

**GLADSTONE CITY COUNCIL
REGULAR MEETING/WORK SESSION
AMENDED AGENDA
CITY HALL COUNCIL CHAMBERS
July 14th, 2015 – 6:30 PM**

REGULAR MEETING – CITY COUNCIL

**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 –

1. Approval of Minutes from June 9th, 2015
2. Approval of Temporary Use OLCC License – Gladstone Card Room; Vogies Bar
3. Payment of June 2015 Claims

CORRESPONDENCE -

None

REGULAR AGENDA

Citizens will be allowed to address City Council regarding an item listed below for up to three (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.

4. Resolution 1056 – Authorization to Hire Accounting Manager
5. Resolution 1057 - Authorization to Hire a Public Works Director
6. Resolution 1058 –Authorization to extend Earth Crusaders Contract until August 28th 2015
7. Resolution 1059 –A Resolution to Authorize Staff to begin Negotiations with Murray, Smith and Associates to complete the City’s Sanitary Sewer Master Plan Update

Discussion Items

8. Award Contract for Fire Station Maintenance
9. Ballot Measure Title for November Election, re: Civic Buildings (Not included in packet)
10. Charles McDonald, 455 Hereford – Request for Extension of Temporary Recreational Vehicle occupancy
11. Begin Process for City Manager Recruitment and Issuance of RFP for Recruiter
12. Tri City Agreement
13. City of Lake Oswego/Tigard Waterline Partnership - Request for Approval of Exception to Noise Code for Nighttime Construction and Construction Permit to Cross River Road with Trench for Pipeline

