

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, Jerry Johnson, Jill Pambrun, LaVern Gertlar, and Steve Doherty
Youth Advisory:	Andrea Orozco, Gabriel Cox, Tim Thomason, and Lance Bose
Absent:	Randy Yates
Staff:	Karen Pettigrew-City Manager, Lila Killingbeck-Recorder, Jackie McCauley, John Russell and Barry Beyeler
Audience:	Jeff McCauley, Diane Wolfe, Jack Triperinas, and Gwen Herman

Councilor Yates absence was excused. He was out of town.

The minutes of the October 20<sup>th</sup> meeting were tabled for a complete re-write of the 4<sup>th</sup> paragraph of the 2<sup>nd</sup> page, word changes in the 5<sup>th</sup> paragraph from direct to actual, word change in 1<sup>st</sup> paragraph of the 3<sup>rd</sup> page. The minutes will be submitted for approval at the December 1<sup>st</sup> meeting.

Councilor Pambrun moved to approve the minutes of the November 3, 2009 meeting as presented. Councilor Doherty seconded the motion. All were in favor.

#### Financial Report

Councilor Johnson asked about the \$285,000 tax shortage that has been anticipated due to the State of Oregon's assessed value for Portland General Electric Co-Gen plant. City Manager Pettigrew told the Council that Finance Director Kligel had begun working on the budget issues that will occur because of the shortage of tax revenues. There has been a recalculation for the PGE plant, but that revenue won't be collected until December, 2010. This year tax revenues have started to be collected and the increase in the General should be seen in the November Financial Report.

#### **PUBLIC COMMENT**

##### Economic Development Memo

Councilor Johnson had prepared a memo for discussion. This was an accumulation of information that has been discussed and would be required before development can occur in Boardman. Some of the pieces are already in existence through Boardman Chamber of Commerce, Boardman Community Development Association, and City Staff. Councilor Johnson wanted to know what the Council thought about this information and should he continue to develop this draft. Councilor Pambrun thanked him for compiling this information and felt that the Economic Development Committee should begin working with this memo. Councilor Perry also thanked Councilor Johnson for his work on this memo. The Economic Development Committee had been chosen at an earlier meeting. The members are Councilor Johnson, Councilor Pambrun, Mayor Phillips, and Diane Wolfe-Boardman Chamber of Commerce. The committee meeting will be at the Bank of Eastern Oregon on Tuesday, November 24<sup>th</sup> at 5:30 p.m.

Mayor Phillips announced that the Town Hall Meeting for the Strategic Plan will be on Thursday, November 19<sup>th</sup> at 6:30 p.m.

Diane Wolfe announced that the next Chamber event would be December 2<sup>nd</sup> for the Christmas Tree Lighting at the Senior Center at 6:00 p.m.

Council meeting was recessed at 7:25 p.m.

### **EXECUTIVE SESSION**

Executive Session as called at 7:26 p.m. in accordance with ORS 192.660 Section (2) (d) Labor Negotiations. Mayor Phillips announced that the session would last about 8 minutes.

Council meeting was reconvened at 7:35 p.m.

Councilor Pambrun moved to ratify the Labor Agreement between the City of Boardman and Teamster Local Union #670 and authorize the City Manager Pettigrew and Mayor Phillips to sign the contract. Councilor Gertlar seconded the motion. All were in favor.

### **REPORTS, CORRESPONDENCE AND DISCUSSION**

#### Youth Advisory Council

Andrea Orozco and Gabriel Cox gave the Youth Advisory report. Ms. Orozco reported that Riverside High School had sponsored a Blood Drive last week, the Youth Advisory members would help serve Boardman Community Thanksgiving Dinner scheduled at the Senior Center from 3 to 5 p.m., the Drama Club will be putting on a Radio Show "It's a Wonderful Life" Dec 4-5 & 11-12, Christmas Concert will be on Dec. 3<sup>rd</sup>, and serving Breakfast at the Senior Center on Dec. 4<sup>th</sup>.

#### City Manager Report

City Manager Pettigrew asked the Council about the issue of Business Licenses program. There has been concern about people doing business in the City. She asked the Council if they would like to develop a way of implementing the program or should staff do it. The consensus of the Council was to have City Staff develop it and present the Council with the final draft, then bring it to Council for approval. There was discussion regarding the fee that would be involved. Councilor Doherty felt that it should be minimal (cover the cost of material and times). City Manager Pettigrew agreed that this should not be a money maker.

