



CITY COUNCIL MEETING

May 07, 2024 at 7:00 PM

Boardman City Hall Council Chambers MINUTES

1. CALL TO ORDER

Mayor Keefer called the meeting to order at 7:00 PM.

2. FLAG SALUTE

3. ROLL CALL/EXCUSED ABSENCES

Councilors Present: Mayor Paul Keefer, Councilor Heather Baumgartner, Councilor Brenda Profitt (via Zoom), Councilor Ethan Salata, Councilor Cristina Cuevas, Councilor Richard Rockwell, Councilor Karen Pettigrew

4. APPROVAL OF MINUTES

A. City Council Workshop Minutes - April 2, 2024

Motion to approve the April 2, 2024 Council Workshop Minutes.

Motion made by Councilor Cuevas, Seconded by Councilor Rockwell.

Voting Yea: Mayor Keefer, Councilor Baumgartner, Councilor Profitt, Councilor Salata, Councilor Cuevas, Councilor Rockwell, Councilor Pettigrew

B. City Council Meeting Minutes - April 2, 2024

Motion to approve the April 2, 2024 Council Meeting Minutes.

Motion made by Councilor Baumgartner, Seconded by Councilor Salata.

Voting Yea: Mayor Keefer, Councilor Baumgartner, Councilor Profitt, Councilor Salata, Councilor Cuevas, Councilor Rockwell, Councilor Pettigrew

C. City County Port Meeting Minutes - January 10, 2024

Motion to approve the City County Port Meeting Minutes - January 10, 2024

Motion made by Councilor Salata, Seconded by Councilor Rockwell.

Voting Yea: Mayor Keefer, Councilor Baumgartner, Councilor Profitt, Councilor Salata, Councilor Cuevas, Councilor Rockwell, Councilor Pettigrew

D. City County Port Meeting Minutes - April 30, 2024

Motion to approve City County Port Meeting Minutes - April 30, 2024

Motion made by Councilor Cuevas, Seconded by Councilor Baumgartner.

Voting Yea: Mayor Keefer, Councilor Baumgartner, Councilor Profitt, Councilor Salata,

5. FINANCIAL REPORT

A. Month Ending - March 2024

Finance Director Barajas presented the Final Financial Report for March. Councilor Pettigrew asked where all the funds were coming from. Finance Director Barajas stated Amazon purchased permits for 2 campuses and 12 phases at once and that is the reason for the supplemental budget hearing tonight.

B. April 2024 - Preliminary

Finance Director Barajas stated in April she included the Interfund Transfers on the preliminary financial statement. Of the budgeted transfers, there are 2 that will not be completed, one being the West Urban Renewal of \$109,000 as there is not enough in the account to cover that. If all funds are moved, there will be nothing left to earn interest. Street Reserve Fund did not all get transferred, funds are getting reallocated to leave it for the ability of purchasing land. Everything else has been transferred and budgeted. The interest rates are still up, there is now talk that interest rates will not decline until after elections. The Capital Project Fund - GO Bond has a remaining balance of \$3,157,920 left to pay. Looking at the fund balances, the City is about \$14,000 short. She stated she is hoping the interest rates in the remaining months will make up the difference. Finance Director Barajas clarified on Interfund Transfers, funds transferred in will show as revenue, transferred out will show as expenditures.

Councilor Rockwell asked why some accounts have a much lower interest rate than other savings accounts. Finance Director Barajas stated the lower interest rates are on escrow accounts and that is where they are set.

6. FORMAL PROCEEDINGS

A. Supplemental Budget Hearing 2023-24

Mayor Keefer opened the public hearing on Supplemental Budget Hearing 2023-2024 at 7:09 PM.

Mayor Keefer outlined the conduct of the hearing.

Staff Report: Finance Director Barajas reviewed the staff report as presented in the packet. She stated the page cut off the last couple lines of text, so she read the full statement into the record. "Building department services, permit fees and manufactured dwelling placement fees, and fire safety plan review fees increased due to increased activity in the Morrow County jurisdiction. The increase in revenues has a corresponding disbursement due to Morrow County and to Boardman Fire Rescue District. Appropriations for the fees due needs to be increased to fulfill these financial obligations. Excess revenues will be appropriated to Operating Contingency."

Mayor Keefer asked to hear from proponents. There were none.

Mayor Keefer asked to hear from opponents. There were none.

Mayor Keefer asked to hear neutral testimony. There was none.

Mayor Keefer closed the public hearing at 7:14 PM.

Mayor Keefer asked if there was any discussion by the City Council. Councilor Pettigrew stated that when there are supplemental budget hearings, it changes the

budget line item amounts for the different funds, so when the next year budget comes for approval, it will not match.

