



BAKER CITY, OREGON CITY COUNCIL MEETING MINUTES

MAYOR

Kerry McQuisten

COUNCILORS

Shane Alderson

Johnny Waggoner Sr.

Joanna Dixon

Jason Spriet

Kenyon Damschen

Dean Guyer

CITY MANAGER

Jonathan Cannon

REGULAR MEETING

OCTOBER 25, 2022 - 7:00 PM

CITY HALL COUNCIL CHAMBERS

Call to Order/Introduction

- | | |
|--|---|
| 1. Call to Order | The meeting was called to order at 7:00 p.m. by Mayor McQuisten in the Baker City Hall Council Chambers. |
| <hr/> | |
| 2. Pledge of Allegiance and Invocation | The next item on the agenda was the Pledge of Allegiance and Invocation led by Council Guyer. |
| <hr/> | |
| 3. Roll Call | Roll call was answered by Mayor Kerry McQuisten and Councilors Dean Guyer, Kenyon Damschen, Joanna Dixon, Johnny Waggoner Sr., and Shane Alderson. Also present were City Manager Jonathan Cannon, Public Works Director Michelle Owen, Planning Director Holly Kerns, Interim Fire Chief David Blair, Police Chief Ty Duby, Building Official Dawn Kitzmiller and Human Resource Manager Stacy Spriet. |
| <hr/> | |
| 4. Agenda Additions, Deletions, Modifications | Mr. Cannon requested to add the Baker County Letter - Road District Discussion, Election results and Councilor Appointments, and the Oregon Mayor's Association partnership request on homelessness topic. |

MOTION MADE BY: Councilor Dixon

MOTION: To add topics to tonight's agenda

SECONDED: Councilor Waggoner

IN FAVOR: Mayor McQuisten, Councilor Alderson, Councilor Guyer, Councilor Waggoner, and Councilor Dixon

OPPOSED: Councilor Damschen

Motion Passed

5. Public Comment

Nine (9) citizens signed up for Citizen's Participation. Only one of those was not an Agenda Item. Mayor McQuisten requested Kim Lethlean to come up and speak. Mr. Lethlean gave his thoughts on Interim Fire Chief David Blair and expressed he is an excellent candidate for the Fire Chief position. Mr. Lethlean gave kudos to both City Manager Jonathan Cannon and Public Works Director Michelle Owen. Mr. Lethlean, a former Public Works employee, went on to praise Baker City's streets and explained that in the 1980's the City would hand out flyers to citizens to champagne to have a street maintenance levy on the ballot and the public always passed it. He stated, Indiana Ave was chip sealed.

Old Business

6. Consent Agenda

Mr. Cannon brought up two sets of minutes from August 23rd and September 13th that needed to be approved. Mayor McQuisten had two corrections for the September 13th meeting.

MOTION MADE BY: Councilor Alderson

MOTION: to approve August 23rds minutes and move September 13ths minutes out of the Consent Agenda

SECONDED: Councilor Waggoner

IN FAVOR: Mayor McQuisten, Councilor Damschen, Council Dixon, Councilor Alderson, and Councilor Waggoner

OPPOSED: Councilor Guyer

Motion Passed.

7. Severely Rent Burdened City Meeting

Mayor McQuisten requested four speakers to approach; Clayton Crowhust, a housing developer, who recently completed an affordable housing unit in Ontario, OR wanted to encourage the council to provide affordable housing to citizens, which takes time and collaboration with other entities. Glenda Moyer, Fair Housing Council of Oregon, brought to the council's attention that Baker County is a very unique county to Oregon because it is a Frontier County, which means the population of the county is 6 or fewer people per square mile and is considered a recreational county. Recreational counties bring in a lot of money regarding leisure and tourism, which are the lowest paying wages in Oregon. People who work in these types of jobs are low paid and there is not enough housing. Ms. Moyer stated, cities such as Baker City need to look for low income housing needs, and are considered a severe rent burden. She also recommended the City not to forget middle and low income houses which is important to the community. Chris Evans, DHS, stated in the last month DHS served 24% of individuals in the county for Supplemental Nutrition Assistance Program (SNAP) one of the services DHS provides; DHS has been receiving calls about rent burdens however DHS does not provide services to help cover costs of rent or utilities. Martin Sundean, citizen, expressed his interest in this topic as a previous renter and current landlord. Mr. Sundean spoke about economy driving prices of goods that have increased over the government shut down and how that has affected landlords. Planning Director Holly Kerns presented an update on the Housing Committee. Baker City was considered severely rent burdened last year with 319 households experiencing severe rent burdens. This year there are 311 households. A household is considered rent burdened when that household is paying more than 30% or more of their household income on rent and severely rent burden is when a household is paying 50% or more. This council adopted the Housing Needs Analysis last year to help hone in on where the housing needs are and projected to be in the next 20 years. The next step is to adopt a Housing Production Strategy. It is projected to finish in May, which will give council options to chose on incentivizing or encouraging the types of housing the community needs. From the Housing Needs Analysis, Baker City is projecting to need 230-460 new housing units over 20 years.

8. Budgetary Vital Signs

Mr. Cannon provided an update on budgetary trends for the City. A more in depth discussion will take place at the Budget Board meeting on November 9, 2022.

9. Land Use Public Hearing Training

Planning Director, Holly Kerns presented council with a resource on how to conduct land use proceedings which are regulated by Oregon Statute.

10. Ordinance 3389 2nd Reading

Mayor McQuisten read Ordinance 3389 in its entirety and opened the public hearing. Councilor Alderson entered it into the record that he had contact with Ms. