Attachments: jdp.vcf

Hi, Clay:

We don't think a cell phone tower on Portland Ave. is in compliance with our community's goal of improving and beautifying our main street. We definitely think it would upset the zeitgeist of our little town at a time when we want to bolster our sense of connection and camaraderie.

It's nice having Gladstone around the house, and we don't want Verizon coming in and ruining that.

Thanks,

Jal and Bonnie Duncan

--
Everybody loves Jal Duncan Photography. We're established enough to be dependable, yet small enough to care.
Jal & Bonnie Duncan
5823 Glen Echo Ave.
Gladstone, OR 97027
Office: 503-657-5192
Cell: 503-201-5952

NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

RCND 1-30-15

Glasgow, Clay

From: Tracy Todd [tracylmt@gmail.com]
Sent: Friday, January 30, 2015 3:42 PM
To: Glasgow, Clay
Subject: Verizon Cell Tower on Portland Ave.

Good Afternoon Mr. Glasgow,
I would like to express my concern about a proposed cell tower at 725 Portland Ave.
I do not feel this is a proper location for a cell tower in our community.

I was born, raised, attended school, then moved back to raise my own children and own two businesses in this little town. After many years of little to no improvements to our downtown area, we are finally on the precipice of good solid improvement and beautification to our town. A cell tower does not fit in the vision that I know many citizens are imagining.

I ask you to forward my thoughts on to the planning commission at your next meeting. Just because this tower may (or may not) be in a area that zoning allows for it, does not mean that it SHOULD be allowed or is good for our community. I urge the members of the planning commission and the city council to deny the request from Verizon in totality.

I also will be following the discussion in regards to this proposal and will be making sure other concerned citizens voice their opposition as well.

Thank you for you time.

Tracy and Gary Todd
145 West Hereford St.
Gladstone, OR 97027

Tracy Todd LMT
503 329-5639 Cell
503 850-4779 Fax
Schedule your appointment today online at
www.tracytoddlmt.com

Located at
115 West Gloucester St.
Gladstone, OR 97027

Spam
Not spam
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Rec'd.
1-30-15

RCVD 2-09-15
20435-14

Model: 30REOZK4

KOHLER Power Systems

208-600 V

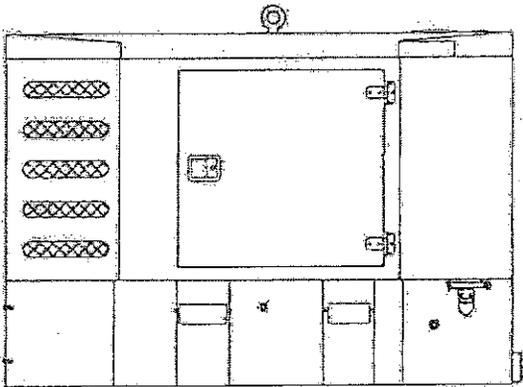
Diesel



Tier 4 Final EPA-Certified for Stationary Emergency and Non-Emergency Applications

Ratings Range

		60 Hz
Standby:	KW	24-30
	KVA	24-37.5
Prime:	KW	22-28
	KVA	22-35



Standard Features

- Kohler Co. provides one-source responsibility for the generating system and accessories.
- The generator set and its components are prototype-tested, factory-built, and production-tested.
- The 60 Hz generator set offers a UL 2200 listing.
- The generator set accepts rated load in one step.
- The 60 Hz generator set meets NFPA 110, Level 1, when equipped with the necessary accessories and installed per NFPA standards.
- A one-year limited warranty covers all systems and components. Two- and five-year extended warranties are also available.
- Alternator features:
 - Kohler's wound field excitation system with its unique PowerBoost™ design delivers great voltage response and short-circuit capability.
 - The brushless, rotating-field alternator has broadrange reconnectability.
- Engine features:
 - Heavy-duty air cleaner with air restrictor indicator.
 - Uses cooled Exhaust Gas Recirculation (EGR) and diesel oxidation catalyst to meet Tier 4 Final without a Diesel Particulate Filter (DPF).
 - Lockable battery disconnect switch.
 - Electronic, isochronous governor.
- Other features:
 - Kohler designed controller for guaranteed system integration and remote communication. See Controller on page 3.
 - The low coolant level shutdown prevents overheating.
 - Integral vibration isolation eliminates the need for under-unit vibration spring isolators.
 - Durable steel, sound-attenuating housing with quiet operation of 66 dB(A) @ 7 m (23 ft.) with full load at the prime rating.
 - Stainless steel hinges and lockable latches on doors.
 - 110% environmental containment basin for fuel, oil, and coolant.
 - Subbase fuel tank for 24-hour run time (minimum).
 - Power panel with main circuit breaker, remote start connection, and emergency stop switch.

Generator Set Ratings

Alternator	Voltage	Ph	Hz	130°C Rise Standby Rating		105°C Rise Prime Rating		105°C Rise Continuous Rating	
				KW/KVA	Amps	KW/KVA	Amps	KW/KVA	Amps
4D5.8	120/208	3	60	30/37.5	104	28/35	97	28/35	97
	120/240	3	60	30/37.5	90	28/35	84	28/35	84
	120/240	1	60	24/24	100	22/22	66	22/22	66
	277/480	3	60	30/37.5	45	28/35	42	28/35	42
	347/600	3	60	30/37.5	36	28/35	34	28/35	34

RATINGS: All three-phase units are rated at 0.8 power factor. All single-phase units are rated at 1.0 power factor. Standby Rating: The standby rating is applicable to varying loads for the duration of a power outage. There is no overload capability for this rating. Prime Power Rating: At varying load, the number of generator set operating hours is unlimited. A 10% overload capacity is available for one hour in twelve. Continuous Rating: At constant or nonvarying load, the number of generator set operating hours is unlimited. There is no overload capability for this rating. Ratings are in accordance with ISO 8528-1 and ISO 3046-1. For limited running time ratings, consult the factory. Obtain technical information bulletin (TIB-101) for ratings guidelines, complete ratings definitions, and site condition details. The generator set manufacturer reserves the right to change the design or specifications without notice and without any obligation or liability whatsoever.

6-666

Alternator Specifications

Specifications	Alternator
Manufacturer	Kohler
Type	4-Pole, Rotating-Field
Exciter type	Brushless, Wound-Field
Leads: quantity, type	12, Reconnectable
Voltage regulator	6, 800 Volt
Insulation:	Solid State, Volts/Hz
Material	NEMA MG1
Temperature rise	Class H
Bearing: quantity, type	1, Sealed
Coupling	Flexible Disc
Amortisseur windings	Full
Voltage regulation, no-load to full-load	Controller Dependent
One-step load acceptance	100% of Rating
Unbalanced load capability	100% of Rated Standby Current
Peak motor starting kVA:	(55% dip for voltages below)
480 V	475.6 (12 lead)
	76

- NEMA MG1, IEEE, and ANSI standards compliance for temperature rise and motor starting.
- Sustained short-circuit current of up to 300% of the rated current for up to 10 seconds.
- Sustained short-circuit current enabling downstream circuit breakers to trip without collapsing the alternator field.
- Self-ventilated and drip-proof construction.
- Vacuum-impregnated windings with fungus-resistant epoxy varnish for dependability and long life.
- Superior voltage waveform from a two-thirds pitch stator and skewed rotor.

Application Data

Engine

Engine Specifications	
Manufacturer	Kohler Diesel
Engine: model, type	KD1 1903 TOR 1.9 L, 4-Cycle Turbocharged
Cylinder arrangement	3 In-line
Displacement, L (cu. in.)	1.8 (110.2)
Bore and stroke, mm (in.)	88 x 102 (3.48 x 4.01)
Compression ratio	17:1
Piston speed, m/min. (ft./min.)	275 (906)
Main bearings: quantity, type	4, Sleeve
Rated rpm	1800
Max. power at rated rpm, kW/m (BHP)	37 (49)
Cylinder head material	Cast Iron
Crankshaft material	Cast Iron
Valve material:	
Intake	Stainless Steel
Exhaust	Stainless Steel
Governor: type, make/model	Electronic
Frequency regulation, no-load to full-load	Isochronous
Frequency regulation, steady state	±0.5%
Frequency	Fixed
Air cleaner: type, all models	Dry

Exhaust

Exhaust System	
Exhaust manifold type	Dry
Exhaust flow at rated kW, m ³ /min. (cfm)	12.5 (443)
Exhaust temperature at rated kW, dry exhaust, °C (°F)	382 (720)
Allowable back pressure, kPa (in. Hg)	Min. 7 (2.1) Max. 12 (3.5)

Engine Electrical

Engine Electrical System	
Battery charging alternator:	
Ground (negative/positive)	Negative
Volts (DC)	12
Ampere rating	80
Starter motor rated voltage (DC)	12
Battery, recommended cold cranking amps (CCA):	
Quantity, CCA rating	One, 850
Battery voltage (DC)	12

Fuel

Fuel System	
Fuel supply line, min. ID, mm (in.)	8 (0.31)
Fuel return line, min. ID, mm (in.)	8.3 (0.26)
Max. lift, fuel pump: type, m (ft.)	Mechanical, 2.5 (8.2)
Max. fuel flow, Lph (gph)	35 (9.3)
Max. return line restriction, kPa (in. Hg)	20 (5.9)
Fuel: prime pump	Manual
Fuel filter:	
Primary	74 Microns
Secondary	5 Microns @ 98% Efficiency
Water Separator	Yes
Recommended fuel	#2 Diesel

Lubrication

Lubricating System	
Type:	Full Pressure
Oil pan capacity, L (qt.)	8.4 (8.9)
Oil pan capacity with filter, L (qt.)	8.7 (9.2)
Oil filter: quantity, type	One, Cartridge
Oil cooler	Water-Cooled

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Application Data

Cooling

Radiator System	
Ambient temperature at standby rating, °C (°F)	45 (113)
Ambient temperature at prime power and continuous ratings, °C (°F)	50 (122)
Engine jacket water capacity, L (gal.)	4.2 (1.1)
Radiator system capacity, including engine, L (gal.)	17.2 (4.5)
Engine jacket water flow, Lpm (gpm)	57 (15)
Heat rejected to cooling water at rated kW, dry exhaust, certified, kW (Btu/min.)	28 (1592)
Water pump type	Centrifugal
Fan diameter, including blades, mm (in.)	483 (19)
Fan, kWm (HP)	2.7 (3.6)
Max. restriction of cooling air, intake and discharge side of radiator, kPa (in. H ₂ O)	0.125 (0.5)

Operation Requirements

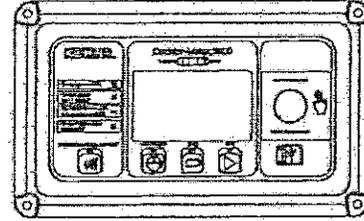
Air Requirements	
Radiator-cooled cooling air, m ³ /min. (acfm)†	96.3 (3400)
Combustion air, m ³ /min. (cfm)	2.4 (86.3)
Heat rejected to ambient air:	
Engine, kW (Btu/min.)	28 (1592)
Alternator, kW (Btu/min.)	6.5 (359)
† Air density = 1.20 kg/m ³ (0.075 lbm/ft ³)	

Fuel Consumption	
Diesel, Lph (gph) at % load	Standby Rating
100%	10.5 (2.8)
75%	7.5 (2.1)
50%	5.4 (1.4)
25%	3.1 (0.8)
Diesel, Lph (gph) at % load	Prime Rating
100%	9.8 (2.6)
75%	7.3 (1.9)
50%	5.0 (1.3)
25%	2.9 (0.8)
Diesel, Lph (gph) at % load	Continuous Rating
100%	8.8 (2.6)
75%	7.3 (1.9)
50%	5.0 (1.3)
25%	2.9 (0.8)

Sound Enclosure

- Durable steel, sound-attenuating housing with quiet operation of 88 dB(A) @ 7 m (23 ft.) with full load at the prime rating.
- Internal-mounted silencer and flexible exhaust connector.
- Fade-, scratch-, and corrosion-resistant Kohler® Power Armor™ cream beige automotive-grade textured finish.
- Stainless steel hinges and lockable latches on doors.
- Acoustic insulation that meets UL 94 HF1 flammability classification and repels moisture absorption.
- 110% environmental containment basin for fuel, oil, and coolant.

Controller



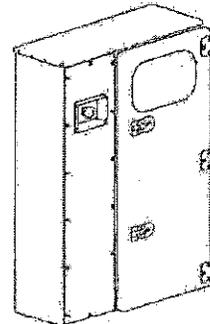
Decision-Maker® 3500 Controller

Provides advanced control, system monitoring, and system diagnostics for optimum performance and compatibility.

- Digital display with adjustable contrast and menu control provide easy local data access
- Measurements are selectable in metric or English units
- Remote communication thru a PC via network or serial configuration
- Controller supports Modbus® protocol
- Integrated hybrid voltage regulator with ±0.5% regulation
- Potted circuitry for protection from vibration and debris
- Built-in alternator thermal overload protection
- NFPA 110 Level 1 capability

Refer to G6-136 for additional controller features and accessories.

Power Panel



- Viewable generator set controller with security cover
- Emergency stop switch
- Main line circuit breaker
 - Reconnectable models: Rating 150 amps, field adjustable based on voltage selected
 - 600 Volt models: Rating 60 amps, field adjustable
- Power connections for Available Options (battery charger and block heater)
- Remote start connection

Fuel Tank

- Subbase fuel tank for 24-hour run time (minimum).
- Fuel tank includes single location fuel level gauge, fuel fill with lockable cap, and normal/emergency vents.
- Both the inner and outer tanks have emergency relief vents.
- The secondary containment tank's construction protects against fuel leaks or ruptures. The inner (primary) tank is sealed inside the outer (secondary) tank. The outer tank contains the fuel if the inner tank leaks or ruptures.

Fuel Tank Specifications

Fuel tank capacity	293 L (77 gal.)
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6-68

KOHLER CO., Kohler, Wisconsin 53044 USA
 Phone 920-457-4441, Fax 920-459-1846
 For the nearest sales and service outlet in the
 US and Canada, phone 1-800-544-2444
 KOHLERPower.com

Kohler Power Systems
 Asia Pacific Headquarters
 7 Jurong Pier Road
 Singapore 619159
 Phone (65) 6284-8422, Fax (65) 6264-8455

Standard Features

- Alternator Protection
- Battery, Battery Rack, and Cables
- Integral Vibration Isolator
- Local Emergency Stop Switch
- Oil Drain Extension
- Operation and Installation Literature

Available Options

Approvals and Listings

- CSA Approval
- UL 2200 Listing (requires standard skid)

Controller

- 15-Relay Dry Contact

Electrical System

- Battery Charger, Equalize/Float Type
- Cold Weather Package (includes block heater and battery heater pad, wrap, and wiring)

Fuel System

- Two-Way Fuel Valve (for connection of a user-supplied external fuel tank)

Skid

- Field Draggable Skid (heavy gauge steel skid with integrated drains and pull bars)
- Load Lugs (one per phase #6-350MCM, 400 amp)

Miscellaneous

- Engine Fluids Added

Literature

- General Maintenance
- NFPA 110
- Overhaul
- Production

Warranty

- 2-Year Basic
- 2-Year Prime
- 5-Year Basic
- 5-Year Comprehensive

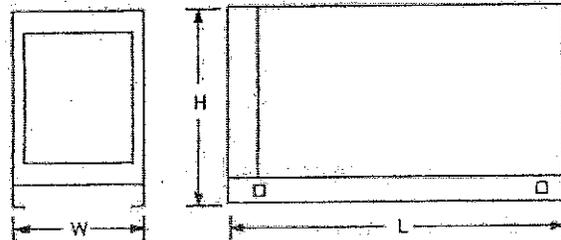
Other Options

- _____
- _____
- _____
- _____
- _____

Dimensions and Weights

Overall Size, L x W x H, mm (in.): 2206 x 1016 x 1622
 (86.9 x 40.0 x 63.9)
 Standard Skid
 Weight, with engine fluids (no fuel), kg (lb.): 1397 (3080)

Overall Size, L x W x H, mm (in.): 2489 x 1016 x 1622
 Field Draggable Skid
 Weight, with engine fluids (no fuel), kg (lb.): 1461 (3220)



NOTE: This drawing is provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

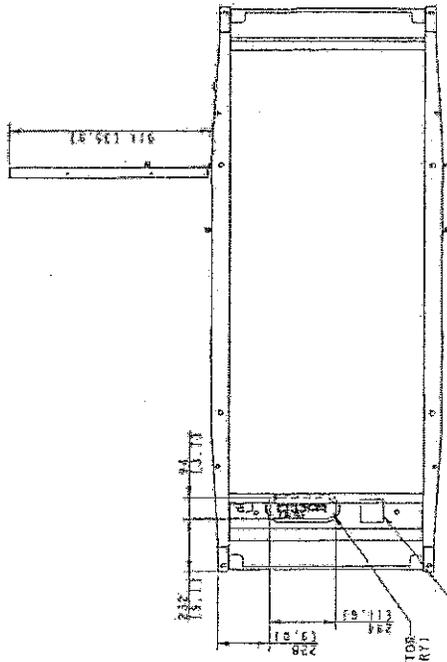
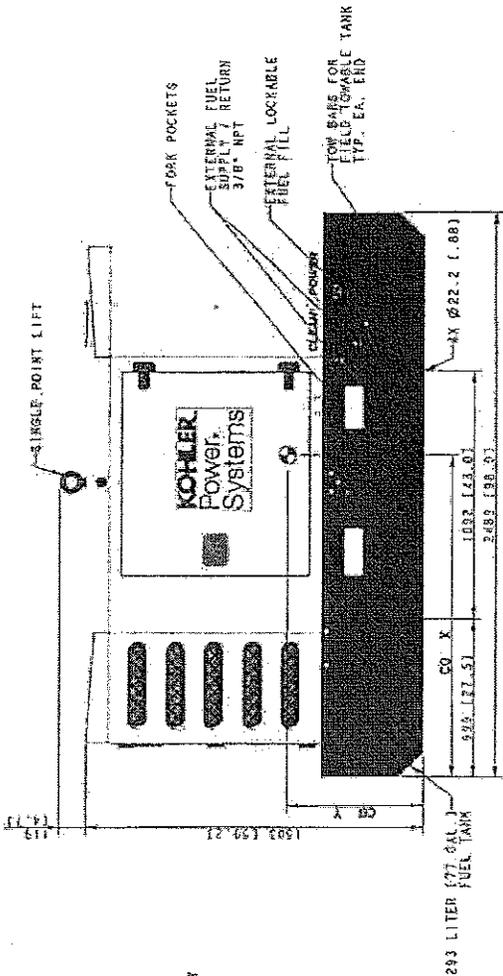
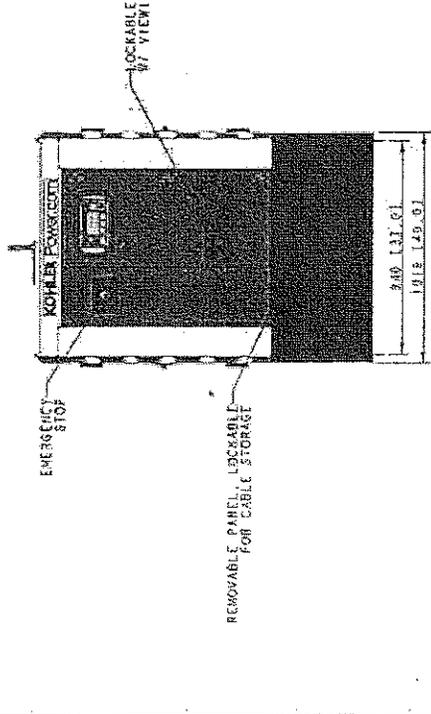
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6-69

ED 435-19
 REV D 2-07-15

KOHLER CO. CONFIDENTIAL INFORMATION

MODEL	CENTER OF GRAVITY DIMENSIONS		WEIGHT DRY		WEIGHT NET	
	CO X	CO Y	KG	LBS	KG	LBS
30-RE0214	1422 (55.97)	810 (24.9)	1438 (3176)	1461 (3220)	1438 (3176)	1461 (3220)
30-RE0214	1422 (55.97)	810 (24.9)	1483 (3270)	1506 (3320)	1483 (3270)	1506 (3320)



NET WEIGHT INCLUDES ENGINE FLUIDS, EXCLUDING FUEL WEIGHT. DIMENSIONS IN () ARE ENGLISH EQUIVALENTS

ITEM	DESCRIPTION	QTY	UNIT	WEIGHT (KG)	WEIGHT (LBS)
1	GENERATOR	1	EA	1438	3176
2	FUEL TANK	1	EA	293	646
3	CONDUIT ENTRY AREA FOR GENERATOR LOAD LEADS (BOTTOM ENTRY)	1	EA	106	234
4	CONDUIT ENTRY AREA FOR GENERATOR DC WIRING (BOTTOM ENTRY)	1	EA	106	234
5	EMERGENCY STOP	1	EA	940	2070
6	LOCKABLE DOOR W/ VIEWING WINDOW	1	EA	1418	3126
7	REMOVABLE PANEL, LOCKABLE FOR CABLE STORAGE	1	EA	1418	3126
8	TOX BAYS FOR TYPE LPLC/GENERATOR TANK	1	EA	1418	3126
9	EXTERNAL LOCKABLE FUEL FILL	1	EA	1418	3126
10	EXTERNAL FUEL SUPPLY / RETURN 3/8" NPT	1	EA	1418	3126
11	FOK POCKETS	1	EA	1418	3126
12	SINGLE POINT LIFT	1	EA	1418	3126
13	CLEAN POWER	1	EA	1418	3126
14	CONDUIT ENTRY AREA FOR GENERATOR LOAD LEADS (BOTTOM ENTRY)	1	EA	106	234
15	CONDUIT ENTRY AREA FOR GENERATOR DC WIRING (BOTTOM ENTRY)	1	EA	106	234
16	EMERGENCY STOP	1	EA	940	2070
17	LOCKABLE DOOR W/ VIEWING WINDOW	1	EA	1418	3126
18	REMOVABLE PANEL, LOCKABLE FOR CABLE STORAGE	1	EA	1418	3126
19	TOX BAYS FOR TYPE LPLC/GENERATOR TANK	1	EA	1418	3126
20	EXTERNAL LOCKABLE FUEL FILL	1	EA	1418	3126
21	EXTERNAL FUEL SUPPLY / RETURN 3/8" NPT	1	EA	1418	3126
22	FOK POCKETS	1	EA	1418	3126
23	SINGLE POINT LIFT	1	EA	1418	3126
24	CLEAN POWER	1	EA	1418	3126

