

BOARDMAN CITY COUNCIL REGULAR MEETING – OCTOBER 5, 2021

Mayor Keefer called the meeting to order at 7:00pm and led the pledge of allegiance. Roll call was taken.

Councilors Present: Paul Beagle, Paul Keefer, Roy Drago, Jr., Leslie Pierson, Brenda Profitt and Isaac Williams (all in person), 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, Jenn Rollins – City Recorder/HR (all in person)

Audience: Renee Ortiz – Boardman Chamber of Commerce, Dawson Quinton – Aide to Representative Greg Smith, Melissa Keefer, Mrs. Isaac Williams, Ted Sanders, Lisa Mittelsdorf (all via Zoom)

APPROVAL OF MINUTES

September 14, 2021 Regular Meeting

City Recorder Jenn Rollins asked to council to approve the minutes with a slight amendment in wording that did not affect the content of the minutes.

Councilor Profitt made a motion to approve the minutes of the September 14, 2021 regular meeting as amended. Councilor Drago Jr. seconded the motion.

Roll Call Vote: Beagle – Yes, Norton – Yes, Pierson – Yes, Profitt – Yes, Williams – Yes, Drago Jr. – Yes, Keefer – Yes. Motion passed to approve the minutes 7-0.

September 28, 2021 Workshop Meeting

Councilor Pierson made a motion to approve the minutes of the September 28, 2021 regular meeting as presented. Councilor Beagle seconded the motion.

Roll Call Vote: Beagle – Yes, Norton – Yes, Pierson – Yes, Profitt – Yes, Williams – Yes, Drago Jr. – Yes, Keefer – Yes. Motion passed 7-0.

Mayor Keefer recessed the special meeting at 7:04 p.m.

Mayor Keefer opened the public hearing at 7:04 p.m.

FORMAL PROCEEDINGS

Public Hearing – PAPA 01-2021 – Tide Water Master Planned Development

Mayor Keefer announced the purpose of the hearing was to review information regarding the amendment of the City of Boardman's zoning and comprehensive plan map.

Call for Abstentions

Mayor Keefer called for abstentions – Councilor Pierson stated she had an actual conflict due to a financial benefit; Mayor Keefer granted the request for abstention.

Objections to Jurisdiction

No objections to the jurisdiction were brought before the council.

Staff Report

Mayor Keefer asked Community Development Director Barry Beyeler to read the Staff Report regarding the zone change and property subdivision for PAPA 01-2021 in regard to the Tide Water Master Planned Development into the record.

Mayor Keefer asked Community Development Director Barry Beyeler about the width of the proposed streets in the development. Director Beyeler explained that the Master Planned Development has a higher density of population than a residential zoned area of the city and the developer has designed narrower streets to create a more walkable area in the development.

Councilor Profitt asked Community Development Director Barry Beyeler if the streets in the development were privately or publicly owned. Director Beyeler replied that the streets would be privately owned and maintained and the city would provide the water and sewer for the development.

Councilor Beagle asked who would be responsible for plowing snow from the streets; Director Beyeler replied that would be the HOA's responsibility.

Councilor Profitt asked who would police the community and if it was privately or publicly owned; Director Beyeler replied that the city would police the development as it was not a gated community and was accessible to the public.

Councilor Drago asked if there would be any impact on traffic and access. Director Beyeler replied that there was a traffic study done and the development should not create any significant impact.

Councilor Williams stated he works at the Lodge and he knows that bald eagles nest in the trees by the river and wanted to know if there was an environmental study done. Director Beyeler replied that the developers had not done a study, but they would remove as few trees as possible while building the development. Councilor Williams asked if the city would be willing to look into the situation. Director Beyeler replied that the city doesn't currently have any environmental requirements for developers.

Councilor Drago asked if there would be any changes to the navigational markers. Director Beyeler replied that the map noted where the existing marker was located and that there wouldn't be any noticeable obstructions between the two markers and the Corps of Engineers have been contacted regarding this issue by the developers. The developer, Ted Sanders, replied the Coast Guard has been contacted as well and they have confirmed that the height of the buildings will not cause any interference with the markers.

Councilor Williams asked what income bracket this housing was targeting. Director Beyeler replied that he assumed the development was targeting people in a higher income bracket.

Mayor Keefer asked the developer, Mr. Sanders, about the width of the streets in the development and the sidewalks and curbs. Mr. Sanders replied that there would be sidewalks on both sides of the streets and the curbs would be a rolled type of curb.

Proponent's Case

Mr. Sanders stated they were very excited to move forward with the project, he thinks it will be a great benefit to the city.

Lisa Mittelsdorf stated that the Port of Morrow is a strong proponent of the project and has been working hard to get the land ready to transfer so that it can be a beautiful housing project for Boardman.

Opponent's Case

None

Mayor Keefer stated he is concerned that the streets in the development are too narrow and that they won't fit in with the other community streets.

Councilor Williams wanted to reiterated that he was upset that an environmental study wasn't done on the Bald Eagle nesting area in the trees by the river.

Councilor Profitt asked if it was too late for a compromise over the streets and the width of those in the development.

Mr. Sanders replied that it was too late in the design stage to change the width of the streets in the development; the narrow streets are designed to slow traffic down to make this development a more walkable area for the residents and to reduce the amount of asphalt used to increase the green area in the development.

Councilor Drago asked if there was a proposed speed limit on the roads. Mr. Sanders stated that he recommended a speed limit of 25 mph.

Public Agencies

None

Mayor Keefer closed the public hearing at 7:44 p.m.

Mayor Keefer resumed the regular meeting at 7:44 p.m.

FINANCIAL REPORT –

Finance Director Barajas stated there was no financial report for this month but September's financials would be presented at the next City Council Meeting.

PUBLIC COMMENT

Renee Ortiz – Boardman Chamber of Commerce

Luncheon is in-person at the Riverfront Center on October 22nd and the luncheon will be catered by the Sunrise Café and will be a roundtable discussion. A second Chamber After 5 Networking Event will be held at the SAGE Center on October 28th and there will be cheese boards and fresh apple cider for attendees. The Chamber will be hosting a trunk or treat on Halloween in the SAGE Center parking lot at 5:00 p.m. and will be a walk through – spaces are still available to participate. The SAGE Center has pumpkins left over from the harvest festival that are free to the public while they last. The UEC is having a customer appreciation luncheon on October 6th from 11-1 at their Boardman location. Over 200 jobs are available throughout Morrow County and the Port of Morrow and citizens can find them on the chamber website and the Port of Morrow websites to view job descriptions and application instructions.

Dawson Quinton – Aide for Rep. Greg Smith

Mr. Quinton introduced himself as an aide for Representative Greg Smith, he stated he doesn't have any current updates but is available for questions. Mr. Quinton left his phone number in the comment section: 541-993-5236.

ACTION ITEMS

Ordinance 2-2021 – Easement Vacation – NE Columbia Avenue

Councilor Profitt made a motion to read by title only, for the second reading of Ordinance 2-2021, an ordinance vacating a utility easement created on the original plat of the "C. Locke Sr. Industrial Park" and to adopt the ordinance. Councilor Williams seconded the motion. Roll Call Vote: Pierson – Yes; Beagle – Yes; Norton – Yes; Drago – Yes; Williams – Yes; Profitt – Yes; Keefer – Yes. The motion passed 7-0.

Ordinance 3-2021 – PAPA 01-2021 – Tide Water Master Planned Development

Councilor Pierson reminded Mayor Keefer that she had previously established an abstention to the vote during the public hearing. Councilor Profitt made a motion to read by title only and to adopt Ordinance no 3-2021, an ordinance approving post acknowledgement plan amendment 01-2021 amending the Boardman zoning and comprehensive plan map. Councilor Drago seconded the motion. Roll Call Vote: Pierson – Abstain; Beagle – No; Norton – Yes; Drago – Yes; Williams – No; Profitt – Yes; Keefer – Yes. The motion passed 4-2 with one abstention; however, by the City Charter the ordinance could not be adopted in an emergency meeting without a unanimous vote. This ordinance will be on the November City Council agenda for further consideration.

Resolution 14-2021 – Sam Boardman Elementary Right Turn Only

Resolution 14-2021 is a resolution to establish, maintain, and enforce a right turn only egress from Sam Boardman Elementary School. Councilor Drago made a motion to adopt resolution 14-2021 and Councilor Profitt seconded the motion. Councilors discussed the purpose and need. There is currently a sign posted that reads "right turn only" and this resolution will allow the police department to enforce the right turn only egress to prevent traffic buildup that can potentially obstruct the ability of the fire department to respond to calls. Roll Call Vote: Pierson – Yes; Beagle – Yes; Norton – Yes; Drago – Yes; Williams – Yes; Profitt – Yes; Keefer – Yes. The motion passed 7-0.

