

The meeting was called to order by Mayor Chet Phillips at 7:00 p.m. and he led the group in the Pledge of Allegiance. Roll call was taken:

Council members: Chet Phillips, Christie Perry, Randy Yates, Jerry Johnson, Jill Pambrun, LaVern Gertlar, and Steve Doherty
Staff: Karen Pettigrew-City Manager, Lila Killingbeck-Recorder, Barry Beyeler, Jackie McCauley, Tom Kligel, Loren Dieter, Kyle Percy, and John Russell
Audience: Lee Docken, Jim Magateaux, Jim & Margie Hollandsworth, Lisa Pratt, Jeff McCauley, Jack Triperinas, Gwen Herman, Ana Zuniga, Griselda Villegas, Erin Mills-EO, Diane Wolfe-Boardman Chamber, Frank Ille-Love's Travel Stop, Rich Devin-Devin Oil

Councilor Johnson moved to approve the minutes of the September 12, 2009 Strategic Plan Workshop as corrected. Councilor Gertlar seconded the motion. All were in favor.

Councilor Doherty moved to approve the minutes of the November 17, 2009 regular meeting as corrected. Councilor Johnson seconded the motion. All were in favor.

Councilor Johnson moved to approve the minutes of the November 19, 2009 Town Hall meeting as corrected. Councilor Pambrun seconded the motion. All were in favor.

Councilor Doherty moved to approve the minutes of the December 1, 2009 regular meeting as presented. Councilor Perry seconded the motion. All were in favor.

Financial Report

Finance Director Kligel asked if the Council had any questions regarding the year-to-date Financial Report. He explained that it is the 6 month report. In previous meetings it had been reported that this year there had been an error made on the assessed value of the Avista Co-gen plant inside the city limits of Boardman. This error was made at the State level and is estimated to reduce the general fund tax revenues received by the City by \$300,000 and \$60,000 in Street fund revenues. Mr. Kligel feels that it will be at least 2 more months before we will be able to see the impact of that error on the budget. After that time adjustments will need to be made.

PUBLIC COMMENT

Mayor Phillips explained that there will be public comment time during the Loves Travel Stop consideration. This is not a public hearing and the same rules would apply regarding the limit of time per topic and it is at the Mayor's discretion to limit the discussion.

Mayor Phillips recognized Mr. Jim Hollandsworth owner of Desert Springs Estates. Mr. Hollandsworth expressed problems that are occurring in his park with graffiti, vandalism, and gang problems. He complimented the Boardman Police Department for quick responses when called, reported graffiti before it was spotted by the business owner, and had done great follow-up work. He supports a 24/7 police schedule and asked that the Council continue that schedule to maintain high visibility to keep problems under control. Mrs. Margie Hollandsworth

added that she feels that the routine of officers' cruising through the DSE Park is a good service.

Councilor Pambrun thanked Jim and Margie Hollandsworth for attending the meeting and letting the Council know the issues they are facing. Councilor Pambrun asked if they had noticed a reduction in the officers' checking their park. They had not seen a reduction but didn't want to see a reduction either. They had heard that there might be a reduction in police staff and felt that would not be a good idea.

ACTION ITEMS

Resolution 1-2010-Morrow County Grant

Finance Director Kligel explained that City had received a grant through Morrow County Needs & Issues during the 2007-08 year. The grant money has now been spent on new lights for the City Hall basketball court and picnic tables for recreation areas around town. Mr. Kligel explained that special grants of this type need a resolution to spend and receive the revenue and does not need a supplemental budget. Councilor Perry moved to approve a budget resolution to increase materials and services expenditures for the addition of lights and picnic tables to City recreation facilities in the amount of \$7,000.00. Councilor Doherty seconded the motion. All were in favor.

Dewey West Jr. Proclamation

Mayor Phillips explained that being Mayor of Boardman is a great honor to him. Mayor Phillip is concerned about what is right for all citizens of Boardman. He gave an overview of the history of Boardman and how Mr. Dewey West, Jr. had been involved as Mayor during the moving of Boardman from the back waters of the John Day Dam. He was a great leader and took many hours to plan the new City of Boardman. Dewey West, Jr. had served the City of Boardman for more than 40 year as Mayor, Councilor, Port Commissioner, President of League of Oregon Cities, and many other Committees. Mayor Phillips read a prepared Proclamation declaring January 9, 2010 as the Dewey West, Jr. Day of Remembrance. Mayor Phillips announced that graveside service will be 10:30 a.m., then at 11:00 a.m. there will be a memorial service at Boardman Community Church, with a dinner following provided by the Tillicum Club in the fellowship hall at the Boardman Community Church.