BUSINESS FROM THE COUNCIL

ADJOURN

**CITY OF FAIRVIEW
SALARY RANGES
2013-2014**

MINIMUM MAXIMUM POSITION TITLE

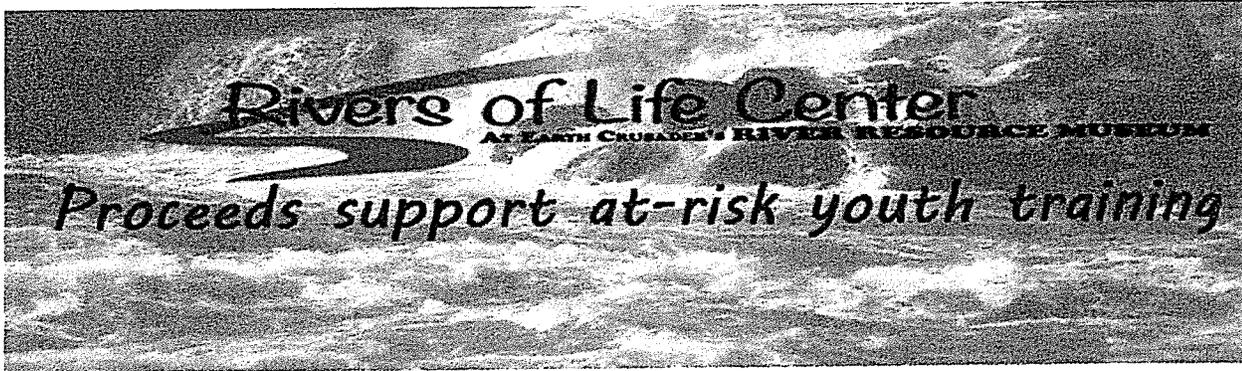
MINIMUM	MAXIMUM	POSITION TITLE	min	step 2	step 3	step 4	step 5	max
\$6,401	\$8,170	Public Works Director Police Chief Finance Director C.D. Director	\$6,401	\$6,721	\$7,057	\$7,410	\$7,781	\$8,170
\$6,081	\$7,761	Deputy Finance Director	\$6,081	\$6,385	\$6,705	\$7,040	\$7,392	\$7,761
\$5,777	\$7,373	No Classifications	\$5,777	\$6,066	\$6,369	\$6,688	\$7,022	\$7,373
\$5,488	\$7,005	City Engineer	\$5,488	\$5,763	\$6,051	\$6,353	\$6,671	\$7,005
\$5,214	\$6,654	No Classifications	\$5,214	\$5,475	\$5,748	\$6,036	\$6,338	\$6,654
\$4,953	\$6,322	P.W. Operations Superintendent	\$4,953	\$5,201	\$5,461	\$5,734	\$6,021	\$6,322
\$4,706	\$6,006	Police Sergeant Finance Operations Manager City Recorder Senior Planner	\$4,706	\$4,941	\$5,188	\$5,447	\$5,720	\$6,006
\$4,247	\$5,420	Public Works Supervisor	\$4,247	\$4,459	\$4,682	\$4,916	\$5,162	\$5,420
\$4,034	\$5,149	Associate Planner Management Analyst Accountant II Operations Lead Worker Senior Engineering Technician Information Systems Coordinator Development Analyst Public Affairs Coordinator	\$4,034	\$4,236	\$4,448	\$4,670	\$4,904	\$5,149
\$3,833	\$4,892	Assistant Planner Accountant I Administrative Program Coordinator Code Enforcement/Asst. Planner	\$3,833	\$4,024	\$4,226	\$4,437	\$4,659	\$4,892
\$3,641	\$4,647	Public Works Lead Worker Crew Lead - Parks/Stormwater Police Records Specialist - Lead Engineering Technician	\$3,641	\$3,823	\$4,014	\$4,215	\$4,426	\$4,647
\$3,459	\$4,415	Parks Maintenance Worker III Executive Assistant	\$3,459	\$3,632	\$3,814	\$4,004	\$4,204	\$4,415
\$3,286	\$4,194	Maintenance Worker II Administrative Assistant	\$3,286	\$3,450	\$3,623	\$3,804	\$3,994	\$4,194
\$3,122	\$3,984	Office Assistant III Building Permit Technician Municipal Court Clerk Police Records Specialist	\$3,122	\$3,278	\$3,442	\$3,614	\$3,795	\$3,984
\$2,966	\$3,785	No Classifications	\$2,966	\$3,114	\$3,270	\$3,433	\$3,605	\$3,785
\$2,817	\$3,596	Maintenance Worker 1 Police Records Specialist II Office Assistant II	\$2,817	\$2,958	\$3,106	\$3,261	\$3,425	\$3,596
\$2,677	\$3,416	No Classifications	\$2,677	\$2,810	\$2,951	\$3,098	\$3,253	\$3,416
\$2,543	\$3,245	Office Assistant I	\$2,543	\$2,670	\$2,803	\$2,943	\$3,091	\$3,245
\$2,416	\$3,083	No Classifications	\$2,416	\$2,536	\$2,663	\$2,796	\$2,936	\$3,083
\$2,295	\$2,929	No Classifications	\$2,295	\$2,410	\$2,530	\$2,656	\$2,789	\$2,929
84,425	107,750		84,425					107,750

51 STEP 1 7250 BUDGET FOR P.W.

LEVEL 21 STEP 2

6927 in Budget

<i>Represented Employees</i>								
	Police Officer (Association)	\$4,123	\$4,329	\$4,545	\$4,772	\$5,010	\$5,261	



**Rivers of Life Center/Earth Crusaders
PO Box 124
West Linn, OR 97068**

July 10, 2015

Hon. Dominick Jacobellis
Mayor
City of Gladstone

Mr. Thomas Mersereau
President of the City Council
City of Gladstone

Members of the City Council
and
Acting, City Administrator

Re: Earth Crusaders

Gentlepeople:

I note the issue of the lease of the Raney Collector Site is Agenda Item 1058 for the meeting of July 14, 2014. I am sending this correspondence to make the record complete.

