

BOARDMAN CITY COUNCIL REGULAR MEETING – NOVEMBER 2, 2021

Mayor Keefer called the meeting to order at 7:02 p.m. and led the pledge of allegiance. Roll call for attendance was taken.

Councilors Present: Paul Beagle, Paul Keefer, Leslie Pierson, Brenda Proffitt, Roy Drago, Jr., Isaac Williams, (In Person), and Katy Norton, (via Zoom)

Councilors Absent: None

Staff: Karen Pettigrew – City Manager, Rick Stokoe – Police Chief, Marta Barajas – Finance Director, Barry Beyeler – Community Development Director, Glenn McIntire – Building Official, and Jenn Rollins – City Recorder/HR (In person)

Audience: Derrin Tallman, Jason Hudson, Kallie Davis, Mike Jewett, Rene Ortiz, Stan Hanson, Torrie Griggs, Ted Sanders, Jonathan Tallman, Jacob Cain (Via Zoom)

APPROVAL OF MINUTES

CITY COUNCIL WORKSHOP – SEPTEMBER 28, 2021

Councilor Williams made a motion to approve the minutes from the September 28, 2021 City Council Workshop; Councilor Proffitt seconded the motion. Councilor Beagle noted an omission of the word “by” and it was noted by the City Recorder. The City Recorder asked for the minutes to be passed as amended. Roll Call Vote: Pierson – Yes; Beagle – Yes; Norton – Yes; Drago – Yes; Williams – Yes; Proffitt – Yes; Keefer – Yes. The motion passed 7 – 0.

CITY COUNCIL REGULAR MEETING – OCTOBER 5, 2021

Councilor Beagle made a motion to approve the minutes from the City Council Regular Meeting on October 5, 2021; Councilor Drago seconded the motion. Roll Call Vote: Pierson – Yes; Beagle – Yes; Norton – Yes; Drago – Yes; Williams – Yes; Proffitt – Yes; Keefer – Yes. The motion passed 7 – 0.

FINANCIAL REPORT – ENDING SEPTEMBER 30, 2021

Finance Director Barajas reported the City of Boardman received funds from the CARES ACT in the amount of \$486,000 and an additional amount of \$254 was allotted from cities in the State of Oregon who did not apply for any funds. Finance Director Barajas noted the interest rate for the city's bank accounts dropped by half of a percent and explained she expected another decrease in the interest rate in October for a similar amount. City Manager Pettigrew asked Finance Director Barajas where the CARES ACT Funds were located in the financial report. Finance Director Barajas replied it could be found in Fund 100. Councilor Proffitt asked Finance Director Barajas about the interest decrease and Finance Director Barajas explained it is interest income for the city and so the income generated from interest would decrease along with the percentages mentioned.

PREARRANGED PRESENTATION

Tidewater Master Planned Development – Ted Sanders

Before the presentation began, Mayor Keefer asked if any councilors present requested to abstain from the discussion. Councilor Pierson asked to abstain from the discussion as she has an actual conflict related to financial gain; Mayor Keefer granted the abstention.

Mr. Sanders explained the Tidewater Master Planned Development is expected to consist of 144 apartments and 96 single family town homes and a 12,000 square foot commercial strip center with

shared amenities for all residents. Mr. Sanders also stated he is working with the Port of Morrow to get the Port Access Road to Marker 40 declared a public road instead of a public access road. Mr. Sanders continued to explain all roads and curbs in the development are created to ODOT standards, all roads are non dead-ends and there is not a need for turn around areas in the development. Roads in the development are slightly narrower than usual in order to create a more walkable area for residents to use the amenities, with sidewalks on both sides of the road. Mr. Sanders explained narrower roads reduce the speed of traffic and they will be asking for a posted speed limit of 25 mph within the development.

