



**GLADSTONE CITY COUNCIL WORK SESSION
CIVIC CENTER COUNCIL CHAMBERS
January 24, 2023 - 5:30 PM**

5:30 p.m.
CALL TO ORDER
ROLL CALL
FLAG SALUTE

The City of Gladstone is abiding by guidelines set forth in House Bill 2560, which requires the governing body of the public body, to extent reasonably possible, to make all meetings accessible remotely through technological means and provide opportunity for members of general public to remotely submit oral and written testimony during meetings to extent in-person oral and written testimony is allowed. Therefore, this meeting will be open to the public both in person and virtually using the Zoom platform.

Please click the link below to join the webinar:
<https://us06web.zoom.us/j/81411308798?pwd=Y2RsTUdsNWVxeVA3VWhUbWwrWVIvZz09>

Passcode: 812882

Or One tap mobile :

US: +17193594580,,81411308798#,,,,*812882# or +17207072699,,81411308798#,,,,*812882#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 719 359 4580 or +1 720 707 2699 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 558 8656 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623

Webinar ID: 814 1130 8798

Passcode: 812882

The public is welcome to attend the Work Session in person, or on-line however, no public comment will be allowed.

REGULAR WORK SESSION

1. PRESENTATION FROM STATE REPRESENTATIVE ANNESSA HARTMAN

State Representative Annessa Hartman will provide an update on her legislative priorities, the committees she is assigned to and introduce her staff. (30 minutes – no attachments).

2. REPORT- PRESENTATION ON VOTER APPROVED PUBLIC WORKS FACILITY PROJECT

The City Administrator, Public Works Director, Project Manager, P&C Construction, and SEA Architects will provide an update to the City Council on the public works facility project. This is a prelude to the action item coming before the City Council February 14, 2023.

3. DISCUSSION REGARDING CITY LIAISON APPOINTMENTS

ADJOURN

Upcoming Meeting Dates:

- January 26, 2023- Orientation/Ethics Training for Boards, Commissions, and Committees- 5:30 pm via Zoom.
- February 14, 2023- Regular City Council Meeting- 6:30 p.m.
- February 28, 2023 –City Council Work Session – 5:30 pm

MEETING ACCESSIBILITY SERVICES AND AMERICANS WITH DISABILITIES ACT (ADA) NOTICE

The Civic Center is ADA accessible. Hearing devices may be requested from the City Recorder at least 48 hours prior to the meeting. Individuals requiring other assistance must make their request know 48 hours preceding the meeting by contacting the City Recorder at bannick@ci.gladstone.or.us. Staff will do their best to respond in a timely manner and to accommodate requests.

**WORK
SESSION**

#1 –

No attachments

**WORK
SESSION
#2**

City of Gladstone
Staff Report

Report Date: January 17, 2022
 Meeting Date: January 24, 2022
 To: Gladstone City Council
 From: Jacque M. Betz, City Administrator

AGENDA ITEM

Update to the Gladstone City Council on the voter-approved Public Works Facility.

History/Background/Proposal

In November 2021, Ballot Measure 3-570 City of Gladstone; Authorization to Construct and incur Debt for Public Works Facility was approved. The City retained a project manager, borrowed the funding and is in the process of completing Phase I of the Progressive Design-Build Project with P&C Construction/Scott Edwards Architects. Staff will be coming to the City Council at the February 14, 2023 meeting to consider approving the Guaranteed Maximum Price contract for the completion of the project. This work session is intended to educate members of the Council on the project.

Please see the memo from Project Manager Kim Knox included in this packet, for more information.

Cost Impact

In 2022 the City approved Resolution No. 1206 authorizing the City to borrow \$5,000,000 of full faith and credit backed financing for the project and use those proceeds to finance the project and pay costs related to the financing. The terms and allocation are as follows:

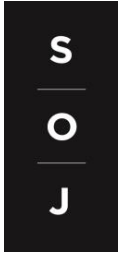
Years of Term	Estimated Interest Rate	Average Annual Debt Service	Estimated Total Cost	Annual Allocations per Dept.	
				Parks 10.00%	All Other 22.50%
18	2.54%	\$ 363,885	\$ 6,226,482	\$ 31,132	\$ 70,048

Recommended Staff Action

There is no action requested, for informational purposes only.