1. Earth Crusaders dba Rivers of Life Center, has leased The Raney Collector Property for in excess of 22 years. In all that time they have had in place a commercial liability insurance policy with a \$1,000,000 limit. That policy has never lapsed.
2. Recently the Council requested that the liability limit be raised by Earth Crusaders to \$2,000,000 which is the Oregon tort claim limit. That has been done at a cost of approximately \$2000. Proof of those limits have been given to the Council.
3. Earth Crusaders cannot vacate the property by August 28, 2015 without causing great financial and reputational loss to itself and its founder Mr. Herrmann. These losses will be caused by disrupting its business and violating various grant agreements.

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Strong attempts have been made to find a replacement site with both the City of Oregon City and the City of Canby, but a location is not yet finalized. Work on this endeavor is ongoing. The economic losses of a forced move would exceed \$200,000 and would likely end future grant opportunities.

4. I understand the City is concerned about safety issues on the property. So am I. That is why for the last 22 plus years I have endeavored to make the property as safe as possible. In fact, my youth training grants, require safe premises. I do not believe there are any hazardous substances or unreasonable hazardous items at the site. There are pickup trucks located there at night, but they are no more likely to be stolen or misused than any other locked vehicles. All tools and other items are also kept under lock when not in use. In addition, no "clean up" of the premises is required, as it has been landscaped and maintained, pursuant to the lease, as required, or more, for the last 22 years.

5. The City has also raised concerns about decommissioning the site machinery and perhaps demolishing the structures. I would note and recommend a past Water Resource Division Director, Mr. John Borden who originally, personally, issued the operating permit with the DEQ and his Water Resource Division State Agency while an employee of that agency. He has the ability to fully decommission the Collector to State standards at far less cost than demolition. As part of a long term lease agreement, Earth Crusaders is willing to undertake and complete the decommissioning at its own expense.

6. I attach herewith a copy of Earth Crusader's attorney, Mr. Sherris letter, dated March 18, 2015, in which he opines that this lease is in force and has a termination date of April 1, 2017. I have consulted with other learned Counsel and they agree with Mr. Sherris' analysis. If the City seeks to oust the organization, in contravention of the lease, Earth Crusaders will have no choice but to sue for Breach of Contract seeking monetary damages for loss of income, relocation costs, and other, very substantial expenses.

7. The Board of Directors of Earth Resources believes that a satisfactory accommodation can be reached by having the site decommissioned by Earth Crusaders, as part of a long term lease, or, by, at the time of termination of the current lease, putting the property for sale and allowing Earth Crusaders to bid to purchase the property in compliance with the procedures required for the sale of city owned property.

Your very truly,



by: Gerald W. Herrmann
Director, Earth Crusaders,
Rivers of Life Center

Lawrence E. Sherris

Attorney at Law
405 W Arlington Street
Gladstone, OR. 97027
Telephone (503) 722-3850
Facsimile (503) 722-9407
larry@sherrislaw.com

March 18, 2015

Hon. Dominick Jacobellis
Mayor
City of Gladstone

Mr. Thomas Mersereau
President of the City Council
City of Gladstone

Members of the City Council
and
Mr. Peter Boyce, City Administrator

Re: Lease of Raney
Collector Property

Gentlepeople:

This office represents your tenant of the Raney Collector Property commonly known as River Resource Museum.

I have been asked to review the lease and opine as to its validity and ending date.

Before that exercise, however, I will note that you have been heretofore provided with a packet that outlines the lease history and a summary of the fine public benefit work that has been performed by the Museum, its Director, Mr. Jerry Herrmann, and his staff and trainees.

The packet also outlines the many improvements and the maintenance which has been performed over the 22 year life of the lease.

I have attached a copy of the lease. I note that the original term of the lease was for 10 years, [1.01].

Paragraph 1.02 allows for successive 5 year terms of renewal. The lease commenced April 1, 1992. The second 5 year term was from April 2, 2002 through April 1, 2007, the third through April 1, 2012 and the current term would expire April 1, 2017.