Planning Commissioner Appointment

Mr. Barry Beyeler, Community Development Director, explained that Mr. Cullen Martin had been recommended by the Planning Commission for appointment to the Planning Commission. City Council must also agree with the recommendation to appoint a citizen to the Planning Commission. In the Council Packet was a copy of the letter of interest from Mr. Cullen Martin that had been provided to the Planning Commission and a copy of the minutes recording the recommendation to the Council. Mr. Martin had also provided a written statement to the City Council reiterating his interest in service on the Planning Commission because he was unable to attend tonight's meeting.

Councilor Doherty stated that he had known Mr. Martin as a neighbor. He is a young adult with great attributes and intelligence. Councilor Doherty feels that he would do a good job. The Council was impressed by his written statement to them. Councilor Perry moved to appoint Cullen Martin to a 3 year term on the Planning Commission. Councilor Gertlar seconded the motion. All were in favor.

Enterprise Zone City Representative Appointments

Mayor Phillips explained that Enterprise Zone is required to have representatives from City of Boardman, Morrow County and Port of Morrow. The City's representatives have been Mayor and City Manager in the past. Councilor Doherty moved to re-appoint Mayor Phillips and City Manager Pettigrew to the Columbia River Enterprise Zone as the City of Boardman Representatives. Councilor Pambrun seconded the motion. All were in favor.

Action Items continued after reports

REPORTS, CORRESPONDENCE AND DISCUSSION

Youth Advisory

There was no Youth Advisory Council representative present. There was a conflict with a home basketball game tonight. Mayor Phillips gave an update: Thurs. Jan. 7th at 9:15 a.m. there will be a presentation of certificates for all student athletes that were honors for fall sports.

Mayor

Mayor Phillips led a discussion regarding the scheduling of a Strategic Plan workshop. It was decided that it would be on Saturday, January 9th. The workshop will begin at 7:00 a.m. until 10:30 a.m.; take a break to attend Mr. Dewey West, Jr. Memorial Service, and reconvening at 12:30 p.m. The Council agreed that this wasn't the best situation but would work to make progress toward completion of the Strategic Plan.

City Manager

City Manager Pettigrew explained to the Council that it was important to have a Strategic Plan draft ready for Thursday, January 14. There will be a meeting at 2:00 p.m. with Scott Fairley and the ERT Team from the Governor's office. There will be discussions regarding housing, economic development, etc. The State agencies are very interested in cities who have taken initiative to develop plans for the future.

The Open House for the new Umatilla City Hall has been postponed until March 20th, which helps with Saturday's plan for Strategic Plan workshop.

There were 42 Christmas Baskets passed out this year. City Manager thanked Beef NW and Lamb Weston for their contribution to this project.

City of Boardman has applied through Home Depot for a Master Gardener Grant. The classes don't start until mid-February so there is time to get signed up. City of Boardman was hoping to give scholarships to people that may be interested. There was a discussion regarding some citizens that live in Boardman who already are Master Gardeners.

Action Item

Loves Travel Stop

Mayor Phillips explained that this was a request from Loves Travel Stop to extend their sale agreement that will be expiring. The sale agreement was for city owned property on Tower Road. Mayor Phillips explained that there would be opportunity to make comment at this time.

Before the Comment Section began Councilor Steve Doherty declared a direct conflict of interest because he is an employee of Devin Oil Company.

Mr. Steve Doherty identified himself and made comment. He did not understand at the time, when the City agreed to sell the land to Loves that the excise tax would not apply to food or fuel. He would not have voted to sell the property had he known that. He feels that it would be shortsighted of the City to sell to Loves for \$500,000 and never receive any more benefit because they are outside the City Limits. He thought that the Council should not extend the agreement.

Mr. Jim Magateaux, owner of MJ's Motel and L & B Storage, feels that this will be a negative for the City of Boardman. Loves will advertise to the travelers and travelers will not stop in Boardman. This will be a negative for the businesses of Boardman. He feels that the extension should not be granted.

