

GLADSTONE CITY COUNCIL MEETING MINUTES of February 12, 2019

Meeting was called to order at 6:30 PM.

ROLL CALL:

Mayor Tammy Stempel, Councilor Ripley, Councilor Neace, Councilor Tracy, Councilor Reisner, Councilor Todd, Councilor Mersereau

ABSENT:

None

STAFF:

Jacque Betz, City Administrator; Tami Bannick, City Recorder; Cathy Brucker, Interim Finance Director; Kim Yamashita, Interim Police Chief; Jeff Smith, Interim Fire Chief; David Doughman, City Attorney

AGENDA ADDITIONS OR CORRECTIONS:

None.

PRESENTATION – CIVILIAN LIFESAVING AWARD PRESENTATION:

Fire Chief Jeff Smith introduced Tighe Vroman, the Training/EMS Officer, who went over the events that happened on December 25th. On the evening of December 24th Sean and Piper Flett, along with their children and Piper's mother, Mary Jenkins, were joined by Mary's boyfriend, Greg Smith, at their home in Gladstone. At approximately 3:30 A.M. on Christmas morning Greg Smith experienced breathing difficulty and became unresponsive. Sean Flett performed CPR while they waited for first responders to arrive. They arrived at 3:35 A.M. and were able to achieve "ROSC" (return of spontaneous circulation). Mr. Smith was transported to Kaiser Hospital and has made a full recovery.

Awards were presented to CCOM 9-1-1 Dispatcher Fred Yungbluth; Gladstone Engine 391 Crew: Captain EMT Paramedic Pat Brost, Engineer EMT Tim Atkeson, and Firefighter EMT Zach Buchanan; Gladstone Police Officers Danny Day and Dustin Wilson; American Medical Response Medic 275 Crew: Paramedic Alex Hall and EMT Marissa Donahey; Gladstone Fire Squad 390 Crew: Captain EMT Intermediate Richard Newton and Lieutenant Paramedic Gabe Wiggins; and Gladstone citizen, Sean Flett.

Mayor Stempel said a few words about the role of the City Council. She feels it is important for everyone to understand their limitations: they represent the citizens of Gladstone and not their own personal agendas and beliefs. There have been many times when a decision being made doesn't align with what they would like personally, but after hearing the citizens' desires they have sometimes gone a different direction. That doesn't mean that their beliefs have changed; just that they listened and acted accordingly. There are laws and rules they have to use as the basis of their decisions. They do not have the luxury of randomly making decisions, but instead have to be consistent and take the path that is defensible. They appreciate everyone's time in participating in this process. Her goal is to keep the meeting respectful and engaging and she hopes everyone will help her do that.

CONSENT AGENDA:

1. Approval of January 8, 2019 Regular Meeting Minutes
2. Approval of December Bank Balances
3. Budget Report for Period ending 12-31-2018
4. Approval of December Check Register
5. Legal Costs on Projects
6. Department Head Monthly Reports for January 2019
7. Resolution No. 1155 – Support of Enacting HR 530, Reversing Recent Federal Communications Commission (FCC) Actions Relating to Wireless Facilities

Councilor Neace made a motion to approve the Consent Agenda. Motion was seconded by Councilor Mersereau. Motion passed unanimously.

CORRESPONDENCE:

None.

REGULAR AGENDA

8. ACCEPT THE 2017-2018 CITY OF GLADSTONE FISCAL AUDIT:

Ms. Brucker introduced Danielle Groves from Merina & Company. Ms. Groves said they have completed the audit for the fiscal year ending June 30, 2018. They issued their report with an unqualified/clean opinion, which is the highest level of opinion. There were no findings/issues noted. She went over the new GASB pronouncement, accounting estimates, and financial statement disclosures.

Councilor Reisner said there was some concern that the audit committee hadn't received the materials until two days before their meeting – they are hoping that in the future they will be given more time to review the material before the meetings.

Councilor Reisner made a motion to accept the 2017-2018 City of Gladstone Fiscal Audit. Motion was seconded by Councilor Neace. Motion passed unanimously.

