

GLADSTONE CITY COUNCIL MEETING MINUTES of March 28, 2017

Meeting was called to order at 6:30 PM.

ROLL CALL:

Councilor Sieckmann, Councilor Neace, Councilor Johnson, Councilor McMahon, Councilor Reisner, Mayor Stempel

ABSENT:

Councilor Mersereau

STAFF:

Jacque Betz, Assistant City Administrator; Ashley Driscoll, City Attorney; Jeff Jolley, Police Chief; Tom O'Conner, Fire Chief

AGENDA ADDITIONS OR CORRECTIONS:

None.

BUSINESS FROM THE AUDIENCE:

Les Poole – said he saw a letter in the Clackamas Review recently that reminded him of some past concerns he had regarding the property known as the Gladstone Nature Park. The writer said the Council was lying to the people about trying to sell one of their parks. He said when the City obtained the property almost eighteen years ago it was condemned for public use – for parks and library. In November of 2007 a resolution was passed by the Council naming it the Gladstone Nature Park. In 2008 the Library District was approved by the voters. In March of 2009 the Mayor signed another resolution naming the property as a library site. If the 2009 resolution supersedes the 2007 resolution then the Parks Preservation Measure that was passed in November doesn't apply to this property. He feels we have a situation where we need to resolve what the property really is and that we can resolve this without any further confusion or witch hunts.

CONSENT AGENDA:

None.

CORRESPONDENCE:

None.

REGULAR AGENDA:

1. Consider Removal of Two Park & Recreation Board Members and Appointment of Two New Members (4 applications received for 2 positions):

Ms. Betz said that since the staff report was published she sent out an email saying that the Wooldridges had volunteered to resign from the Parks & Recreation Board. They understand they are no longer on the Board, so tonight the Council has four applications to consider replacing the two now vacant positions. The term for the first position expires December 31, 2017 and the second expires December 31, 2019.

Ms. Betz took a roll call vote for the first position: Councilor Sieckmann – Bill Preble. Councilor Neace – Jack Elder. Councilor Johnson – Bill Preble. Councilor McMahon – Bill

Preble. Councilor Reisner – Bill Preble. Mayor Stempel – Bill Preble. Mr. Preble was appointed (5-1).

Ms. Betz took a roll call vote for the second position: Councilor Reisner – Bruce Hildreth. Councilor McMahon – Bruce Hildreth. Councilor Johnson – Jack Elder. Councilor Neace – Jack Elder. Councilor Sieckmann – Bruce Hildreth. Mayor Stempel – Bruce Hildreth. Bruce Hildreth was appointed (4-2).

Councilor Reisner thanked all the applicants and congratulated the two that are joining the Parks Board. He also thanked the Wooldridges – they have been involved with the Parks & Recreation Board for over thirty years, such as the Easter egg hunts, Meldrum Bar Park, parks rules, etc.

BUSINESS CARRIED FORWARD - Update:

None.

BUSINESS FROM THE COUNCIL:

Councilor McMahon:

He said “Go Lady Gladiators” – the wife of one of the firefighters is the coach for them. They were second place in nationals last week.

Councilor Reisner:

He said recently the Nature Park got a little cleaner – two Eagle Scouts working on their project got together with the City and volunteers to organize a clean-up. He thanked them for their efforts. He attended last night’s Traffic Safety meeting – they were discussing the Transportation System Plan. He also attended the Coffee with a Councilor event – there were questions regarding the Portland Avenue revitalization and other topics.

April 15th is the Easter egg hunt. And on April 29th there will be some festivities at the Nature Park.

Councilor Sieckmann:

He said the two of the groups met regarding the Transportation System Plan – the Technical Advisory Committee and the Policy Advisory Committee. They got a lot of information last week and quite a bit of homework. It is coming to the final stages. They will get input from the Planning Commission/Traffic Safety Committee and City Council prior to a final draft and adoption.

Councilor Neace:

She said the City is hosting a Chamber breakfast on March 31st – 7:30 A.M. to 9:00 A.M. at Latus Motors and invited everyone to join them.

