

GLADSTONE CITY COUNCIL MEETING MINUTES of January 14, 2020

Meeting was called to order at 6:30 PM.

ROLL CALL:

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

ABSENT:

Councilor Neace

STAFF:

Jim Whynot, Public Works Director; Tami Bannick, City Recorder; Chad Jacobs, City Attorney

Mayor Stempel went over the meeting agenda.

AGENDA ADDITIONS OR CORRECTIONS:

None.

PRESENTATION – Portland General Electric Decarbonization Program Updates:

Eric Underwood, Local Government Affairs Manager, gave an update on their focus area for the past two years. They are looking at the future of the environment and looking toward making a cleaner/greener future for the people who live here. One of their goals is reducing their emissions over a period of time. He introduced Elysia Treanor, Environmental Policy Manager for PGE. She gave a presentation regarding deep decarbonization (the transformation of the energy economy to transform and reduce greenhouse gas emissions to be consistent with current scientific consensus). They hired a consultant in this area to perform a study in order to inform their integrated resource planning process (long-term process). They wanted to be informed about what is best for their customers and the electricity system as a whole. The study was an economy-wide look (all sources of CO2 emissions) and it is consistent with reaching an 80% reduction in CO2 emissions by 2050. She went over the details of the study and what is involved in reaching their goals. The study said that by 2050 consumers will be saving money under these futures.

There was discussion regarding electric cars.

There was discussion regarding the power grid.

She said that Boardman is the only coal-fired power plant in Oregon. They are in the process of retiring that plant/seizing operations of coal – it will probably operate until the end of this year. What they will do with that asset after that is still an open question.

CONSENT AGENDA:

1. Approval of December 10, 2019 Regular Meeting Minutes
2. Approval of November Bank Balances
3. Budget Report for Period ending 11-30-19
4. Approval of November Check Register
5. Legal Costs on Projects
6. Department Head Monthly Reports for December 2019
7. Resolution 1171 – Designating On-Point Credit Union as a Designated Depository of the City and authorizing certain City officials to withdraw funds

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

CORRESPONDENCE:

None.

Mayor Stempel said that she wants people to understand that if you are going to supply them with correspondence it needs to go to Ms. Bannick the Monday or Tuesday before the meeting so that it can be included in the packets and they have time to review it.

Mayor Stempel went over the procedures for the meeting/audience participation. She 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.

REGULAR AGENDA

8. RESOLUTION 1172 – A RESOLUTION ADOPTING A REVISED MASTER FEE SCHEDULE AND REPEALING RESOLUTION 1169:

Mr. Whynot explained that staff is asking Council to approve Resolution 1172, adopting a new Master Fee Schedule. They are updating the pass-through for Sanitary Sewer Treatment in the Water Environmental Services (WES) area (approximately 2/3 of the City). WES revised their rate increase from 5% to 3.3% - so the new pass-through rate will now be \$24.95 versus \$25.36. This will be effective January 1st of this year.

Councilor Mersereau said he believes this is the first reduction they have ever seen. Councilor Reisner asked about the right-of-way fees being included in the bills. Mr. Whynot said they are working through it right now. They are going to put a statement in there stating that "the 5% right-of-way fee is included in the charges above". Councilor Reisner feels the bills should be similar to PGE's where there is a line for every charge. Mr. Whynot will look into this.

Councilor Todd made a motion to approve Resolution 1172, adopting a revised Master Fee Schedule to include an update to Water Environmental Services utility reduction from \$25.36 per EDU to \$24.95. Motion was seconded by Councilor Mersereau. Motion passed unanimously.

9. OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT GRANT:

Mr. Whynot said they are asking for authorization for the City Administrator to sign a grant from the Oregon Department of Land Conservation and Development for the amount of \$26,160 – this is to assist the City with housing needs analysis and code amendments. Mayor Stempel said they were a part of the County's housing needs assessment – this is taking that one step further so they can fine tune what our needs are and developing the codes that support that. This is a partial amount that was asked for so they changed the scope to cover the costs and they will go in for another grant in the next cycle to finish it off.

Councilor Reisner made a motion to authorize the City Administrator to sign the City of Gladstone grant TA-21-183. Motion was seconded by Councilor Tracy. Motion passed unanimously.