 Department Head
 Signature Date

Jacque M Betz 1-18-23
 City Administrator
 Signature Date



MEMORANDUM

TO: Jacque Betz, City Administrator

FROM: Kim Knox, Project Manager
Shiels Oblatz Johnsen (SOJ)

DATE: January 17, 2023

SUBJECT: Gladstone Public Works Project – Project Status Update

The following provides a status update for of the Gladstone Public Works Project (“Project”).

On August 9, 2022, the Gladstone City Council authorized the Design-Builder Team of P&C Construction and Scott Edwards Architecture (SEA) to advance Phase 1 Project Design and Pricing services for the Gladstone Public Works facility.

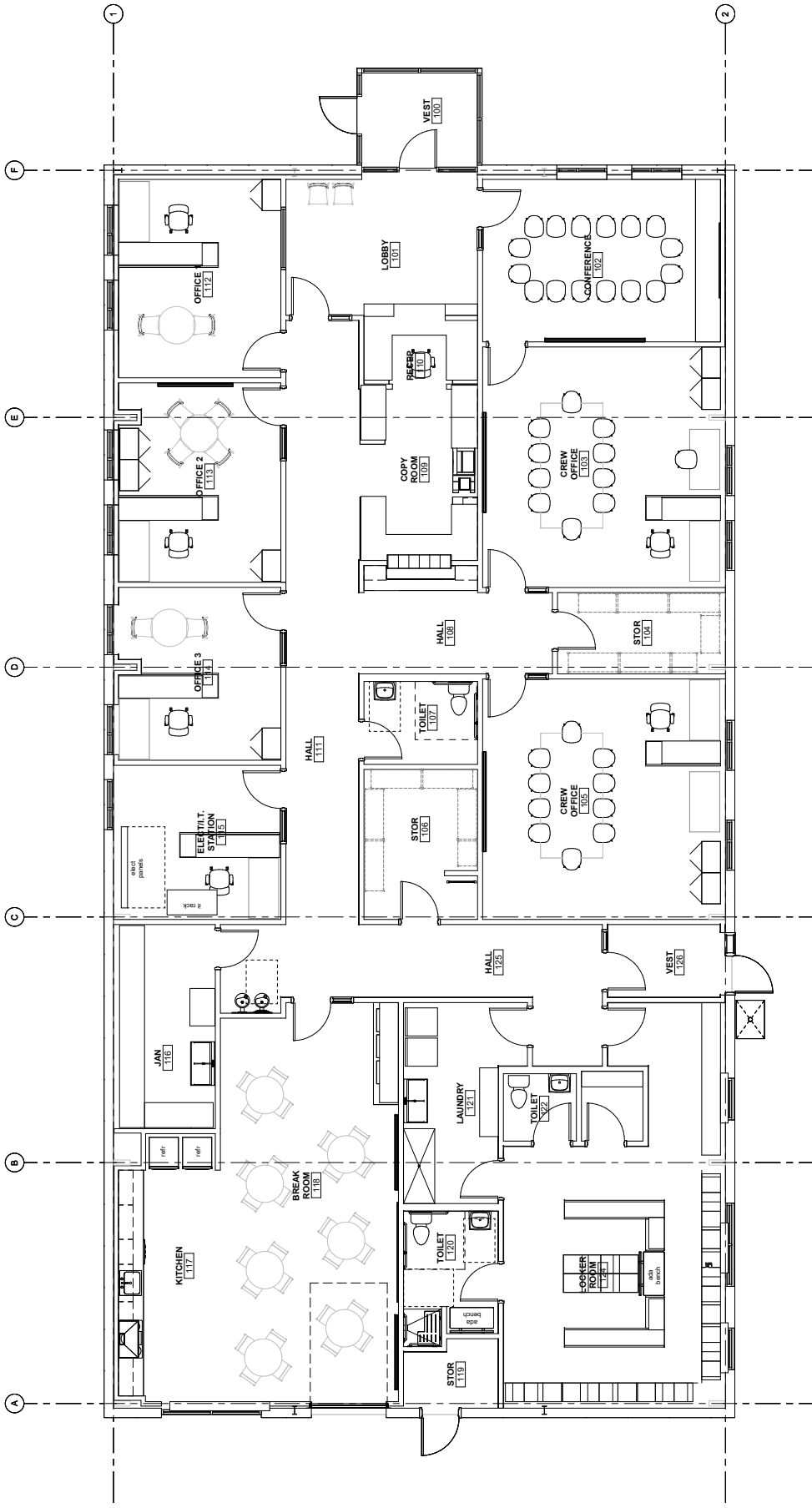
Phase 1 work included preparation of a Preliminary Design and a Guaranteed Maximum Price (GMP) proposal for Council consideration and approval prior to commencing Phase 2 work.