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However, you may say; the lease was not renewed for successive terms pursuant to paragraph 1.02.2. The answer is that, firstly, the language of 1.02.2 is discretionary, "the option may be exercised by written notice", not mandatory as in, "shall be exercised".

Nextly, "The requirement of written notice is for the benefit of the landlord... a landlord may be held to have waived a written notice of renewal". Wherry v. Lacey, 236. OR.307 (1964) copy attached.

I am confident that it would be found by Clackamas County Circuit Court that by course of conduct and detrimental reliance the written notice provision was waived.

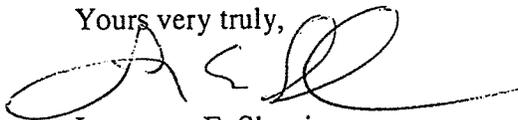
I also believe that once waived, the lease renewed as a periodic tenancy by operation of law, making the end of the current period April 1, 2017.

Be that as it may, the last thing Mr. Jerry Herrmann wants, is a fight with the City. Were he to be ousted, the damages, by loss of the agreement with Spirit of Portland River Cruises, Nursery operations and other "commercial" uses as required under the lease, would be substantial and personally devastating to Mr. Herrmann.

What Mr. Herrmann wishes is to assist if decommissioning is required, and subject to proper bid procedure, to enter, (through the public benefit organization), into ownership of the property. In the interim, he wishes the lease and the present usage of the property to continue until purchase or its mutual term end in 2017.

Thank you for your attention to this matter.

Yours very truly,



Lawrence E. Sherris

LES/kb

Cc:client

Tami Bannick

From: Jolene Morishita
Sent: Friday, June 26, 2015 4:08 PM
To: Ross Schultz; Dominick Jacobellis
Cc: Tami Bannick
Subject: FW: questions

The Council wanted to discuss this at the July 14 meeting. The insurance company's answer is below. I've copied both of you on emails for two outstanding items related to this topic so there will be no confusion. Jolene

From: Alycia Johnson [mailto:alyciaj@wscinsurance.com]
Sent: Thursday, June 25, 2015 4:00 PM
To: Jolene Morishita
Subject: RE: questions

Hi Jolene,

Thanks for the note.

Here is the excerpt from our Risk Management agenda:

- Pump House loss control recommendations (4/19/2010 – Water Master Plan to be completed in spring of 2015 and will likely call for this to be sold – Oregon City has interest in this property / waiting till water master plan is completed by late spring 2014) Further issues at this location 3/2014 involving police but nothing done to date. Emailed Pete for status of location to mitigate City's exposure 4/6/2014, 9/15/2014 & 11/30/2014.

It is our understanding that at one time there was a lease for use of these premises. However, the lease appears to have expired and there is someone using these premises without permission (whether it is the prior tenant or someone else, I don't believe is known). It is also our understanding that if this building is not properly sealed, that there could be an attractive nuisance to relatively heavy exposure (a well shaft?).

Given the nature of the building, and the fact that the building, for all intent and purpose, appears to be decommissioned, we would recommend that the facilities not be leased for third party use. In addition, we would also recommend that between the City departments of police and public works, an action plan be constructed to clear the building and properly seal it so no outside parties could enter the premises.

If there is a current lease and it is a legitimate business with insurance naming the City as additional insured then I'm okay with the 90 day extension. As noted above there has been police activity at the location at one point plus hazards on the property in general. To summarize, if you've properly transferred the risk to the tenant then although we'd prefer to see the property sold or cleared based on our understanding of the hazards, we can't really object to a tenant if they have properly transferred the risk and the tenant is aware of the hazards on the property. If there is no lease in place then you should not offer the extension and keep the course you intended.

I will wait to see the Certificate as well to confirm that you are listed as an Additional Named Insured. Some carriers will not put that wording on the policy unless they see the enforce lease.

