

GLADSTONE CITY COUNCIL MEETING MINUTES OF AUGUST 9, 2022

Meeting was called to order at 6:30 P.M. – (Via Zoom and In Person)

ROLL CALL:

Mayor Tammy Stempel, Councilor Ripley, Councilor Alexander, Councilor Tracy, Councilor Todd, Councilor Hartman, Councilor Garlington

ABSENT:

None

STAFF:

Jacque Betz, City Administrator; Darren Caniparoli, Public Works Director; John Schmerber, Police Chief; Chad Jacobs, City Attorney; Tami Bannick, City Recorder

Mayor Stempel called the meeting to order and explained that the City is abiding by guidelines set forth in House Bill 2560, which requires that they make all meetings accessible remotely, through technologic means and provide the opportunity for the public to participate to the best of their ability. This meeting will be open to the public, both in person and virtually, using the Zoom platform. The Council members and staff will be in person, as well as those citizens who wish to attend in person. She went over the procedures that will be followed for the meeting and the meeting agenda.

REPORT FROM CLACKAMAS FIRE DISTRICT #1:

Captain Michael Bauer said it has been a busy month. They had 153 calls for service and a lot of opportunities to engage with the public (National Night Out, Max Patterson kids' park days, Community Festival/parade/car show, etc.). They have gotten a lot of positive feedback. The station remodel project is in full swing and staying on schedule so far.

Chief Nick Browne said it has been great serving beside Chief Schmerber. They graduated 10 lateral hires on July 7th. The Fire District had 2,351 calls for service in July. The two-alarm fire in Gladstone brought approximately 40 firefighters to the fire – crews did an excellent job, as did the neighbor who called it in and helped get the family out. They deployed a task force to the McKinney Fire (2 type 3's, a water tender, and 2 task force leaders) without disruption to the service levels of the district/City. Employees established and delivered fire buckets containing first aid kits, ponchos, warming blankets, solar phone chargers, fire extinguishers, etc. to the houseless population on Newell Creek – funds were provided by the Oregon State Fire Marshals Office for that project. They have a joint oversight committee meeting this Thursday at 4:00 P.M.

AGENDA ADDITIONS OR CORRECTIONS:

None.

CONSENT AGENDA:

1. Approval of July 12, 2022 Regular Meeting Minutes
2. Approval of June Bank Balances
3. Budget Report for Period ending 6-30-2022
4. Approval of June Check Register
5. Legal Costs on Projects
6. Department Head Monthly Reports for July 2022
7. Consider approval of the Gladstone Community Event Sponsorship Program
8. Consider approval of a Traffic Safety Overtime Grant from the Oregon Department of Transportation (ODOT) for the Gladstone Police Department

Councilor Hartman made a motion to approve the Consent Agenda. Motion was seconded by Councilors Todd and Alexander. Ms. Bannick took a roll call vote: Councilor Hartman – yes. Councilor Tracy – yes. Councilor Alexander – yes. Councilor Ripley – yes. Councilor Todd – yes. Councilor Garlington – yes. Mayor Stempel – yes. Motion approved with a unanimous vote.

CORRESPONDENCE:

None.

Mayor Stempel said for those members of the public who wished to speak the deadline for accepting comments was noon today. They allow three minutes for public comment unless there are special circumstances and additional time has been approved beforehand by staff.

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 have made a decision based on what is based on the City as a whole. That doesn't mean that their personal 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 they 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

9. CONTRACT FOR PHASE 1 PROGRESSIVE-DESIGN BUILD FOR THE PUBLIC WORKS FACILITY PROJECT:

This would authorize the City Administrator to enter into an agreement with P&C Construction in the amount of \$273,675. Ms. Betz said the voters approved the City of Gladstone to borrow funds to build a new public works facility in November of 2021.

The project manager, Kim Knox (Shiels Oblatz Johnsen), also helped with the Gladstone Civic Center. She and Jeremiah Dodson (P&C Construction) went over the process they went through. They will reuse some of the existing building's structure and materials, which is a more sustainable strategy than building all new construction. This phase of the project is a preliminary design step – design the building and price it and come back later for a more informed cost proposal. The total budget is \$4.4 million. They will come back in December with a package to review. The projected completion of the project is Spring of 2024.

