

September 16, 2020
Regular Session
City of Gaston
Zoom Videoconference

Present: Mayor David **Meeker**, Council President Bill **Martin**, Mario **DePiero**, Andrew **Sewall**, Margaret **Bell**, Tony **Hall**, and Don **Richter**.

Absent: None

Staff Present: City Recorder Wenonah **Blanchette**, Public Works Specialist Rick **Mapes**, and Washington County Sheriff's Office Sergeant Bob **Ray** and Deputy Jarod **McCreary**.

- I. Mayor David **Meeker** called the regular meeting to order at 7:00 PM.
- II. **ROLL CALL:** City Recorder **Blanchette** conducted the roll call for the record with:
Councilor Mario **DePiero**: present
Councilor Andrew **Sewall**: present
Councilor Bill **Martin**: present
Mayor David **Meeker**: present
Councilor Margaret **Bell**: present
Councilor Tony **Hall**: present
Councilor Don **Richter**: present
- III. **ADDITIONS OR DELETIONS:** Mayor **Meeker** called for additions or deletions to the agenda at this time with the Recorder reporting that the Public Works Specialist wanted to address water issues, terminating Hiland Water's DRC contract, and consider a water leak adjustment for 319 Church Street requesting to be reviewed by the Council.
- IV. **CITIZEN COMMUNICATIONS:**
Mayor **Meeker** called for citizen communication with none heard.
- V. **STAFF/COUNCIL/COMMITTEE/SUPERVISOR REPORTS:**
Recorders Report: Recorder **Blanchette** provided her report with the following:
 - Legal: The City Charter update is prepared and will be on the November ballot for citizens to vote on an updated charter as the last charter update was approved in 1975. Information is included in packets from the City Attorney regarding how the Council can enforce its livestock ordinance including imposing fees/fines as outlined in the nuisance ordinance. This item to be discussed later in the meeting.
 - Financials: August financials were emailed to all Councilors as prepared by the City's accountant.
 - Planning: Minor partition application was received for 317 Salter Street to record a previously approved partition previously not recorded with Washington County.
 - 124 Front Street: Met with the property owner for the Consolidated Screw and Machine Shop regarding the overhanging awning and was informed he will be conducting maintenance to reinforce the awning and repainting the building within the next couple of weeks.
 - Municipal Court: Traffic court was rescheduled to September 15 and with 16 individuals listed on the docket for Court.
 - City County Elections: Four Gaston residents submitted signatures for placing their name on the November elections ballot; one did not qualify because there were not enough qualified signatures. All seats are running unopposed with seat one with incumbent Don **Richter**, seat two with Dave **Benson**, and seat three with incumbent William (Bill) **Martin**.
 - Complaints: 104 2nd Street of their chicken fence and chicken smell and 500 Front Street tires complaint are on the agenda to discuss later. 304 Church Street continues to show progress with the vegetation cleanup. Brooke **Harrison** at Tetra Tech Engineering is working with a contractor to address the drainage issue at 100 3rd Street.
 - Grants:

- Safe Routes to School Cottonwood Street: The city has three out of the four temporary construction easements. Once the city receives the final easement, the project will be going out to bid. Also working with Washington County to collect the remaining grant funds from the MSTIP Opportunity Funds. The grant award from Washington County is \$40,000.
- 3rd Street Widening: A meeting is scheduled tomorrow at 9AM to discuss progress and timeline for the acquisition process of properties along 3rd Street.
- Ziply Fiber has taken over Frontier Communications and staff will be working on drafting the City's telecommunication franchise agreement that has not been updated since 1993. Due to COVID-19 this has been delayed. Unsure of when this update will occur, but the existing franchise continues to be utilized in the same manner.
- The City will be working with Waste Management to possibly update the franchise agreement that was terminated in 2017 and expires in 2021.
- Additional bills for the Bills Payable list for September include Hiland Water and onsite IT assistance. Hiland's invoice is over \$8,000 and possibly up for discussion if there are any concerns regarding charges.
- Upcoming Dates: The Waterfowl Festival scheduled for September 26-27 at Brown Park has been cancelled and unsure when it will be rescheduled. The event includes vendors, waterfowl calling contest, kid's events, boat bling contest, and a BBQ fundraiser. No official date has been set for rescheduling the event.