- There has been 82 Garbage Vouchers issued so far this month.
- The Annual Employee Banquet will be on Dec. 3<sup>rd</sup> with a \$10 gift exchange.
- Out of the office at LOC Leadership Training Class Nov. 19 & 20.

#### Council

Councilor Pambrun had attended a meeting which was conducted by Brian Cole representing the Local Reuse Authority for reclaiming the property owned by the Army Depot. Several local groups were represented.

#### Mayor

Mayor Phillips attended a meeting that Portland General Electric had regarding transmission lines in and near the City of Boardman. These transmission lines will be going south out of Boardman towards Salem. There is concern about lines going across City-owned property and lines limiting development of City growth. Mayor Phillips felt that the City should write a Letter of Concern to Portland General Electric expressing our concerns.

7:55 p.m.-Mayor Phillips announced that there would be a break at this time and reconvene at 8:00 p.m.

Council meeting reconvened at 8:00 p.m.

#### Planning 101

Community Development Director Beyeler explained Goal 9 & 10 are State planning regulations. Goal 9 is Economic Development and Goal 10 is Housing. The State of Oregon has planning regulations that govern each City in the State. Each City then develops a Comprehensive Plan which outlines how each City will implement these State Planning regulations. This Comp Plan is then approved by the State of Oregon. There was discussion regarding the amount of commercial property and how much is allowed by the Goal 9. 61 acres is the maximum amount of commercial property according to the State Planning Rules. City of Boardman already has well over that amount. When considering changing zoning you need to be able to justify the change if the amount of acreage to over the limit set by the State of Oregon. The City of Boardman's existing Comp. Plan Chapter 9 states that our top five Economic Policies are: Power generation, Tourist Commercial activities near I-84, Cooperate with Port and other Public entities' to make best use of public facilities, and review Industrial land availability inside City Limits.

If City of Boardman receives the Comprehensive Plan grant to update Goal 9 and Goal 10, it may take as much as 2 years to complete. There will be review of existing goals in the present Comp. Plan. There will be changes to language or even deletions to regarding each Goal Chapter in the Plan.

Community Development Director Beyeler must make sure that any new development fits in the Comprehensive Plan. That is our face to the outside world. This is required so it is good to make sure that the Comp. Plan is a current plan with which the City Council is still seeking for Boardman.

Councilor Johnson feels that as a City we need to have a development plan for each area of Boardman. The best use of the area could be modified if the property owner has a different idea. There were concerns expressed about zoning ourselves into a corner.

Goal 10 is housing. It has 13 goals listed regarding housing goals. Barry pointed out 3 goals: variety of residential areas (as of now we mostly have one size fits all), income assistance for housing (grants & loans), low income assistance, affordable housing, and provide infill amongst existing housing areas. There was a discussion regarding developers looking for expendable income when considering building housing subdivisions. Community Development Director Beyeler explained how multi-family housing is used as a buffer zone between commercial and residential.

Councilor Johnson quoted a sentence from Chapter 10-Comprehensive Plan: The City has a responsibility to adopt regulations and ordinances, which accommodate adequate housing for the full spectrum of potential future residents. Councilor Johnson feels that we are not meeting the upper end of the spectrum.

Mayor Phillips feels that by the time the City updates the Boardman Comprehensive Plan there will be 3 housing studies completed by: Portland General Electric Housing needs and opportunity in Eastern Oregon, Capeco studies regarding the Sandpiper Apartments in Boardman, and State agencies are doing a study to help assess/improve housing in our area. This information should be available to combine with the new draft of Chapter 10 of the Boardman Comp Plan. Councilor Pambrun is encouraged that residents in Boardman are moving up the housing scale.

Goal 11 is the Public Facilities chapter and will need to be reviewed for the completion of the IAMP. We will have Chapter 11 updated before the final IAMP is completed.

These sessions are helpful in understanding the Land Use Planning Goal for the State and for the City.

Mayor Phillips asked if there was any further business, hearing none.

Council Meeting was adjourned at 8:40 p.m.

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Chet Phillips-Mayor

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Lila Killingbeck, Recorder