10. CITY COUNCIL LIAISON APPOINTMENTS:

Mayor Stempel said she heard from everyone who is on the committees/boards/commissions as well as the Council and she is comfortable with how everything is currently. The only change she wants to make is adding Councilor Reisner on with Police & Fire. She said the liaisons are supposed to be active and come back to the Council and let them know what's going on. Everyone agreed with the Mayor's decision.

BUSINESS CARRIED FORWARD:

Mayor Stempel said the main thing they need to discuss is the City Administrator's contract. She said the need to come up with an amount to offer. She and Councilor Tracy discussed an increase of 11%, which would bring the salary up to \$145,000. The majority of the Councilors supported that number.

BUSINESS FROM THE AUDIENCE:

Mayor Stempel wanted everyone to know that the issue of the Ridgeway property has not come to the City Council yet and she recommended that anyone who wants to address that topic should send their comments in writing so that the Council will have that information for the meeting in March.

Marna Barnes wanted to go on record by saying she is strongly opposed to giving up/selling/mitigating any of our greenspace. She said we pay taxes to Metro and they are attempting to get more and more greenspace for the area. She said they pay taxes to Gladstone and they are trying to take away our greenspaces. Once the greenspace is gone it's gone forever. She said that playground equipment, picnic tables, etc. are actually depreciable assets – they don't gain in value and they require maintenance. What they take away in the environment they are adding to our overall cost to maintain if they use the money to increase playground equipment.

Harvey Barnes wanted to go on record as extremely opposed to any reduction in greenspace or park space in the entire City. He feels it will be damaging to his neighborhood, it will be a huge loss to the City in general, and it is going to start a process where we willy-nilly just decide they are going to reduce the outdoor recreation area in the City. He thinks it's the wrong approach and he's asking the Council to take a good, strong look at this and send a clear message to the Parks Board that we are not going to reduce park space or greenspace in exchange for more asphalt, more concrete, and picnic tables.

Monica Buettner said she is voicing her solidarity with everything that Marna and Harvey Barnes said. She will be actively opposing this when it comes up for discussion.

Valerie Thompson said she is disappointed that this is even becoming an option. She is strongly opposed to the sale of the greenspace property anywhere in the City. She said it is a natural habitat to many animals and a huge variety of birds, including owls. She said there are many people who are strongly opposed to this and they will be back.

BUSINESS FROM THE COUNCIL:

Councilor Ripley:

He said that seeing the trees cut down on Portland Avenue was a huge disappointment. Councilor Tracy said it was his understanding that the property owner did their due diligence, she had a liability issue, and she is willing to spend a lot of money to bring back mature trees. He said we should give her some credit.

Councilor Tracy:

He said in regard to the greenspaces, when he first came on the Council they were really concerned about whether or not the guidelines for wetlands and greenspaces were being followed during a private development. He thinks that characterizing the Council as not being concerned about nature spaces or greenspaces is not fair. He would like to work together and figure out the best path forward for that particular greenspace.

Councilor Reisner:

He said the greenspace issue will have to go before the voters, so he feels this is a waste of staff time because it won't pass. He wants to put this behind us. He said we might need to tune the Parks Plan for this particular property but he doesn't feel it will be sold. Mayor Stempel said their charge to the Parks and Recreation Board was: you are not funded; find a sustainable resource, a funding resource so they are going through the Master Plan and finding the easiest ways to do that. She said this needs to follow the process.

Councilor Mersereau:

He said in talking with the Chief of Police he has already said that he would like to get the Council more involved, so if they have issues/thoughts/suggestions to pass them on to him and he can pass that information on during a command meeting. He said the same goes with the Fire Department.

Mayor Stempel:

She said the next phase of the Trolley Bridge project, the engineering design and permitting, was unanimously approved.

Regarding Metro's T-2020 bond; the actual construction cost was unanimously approved to be included in the T-2020 bond.

She is meeting with the Water Environmental Services (WES) governance group on Thursday to finalize the intergovernmental agreement on how it will be run. She said it is a team approach and they are absolutely willing to help us move forward.

ADJOURN:

Meeting was adjourned at 7:39 P.M.

Approved by the City Council this 11 day of February, 2020.



Matt Tracy, Council President

ATTEST:


Tami Bannick, City Recorder

