



CITY COUNCIL MEETING

March 05, 2024 at 7:10 PM

Boardman City Hall Council Chambers MINUTES

1. CALL TO ORDER

Mayor Keefer called the meeting to order at 7:11 PM.

2. FLAG SALUTE

3. ROLL CALL/EXCUSED ABSENCES

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

Staff Present: Brandon Hammond - City Manager, Marta Barajas - Finance Director, Carla McLane - Planning Official (Zoom), Glenn McIntire - Building Official (Zoom), Amanda Mickles - City Clerk, Jackie McCauley - Building Clerk, Jeremy Fye - Boardman Police Dept., Richard Stokoe - Chief of Police.

Audience Present: Jaime Escobedo, Judith Escobedo, Bella Brons, Debbie Radie, Stephen Fuss, Melissa Keefer, Hadleigh Keefer, Jami Carbray, Delaney Paullus, Tyler Volpi, Nathan Wildfire, Pat Andreason, Michael Graham, Jeffrey Mickles, Mikayla Mickles, Danielle Mickles

Audience via Zoom: Jlyn, iPhone 4, Laura Torres, George Shimer, L. Anders

4. APPROVAL OF MINUTES

A. City Council Workshop - February 6, 2024

Motion to approve the minutes of the February 6, 2024 City Council Workshop as presented.

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

B. City Council Regular Meeting - February 6, 2024

Motion to approve the minutes of the February 6, 2024 City Council Regular Meeting as presented.

Motion made by Councilor Profitt, Seconded by Councilor Rockwell.

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

5. FORMAL PROCEEDINGS

A. Supplemental Budget 2023-2024

Mayor Keefer opened the public hearing on Supplemental Budget 2023-2024 at 7:14 PM.

Mayor Keefer outlined the conduct of the hearing.

Mayor Keefer asked councilors to disclose any conflicts of interest. There were none.

Mayor Keefer asked if anyone challenged the impartiality of councilors. There were none.

Staff Report: Finance Director Marta Barajas stated the supplemental budget report published in the paper contained a misprint under the Street Reserve portion. The template is from the state and the change was an oversight when the template was copied, the narrative is copied from the Building fund. The state allows for a correction on the narrative at the Council Meeting. The correction is: ODOT awarded the City \$250,000 from the Small Cities Allocation for project on NW Columbia Avenue. Adding this grant into the budget allows the City to spend the money awarded toward the project. Finance Director Barajas presented the remainder published supplemental budget as presented in the Council Packet.

Mayor Keefer asked for any proponent comments. There were none.

Mayor Keefer asked for any opposing comments. There were none.

Mayor Keefer asked for any neutral comments. There were none.

There was no rebuttal.

Mayor Keefer closed the public hearing at 7:24 PM.

6. FINANCIAL REPORT

A. Financial Report - January 2024

Finance Director Barajas stated January was a regular month. The building department slowed down due to winter weather making construction difficult. January didn't receive much more from property taxes, the bulk came in November and December.

Councilor Profitt stated the interest rates are nice. Finance Director Barajas stated the interest rates may not climb much more, expecting reductions in June.

Councilor Pettigrew stated the Capital projects had a large expenditure in January. Finance Director Barajas stated Phase 2 of the Lagoon is in full gear, the total project cost is \$10 million.

B. Financial Report - February 2024

Finance Director Barajas stated she provided the Councilors the letter the City received from CREZ and shared that the City received four separate checks from CREZ, but it is not clearly indicated on the list received in the letter. City of Boardman received \$299,000 toward the G.O. Bond showing in the Capital Projects, Central Urban received \$4,406, \$2.2 million was received into the General Fund, and \$600,000 was received for infrastructure projects showing in the general reserve fund.

Councilor Rockwell asked if the interest rate on the Bank of EO was an error or actually paying at 0.05% as January is showing 5%. Finance Director Barajas stated she will be contacting the bank to clarify this information is not a typo as this is what the bank statement shows.

7. PUBLIC COMMENT

A. Prearranged Presentation - Morrow County Schools, Boardman

Sam Boardman Elementary: Melissa Keefer with students Hadleigh Keefer and Dani Mickles invited the Mayor, Counselors, and community to attend Sam Boardman's Literacy Night on March 13 from 5:30-7:00 PM. Dinner will be provided, children will participate in activities related to literacy, and receive a book to take home. Mrs. Keefer stated they would love volunteers to help with activities or serving dinner.

Windy River Elementary: Students Bella Brons and Judith Escobedo discussed the student body activities in February and upcoming in March. February was a Valentine's door decorating contest and assembly with a speaker and mini games. March will include a coin hunt.