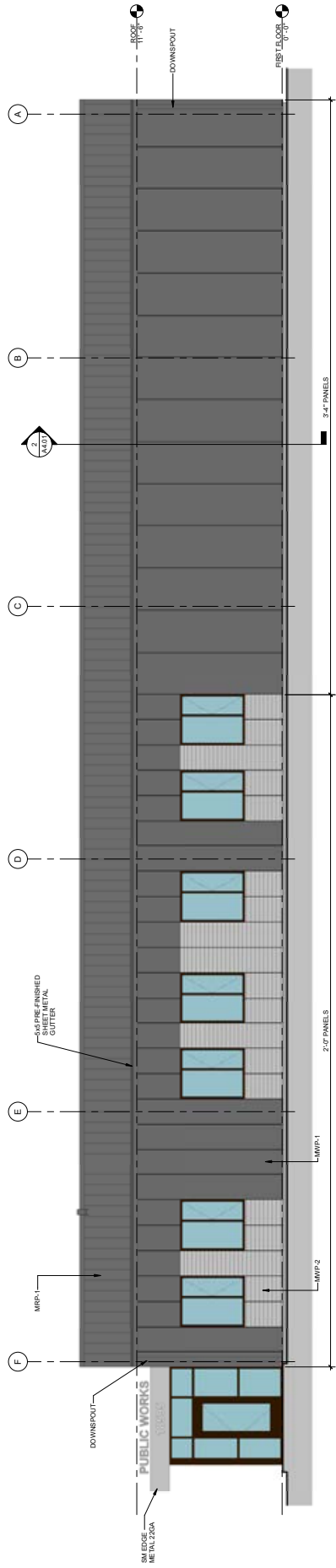
On October 27, 2022, the Design-Builder Team issued a 50% Preliminary Design and Pricing Package consistent with the program and project description represented to the public during bond measure communications. The 50% Package incorporated:

- Programming and design refinements
- Onsite structural, mechanical and electrical observations
- Building code evaluation
- County and City Engineer pre-application comments regarding utilities and site development
- Pricing based upon these assumptions

The 50% Preliminary Design Package presented to Council in November 2022 exceeded the approved budget. Council authorized proceeding to 100% Design with the understanding that the team would pursue scope and pricing adjustments to ensure the project remains within budget while aligning with representations made to voters during the bond approval process.

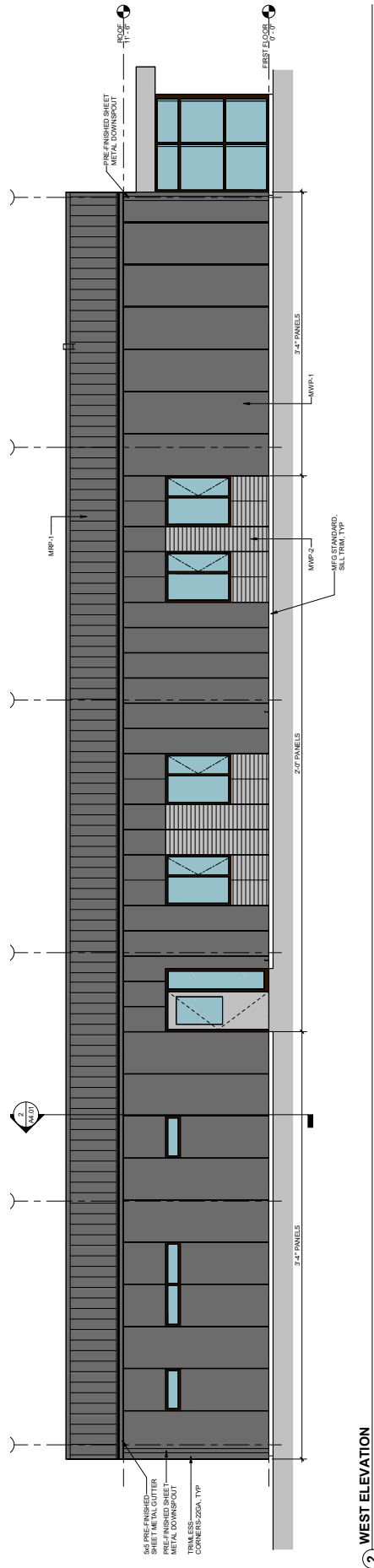
Since then, the Design-Build Team and city have worked collaboratively to advance a 100% Design-Builder Proposal that meets both of those thresholds. The Proposal is scheduled for Council consideration on February 14, 2023.