Councilor Johnson:

He said because he had to recuse himself from the discussion regarding the City Administrator review he wanted to say a few words and express his concern about the fact that time is passing and they are contractually obligated to review our City Administrator facilitated review on his one year anniversary, which was back in December. He feels it’s time to get going on that and that it remains a priority for the

Council. Councilor Neace said that she and Mayor Stempel have been working on that and they will try to get something worked out before the 1st of the month.

The Cities Dinner was hosted by Gladstone – went off quite well thanks to Councilor Neace, Ms. Betz and Tami Bannick. He thanked them for their hard work. He feels we made a very positive impression on our fellow elected officials from around the region.

Mayor Stempel:

She thanked her family because her schedule has been crazy for the last couple of months. She thanked Councilor Neace for pulling together an amazing event. It was well attended. She thanked Latus Motors, Ms. Betz, Tami Bannick, the caterers, High Rocks, etc.

ADJOURN:

Regular meeting was adjourned.

WORK SESSION #1: Emergency Services Consulting International (ESCI) Study for the Fire Department - Fire Chief Tom O'Conner:

Chief O'Conner said the information will be posted on the City's website in a few days. He introduced Don Bivins from Emergency Services Consulting International (ESCI), the lead consultant on the project. Mr. Bivins shared a PowerPoint presentation – an overview of the executive summary of the report. He said in 2010 they did a study for Gladstone Fire Department – it was a series of surveys that evaluated the various major aspects of the Fire Department. There have been tremendous strides in the Fire Department addressing the issues that were identified in the 2010 report. The 2017 report highlights those issues that have been significantly improved or eliminated and has identified some minor issues that have come up that are more administrative in nature. The second part of the report is doing a service delivery analysis. They evaluated the Fire Department's performance against industry standards and benchmarks in similarly situated departments. Some of the issues that have been addressed are: hiring a full time Fire Chief to provide administrative and leadership stability for the organization moving forward, the Fire Chief establishing and being responsible for managing the budget/purchasing, and putting the Fire Department under the purview of the City Council, which means the Gladstone Fire Department Member Association is no longer a regulatory component of the Fire Department. The Insurance Services Organization rating for the Department has improved from 2010 to 2017, which is a real benefit to the community, particularly to businesses, because their insurance premiums are reduced for every point the ISO rating goes down. Blue card training and certification is becoming the industry standard. They recommend that the Department go through a strategic planning process – it will address some of the gaps that were identified. The living space was an issue in 2010 – and it is still an issue. They recommend some additional changes in the organizational chart. There is still a need for administrative/clerical support for the organization.

The four issues in their findings are:

- 1) Overnight staffing for the Fire Department is lacking because of a lack of facilities to house firefighters overnight.
- 2) Organizational chart changes.
- 3) Issues associated with the Fire Department's reliance on neighboring agencies.
- 4) They believe the Department could benefit by implementation of a community risk reduction program.

The demand for emergency services has been fairly steady over the last eleven years. The calls for fires represent 3% of the total call volume and 70% for EMS. Mr. Bivins went over various statistics from the report.

Chief O'Conner said they rented an apartment February 1st – they have people who have agreed to be on stand-by, but they can't mandate that they stay in the apartment. They have been able to significantly reduce the turn-out time Monday-Friday, 8:00 A.M. to 6:00 P.M., by having a Lieutenant on duty four days a week and another crew on duty the fifth day.

Councilor Johnson asked what the recommendation is in regards to staffing – Mr. Bivins said he focuses on staff available at the fire station to respond when they are notified – not on who is paid on-call/full career/full volunteer. He said the key is having a response capability immediately when the dispatch occurs. Gladstone has a pretty good response capability because of the size of the area. If you can move some of the firefighters at/near the fire station you've cut that travel time out of the equation. He thinks the rental of an apartment is very creative and accomplishes the goal. He said Gladstone is doing a good job with what they have; but can do so much better with only a minor adjustment to the way they approach responses.

