

GLADSTONE CITY COUNCIL MEETING MINUTES of June 11, 2019

Meeting was called to order at 6:30 PM.

ROLL CALL:

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

ABSENT:

Councilor Reisner

STAFF:

Jacque Betz, City Administrator; Tami Bannick, City Recorder; Cathy Brucker, Interim Finance Director; David Doughman, City Attorney

AGENDA ADDITIONS OR CORRECTIONS:

Ms. Betz said on Agenda Item #10 – the last sentence should read “June 30, 2022” and not “2021”. The numbers are correct in the packets.

PRESENTATION – OREGON IMPACT PRESENTATION TO CROSSROADS CAFE:

Janelle Lawrence, Executive Director of Oregon Impact, said that they want to make sure that our littlest Oregonians are riding safely in their car seats, that teens understand the consequences of impaired/distracted driving, and the adults in their lives have the tools to guide them. They were one of the recipients of the Clackamas County Marijuana Tax Funds. Their task was to go into businesses and post signs about keeping edibles under lock and key. They met with 25 business owners in Gladstone and those materials are now posted in break rooms, lobbies, etc. They have given out 86 lock boxes for people who keep marijuana edibles in their homes. Bonnie from Crossroads Café posted information in the lobby and employee break room and handed out information cards to the public.

PRESENTATION – UNITED STATES CENSUS 2020 PRESENTATION:

Sarah Bushore, Partnership Specialist with the US Census, said the US Census hires locally (approximately 50 people so far in Oregon, but that will increase to close to 1,200 within the next six months) to ensure that they get an accurate count for the census. The census is written into the Constitution – it requires that it be done every ten years. The main reason is for the House of Representatives – the number of seats may change depending on the population in particular areas. There are a wide variety of programs that are funded by the federal government so it is very important that they get an accurate and complete count. In September of 2020 there will be approximately 330 million people living in 140 million housing units – in Oregon there are 4.2 million people living in 1.8 million housing units. This is the first time they will have different methods for people to self-report – the primary method is via the Internet. This will start around March 12th by sending out an invitation through the mail asking people to self-report. They will try five times and if they haven’t received a response they will send out an enumerator to make contact. Ms. Bushore went over some of the questions they ask and went over some common scenarios for reporting. She went over some of the demographics in Gladstone. People will also be able to go to their local library to self-report.

PRESENTATION – THE CHILDREN’S GOLF COURSE:

Marti Loeb, Executive Director and Cathy Porter, Manager of the Capital Campaign gave a brief history of the Children’s Course, their project, and why they are here. Building the new learning center will allow them to see children year round. They went over the design of the building, which will include a community center where kids can drop in after school/during the summer, provide a dedicated classroom, meeting room, and additional office space. They have a one-on-one mentoring program – they help kids with

homework/reading skills and host a monthly field trip. They will begin the demolition portion of the project on July 22nd and hope to complete construction by the end of the year. Their goal is to increase their program from 1,000 to 1,500 kids. They went over the “First Tee” program, teaching core values and life skills through the game of golf. One of their participants, Spencer Tibbits, is playing in the US Open at Pebble Beach this weekend. They are always looking for volunteers/mentors.

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 May 14, 2019 Regular Meeting Minutes
2. Approval of April Bank Balances
3. Budget Report for Period ending 4-30-19
4. Approval of April Check Register
5. Legal Costs on Projects
6. Department Head Monthly Reports for May 2019 (no Municipal Court due to vacation)
7. Resolution 1163 – A Resolution Adopting a Revised Master Fee Schedule and Repealing Resolution 1154
8. Approval of a Public Improvement Contract for 2019 Pavement Management Program Slurry Seal Project to Blackline, Inc.
9. Approval of Amendments to Intergovernmental Agreement (IGA) between Clackamas County Department of Health, Housing & Human Services Community Development Division and City of Gladstone – E. Clarendon Street Project

Councilor Neace made a motion to approve the Consent Agenda. Motion was seconded by Councilor Todd. Councilor Mersereau asked to pull item #6. Motion was withdrawn by Councilor Neace.