B. Prearranged Presentation - Mike Lees, Anderson Perry - Capital Improvement Plan

Mike Lees, Engineer for Boardman with Anderson Perry presented the proposed Capital Improvement Plan (CIP) for the City which will span over the next 5 years. The first presentation about creating a CIP was in September with a goal of completion in March. This was a collaborative effort between the City Staff, and the City Council. He stated the highlights of the CIP are to get Council and public engagement. The purpose for a CIP is for budget forecasting and long range financial planning. It can also be helpful developing System Development Charges (SDCs). After 2 years, the CIP will be re-evaluated to determine best use of resources and determine community need. The intent is not to adopt this CIP in this meeting, but to receive input and answer questions. There was discussion for clarification of projects, pricing, location, and timelines.

Councilor Salata asked if this was the document that the City would add a new Police Department building. Mr. Lees stated that would be something that could be added to the appendix as a potential future project.

City Manager Hammond said there will be a public meeting on March 14th from 6:00-8:00 PM at Sam Boardman Elementary. He also stated the City website will have a page that gives all details for each of the proposed CIP projects.

Mayor Keefer paused the meeting for a 5 minute break.

C. Prearranged Presentation - Stephen Fuss – Boardman Rent Report

Mr. Fuss presented and reviewed with the Council his updated Boardman Rent Report as presented in the packet. He stated this was a citizen's view of rent specifically and he did not research purchasing a home. Affordable housing means the rent should be no more than 30% of the household income.

D. Prearranged Presentation - Nathan Wildfire – Missing Middle Housing Fund

Nathan Wildfire (MMHF) presented information as presented in the packet regarding the housing needs in Oregon, specific to Boardman. He discussed how his non profit company works with employers and stakeholders to find unique and different ways to find housing solutions, stating there is no singular way. He discussed Housing

Production Innovation Opportunities and what the MMHF does as a whole. They center the needs of employers, bringing innovation, guide projects that change how housing is created, and change the narrative from impossible to possible. He mentioned different types of innovators around the state from companies that work on development code changes to companies that build houses in days. Mr. Wildfire stated the employers he has met with gave him a number of 250 homes needed right now.

City Manager Hammond asked the Councilors if they are willing to move forward in working with Mr. Wildfire and MMHF, the Council said yes. There are some things happening at the state level that would be beneficial to this project. Mr. Wildfire stated the contract with MMHF is set up in a way there are possible "exits" at different phases where if the City decides to discontinue, the contract can end.

Debbie Radie - Boardman Foods, stated she has a child care facility in Boardman and they are losing teachers to lack of housing, so this needs to be addressed. Housing is the number one reason employers struggle to fill jobs, child care is number two. Mrs. Radie also thanked the City Council for their time and volunteering to serve the community in this capacity.

8. OTHER PUBLIC COMMENT

- A. Boardman Park & Recreation District - Report Only
- B. Boardman Chamber of Commerce - Report Only

9. ACTION ITEMS - RESOLUTIONS

- A. Resolution 4-2024 Acceptance of Donated Land

City Manager Hammond stated Gary and Carol Maughan are donating 21.6 acres, total land appraised at \$1.3 million. The Maughan's are donating approximately \$700,000 worth of land. This land will be donated with the purchase of another piece of land.

Motion to approve Resolution 4-2024 a Resolution Accepting Donated Land.

Motion made by Councilor Profitt, Seconded by Councilor Rockwell.

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

- B. Resolution 5-2024 Land Purchase

City Manager Hammond stated Gary and Carol Maughan are selling 10.38 acres on the East side of Main Street under the BPA powerlines. Purchase price is \$58,000/acre or \$1.33/sq ft. Total land purchase proceeds of \$600,000 will go toward the Chaparral subdivision infrastructure improvements.

Motion to approve Resolution 4-2024 a Resolution Accepting Donated Land.

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

- C. Resolution 6-2024 Supplemental Budget 2023-2024

Councilor Pettigrew asked why the supplemental budget was including issuing refunds in the water department. Finance Director Barajas said there are many ways people send payments and there are some accounts where there are credits that will not be used up in a years' time.

Motion to approve Resolution 6-2024 a Resolution to Adopt the Supplemental City Budget for Fiscal Year 2023-2024.

Motion made by Councilor Profitt, Seconded by Councilor Rockwell.

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

10. ADJOURNMENT

Mayor Keefer stated that due to the time, the Council will adjourn without finishing all items on the agenda. Meeting adjourned at 9:30 PM.

Paul Keefer – Mayor

Amanda Mickles – City Clerk