Best,
Alycia

Alycia M. Johnson
Director of Executive Risk
WSC Insurance

City of Gladstone Staff Report

Report Date: July 13th, 2015
Meeting Date: July 14, 2015
To: Gladstone City Council
From: Ross Schultz – Interim CM

AGENDA ITEM - Lake Oswego Tigard Request

The Lake Oswego/ Tigard waterline partnership would like to request Council approval of an exception to our noise code for night work and a construction permit to cross River Road with a trench for their pipeline.

History/Background

(Please see Attached request from Lake Oswego – Tigard Water Partnership to Mr. Ross Schultz)

Question

Should the City of Gladstone allow a variance to allowed hours of work, and Permission to Construct the SE River Road pipe crossing during daytime hours, and Permission to close SE River Road at Jensen Road to through traffic during construction of the crossing.

Cost Impact

No anticipated cost to the City of Gladstone

Recommended Staff Action –

Staff recommends a **motion to direct staff to issue the requested Lake Oswego Tigard variances and permits in accordance with City Code.**

Department Head

Signature _____

Date _____

City Administrator

Signature Ross E. Schultz

Date 7/13/2015



LAKE OSWEGO – TIGARD WATER PARTNERSHIP

July 9, 2015

Mr. Ross Schultz
Interim City Administrator
City of Gladstone
525 Portland Avenue
Gladstone, OR 97027

Dear Mr. Schultz:

As you may know, the cities of Lake Oswego and Tigard have embarked on a multi-year project to upgrade, upsize and replace much of Lake Oswego's 50-year old water supply infrastructure. The scope of this project impacts four communities including the City of Gladstone. Project elements in Gladstone include construction of a new river intake pump station (RIPS), and that construction will be complete this coming fall. A second element, construction of over 7,500 feet of 48-inch diameter, steel, raw water pipeline (RWP) is over 90% complete. Most of this pipeline has been constructed using open cut construction methods within public rights of way, excepting two segments planned to be constructed using trenchless methods. One of those methods, "microtunneling" was to be used to install 600 feet of the new pipeline under SE River Road, Nissan of Gladstone, Hwy 99E and across and under a commercial business, aka "Teriyaki Grill".

Construction of the microtunnel began in January 2015. In late March, advancement of the tunnel boring machine came to a halt approximately 180-feet east of the entry point and within the property of Nissan of Gladstone. The cause of the stoppage is not yet determined, but further attempts by the City's contractor, Frank Coluccio Construction Company (FCCC), to advance the tunnel boring machine have been unsuccessful and FCCC has determined it cannot complete the tunnel. FCCC is now planning to construct this approximately 600-foot long segment using conventional open-cut construction methods.

Since early April when tunneling operations were abandoned, FCCC and the City of Lake Oswego have been negotiating with the two private property owners for amendments to prior obtained pipeline easements, allowing open cut construction through their properties. Those negotiations were successfully completed just recently. In addition, the City also received approval from ODOT to construct the pipeline across Hwy 99E using open cut methods. The purpose of this letter is to request approval from the City of Gladstone for:

- A variance to allowed hours of work, and
- Permission to construct the SE River Road pipe crossing during daytime work hours, and
- Permission to close SE River Road at Jensen Road to through traffic during construction of the crossing.

By code, construction activities within the City of Gladstone are limited to the hours of 7:00 am to 6:00 pm weekdays and 9:00 am to 6:00 pm on Saturdays. Both ODOT and the two business owners will not allow pipeline construction to occur during Gladstone's allowed work hours, but rather are requiring work to be conducted at night as follows:

- Hwy 99E - 8:00 pm and 5:00 am; Sunday evening through Friday morning.
- Teriyaki Grill – 10:00 pm and 8:00 am; Sunday evening through Friday morning.
- Gladstone Nissan - 11:00 pm and 7:00 am; no specific work day schedule required.