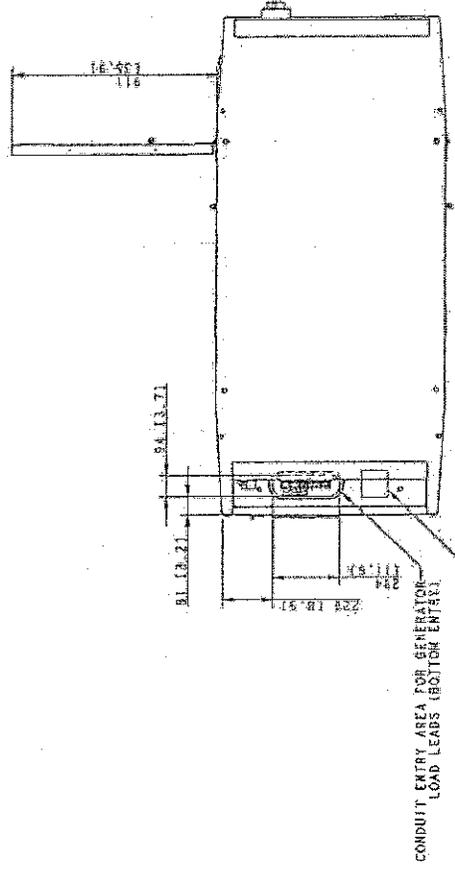
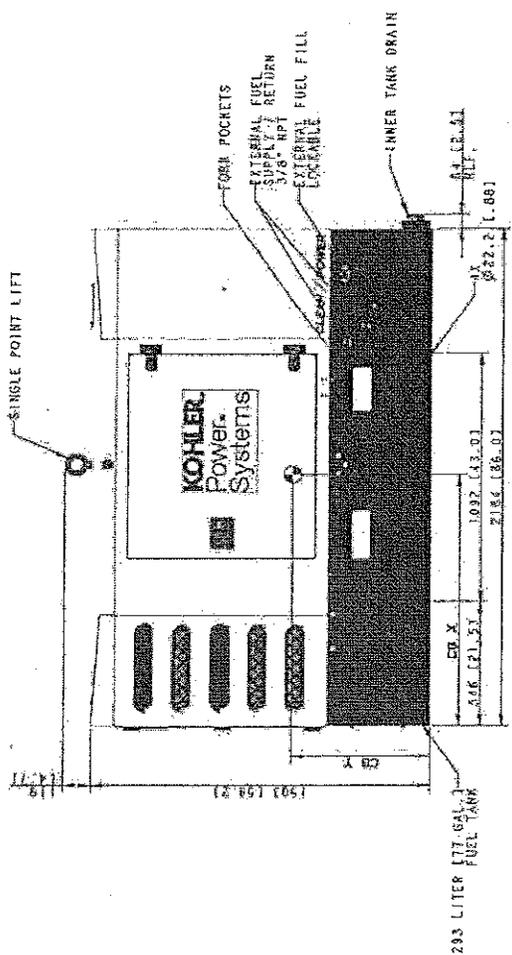
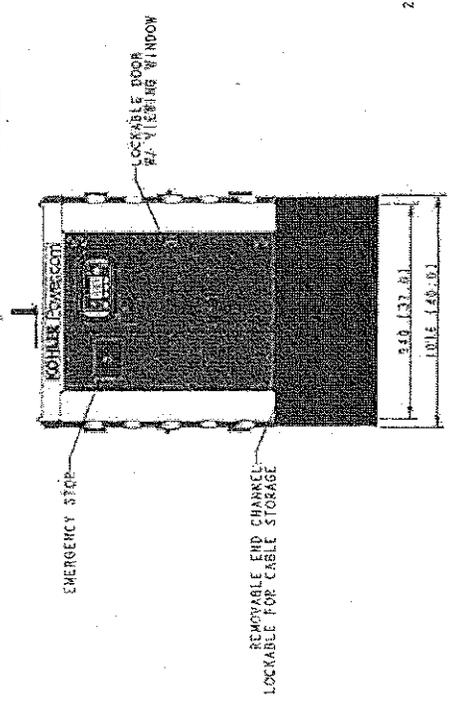
FIELD STATIONARY 30740 RC001

February 05, 2014 - PRODUCTION RELEASED - UNCONTROLLED WHEN PRINTED

6-70

KOHLEBERG CONFIDENTIAL INFORMATION

MODEL	CENTER OF GRAVITY DIMENSIONS		WEIGHT DRY		WEIGHT WET	
	CS X	CO Y	KG	LSB	KG	LSB
30 REZ0K4	1118 (14.0)	610 (24.0)	1374 (3030)	1387 (3066)		
40 REZ0K4	1166 (14.5)	610 (24.0)	1420 (3150)	1472 (3257)		



NET WEIGHT INCLUDES ENGINE FLUIDS, EXCLUDING FUEL WEIGHT. DIMENSIONS IN () ARE ENGLISH EQUIVALENTS.

REV	DATE	OR CONDENSED DATA SHEET NO. 200-0000000000	REV	DESCRIPTION
1	8-23-73	NEW DRAWING (K114733)	1	INITIAL RELEASE

COHLEBERG POWER SYSTEMS
10000 W. 100th St.
Overland Park, MO 66204
TEL: (816) 875-1100
FAX: (816) 875-1101
E-MAIL: SALES@COHLEBERG.COM

STANDARD TO VARIATION 30/40 REZ0K4

ADV-9839

February 08, 2014 - PRODUCTION RELEASED - UNCONTROLLED WHEN PRINTED

6-71

LINE/ANTENNA NOTES

GENERAL NOTES

PROJECT INFORMATION

IMPORTANT NOTICE

GENERAL NOTES AND SYMBOLS

FOR GLADIATOR
BLASTING OR BRIT

GENERAL NOTES AND SYMBOLS

Project No. _____

Client: _____

Contract No. _____

Sheet No. _____

2 T-2

1. ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLIES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL CONNECTIONS WITH THREADS EXCLUDED FROM THESE SHALL BE OF A307 OR A36. ALL CONNECTIONS WITH THREADS EXCLUDED FROM THESE SHALL BE OF A307 OR A36. ALL CONNECTIONS SHALL BE GALVANIZED UNLESS OTHERWISE NOTED. CONCRETE EXPOSURE ANCHORS SHALL BE HALF RIVET BOLTS UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STEEL REINFORCED.

2. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY MAGNETIC NORTH AND NOTIFY CONSULTANT OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.

3. PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STEELWIRE STEEL HARDWARE THROUGHOUT.

4. THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL WET FROM SURFACES REQUIRING GROUND CONNECTIONS.

5. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS TO BE A MIN OF 90 DEGREES.

6. FOR GROUNDING TO BUILDING FRAME AND HATCH PLATE GROUND BARS USE A TWO-BOLT HOLE REBAR UNLESS OTHERWISE NOTED. USE TWO-BOLT OR APPROVED EQUAL.

7. FOR ALL EXTERNAL GROUND CONNECTIONS, CLAMPS AND CADDWELDS, APPLY ALUMINUM PROTECTIVE COATING OR AN ANTI-OXIDE COMPOUND SUCH AS TRO-COAT BY DEARBORN CHEMICAL COMPANY.

8. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY TENSING WELDING. USE ERICO-TATE GALVANIZING BARICOLD GALVANIZING PAINT.

9. SEAL ALL JOINT PENETRATIONS INTO MODULAR BUILDING WITH A SILICONE SEALANT AND ALL JOINT CRACKS.

10. ANTENNAS AND COAX TO BE PROVIDED BY VERIZON WIRELESS. CONTRACTOR TO COORDINATE DELIVERY.

1. THIS IS AN UNMANNED FACILITY AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSES OF PROVIDING PUBLIC CELLULAR SERVICE.

2. VERIZON WIRELESS DESIRES THAT THIS TELEPHONE EQUIPMENT FACILITY WILL BE SERVICED ONLY BY VERIZON WIRELESS PERSONNEL. THE FACILITY SHALL BE KEPT UNOCCUPIED AND NOT OPEN TO THE PUBLIC.

3. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.

4. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.

5. NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.

6. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.

7. VERIZON WIRELESS MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

14. VERIFY ALL EXISTING DIMENSIONS PRIOR TO PERFORMING WORK.

15. VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION.

16. IN WINDY CONDITIONS, TOWER FOUNDATION STRUCTURAL STEEL TO BE GROUNDING TO REMAIN ON SITE. THE TOWER FOUNDATION STRUCTURAL STEEL TO BE GROUNDING TO REMAIN ON SITE AND TO REMAIN ON SITE. TOWER FOUNDATION MUST BE MAINTAINED AT ALL TIMES.

17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR COMMERCIAL POWER SERVICE FROM THE LOCAL UTILITY COMPANY. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY COMPANY AND POWER COMPANY, ETC.

18. THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXISTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.

19. IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY THE DATE REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.

20. IF THE GENERAL CONTRACTOR FAILS TO TAKE NECESSARY MEASURES AS DESCRIBED IN NOTES 18, 19 AND 21 ABOVE, THE GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY GENERATOR AT HIS OWN COST TO THE OWNER.

21. PLANS PART OF THIS SET ARE COMPLEMENTARY. IMPLEMENTATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXTENDED TO THIS PROJECT EXCEPT BY WRITTEN CONSENT OF THE ARCHITECT. ANY EXTENSION TO THIS PROJECT EXCEPT BY WRITTEN CONSENT OF THE ARCHITECT SHALL BE SUBJECT TO THE ARCHITECT'S REVIEW AND APPROVAL. THE ARCHITECT'S REVIEW AND APPROVAL SHALL BE SUBJECT TO THE ARCHITECT'S REVIEW AND APPROVAL. THE ARCHITECT'S REVIEW AND APPROVAL SHALL BE SUBJECT TO THE ARCHITECT'S REVIEW AND APPROVAL.

22. IF CONTRACTOR OR SUB-CONTRACTOR FINDS IT NECESSARY TO DEVIATE FROM ORIGINAL DESIGN OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OBTAIN APPROVAL PRIOR TO PROCEEDING WITH THE WORK. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY COMPANY AND POWER COMPANY, ETC. PRIOR TO PROCEEDING WITH THE WORK. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY COMPANY AND POWER COMPANY, ETC. PRIOR TO PROCEEDING WITH THE WORK.

23. IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR OF ANY OBLIGATIONS OR RESPONSIBILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY COMPANY AND POWER COMPANY, ETC. PRIOR TO PROCEEDING WITH THE WORK. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY COMPANY AND POWER COMPANY, ETC. PRIOR TO PROCEEDING WITH THE WORK.

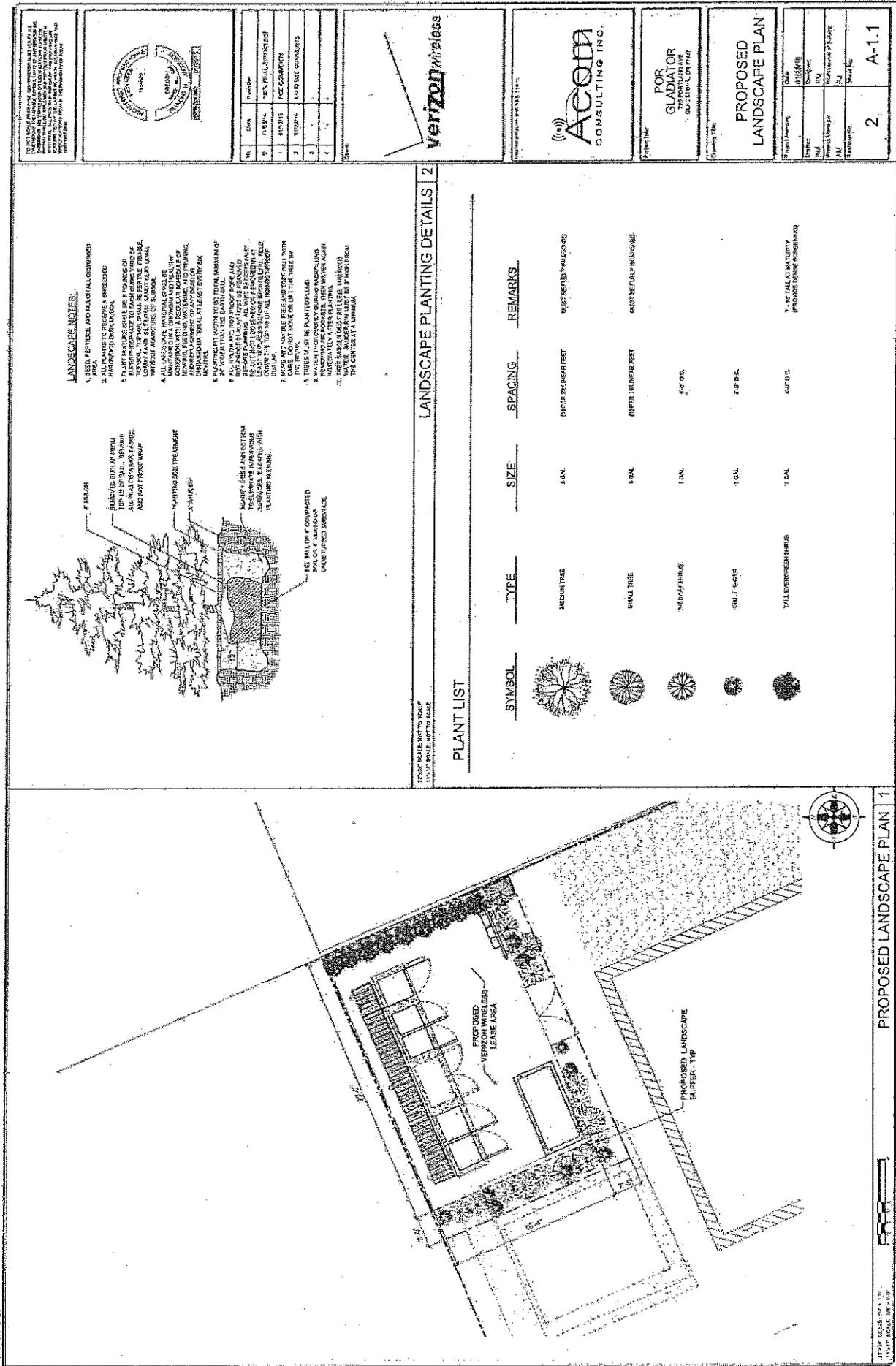
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY COMPANY AND POWER COMPANY, ETC. PRIOR TO PROCEEDING WITH THE WORK. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL UTILITY COMPANY AND POWER COMPANY, ETC. PRIOR TO PROCEEDING WITH THE WORK.

LEGEND

- Substructure (Circular) & Seals
- Substructure (Rectangular)
- Substructure (Square)
- Substructure (Triangular)
- Substructure (Trapezoidal)
- Substructure (Irregular)
- Substructure (Other)

6-73

6-11



PROPOSED LANDSCAPE PLAN 1

LANDSCAPE NOTES:

1. AREA, VENTURE AND MAJOR OUTLINED AREA.
2. ALL PLANTINGS TO BE OVERSEED.
3. PLANT LANDSCAPE SHALL BE SPACING OF 10 FEET PER TREE TO EACH CORNER VARD OF THE BUILDING. ALL PLANTINGS SHALL BE LOCATED AT LEAST 10 FEET FROM THE CORNER AND AT LEAST 10 FEET FROM THE CORNER WITHOUT ADJACENT TO BUILDING.
4. ALL PLANTINGS MATERIAL SHALL BE CONDITIONAL WITH A REGULAR SCHEDULE OF WATERING AND FERTILIZING. AND A REGULAR SCHEDULE OF WATERING AND FERTILIZING. AND A REGULAR SCHEDULE OF WATERING AND FERTILIZING.
5. PLANTINGS TO BE IN THE TOTAL AMOUNT OF 1000 PLANTS PER ACRE.
6. PLANTINGS TO BE IN THE TOTAL AMOUNT OF 1000 PLANTS PER ACRE.
7. PLANTINGS TO BE IN THE TOTAL AMOUNT OF 1000 PLANTS PER ACRE.
8. PLANTINGS TO BE IN THE TOTAL AMOUNT OF 1000 PLANTS PER ACRE.
9. PLANTINGS TO BE IN THE TOTAL AMOUNT OF 1000 PLANTS PER ACRE.
10. PLANTINGS TO BE IN THE TOTAL AMOUNT OF 1000 PLANTS PER ACRE.
11. PLANTINGS TO BE IN THE TOTAL AMOUNT OF 1000 PLANTS PER ACRE.
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16. PLANTINGS TO BE IN THE TOTAL AMOUNT OF 1000 PLANTS PER ACRE.
17. PLANTINGS TO BE IN THE TOTAL AMOUNT OF 1000 PLANTS PER ACRE.
18. PLANTINGS TO BE IN THE TOTAL AMOUNT OF 1000 PLANTS PER ACRE.
19. PLANTINGS TO BE IN THE TOTAL AMOUNT OF 1000 PLANTS PER ACRE.
20. PLANTINGS TO BE IN THE TOTAL AMOUNT OF 1000 PLANTS PER ACRE.

LANDSCAPE PLANTING DETAILS 2

PLANT LIST

SYMBOL	TYPE	SIZE	SPACING	REMARKS
	MEDIUM TREE	8 GAL	10 FEET BY LINEAR FEET	PLANT BY FULLY MATURED
	SMALL TREE	6 GAL	10 FEET BY LINEAR FEET	PLANT BY FULLY MATURED
	MEDIUM SHRUB	1 GAL	6' x 6'	
	SMALL SHRUB	1 GAL	6' x 6'	
	TALL EVERGREEN SHRUB	1 GAL	6' x 6'	PLANT BY FULLY MATURED (PROVIDE DRAINAGE SCREENING)

FOR THE STATE OF CALIFORNIA, I, JAMES M. HARRIS, COUNTY CLERK OF THE COUNTY OF SAN DIEGO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED MAP WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF SAID COUNTY ON 08/18/18.