Mr. Sanders stated he is excited for this development as there is currently a housing boom in Oregon and Boardman, and he is anticipating a spring start to building the development. Mr. Sanders also explained the development is well behind the treed area owned by the lodge where the bald eagles nest; the development is also planning to plant several new trees in the area to create a more green, walkable area.

Mayor Keefer asked for questions. Councilor Profitt asked about parking restrictions on the development roads and if it would restrict or prohibit snow plows deployed by the city in the winter. Mr. Sanders replied the development does allow for parking on one side of the road, enforced by HOA rules, and all residents would be provided with a double garage and a double driveway which should reduce parking on the roads. Mr. Sanders explained the 12-foot drive lanes should be plenty wide enough for a snowplow and as there are no dead-end roads, snow plows would not need to turn around.

Mayor Keefer asked if the road to Marker 40 would be developed into a different type of road since the developers are asking for them to become public roads. Mr. Sanders replied the developers have been working with the Port of Morrow as these roads are owned and maintained by the Port, and the developers are working on getting access granted to these roads to create flares on the intersections from the development onto the 2 roads owned by the Port. Mr. Cain from the Port of Morrow also stated the public roadway is Port maintained but there is a Build Grant issued which will create sidewalks and curbs down the roads to the development.

Councilor Beagle asked Mr. Cain to provide a map indicating improvements for the roads to the council so the council members could visualize the changes. Mr. Cain replied the Port of Morrow is still in the design stage and would share what he currently has with the council.

Councilor Profitt asked how the HOA in the development would be held responsible for maintaining the appearance of the development and its adherence to the rules. Mr. Sanders replied the developers plan on owning the apartments indefinitely and they will be a part of the HOA and the developers will be in control of the HOA as owners and will maintain the property and enforce the rules.

Mayor Keefer asked if Mr. Sanders had anything else to add, and Mr. Sanders replied he was excited to get out to the area and get started on the project.

Waste Connections of Oregon – Mike Jewett

Mr. Jewett stated Sanitary Disposal is selling his business to Waste Connections of Oregon as of December 1, 2021 and would like the franchise transferred over to the new company. Mr. Hudson from Waste Connections introduced himself and offered to answer any questions from council members.

Councilor Beagle asked where the new business is located; Mr. Hudson stated he is located in Vancouver, Washington but he will place a district manager in the Hermiston area who will run the day-to-day operations of the business. Mr. Hudson also stated Waste Connections plans on keeping the infrastructure and current employees in place through the transition.

PUBLIC COMMENT

Mayor Keefer opened the floor to public comment and stated he would limit comments to no more than 3 minutes per person and stated the UEC application and process involved would not be a topic for discussion.

Renee Ortiz – Boardman Chamber of Commerce

Ms. Ortiz communicated the following upcoming events:

November 17th is the monthly luncheon at noon – chili and cornbread will be served.

November 18th is the Chamber After 5 Event at the SAGE Center and they will be serving wine and cheese to be followed by a ladies shopping night at the SAGE Store.

Applications for the Boardman Giving Tree are now open for families in need; applications are available for download on the Facebook Page – the deadline to apply is November 14th.

A Broadband Town Hall will be hosted at the SAGE Center on November 9th by Erin Moss who will be available to answer any questions from the public.

The SAGE Center is hosting several holiday activities including the Ladies Shopping Night on November 17th, a Movie Night on November 18th, a Painting Night on November 23rd, and Black Friday Sales on November 26th.

Darrin Tallman & Jonathan Tallman

Darrin Tallman introduced himself and asked to comment on the Loop Road project; he listened to the workshop held on September 28th and asked to communicate some information he believes hasn't been provided to the city council by city staff. Mr. Tallman encouraged city council to ask city staff about the details of the Loop Road project and the negotiations between the city and his family and the breakdown in communication.

Jonathan Tallman said he had sent a letter to the city clerk regarding Fletcher Hobbs. He asked to open a dialogue with the city to get the situation with the Loop Road Project resolved as soon as possible.

