

CITY COUNCIL REGULAR MEETING/BUDGET HEARING – JUNE 7, 2022

****Note*** Scriveners errors were discovered and corrected on august 2, 2022. The mayor acknowledged this by his signature on the corrected minutes.*

Mayor Keefer called the meeting to order at 7:15 p.m. Roll call for attendance was taken.

Council Members Present: Leslie Pierson, Roy Drago, Jr., Paul Keefer, Paul Beagle, Isaac Williams, and Katy Norton (In Person), and Brenda Profitt (Via Zoom)

Council Members Absent: None

Staff: Karen Pettigrew – City Manager, Rick Stokoe – Chief of Police / Assistant City Manager, Marta Barajas – Finance Director, Glenn McIntire – Building Official, Carla McLane – Planning Official, Jenn Rollins – City Recorder / HR (In Person)

Audience: Mike Lees, Toni and Mike Connell, Janet Young, Andrea Sutherland, Karla Jimenez, Jose's iPhone, Karmen's iPhone, Rebecca Moulton, Matt, Karmen Carlson, Matt Moulton, Melissa Keefer

MINUTES

Minutes from the March 24, 2022 City Council Public Hearing

Councilor Pierson made a motion to approve the minutes from the March 24, 2022 City Council Public Hearing as presented. Councilor Drago seconded the motion.

Roll Call Vote: Pierson – Yes; Drago – Yes; Keefer – Yes; Beagle – Yes; Williams – Yes; Norton – Yes; Profitt – Yes

The motion passed 7 – 0

BUDGET HEARING

Mayor Keefer announced the purpose of the hearing was to review the City of Boardman's budget for fiscal year 2022-2023.

Mayor Keefer opened the hearing at 7:18 p.m.

CALL FOR ABSTENTIONS

Mayor Keefer asked if any of the councilors needed to abstain from voting; no councilors mentioned the need to abstain from tonight's proceedings.

OBJECTIONS TO JURISDICTION

None

STAFF REPORT

Finance Director Marta Barajas read the budget summary report into the record. Finance Director Barajas then noted the budget had been approved as presented to the budget committee and asked the City Council to formally adopt the budget.

PROPONENT'S CASE

Nothing further after Finance Director Marta Barajas read the budget summary report into the record.

OPPONENT'S CASE

None

CROSS EXAMINATION

None

PUBLIC AGENCIES

None

REBUTTAL EVIDENCE

None

Mayor Keefer closed the hearing at 7:21 p.m.

Mayor Keefer resumed the city council meeting at 7:21 p.m.

FINANCIAL REPORT

Month Ending April 30, 2022

Finance Director Barajas presented her Financial Report to the council and noted that some interest rates such as the state treasury have come up .10% and movement forward is expected to continue at the same rate. As of now, the City of Boardman is on track to not need any contingency money moves. In June, the G.O. Bond Payment is due and a large amount of money will be moved to make the interest payment on the bond debt.

Mayor Keefer asked if there were any questions regarding the financial report. There were none.

PRE-ARRANGED PRESENTATION

School Presentation

Melissa Keefer, the TAG Coordinator for Sam Boardman Elementary, introduced her students who presented information regarding the talented and gifted program to the council. The children presented pamphlets they created on the City of Boardman as a special project they worked on at home by themselves. Mayor Keefer thanked the children for their presentation and let them know they did a very good job.

Introduction of Scholarship Recipient

Mayor Keefer said the recipient was not present at tonight's meeting but wanted to note that Andrew Brennan received the scholarship award presented by Anderson Perry.

Building Official – City Hall Expansion Project

Building Official Glenn McIntire presented pictures, plans, and details of the City Hall Expansion Project. Councilor Williams asked if there was a timeline planned for filling the building inspector office. Building Official McIntire responded that he hopes to begin filling those positions within the next 3 years. Councilor Pierson asked for an estimated completion date and Building Official McIntire said it would be about February 2023. Councilor Beagle asked if costs would be impacted by the delay, and Building Official McIntire responded that it was a possibility and Finance Director Barajas has built in contingency funds for that possibility. Mayor Keefer asked when the start date was; Building Official McIntire replied that the estimated start date was September 2022. Building Official McIntire explained that the generator will be located in the back in the grassy area. City Manager Pettigrew added that the city hall needs a generator in case there is a natural disaster as city hall is the designated meeting area. Currently the city places generators in vital areas of the city and this new generator will be a vital piece to that puzzle.