FOR
GLADIATOR
7700 PULVER AVE
SAN DIEGO, CA 92161

Project Name	08/18/18
Client	Acoda
Project Location	7700 PULVER AVE
Project No.	08/18/18
Sheet No.	2
Scale	A-1.1

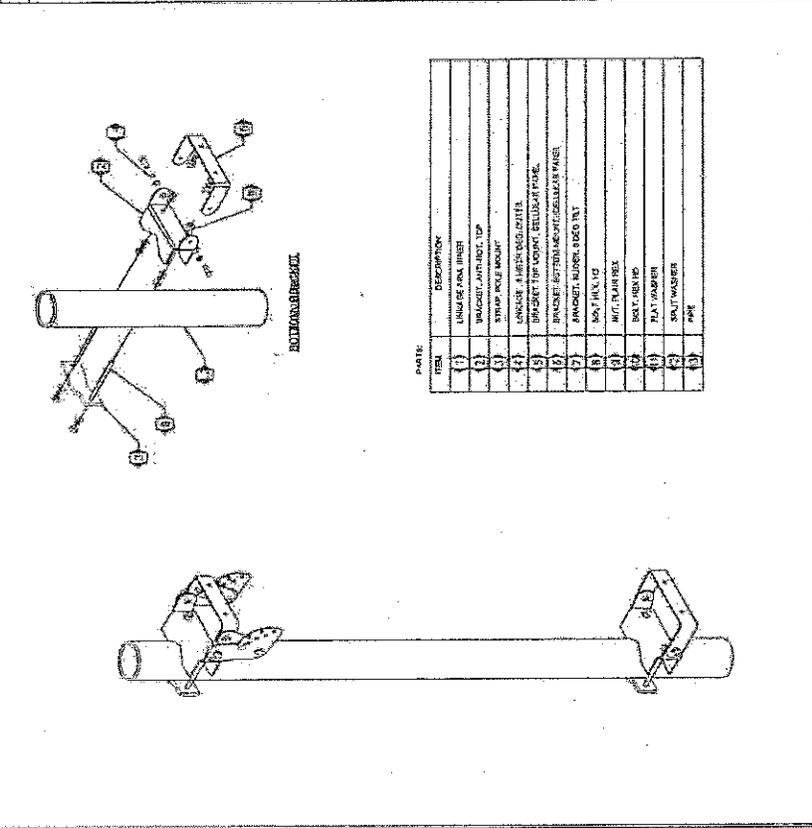
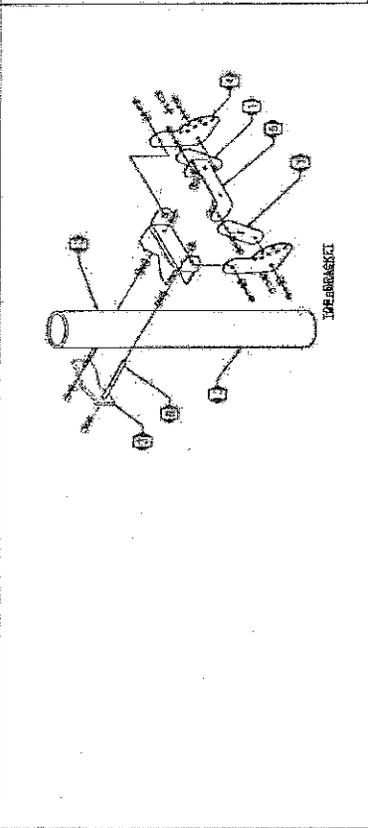
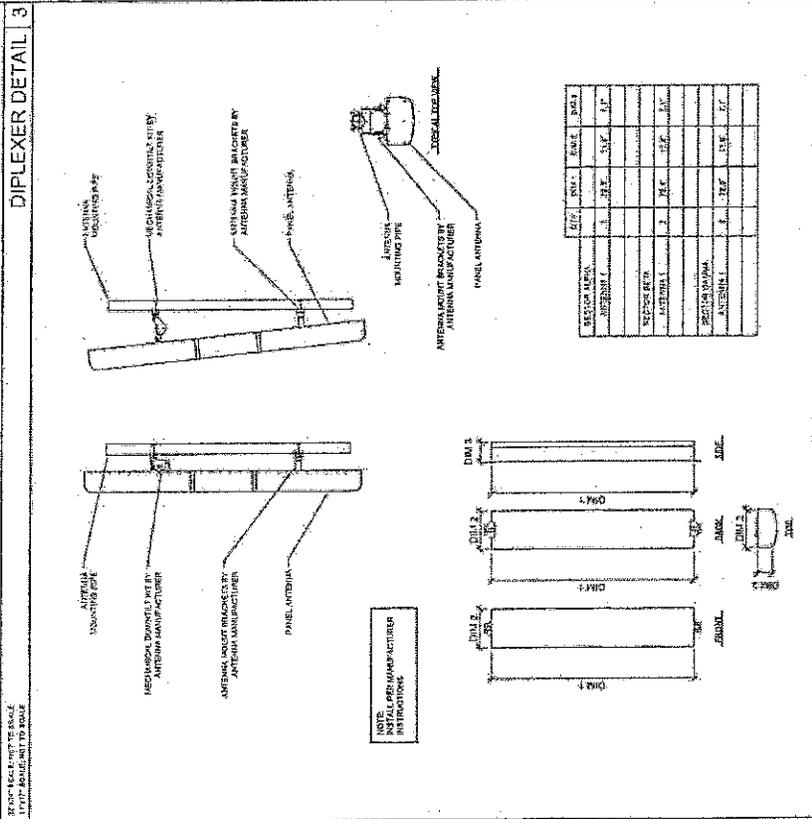
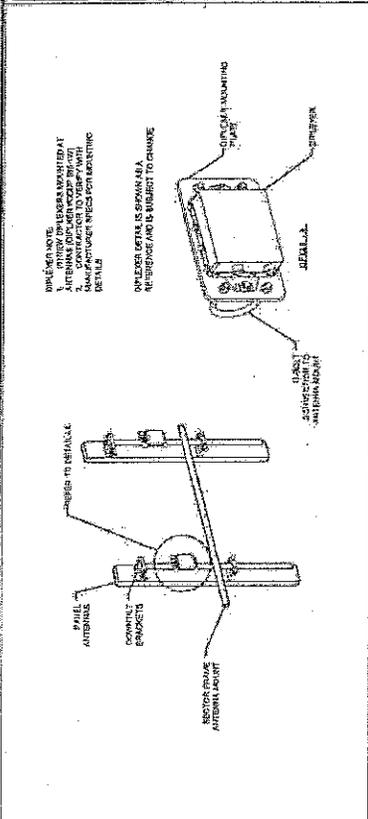
6-79

FOR GLADIATOR
PER FORN LAD JIVE
GLADIATOR PER FORN

CONSTRUCTION DETAILS

REV	DATE	DESCRIPTION
1		ISSUE FOR CONSTRUCTION
2		REVISED FOR CONSTRUCTION
3		REVISED FOR CONSTRUCTION
4		REVISED FOR CONSTRUCTION

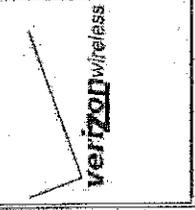
PROJECT NO.	DATE	SCALE
CLIENT	PROJECT NAME	PROJECT LOCATION
DESIGNER	DATE	SCALE
CHECKED	DATE	SCALE
APPROVED	DATE	SCALE



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Site	Drawn	Revision
3	1/18/14	RRU Mount - Project 127
1	6/18/13	REVISIONS
2	6/18/13	LAND USE COORDINATE
4		
5		



RRU MOUNTING DETAILS

PROJECT NO. 127

CLIENT: VERIZON WIRELESS

PROJECT: RRU MOUNTING DETAILS

DATE: 1/18/14

BY: [Name]

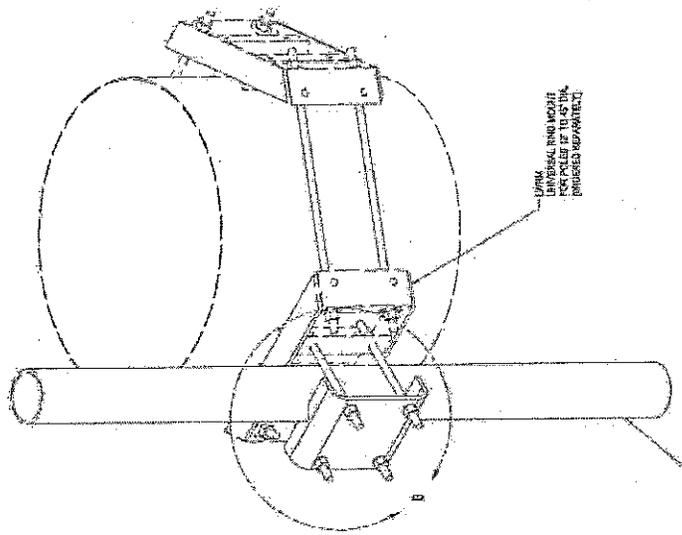
CHECKED BY: [Name]

SCALE: AS SHOWN

ITEM	QTY	PART NO.	DESCRIPTION	UNIT	WEIGHT
1	1	100000000	RRU MOUNTING BRACKET	EA	11.4
2	1	100000001	RRU MOUNTING BRACKET	EA	0.7
3	1	100000002	RRU MOUNTING BRACKET	EA	0.3
4	1	100000003	RRU MOUNTING BRACKET	EA	0.3
5	1	100000004	RRU MOUNTING BRACKET	EA	0.3
TOTAL WT. #					13.0

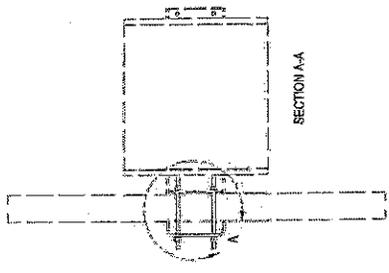
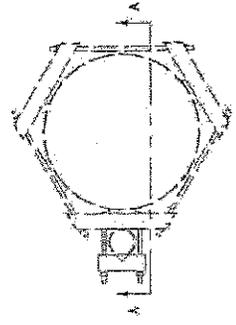
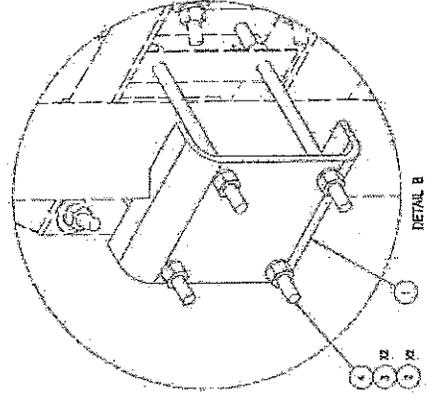
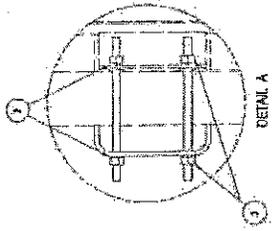
PARTS LIST

ITEM	QTY	PART NO.	DESCRIPTION	UNIT	WEIGHT
1	1	100000000	RRU MOUNTING BRACKET	EA	11.4
2	1	100000001	RRU MOUNTING BRACKET	EA	0.7
3	1	100000002	RRU MOUNTING BRACKET	EA	0.3
4	1	100000003	RRU MOUNTING BRACKET	EA	0.3
5	1	100000004	RRU MOUNTING BRACKET	EA	0.3
TOTAL WT. #					13.0



1. RRU MOUNTING BRACKET
2. RRU MOUNTING BRACKET
3. RRU MOUNTING BRACKET

PROVIDE AN RRU MOUNTING BRACKET PER SECTOR



RRU MOUNTING DETAIL (VALMONT-FMAT) 1

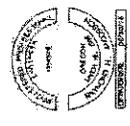
SCALE: 1/4" = 1'-0"

6-81

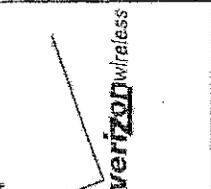
6-83

<p>RAYCAP SPLITTER DETAIL 6</p> <p>MANUFACTURER: RAYCAP MODEL: RBS 12 HEIGHT: 4'2" WIDTH: 2'2" DEPTH: 2'2"</p> <p>FRONT VIEW SIDE VIEW END VIEW</p>	<p>ERICSSON RRUS 12 DETAIL 5</p> <p>MANUFACTURER: ERICSSON MODEL: RRUS 12 HEIGHT: 4'2" WIDTH: 2'2" DEPTH: 2'2"</p> <p>FRONT VIEW SIDE VIEW END VIEW</p>	<p>CHARLES ENCLOSURE DETAIL 4</p> <p>MANUFACTURER: CHARLES MODEL: ENCLOSURE HEIGHT: 4'2" WIDTH: 2'2" DEPTH: 2'2"</p> <p>FRONT VIEW SIDE VIEW END VIEW</p>	<p>ANDREWS RBAT2 CABINET DETAIL 3</p> <p>MANUFACTURER: ANDREWS MODEL: RBAT2 HEIGHT: 4'2" WIDTH: 2'2" DEPTH: 2'2"</p> <p>FRONT VIEW SIDE VIEW END VIEW</p>	<p>ERICSSON RBS 6101 DETAIL 2</p> <p>MANUFACTURER: ERICSSON MODEL: RBS 6101 HEIGHT: 4'2" WIDTH: 2'2" DEPTH: 2'2"</p> <p>FRONT VIEW SIDE VIEW END VIEW</p>	<p>ERICSSON RBS 6102 DETAIL 1</p> <p>MANUFACTURER: ERICSSON MODEL: RBS 6102 HEIGHT: 4'2" WIDTH: 2'2" DEPTH: 2'2"</p> <p>FRONT VIEW SIDE VIEW END VIEW</p>	<p>Equipment Details</p> <p>Project No: 2 Sheet No: A-5</p> <p>FOR GLADIATOR 771 WEST 100th AVE SUITE 100, EDEN PRAIRIE</p> <p>ACOMA CONSULTING INC.</p> <p>verizon wireless</p>
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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL MATERIALS AND WORKMANSHIP AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

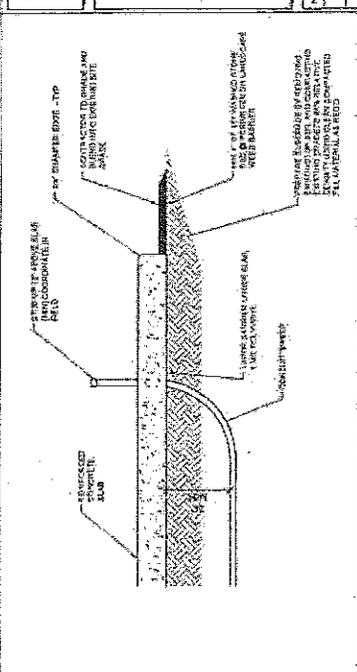


No.	Date	Description
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2	11/01/24	ISSUE FOR PERMIT
3	11/01/24	ISSUE FOR PERMIT

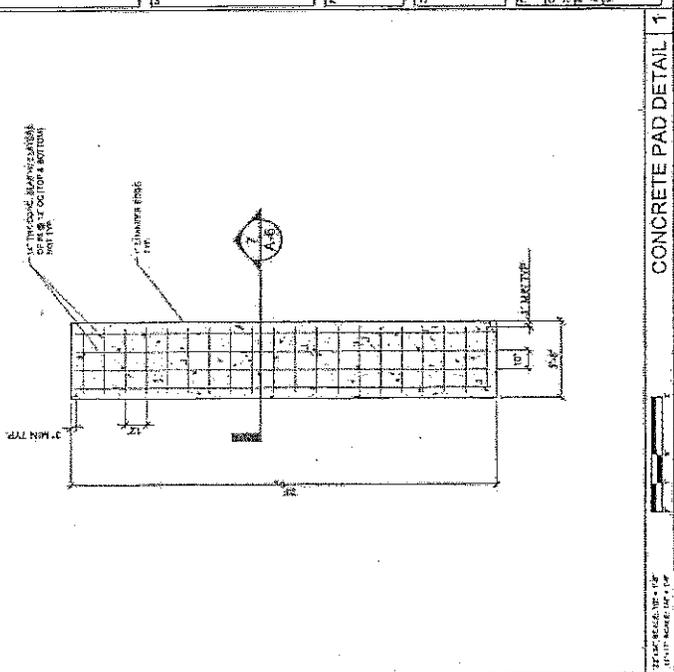



PROJECT NO. 24-001
 POR GLADIATOR
 ACCESS DRIVE & FOUNDATION DETAILS

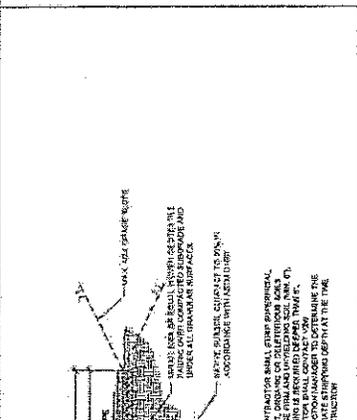
Project Number	Sheet	Scale
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24-001	3	AS SHOWN
24-001	4	AS SHOWN
24-001	5	AS SHOWN
24-001	6	AS SHOWN



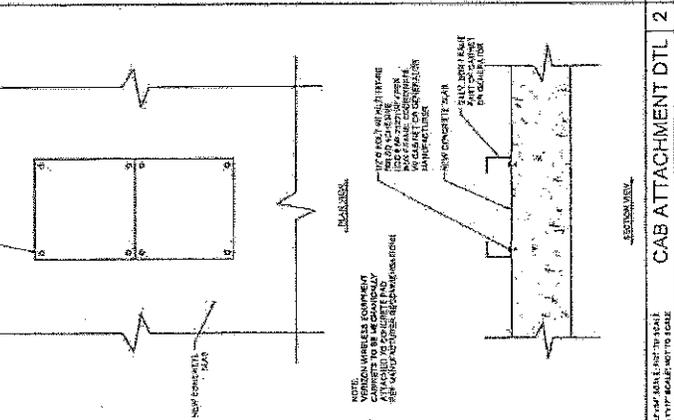
TYPICAL CONCRETE PAD SECTION 7
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL MATERIALS AND WORKMANSHIP AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



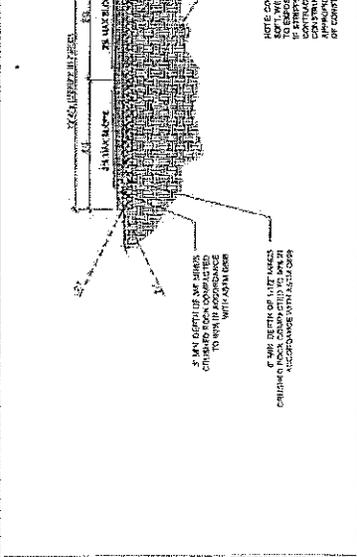
CONCRETE PAD DETAIL 1
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL MATERIALS AND WORKMANSHIP AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



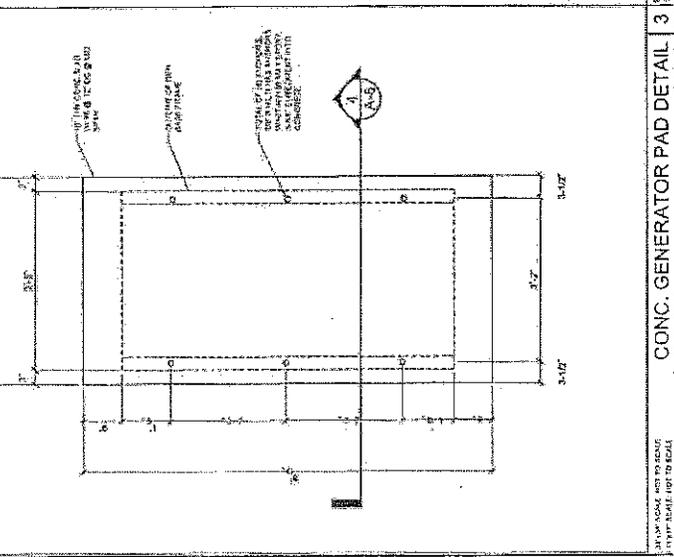
ACCESS DRIVE DETAIL 8
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL MATERIALS AND WORKMANSHIP AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



CAB ATTACHMENT DTL 2
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL MATERIALS AND WORKMANSHIP AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



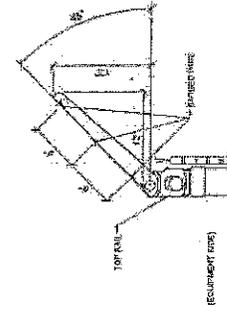
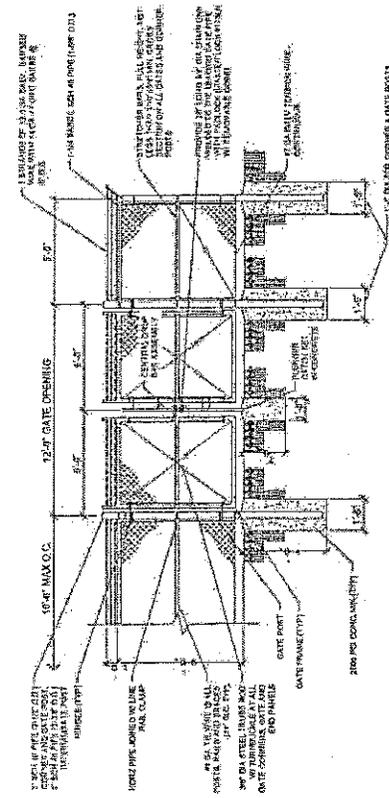
CONC. GENERATOR PAD DETAIL 3
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL MATERIALS AND WORKMANSHIP AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.



ACCESS DRIVE DETAIL 8
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF ALL MATERIALS AND WORKMANSHIP AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND STRUCTURES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

61-284

6-85

<p style="font-size: small;">THIS DRAWING IS THE PROPERTY OF ACCOMA CONSULTING INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF ACCOMA CONSULTING INC. IS STRICTLY PROHIBITED. ALL RIGHTS ARE RESERVED.</p>  <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>Date</th> <th>Revision</th> </tr> <tr> <td>0</td> <td></td> <td>ISSUE FOR PERMITTING</td> </tr> <tr> <td>1</td> <td></td> <td>FOR COMMENTS</td> </tr> <tr> <td>2</td> <td></td> <td>FOR COMMENTS</td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> </table> 	No.	Date	Revision	0		ISSUE FOR PERMITTING	1		FOR COMMENTS	2		FOR COMMENTS	3			4			<p style="text-align: center;">BARBED WIRE ARM DETAIL 2</p> 	<p style="text-align: center;">FENCE DETAILS 1</p> 
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Additional Correspondence

Glasgow, Clay

From: DEBRA E STACE, DAVID CATTO [catto555@msn.com]
Sent: Tuesday, February 10, 2015 4:49 PM
To: Glasgow, Clay
Subject: Historic Sites in Gladstone

Mr. Glasgow

Could you please pass along to the Gladstone Planning Commission that there are two sites within two blocks of the proposed cell tower that may be eligible to be listed by the State Historic Prevention Office. I'm meeting with the Gladstone Historical Society Thursday to gather more information. Please include this information for their consideration at the Feb. 17th meeting.

Thank you,
David Catto

Spam

Not spam

Forget previous vote

Glasgow, Clay

From: Glenda Scherer [scherer_glenda33@gmail.com]
Sent: Wednesday, February 11, 2015 11:19 AM
To: Glasgow, Clay
Subject: Gladstone Planning Commission and application Z0435-14

Dear Mr. Glasgow,

I have reviewed the audio recording from the previous Gladstone Planning Commission meeting on 1/20/2015 and have several major concerns about the procedural aspects of the meeting. These concerns are so egregious that I call into question the validity of the meeting on 1/20/2015.

1. The chairperson, Tamera Stemple has a conflict of interest and should have recused herself from chairing the meeting. Tamera Stemple works for Adept Engineering (she self-disclosed that in the meeting at 00:08:00 in the audio)

Adept Engineering serves the telecommunication industry, specifically cell communications. In a previous Gladstone Planning Commission Meeting, on 11/19/2013, Tamera Stemple stated that in her work with Adept, "90% of the work she does is related to telecommunication towers." In that meeting, she stated that she could not be objective, and she stepped down from that meeting and took a seat in the audience.

At the 1/20/2015 meeting she did not step down; she did not take a seat in the audience. Instead, she charged forward, steering the meeting with a clear agenda to close the opportunity for public testimony. At 1:07:00 in the meeting audio, when a participant in the meeting stated that not everyone near the location had been notified, it was dismissed.

How can you close the meeting to public testimony when there is no verification that people were notified?

