

## GLADSTONE CITY COUNCIL MEETING MINUTES of June 9, 2015

Meeting was called to order at 6:01 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:

Pete Boyce, City Administrator; Jolene Morishita, Assistant City Administrator; and Shane Abma, City Attorney.

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## JOINT WORK SESSION WITH PARK AND RECREATION ADVISORY COMMITTEE

### 1. Meldrum Bar Park – Possible Restoration Project – Bulkhead removal/Dahl Beach Parking Lot:

Two representatives from the Port of Portland – Lise Glancy and Kelly Madalinski attended, as well as two representatives from Cascade Environmental Group, Brent Hadaway and John Runyon. The project involves removing the bulkhead and enhancing the shoreline, including planting vegetation. The project also includes removing a portion of the parking area at Dahl Beach and planting native vegetation. The hope is to have the project completed by November of 2016. They would have monthly meetings with staff during the project. The City would be reimbursed for staff time. They also need EPA approval.

Councilor Nelson has a concern about reducing the number of parking spaces. Mr. Madalinski said they have taken that into account, and there will still be 8 – 10 parking spaces left. Councilman Sieckmann asked if they could add spaces to the upper parking area. Mr. Madalinski said that might be possible. Councilor Johnson said he opposes removing parking spaces. He asked why is this Gladstone's problem and who is paying for it? Mr. Madalinski said that the Port of Portland needs to do a mitigation project. It is his understanding that Gladstone wants the bulkhead removed and the shoreline restored. The Port of Portland would bear the costs of implementing the project.

Mr. Madalinski addressed the storm water/flooding issues.

Mayor Jacobellis asked if there were additional funds available for various park projects such as trails, etc. Mr. Madalinski said they are willing to work on that.

Councilor Reisner asked if the vegetation would be destroyed during flooding and what happens to the rock wall? Mr. Hadaway said that the design would include whatever is appropriate to address the concerns of everyone involved. The existing infrastructure has to be protected and continue to function as it is now.

Three representatives from the Park and Recreation Board were in attendance and said they were in full support of the project.

The members of the Council agreed to allow staff to begin working together with the Port of Portland on proposals.

## **ADJOURN**

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### **REGULAR MEETING:**

Meeting was called to order at 6:35 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:**

Pete Boyce, City Administrator; Jolene Morishita, Assistant City Administrator; Scott Tabor, Public Works Supervisor; Jeff Jolley, Interim Police Chief; Irene Green, Library Director; Stan Monte, Fire Chief; and Shane Abma, City Attorney.

### **BUSINESS FROM THE AUDIENCE:**

Tammy Stempel, Planning Commission Chairperson, gave an update on various grants. She said she was recently approached to sign petitions for the recall of three Council members and the Mayor. She's asking the Council to change the perception that some of the public has.

### **CONSENT AGENDA:**

*Councilor Nelson made a motion to approve the consent agenda, with the exception of item #3. Motion seconded by Councilor Reisner. Motion passed unanimously.*

3. Approval of Liquor License – 150 W. Arlington Street – Masala Box Inc.:  
Councilor Nelson asked Interim Police Chief Jolley if he had an issues with the permit. He did not. The owner of the business explained his plans for the space.

*Councilor Nelson made a motion to approve the liquor license application. Motion seconded by Councilor Mersereau. Motion passed unanimously.*

### **CORRESPONDENCE:**

6. E-mail from Dorothy Otto Regarding Business License

## REGULAR AGENDA:

7. Public Hearing FY 2015-16 Budget and Tax Rate:  
City Administrator Boyce said that now is the time for anyone from the public to address concerns. There was no response from the audience.
8. Resolution 1049 – Adopting Budget and Setting Tax Rate for FY 2015-16:  
*Councilor Nelson made a motion to approve Resolution 1049. Motion was seconded by Councilor Johnson.*

Mayor Jacobellis asked if there was any discussion. Councilor Mersereau said he went through and verified the numbers in the budget package and everything looked correct. Councilor Sieckmann questioned the \$23,000 in the community schools contract. City Administrator Boyce said he found the IGA and will distribute copies of it to the Council.

*Motion passed unanimously.*

## RECESS TO URBAN RENEWAL AGENCY MEETING:

9. Approval of Minutes from June 24, 2014:  
*Councilor Reisner made a motion to approve the minutes from the June 24, 2014 meeting. Councilor Johnson seconded the motion. The motion passed unanimously.*
10. Public Hearing FY 2015-16 Budget and Tax Increment:  
Mayor Jacobellis asked if anyone from the public wished to comment. There was no response from the audience.
11. Approval of Resolution UR-51 – Adopting Budget and Declaration of Tax Increment:  
*Councilor Johnson made a motion to approve Resolution UR-51 and adopt the Budget and Declaration of Tax Increment for FY 2015-16. Motion was seconded by Councilor Nelson. There was no discussion. The motion passed unanimously.*

## ADJOURNED

## RECONVENE TO REGULAR AGENDA:

12. Letter from Park and Recreation Board:  
The letter has already been received.
13. Resolution 1050 – Elect to Receive State Revenue Sharing Funds:  
City Administrator Boyce said staff is recommending adoption of this resolution and Resolution 1051 in order to receive approximately \$105,000.