1 EAST ELEVATION

2 - 5

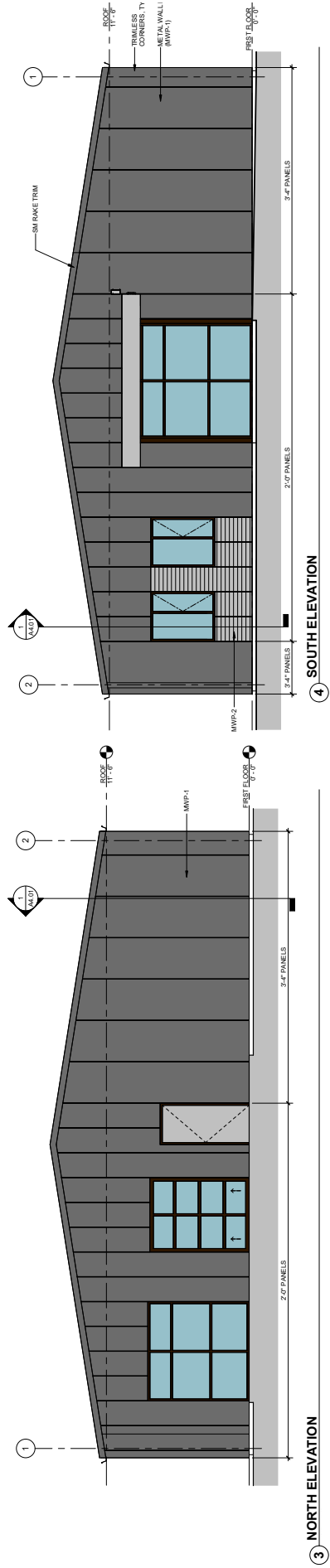


2 WEST ELEVATION

PROPOSED ELEVATIONS
SCALE: NTS

Gladstone Public Works
18595 Portland Ave, Gladstone OR 97027
Project #22128 01.17.2023





**WORK
SESSION
#3**

COUNCIL LIAISON APPOINTMENTS

UPDATED DECEMBER 2022

DEPARTMENT	PRIMARY LIAISON	RESERVE LIAISON
REGIONAL COMMITTEES C4, Metro, Sewer (WES) 1st Thursday of the month at 6:45 pm	Mayor Tammy Stempel <i>with Jacque Betz</i>	N/A
BUSINESS & CIVIC Community Festival Outreach Welcome New Business Regional Economic Development Chamber of Commerce Clackamas County Tourism Business Alliance	None <i>To be appointed as needed</i>	N/A
SENIOR CENTER 3 rd Tuesday of the month at 3:30 pm	Councilor Annessa Hartman <i>w/Tiffany Kirkpatrick</i>	Councilor Mindy Garlington
PARKS and RECREATION 2 nd Monday of the month at 6:30 pm	Mayor Tammy Stempel <i>With Darren Caniparoli</i>	N/A
TRAFFIC SAFETY 4 th Monday every other month at 6:00 pm	Councilor Randy Ripley <i>With Police Chief Schmerber</i>	N/A
LIBRARY BOARD (Includes Regional) 3 rd Thursday of the month at 5:30 pm	Councilor Mindy Garlington <i>With Jacque Betz</i>	N/A
PUBLIC WORKS		N/A
Storm – Sewer Infrastructure (WES)	Mayor Tammy Stempel <i>with Darren Caniparoli</i>	N/A
Water Infrastructure (NCCWC)	Councilor Matt Tracy <i>with Darren Caniparoli</i>	N/A
PLANNING 3 rd Tuesday of the month at 6:30 pm	None	N/A
BUDGET AUDIT	None	N/A
SCHOOL DISTRICT / BOARD 2 nd Wednesday of the month at 6:00 pm	Quarterly Meetings with Full Council	N/A
POLICE	Councilor Greg Alexander <i>with Chief Schmerber</i>	N/A
Joint Fire Services Oversight Committee	Councilor Greg Alexander Councilor Mindy Garlington <i>with Jacque Betz</i>	

*Does not preclude any City Council member from being involved in areas when they have an interest.

**For those department/boards without a liaison, if an issue arises, please reach out to Jacque Betz and Mayor Stempel, who will appoint someone from City Council specifically for that issue. The meeting minutes from each of the boards/committee's will be added to the council agenda as a link.