2. As well, at 29:00 minutes, there is an interesting discussion regarding an incomplete SHPO (State Historic Preservation Office) report. Tamera Stemple asked the Verizon representative if he had gotten the report back. He stated that it was in process, but could not remember which company Verizon had hired to do the report, but did not think it was Adept. Stemple replied, "Oh no, no, no, we do not do that for you guys..."

The SHPO report should be completed and presented to the commission prior to considering the application. One commissioner was concerned about moving forward without the SHPO report, but his comments were dismissed.

Next steps:

1. The Gladstone Planning Commission should reconvene sans Tamara Stemple, and start the process afresh.
2. The Planning Commission should require the applicant to submit a completed SHPO report with the application.
3. How can a married couple both serve on the Planning Commission? That constitutes a voting bloc.

Sincerely,

Glenda Scherer
Resident of Gladstone

Spam

Glasgow, Clay

From: Glenda Scherer [scherer_glenda33@gmail.com]
Sent: Wednesday, February 11, 2015 11:40 AM
To: Glasgow, Clay
Subject: Fwd: Gladstone Planning Commission and application Z0435-14

Could you please print out this copy to be included in the file? I noticed a spelling mistake (nest as opposed to next).

Thanks,

Glenda Scherer

----- Forwarded message -----

From: Glenda Scherer <schereerglenda33@gmail.com>
Date: Wed, Feb 11, 2015 at 11:19 AM
Subject: Gladstone Planning Commission and application Z0435-14
To: clayg@co.clackamas.or.us

Dear Mr. Glasglow,

I have reviewed the audio recording from the previous Gladstone Planning Commission meeting on 1/20/2015 and have several major concerns about the procedural aspects of the meeting. These concerns are so egregious that I call into question the validity of the meeting on 1/20/2015.

1. The chairperson, Tamara Stemple has a conflict of interest and should have recused herself from chairing the meeting. Tamara Stemple works for Adept Engineering (she self-disclosed that in the meeting at 00:08:00 in the audio)

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How can you close the meeting to public testimony when there is no verification that people were notified?

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The SHPO report should be completed and presented to the commission prior to considering the application. One commissioner was concerned about moving forward

without the SHPO report, but his comments were dismissed.

Next steps:

1. The Gladstone Planning Commission should reconvene sans Tamara Stemple, and start the process afresh.

Glasgow, Clay

From: Glenda Scherer [schererGlenda33@gmail.com]
Sent: Wednesday, February 11, 2015 12:51 PM
To: Glasgow, Clay
Subject: correction-could you please verify that this has met the deadline?

Dear Mr. Glasgow,

I have reviewed the audio recording from the previous Gladstone Planning Commission meeting on 1/20/2015 and have several major concerns about the procedural aspects of the meeting. These concerns are so egregious that I call into question the validity of the meeting on 1/20/2015.

1. The chairperson, Tamara Stempel has a conflict of interest and should have recused herself from chairing the meeting. Tamara Stempel works for Adapt Engineering (she self-disclosed that in the meeting at 00:08:00 in the audio)

Adapt Engineering serves the telecommunication industry, specifically cell communications. In a previous Gladstone Planning Commission Meeting, on 11/19/2013, Tamara Stempel stated that in her work with Adept, "90% of the work she does is related to telecommunication towers." In that meeting, she stated that she could not be objective, and she stepped down from that meeting and took a seat in the audience.

At the 1/20/2015 meeting she did not step down; she did not take a seat in the audience. Instead, she charged forward, steering the meeting with a clear agenda to close the opportunity for public testimony. At 1:07:00 in the meeting audio, when a participant in the meeting stated that not everyone near the location had been notified, it was dismissed.

How can you close the meeting to public testimony when there is no verification that people were notified?

2. As well, at 29:00 minutes, there is an interesting discussion regarding an incomplete SHPO (State Historic Preservation Office) report. Tamara Stempel asked the Verizon representative if he had gotten the report back. He stated that it was in process, but could not remember which company Verizon had hired to do the report, but did not think it was Adapt. Stempel replied, "Oh no, no, no, we do not do that for you guys..."

The SHPO report should be completed and presented to the commission prior to considering the application. One commissioner was concerned about moving forward without the SHPO report, but his comments were dismissed.

Next steps and considerations:

1. The Gladstone Planning Commission should reconvene sans Tamara Stempel, and start the process afresh.
2. The Planning Commission should require the applicant to submit a completed SHPO report with the application.
3. How can a married couple both serve on the Planning Commission? That constitutes a voting bloc.

Sincerely,

Glenda Scherer
Resident of Gladstone

Spam

6-92

Glasgow, Clay

From: Tracy Todd [tracylmt@gmail.com]
Sent: Wednesday, February 11, 2015 1:21 PM
To: Glasgow, Clay
Subject: Proposed Verizon tower antenna on Portland Ave.

Mr. Glasgow,

I request that you submit my request for the reopening of public testimony on the proposed Verizon tower antenna on Portland Ave to the Gladstone Planning Commission.

As I am sure you are aware, there is concern among many citizens of Gladstone about the proposed site for this project. Many neighbors are just learning of this project, even though they live directly across the street from the site, there was not adequate time for them to add their testimony to the record.

Also with information coming to light of possible procedural errors occurring at the 1/20/15 Commission meeting and a potential conflict of interest involving the Chairwoman of the Planning Commission... I believe in all fairness to the community the application process needs to be restarted and needs to include public testimony.

I also request Chairwoman Tammy Stempel remove herself from the application process, due to a possible conflict of interest with her position on the commission and her employer.

I do not personally believe that Ms. Stempel has anything but the best interest of our community in mind, she is an avid supporter of Gladstone. BUT to uphold the highest integrity for the application process as a whole and to eliminate question from the citizenry about the ultimate outcome of this project, I believe she must abstain from involvement in this application process.

Thank you for your time,

Tracy Todd LMT OBMT Lic#6311
503 329-5639 Phone
115 West Gloucester St.
Gladstone, OR 97027

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

Glasgow, Clay

From: Karla Wright [kwright@paulsonsf.com]
Sent: Wednesday, February 11, 2015 1:28 PM
To: Glasgow, Clay
Subject: Cell Tower

Dear Board Member:

I am writing today because I am very concerned about the Verizon cell tower being proposed here in Gladstone. As a resident and a tax payer of this city it is my right as well as the right of my fellow Gladstone residents to voice concerns and to be heard regarding this matter.

Having a Tamera Stemple as a chairperson and working for a telecommunications company, makes her biased in her approach. I request that she step down immediately from her position. I also ask that you restart the application review to include public testimony.

Secondly I have Verizon, my cell reception is just fine, and we don't need a cell tower here.

Thirdly, the decision to allow the water company to come into our town already destroyed our view of the bridge not to mention the monstrosity that they have built there now. Please don't ruin our cute little town anymore by now allowing a massive cell tower to be built in it. Gladstone has had a lot of charm to it.

The last reason in writing and not wanting a cell tower to be here is for health reasons. It is not healthy to have that in our own backyard. I know many people that developed health problems including cancer after cell towers were put in near their residence or businesses.

Please keep the residents in mind here and not just the person that is going to benefit monetarily from this. We don't want a cell tower here.

Thank you

Karla Wright
Gladstone resident

Karla Wright
Paulson's Floor Coverings
1136 SE Grand Ave
Portland, OR 97214
(503)235-8711

NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

Spam

Not spam

Forget previous vote

Glasgow, Clay

From: DEBRA E STACE, DAVID CATTO [catto555@msn.com]
Sent: Wednesday, February 11, 2015 4:53 PM.
To: Glasgow, Clay
Subject: Planning Commission Meeting 1/20/15

Case # Z0435-14-C

I would like this email to be submitted to the planning commission concerning the lack notification of Gladstone residents prior to the 1/20/15 meeting. Also I have great concerns regarding Tamara Stempels involvement with this application due to her employment history.
Thank you,
David Catto

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

Additional Corresp.

Tami Bannick

From: Tammy Stempel <Tammy.Stempel@adaptengr.com>
Sent: Wednesday, February 11, 2015 12:05 PM
To: Malachi de Ælfweald
Cc: Tami Bannick; Elliott Veazey; Kevin Johnson; Kirk Stempel; Les Poole; Michele Kremers; Tamara Stempel; Jolene Morishita; Clay Glasgow (clayg@co.clackamas.or.us); David Doughman (David@gov-law.com)
Subject: RE: PC Agenda Additional Correspondence: Z0435-14-PDR: Cell Facility

Sounds good. The company I work for also does work for commercial developers, the counties, municipalities, ODOT, US government, residential builders....pretty much every single sector. It just so happens that I have a certain expertise in telecommunications. I gain nothing financially or otherwise whether this tower goes up or not...in fact it isn't even remotely on any of our radars and never will be. It's a completely different sector of telecommunications that we don't deal with because they do not require the services we provide.

From: Malachi de Ælfweald [<mailto:malachid@gmail.com>]
Sent: Wednesday, February 11, 2015 12:01 PM
To: Tammy Stempel
Cc: Tami Bannick; Elliott Veazey; Kevin Johnson; Kirk Stempel; Les Poole; Michele Kremers; Tamara Stempel; Jolene Morishita; Clay Glasgow (clayg@co.clackamas.or.us); David Doughman (David@gov-law.com)
Subject: Re: PC Agenda Additional Correspondence: Z0435-14-PDR: Cell Facility

"Any chairpersons employed by the telecommunications industry" seems too broad to me. I write Android software, which is used on cell phones. Does that mean I need to step down too?

According to pg 21 of the "A Guide for Public Officials" (2010) it says:

In brief, a public official is met with a conflict of interest when participating in official action which could or would result in a financial benefit or detriment to the public official, a relative of the public official or a business with which either is associated.

Based on that, I do not believe the installation of the tower would have any impact (financial, coverage or otherwise) to myself, my relatives or my businesses.

Tammy, maybe at the meeting we need to be more clear about what constitutes a conflict?

Malachi de Ælfweald
<http://www.google.com/profiles/malachid>

On Wed, Feb 11, 2015 at 11:42 AM, Tammy Stempel <Tammy.Stempel@adaptengr.com> wrote:

OK, so I read the letters, most importantly the first one. Do I need to do this all over again and recuse myself? It's ridiculous to say that because the company I work for works in the telecommunications field I can never be a part of a decision that is remotely telecommunications related. I also owned a construction company, so should I never be allowed to decide on a construction project because I would be biased? I believe that

having an pseudo-expertise in an area would be beneficial. If I need to recuse myself, just let me know and it will be done.

From: Tami Bannick [mailto:bannick@ci.gladstone.or.us]

Sent: Wednesday, February-11, 2015 11:29 AM

To: Elliott Veazey; Kevin Johnson; Kirk Stempel; Les Poole; Malachi deAElfweald; Michele Kremers; Tammy Stempel; Tamara Stempel

Cc: Jolene Morishita; Clay Glasgow (clayg@co.clackamas.or.us); David Doughman (David@gov-law.com); Heather Martin (Heather@gov-law.com); Shane Abma (Shane@gov-law.com); Mike Funk; Scott Tabor

Subject: PC Agenda Additional Correspondence: Z0435-14-PDR: Cell Facility

Planning Commissioners:

Please find attached additional correspondence/comments regarding your February 17, 2015 agenda item #2 - Z-435-14-PDR. Thank you.

Tami Bannick

City of Gladstone

6-97

Additional Corresp.

Glasgow, Clay

From: portofcallcatering [portofcallcatering@gmail.com]
Sent: Monday, February 16, 2015 10:27 AM
To: Glasgow, Clay
Subject: Verizon cell pole/ Nana's Treasures

Clay,

I would like to make sure I am on record on this as stating, I AM OPPOSED .

I am greatly disappointed that after months of build out cost and nearly \$8,000 in fees to the City of Gladstone, I am dealing with a cell deisal generator with in feet of my new outdoor seating area.

NOISE, FUMES, SMELL, AND A UNSITLY HUGE GENERATOR DOES NOT COMPLY WITH THE OBJECTIVE I BELIEVED GLADSTONE WAS AFTER FOR PORTLAND AVE.

IF I HAD KNOWN THIS WAS EVEN A POSSIBILITY I WOULD NOT OF PUT IN SHOP AND CAFE.

I FIND IT HARD TO BELIEVE A RESTRAUNT LICENCE AND DIESEL GENERATON WITH IN 10 FEET COULD BOTH BE PERMITTED BY CLACKAMAS COUNTY AND GLADSTONE. I SEARVE FOOD. THIS WILL IMPACT MY BUSINESS AS WELL AS PROPERTY VALUE.

I PERSONALY BELIEVE THERE ARE LONG TERM HEATH RISKS WHICH HAS BEEN PROVEN , I WOULD BE HAPPY TO PRODUCE DOCUMENTS. MY OBJECTIVE WAS TO PROVIDE A SAFE HEATHLY ENVIORNMENT FOR GLADSTONE YOUTH AND FAMILIES. PERCEPTION IS 80% OF EVRRYTHING PROVEN OR NOT, MANY MANY PEOPLE PECIVE THIS TO BE BAD AND MY NEW BUISNESS WILL SUFFER.

RESPECFULLY,
BRENDA LAAM
OWNER/ OPERATOR NANA'S TREASURES AND PORT OF CALL CATERING , DBA,S OF DBH INVESTMENTS
971 998 3546

Sent from Samsung tablet

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

Glasgow, Clay

From: Wayne Winterbottom [winwayne@comcast.net]
Sent: Tuesday, February 17, 2015 4:14 AM
To: Glasgow, Clay; David Doughman, City Attorney
Cc: Wayne
Subject: Verizon application at 725 Portland Ave., Gladstone

Mr. Clay Glasglow, City Planner

CC: Mr. David Doughman, City Attorney

Re: Verizon application at 725 Portland Ave., Gladstone

I have recently heard of the Verizon application in Gladstone and would like to express my concerns in brief here.

I live 1 block 2 house from the proposed site.

1.) I'm a Verizon customer and my phone works perfect no matter what 4 block radius I travel in Gladstone!

2.) Portland Ave. does not need this in it's skyline and the developing children 1 block away do not need the potential unknown radiation risk, also diesel generator fumes in the new restaurant next door as they may meals and prepare for there catering clientele, diesel generator noise for those that work nights or days.

3.) Jacob Hamilton left a lot to the meetings imagination with his proposal. Some information seems incomplete and misleading.

4.) Listening and watching the minutes from the 11/19/13 cellular tower planning commission meeting the city attorney suggested Tamara step down for possible bias or she volunteered (I don't want to listen again, to late). At this meeting she said she had worked for AT&T and did not disclose if she had worked with Verizon.

Source -> <http://www.ci.gladstone.or.us/videos/Planning/Planning11-19-13.html>

5.) On 1/20/2015 Tamara disclosed her working for Verizon and a different city attorney kept quite so Tamara subjected the meeting with her bias opinions and vocal jestures.

Source -> <http://www.ci.gladstone.or.us/videos/Planning/Planning01-20-15.html>

6.) It was clear through the January meeting Tamara was expressing bias. I don't understand how no one asked her to remove herself from chairing this topic. This is why the city hires an attorney to protect it self. Tamara can be opening Gladstone up to possible lawsuits even though part of the tower is on another lawyers property. That's what lawyers do, fight each other in a court of law.

I've heard various specifications and listening to the audio/video was quite different then what I've been told.

If I get the opportunity to speak on this topic tonight I will explain the bias and Jacob's lack of clarity more.

As a community we need facts not stories or scribbled diagrams.

Verizon's net worth is \$130 billion, come with some photos or artist rendered drawings Jacob.

Additional Correspondence

Glasgow, Clay

From: Alex Brookins [alexandriabrookins@gmail.com]
Sent: Tuesday, February 10, 2015 11:38 PM
To: Glasgow, Clay
Subject: Re: Application for Verizon Cell Tower

Dear Clay Glasglow,
City Planner

It has come to my attention that Verizon has applied to erect a cell phone tower in downtown Gladstone. I was surprised as a resident living close to the proposed site that I was not officially notified in writing, but by word of mouth only. Upon further investigation I was even more surprised to discover from minutes of the January 20th meeting the manner in which the application was being handled. I'm sure you are aware several issues need to be rectified before proceeding:

- 1) Any chairpersons employed by the telecommunications industry need to step down from the planning commission as they cannot be objective. Specifically Tamera Stemple, as she is employed by Adept Engineering and deals mostly with cell communications projects.
- 2) All Gladstone residents should be officially notified in writing.
- 3) Public testimony needs to be reopened allowing opportunity for all residents concerns to be heard.
- 4) Last but not least, the SHPO report needs to be completed and made public before any further action is taken regarding the decision of the application.

I appreciate your service to this city and its residents and I look forward to you respectfully considering my concerns.

Thank you,
Alexandria Brookins
Gladstone Homeowner

[Spam](#)

[Not spam](#)

[Forget previous vote](#)

Glasgow, Clay

From: Carol De Lair [carol.delair@usi.biz]
Sent: Wednesday, February 11, 2015 9:36 AM
To: Glasgow, Clay
Subject: Verizon - affects on children

I know you can't deny Verizon's request to place a cell tower Portland Avenue due to health reasons, but you can deny it based on the proposed location. It will be visible to everyone driving or walking down Portland Avenue, and it's just ugly. Once it's constructed, you will have to allow Verizon to collocate other provider's antennas on the tower and it will become much bigger and uglier to look at. It will distract from the nice little community Gladstone is becoming.

Cell towers haven't been around long enough for our government to really understand how the waves could affect the public. Studies in other countries have found health issues in children living around towers where the frequencies are well below USA guideline so the question becomes whether the USA guidelines are sufficient to protect the citizens living near these towers. The tests in the USA are based on adult males and not children so it appears our federal regulators are waiting for the health affects to surface similar to what they did with the tobacco companies.

With the proposed placement of the tower being so close schools, Verizon should be ashamed of themselves for even asking you to approve this site. Once again, big business is hoping to push their need for profits through without any consideration to the public. Proposing to place the tower on an attorney's property is simply a manipulation by Verizon in their hopes that the you and the citizens of Gladstone will be intimidated enough to keep quiet. Verizon is not being socially responsible so please don't allow this placement. Make Verizon act responsibly by proving no other appropriate sites exist in Gladstone.

Thank you.

Our office will be closed on Monday, 2-16-15, in honor of President's Day.

As a service for our clients, upon your request, USI Northwest will review those portions of your contract regarding the insurance and indemnity requirements as they relate to your insurance program and provide comments and/or recommendations based upon such review. This service should not be taken as legal advise and does not replace the need for review by the insured's own legal counsel.

Carol De Lair
SENIOR ACCOUNT MANAGER

USI Northwest

700 NE Multnomah, Suite 1300
Portland, OR 97232
Phone: 503-295-6370
USI Internal extension 49370
Fax: 610-362-8463
Toll Free Fax: 877-678-5845
carol.delair@usi.biz
www.usi.biz

Please note that you may not rely on e-mail communication to us to report a claim or to give us instructions to place, bind, change or terminate coverage unless we have subsequently confirmed to you in writing that we have received your message and will be taking the action you have requested.

Confidentiality Notice: The information contained in this e-mail may be privileged and confidential information and is intended for the use by the individual and/or entity identified in the address of the message. If the reader of this message

6-101

Glasgow, Clay

From: Carol De Lair [carol.delair@usi.biz]
Sent: Tuesday, February 10, 2015 7:59 PM
To: Glasgow, Clay
Subject: Verizon cell tower & City Ordinances

The City of Portland's Planning & Zoning rules & regulations contain Chapter 33.274, Radio Frequency Transmission Facilities whose purpose is to

- 1) Ensure City zoning regulations are applied consistently,
- 2) Reduce the potential need for additional towers,
- 3) Ensure that towers are sited in or near residential or open space zones only when alternative sites aren't feasible
- 4) Preserve the quality of living in residential areas which are close to towers
- 5) Preserve the opportunity for continued and growing service from cell providers
- 6) Support the goal of the city's broadband plan.

Does the city of Gladstone have such an ordinance? If not, perhaps the city could benefit from a period of consideration in order to set up a process for the orderly handling of facility siting requests.

The amendment to the Telecommunications Act may limit local control of cellular facilities, but it will also put more emphasis on municipalities to ensure their initial siting review is done correctly and that their cellular zoning ordinances are up to date so they can demand enough information to make a decision based on evidence in the record and not just on speculation.

If the city of Gladstone doesn't have such an ordinance, please deny the Verizon request until such an ordinance can be developed.

Our office will be closed on Monday, 2-16-15, in honor of President's Day.

As a service for our clients, upon your request, USI Northwest will review those portions of your contract regarding the insurance and indemnity requirements as they relate to your insurance program and provide comments and/or recommendations based upon such review. This service should not be taken as legal advice and does not replace the need for review by the insured's own legal counsel.

Carol De Lair
SENIOR ACCOUNT MANAGER

USI Northwest

700 NE Multnomah, Suite 1300
Portland, OR 97232
Phone: 503-295-6370
USI Internal extension 49370
Fax: 810-362-8463
Toll Free Fax: 877-678-5845
carol.delair@usi.biz
www.usi.biz

Please note that you may not rely on e-mail communication to us to report a claim or to give us instructions to place, bind, change or terminate coverage unless we have subsequently confirmed to you in writing that we have received your message and will be taking the action you have requested.

Glasgow, Clay

From: Carol De Lair [carol.delair@usi.biz]
Sent: Tuesday, February 10, 2015 7:58 PM
To: Glasgow, Clay
Subject: Verizon Cell Tower - Telecommunication Amendment of 2012

Please do not give Verizon approval to place a cell tower on Portland Avenue. The amendment to the TA signed by the president in 2012, limits local government authority to control the collocation of new facilities or the removal or replacement of existing facilities on existing towers or structures. It says, a state or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.

One legal interpretation says, "The new law doesn't provide any guidance as to what constitutes a "modification" or a substantial change. Consequently, local governments should be prepared for telecommunication providers arguing for an expansive interpretation of the type of changes that local governments 'shall approve'".

It further states, "if a new carrier wants to collocate their antennas on an existing pole or tower, they are likely to need a new base station, which would NOT fall within these new restrictions on local control. Where a new carrier can share a base station with an existing carrier, the law will apply to limit local zoning authority but this is a rare circumstance."

You have control over new cell tower placements don't be fooled by big business who is only looking at ways to increase their profits.

Remember, if you approve this application now, you will not be able to refuse requests from other cell providers because the law will not allow you to discriminate towers of similar nature and design.

Our office will be closed on Monday, 2-16-15, in honor of President's Day.

As a service for our clients, upon your request, USI Northwest will review those portions of your contract regarding the insurance and indemnity requirements as they relate to your insurance program and provide comments and/or recommendations based upon such review. This service should not be taken as legal advice and does not replace the need for review by the insured's own legal counsel.

Carol De Lair
SENIOR ACCOUNT MANAGER

USI Northwest

700 NE Multnomah, Suite 1300
Portland, OR 97232
Phone: 503-295-6370
USI Internal extension 49370
Fax: 610-362-8463
Toll Free Fax: 877-678-5845
carol.delair@usi.biz
www.usi.biz

Please note that you may not rely on e-mail communication to us to report a claim or to give us instructions to place, bind, change or terminate coverage unless we have subsequently confirmed to you in writing that we have received your message and will be taking the action you have requested.

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6-103

Glasgow, Clay

From: Carol De Lair [carol.delair@usi.biz]
Sent: Tuesday, February 10, 2015 7:59 PM
To: Glasgow, Clay
Subject: Verizon Cell Tower on Portland Avenue - Verizon requirements

I've been doing quite a bit of research on this topic and have discovered that Verizon is required to perform in a certain way when they submit applications for towers. Following is a brief description of their requirements, which I've read they may not do unless specifically asked:

- 1) List all adverse effects an antenna might have in a certain location, including negative aesthetic and visual effects, effects on neighboring homes or buildings.
- 2) Prove there are no other places where the tower can be located.
- 3) File application with the State Historic Preservation Office, WHO MUST AGREE the neighborhood will not be adversely affected.

Given the number of addresses found on the State Historic Preservation office as eligible for being included, it would be a real travesty if this tower changed that.

Please perform your due diligence in making certain Verizon does what they are required to do and don't be fooled by big business who is only out for their profits. Do not approve the application until Verizon performs as they are required.

Our office will be closed on Monday, 2-16-15, in honor of President's Day.

As a service for our clients, upon your request, USI Northwest will review those portions of your contract regarding the insurance and indemnity requirements as they relate to your insurance program and provide comments and/or recommendations based upon such review. This service should not be taken as legal advice and does not replace the need for review by the insured's own legal counsel.

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6-104

Glasgow, Clay

From: Carol De Lair [carol.delair@usi.biz]
Sent: Tuesday, February 10, 2015 7:58 PM
To: Glasgow, Clay
Subject: Verizon cell tower - Environmental Policy Act of 1969

According to the referenced EPA of 1969, each licensee for cell towers must evaluate the location of a proposed structure to determine if it is in an environmentally sensitive area as described in the National Environmental Policy Act of 1969. There are eight categories which are:

- 1) Officially designated as a wilderness area;
- 2) Officially designated as a wildlife preserve;
- 3) Situations which may affect listed or threatened or endangered species or critical habitats;
- 4) Situations which may affect historical sites listed or eligible for listing in the National Registry of Historic Places;
- 5) Indian religious sites;
- 6) Located in a 100-year floodplain as shown on FEMA flood maps;
- 7) Situations which may cause significant change in surface features, such as wetland fills, deforestation or water diversion;
- 8) Proposed use of high intensity white lights in residential neighborhoods.

With the high number of buildings in Gladstone that are eligible for listing in the National Registry of Historic Places, I would expect you to perform your due diligence and make certain Verizon complied with this Act. Please do not approve this application.

Our office will be closed on Monday, 2-16-15, in honor of President's Day.

As a service for our clients, upon your request, USI Northwest will review those portions of your contract regarding the insurance and indemnity requirements as they relate to your insurance program and provide comments and/or recommendations based upon such review. This service should not be taken as legal advice and does not replace the need for review by the insured's own legal counsel.

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Glasgow, Clay

From: Angela Riley [oceantoes@hotmail.com]
Sent: Tuesday, February 10, 2015 7:46 PM
To: Glasgow, Clay
Subject: Cell tower in Gladstone

To Clay Glasgow, City Planner

In regards to the proposed cell tower/antenna on Portland Ave, I am completely against it. I live nearby on W Clarendon Street and feel a sense of pride for our town, especially our downtown area. This goes against the grain of what (I believe) our citizens desire for downtown Gladstone, I find it completely inappropriate and goes against our neat and small town appeal, something should be PROTECTING.

I am not saying we should not have cell towers in Gladstone. But certainly our city's leaders could be working to find a more circumspect location for such an obvious thing.

I am not very informed on the matter, but could not sit by and not say anything.

Thank you,

angela riley

NOTE: This message was trained as non-spam. If this is wrong, please correct the training as soon as possible.

Spam

Not spam

Forget previous vote



After
View looking South East
from Portland Ave

POR Gladiator

725 Portland Ave
Gladstone, OR 97027



Before



6-107



After
View looking North West
from Portland Ave

POR Gladiator

725 Portland Ave
Gladstone, OR 97027



Before



6-108





After
View looking South East
from Portland Ave

POR Gladiator

725 Portland Ave
Gladstone, OR 97027



Before



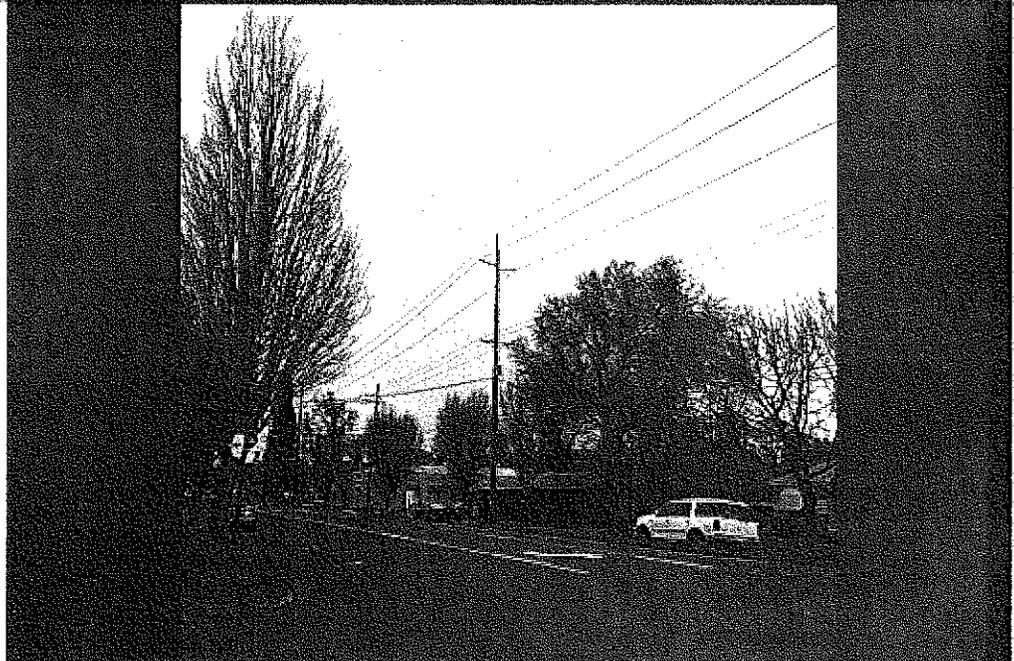
6-109



After
View looking North
from Portland Ave

POR Gladiator

725 Portland Ave
Gladstone, OR 97027



Before



6-110

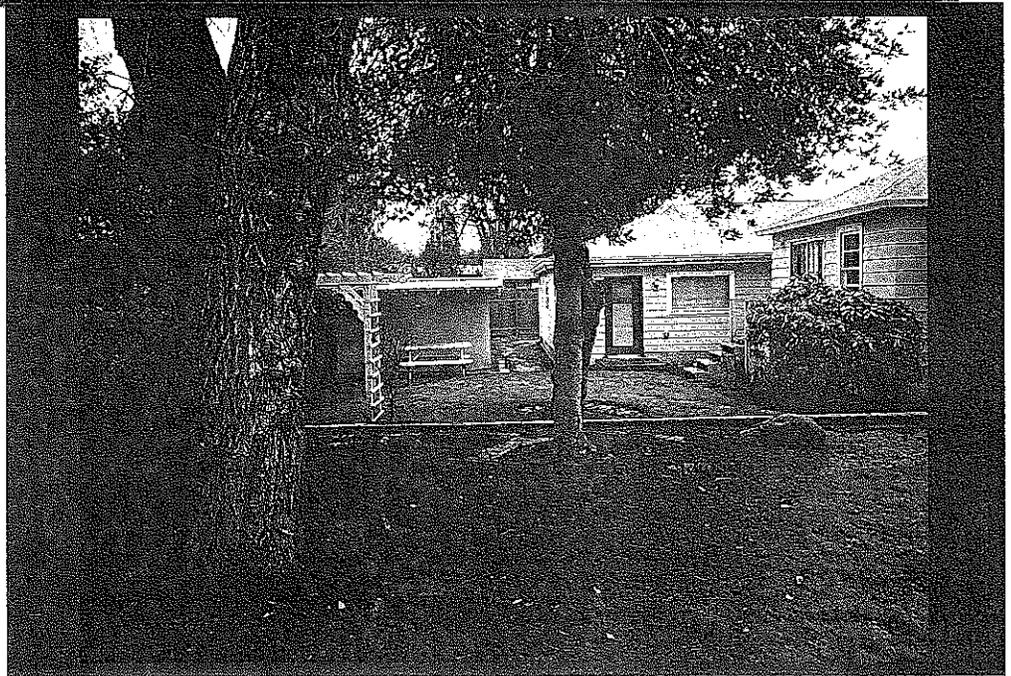




After
View looking North East
from Portland Ave

POR Gladiator

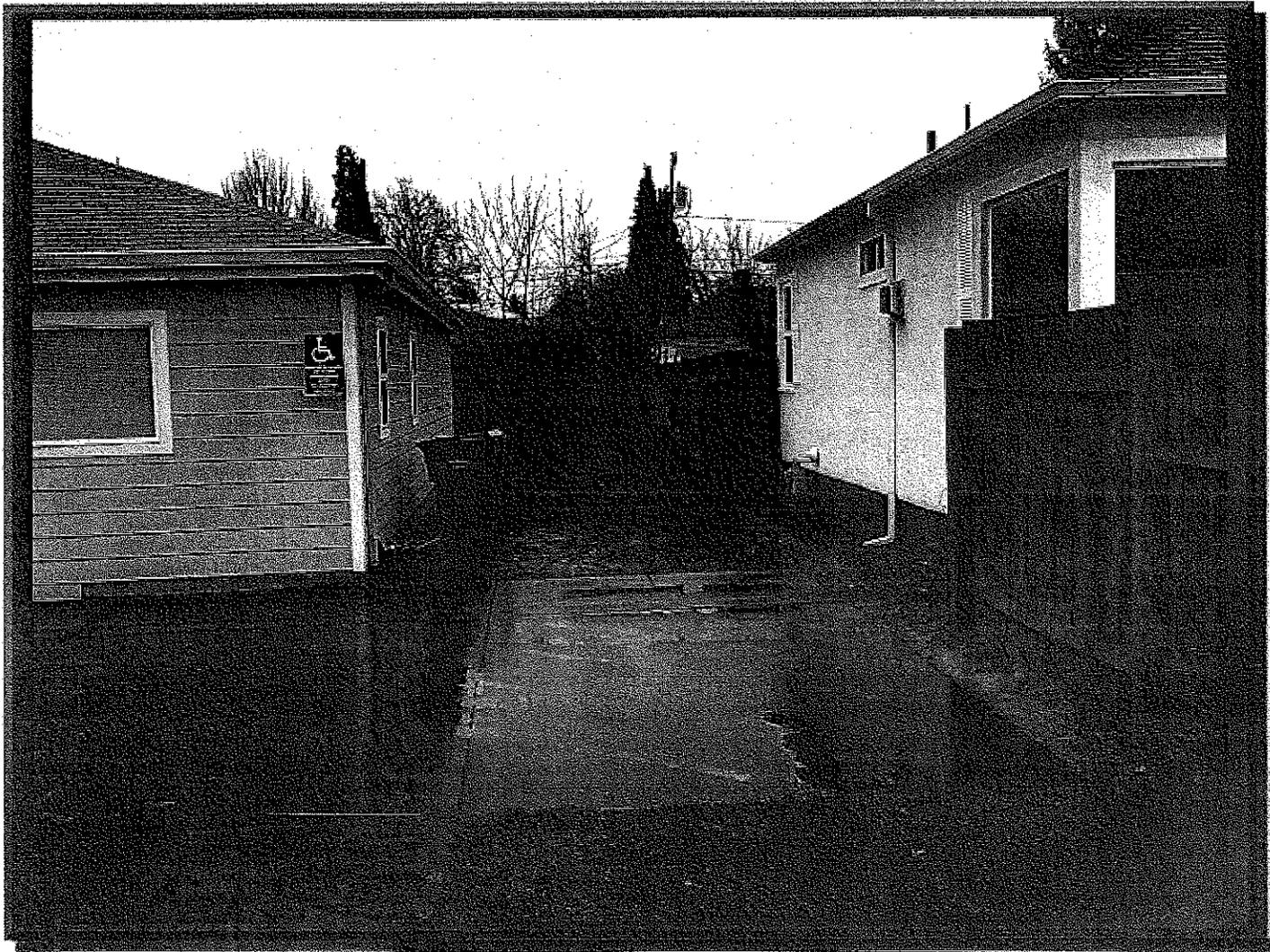
725 Portland Ave
Gladstone, OR 97027



Before



6-11



After
View looking North East
from Portland Ave

POR Gladiator

725 Portland Ave
Gladstone, OR 97027

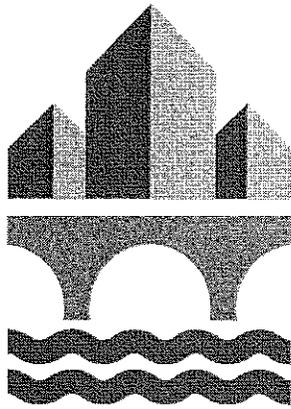
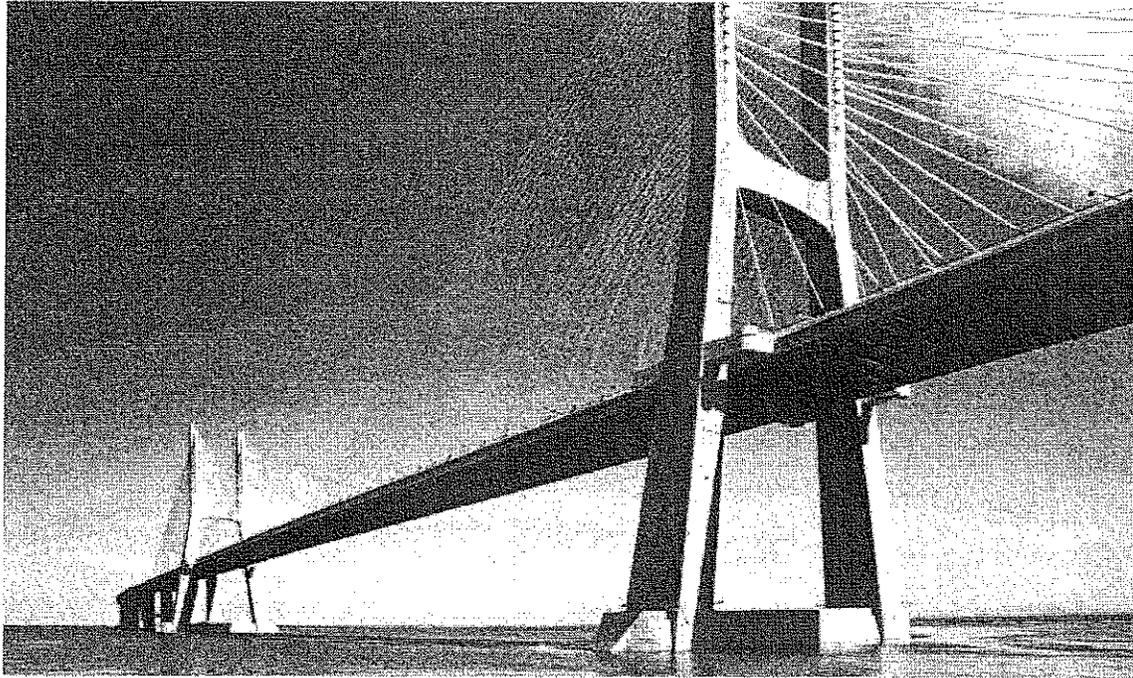


Before


verizon wireless

6-112

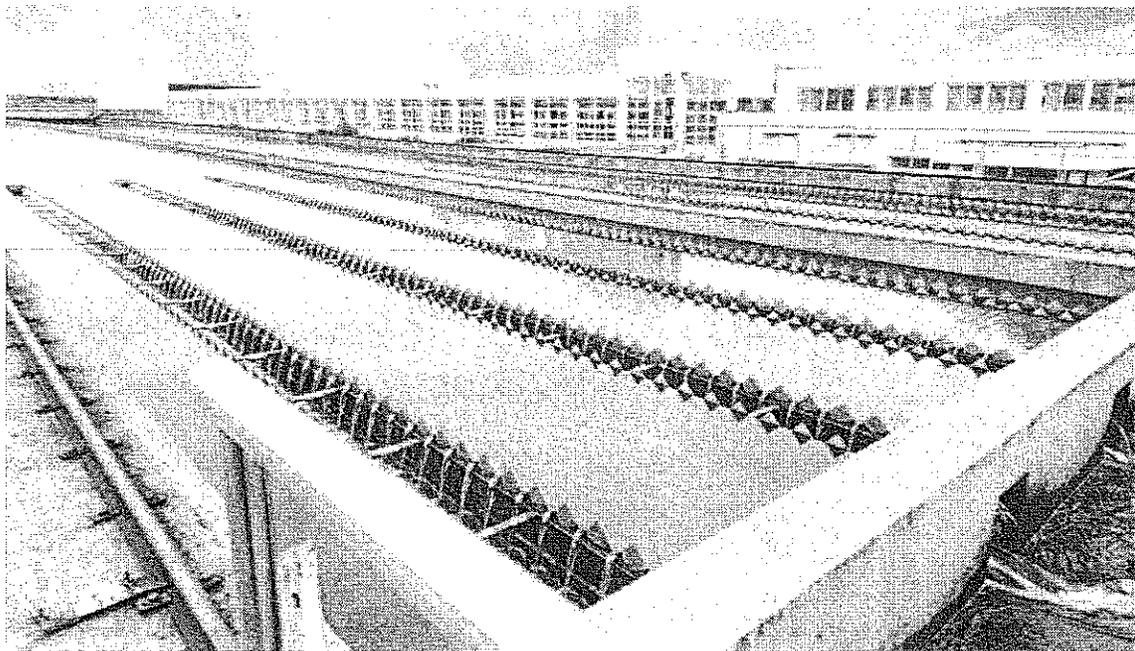

Acom
CONSULTING, INC



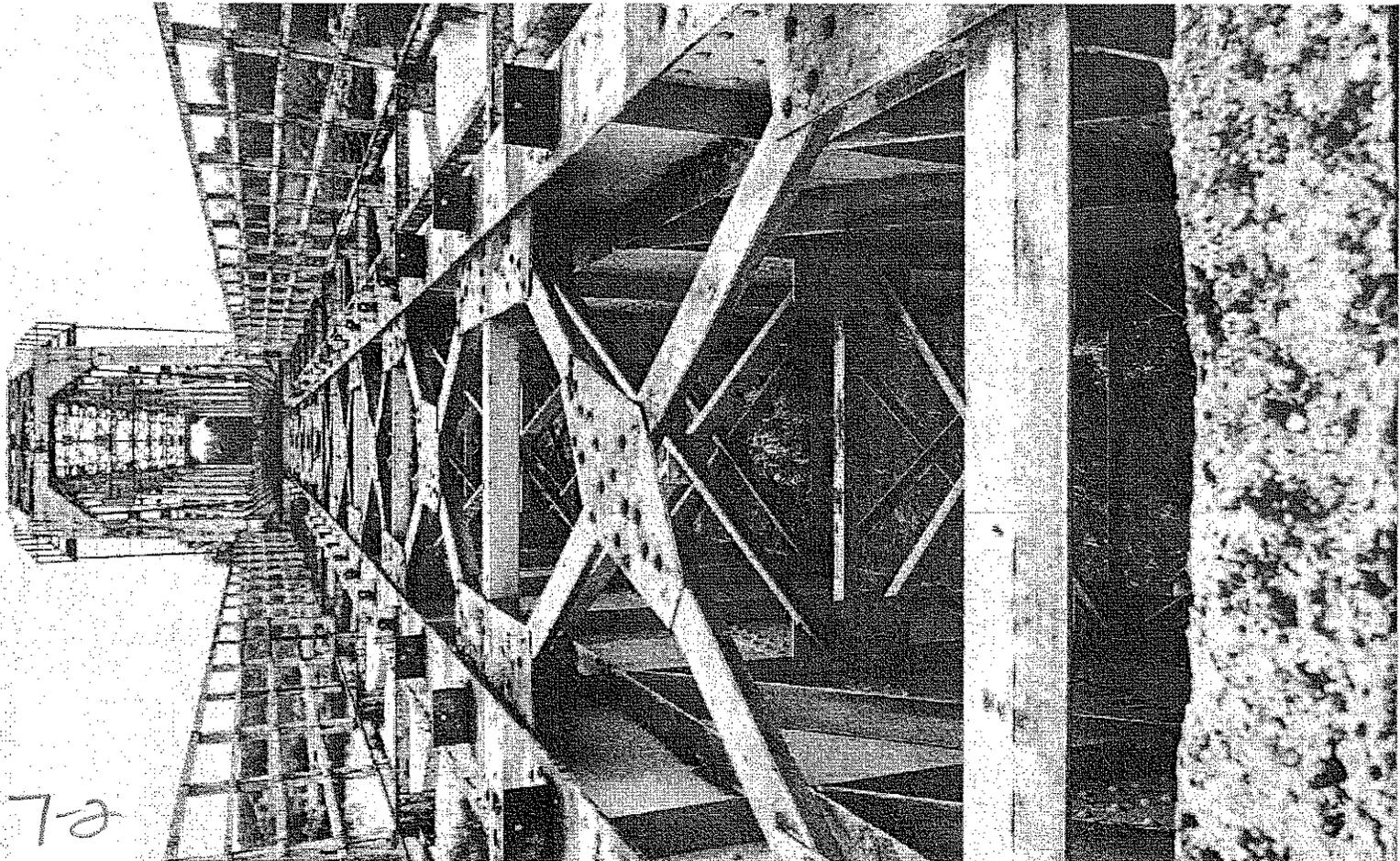
WCIEX

WEST COAST INFRASTRUCTURE EXCHANGE

CALIFORNIA • OREGON • WASHINGTON • BRITISH COLUMBIA



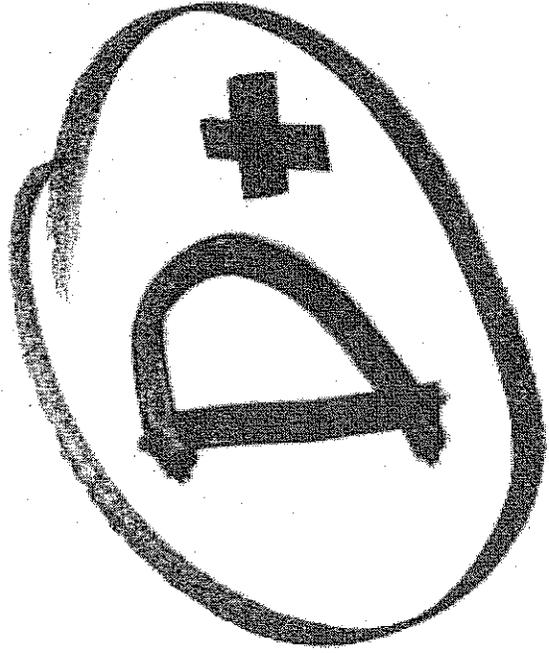
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7-2