ACTION ITEMS

Ordinance 3-2021 – An Ordinance Approving Post Acknowledgement Plan Amendment 01-2021

Amending the Boardman Zoning and Comprehensive Plan Map

Mayor Keefer explained because this ordinance didn't pass unanimously on the first reading, a second reading was required to pass the ordinance.

Councilor Profitt made a motion to read by title only Ordinance 3-2021, an Ordinance approving Post Acknowledgement Plan Amendment 01-2021 amending the Boardman Zoning and Comprehensive Plan Map into the record a second time and to approve Ordinance 3-2021; Councilor Drago seconded the motion. Councilor Pierson re-stated her abstention status to the mayor who acknowledged she would abstain from the vote. Mayor Keefer expressed his excitement for the project and the growth it would bring to our community and the Port of Morrow. Roll Call Vote: Beagle – No; Norton – Yes; Drago – Yes; Williams – Yes; Profitt – Yes; Keefer – Yes. The motion passed 5-1 with one abstention. City Manager Pettigrew then read Ordinance 3-2021 by title only into the record for a second reading.

Resolution 15-2021

Councilor Beagle made a motion to adopt Resolution 15-2021, a Resolution of the City of Boardman authorizing the transfer of the solid waste management franchise; Councilor Williams seconded the motion. Mayor Keefer asked for questions – there were none. Roll Call Vote: Pierson – Yes; Beagle – Yes; Norton – Yes; Drago – Yes; Williams – Yes; Profitt – Yes; Keefer – Yes. The motion passed 7-0.

OTHER BUSINESS

City Manager Evaluation

Mayor Keefer stated the Boardman City Council had completed the evaluation of City Manager Pettigrew, and has agreed to continue her contract.

REPORTS, CORRESPONDENCE, AND DISCUSSION

Police Report

Chief Stokoe submitted a report to the council on behalf of the police department. Chief Stokoe reported there was not anything out of the ordinary and asked if there were any questions in regard to the report submitted. Mayor Keefer asked if the incident volume is starting to indicate a need for more officers in the city; Chief Stokoe replied staffing levels are currently ok, but eventually there will be a need for more officers. No further questions were asked from the council members.

Building Department Report

Building Official McIntire submitted a report to the council on behalf of the building department. Building Official McIntire stated things have been slowing down a little bit, and the county would be discussing the direction of their building department situation soon. Building Official McIntire also stated he has met with Kallie Davis to discuss the possibility of an apprenticeship program for building inspectors.

Public Works Department Report

City Manager Pettigrew gave a report to the council on behalf of the public works department. Mayor Keefer noted the new basketball hoops are adjustable and the courts have been painted; Ms. Griggs stated the hoops can be adjusted by staff for events and the backboards are all new with breakaway rims and she thanked the public works staff for all of their help.

City Manager

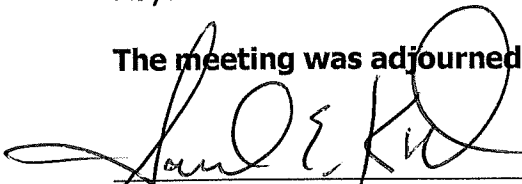
City Manager Pettigrew gave her report to the council, and informed them a Small Cities Grant has been received for \$100,000 and would be used for SE Front Street. City Manager Pettigrew also mention she has noted increased traffic for the new Family Dollar Store. Mayor Keefer asked if there were any questions and there were none.

EXECUTIVE SESSION

Mayor Keefer announced the council will now be going into Executive Session to discuss ORS 192.660(2)(e) – Real Estate. A decision was not anticipated following the Executive Session and he recessed the regular meeting at 7:56 p.m.

Mayor Keefer reconvened the regular meeting at 9:07 p.m.

The meeting was adjourned at 9:08 p.m.


Paul Keefer – Mayor
Jenn Rollins – City Recorder/HR