Councilor Neace made a motion to approve the Consent Agenda with the exception of Item #6. Motion was seconded by Councilor Todd. Motion passed unanimously.

Discussion: Councilor Mersereau wanted to comment that the Department Heads are doing a super job and he appreciates that. On the first page, Public Works said they discovered that the Webster Reservoir was down to 3 feet – he said that reservoir takes care of a lot of people's water, as well as water for the Fire Department. It bothers him to see that that's happened. He said the infrastructure needs some help and they will be working on that issue shortly.

Councilor Tracy made a motion to approve Item #6 of the Consent Agenda. Motion was seconded by Councilor Neace.

Discussion: Councilor Tracy confirmed with Mr. Whynot that we are looking at system failures and putting together a system failure report so we understand what might be failing and we are looking at priorities. Ms. Betz said this issue will come before the Council in July – they will discuss priorities and projects.

Motion passed unanimously.

CORRESPONDENCE:

None.

REGULAR AGENDA

10. AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME) COLLECTIVE BARGAINING AGREEMENT:

Ms. Betz said this is the proposed collective bargaining agreement for July 1, 2019 through June 30, 2021. She is very pleased with the way these negotiations occurred – both teams met in good faith on March 21st and 26th and the City Council held an executive session on November 13th and March 18th so they were kept abreast of how the negotiations were going. The fiscal impact to the current fiscal year will be approximately \$19,920. They are asking that City Council approve the document so that it can be prepared for signatures from both parties.

Councilor Tracy made a motion to accept the AFSCME Collective Bargaining Agreement. Motion was seconded by Councilor Neace. Motion passed unanimously.

PUBLIC HEARINGS AND REGULAR AGENDA:

11. RESOLUTION 1159 – BUDGET TRANSFERS FOR 2018-2019:

Mayor Stempel said that per her consultation with the Oregon Ethics Commission she will claim an actual/statutory conflict of interest because her husband works for the Fire Department so she will not participate in items 11 – 14.

The meeting was turned over to Council President Matt Tracy.

Ms. Brucker said this is to cover the 2017-2019 biennial budget. She said the City did very well in keeping the budget in line this year. They need to increase the appropriation level within both Facilities and the Parks Department. Their personnel costs were not quite budgeted at a level that is necessary for the year. The total for both is \$80,000 – it will be transferred from General Fund Contingency, adding \$30,000 to Facilities and \$50,000 to Parks Personnel Services. The other transfer is dealing with the Municipal Court Fund – it's basically just pass-through money. The Court brought in a lot more revenue than was anticipated, so they will increase the revenue and increase the appropriation in order to accommodate for that. The total increase to the 2017-19 Biennium Budget by \$200,000, to a total of \$66,632,810.

PUBLIC COMMENTS:

None.

Councilor Todd made a motion to approve Resolution No. 1159 of the City of Gladstone, Oregon adopting a budget transfer and increase for biennium years 2017-19. Motion was seconded by Councilor Mersereau. Motion passed unanimously.

12. RESOLUTION 1160 – A RESOLUTION DECLARING THE CITY'S ELECTION TO RECEIVE STATE REVENUE SHARING:

Ms. Betz said they have statutory requirements to adopt a budget by June 30th so this has been a thoroughly vetted process. The City appointed lay members of the community to join the City Council in a budget committee process and she recognized those members. All of the Department Heads were involved in the process as well. The Budget Committee recommended to the City

Council to adopt the biennium budget for 2019-2021. Ms. Brucker explained that this Resolution is declaring the City's election to receive State Revenue Sharing – this must be done with each biennium cycle. It allows the City to receive the State monies – general funds of the State (a calculation that comes off the liquor revenues) that comes into the City's general fund that can be used for any governmental purpose. There were public hearings that were necessary in this process. If approved the City will receive approximately \$305,000 in revenue.

PUBLIC COMMENTS:

None.

Councilor Neace made a motion to approve Resolution No. 1160 for the City of Gladstone to continue to receive State Revenue Sharing in the 2019-2021 Biennium Budget. Motion was seconded by Councilor Todd. Motion passed unanimously.