Mayor Stempel asked if the direction is to use an adaptive re-use model to renovate the existing building instead of a completely new building should the Council have been brought in sooner? Ms. Betz said if the Council wants to go a different route they would have to put a pause on the project and discuss the budget. Mr. Jacobs said they looked at the language used in the bond measure and in discussions with the Bond Council they were comfortable that this would constitute a new building/new use. Councilor Garlington said originally they were concerned with flooding issues at the site – Ms. Knox said the team will be looking at that right away.

Councilor Hartman made a motion to authorize the City Administrator to enter into an agreement with P&C Construction to provide Phase 1 progressive design-build services for the Gladstone Public Works facility in the amount of \$273,675. Motion was seconded by Councilor Garlington. Ms. Bannick took a roll call vote: Councilor Garlington – yes. Councilor Todd – yes. Councilor

Ripley – yes. Councilor Alexander – yes. Councilor Tracy – yes. Councilor Hartman – yes. Mayor Stempel – yes. Motion passed with a unanimous vote.

10. MELDRUM BAR PARK CONCEPTUAL SITE PLAN:

Mr. Caniparoli introduced the consultant for the project, Steve Roloff from ESA. Mr. Roloff gave a presentation of the site plan and the process they went through to come up the preferred conceptual site plan. They built off the ideas in the Parks Master Plan. They want to provide more ADA access to recreation amenities, enhance bicycle routes/connections, provide better access to the river front while protecting habitat, provide clearly defined parking areas, re-envision the staging/stockpiling area, better signage at entrance locations, reconsider the location of the RC and BMX tracks, etc. He went over the project website and community outreach process they went through – they received 158 responses to the survey. They did a second public survey with two concepts and received 133 responses. They discussed the results with the Parks & Recreation Board and came up with a draft preferred conceptual site plan, which is what they are presenting tonight. He went over concepts A and B. He went over some of the planned changes/improvements (restrooms, paths, parking, safety netting between ball fields, etc.). The total cost estimate is \$4,997,647. The next step is to finalize the preferred conceptual site plan and prepare a summary report.

Mayor Stempel went over the three options they have tonight – approve the resolution adopting the site plan as presented, approve it with modifications, or not approve it at all.

Councilor Garlington would like to see some sort of snack shack that would include restrooms and storage. She would also like to have park hosts. She asked if the viewpoint parking lot would be improved – yes. She would like to see a larger equipment storage facility for the sports teams.

Councilor Todd asked why the restroom by Dahl Beach costs so much – they cost a lot when building them from scratch. She asked about the size of the proposed stage. She asked what the cottonwood grove area would look like afterward – it would go back to its original state with native plants.

Councilor Hartman agreed with the snack shack and park hosts. She asked about bleachers in the sports areas – there is potential for that, but they anticipate utilizing what they have now. She would like more trash containers throughout the park. She asked about having one entry and exit point.

Councilor Alexander asked if they have to approve the site plan before they can look for grants – yes.

There was discussion regarding possible modifications (park hosts, enlarge the sports equipment shed, brick and mortar snack shack).

Councilor Alexander made a motion to approve Resolution No. 1211 adopting the Meldrum Bar Park Site Plan as presented. Motion was seconded by Councilor Ripley.

Discussion: Councilor Garlington feels the park host space needs to be included in the site plan. Mayor Stempel said it could be included in the Parks & Rec Board's work plan. Mr. Caniparoli said there is plenty of space to add that and it wouldn't effect anything nor be a large project. Mr. Jacobs said it is an advantage to include it in the site plan for grant opportunities, but if it's not included it doesn't mean it's precluded from ever been added. Ms. Betz said there is nothing restricting them from adding a park host in the future and it could be incorporated down the road.