7. PUBLIC COMMENT

A. Prearranged Presentation - Morrow County Schools, Boardman

Windy River Elementary - Student Bella Brons updated the Council on various activities students participated in during the month of April. Student Dillon Dieter gave his living wax museum presentation of Andrew Jackson.

Sam Boardman Elementary - Students gave updates about upcoming events that will wrap up the school year. Including Crystal Apple Award recipient Mrs. McMasters.

B. Prearranged Presentation - Kalie Davis - Olson Road Campus Design

Kalie Davis with AWS presented three different ideas for the exterior design of the campus in Boardman, visible from I-84. Options were tan and grey with accents in blue, dark grey, or SAGE red. Council agreed the SAGE red was a good choice since this campus is across the freeway from the SAGE Center and the red matches. Mrs. Davis thanked the Council for their time and input.

C. Prearranged Presentation - Barnett & Moro 2022-23 Audit Presentation

Rick Stoddard reviewed the 2022-23 Audit of the City of Boardman. He stated his working relationship with the City of Boardman Finance Director Barajas is really good. The audit is a "clean report". He spoke on one very small overage of \$257 in the garbage fund is all that was detected in many tests and compliance measures put in place to ensure the City is operating in compliance.

Councilor Pettigrew asked if the city was doing everything right as far as the budget was concerned. Mr. Stoddard stated he is very happy with his relationship with the City over the last couple of years and feels very comfortable.

D. Prearranged Presentation - Sanitary Disposal

Kevin Miracle with Sanitary Disposal stated the cost of operation has increased. The last increase the City of Boardman awarded of 16.75% in July 1, 2023, was to cover a small portion of the increased cost that Sanitary Disposal had been absorbing for many years. He stated the cost of operation has exceeded the discounted rates offered to Boardman. Mr. Miracle is requesting the City of Boardman increase their rates again. The increase he is presenting would get the rates to where they need to be and future increases would be based on the Consumer Price Index (CPI) to keep adjustments small and manageable. Mayor Keefer clarified that the rate increase would take effect July 1, 2024, and the rate increase is required or Boardman will not have trash service. Mr. Miracle confirmed he was correct. He also stated the City of Boardman receives a discounted rate due to the proximity of Finley Butte Landfill. There were 3 different cost increase options presented and there was discussion about the current garbage rates and what the 37.5% increase would look like, the increase would be approximately \$5 per month per customer with the City's 13% increase on top of that. Finance Director Barajas stated the 13% increase covers expenses such as the Utility Clerk's wage for billing and postage, also providing service as a liaison for Sanitary Disposal.

Mayor Keefer asked City Manager Hammond if he was able to research other local companies and get pricing. City Manager Hammond stated he found the only other

local company is Waste Management and the cost is not comparable since the City receives discounts due to the landfill's proximity. In addition, Waste Management is not equipped to take on another city and keep the cost down.

Councilor Pettigrew asked when the curbside recycling services will be taking effect and when those cost increases are expected. Mr. Miracle stated this is not set to begin until 2025, the upfront cost of trucks and bins will be covered, but the monthly cost increase will be for driver wages and fuel. Mayor Keefer asked who gets the revenue for recycling, Mr. Miracle responded that there is not much revenue in recycling. Recycling is collected and dumped at a facility free of charge, once the items are processed, there's almost no revenue.

Mayor Keefer asked if each city or entity is able to find other service providers. Mr. Miracle said yes, services are provided through a franchise agreement and the term of the agreement is generally 5 years. At the end of the 5 years, the City would be able to put out a Request for Bid (RFB) for other service providers.

Mayor Keefer asked for a decision to be made on what cost increase option the Council would like to proceed with. There was discussion also around the City reducing the 13% increase to offset the cost to the customer. Finance Director Barajas stated garbage vouchers are paid out of that 13%, which availability was just increased. Councilor Salata stated the City is not in this to make money, would be nice to be able to reduce the 13% if possible to help offset the cost, if able. Councilor Cuevas stated she would like to table the decision on what the City can do to offset the cost and the decision to be made is for the cost of operation increase right now. General consensus was to go with Option A (Increase in 2024 - 37.5%, 2025 - 4.05%, and 2026 - 4.00%, with a 100% CPI increase thereafter) and discuss at a later time what and if the city can adjust the 13% cost increase.

Motion to continue the contract and accept the 37.5% increase of Option A.