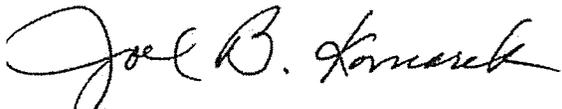
Therefore, the City respectfully requests approval for night-time construction between the hours of 8:00 pm and 7:00 am, Sunday evening through Friday morning. No work is anticipated to occur on Saturdays. At this time and based on FCCC's best estimate for duration of construction requiring night work, the variance is anticipated to be needed for a total of 60 calendar days.

Regarding the request to construct the pipeline crossing of River Road during normal working hours and to close River Road at Jensen, we believe this will expedite the work, optimize public safety, and minimize the disruption to residents living adjacent to the work. With appropriate advance warnings, motorists who use River Road as a by-pass to Hwy 99E, will have ample opportunity to plan for this short duration closure and limiting the closure to Jensen Road should not impact access to homes and businesses on either side of the closure.

Therefore, and in addition, the City respectfully requests approval to construct the pipeline crossing of River Road during allowed construction work hours and to close River Road at Jensen Road to through traffic when construction is occurring. River Road would be opened at the end of each work shift and FCCC estimates the duration of the closure would be approximately one week.

Please let me know what other information you or your Council may need to act favorably on our request, and if you would like to meet to discuss our request further, we would be happy to accommodate your schedule. If possible, we would appreciate your response to our request no later than July 15.

Sincerely,



Joel B. Komarek, P.E.
Project Director

Cc: Scott Lazenby, City Manager
Jeff Argov, FCCC
Dennis Koellermeier, Tigard
Jerome Duletzke, Brown and Caldwell



Attachment: River Road Traffic Control Plan

Pipeline Crossing of River Road and McLoughlin Boulevard, Gladstone – Communications and Outreach Plan



Rev: 7/10/15

Purpose and approach

Crews encountered difficulties microtunneling the pipe under River Road and McLoughlin Boulevard in Gladstone in spring 2015. Moving forward, the contractor will use a different method, traditional cut-and-cover trenching, to install the remainder of the pipe to connect to Exeter Street.

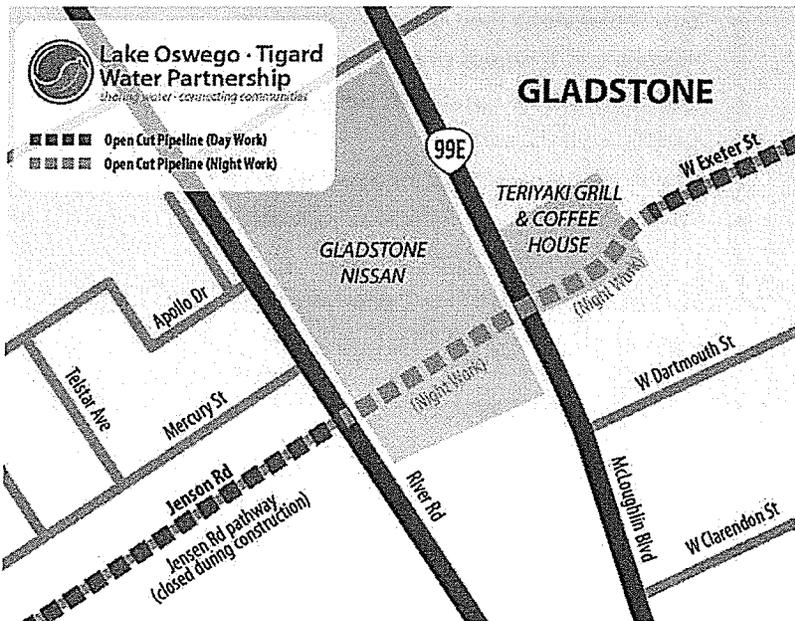
The purpose of this plan is to outline the communications and outreach strategy for residents, businesses and commuters affected by the revised open-cut pipeline construction of the crossing of River Road and McLoughlin Boulevard, as part of the Lake Oswego Tigard Water Partnership project.