Councilor Neace said she thought the apartment was supposed to alleviate some of this. Chief O'Conner explained that there used to be a nighttime standby sign-up, but response time varied. He said there have been people staying in the apartment and the responses are fast, but there is no way to mandate that people stay at the apartment. There are four beds at the apartment. He said the daytime weekday staffing has been very successful.

Councilor Reisner asked if members could respond from their homes directly to calls. Chief O'Conner said that because of the small response area the general rule is that people respond to the station first where the equipment/safety gear is, with the possible exception of a CPR type call. The command duty officer on duty would respond from home. Mr. Bivins said most departments don't have people responding directly to calls because of safety reasons. Councilor McMahon said the turn-outs carry carcinogens so you wouldn't want to carry them in your family vehicle.

Councilor Johnson asked where we were in regards to staffing/recruitment. Chief O'Conner said we have seven in our current recruit academy. He would like to see the number of paid on-call members' increase from 23 to 35+.

Chief O'Conner said he would like to add two Captains to their budget, which would only be an overall increase in the Fire Department budget of less than 6%. He feels it's important to have a strong company officer core. He would like to increase the amount they allocate toward personnel and reduce the amount for capital.

WORK SESSION #2: Municipal Ordinance Code Enforcement – Police Chief Jeff Jolley

Chief Jolley said that Code Enforcement deals with nuisances – not zoning, building, or public works. He said that vacant homes can be not only an eyesore, but a fire hazard as well as a place for squatters to assume residency. They have come up with some changes they would like to make to the Gladstone Municipal Code in relation to membrane/fabric covered storage areas, vacant buildings, nuisances, graffiti, traffic regulations, public drinking, and abandoned vehicles. They went over the following changes:

8.04.010- Councilor McMahon asked for clarification regarding appliances.

8.04.060 - Councilor Johnson asked why #2, "debris on private property", was removed – it is covered under "solid waste" so it was redundant. Councilor Sieckmann asked if there should be some sort of exemption for wetlands or designated storm retention features under "stagnant water" – neither would be considered stagnant water under the code.

8.04.090 - Councilor Johnson asked if the word "salt" could be added – Chief Jolley said they did not look at that particular section.

8.04.141 – Noxious vegetation – Councilor Sieckmann asked for clarification regarding a buffer strip – this exception creates a buffer zone so that we aren't requiring extraordinary measures by a property owner to take care of a vacant lot while at the same time maintaining the barrier between the property lines. An example would be blackberry bushes climbing over/through a fence. Councilor Sieckmann noted the last sentence in (e), (A) "Exception", needed to be re-worded.

8.04.143 – Garage, estate and yard sales – Councilor Johnson asked if this would help solve the perpetual garage sale issues – Chief Jolley said it would.

8.04.145 – Vehicle Storage on Private Property – They have received a lot of complaints regarding cars, RV's, etc. being parked in front yards and there was nothing in the code prohibiting that. Councilor Reisner thinks the wording is vague. Councilor Sieckmann suggested language that says vehicles could not be parked in the set-back area or visible from the street. Chief Jolley believes this applies to junk cars parked on the front lawn. There was discussion regarding the wording. Councilor Johnson likes the changes, especially D), "Has a current valid license or registration", which he feels should solve a lot of problems very quickly. He said for areas in the City that don't have parking on the property and there is street parking we could look into a permit system similar to Oregon City's. Mayor Stempel thinks it's perfect. Councilor McMahon agreed.

10.04.080 – Chief Jolley said that this changes the enforcement authority from officers to the City Administrator/designee. Councilor Sieckmann suggested that the Chief of Police would be more appropriate. Chief Jolley said that if public works or the Fire Marshal were given the power to write citations this is a lot clearer if it comes from the City Administrator rather than crossing departments.

10.04.205 – Councilor Johnson said the key words are "custody of the business". There was discussion regarding how they would determine custody and the definition of abutting.