13. RESOLUTION 1161 – A RESOLUTION CERTIFYING PROVISION OF FOUR OR MORE SERVICES FOR STATE SHARED REVENUES FISCAL YEAR (FY) 2019-2021:

Ms. Betz explained that on page 13-2 in the packet it highlights the areas in the general fund where they emphasize spending the funds. It specifically identifies how the City will spend the funds. Ms. Brucker said that since the City provides these services they are eligible to receive the State Revenues (Liquor Tax, Cigarette Tax, and Highway Tax). The City has to adopt these resolutions as a matter of form every budget period.

PUBLIC COMMENTS:

Nancy Eichsteadt asked why Libraries and Parks are never on the list. Ms. Brucker said those are not recognized by the State as essential services.

Mindy Garlington asked if the funds they are talking about are funds that are already spoken for in the budget that the Budget Committee reviewed. Ms. Brucker said yes, they are.

Councilor Neace made a motion to approve Resolution No. 1161 for the City of Gladstone to continue to provide four or more municipal services listed in Section 1, ORS 221.760. Motion was seconded by Councilor Mersereau. Motion passed unanimously.

14. RESOLUTION 1162 – A RESOLUTION ADOPTING THE BIENNIUM BUDGET AND SETTING THE TAX RATE FOR FISCAL YEAR (FY) 2019-21:

Ms. Betz explained that this would adopt the 2019-2021 Biennial Budget, set the tax rate, and categorize the taxes. Ms. Brucker asked if there were any questions regarding the reconciliation between the proposed and the approved budget – the original proposed budget was increased by \$265,234 (mostly internal transfers).

PUBLIC COMMENTS:

None.

Councilor Ripley said getting the budget approved is important but he feels they also need to look at some of the changes in the Fire Department and do some numerical modeling and see if the changes were warranted and if they are successful or not. Councilor Neace said she doesn't have a problem with the budget but she has concerns regarding the sustainability of the Fire Department and Parks/Recreation Department. Councilor Tracy agreed. Councilor Mersereau said at the last WES meeting he attended the new partnership between Oregon City and Gladstone allots \$50,000 of which looks like it would fit into the Parks budget. Councilor Neace agreed. Ms. Betz said that staff supports the concerns.

Councilor Ripley made a motion to adopt Resolution No. 1162-1. Motion was seconded by Councilor Neace.

Ms. Betz said there needed to be clarification on the motion.

Councilor Ripley amended his motion to adopt Resolution No. 1162 adopting the 2019-2021 Biennial Budget in the sum of \$53,760,620. Motion was seconded by Councilor Neace. Motion passed unanimously.

PUBLIC COMMENTS:

Mindy Garlington asked if these are the taxes for their houses. Councilor Tracy said correct – they are assessed on the property taxes.

Councilor Neace made a motion to adopt Resolution No. 1162, for both tax years 2019-2020 and 2020-2021, imposing the taxes at a rate of \$4.8174 per \$1,000 of assessed value for the permanent tax rate; and at the rate of \$0.68 per \$1,000 for the Police & Communications local option tax; and \$0.31 per \$1,000 for the Fire and Emergency Medical local option tax. Motion was seconded by Councilor Todd. Motion passed unanimously.

Ms. Betz explained that the third item is categorizing the tax.

PUBLIC COMMENTS:

None.

Councilor Todd made a motion to adopt Resolution No. 1162, for both tax years 2019-2020 and 2020-2021, categorizing the imposed taxes as follows:

General Fund \$4.8174 per \$1,000; Excluded from Limitation = \$0.

Police/Communications Fund \$0.68 per \$1,000; Excluded from Limitation = \$0.

Fire and Emergency Medical Fund \$0.31 per \$1,000; Excluded from Limitation = \$0.

Motion was seconded by Councilor Neace. Motion passed unanimously.

Meeting was turned back over to Mayor Stempel.

ADJOURN TO URBAN RENEWAL AGENCY MEETING

RECONVENE TO REGULAR AGENDA

BUSINESS CARRIED FORWARD:

None.