Jack Triperinas, co owner of C & D Drive-in feels that there may be a 10 % or 15 % reduction in revenues. He doesn't understand why the City of Boardman would want to promote business outside of the City limits. They may not have purchased the C & D if they had known this project was in the works. Their business needs a chance to compete. If travelers don't pull off the freeway, their business doesn't have a chance.

Mr. Rich Devin, Devin Oil Company, expressed appreciation of the Council and City Manager. He feels that this proposed competition outside of the City Limit would be unfair competition for his company. He had some statistics regarding the Pilot Truck Stop outside the City Limits of Stanfield. The statistics were about calls for service by police and ambulance. He pointed out that Devin Oil had bought the Chevron Station from Dewey West in 1994. He asked that the Council reconsider their position regarding the sale of this property.

Mr. Frank Ille, Loves Travel Stop, stated that his company owns 2 other Travel Stops in Oregon. He feels that their company does not hurt competition, but increases customers for all businesses. They would need about 50 employees to operate 24 hours a day. They are proud of the appearance for their Travel Stops. Loves Travel Stops have General contractors that build their projects, but they do hire local sub-contractors. Loves Travel Stops are considered small Truck Stops.

Councilor Johnson asked how many of the Loves Travel Stops are located in small towns. Mr. Ille responded that most are not located in small towns but are annexed into town. Councilor Yates asked if Loves would be opposed to being annexed into Boardman. Mr. Ille responded that they would not. Councilor Gertlar explained that the Boardman Seniors host Free Coffee at the Rest Stop west of town between the Tower Road and Boardman exists. They make about \$4000.00 per year which funds operations at the Boardman Senior Center. He feels that the previous Loves Travel Stop Representative had misled the Council by saying that Loves would donate to the Senior Citizens if their revenue was reduced, since then that promise has been reneged. Mr. Ille explained that Loves Travel Stops in other areas have been good neighbors and there may be opportunity to work this out, but he couldn't promise. Councilor Pambrun asked if he had any ideas to get people off the freeway into Boardman if they have stopped at Loves facilities. Mr. Ille didn't have any suggestions but felt that increased business in the area would be good for everyone.

Mr. Magateaux rebutted saying business will be good at Tower Road, but not at Boardman. Mr. Hollandsworth asked about considering property at the Port of Morrow interchange which could be a winning situation for everyone. Mr. Devin explained that his business employs 40 people and C & D employs 16. He expressed concern that Loves Travel Stop had tried to build at the Baker City interchange, but after many months of planning Loves had pulled out and moved to Ontario.

Mayor Phillips recessed the regular meeting and called for an Executive Session.

EXECUTIVE SESSION

Mayor Phillips called for Executive Session as per ORS 192.660 section (2)(e) regarding Real Estate at 8:35 p.m. He expected it to last 30 minutes. At 9:00 p.m. he announced to the audience that it would be another 15 minutes.

Mayor Phillips reconvened the regular meeting at 9:18 p.m.

Mayor Phillips explained that there had been an open discussion about a difficult decision. He explained that he had worked in the Stock Market business for 20 years and this decision reminds him of that business. He felt that you gather all the information available to you, make the best educated decision you can, and hope that as a Council they are right. The results of our decision may not be apparent any time soon. Mayor Phillips felt that the Councilors had done an excellent and very diligent job in coming to their decision. Each Councilor has weighed the pros and cons taken into consideration the discussion in Executive Session, and you will see their final decision as they vote during the motion regarding the Loves Travel Stop sale agreement extension.

Councilor Perry moved to grant the 1 year extension on the sale agreement with Loves Travel Stop and authorize the City Manager and/or Mayor to execute the contract. The extension would expire on January 12, 2011. Councilor Johnson seconded the motion. Roll Call vote was taken: Johnson-yes, Yates-yes, Gertlar-yes, Pambrun-yes, Perry-yes, and Phillips-yes. Motion carried 6 to 0, with one abstention.

Mayor Phillips explained that this decision in no way will change the Council's support of our businesses in Boardman. He feels that with all of us working together we can still build business for Boardman.

Council Meeting was adjourned at 9:25 p.m.

Chet Phillips-Mayor

Lila Killingbeck, Recorder