ADJOURN TO URBAN RENEWAL AGENCY MEETING

RECONVENED TO REGULAR AGENDA

11. UPDATE ON METRO AFFORDABLE HOUSING BOND:

Deputy Director Jill Smith and Director of Community Development Chuck Robbins from Clackamas County Health, Housing & Human Services gave a presentation. They have had over 230 people staying in their warming shelters during the last few weeks. Clackamas County will get \$116 million that can be used in very specific ways: purchase land to build affordable housing, construct new housing, and/or purchase/renovate existing housing, making it affordable. They went over the timeline. They are hoping to begin work as early as this summer. They went over the constitutional amendment. They will be able to create more than 2,500 housing units throughout the region – Clackamas County will be responsible for creating at least 812 units. 40% of Clackamas County's units have to be available to families at or below 30% of area median income. About half of the units have to be two bedrooms or larger. All of the units have to be available at or below 80% of area median income. They have identified a potential early project in Gladstone and they are in negotiations with the owners to purchase the vacant building (on Webster Road – used to be a behavioral health residential treatment center). They would like to turn it into housing for very low income seniors (approximately 50 single room units). They also have a vision of placing a health clinic within the building as well. They went over the land use issues related to this property.

They went over how they can work with for-profit developers – in one case they have partnered with the Housing Authority (25% owner) and they have a restrictive land use covenant on the property that says the property will remain affordable at/below 60% of area median income for a period of 60 years.

12. GLADSTONE CIVIC CENTER UPDATE:

Ms. Betz said there will be an open house on February 20th at 6:00 P.M. They will be asking the public for input regarding some extra money that is available for enhancements. Kim Knox, SOJ and Project Manager for the City, said the design/build team has made progress. They shared drawings of the proposed building, parking lot, interior, etc. The review process will start with the Planning Commission on March 19th. The groundbreaking event is scheduled for April 9th at 5:30 P.M., on-site, prior to the City Council meeting. Site demolition work is scheduled to start April 18th. Piers and footings are going in in May. A building permit for the building will be submitted in May. The building should be enclosed by the end of this year and City staff should be able to move in in March of 2020. Everything is moving forward smoothly. There was discussion regarding storage space.

13. ACCEPT OREGON STATE MARINE BOARD GRANT IN THE AMOUNT OF \$133,000:

This is for the purchase of fabrication and delivery of a new boat dock at the Meldrum Bar Park boat launch area. Ms. Betz said they recommend that the City Council accept this grant but she said they don't have the resources to manage this project internally. In order for the City to accept this grant we need to hire a project manager. The Parks Department has approximately \$124,000 in an improvement project fund account – part of this grant means that we have to take \$10,000 to match the \$133,000 that we would receive. The Parks Board is aware of this. It will cost approximately \$5,000 for a project manager and this will also come out of the Parks improvement budget. In order to accept the grant the City will have to go through the formal bidding process, procurement process, insure all the bid bonds, do the solicitation, make sure the bond payments are done, etc. The City has two weeks to apply for the third phase of the grant.

Councilor Tracy made a motion to accept the Oregon State Marine Board Boating Facility Grant in the amount of \$133,000 and authorize the City Administrator to hire a project manager within her spending authority. Motion was seconded by Councilor Neace. Motion passed unanimously.

14. APPOINTMENT TO BUDGET COMMITTEE:

Ms. Betz explained that there is one vacant four-year term and three applicants.

Ms. Bannick took a roll call vote: Mayor Stempel – Mason. Councilor Ripley – No on all three. Councilor Neace – No on all three. Councilor Tracy – Harman. Councilor Reisner – Bergeron. Councilor Todd – Bergeron. Councilor Mersereau – No on all three.

Mr. Doughman said that before someone can be appointed they must have a majority vote from the Council. One option would be to consider Mr. Bergeron and have the full Council vote yeah or nay. The other option would be to continue to solicit applications.

Ms. Bannick took another vote on Mr. Bergeron: Mayor Stempel – yes. Councilor Ripley – no. Councilor Neace – no. Councilor Tracy – yes. Councilor Reisner – yes. Councilor Todd – yes. Councilor Mersereau – no. Steve Bergeron was selected (4-3).

15. ADOPT THE 2019-2021 CITY OF GLADSTONE BUDGET CALENDAR:

Ms. Brucker went over the calendar. It was agreed that the budget meetings will begin at 6:00 P.M. The meetings will be videotaped so the public can view them. The public can give input via email or letter.

Councilor Neace made a motion to adopt the 2019-2021 City of Gladstone Budget Calendar. Motion was seconded by Councilor Todd. Motion passed unanimously.