BUSINESS FROM THE AUDIENCE:

Mayor Stempel pointed out that Pat Smith's business was preapproved to be longer than the standard three minutes. Mr. Smith, from the Charolais Heights neighborhood, said he is of the opinion that we have outmoded municipal codes in Gladstone that are leading to some problems. He said they are getting ready to spend approximately 5.5 million dollars to upgrade Portland Avenue and there is currently a hole in the ground with a cyclone fence around it that's been there for at least a decade. If we want businesses to invest in Portland Avenue the neighborhood has a lot to do with the advocacy of the potential business. We have zombie houses, tents, tent garages, junk and boats stored in driveways, mobile homes stored in front yards,

etc. He said if you were to lose 10% of the value of your home because you were next to some kind of a distressed property it could cost you \$37,700 if you live in an average home. He suggests aligning our municipal codes with our neighboring communities in Clackamas County and when our codes are updated let's make the management and enforcement of them a priority with City Council, Administration, Police Department, and Code Enforcement staff. He said no citizen of Gladstone should have to sacrifice the value of their investment to allow people to maintain the kinds of conditions that he just showed. He said that big changes are coming to Gladstone (zoning, investing in the downtown core area) and we need to maintain the rest of the community as well. He's asking the City's leaders to manage all these changes to the benefit of the business community and the residents who live here.

Councilor Tracy said we've been focusing on this for over a year and they have had citizens say that the opposite is true: that home values are not impacted. He believes it does have a lot of negative impact if we continue to just let it happen. He feels we need to get in this room and talk about it. He said we need to address blight.

Ralph Matile has concerns regarding the poor condition of both commercial and residential properties that have become progressively worse from years of neglect. He supports the proposed changes to the code enforcement language so that the condition of these toxic and abandoned properties can be corrected. He applauds the change in strategy regarding code enforcement; moving from a complaint-based effort to a more proactive approach and increasing the resources devoted to the effort. He feels this is the absolute correct direction coming from the City leadership, but we need to do more. By balancing government intervention with the coordination of community outreach and involvement we can make significant progress in restoring the past vibrancy and vitality of Gladstone. In regard to run-down, unkempt yards he is asking the City to participate in a coordinated effort with a community-based organization already in existence or maybe yet to be formed. Cleaning up our surroundings is in the best financial interest of the City as well as improving the quality of life for its residents. He believes the vast majority of properties in run-down conditions are due to the residents' lack of resources, be it health, physical, mental and maybe financial or just a lack of yard equipment. Abandoned, toxic properties directly impact surrounding property owners' largest financial investment and if continued to be allowed to be scattered throughout our community will destroy the intangibles we call the vibrancy and vitality of Gladstone. After years of allowing these conditions to deteriorate, sadly, there also could be a threat of a new acceptable norm and if we do not take action this new norm will jeopardize and definitely inhibit potential investment for both business and residential properties. Our community needs to tidy up. Our City leadership needs to play a significant role and the community has to be a part of the solution. As Mayor Stempel has said many times, "Instead of kicking things further down the road we are attacking them head on", so he is optimistic that we can see the leadership take this head on and keep this as a high priority on their forever-growing agenda. Mayor Stempel said she has been meeting with local churches that are interested in creating a program to do just what they are asking – go to these homes where the people can't do it on their own because of ability or resources, and tackle the issues.

Nancy Eichsteadt, representing Friends of Gladstone Nature Park, said they are excited to announce the funding of a new grant for the Nature Park. The 2019 Metro Nature and Neighborhoods Program Grant will help them build a butterfly pollinator hill in the Nature Park that will be a model demonstration site for the community. It will attract butterflies, bees, birds, and visitors to the park and to Gladstone. All three of Gladstone's schools are partners in the grant, along with the City, the Audubon Society, Bosky Dell Natives, and Exceed Enterprises. Exceed is currently building a bird garden near the west entrance. Pollinators are in serious trouble on our planet due to habitat loss, urban development, diseases, and overuse of pesticides. Every fourth bite of food is dependent on pollinators, making them an essential part of our world. Metro will vote to fund these grants at their monthly meeting this Thursday. It's a two-year grant that will begin in July of this year.

