

**November 14, 2018
Regular Session
City of Gaston**

Present: Mayor Tony **Hall**, Jerry **Spaulding**, David **Meeker**, Bill **Martin**, Don **Richter** and Rod **Hale** *arriving at 7:48PM.*

Absent: Jon **Wismer** *excused*

Staff: City Recorder Wenonah **Blanchette**, Public Works Director Brent **Whittaker**, and Washington County Deputy Rob **Richards**.

I. Mayor Tony **Hall** called the regular meeting to order at 7:00PM.

II. ROLL CALL: Recorder **Blanchette** conducted the roll call for the record with:

Councilor Jerry **Spaulding**: present

Councilor David **Meeker**: present

Councilor Bill **Martin**: present

Mayor Tony **Hall**: present

Councilor Jon **Wismer**: *absent, excused*

Councilor Rod **Hale**: *absent arriving at 7:48PM*

Councilor Don **Richter**: present

III. ADDITIONS OR DELETIONS: Mayor **Hall** called for any changes or deletions from the agenda at this time. None heard.

IV. STAFF/COUNCIL/COMMITTEE/SUPERVISOR REPORTS:

Police: Deputy Rob **Richards** handed his monthly report out for October 2018 for Council to review with the following Gaston statistics:

- Total incidents: self-initiated were 80; self-initiated 40; public demand-40. Total reports were 8: arrests 4, traffic details were 8 with 9 citations written. Stats for the month include an unwanted patron in the One Horse Tavern, subject was kicked out of a bar in Yamhill and then later removed from One Horse Tavern without paying. Subject arrested. On the 15th of October, theft on Church Street of marijuana plants, no suspect. October 18th, MVA with a vehicle parked on Front Street in front of the Gaston Market. Vehicle was struck by a passing vehicle causing damage to the driver's side mirror. No suspect information. Deputy **Richards** announced the importance with checking your credit report regularly to catch possible discrepancies or fraud with a report on October 26th that someone had used his social security number to gain employment. Also, on October 26th, a verbal argument on 3rd Street resulted with subjects who were yelling at each other separated and stayed at different homes for the night. Deputy **Richards** reported his request for the radar trailer as come through and will have it set up on Monday.

Public Works: Public Works Director Brent **Whittaker** was present to provide his report with the following items discussed:

- Water rate increase. The City of Hillsboro will be presenting a 10.9% increase to their bulk water sales the City purchases for water. Lengthy discussion heard amongst the Council and Public Works Director for options to limit the City's need to raise rates; pay for a rate study to better evaluate water and system costs or propose a rate increase over several years. Rate increases for Hillsboro Water Department amongst their residential customers are going up approximately 5% as well as increases to all of their customers. Mayor **Hall** instructed Public Works Director **Whittaker** to propose a rate increase and present it at the next Council meeting.

At this time Councilor **Hale** arrived at the meeting at 7:48PM

- Meeting had with the City Engineer, Gaston Heights Developer, Public Works Director and others relating to the Trails End Pump System Upgrade to discuss upgrades listed in the City's Water Master Plan to accommodate phase 2 of the Gaston Heights Subdivision that will include 34 new homes. 2009 Project costs from 2009 were \$170,000-\$190,000 with the need to reevaluate costs and staff will be implementing a credit toward System Development Charges against the City's 33% financial contribution of the project from the developer. More information is needed regarding credits for System Development Charges with Mayor **Hall** instructing Public Works Director **Whittaker** to provide this at the next Council meeting.
- Public Works Director **Whittaker** presented to Council previously tabled from the last Council meeting; noise ordinance; update and amendment to the nuisance ordinance; and park rules and regulations. Councilor **Martin** does not care about jake brakes but doesn't see the point adopting a noise ordinance. Audience member Candy **Griffin** stated the City already had a noise ordinance in place with Public Works Director **Whittaker** responding the City follows Washington County's noise regulations which states that it is unlawful for any person to make, continue or cause to be made or continued, any noise which unreasonably annoys, disturbs, injures or endangers the comfort, repose, health, peace, or safety of any person of normal sensitivity in a noise sensitive unit(dwelling). This prohibition applies between the hours of 10PM to 7AM, Monday through Friday and all-day Sunday.

