

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, and Steve Doherty

Absent: LaVern Gertlar

Staff: Karen Pettigrew-City Manager, Lila Killingbeck-Recorder, Barry Beyeler, and Jackie McCauley

Audience: Darci Rudzinski-Angelo Planning Group, Teresa Peninger-ODOT Region 5, Grant Young-DLCD, Patrick Knight-DLCD, Diane Wolfe-Boardman Chamber, Pam Docken-Chrmn Steering Committee, Ray Michael-Steering Committee, Mary Ann Allemann-property owner

Councilor La Vern Gertlar's absence was excused due to family obligations.

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

Mayor Phillips explained that the Action Items section had been moved up to accommodate the time needed for the Interchange Area Management Plan Public Hearing.

OTHER ACTION ITEMS

Anderson Perry-Project Costs

City Manager Pettigrew explained that she had received cost breakdowns for 6 Capital Improvement Projects. She told the Council that it would cost \$64,500.00 to complete the Field Surveying and Preliminary Engineering (to provide technical information for evaluation of alternatives, property owner discussions, final route selection, etc.). Having these preliminary studies completed would give the City a jumpstart on any one of these projects should it be determined it is time to construct. City Manager Pettigrew has reviewed the budget and this amount has been budgeted in the affected Reserve Funds. Councilor Pambrun moved to approve the request in the amount of \$64,500.00 for Field Surveying and Preliminary Engineering for 6 specified projects. Councilor Perry seconded the motion. All were in favor.

League of Oregon Cities Voting Delegate

City Manager Pettigrew explained that the City of Boardman has 1 voting member for topics that LOC would be representing during the coming year. The delegate has to be an Elected Official and attending the Saturday morning meeting on Oct. 3rd. Councilor Doherty moved to nominate Mayor Phillips as the voting member and Councilor Johnson as the alternate. Councilor Pambrun seconded the motion. All were in favor.

PUBLIC HEARINGInterchange Area Management Plan

Mayor Phillips opened the hearing at 7:17 p.m. and welcomed all in attendance. He explained that the purpose of the meeting was to take Public Comments regarding the implementation of the Interchange Area Management Plan (IAMP).

Mayor Phillips explained the Rules of Conduct of the hearing: each person will have 3 minutes to speak and the hearing should last no longer than 8:30 p.m. If there is a need for a change the Council will discuss and decide the change.

Mayor Phillips called for Abstentions from the Council. Councilor Doherty declared a potential conflict because he is an owner of property in the IAMP boundary. Mayor Phillips asked if there were any Objections to the City of Boardman hearing this topic. There were none.

STAFF REPORTS

Staff Reports were given: City of Boardman by Community Development Director Beyeler, State of Oregon by Darci Rudzinski by Angelo Planning Group.

Mr. Beyeler gave a recap of the citizen involvement process of: workshops, meeting, advertising of meetings, mailings to affected property owner. This process had accumulated the information that was gathered into the IAMP Final Draft which is being discussed at this meeting. He then explained that this draft meets the Comprehensive Plan Goals 1, 2, 9, 10, 11 and 12. The draft meets the City of Boardman Development Code and the Zoning Code requirements. The Planning Commission recommends approval by the City Council with 2 conditions: 12 months completion deadline for all necessary changes to Public Facilities Plan, Capital Improvement Plan and Chapter 11 Comprehensive Plan for funding mechanisms necessary to implement the IAMP and establish transportation funding developed by Council at the workshop on September 20, 2008. Staff recommends approval of the April, 2009 draft.

Ms. Rudzinski gave a recap of the State Findings. The adoption of the IAMP meets the Land Conservation and Development Commission Goals 1, 2, 9, 10, 11, and 12. The IAMP draft is compatible with the Oregon Transportation Plan Goals and Policies, Oregon Highway Plan, OAR 660 Division 12-20 year plan, and the OAR 734 Division 57-Highway access. She reminded everyone that this plan has short, medium, and long-range action plans which develop with traffic increases.

PROPONENTS

Mayor Phillips asked for Proponents of the IAMP.

Mr. Ray Michael began by introducing himself as being a member of the IAMP Steering Committee. Mr. Michael recommends the Plan, but feels that the overpass expansion should be at the top of the City Council's priorities so that people don't get hurt. Ms. Pam Docken began by introducing herself as the Chairman of the IAMP Steering Committee. She had been appointed as a Councilor on the committee by previous Mayor Glenn. When she moved into the county and resigned her Councilor position, Mayor Glenn had asked her to continue to Chair the committee. The management of the interchange on both North and South Front Streets is in this plan. In 2007 there had been another plan which was faced with opposition. This new

plan has more defined trigger points which are implemented as traffic counts increase and property accesses are no longer functioning. Alternative accesses are required before changes are made. State land use laws prevent access closures to property. Ms. Docken recommends the Plan. Ms. Docken thanked City Manager Pettigrew, Monty Grove-ODOT, Teresa Penninger-ODOT for working with the Steering Committee to develop an IAMP Plan that is agreeable to the City of Boardman. Mr. Steve Doherty, Councilor, was on the IAMP Steering Committee. He had been apprehensive at the beginning but is in support of the Plan. He is especially supportive of the IAMP which guarantees property access as traffic impacts increase.

Mrs. Mary Ann Allemann-property owner, expressed that she had concerns. She felt she had not been properly notified of meetings, workshops, and Open Houses. She also had concerns about the proposed access off of South Main Street into her property. She felt that accesses for street easements and possibly electric line easements would reduce her lot and reduce her chance to sell or develop it. She has not consulted a land use attorney, but with her continued concerns she may. She is in support of curbs and sidewalks. Councilor Perry spoke about the placement of the street accesses on a map of the IAMP plan. There would be many factors considered before anything would be done. A survey would need to be completed to even begin, written notification and discussions would be needed before anything could be decided. Ms. Allemann reminded the Council that this is the last 60 acres of the original Boardman Plat. Mayor Phillips thanked Ms. Allemann for her participation.