Public Works: Public Works Specialist Rick **Mapes** provided his report to the Council with the following:

- Water Meter Replacement Program: Public Works is working with Ferguson to provide the City with updated costs with for the electronic meter replacements. Sensus provided their estimate for 150 radio water meters, program and a three-year software support plan at \$43,000 the 1st year. Meter replacement plan to be completed by 2022.
- Hydrants: Two contractors are providing bids for the hydrants that are significantly leaking and will email those proposals to Council once they are received.
- E. Main Street and Onion Lane leak repair: Council should consider increasing the main line down Onion Lane to remove issues with the two commercial meters, install a new water connection for the City's building, and install a new hydrant.
- Pump Station: 5-Star Electric wired the lower pump station for use of the industrial generator recently awarded by grant funds from the Oregon Military Department Office of Emergency Management. This was initiated by recent fire emergencies where PGE shut off power preventing the City from pumping water into the City's reservoir. Having the pump station wired for the generator will allow the City to continue pumping water if power is off for extended periods of time.
- Speeding: Speeding throughout town has become an issue on Trail and Park Street. Staff is researching the best option for slowing vehicle traffic by installing speed bumps or speed humps. More information is being researched.
- Water Loss: The Public Works Specialist provided a rough estimate for water loss that reflects a water loss percentage at around 15-20%.
- Councilor **Sewall** asked that the Public Works Specialist to introduce himself to the City's contracted staff, such as the engineer, planner, and city attorney, also contact should be established with Tim **McDonald** developer at Gaston Heights. Additional discussion lead by Councilor **Hall** regarding finances and questioned how the City will pay for these water projects with the Recorder responding that money is set aside for these projects as well as previously authorized expenditures for the Water Meter Replacement Program that was approved in 2016.

Police: Deputy **McCreary** provided a verbal report and was unable to provide stats for the month of August due to the wildfires near Gaston:

- Powerline Fire: Deputy **McCreary** reported that powerlines by Stimpson Lumber caught fire due to the Labor Day windstorm resulting in a level 3 home evacuation from Dundee to Cherry Grove. This

resulted with many evacuated residents occupying Brown Park until evacuation orders were lifted. The City provided water, port-a-potties, and checked on evacuees daily. The Red Cross was an available resource for those who needed assistance. Shelters originally designated at the Dilly School and Neil Armstrong Middle School near Forest Grove became unavailable due to power outages and were eventually changed to the City's park during the duration.

- **Radios:** Deputy **McCreary** discussed that City staff should have radios in the event of an emergency because cell phone towers will not work properly due to a high density of usage. This would provide for emergency communication with more information on costs to be provided.
- **Wildlife Refuge Parking Lot:** Property at 102 Onion Lane, Western Iron Works stated they are willing to share WIFI with the City to install security cameras to monitor the City's property facing the newly developed parking area.
- An ornamental rock and cement water fountain were stolen from two separate properties on Trail Street.
- Previously mentioned with the Public Works report is research into speed humps/speed bumps with hopes of slowing traffic by Trail Street and Salter Street. A radar trailer was placed on Church Street with hopes to slow traffic from vehicles accessing Church Street to repair the bridge near Mt. Richmond. Councilor **DePiero** requested to have sidewalk painted on Church Street. Further discussion heard on overgrown vegetation near intersections, additional cross walks that need to be painted, and possible consideration of changing 2nd Street and E. Main Street intersection to a 3-way stop.

Mayor **Meeker** called for any further reports from Council with Councilor **DePiero** reported he heard positive feedback from the community in response to the evacuations due to the fires, specifically to Councilor **Hall**, Mayor **Meeker**, the Recorder and Public Works Specialist.