Mindy Garlington, representing the Parks Board, thanked the Councilors who attended last night's Parks Board meeting. At the meeting the Board decided how they were going to go about charging fees for trailers and RV's parking at Meldrum Bar Park. They will have a fee collection machine installed as quickly as they can.

They are also hoping to get volunteer park hosts there. They believe that two park hosts could provide approximately 100 hours/month of work that the City wouldn't have to pay for. The hosts would clean restrooms, open/close the park, etc. They identified two spots that would be ideal for the hosts.

BUSINESS FROM THE COUNCIL:

Councilor Tracy:

He wanted to thank High School Principal Taylor for averting a potential negative PR blitz from the national press – he thinks it was handled well and it shows that our community, though sometimes divided, is mostly united. He likes the fact that the problems were solved and that folks were talking to each other because it did hit the press quickly and could have been a lot worse than it was and it turned out to be a good story.

Councilor Todd:

She said the Community Festival is coming up – any parade entries should contact her.

Councilor Mersereau:

He said we have a large infrastructure that's decayed for the last 100 years and presently we seem to be talking about paying for it through the utility rates. He said the numbers don't add up. He believes we are going to be short on funds. Ms. Betz and Mr. Whynot will be working with the Council to come up with some ideas. He said it's an important subject. He feels we have approximately 28 years left to completely revise our infrastructure. He feels we should work to reduce that time to something less than 10 years.

He wants to encourage the Council to look at the Comprehensive Plan soon. He has spoken with the Chair of the Planning Commission, Randy Rowlette, and he sees there is a need. The Council will be working with the rest of the Planning Commission to see if they agree. They may be able to discuss this at the July 23rd work session.

Mayor Stempel:

She apologized for not being able to participate in the budget discussion/decision at the Council level. She has to be mindful of what makes the process as smooth and non-controversial as possible. If she participated in any way in any part of the general budget recalled Councilor Steve Johnson, Planning Commission member Libby Wentz, Scott Blessing and their circle would be burning up the Internet filing ethics complaints against her. She chooses not to spend her time constantly driving down to Salem defending these complaints. She is constantly checking with the Ethics Commission regarding actions for this Council to make sure things aren't going sideways.

She has concerns regarding the amount of executive session information that's being leaked to the public. She says it's interesting how quickly that information is out and how selective that information is. She knows previous Councils have addressed this and she believes at one point resolved itself with a censorship of Councilor Neal Reisner. Her understanding is that the Council polices itself on these issues and she's not really confident that that's the best way to handle it. She is not bringing it up for discussion now, but she would like the City Attorney to advise them on how best to handle that in the future. She feels the simplest way is to no longer have executive sessions. If the information is not being kept confidential then she would rather have all the information out instead of the hand-picked and sometimes skewed bits that seem to be making it out. She asked everyone to take time to think about that and they will put it on a future agenda.

She thanked the people who cleaned up the Puderbaugh Memorial at the Senior Center – it looks awesome. She hopes they can come up with some ideas on how to put something permanent in there. Celebrate Gladstone has started up again – if anyone is interested in helping with events for the City let her know. They have the Fourth of July barbeque at Max Patterson Park – it's put on by the Gladstone Police and Fire Departments. They are looking for games for both adults and kids.

The Gladstone Community Festival is August 2nd through the 4th. She is throwing down a challenge for the chili cook-off.

Halloween is on October 31st – the event/street closure application has been approved and planning has begun. The Historical Society is looking for some haunted houses because they would like to host a tour. They are looking for people who want to host game booths, food, trunk or treaters, bands, etc. November 29th is the Holiday Tree Lighting party – they have new lights on Portland Avenue so it's going to be awesome.

The next SOLVE event is Saturday, June 15th from 10:00 to noon at High Rocks.

ADJOURN:

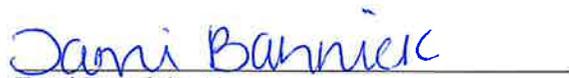
Meeting was adjourned at 8:35 P.M.

Approved by the Mayor this 9th day of July, 2019.

ATTEST:



Tamara Stempel, Mayor



Tami Bannick, City Recorder