The strategy aims to maintain communications and responsiveness with the City of Gladstone, pipeline alignment neighbors, commuters and businesses prior and during construction.

Schedule and constraints

The construction schedule for crossing River Road and McLoughlin Boulevard in Gladstone is expected to take up to two months, starting sometime in late July/early August. The work zone is expected to progress about 50 feet per day. The contractor will use their storage and staging area located at Meldrum Bar Park during the work.

There are schedule constraints and limitations set forth by the Oregon Department of Transportation (ODOT), the City of Gladstone and individual private property owners:



River Road:

- Construction would occur during the day, Monday to Friday, 7 a.m. – 6 p.m.
- Lane closures will be in place, but one lane of traffic should be maintained with flaggers guiding traffic through the work zone.

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- A road closure would be in place during work hours—local resident, pedestrian, businesses and emergency access would be maintained.

Gladstone Nissan Dealership:

- Work would occur at night, 11 p.m. – 7 a.m., as required by the property owner.

Hwy. 99E/McLoughlin Boulevard:

- To minimize impacts to businesses and traffic, all work on Hwy. 99E will be conducted at night per ODOT permit, Sunday through Thursday, 8 p.m. to 5 a.m.

Teriyaki Grill and Coffee House:

- Work would occur at night, 10 p.m. – 8 a.m., as required by the property owner.

Stakeholders:

The following list outlines key stakeholders for the project:

- Pipeline alignment neighbors and property owners, including residents and apartments along River Road, Hwy. 99E and Exeter Street
- Meldrum Bar Park users and neighbors
- Businesses along Hwy. 99E and River Road
- Patrons and shoppers of businesses
- City of Gladstone – staff and elected officials
- ODOT
- Drivers, walkers and cyclists along Hwy. 99E and River Road
- Tri-Met
- US Postal Service
- Gladstone Fire and Police Departments
- Clackamas Review/The Oregonian

Communications and outreach tools

The following table outlines the types of targeted communication activities and tools to be used throughout construction for the project, and the approximate timing of these tools, however this is dependent on the overall construction schedule.

Activity/tool	Purpose/description	Schedule
Map of work area and traffic detour/road closure	<ul style="list-style-type: none"> • Prepare map depicting day vs. night work (shown above) • Prepare detour map of River Road (only if a road closure is determined necessary). 	Early July
Gladstone City Council Meeting	Attend Gladstone City Council Meeting to provide update on project and seek approval for exception to noise ordinance for night work.	July 14
Gladstone City Newsletter story	Provide brief story about the open-cut work and plan to complete the remainder of the crossing this summer.	Due by July 15, for late July printing and distribution
Door-to-door outreach, personal visits and presentations or meetings	<ul style="list-style-type: none"> • Approach Gladstone Mobile Home Park property manager/owner – located on River Road, next to Jensen Road pathway (personal phone call and face-to-face visit). Provide update about project and offer to meet with tenants. Determine communication needs. Collect emails, contact information. • Approach Fairway Village Apartment Complex property manager/owner – located on River Road, next to Jensen Road pathway (personal phone call and face-to-face visit). Provide update about project and offer to meet with tenants. Determine communication needs. Collect emails, contact information. • Call or door knock properties at the dead end of Exeter Street. Provide update about project and pipeline work. Collect emails, contact information. • In certain situations, offer personal meetings with inspectors/contractors to explain construction activities, listen to concerns and answer questions. 	Mid-July