- VI. CONSENT AGENDA:** Mayor **Meeker** called for a motion to approve the consent agenda with the Recorder noting additional invoices include Hiland Water's bill totaling \$8,000 and IT on-site assistance from IT Garage. Motion to accept the Bills Payable at \$51,643.57 was made by Councilor **DePiero** and seconded by Councilor **Bell**. Motion carried with aye votes heard from **DePiero**, **Sewall**, **Martin**, **Meeker**, **Bell**, **Hall**, and **Richter**. Nay: 0.

VII. NEW BUSINESS:

Livestock Code Enforcement: Recorder **Blanchette** expressed concerns with ongoing complaints received for 104 2nd Street specifically involving their chicken enclosure and violation of the City's code citing (*Section 1, Chapter 91.16, A., 6., b., "All portions of the enclosures are to be located a minimum of 10 feet from any property line."*) Recorder **Blanchette** requested Council forward with a plan of action in resolving the complaint by declaring it a violation with the Livestock and Nuisance Ordinance. This complaint is a reoccurring issue and has never been fully resolved. Further discussion heard of having the City attorney draft the letter responding with a fee schedule outlined to ultimately resolve the issue or pay the fines. Motion made by Councilor **Martin** and was seconded by Council **Richter** to have the attorney send 104 2nd Street a violation letter. Councilor **DePiero** wanted to ensure the letter sent to the property owners addresses that the chicken coop requires a 10-foot buffer away from all property lines to be in compliance. Motion passed with aye votes heard from: **DePiero**, **Sewall**, **Martin**, **Meeker**, **Bell**, **Hall**, and **Richter**. Nay: None.

VIII. OLD BUSINESS:

Waste Management Franchise: The Recorder reported there were no new updates for the Waste Management Franchise.

X. COMPLAINTS:

New—

- **Water Leak Credit Church Street:** Councilor **Martin** reviewed request made from a property owner requesting a water credit adjustment citing irregularities with some monthly readings but cannot

substantiate usage is either incorrect or correct. Discussion heard regarding higher than average summer water usage, possibly resulting with the filling of a swimming pool alleged to being on the property. Councilor **Sewall** asked staff to check the water line near the meter as well as the meter itself to ensure the meter is working properly. No further action taken.


Old—

- 100 3rd Street Storm Drain Issue: Recorder **Blanchette** reported repairs will cost approximately \$4,500.00 and will need better weather to perform the work.
- 500 Front Street Tire Complaint: The Recorder informed Council the property has been purchased by the same property owners as the One-Horse Tavern with rumors that they will be converting it into brewery. Councilor **Richter** motioned to remove 500 Front Street from the complaints list and was seconded by Councilor **Martin**. Motion carried. Aye: **DePiero, Sewall, Martin, Meeker, Bell, Hall, and Richter**. Nay: None.
- 304 Church Street Obnoxious Vegetation: Discussion heard on multiple complaints against the property having overgrown weeds and brier bushes but continues to show progress with cleanup. In speaking with the property owner continued efforts are made to clear up the property but is still in progress. Councilor **DePiero** made a motion that the City send the property owner a letter and a copy of the ordinance giving him 30 days to clean it and after 30 days, have the City Attorney follow up with a letter to clear it up within 15 days before fines are assessed. Motion seconded by Councilor **Martin**. Motion passed. Voting aye **DePiero, Sewall, Martin, Meeker, Bell, Hall, and Richter**. Nay:0. A mutual consensus was made amongst the Council to continue using this procedure for future notices as most issues should be taken care of within 45 days.

XI. ADJOURNMENT: Motion to adjourn was made by Councilor **DePiero** with second heard by Councilor **Hall**. Motion passed unanimously closing the meeting at 8:33PM.



Mayor David Meeker

Attest: 

City Recorder Wenonah Blanchette