*Councilor Nelson made a motion to approve Resolution 1050 to Elect to Receive State Revenue Sharing Funds. Motion was seconded by Councilor McMahon. There was no discussion. Motion passed unanimously.*

14. Resolution 1051 – Certifying Provision of Four or More Services for State Shared Revenues:

City Administrator Boyce explained that in order to receive the monies the City has to provide the services listed in the resolution. Gladstone does provide those services and staff is recommending approval of the resolution.

*Councilor Johnson made a motion to adopt Resolution 1051 – Certifying Provision of Four or More Services for State Shared Revenues. Motion was seconded by Councilor Nelson. There was no discussion. Motion passed unanimously.*

15. Ordinance 1052 – Revising Master Fee Schedule Reflecting Changes in Storm/Sewer Fees:

*Councilor Nelson made a motion to approve Ordinance 1052 – Revising Master Fee Schedule Reflecting Changes in Storm/Sewer Fees. Motion was seconded by Councilor Mersereau.*

Discussion – Councilor Sieckmann asked if this was an increase to the rate payers. City Administrator Boyce said this is the amount the City keeps in-house for maintenance of the delivery system. It is a 5% rate increase. Councilor Mersereau asked a question regarding separating the sewer and storm water funds. City Administrator Boyce said that currently they are combined. *Motion passed unanimously.*

16. Ordinance 1457 – Amending Chapter 13.04 of the Gladstone Municipal Code by Increasing Water Rates and Reaffirming All Remaining Provisions of Chapter 13.04 of the Gladstone Municipal Code:

City Administrator Boyce went over two date corrections. Councilor McMahon pointed out some incorrect numbers. Councilor Johnson asked for clarification on water rates.

*Councilor Sieckmann made a motion to amend Ordinance 1457, subsection 5 to make the written-out dollar amounts match the dollar amounts in parentheses and change the effective dates in sections 2 and 3 to match what has been updated here. Motion was seconded by Councilor Johnson. There was no discussion. Motion passed unanimously.*

Assistant City Administrator Morishita read Ordinance 1457 by title.

*Councilor McMahon made a motion to approve the first reading of Ordinance 1457. Motion was seconded by Councilor Johnson. There was no discussion. Motion passed unanimously.*

Assistant City Administrator Morishita read Ordinance 1457 by title for the second time.

*Councilor Nelson made a motion to approve the second reading of Ordinance 1457. Motion was seconded by Councilor McMahon. There was no discussion. Motion passed unanimously.*

18. Tri-City Discussion:

City Administrator Boyce said the Tri-City Advisory Committee meeting is tomorrow. Councilor Johnson said Gladstone does not have a Public Works Director and he feels it is necessary to have a representative. He is suggesting that Pat Sisul from Sisul Engineering attend the meeting and act on the City's behalf. The Council agreed. Councilor Johnson went over a list of questions he would like City Administrator Boyce to address at the meeting. Councilor Sieckmann asked if elected officials should be making the decisions because of the dollar amount involved and should we have legal advice in the near future? There was discussion regarding those questions. Councilor Reisner said he has concerns regarding franchise fees. City Administrator Boyce asked if the Council wanted him to push off the decision regarding the IGA to another meeting until some of the questions have been answered. The Council agreed. It appears the IGA expires on June 30<sup>th</sup> of this year. The Council agreed to opt for a month-to-month agreement as opposed to letting it expire. The Council also agreed that City Administrator Boyce will advocate for elected officials serving on the board as opposed to city administrators.

17. Development Agreement Request from HT Properties – Transue Property, 18121 Webster Road: There was a discussion regarding credits and fees. Councilor Johnson asked if we could get a commitment on a bill date. Mike Robinson said they would prefer the agreement be for a three year period, and with Council's discretion to extend that for two years without appeals. Their goal is to start constructing as quickly as possible. They are asking for the SDC fees to be fixed. There was a discussion regarding a "T" pipe and the fees. Council agreed that there would be a three year term with a fixed SDC fee and the agreement will include the addition of the "T" pipe.

19. Discussion of City Administrator/Interim City Administrator Positions:

The Assistant City Administrator had been appointed as Interim City Administrator as of July 1<sup>st</sup> contingent on some contract details – but Ms. Morishita has decided not to accept the position. There are three people listed on the League of Oregon Cities website as possible candidates to serve as Interim City Administrator. It was agreed that a sub-committee consisting of Councilors Johnson, McMahon and Sieckmann will meet and come back to the Council with a progress report and/or recommendations on Monday, June 15<sup>th</sup> during an executive session meeting followed by an open session if necessary.

**BUSINESS FROM THE COUNCIL:**

Councilor Nelson: He made the announcement that he is resigning as of tonight.

Councilor Johnson: He wanted to thank Assistant City Administrator Morishita for all her hard work on the Clackamas Cities dinner.

Councilor Sieckmann: He said he's still attending the Coffee with a Councilor events – getting mediocre attendance. There were suggestions that it be advertised better.

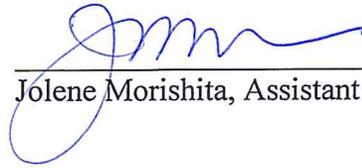
Councilor Reisner: We should be seeing some revised park rules soon.

**ADJOURN:** Meeting was adjourned at 8:07 PM.

Approved by the Mayor this 14 day of July, 2015.

ATTEST:

  
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Dominick Jacobellis, Mayor

  
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Jolene Morishita, Assistant City Administrator