OPPONENTS

No one spoke in opposition. Mr. Ed Glenn had submitted a letter discussing his opposition to this plan. His letter will be placed in the written record. Darci Rudzinski addresses Mr. Glenns concerns:

- FE Glenn: Restricts Commercial growth. There needs to be additional approaches in the short range list.
- Darci R: Encourages continual funding for overpass expansion, but for now the overpass is OK. There needs to be more room for traffic to wait while circulation is moving. Fixing the overpass won't increase that.
- FE Glenn: Populations growth information is over estimated.
- Darci R: IAMP will improve operation whether the population is at a low growth rate or a high rate because of the triggers.

PUBLIC AGENCIES

Teresa Penninger-ODOT-Region 5.

As the Planning/Program/Business Manager of Region 5, Teresa Penninger presented her Letter of Support of the IAMP to the City Council. She cited safe and efficient use of the interchange as Boardman continues to grow, local street connective near the interchange for property access, and combined effort of ODOT and City of Boardman. Having an adopted IAMP can improve eligibility for Transportation funding because the City has an added transportation component that is needed on projects they may qualify for in the overpass/Main Street areas.

Grant Young-DLCD

DLCD has worked with agencies involved in the development of the IAMP. DLCD is in support of the IAMP. He complimented the City with its work to move forward with transportation planning which will help development in the future. The City should keep applying for grants and keep relationships with state agencies open.

Mayor Phillips asked Ms. Penninger how long does an overpass last? She had researched our overpass. It is 40 years old now and ODOT engineers feel that it should last another 30 years. How do you widen a bridge? Rebuild one side at a time or a total rebuild which usually means realignment of accesses onto overpass.

Councilor Johnson asked about the safety of the overpass. There seems to be potentials for conflict with vehicles, bikes, and pedestrian traffic. Wouldn't that create a need for widening the overpass? That alone would not reduce the conflict. Is there opportunity to have freeway access come on to Front Streets? No, those streets are not considered collectors. There is a Functional Classification System which ODOT would not allow this.

Councilor Yates asked what is the definition of Reasonable Alternate Access. Ms. Penninger explained that that could mean needing to go around a couple of blocks to access businesses. He also asked about the use of an Olsen Road overpass. It is in the existing Transportation Plan, but ODOT feels that that would only reduce Main Street Overpass traffic by 15-25%. The development of the Olsen Road Overpass would be very costly and the IAMP with the established trigger points would still be needed.

Public Hearing-Closed at 8:37 p.m.

Councilor Pambrun thanked everyone that had worked on the IAMP to get to this final draft. They had worked hard to make this a document that was workable for State of Oregon agencies and City of Boardman.

Councilor Pambrun moved to approve the April, 2009 Final Report for the Boardman Main Street Interchange Area Management Plan, including the amendments to Chapter 5 of the IAMP (see Attachment "E") and revised Figures 5.5 and 5.6, and the implementation measures included in the associated code amendments (see Attachments "B", "C", and "D"). The City Council will adopt the IAMP through an implementing ordinance which will included the following conditions: 1) complete within 12 months the necessary changes to the Public Facilities Plan, Capital Improvement Plan and Chapter 11 of the Boardman Comprehensive Plan to solidify the funding mechanisms necessary to implement the IAMP, 2) Establish transportation funding mechanisms, including transportation systems development charges, consistent with the consensus of the Council developed at the City Councilor Workshop on Transportation Funding held on September 20, 2008. Councilor Doherty seconded the motion. Roll call vote was taken: Johnson-yes, Yates-yes, Pambrun-yes, Perry-yes, Doherty-yes, and Phillips-yes. Motion carried 6-0 with 1 absence.

Mayor Phillips thanked everyone who had worked on this IAMP. City Manager Pettigrew thanked the steering committee for the commitment they had made and the final product that had been developed.

8:45 p.m. recessed meeting.

8:50 p.m. reconvened the meeting

REPORTS, CORRESPONDENCE AND DISCUSSION

City Manager report

- Devin Oil has filed a Land Use Board Appeal with the State of Oregon regarding the approval of the partition of the Love's Travel Center at the Tower Road Interchange.
- Will be attending 2 meetings in Heppner: Heppner Chamber Lunch and the Mayor's Manager's meeting
- Needs & Issues applications need to be turned in by September 18th to GEODC for processing.
- Mr. Paul Koch had delivered the draft of the 2009 Strategic Plan today for review.
- Councilor Yates asked about the Idaho Power meetings on the 23rd & 24th. City Manager Pettigrew explained that the 23rd is for the mapping routes, and the 24th is public testimony, so an appointment will be necessary.
- September 29th at 7:00 p.m. will be the PGE Public Hearing meeting.
- September 23rd will be the Tour Boardman Chamber Lunch
- September 22nd at 6:00 p.m. is the Executive session meeting to conduct the City Manager Evaluation.
- October 7th will be the next Regular City Council meeting.

Council

Councilor Johnson asked for the Council consensus for him to lead a one man research team regarding establishing an Outlet Mall in our area. After discussing this issue it was decided to have Councilor Pambrun and Mayor Phillips along with Councilor Johnson on a committee to help with researching commercial businesses locating in Boardman.

Mayor

Mayor Phillips thanked Council and Staff for a great job on the Strategic Plan. He felt that this was a great project to keep Boardman moving forward. If the City is prepared when opportunities come along the City will be ready to capture the business.

Council Meeting was adjourned at 9:05 p.m.

Chet Phillips-Mayor

Lila Killingbeck, Recorder