The Challenge

The United States faces an infrastructure crisis. While our global competitors invest billions in new roads, mass transit, water systems and electrical grids, the American Society of Civil Engineers ranks the condition of our infrastructure at a dismal D+. The Great Recession and slow economic recovery have strained the tax revenues of state and local governments, widening the already well-documented infrastructure investment gap. Meaningful federal assistance appears unlikely and will certainly fall far short of the estimated \$3.7 trillion needed nationally by 2020.

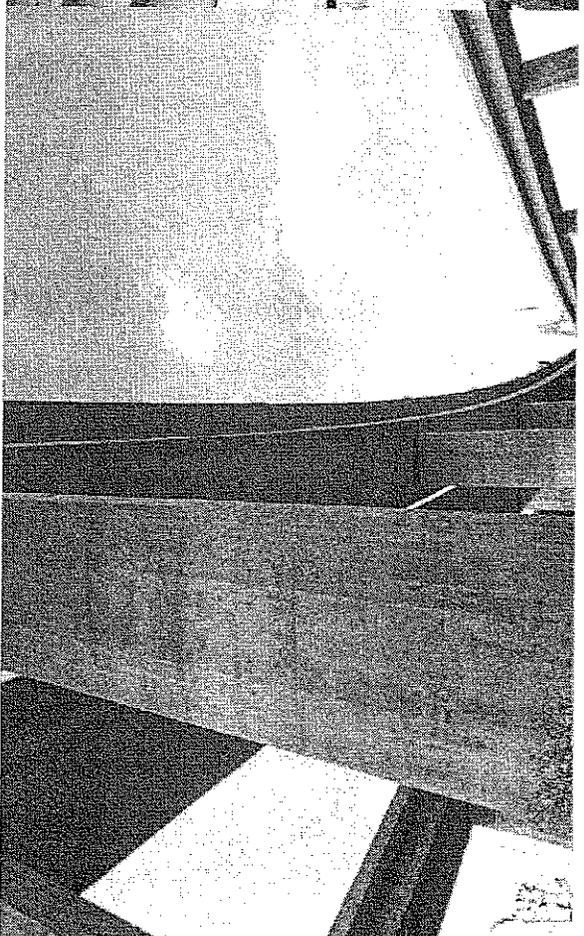
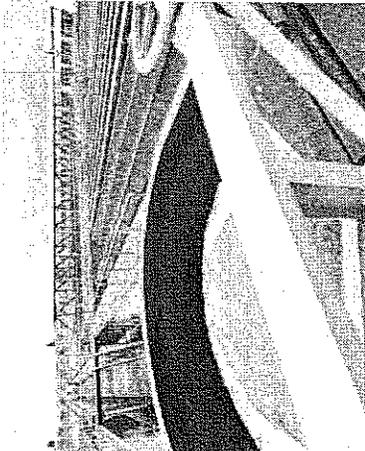
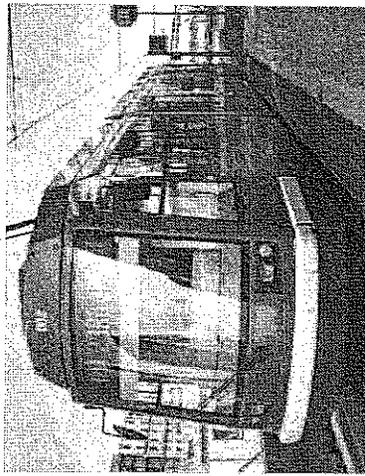
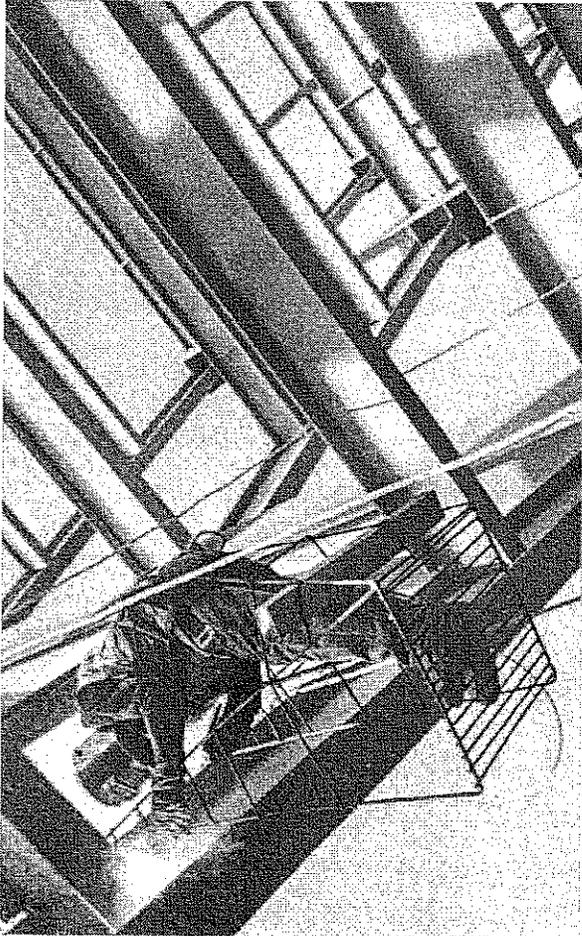


A Path Forward:

Public Ownership and Private Partnerships

Given the staggering backlog of deferred maintenance on our current infrastructure and the reality of declining federal and state resources, we cannot continue to build and maintain infrastructure exactly as we have in the past. We cannot afford to follow a status quo established in a fundamentally different funding environment. We need a new approach for new times: a new generation of publicly-owned infrastructure that better leverages the private sector's expertise and access to capital.

There are numerous ways that the private sector could help address our infrastructure challenges more effectively than the status quo approach. In Canada, the United Kingdom, Australia and elsewhere the private sector commonly helps finance publicly-owned infrastructure projects, integrates infrastructure's design, construction, and long-term maintenance responsibilities, and accepts the risks of construction and operating cost overruns. These partnerships have successfully spurred billions of dollars of investment in transportation, water, and social infrastructure. They provide the financing necessary for projects to proceed. They align the public sector's goal of effective life-cycle cost management with the private sector's opportunity for gain and risk of financial loss. Their efficacy in containing costs and ensuring proper upkeep is well-documented, as are the benefits they offer to both investors and the public.



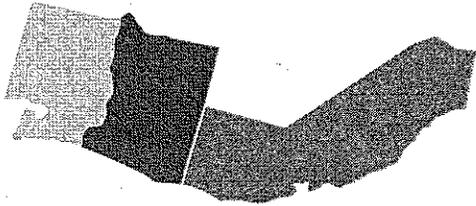
A Catalyst for Change

The West Coast Infrastructure Exchange (WCX) was created by the Governors and Treasurers of the West Coast states and the Premier of British Columbia to promote the type of new thinking necessary to solve our infrastructure crisis. WCX is the first organization of its kind: a unique regional platform designed to spur infrastructure innovation and accelerate a pipeline of innovative infrastructure projects in California, Oregon and Washington.

Formed in 2012, WCX is an independent 501(c)(3) non-profit. Our board consists of senior representatives of the Governors and Treasurers of the member states and the Executive Director of Partnerships British Columbia: a governmental agency instrumental in bringing private sector financing and operational expertise to over forty projects in British Columbia. To date, Partnerships British Columbia has spurred the investment of \$7 billion of private funding in public infrastructure over its twelve year history.

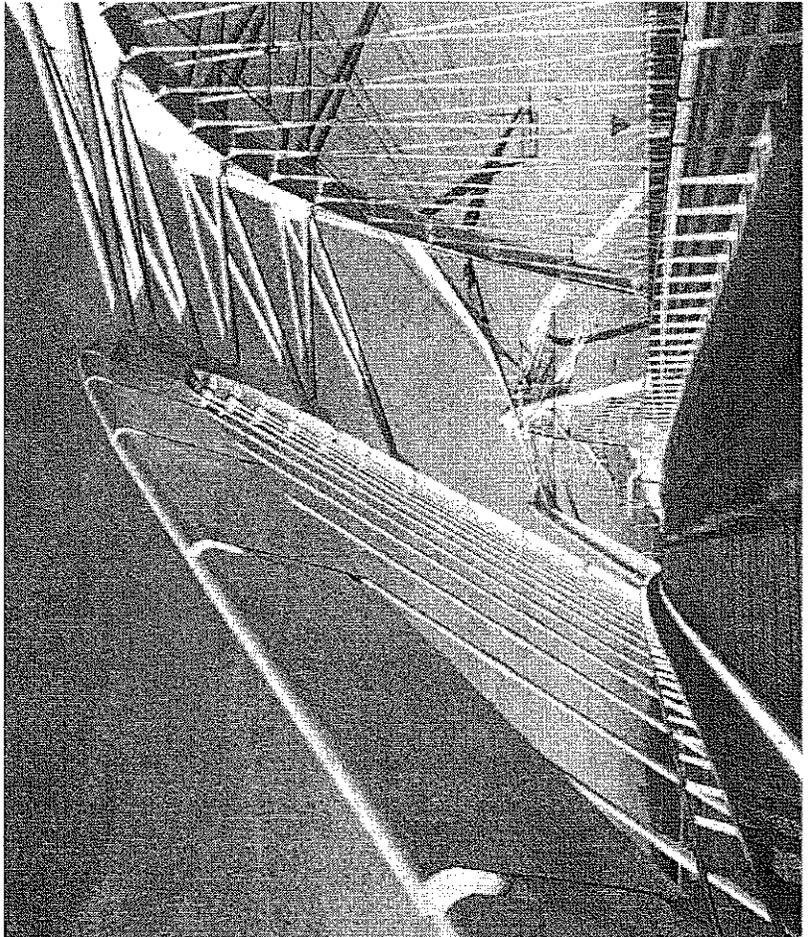
By bringing together three adjacent states and a Canadian province, WCX was created to advance a new infrastructure model and

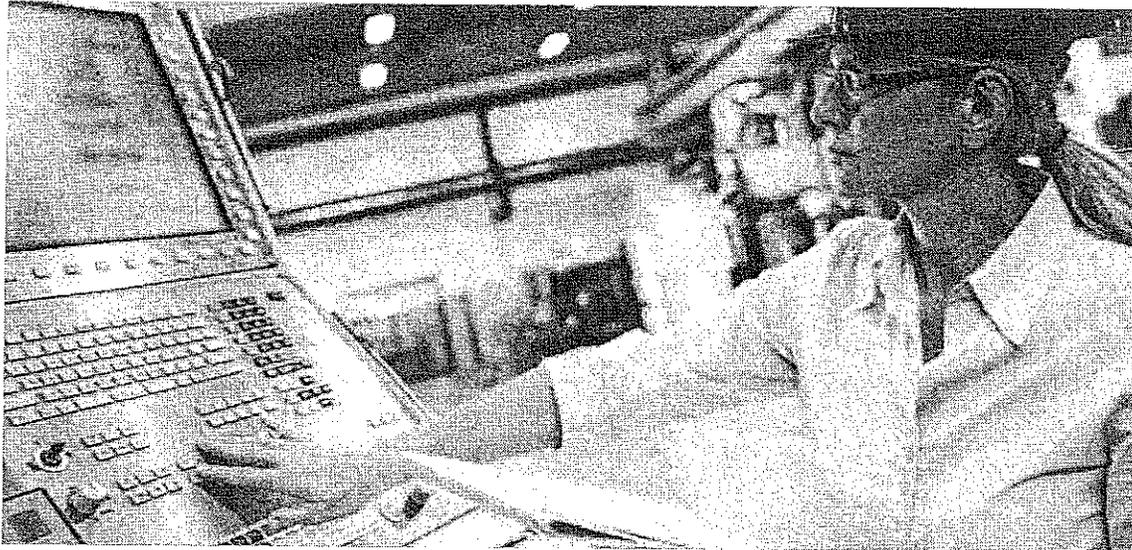
- **Develop standards for private sector participation that address stakeholder concerns and protect the public interest.**
- **Share best practices in infrastructure development, finance and operations.**
- **Ensure infrastructure investment decisions consider the impact of climate change.**
- **Provide unbiased advice and technical assistance to public sector decision makers.**
- **Engage the expertise of infrastructure innovators such as Partnerships British Columbia.**
- **Pre-screen projects to evaluate the advantages and disadvantages of traditional and alternative financing/procurement approaches.**
- **Foster an innovative infrastructure pipeline by readying projects for private investment.**
- **Connect projects with private capital.**



WCX serves as the translation point between the public and private sectors, each of which brings its own experiences and perspectives to infrastructure investment decisions. Public sector decision-makers use WCX to develop best practices and access hands-on training in innovative financing and maintenance methods. Potential investors and stakeholders have welcomed WCX's efforts at developing standards common to multiple infrastructure types across the three states. Union and public employee pension funds, which jointly direct hundreds of billions of dollars of investment decisions, are especially interested in WCX's efforts for multiple reasons: the opportunity for long-term investments that match their liabilities, the resulting living-wage jobs, and the economic growth fostered by improved infrastructure. These pension funds are currently investing in public infrastructure throughout Canada, Europe and Asia, prompting the question: "Why not here?"

Successfully tackling our infrastructure needs will require active engagement from both the public and private sectors, and WCX serves as an honest broker of information among all parties. In this role, WCX sees keen interest from the public and private sectors in reversing the status quo and heading towards progress rather than decline. Our infrastructure needs are great, and so are the opportunities to tackle them through innovative methods. WCX is uniquely positioned to turn these opportunities into tangible successes and bring a 21st Century solution to one of our era's defining challenges.





"Workers in the US and Canada want to see more of their pension funds put safely to work at home, helping rebuild our domestic infrastructure, expand our economy, and rebuild the middle class by creating new and lasting jobs. To keep the promise of retirement security for a new generation of workers, our pension funds need the strong and reliable long-term returns that investable infrastructure can deliver, but until now, institutional investors have had a hard time finding attractive infrastructure investment opportunities in North America. SEIU supports the establishment of the West Coast Infrastructure Exchange (WCX), which promises to bridge the gap between investors and domestic infrastructure needs, while protecting the interests of working people and our environment."

– Mary Kay Henry

President, SEIU National

"We all know that the time to invest in American infrastructure is now, and the establishment of the West Coast Infrastructure Exchange sets down a marker that says these states won't wait to be told how to rebuild for the future they need. They understand the cost for failure to act is almost impossible to consider, so they are joining forces to line up the best ideas, the best practices, and the smartest ways to raise and spend the funds they need and to get started now. I strongly support this effort and I intend to help the new Exchange build a national, 'bottom-up' infrastructure network to help get the job done."

– Ed Rendell

Building America's Future
Former Governor of Pennsylvania



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HOME ABOUT NEWS CONTACT

Frequently Asked Questions

1) What is a public-private partnership?

In the US, the term "P3" does not have an exact definition. In the infrastructure arena, it commonly refers to a major capital project that includes any combination of joint public and private sector participation in a project's design, construction, financing, operations and/or maintenance. WCX seeks to foster and help advance public-private partnerships in infrastructure, regardless of their exact structure, when they

- Keep assets in public ownership and
- Deliver clear public benefits above those offered by traditional financing and procurement methods.

2) What is Performance-Based Infrastructure?

Performance-Based Infrastructure is one type of public-private partnership in which infrastructure remains in public ownership and the private sector assumes the risks associated with its design, construction, financing and long-term maintenance. Another common term for this model is Design-Build-Finance-Maintain (DBFM). Key concepts in Performance-Based Infrastructure are:

- Public ownership of assets
- Partnership between the public and private sectors to allocate design, construction, financing and long-term maintenance risks to the party best equipped to address them
- Evaluation of projects based on full life-cycle costs, not just the cost of construction and
- The creation of prevailing-wage construction jobs.

While many forms of public-private partnership can provide additional public benefits, Performance-Based Infrastructure is the most likely to maximize the value of private sector participation in public infrastructure projects. These FAQs consequently focus primarily, but not exclusively, on Performance-Based Infrastructure.

3) How does the procurement process for Performance-Based Infrastructure differ from traditional infrastructure procurement?

There are two major differences in procurement method.

First, requests for proposals for Performance-Based Infrastructure projects are framed in terms of a project's performance requirements, not requests for the least cost to construct a predetermined set of plans. This encourages the private sector to bring its best innovation in design and construction to meet the owner's needs.

Second, many of the risks of design, construction, financing, and long-term performance (capital maintenance costs) are transferred from the public owner to the private delivery team. The risk transfer occurs because the private sector brings financing that is at risk if it fails to perform at any point during a project's lifecycle. This risk transfer aligns the public owner's objective of an on-time, on-budget project that minimizes long-term costs of ownership with the private sector partner's opportunity for gain and risk of loss. This alignment of the private sector's incentives and the public owner's goal is a key component of Performance-Based Infrastructure.

4) Can the Performance-Based model work with multiple infrastructure types?

Yes. Any infrastructure currently owned and maintained by the public sector could function as Performance-Based infrastructure. Examples include, but are not limited to, roads, bridges, tunnels, drinking and waste water facilities, educational facilities and courthouses. See Question 8 below for further information on potential Performance-Based Infrastructure projects.

For complete information, view the FAQ document here.