10.04.230 – (1)(g)(A) - Councilor Johnson asked if any of this helps with the problem of people parking in the mower strip or on the curb. This section specifically addresses RV's and trailers. The term "inadequate off-street parking" was too vague and the 14 day period was unenforceable. Councilor Sieckmann has a problem with this because some people don't have driveways – if someone goes on a long vacation they could have their car towed. He doesn't want this to allow neighbor feuds to create more problems for the police department. Mayor Stempel suggested leaving this the way it is and come up with a permit program. Lt. Fryett said they do some research/customer service before issuing citations. Councilor Reisner thinks we need to leave it in. Councilor Sieckmann said he would like to see us be a lot more proactive than reactive and he would like to leave it in. Councilor Johnson said you can't have exceptions for everything. Chief Jolley agreed to leave it in.

10.04.230 – (1)(h)(A) – Councilor Johnson would like to take the exception out. Mayor Stempel agrees. Councilors Reisner and Sieckmann want to leave it. Councilors McMahon and Neace want it as printed.

10.04.230 – (j) and (k) – No issues.

8.24.010 – Vacant Building & Registration – Ashley Driscoll said a number of their clients have adopted code language like this and they are finally seeing the fruits of that. She feels this is great because it gets banks in there early and puts an onus on them to take some responsibility for these projects. Chief Jolley explained that they've had issues with vacant buildings and neglected properties that have no one in them for extended periods of time or squatters. This is a model policy out of Salem. He said we would need to decide on what the registration fee would be. Councilor Johnson had a question regarding condemnation and taking ownership of property. Ms. Driscoll said that is one step further and this is the first step and the most appropriate thing to do first. She said what this code provision does is that as soon as the bank declares a notice of default, that is the triggering event. So then they have to hire a maintenance company, do monthly checks on the house, and secure/maintain it – if they don't they get some hefty fines. Under section 8.24.090, Violation, the P.D. would like to change (B) to \$720 to keep it consistent. Ms. Driscoll said that a lot of jurisdictions that have adopted this have not done a registration fee in order to encourage people to comply. Mayor Stempel said since there is staff time involved that would be what the registration fee would be taking care of. She feels that \$100 is reasonable. She asked who would be keeping track of this – Chief Jolley said the Police Department would be. Councilor Johnson suggested adding a line on the registration form for “expected date of completion”. Ms. Driscoll felt that would be hard to enforce, but she will check into it. Councilor Sieckmann asked if the registration fee was less or free would that make people more apt to register – Chief Jolley did not know. It was agreed to leave the fee at \$100.

9.08.030 – Public drinking prohibited – No issues.

9.25.060 – Graffiti Removal Required – Councilor Reisner said that Beaverton implemented this a few years ago and a fire storm erupted by business owners. He asked if there was an abatement program - Chief Jolley said he has a verbal agreement with the Public Works Director that they could come up with something. They have a form that the property owner would sign and give us permission to do it. Mayor Stempel said there are probably volunteers and offenders that would sign up. Councilor Johnson asked if using graffiti to mark drug drops was common and who is doing it – Chief Jolley said there is a wide spectrum of people, from graffiti artists to gang-related things. There was discussion regarding general vandalism.

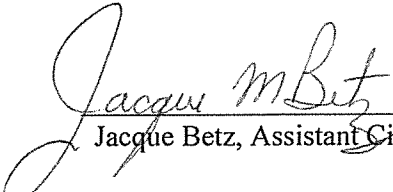
Membrane Structure/Fabric Covered Storage Area – This is a new ordinance. Lt. Fryett said they copied Oregon City's ordinance, except that it does not include metal framed coverings. Councilor Reisner said he has major concerns about implementing this because there are houses that don't have garages. There was discussion regarding including metal framed coverings. Mayor Stempel said she thinks this is great and needed. Councilor Sieckmann thinks the exception for garden activities, (e), should be taken out – Chief Jolley agreed to take it out and keep it separate. Councilor McMahon asked if the City had been getting a lot of complaints about these issues – the answer was yes. He suggested putting this in the newsletter for the next two months before implementing it. Councilor Neace agreed. Chief Jolley agreed to do that.

Approved by the Mayor this 11TH day of APRIL, 2017.

ATTEST:



Tamara Stempel, Mayor



Jacquie Betz, Assistant City Administrator