City Clerk: Clerk Sharon **Bregante-Candau** was not present to discuss her report with Mayor **Hall** asking Council if they had a chance to review her report and asked if any had questions. None heard.

Recorders Report: Recorder Wenonah **Blanchette** provided her report with the following:

- The City Attorney was contacted regarding the restrictive covenant waiving right of remonstrance regarding the sidewalk and road improvement with 300 Park Street (Salter St.) and negotiating price for the railroad property.
- Bills Payable this month include larger than usual bills that include: Ayers West Construction-Park Street Sidewalk project (\$30,000); Kubota Tractor-the remaining amount for purchase of the tractor (\$17,000); Verizon Wireless-new phone for Public Works Director **Whittaker** (\$429.43); and City County Insurance Services (\$212) for adding the Kubota tractor to the property insurance schedule.
- Finishing up on the 2017-2018 Financial Audit provided by Pauly Rogers & Co. The work was completed in September and the City is awaiting the final report. New items were implemented for petty cash and monthly bank reconciliations.
- Statements are attached to the Recorders Report, but the City will be collecting property tax revenue for November in the amount of \$230,544.92 from Washington County and approximately \$134.42 from Yamhill County.
- The Ace Tavern has submitted an application for a property boundary adjustment for their three lots, consolidating them into one new tax lot. This is being reviewed by the City Planner.
- Unofficial results are in for elections: Jerry **Spaulding**-Mayor: 132 votes winning by 88.59%; Mario **DePiero**-Seat 4: 138 votes winning by 94.52%; Sarah **Branch**-Seat 5: 149 votes winning by 98.03%; and Susan **Carver**-Seat 6: 144 votes winning by 95.36%. Official elections results will be in November 26, 2018.
- Council binders will be ready for all new Councilors being sworn in to serve on the Council in January. This will include minutes, Councilor Rules and Regulations as well as the employee handbook and other City Council reference material.

Mayor **Hall** at this time announced that Firwood Design Group, the City's engineer will be presenting the hydrology report at the December meeting with findings for flood mitigation on E. Main Street.

V. **CITIZEN COMMUNICATION:** Mayor **Hall** called for citizen communication at this time. None heard at this time.

VI. **CONSENT AGENDA:** Mayor **Hall** called for a motion to approve the consent agenda.

Included in the consent agenda:

- Bills Payable -November 2018
- October 10, 2018 Work Session
- October 10, 2018 Public Hearing-Revised Knights of Pythias Sign-Variance & Conditional Use Permit 200 Front Street
- October 10, 2018 Regular Session

Motion made by Councilor **Meeker** following second heard by Councilor **Richter** to approve the total bill's payable of \$79,708.51. Motion passed with aye votes heard from **Spaulding, Meeker, Martin, Hall, Hale, and Richter**. Nay: None.