Ms. Bannick took a roll call vote: Councilor Ripley – yes. Councilor Alexander – yes. Councilor Tracy – yes. Councilor Hartman – yes. Councilor Todd – yes. Councilor Garlington – yes. Mayor Stempel – yes. Motion passed with a unanimous vote.

11. CITY ADMINISTRATOR EMPLOYMENT CONTRACT DISCUSSION:

Mr. Jacobs said the contract is expiring at the end of the year. They need to decide whether to negotiate a new contract, extend the current contract, or allow the current contract to expire. The legal concern is that if they allow the current contract to expire they have to allow 120 days' notice. The 120 days would come up at the end of the month, which is why it is coming before them tonight.

Mayor Stempel asked when the last review was done – Mr. Jacobs said they amended the contract to not require a review.

Councilor Garlington would like to negotiate a new contract but feels that everyone should be subject to reviews. Councilor Todd would like to extend the contract. Councilor Hartman is fine with a review and would like to negotiate a new contract. Councilor Tracy would like to negotiate a new contract but doesn't see the need for reviews. Councilor Alexander would like reviews and a new contract. Councilor Ripley feels they should do a review before any decisions are made. It was decided to negotiate a new contract and the City Attorney's office/HR Director will facilitate a review process. Mayor Stempel would like one Councilor to be involved – Councilor Tracy volunteered.

12. INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN THE CITIES OF GLADSTONE, OREGON CITY, AND ST. HELENS FOR JUDICIAL SERVICES:

Mr. Jacobs said this issue is coming out of some litigation in another city related to municipal court judges and their ability to serve in multiple jurisdictions. There is a State statute that specifically says that cities can provide municipal court judicial services to each other through an IGA as a process to alleviate any risk there. The IGA sets forth a process where St. Helens will be the lead city, but each city will continue to be responsible for administering its own municipal court, receiving the revenue from that court, having an individual contract with the judge, etc.

Councilor Garlington had a question regarding the timeline on notice in writing for termination. Mr. Jacobs said that would be determined by the individual contracts with the judge.

PUBLIC COMMENT:

Steve Johnson said the charter requires a municipal court judge to report to the City Council – it was not clear from the IGA, and without a staff report or a resolution it was difficult to determine that. He wants to make sure that the judge continues to report directly to the City Council on Gladstone issues. Mr. Jacobs said the language of the IGA requires each jurisdiction to continue to completely run its own municipal court, so nothing would change in that regard.

Councilor Alexander made a motion to enter into the IGA between the cities of Gladstone, Oregon City, and St. Helens for judicial services. Motion was seconded by Councilor Todd. Ms. Bannick took a roll call vote: Councilor Tracy – yes. Councilor Alexander – yes. Councilor Ripley – yes. Councilor Hartman – yes. Councilor Todd – yes. Councilor Garlington – yes. Mayor Stempel – yes. Motion passed with a unanimous vote.

BUSINESS CARRIED FORWARD:

None.

BUSINESS FROM THE AUDIENCE:

Debbie Lumb wanted to talk about the “witch hunt” that is going on right now because of her and her sister. She said she did not harass a concerned citizen. She contacted a confirmed member of ANTIFA who is filming her right now. She said that Councilor Hartman is also a member of ANTIFA. Ms. Lum said her sister has no control over her. Ms. Lum contacted a person that was supposed to be a concerned citizen – she has been dealing with her for years. She said they constantly cause problems and lie. Ms. Lum doesn’t like liars. Councilor Tracy asked if they are putting our citizens and our city in a liable position because Ms. Lum is threatening our citizens in an open forum. Ms. Lum said that every time her brothers come here to raise a flag they get harassed. She said the real problem is not “us”, it’s “them”. She said she’s not going anywhere – she is here to stay. Every time a lie comes out she will be there to make sure she exposes it, and she will tell the truth.