Mike Lees – Anderson Perry

Mr. Lees introduced himself and explained that he will present information about the city's domestic water system to the council. Oregon Health Authority is the body that administers and enforces drinking water standards and ensures that public health standards are met. The city's source water is technically considered a well and Oregon laws were followed when the collector well was installed. Mr. Lees presented a picture that demonstrated how the City of Boardman's collector wells work. Mr. Lees explained that there is an interface between the water being collected and the Casson. Eighty percent of the water comes from the river and the other twenty percent is from groundwater. Collector wells have bank filtration which is a natural filter, the water is pulled from the alluvium and increases the water's velocity throughout the alluvium and that is what filters the water. Mr. Lees then explained the Maximum Contaminate Level (MCL) for Nitrates for a community water system is 10 milligrams per liter (mg/L) and then a chart was presented that showed nitrate levels tested in the City of Boardman's drinking water. The water has consistently been below the 5-milliliter limit until lately when it hit slightly above the 5-milliliter limit. Mr. Lees further explained that the City of Boardman is bound by laws that require them to notify the state and the public if the drinking water is not safe.

Councilor Drago asked about the spikes in the chart over the last few years. Mr. Lees said the best way to track it is through consistent testing and monitoring.

Mayor Keefer asked where the water being tested is coming from. Mr. Lees explained it is coming from the water building that is going into the city's distribution system.

Councilor Pierson asked if there is any cause or trend in the few spikes in the last few years. Mr. Lees responded that it is difficult to fit a trend line to the data as it rises and falls, but that a consistent rise would be troubling. Councilor Pierson also asked how often the city tests the water. Mr. Lees said it is tested on a quarterly basis.

Councilor Beagle asked if the spikes can be tied to agriculture and nitrates being leached into the water by farmers and individuals who fertilize the fields. Mr. Lees said that is speculative and he cannot present information that is based on activities outside the City of Boardman.

Councilor Beagle further asked where the water tested comes from. Mr. Lees said from the collector wells. Eighty percent of the water comes from the Columbia River, and twenty percent from groundwater.

Mayor Keefer asked why the spikes continue and if the up and down trends continue is it something that needs to be addressed so that the levels of nitrates remain lower. Mr. Lees responded that the only way to treat nitrates is through a filtration system and that is not needed at this point because it meets the groundwater quality standards for the State of Oregon.

Councilor Profitt asked what tools, equipment, or materials would we use if we get to the alert stage of 7. Mr. Lees explained that analysis would need to be done to determine the best filtration process for the City of Boardman.

Councilor Beagle asked how long the analysis process would take. Mr. Lees said that it would take a couple of months. Councilor Beagle asked what the citizens would do during those months. Mr. Lees explained that citizens would be notified and be given with ideas on how to make the water safe.

Councilor Williams asked what caused the large leap, or if that is possible to know why the levels are appearing to stay higher. Mr. Lees stated that all test results are public knowledge and can be found online.

Mayor Keefer said the City needs to be addressing the issues and performing an analysis on how to keep the drinking water safe and find ideas to mitigate the high levels of nitrates and keep the levels better than the state recommendations.

Mayor Keefer asked City Manager Pettigrew if that was possible. City Manager Pettigrew replied that the city should be proud of their numbers and the solutions would cost the city millions of dollars and as the water is currently safe to drink, it is not an active issue but Mr. Lees can provide the council with an analysis and an estimate of the cost of solutions. Mayor Keefer asked to just plan for the inevitable rise in nitrates.

Mr. Lees continued with his presentation by moving the discussion to wastewater. The city is currently in compliance with their DEQ Permit. In 1979 Lagoon number 1 was installed and a sludge survey shows that the solids need to be removed. Once Lagoon number 4 is operational Lagoon number 1 will be taken offline and the sludge will be removed.

Lagoon Number 1 was seeping 1.42 0.142 (scriveners error) inches per day, and Lagoon Number 2 was seeping at 0.84 0.084 (scriveners error) inches today and Lagoon Number 3 is not seeping at all. The city is currently monitoring their groundwater as required by the state and lagoon nitrate concentrations remain low at .787 milligrams per liter. A map of the area shows great inconsistency with some wells testing high and some wells testing low. In November 2021, the city installed 4 groundwater monitoring wells. The monitoring wells are located close to the canal and seepage from the canal is contaminating the groundwater monitoring wells.

Water applied at Circle 52 comes out of Lagoon Number 3. The intent is to spray enough nitrogen on the crop without it going into the groundwater. The city is applying well below what the State limits are and the crops grown in the circle are using all nitrogen applied to grow without it going into the groundwater.

On the Laurel Lane and Loop Road project, the sewer line is now installed and the contractor is finishing up with the sewer connections. Currently it is now just the road crew. Yates Lane is currently closed for rock and grade activity. The sewer installation's original design showed a path under the interchange and having a manhole in the middle of the intersection to serve the East and West side but the contractors ran into a large number of concrete casings that prevented the original plan from being carried out. The design changed to the current plan which crosses the road and extended up to the original alignment on Yates Lane. The city was able to utilize a sleeve under the interstate and then cross the road which caused a road closure to push 1,000 feet of pipe, then another full day closure was created to go across Laurel Lane, and an additional closure to stub pipe, and the final road closure was for asphalt.

City Manager Pettigrew stated that she asked Mr. Lees to present that information to show the citizens that the construction ran into unavoidable interference, but it doesn't mean that the City is being untruthful and doesn't mean that the people working on this project haven't done their due diligence.