VII. **NEW BUSINESS:**

- **Water Rate Increase Discussion:** Mayor **Hall** stated the Council already discussed this item in the Public Works Director's Report and instructed **Whittaker** to prepare a water rate increase proposal to present at the next meeting.
- **3rd Street Option Selection:** Discussion heard on the options for widening 3rd Street with a consensus from property owners and persons affected by the project in agreement with option 3. Option 3 takes property from both the east and west sides of the roadway; lessening the impact for all properties affected on the street and requiring some right-of-way acquisition from select property owners. Motion made by Councilor **Richter** and seconded by Councilor **Martin** to select option 3 for the 3rd Street widening project. Motion passed with aye votes heard from **Spaulding, Meeker, Martin, Hall, Hale, and Richter**. Nay: 0.
- **Street Prioritizing Selection for Fiscal Year 2018-2019 1.) Cottonwood Street, 2.) Park Street, 3.) 1st Street, 4) Church Street:** Mayor **Hall** discussed with the Council the need to prioritize street projects for the next fiscal year with a motion from Councilor **Meeker**, following second heard by Councilor **Spaulding** to approve the street prioritizing project as listed. Motion passed with aye votes heard from **Spaulding, Meeker, Martin, Hall, Hale, and Richter**. Nay: 0.
- **Ordinance 2018-001 Amended-Nuisance (Hazardous Vegetation):** Motion to approve Ordinance #2018-001 as amended was made by Councilor **Spaulding** and seconded by Councilor **Martin**. Motion carried. Aye: **Spaulding, Meeker, Martin, Hall, Hale, and Richter**. Nay: 0.
- **Ordinance 2018-002 Noise:** Motion to approve Ordinance 2018-002 was made by Councilor **Spaulding**, following second by Councilor **Meeker**. Voting Aye: **Spaulding, Meeker, and Hall**. Nay: **Martin, Hale, and Richter**. Tie vote; motion failed.
- **Park Rules and Regulations:** Councilor **Richter** motioned to adopt the park rules and regulations with second heard by Councilor **Martin**. Request to include an amendment to the motion to incorporate these park rules and regulations into ordinance form. Motion passed with aye votes heard from **Meeker, Martin, Hall, Hale, and Richter**. Nay: **Spaulding**.
- **Public Works Director Level 1 Certification Wage Increase Discussion:** Councilor **Meeker** requested to discuss this issue as the Public Works Director has obtained his level 1 Water Certification as required for the position. Previous discussions were had of offering a \$2.00 wage increase once this level of certification was met. Mayor **Hall** informed the Council he had discussions with the Public Works Director in which Public Works Director **Whittaker** declined to approach Council with a wage increase request at this time. Lengthy discussion heard amongst the Council regarding wage increases, previously amended wage scale, and

similar-like positions from other Cities and what they pay for their Water Technician. Motion made by Councilor **Richter** to increase Public Works Director **Whittaker's** wage \$1.00 and was seconded by Councilor **Martin**. Motion carried with aye votes heard from **Meeker, Martin, Hall, Hale, and Richter**. Nay: **Spaulding**.

City Recorder **Blanchette** called for clarification on the wage to increase; is it was retroactive to the date he obtained certification. Motion to amend Brent **Whittaker's** pay \$1.00 retroactively to September 15th, day he obtained certification was made by Councilor **Hale** and seconded by Councilor **Martin**. Motion passed with aye votes from **Meeker, Martin, Hall, Hale, and Richter**. Nay: **Spaulding**.

VIII. **OLD BUSINESS:** None at this time.

IX. **COMPLAINTS:**

New—

Old—

- **205 2nd Street:** Mayor **Hall** announced the City has been in contact with Washington County Building Department and have determined the previously discussed complaint against the property is a civil matter and not an issue with the City or County at this time. Motion made by Councilor **Richter** and seconded by Councilor **Hale** to remove this complaint off of the complaints list. Motion passed. Aye: 6, Nay: 0.
- **310 Church Street Nuisance Violation Update:** Public Works Director **Whittaker** explained he has been in contact with the property owner who is still working on the issues regarding the complaint but indicated there are no changes or recommendations for the violation at this time.
- **307 Park Street Hazardous Vegetation:** Discussion heard of the property being cleared of the violation issues outlined in the complaint as the property is now in compliance. Motion to remove 307 Park Street from the complaints list was made by Councilor **Hale** and seconded by Councilor **Martin**. Aye: 6, Nay: 0.

X. **EXECUTIVE SESSION: Pursuant to ORS.660 (2)(e)** To conduct deliberations with the persons designated by the governing body to negotiate real estate transactions. Mayor **Hall** closed the regular meeting to enter into executive session at 9:00PM.


XI. **RETURN TO REGULAR SESSION**

Mayor **Hall** reconvened the regular session at 9:20PM.

XII. **ADJOURNMENT:** Mayor **Hall** asked for any further business, none heard. Meeting adjourned at 9:20PM with motion heard by Councilor **Richter** and second from Councilor **Martin**. Aye: 6, Nay: 0. Motion carried.



Mayor Tony Hall

Attest: 

City Recorder Wenonah Blanchette