16. CITY COUNCIL LIAISON APPOINTMENTS:

Mayor Stempel asked if anyone had any questions/concerns. Councilor Mersereau asked why the Police Department and Fire Departments are not on the list. Mayor Stempel said because they are not advisory committees - it's staff and she didn't want to overburden Councilors. Councilor Mersereau said he does not agree with that – he believes those are two of the most important departments in the City and should be considered. Mayor Stempel said he could still attend the meetings. There was discussion regarding having liaisons for police/fire. Councilor Reisner pointed out that the Police and Fire Chiefs report to the City Administrator – not City Council; whereas the boards/committees/commissions answer to City Council. Councilor Neace said she is concerned about the number of times the Mayor is listed. Mayor Stempel said that some of those will hopefully be wrapped up soon.

Councilor Reisner made a motion to accept the Council Liaison appointment recommendations from Mayor Stempel. There was no second.

PUBLIC COMMENT:

Libby Wentz said there has always been a liaison for the Police/Fire Departments and she feels there should continue to be one.

There was further discussion. Councilor Tracy said he feels that if we continue to show the support and are able to have that information freely flowing between the two he thinks it's healthy. He doesn't feel this should involve the actual management of the departments. Ms. Betz said that if a Councilor wants to be a liaison to a Department Head she is not concerned about operational interference. She said with all the projects going on she could use help from the elected officials. She said if she feels it's going into operations then she will have a discussion with the elected official. Mayor Stempel appointed Councilor Mersereau as the liaison for both departments.

Councilor Tracy made a motion to amend Councilor Reisner's motion to accept the Council Liaison appointment recommendations from Mayor Stempel to include Councilor Mersereau as the liaison for both the Police and Fire Departments. Motion was seconded by Councilor Neace. Motion passed unanimously.

BUSINESS CARRIED FORWARD:

Ms. Betz gave an update on the Senior Center. The lobby restoration is almost complete. The pool room and wellness room restoration is almost complete as well. A final clean sweep is scheduled for Friday and they should be able to open those rooms back up on Friday. The main issue is still a piece of the roof above the kitchen – they do not have a timeline on when the kitchen will be open/operational.

She provided a packet regarding the immediate next steps are on the Downtown Revitalization Plan. She will be taking on the Trolley Trail Bridge Feasibility Study and the Library.

BUSINESS FROM THE AUDIENCE:

None.

BUSINESS FROM THE COUNCIL:

Mayor Stempel:

She gave an update on the Water Environmental Services (WES) governance. They agreed to hire Oregon Consensus to interview all of the stakeholders to see if they had a path forward – the County paid the \$30,000 for their services. They are in phase two, which is coming up with an actual agreement and will cost approximately \$30,000 as well. Oregon City offered to put \$5,000 toward the cost. Mayor Stempel would like Gladstone to put \$2,000 toward this. The other cities will also pay something as well

and the County will pay the remainder. She said that currently we do not have any representation on the Sewer District Governance Board.

Councilor Tracy made a motion to authorize payment of \$2,000 toward phase two of the WES governance agreement consensus. Motion was seconded by Councilor Todd. Motion passed unanimously.

Councilor Todd:

She said she felt really good after the strategic planning session and she is excited.

Councilor Reisner:

He said we have some awesome employees at the City who do great things day in and day out. He wanted to echo Ms. Betz's email from last month that stated how our employees serve and are committed to what they do and to the citizens. They go above and beyond their specified duties. He would like to ask for support in asking Ms. Betz and staff to determine if there are funds in the current budget to give the employees a 7.5% raise going back to January 1st of this year, with the exception of the Police Chief, Fire Chief, and contract employees. Ms. Betz said they just started negotiations with represented employees. Mr. Doughman and Ms. Betz suggested holding this for an executive session. Councilor Reisner agreed.

Councilor Tracy:

He said that Jim Whynot is knocking the ball out of the park showing us exactly the condition of our infrastructure. He encouraged him to show this during an open house at some point. He said that Mr. Whynot approaches this with care and prudence and he's done a phenomenal job.

He said the North Clackamas County Water Commission is working hard – they have a new Chair. He is serving as Vice Chair. They are focusing on the external forces that are going to be on the river and they have some work ahead of them. He will keep everyone briefed.

Mayor Stempel:

She thanked Public Works for being rock stars during the snow/ice storm. She said they were well prepared.

She said the strategic planning session was wonderful.

The Historical Society has been busy. Kim Huey, the Historian, just completed a book on the history of Gladstone – it should be available in approximately six weeks.

She said there are volunteer opportunities at the Food Pantry, Rotary, and the Kiwanis.

ADJOURN:

Meeting was adjourned at approximately 8:40 P.M.

Approved by the Mayor this 12TH day of MARCH, 2019.



Tamara Stempel, Mayor

ATTEST:



Tami Bannick, City Recorder