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Gladstone City Council

Rinearson Natural Area Restoration: Update and Status

April 7, 2015

John Runyon, Cascade Environmental Group (Project Developer)

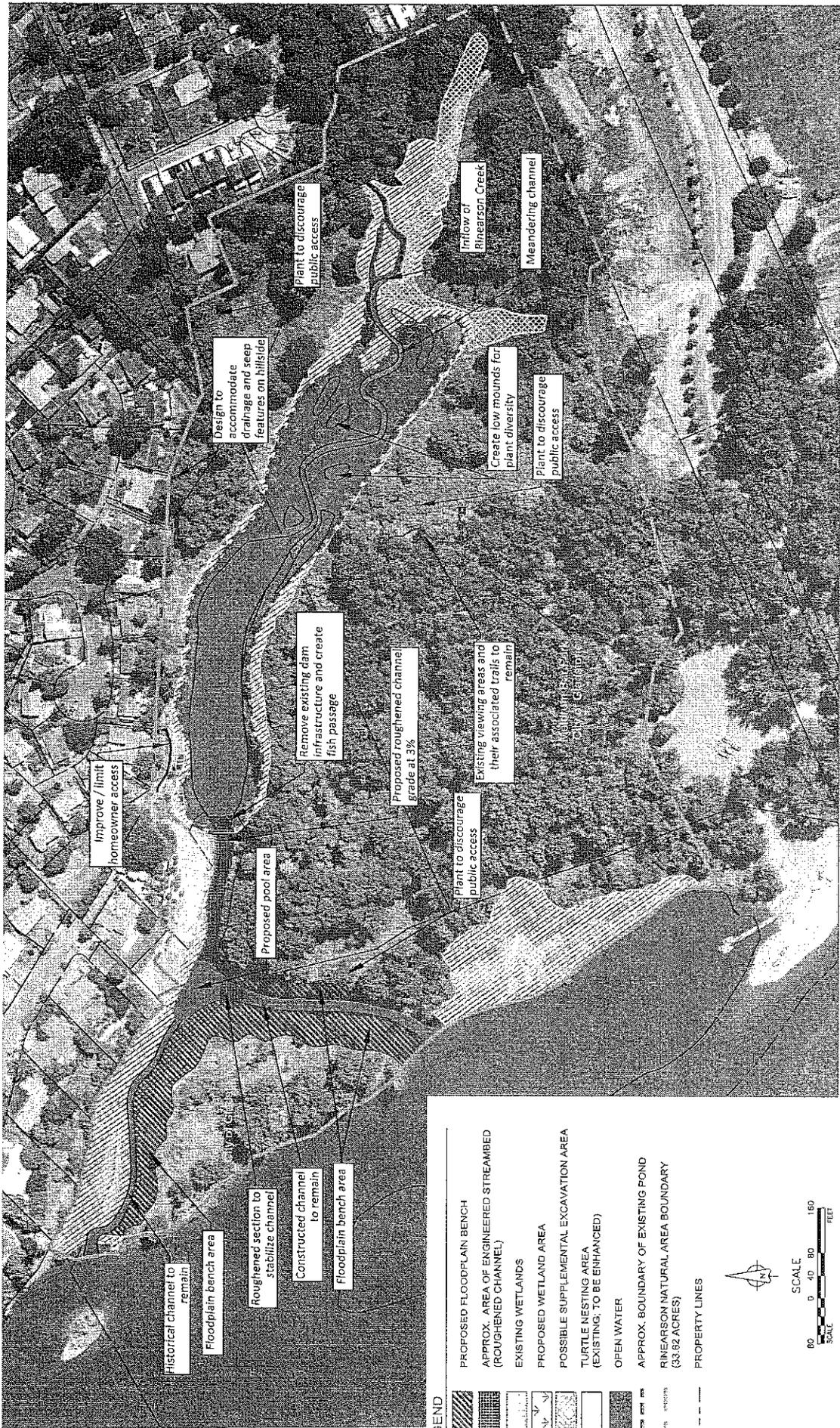
Background

- More than 5 years ago, the City of Gladstone, adjacent landowners, Rinearson Creek Coalition, SOLV, and others began to look at problems within Lower Rinearson Creek, Rinearson pond, and its dam.
- Water quality, particularly water temperatures, and the trapping of Endangered Species Act-listed juvenile steelhead and salmon behind the dam were identified as the key issues and liabilities for the City related to the pond.
- The City and the adjacent property owners' association, which owns a portion of the pond area, worked cooperatively to develop a vision for restoration of the pond and stream. Key considerations included providing fish access in and out of the pond, retaining some open water and nesting areas for native turtles, and improving water quality. The group also recommended that the area be managed as a Natural Area for fish and wildlife, with limited and controlled public access.
- After evaluating a range of possible funding sources, the group recommended pursuing the Portland Harbor Superfund mitigation process as a funding mechanism for Rinearson Natural Area (RNA).
- The Portland Harbor Superfund has two components: 1) Clean-up of toxins from the industrial harbor area within Portland, which is overseen by the Environmental Protection Agency (EPA); and 2) the Natural Resources Damages Assessment (NRDA) process, which mitigates for past damages to the river and wildlife through restoration projects. The NRDA process is overseen by the Natural Resources Trustee Council, which is composed of State and Federal agencies and five Northwest Tribes.
- Cascade Environmental Group and Fallings Springs (the Project Developer) teamed to implement the Project as part of the Portland Harbor NRDA process. A contract was developed between the City and the Project Developer to evaluate the feasibility of the Project, and to move forward, if feasible, with construction.

- All project implementation expenses are covered by the Project Developer. The City agreed to provide \$44,000 for the feasibility studies, with the remainder of studies and project costs covered by the Project Developer. The Project Developer is covering the costs of the Project in anticipation of selling mitigation credits to the parties found liable for past Portland Harbor Damages. The agreement with the City specifies that half of the profits from the sale of these credits will be shared with the City. The City will have no future expenses related to RNA.
- The project covers five phases: 1) feasibility (completed); 2) restoration and engineering design, and permitting (nearing completion); 3) construction (summer 2015); 4) post-construction performance monitoring and site maintenance (2015 - 2025); and 5) long-term stewardship (2026 and into perpetuity).
- Long-term stewardship, which will be funded through an endowment, will include a conservation easement restricting uses on the site, and a long-term steward (e.g., a land trust) that will be responsible for monitoring the site, maintenance, and enforcing the conservation easement.

Current Status

- The feasibility studies and the restoration and engineering design have been developed with the oversight of the property owners' association and the City. The design is nearing completion and construction is anticipated for the summer of 2015. The attached figure provides an overview of the design.
- In addition to activities with the project site, some of the soils and sediments removed from the pond and site will be placed in the Meldrum Bar Park upland areas near the entrance of the park. The materials will be covered with clean soil and grass. Some of the excavated materials will include sediments from the pond that have low levels of contamination. The US Army Corps of Engineers has determined that these sediments are not suitable for placement in the floodplain, but are appropriate for upland placement – they present no risk to human health or safety. The Department of Environmental Quality has concurred with this determination.
- To date, the Project Developer has expended more than \$500,000 on feasibility studies, pre-project monitoring, project design, engineering, and coordination with the Trustees, agencies, City, landowners, and others. After construction, the Project Developer will be responsible for a 10-year period of monitoring the site and insuring that performance standards (e.g., limiting weeds) are met.
- After construction, the Project Developer will be responsible for a 10-year period of monitoring the site and assuring that performance standards (e.g., limiting weeds) are met.



RINEARSON NATURAL AREA
DRAFT CONCEPTUAL PLAN
JANUARY 2015



222 NW Davis St. Suite 317
Portland, Oregon 97209
503.894.8585
www.cascadeenv.com



803

City of Gladstone Staff Report

Report Date: April 7, 2015
Meeting Date: April 15, 2015
To: City Council
From: Pete Boyce, City Administrator

AGENDA ITEM

Gladstone Community Festival Agreement

History/Background

The Gladstone/Oak Grove Rotary Club took over the annual community festival. The attached agreement is to augment the special event permit. The agreement is consistent with last years agreement.

Proposal

Authorize staff to execute the agreement.

Options

City Council could choose not to enter into the agreement which could negatively affect the festival. Council could choose to modify the agreement.

Cost Impact

The expense to the City is estimated between \$1,400 and \$1,500. This includes some in-kind services.

Recommended Staff Action

Staff recommends city council authorize the agreement with the Gladstone/Oak Grove Rotary Club.

Department Head: N/A
Date:

Administration: Pete Boyce
Date: 04/7/2015

EXHIBIT A

I. PROPOSED AGREEMENT

The User shall have the right to use the Premises and a portion of the public right of way during designated times as listed below and in the Permit Application only for the 2015 Gladstone Community Festival (hereinafter "GCF) with City approval. The following dates and times are tentatively planned:

Premise(s): Max Patterson Park
Date(s)/Times(s): Event – July 31, 2015 (Music)
Event – (Movie in the Park)
Event – July 31, 2015 – August 3, 2015 (GCF Event)
Set up – begins July 31, 2015 Noon.
Tear down – complete August 4, 2015 Noon

Premise(s): Parade Route (see Article II.1 for specific streets)
Date(s)/Times(s): Event – August 2, 2015
Set up – begins August 2, 2015- 8:00 a.m.
Tear down – complete August 2, 2015 - 1:00pm

Premise(s): Portland Avenue (street use to be determined with City at a later date (Cruise-In) Date(s)/Times(s):
Event – August 3, 2015
Set up – begins August 3, 2015 6:00 a.m.
Tear down – complete August 3, 2015 4:00 p.m.

1. The User, its employees, sub-contractors, guests, patrons, and invitees shall use the premises in a safe, careful, and lawful manner, and use reasonable, best efforts to ensure the Premises and other City property are not altered, marred, or defaced.
2. User shall be responsible for all costs, arrangements, and equipment related to production of the Event, including but not limited to removal of trash, renting portable toilets, setting up and tearing down portable stages, and erecting and taking down temporary fencing. All invoices for services provided to User shall be invoiced to User, not City.

II. PARADE

1. The Event will include a parade which will be routed from Portland Avenue to Hereford Street to Harvard Avenue to Gloucester Street to Portland Avenue to

9-2

Berkeley Street to Yale Avenue where the parade will end. The streets along the parade route will be temporarily closed from 8:30 a.m. to noon on August 2, 2015.

2. User agrees to notify all owners with property on and adjacent to the parade route and those properties nearby that will be affected by the street closures. Notification will be in writing a minimum of two weeks prior to the parade.

III. ROAD CLOSURES

The City agrees to the following road closures during the Event:

1. Exeter Street between Cornell and Yale for the exclusive use of emergency vehicles.
2. East Fairfield closed between Cornell and Yale for vendor booths.
3. Cornell Street between East Fairfield and East Exeter Street for the main stage.
4. Portland Avenue between Arlington and Jersey (subject to expansion with City approval) on August 3, 2015, from 8:00a.m. to 4:00 pm for Cruise-In event.
5. Road closures for Parade as listed in Section II above.

IV. ROAD CHANGES

(Reserved for later discussion)

V. VENDORS

1. User agrees that all vendors for commercial amusement rides, food, game concessions, novelty stands, shows, support vehicles and equipment (Vendors) shall be fully inspected, permitted or licensed as required by state law and shall strictly comply with every provision of appropriate city, county, state, federal, and other governmental law, rule, or regulation applicable in any manner to its activities. The following vendors are prohibited: bouncy houses or any other game involving bouncy balls, unless approved by the city.
2. User will require all Vendors to obtain a Gladstone business license/mobile vendor permit, unless specifically exempt under state or federal law, to be authorized to operate within the City.
3. User will require that all food Vendors obtain and maintain appropriate restaurant licensing, and must meet all federal, state and local health code requirements.
4. User shall keep all Vendor records on file and provide a copy of them to the Assistant City Administrator by July 15th of each year.
5. User will inform all Vendors that no dumping of any grey water into the storm drains is permitted. User will be responsible for any dumping that occurs during the Event.

6. User must provide City with all Vendor certificates of insurances and endorsements naming the City as an additional insured for the event. All Vendor policies are subject to the same conditions listed in the Insurance section (XIII) below.

VI. SECURITY

User shall hire and assign security as necessary to protect the Premises and patrons during this event. The security company must be licensed and bonded in Oregon. All security personnel must be easily identifiable with a shirt, badge or other item that shows they are Event Staff.

VII. TRAFFIC CONTROL

User shall have traffic control personnel (flaggers) positioned as necessary for Event safety. Flaggers must possess a Certified State Flagger Card that is ODOT approved. Flaggers must be easily identifiable with a reflective vest that shows they are Event Staff.

VIII. ALCOHOL

User agrees that no alcohol will be served or sold on any City property during the Event with the exception of alcohol that would be served and consumed in an age restricted area with City approval.

IX. CITY 'S DUTIES

Any work that the City performs for the Event will be reimbursed by the Rotary Club of Gladstone-Oak Grove. An itemized bill will be provided to the Rotary Club of Gladstone-Oak Grove and paid in full to the City within 30 days of invoice. The City may, in its sole discretion, agree to forgive any such invoice for City services or expenses provided to the GCF. City will provide the following services for the Event:

1. The City agrees to loan User barricades and have them available at agreed upon locations. User is responsible for setting up and tearing down barricades, returning them to the agreed upon locations.
2. The City agrees to obtain traffic pylons from the City of Lake Oswego or another municipality should there be a need for the use of pylons.
3. City agrees to provide usage of available electrical hookups and will bill the User for electricity used at Patterson Park.
4. In the past the City's contribution has been up to \$1500 dollars of out of pocket and in-kind. We respectfully request that the City of Gladstone again contribute at this same level.

X. USER'S DUTIES

In addition to other User responsibilities set forth herein:

1. The User will be responsible for actual repair and/or clean-up costs incurred by the City if City property is damaged or vandalized as a result of Users use of the Premises under this Agreement and User agrees to reimburse the City for any such actual expenses.
2. User shall, at its expense, provide an emergency plan which must include a first aid station equipped with Emergency Medical Technicians on standby throughout the scheduled Event hours.
3. User will require all food vendors to have temporary health permits and conform to all regulations as stated by the Clackamas County Health District.
4. User shall prohibit patrons from bringing glass containers of any kind onto the premises.
5. User is responsible for all other Event management issues not specifically enumerated in this Agreement.
6. User is to provide all lighting for the Event including the illumination of parking areas for safety.
7. User is to provide any generators needed and have them inspected and approved by the Fire Marshal after set-up but before usage.
8. User is to provide temporary restroom facilities at all locations including restrooms that are ADA compliant. User is to provide dumping tanks for the disposal of vendor's grey water.
9. Any services contracted by the User are to be billed to and in the name of the User. The City shall not incur any bills on behalf of the User.
10. User is to contract for the disposal of all trash, provide all trash receptacles, and empty trash containers as frequently as needed.
11. User is to provide smoking receptacles for the safe and appropriate disposal of used cigarettes.
12. User will assist City to pick up and return traffic pylons should they become necessary to use at the GCF.

Staff Contact Information

Principal City Contact

Tami Bannick, City Hall

Administrative Assistant

503-557-2769

bannick@ci.gladstone.or.us

Insurance/Contracts

Jolene Morishita 503-

557-2766

morishita@ci.gladstone.or.us

Operations/Road Closures

Scott Tabor, Public Works Supervisor

503-209-5158

tabor@ci.gladstone.or.us

Fire Department

Mike Funk, Fire Marshal 503-557-

2775

funk@ci.gladstone.or.us

Police Department

Jeff Jolley, Lieutenant 503-557-

2765

Email:

Emergency: 911

Non-Emergency Dispatch: 503-655-8211

9-6

EXHIBIT A

I. PROPOSED AGREEMENT

The User shall have the right to use the Premises and a portion of the public right of way during designated times as listed below and in the Permit Application only for the 2015 Gladstone Community Festival (hereinafter "GCF") with City approval. The following dates and times are tentatively planned:

Premise(s): Max Patterson Park
Date(s)/Times(s): Event – July 31, 2015 (Music)
Event – (Movie in the Park)
Event – July 31, 2015 – August 3, 2015 (GCF Event)
Set up – begins July 31, 2015 Noon.
Tear down – complete August 4, 2015 Noon

Premise(s): Parade Route (see Article II.1 for specific streets)
Date(s)/Times(s): Event – August 2, 2015
Set up – begins August 2, 2015- 8:00 a.m.
Tear down – complete August 2, 2015 - 1:00pm

Premise(s): Portland Avenue (street use to be determined with City at a later date (Cruise-In) Date(s)/Times(s):
Event – August 3, 2015
Set up – begins August 3, 2015 6:00 a.m.
Tear down – complete August 3, 2015 4:00 p.m.

1. The User, its employees, sub-contractors, guests, patrons, and invitees shall use the premises in a safe, careful, and lawful manner, and use reasonable, best efforts to ensure the Premises and other City property are not altered, marred, or defaced.
2. User shall be responsible for all costs, arrangements, and equipment related to production of the Event, including but not limited to removal of trash, renting portable toilets, setting up and tearing down portable stages, and erecting and taking down temporary fencing. All invoices for services provided to User shall be invoiced to User, not City.

II. PARADE

1. The Event will include a parade which will be routed from Portland Avenue to Hereford Street to Harvard Avenue to Gloucester Street to Portland Avenue to

Berkeley Street to Yale Avenue where the parade will end. The streets along the parade route will be temporarily closed from 8:30 a.m. to noon on August 2, 2015.

2. User agrees to notify all owners with property on and adjacent to the parade route and those properties nearby that will be affected by the street closures. Notification will be in writing a minimum of two weeks prior to the parade.

III. ROAD CLOSURES

The City agrees to the following road closures during the Event:

1. Exeter Street between Cornell and Yale for the exclusive use of emergency vehicles.
2. East Fairfield closed between Cornell and Yale for vendor booths.
3. Cornell Street between East Fairfield and East Exeter Street for the main stage.
4. Portland Avenue between Arlington and Jersey (subject to expansion with City approval) on August 3, 2015, from 8:00a.m. to 4:00 pm for Cruise-In event.
5. Road closures for Parade as listed in Section II above.

IV. ROAD CHANGES

(Reserved for later discussion)

V. VENDORS

1. User agrees that all vendors for commercial amusement rides, food, game concessions, novelty stands, shows, support vehicles and equipment (Vendors) shall be fully inspected, permitted or licensed as required by state law and shall strictly comply with every provision of appropriate city, county, state, federal, and other governmental law, rule, or regulation applicable in any manner to its activities. The following vendors are prohibited: bouncy houses or any other game involving bouncy balls, unless approved by the city.
2. User will require all Vendors to obtain a Gladstone business license/mobile vendor permit, unless specifically exempt under state or federal law, to be authorized to operate within the City.
3. User will require that all food Vendors obtain and maintain appropriate restaurant licensing, and must meet all federal, state and local health code requirements.
4. User shall keep all Vendor records on file and provide a copy of them to the Assistant City Administrator by July 15th of each year.
5. User will inform all Vendors that no dumping of any grey water into the storm drains is permitted. User will be responsible for any dumping that occurs during the Event.

6. User must provide City with all Vendor certificates of insurances and endorsements naming the City as an additional insured for the event. All Vendor policies are subject to the same conditions listed in the Insurance section (XIII) below.

VI. SECURITY

User shall hire and assign security as necessary to protect the Premises and patrons during this event. The security company must be licensed and bonded in Oregon. All security personnel must be easily identifiable with a shirt, badge or other item that shows they are Event Staff.

VII. TRAFFIC CONTROL

User shall have traffic control personnel (flaggers) positioned as necessary for Event safety. Flaggers must possess a Certified State Flagger Card that is ODOT approved. Flaggers must be easily identifiable with a reflective vest that shows they are Event Staff.

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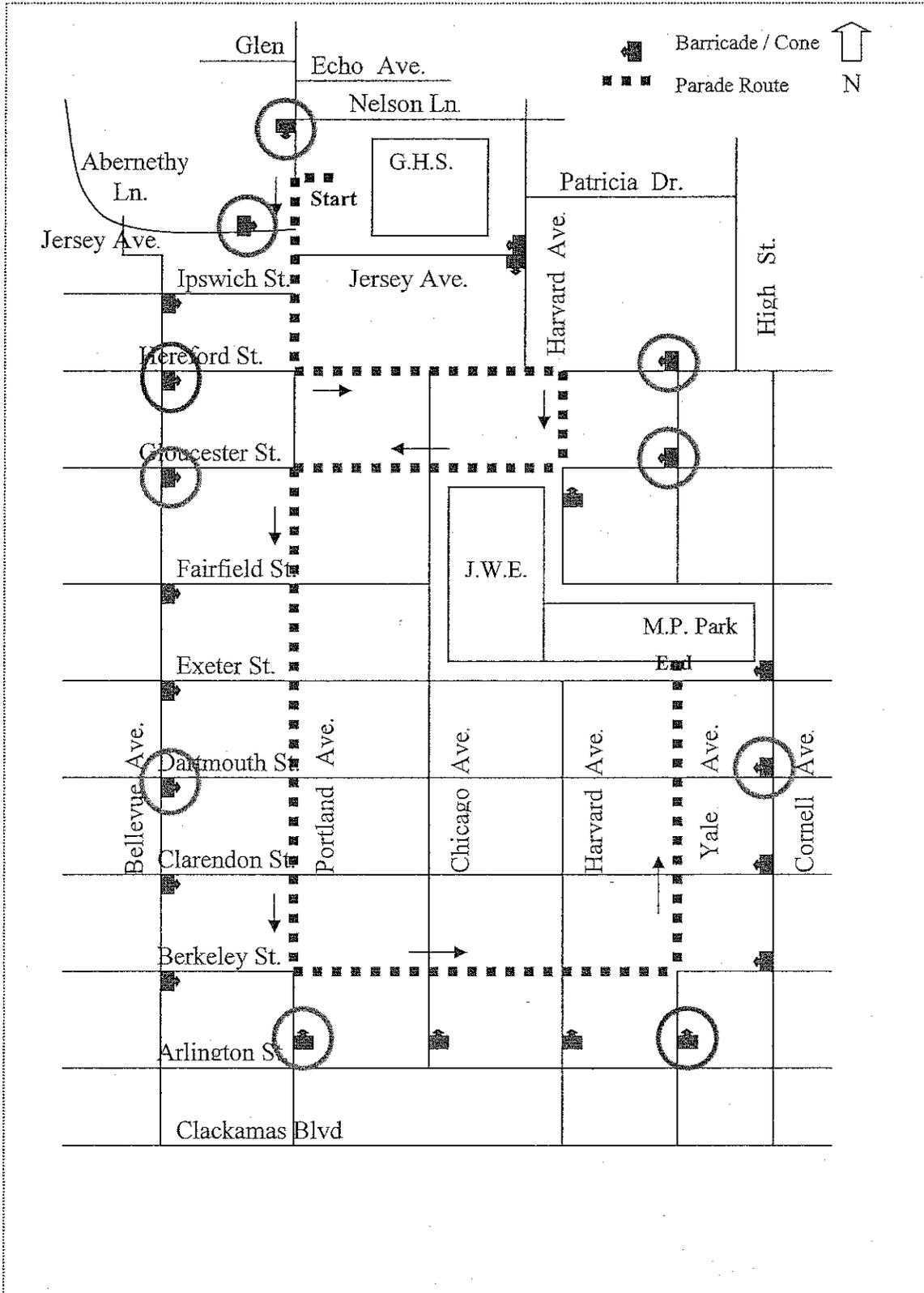
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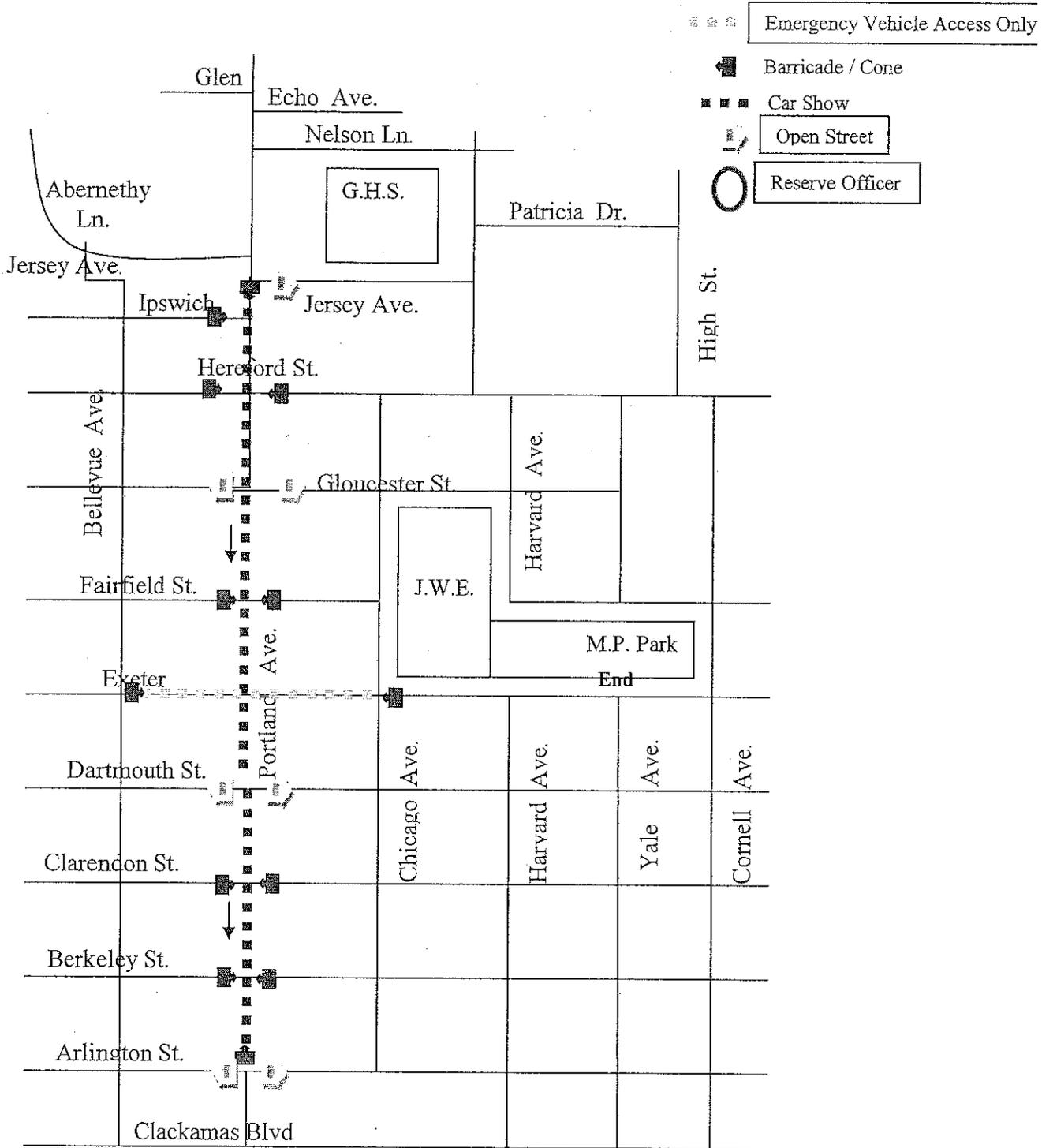
Police Department
Jeff Jolley, Lieutenant 503-557-
2765
Email:
Emergency: 911
Non-Emergency Dispatch: 503-655-8211