REPORTS, CORRESPONDENCE AND DISCUSSION

Police Report

Chief Stokoe submitted a report to the council on behalf of the police department. Chief Stokoe asked if there were any questions regarding the report for the month of September. There were none. Chief Stokoe followed up on the question made by Councilor Beagle at the last meeting and explained July arrest numbers; of the 27 arrests made in July, 11 of the charges were committed by one offender and that number is what skewed the numbers higher for July. Councilor Beagle asked what the status was on the 11 charges. Chief Stokoe replied that the case has been turned over to the District Attorney to decide whether they would like to prosecute or not.

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 steady in his department, but that supply chain issues are making air conditioners hard to come by. Councilor Profitt asked about the differing numbers in water meters, and Building Official McIntire replied that those were for new construction.

Public Works Department Report

City Manager Pettigrew gave a report to the council on behalf of the public works department. Mayor Keefer asked about the new basketball hoops; City Manager Pettigrew reported new basketball hoops have been ordered and they are scheduled to be installed by the end of October. Councilor Beagle asked if it was possible to add a new line item on the Public Works Report to include the number of meter re-reads.

OTHER ACTION ITEM

Land Buy and Buy Back with Port of Morrow

City Manager Pettigrew presented her report to the council, and informed them the Port of Morrow has plans to expand the SAGE Center and included the plans in the packet. The Port would like to trade the City of Boardman an acre of lagoon property for an acre next to the SAGE Center for the expansion. The land purchased will be used for overflow parking. Councilor Profitt made a motion to approve the buy and buy back of the acre of land and the City Manager has approval to sign for the transaction; this was seconded by Councilor Pierson. Roll Call Vote: Pierson – Yes; Beagle – Yes; Norton – Yes; Drago – Yes; Williams – Yes; Profitt – Yes; Keefer – Yes. The motion passed 7-0.

City Manager

Mr. Green from Morrow County is looking for a place for the County Public Transportation Bus Barn and they have been looking at the BMCC lot without realizing it was already spoken for, and asked for the lots 2 spaces over. City Manager Pettigrew mentioned that there has already been interest in the lots the county is interested in and so she is hesitant to approve the use and recommended approaching the Catholic Church to see if the church had any property they would be willing to sell for this use.

Councilor Beagle asked about the Deputy City Manager advertisement mentioning mountain views. The council discussed reasons why mountains in the area are a huge draw to visitors in our area. Mayor Keefer mentioned that he appreciated the pictures that were used in the advertisement as he felt they represented the City of Boardman and our area well.

Committees

Chief Stokoe asked if any councilors were interested in chairing a committee of volunteers to decorate the city for Christmas; no councilors volunteered for the committee at this meeting.

Councilors

Councilor Pierson asked about the new construction behind the clinic and asked when the councilors were allowed to discuss the particulars of new projects in the city. City Manager Pettigrew replied that we are not allowed to discuss any projects until after a business has purchased a permit for their project. Councilor Pierson asked if there are any other businesses the city would like to attract to the area. City Manager Pettigrew answered that a downtown study had been done around 20 years ago to see what businesses the city could support. City Manager Pettigrew also reminded the councilors that the BCDA and the City Council used to have a joint City Enhancement Meeting once a year that has been postponed due to COVID but that may be something that can be resumed in the future.

Councilor Williams asked if there is anyone in the city who is responsible for cleaning the sidewalks in the city as he has been informed of instances where broken glass is in the sidewalk area. City Manager Pettigrew replied that the city does not clean sidewalks, but that if City Hall is notified of an issue the Public Works Department can look into it.

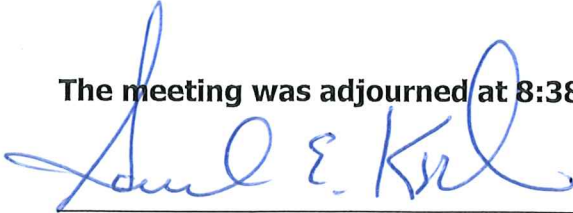
Councilor Profitt asked if there were any more updates on the traffic study on Faler Road now that school is back in session. Community Development Director Barry Beyeler replied that the study is currently in progress.

Mayor Keefer asked where the access will be for the new Dollar General store. Community Development Director Beyeler replied that the store will share access with the pharmacy, and that the driveway will be widened to allow for better access.

City Manager Pettigrew shared that the city is in the process of ordering toys and a fence for the dog park.

Councilor Profitt asked for an update on the OCDC Building. Finance Director Barajas replied that the project has been delayed but has also been granted an extension as the delay is due to supply chain issues and temperature minimums required for installation. Director Barajas also mentioned that they hope to open in January.

The meeting was adjourned at 8:38 p.m.



Paul Keefer – Mayor

Jenn Rollins – City Recorder/HR