Motion made by Councilor Cuevas, Seconded by Councilor Baumgartner.
Voting Yea: Mayor Keefer, Councilor Baumgartner, Councilor Profitt, Councilor Salata, Councilor Cuevas, Councilor Rockwell, Councilor Pettigrew

8. ACTION ITEMS - ORDINANCES

- A. Ordinance 4-2024 Development Agreement with Gary and Carol Maughan and Maughan et al LLC

Planning Official McLane stated this Ordinance is to approve the development agreement as presented in the packet. As previously discussed and approved, the Maughans are donating approximately \$800,000 worth of land value to the City, and the City is purchasing a portion of land for \$600,000. Part of the sale agreement is the Maughans will invest that \$600,000 for the infrastructure in the Chaparral Subdivision.

Motion to approve the reading by title only of Ordinance 4-2024 Development Agreement with Gary and Carol Maughan and Maughan et al LLC.

Motion made by Councilor Baumgartner, Seconded by Councilor Salata.
Voting Yea: Mayor Keefer, Councilor Baumgartner, Councilor Profitt, Councilor Salata, Councilor Cuevas, Councilor Rockwell, Councilor Pettigrew

City Manager read Ordinance 4-2024, by title only, Development Agreement with Gary and Carol Maughan and Maughan et al LLC,

Motion to adopt Ordinance 4-2024 Development Agreement with Gary and Carol Maughan and Maughan et al LLC.

Motion made by Councilor Baumgartner, Seconded by Councilor Cuevas.

Voting Yea: Mayor Keefer, Councilor Baumgartner, Councilor Profitt, Councilor Salata, Councilor Cuevas, Councilor Rockwell, Councilor Pettigrew

9. ACTION ITEMS - RESOLUTIONS

A. Resolution 10-2024 - 2023-2024 Supplemental Budget Appropriation

Motion to approve Resolution 10-2024 - 2023-2024 Supplemental Budget Appropriation

Motion made by Councilor Cuevas, Seconded by Councilor Rockwell.

Voting Yea: Mayor Keefer, Councilor Baumgartner, Councilor Profitt, Councilor Salata, Councilor Cuevas, Councilor Rockwell, Councilor Pettigrew

10. ACTION ITEMS - OTHER BUSINESS

A. City of Boardman New Logo Decision

City Manager Hammond requested a decision be made on a new logo. There has been much discussion around likes and dislikes, and the options provided in the packet are the result.

Motion to adopt Mini Brand Concept 1B as the new logo.

Motion made by Councilor Rockwell, Seconded by Councilor Baumgartner.

Voting Yea: Mayor Keefer, Councilor Baumgartner, Councilor Profitt, Councilor Salata, Councilor Cuevas, Councilor Rockwell, Councilor Pettigrew

B. Boardman Food Pantry Community Garden Water Donation

City Manager Hammond state the City's Community Garden has been removed as there has been no interest in helping maintain the garden and the work has fallen on one staff member, and this staff member has decided to step away from this responsibility. City Manager Hammond stated this is a beneficial component to the community and he approached the Food Pantry Community Garden. The City would like to discuss donating water to the Community Garden that provides 100% to the Food Pantry. The water cost is approximately \$1000 per year, and this was based on unintentional overwatering. There was also discussion about space being available for individuals to come in and grow their own garden.

Councilor Baumgartner asked if the City provided the water for the last community garden, Finance Director Barajas stated that was on City property and the City does not charge itself water. City Manager Hammond stated it would essentially be the same idea, but it is not on City property.

Pastor Rick Weiss stated the garden is not run by the Food Pantry, but by the Baptist and Hispanic Churches and 100% of the produce goes to the Food Pantry. The garden has been expanded so the plan would be for the west end to be available for people to have their own space. City Manager Hammond clarified this is 100% giving

back to the community. Pastor Weiss stated yes, everything is given back to the community.

Motion to have the City donate water to the First Baptist Church to continue growing a garden for the community.

Councilor Salata asked if this property was on it's own water meter. Pastor Weiss confirmed this property is on it's own account, not tied to the Baptist Church.

Motion made by Councilor Baumgartner, Seconded by Councilor Rockwell.

Voting Yea: Mayor Keefer, Councilor Baumgartner, Councilor Profitt, Councilor Salata, Councilor Cuevas, Councilor Rockwell, Councilor Pettigrew

11. OTHER PUBLIC COMMENT

Stephen Fuss asked the Council to reconsider their decision on shipping container usage within the City of Boardman. He stated shipping containers were presented as a building material for housing options brought to the City by Mr. Wildfire of the Missing Middle Income Housing that was presented to the City in March, when the City Council agreed to continue working with Mr. Wildfire. Mr. Fuss also commented on Councilor Baumgartner's prepared statement that she gave in the April meeting where she mentioned ruining the aesthetic of Boardman. He stated he has seen on news and television shows where people that are well to do or have a higher income desiring "luxuries" come into low income areas and gentrify the neighborhoods kicking the low income population out of these well knit communities. He stated this is typically seen in inner city areas. He also stated concerns around Councilor Baumgartner not disclosing that she owns a business with a similar drive through activity.