Activity/tool	Purpose/description	Schedule
Mailer/ Newsletter	<ul style="list-style-type: none"> • Produce and send a general informational handout about the pipeline crossing work that includes: description of construction activity, schedule of work, maps of any closures or access restrictions, map of day/night work, project contact information. • Send to approximately 1,000 neighbors/businesses surrounding the work area. • Post the handout on the website. Display the handout at the Cultural Festival. 	Mid-late July, a week prior to start of construction
Website (Gladstone Community Page) Update	<ul style="list-style-type: none"> • Add information and traffic maps to the Gladstone community page of the project website http://lotigardwater.org/?p=gladstone • Update the work underway google map showing current work in the area and road closures: http://www.lotigardwater.org/?p=work-underway • Highlight construction schedule, updates and potential traffic impacts on the homepage. 	Ongoing, prior and during construction
Gladstone Cultural and Community Festival	Staff a booth at the festival to share project information, the mailer/newsletter, answer community questions and concerns, and signup people to our email list.	August 1
Pitch to Clackamas Review	Notification and description of upcoming construction activities with anticipated start and completion dates. Include revised map.	One week prior to start of construction
Variable message boards	Place variable message boards on Hwy. 99E before work begins, to notify commuters and traffic ahead of construction.	At least one week prior to construction
ODOT email notifications	Provide update on Hwy. 99E work to be included in the large ODOT distribution weekly email (sent to more than 1,700 recipients).	Weekly

Activity/tool	Purpose/description	Schedule
Email updates	<ul style="list-style-type: none"> • Send special update for the new construction plan of the crossing, prior to the work occurring. • Send regular updates to those on the Gladstone pipelines email listserv. • Highlight that business hours and accessibility will not be affected by construction and encourage patronage. 	Every two weeks
Social Media (Twitter, Facebook)	<ul style="list-style-type: none"> • Provide updates related to the work, particularly traffic impacts on Hwy. 99E and River Road. • Post special "thank you's" to nearby businesses and commuter traffic for their patience during construction. 	Ongoing, prior and during construction

Ross Schultz

To: Komarek, Joel
Subject: RE: Cooperative Agreement for Public Improvements

Thanks Joel, see you on Tuesday.

Ross Schultz
City of Gladstone - Interim CM
503 557 2767



From: Komarek, Joel [<mailto:jkomarek@ci.oswego.or.us>]
Sent: Thursday, July 09, 2015 1:59 PM
To: Ross Schultz
Cc: Fulton, Katy
Subject: Cooperative Agreement for Public Improvements

Ross,

Thank you for your time and attention this morning. As I promised, attached is the cooperative agreement entered into by Gladstone, Lake Oswego, and Tigard for Roadway and Water System Improvements. In addition to the improvements identified in the Agreement the Partnership has also:

1. Paved and striped the entire Meldrum Bar Park ball field parking lot.
2. Provided additional new paving near the boat ramp in MB Park.
3. Provide full width paving of Exeter St. from Bellevue Avenue to the end.
4. Provided a \$30,000 contribution toward replacement of an existing 4" AC waterline in Exeter Street between Bellevue Ave. and the end.
5. Provided Gladstone with Meldrum Bar Park survey data files at no cost to facilitate the design of storm water improvements in the park.
6. Made other miscellaneous improvements to Gladstone's water and storm drainage systems.
7. Hosted Bar-B-Q's for neighbors.
8. Reserved a booth over the last several years at the Gladstone Cultural Festival.
9. New landscaping and invasive species removal in Cross Park.

And your Mayor recently received a letter from the Chair of the Clackamas River Water Providers regarding Lake Oswego's offer to make portions of its existing (and soon to be abandoned) raw and finished water pipelines available to the CRWP (of which Gladstone is a member) for emergency water supply purposes. These pipelines are in good condition (as determined by physical condition assessments) and of sufficient capacity to provide up to 8 MGD of emergency water supply to Gladstone. In 2008, the book value of these assets were estimated at more than \$3,000,000 and considering the \$17M that the partnership recently paid for the pipeline crossing of the Willamette River, the opportunity for the CRWP including Gladstone to use these assets in an emergency is huge.

Regarding your request for our communications plan/approach, our public relations coordinator (Katy Fulton) is preparing that as of this writing and it will be transmitted to you by close of business tomorrow.

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