Cierra Cook said she saw the Mayor and most of the City Council at the Community Festival. She said it was a phenomenal event – three days of bringing the community together and volunteers giving countless hours to provide services to our community. That is what Gladstone is about. That’s the spirit of Gladstone. The spirit of Gladstone is uplifting, supporting, and celebrating each other and that’s what they saw this last weekend. Her hope is that in the months remaining in this year that our City government can intentionally change the tone at City Hall to reflect that true spirit of Gladstone because that’s why many of us moved here. She hopes the positive momentum of the Community Festival can help propel us forward as a community. She asks that we focus on what brings us together as a community and not what pulls us apart. She thanked all the Rotarians and volunteers who did such a phenomenal job at the Community Festival. She thanked Councilors Todd and Garlington for their work on the parade.

BUSINESS FROM THE COUNCIL

Councilor Garlington:

She also thanked the Rotarians and their volunteers for the job they did. Everyone she’s talked to said what a phenomenal job they did. She knows all the hours and effort that were involved. She enjoyed being involved in the parade. The Friends of Gladstone Nature Park walked in the parade – the woman who was dressed in a butterfly costume joined them. She lives at Tukwila Springs. She thanked everyone for welcoming the people who are new to the community.

She thanked Kim Argraves Huey for another great history article in the newspaper.

She encouraged people to volunteer to help WashCo Bikes - they refurbish/redistribute thousands of bikes to those who need them.

Councilor Hartman:

She also thanked everyone involved in the Community Festival – it was awesome to bring it back after three years.

She wanted to bring up the issue of homelessness – she thanked the Police Department for their efforts.

She would like to add a discussion of this topic to a work session so they can be proactive with the situation.

Councilor Tracy:

He said the Police Department handled an incredibly sensitive international case so successfully with a safe outcome. They deserve accolades for how well they handled the case.

Councilor Alexander:

He heard from a lot of out-of-town people that the Community Festival was the best one. He said the Police Department did a good job.

He talked to a woman who is a volunteer with AdoptOneBlock.org – there are nine people in Gladstone who pick up trash.

He thanked the Cross family for donating three antique chairs. They will be on display in the lobby soon.

He said they need to talk about a climate-controlled storage facility for the Historical Society.

Councilor Ripley:

He doesn't think he's seen that many people at the Community Festival parade in years.

Mayor Stempel:

She said the Food Pantry is open from 3-6 on Thursdays at the Hillside Christian Fellowship Church off Glen Echo – located in the back portable buildings. The number of families and homebound seniors they are serving is growing every week and growing in leaps and bounds. They are still looking for volunteers and donations (especially pasta, spaghetti sauce, cereal, and snacks). They will also be providing snacks to school kids. They are also providing food to 10 residents at Tukwila Springs as well. If anyone wants to drop off food she is there with the prep crew on Wednesdays from 2 – 3:30 P.M. She wanted to thank the people at Hillside Christian Fellowship Church – they don't charge them anything.

The Clackamas Count Coordinating Committee (C4) is focusing on the State Highway Plan and Tolling issue. They were able to get a 45-day extension on public comment – she encouraged everyone to comment. They created a formal diversion impacts group.

The Parks and Recreation Board meeting had a presentation from the Oregon State Parks discussing ADA and ABA (Architectural Barriers Act) – they went over accessibility issues. They also got an update on park maintenance – they only have one seasonal worker to do all of that. Vandalism is getting bad. They approved a grant ask to cover 50% of the paved outer loop at the Gladstone Nature Park – that will come before City Council soon. They made their choices on park amenities (benches, tables, trash receptacles).

Mayor Stempel asked for a motion to adjourn the meeting.

ADJOURN:

Councilor Tracy made a motion to adjourn the meeting. Motion was seconded by Councilor Hartman. Ms. Bannick took a roll call vote: Councilor Todd – yes. Councilor Hartman – yes. Councilor Garlington – yes. Councilor Tracy – yes. Councilor Alexander – yes. Councilor Ripley – yes. Mayor Stempel – yes. Motion passed unanimously.

Meeting was adjourned at 8:25 P.M.

Approved by the Mayor this 13TH day of SEPTEMBER, 2022.

ATTEST:



Tamara Stempel, Mayor



Tami Bannick