Ivonne Navarro runs an existing drive through business in town and stated she was disappointed with the City Council's conversation in the last meeting regarding shipping container usage. Ms. Navarro stated she has been in conversation with the Planning and Building Officials to figure out how to make this happen. She also stated she will be presenting ideas to the Council in June about shipping container use in a commercial way. Mayor Keefer stated the Council has a lot of questions and encouraged Ms. Navarro to keep working with the Council and present ideas and her vision for their consideration.

Councilor Baumgartner asked to clarify a piece of Mr. Fuss' comment and stated that Mr. Wildfire gave more than one example of building materials for housing solutions. Councilor Rockwell also stated the main conversation around shipping container use was focused on residential use.

A. Report Only - Boardman Parks & Recreation District

B. Report Only - Boardman Chamber and BCDA Report - April 2024

12. DOCUMENT SIGNATURES

13. REPORTS, CORRESPONDENCE, AND DISCUSSION

A. Police Report

Chief Stokoe said he appreciates the Council, City Staff, and agency's support during his absence. April was a busy month, and DUI is still an issue, they are focusing a lot of resources on that. Chief Stokoe, Captain Dieter, and City Manager Hammond attended Officer Stutzman's graduation from the academy and he has started the FTO

process of training that takes a few months, once his training is complete, the police department will be fully staffed.

Chief Stokoe stated former Boardman Police Officer Price was laid to rest on May 6th. He had over 30 years of law enforcement service with 14 years served in Boardman.

Chief Stokoe stated the department is working on getting cars in order since they've been short handed for so long. There are 2 that are still being up fitted and they are expected in the next couple weeks. Councilors welcomed Chief Stokoe back.

B. Building Department Report

Councilors and Building Official McIntire discussed the final touches on the new Building/Planning Department. Councilor Pettigrew asked why Gilliam County was not on the report as she likes to see those numbers. Building Official McIntire stated he will make sure those numbers are included in the future.

C. Public Works Department Report

Public Works Director Prag asked if the Councilors had any questions about his report. Councilor Rockwell asked how the meter installation was going, Public Works Director Prag said they are hoping to be finished before the weather gets hot. Finance Director Barajas stated the Public Works team have been busy helping move furniture at City Hall for the remodel, so they have been putting in a lot of extra work outside of their regular duties.

D. Committee Reports

E. City Manager

City Manager Hammond introduced the City's new Code Compliance and Animal Control Officer Orayda Campos. He also stated the Public Works team has gone above and beyond getting the work in the building done, he is very appreciative of the team. H2OEO information included in the packet, they are requesting a letter of support from the City of Boardman, the Council agreed to sign the letter.

City Manager Hammond stated the next Charter Community event is on May 22, 2024 from 6-7 PM at City Hall. The final draft is due in August. There are 3 items he would like to clarify.

Section 12 - Qualifications of Officers - Would the Council like to set parameters and not allow a council member to serve on the Port or County Commissions at the same time as the City Council. General consensus was yes, add these parameters.

Section 24 - Regulation of Elections Generally - The language of filling vacancies when one council member is remaining was added, #8, please review. General consensus was the language looks good.

Section 29 - What Creates a Vacancy - The City can define level of allowed misdemeanor prior to creating a vacancy. The Council would like to have research done about what is defined on the levels of misdemeanor to determine what can and should be tolerated. The severity of the crime should be taken into consideration.

Councilor Profitt asked to be excused at 9:01 PM.

City Manager Hammond shared the proposed Council Mission Statement in his report, the Council agreed the statement is good. Mayor Keefer would like to see it posted somewhere in the Council Chambers.

City Manager Hammond asked if the City Council would like to move forward on allowing chickens in city limits. The Council would like to have more information presented.

City Manager Hammond asked the Council to consider going paperless. The new agenda management system has the packet available online and it is very easy to follow along. Councilor Baumgartner and Councilor Cuevas asked that the agenda be printed to follow along and the remainder of the packet available online.

F. Councilors

Councilor Pettigrew stated she and Irrigon's City Manager Aaron Palmquist attended a Small Cities Meeting where some of the other small cities were discussing how difficult it was to manage their budgets. She stated how the City of Boardman is so fortunate to have an assessed value increasing. Other communities are declining.

Councilor Rockwell mentioned how many of the council members have grown up in this community and how much the city has changed and improved over the years. Mayor Keefer agreed and stated residents have been blessed in this community for the growth seen.

G. Mayor

14. ADJOURNMENT

Mayor Keefer adjourned the meeting at 9:14 PM.

Paul Keefer – Mayor

Amanda Mickles – City Clerk