GLADSTONE COMMUNITY FESTIVAL PARADE ROUTE



9-12

GLADSTONE COMMUNITY FESTIVAL CAR SHOW



9-13



MEMORANDUM

TO: Honorable Dominick Jacobellis
Gladstone City Councilors

FROM: David Doughman, City Attorney's Office

SUBJECT: Medical Marijuana Ordinance

DATE: April 7, 2015

The Gladstone City Council will consider the attached ordinance at its April 14 meeting. The ordinance will regulate medical marijuana dispensaries in the city. As drafted, it would only allow dispensaries as a conditional use in the light industrial zone.

In addition, it would only become operative if the Gladstone City Council repeals Ordinance No. 1446, a copy of which is attached for the council's benefit. That ordinance requires all businesses operating in the city to comply with the U.S. Controlled Substances Act. Because the CSA prohibits the distribution of marijuana for any purpose (including medical purposes), the effect of Ordinance No. 1446 is that marijuana dispensaries are not permitted in Gladstone currently.

As many of you may know, the issue of a city's authority to regulate/prohibit marijuana dispensaries is a very complicated one that has generated much debate and, not surprisingly, led to litigation. The City of Sandy (another BEH client), which like Gladstone has banned dispensaries, is currently litigating its right to do so in Clackamas County Circuit Court. In addition, a case involving Cave Junction's ban on dispensaries is currently on appeal to the Oregon Court of Appeals.

I do not anticipate a decision from the court of appeals for at least six months. Moreover, I suspect the court of appeals decision will be appealed to the Oregon Supreme Court. This ordinance is drafted to be operative *only* if the council repeals the existing ban on dispensaries. Until an Oregon appellate court (most likely the Oregon Supreme Court) holds that Oregon cities cannot ban dispensaries, I would not recommend the council repeal Ordinance No. 1446.

RECOMMENDATION: hold a public hearing and adopt the ordinance.

10-1

ORDINANCE NO. 1456

AN ORDINANCE AMENDING TITLE 17 OF THE GLADSTONE MUNICIPAL CODE TO ADD MEDICAL MARIJUANA FACILITIES AS A CONDITIONAL USE IN THE LIGHT INDUSTRIAL ZONE AND DECLARING AN EFFECTIVE DATE OF MAY 1, 2015

WHEREAS, the city currently prohibits businesses that do not comply with the U.S. Controlled Substances Act from operating in the city;

WHEREAS, the city has imposed a moratorium on medical marijuana facilities (“dispensaries”) pursuant to state law that will expire on May 1, 2015;

WHEREAS, the city will continue to prohibit dispensaries unless the City Council repeals Ordinance No. 1446; and

WHEREAS, the amendments contained in this ordinance will only become operative if the City Council repeals Ordinance No. 1446.

NOW, THEREFORE, THE CITY OF GLADSTONE ORDAINS AS FOLLOWS:

Section 1. Chapter 17.24.040 (conditional uses in the LI zone) of the Gladstone Municipal Code is amended to add a subsection five as follows:

“In an LI zoning district, the following uses and their accessory uses are allowed subject to GMC Chapter 17.70 (conditional uses):

(5) Medical marijuana facility (as authorized by Oregon law)”

Section 2. A medical marijuana facility will only exist as a conditional use in the LI zoning district and no other zoning district if the City Council repeals Ordinance No. 1446. Therefore, the amendments in Section 1 of this ordinance will only be operative if Ordinance No. 1446 is repealed and the amendments will not be codified until that time.

Section 3. Because the city’s authority to prohibit dispensaries as a matter of state law may no longer exist as of May 1, 2015, in an abundance of caution the City Council deems it advisable for this ordinance to take effect on May 1, 2015.

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF GLADSTONE THIS ____ DAY OF _____, 2015.

ATTEST:

Dominick Jacobellis, Mayor

Jolene Morishita, Assistant City Administrator

ORDINANCE NO. 1446

**AN ORDINANCE ADOPTING GLADSTONE MUNICIPAL CODE CHAPTER 9.09
REQUIRING COMPLIANCE WITH THE U.S. CONTROLLED SUBSTANCES ACT
AND AMENDING CHAPTER 5.04 BUSINESS LICENSE PROVISIONS AND
DECLARING AN EMERGENCY**

WHEREAS, House Bill 3460, enacted by the Oregon State Legislature parts of which are effective March 1, 2014, requires medical marijuana dispensaries to register with the Oregon Health Authority and establishes rules for the regulation of medical marijuana dispensaries; and

WHEREAS, neither HB 3460 or Senate Bill 863 (the genetically modified organism bill that passed in the Oregon State Legislature special legislative session) require or impose an affirmative duty or mandate upon local governments such as the City of Gladstone to allow, authorize or sanction the establishment and operation of facilities dispensing marijuana in their respective jurisdictions. Moreover, neither HB 3460 or SB 863 created a constitutional right to obtain marijuana; and

WHEREAS, HB 3460 and SB 863 do not abrogate the City of Gladstone's powers to regulate for public health, safety, and welfare; and

WHEREAS, marijuana remains an illegal substance under the U.S. Controlled Substances Act, 21 U.S.C. § 801 et. seq. and is classified as a "Schedule I Drug," defined as a drug or other substance that has a high potential for abuse and that has no currently accepted medical use. Further, the U.S. Controlled Substances Act, 21 U.S.C. § 841 makes it unlawful for any person to manufacture, distribute, dispense, or possess with intent to manufacture, distribute, or dispense marijuana. The Controlled Substances Act does not exempt the dispensing, distribution or possession of marijuana for medical purposes; and

WHEREAS, persons in the City of Gladstone that may be in need of medical marijuana have access to facilities dispensing marijuana in nearby cities including Portland; and

WHEREAS, the City Council of the City of Gladstone finds that the public health, safety, and general welfare of the City and its residents necessitates and requires the adoption of this Ordinance prohibiting the establishment and operation of medical marijuana dispensaries; and

WHEREAS, the City Council finds it necessary to revise its business license code provisions to require all businesses in the City to be in compliance with this Ordinance; and

WHEREAS, HB 3460 provisions allowing medical marijuana dispensaries go into effect March 1, 2014 and so the City Council finds it necessary to declare an emergency to ensure this Ordinance is in effective before March 1, 2014.

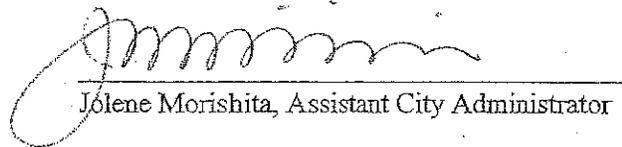
NOW, THEREFORE, the Common Council of the City of Gladstone ordains as follows:

- Section 1. A new Chapter 9.09 ("Compliance with U.S. Controlled Substances Act") is added to the Gladstone Municipal Code as set forth in the attached Exhibit A.
- Section 2. Chapter 5.04 ("Business Licenses") of the Gladstone Municipal Code is revised to require all businesses operating in the City of Gladstone to comply with the new Chapter 9.09 as set forth in the attached Exhibit B.
- Section 3. This Ordinance takes effect immediately.

Adopted by the Common Council for the City of Gladstone this 11 day of February, 2014.

ATTEST:


Wade Byers, Mayor


Jolene Morishita, Assistant City Administrator

10-4

ORDINANCE NO. 1446
EXHIBIT A

Chapter 9.09

COMPLIANCE WITH U.S. CONTROLLED SUBSTANCES ACT

Sections

- | | |
|----------|---|
| 9.09.010 | Purpose |
| 9.09.020 | Facilities Not in Compliance with U.S. Controlled Substances Act Prohibited |
| 9.09.030 | Violation and Enforcement |

9.09.010 Purpose.

It is the purpose of this chapter to preclude and prohibit the opening, establishment, maintenance or operation of facilities that do not comply with the U.S. Controlled Substances Act, 21 U.S.C. § 801 et seq.

9.09.020 Facilities Not in Compliance with U.S. Controlled Substances Act Prohibited.

The establishment, maintenance, or operation by a person, business or other entity of a facility within the City that is not in compliance with the U.S. Controlled Substances Act is prohibited and is declared to be a public nuisance. The City may abate any nuisance under this Chapter either pursuant to Chapter 8.04 of the Gladstone Municipal Code, or it may pursue any other available remedies including but not limited to an action seeking declaratory relief and/or injunctive relief.

9.09.030 Violation and Enforcement

The establishment, maintenance or operation of a facility by a person, business or other entity within the City in violation of the requirements of this Chapter or any other applicable provisions of the Gladstone Municipal Code shall be subject to any and all enforcement remedies available to the City under law and/or the Gladstone Municipal Code including but not limited to enforcement pursuant to FMC Chapter 8.04 and/or pursuit of an appropriate action in a court of competent jurisdiction.

10-5

ORDINANCE NO. 1446

Exhibit B

(additions in *italics*, deletions in ~~strikethrough~~)

Chapter 5.05

Business Licenses

5.04.070 Procedures.

- (1) An application for a license or exemption required under this chapter will be made to the City Recorder on forms that the City Recorder maintains.
- (2) Any new business that desires to conduct business within the city, or believes it is entitled to an exemption, must apply at any time during the calendar year and prior to beginning operations. A license fee may be prorated as provided in Section 5.04.040(3). Any existing business must reapply annually to renew its license or exemption, as applicable.
- (3) The police chief, fire chief and their designees *may* ~~will~~ investigate and examine all places of business licensed or subject to license under this chapter at any and all reasonable times in order to determine whether the place of business is safe, sanitary and suitable for the business so licensed or for which application for a license is made.
- (4) If such officers or their agents determine that any such place of business is dangerous to public health, safety, welfare or is likely to become, or is at that time a menace or public nuisance, they will submit to the City Administrator a report detailing that determination and the reasons for it.
- (5) The City Administrator will review the report and either:
 - (a) Recommend the City Recorder issue a license; or
 - (b) Deny the business license or revoke it in the case of a previously issued license.
 - (c) In making his or her decision the City Administrator may request additional evidence and testimony from the applicant, city officials and any other individual who the City Administrator reasonably believes may assist with the decision.
- (6) If the City Administrator believes that substantial evidence supports the official's report that the business is a danger to public health, safety, welfare or is likely to become or is at that time a menace or public nuisance, the City Administrator will deny or revoke the license, as appropriate, and will notify the applicant in writing of the decision. If a license is denied or revoked, the business must immediately cease all operations within the city.

The applicant may appeal the City Administrator's denial or revocation to the municipal court. Any appeal must be filed within 10 days of the date of the administrator's written decision.

The court will hear any appeal on the record and will uphold the City Administrator's decision if substantial evidence supports it.

- (7) The City Recorder will issue or renew a license or an exemption, as applicable, only if:
- (a) The City Administrator did not receive a report as described in Section 5.04.070(4); or
 - (b) The City Administrator pursuant to Section 5.04.070(5)(a) recommends that the City Recorder issue the license; and
 - (c) The business to be licensed or any person associated with the business does not owe the city any monies, including, but not limited to, unpaid utility bills, fines, etc.; and
 - (d) The appropriate license fee due under this chapter is paid; and
 - (e) *The business to be licensed is in compliance with Chapter 9.09.*
- (8) A person may request a transfer of a business license on forms that the City Recorder maintains. The council may establish a fee associated with such transfer

City of Gladstone Staff Report

Report Date: April 7, 2015
Meeting Date: April 14, 2015
To: Pete Boyce
From: Scott Tabor

AGENDA ITEM

Replacement of 220 feet of 6 inch Asbestos Cement water main on Bellevue Ave. between W. Clackamas Blvd. and W. Arlington St.

History/Background

Replace 6" AC water main with Ductile Iron pipe. The existing water main is in poor condition and also installed improperly and too shallow. The main is less than 24" deep and is not bedded properly. Last year a piece of heavy equipment ruptured the main while driving over it. This street will also be re-built as part of the Lake Oswego/Tigard Water main project now would be a good time to replace it prior to the streets re-construction. The project also is in line with the master plan replacement of AC water mains.

Three Bids were received for this project, and they are as follows: Frank Colucio Construction \$39,057.45 Jim Smith Excavation \$25,937.00 Timberline Development \$24,152.25

Proposal

City Council accepts the bid from Timberline Development to install 220 feet of Ductile Iron Pipe one Bellevue Ave. between W. Clackamas Blvd. and W. Arlington St.

Options

Leave the existing AC in the ground and take a chance of doing multiple repairs on it over the years and under a new re-built road.

Cost Impact

\$24,152.25 out of the Water Department

Recommended Staff Action

Staff recommends Council approve the water main replacement.

Department Head

Scott Tabor

Date April 7, 2015

City Administrator

Pete Boyce

Date April 7, 2015

11-1

P.O. Box 279
 Gladstone, OR, 97037-0279
 Phone (503)634-8251
 Fax (503)668-8095
 Licensed and Bonded
 OR CCB#23225

QUOTATION ESTIMATE

March 17, 2014

City of Gladstone
 Attn: Scott Tabor

Job address: Bellevue Ave. between Clarkman Blvd. & W. Arlington St.

Replace 220 LF of existing 6" AC pipe with 6" D.I.P. install one tee with three 6" gate valves. After testing and chlorination, by City of Gladstone, reconnect new line to existing waterlines. No haul-off of existing AC pipe. AC to remain in ditch. City to make the one and only house service connection to new line.

Mobilization in/out:	\$ 1,000.00
Equipment, labor, trucks:	13,200.00
D.I. materials:	9,805.00
Crushed rock:	1,920.00
Saw cutting:	330.00

TOTAL ESTIMATE: \$ 26,255.00

NOTE:

No permits, fees, connection charges, or bonds included.
 No landscaping, mulching, seeding, planting, top soil, or fences, etc.
 All quotes are subject to existing utility locations after One-Call
 Notification System is called.
 Any existing utilities, not located by the One-Call System or
 owner, that are conflicting, will be relocated or repaired at
 owner's expense. Such as existing private manholes, water
 lines, sprinkler system, electrical lines, etc.
 Due to the nature of underground work, an unforeseen ground
 condition and materials clause exists. Such as striking solid rock.
 City to furnish dump site, barricades, and replace all asphalt.

Gary R. Nichols Sr. - President

112



COLUCCIO
CONSTRUCTION

City of Gladstone - LOTWP 6-inch Water Line Replacement Estimate on Bellevue Ave. - (rev. 1 - add RJ)

3/16/2015 wja

Item 1 - Demo pavement, pothole, dig, lay, & backfill 220 feet of 6-inch CI 52 DIP to replace transite pipe WM on Bellevue Ave. Site in Gladstone, OR.
Includes: testing, chlorination, and connections. FCC to remove and dispose of ACP material from connections upon job completion.

Crew & Equipment	Lab/ 10hrs Equip/ Sh	SH TOTAL	Production (shifts)	
1 Foreman	705	705	Mobe/ Pothole/ Mats. Delivery	1
2 Oper- CI 2	685	1370	Install 220 LF of 6" DIP	2
1 Pipe Layer	511	511	Place Valves, Thrust blocks,	0.5
1 Genl Lab	475	475	Chlorinate and pressure test line	0.5
0.5 Excavator (at 50%)	940	470	Make Connections	1
0.5 Loader	490	245		0
1 Solo Dump Truck	220	220		0
1 Tool Truck & p/u	100	100	Add 10% for problems & misc.	0.5
	3061	1035		0
Total Labor & Equip./ Shift		4096	Total Shifts	5.5
Number of Shifts (x)		5.5		
Activity Labor & Equipment		22528		
Materials & Subs				
DI Pipe, CI 52, field lock gaskets (260')		5720		
Pipe Ftgs (8 ea @\$120/ea)		960		
6-inch GV's w/ boxes (2 ea @\$875/ea)		1350		
Aggregate mats import (50 tons @ \$15)		750		
Spoil Haul & Disposal (90 tcy @ \$11)		990		
Misc shoring/ mats/ supplies		750		
Concrete thrust blocks (3 CY @ \$180)		540		
Small Tools/Safety (250 MH x\$1.5)		375		
ACTIVITY TOTAL		\$33,963.00		
15% OH & Profit		\$5,094.45		
Estimate Total		\$39,057.45		
			Price per installed foot	\$177.53

Notes

No indirects or general conditions included.
Includes Remove AC Pipe at Connections Only.
Using OR Labor rates valid thru 6/31/15.
Service tap by City crew, if required.
Taxes to be added as applicable.
REVISION 1 - ADDED FIELD LOCK RJ GASKETS.



J.S.E., Inc. dba Jim Smith Excavating, Inc.

PO Box 429, Oregon City OR 97045

March 16, 2015

Scott Tabor
City Of Gladstone
525 Portland Ave.
Gladstone, Ore. 97027

RE: Bellevue Water Line
Construction Bid

Attached is a bid for construction of a 6" water line in Bellevue Street near Arlington. This bid does not include the following (Paving, Soils Testing, Permits, Solid Rock Excavation, or Contaminated soil removal). Thank you for the opportunity to quote this project.

Regards:

James Smith

A handwritten signature in black ink, appearing to read 'Jim Smith', written over the printed name 'James Smith'.

Office (503) 557-7470
Fax (503) 557-7595

OR CCB 82790
WA #JIMSMEI142N5

www.jimsmithexcavating.com

11-4

Jim Smith Excavating Inc.
 Bid Template
 Arlington Bellevue Water

Item	Description	Quan	Unit	Unit Price	Total Amount
1	Mobilization	1	LS	\$ 1,800.00	\$ 1,800.00
2	6" DIP W/Gran BF (Restrained Joint)	220	LF	\$ 70.00	\$ 15,400.00
3	6" Gate Valves FlgXMj	3	EA	\$ 802.00	\$ 2,406.00
4	Connect to Existing Waterlines	3	EA	\$ 1,500.00	\$ 4,500.00
5	6" Tee Flange	1	EA	\$ 247.00	\$ 247.00
6	6" Fitting w/Restrains	6	EA	\$ 190.00	\$ 1,140.00
7	Abandon Existing Line	1	LS	\$ 444.00	\$ 444.00
					\$ 25,937.00

11-5