On the wastewater project, the lagoon is being built right now and waiting on materials to be delivered for completion of the lift stations.

On the water system improvement, collector well phase 1 began last week and the road down into the collector well is being built and monitoring wells are being drilled.

OTHER PUBLIC COMMENT

Chamber of Commerce

Torrie Griggs from the Chamber presented her upcoming events for the 4th of July. June 15th is an person chamber luncheon. Representative Greg Smith will attend. SAGE Center is open Monday - Saturday.

Jonathan Tallman

Mr. Tallman questioned the road width and stated the City did not communicate the road closures properly and he doesn't believe a word Mr. Lees said in his presentation and he is unable to communicate his issues to the city and the council. Mr. Tallman stated that the city's actions are unethical and nothing more than a power grab and a money grab.

Kelly Doherty

Ms. Doherty stated she is glad to hear the council is taking the water issue seriously, and there are wells in city limits and wants to know if issues are being communicated to citizens in city limits with the wells. Also, people in the city are currently on septic systems that are polluting the wells in the area. Ms. Doherty asked Mr. Lees a question and was reminded that he was not privileged to speak during this time. Ms. Doherty also asked if she could know what other fertilization methods are being used by farmers on Circle 52.

RESOLUTIONS

Resolution 7-2022 – 2022-2023 Budget Resolution

Councilor Williams made a motion that the Boardman City Council, adopt the budget for fiscal year 2022-2023, as approved by the Budget Committee on May 17, 2022 in the total amount of \$63,876,765. He further moved to adopt the appropriations for the fiscal year beginning July 1, 2022 as presented in Resolution 7-2022. Councilor Pierson seconded the motion.

Roll Call Vote: Pierson – Yes; Drago – Yes; Keefer – Yes; Beagle – Yes; Williams – Yes; Norton – Yes; Profitt – Yes

The motion passed 7 – 0

Resolution 8-2022 – Imposing and Categorizing Taxes for the 2022-2023 Fiscal Year

Councilor Williams made a motion the Boardman City Council impose the following ad valorem property taxes for tax year 2022-2023 upon the assessed value of all taxable property within the district: at the rate of \$4.2114 per \$1,000 of assessed value for permanent tax rate; and in the amount of \$310,000 for debt service on general obligation bonds, not subject to Measure 5 or Measure 50 limitations. He further moved that the taxes imposed are hereby categorized for purposes of Article XI section 11b as: the permanent tax rate of \$4.2114/\$1,000 is subject to the General Government Limitation and that the General Obligation Bond Debt Service of \$310,000 is excluded from the General Government Limitation. Councilor Norton seconded the motion.

Roll Call Vote: Pierson – Yes; Drago – Yes; Keefer – Yes; Beagle – Yes; Williams – Yes; Norton – Yes; Profitt – Yes

The motion passed 7 – 0

Resolution 9-2022 – Appointment of Custodial Officer

Councilor Williams made a motion the Treasurer of Morrow County be authorized to invest the funds of this body, subject to all statutory guidelines and provisions for the fiscal year 2022-2023. Councilor Drago seconded the motion.

Roll Call Vote: Pierson – Yes; Drago – Yes; Keefer – Yes; Beagle – Yes; Williams – Yes; Norton – Yes; Profitt – Yes

The motion passed 7 – 0

Resolution 10-2022 – State Shared Revenue

Councilor Drago made a motion pursuant to ORS 221.770 the City of Boardman elect to receive state revenues for the fiscal year 2022-2023. Councilor Williams seconded the motion.

Roll Call Vote: Pierson – Yes; Drago – Yes; Keefer – Yes; Beagle – Yes; Williams – Yes; Norton – Yes; Profitt – Yes

The motion passed 7 – 0

EXECUTIVE SESSION – ORS 192.600(2)(d)

The City Council moved to executive session at 9:00 p.m. to conduct deliberations with persons designated by the governing body to carry on labor negotiations.

The council returned from executive session and resumed the regular meeting at 9:38 p.m.

Councilor Beagle made a motion to ratify the Teamsters Union Contract as presented for the next three years. Councilor Williams seconded the motion.

Roll Call Vote: Pierson – Yes; Drago – Yes; Keefer – Yes; Beagle – Yes; Williams – Yes; Norton – Yes; Profitt – Yes

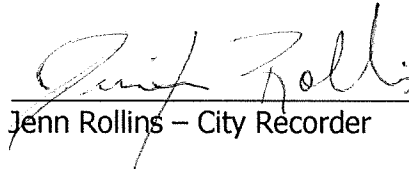
The motion passed 7 – 0

Mayor Keefer announced that the remaining executive sessions on the agenda will be moved to the City Council Meeting on June 28, 2022 along with the remaining items on the agenda.

The meeting was adjourned at 9:41 p.m.



Paul Keefer – Mayor



Jenn Rollins – City Recorder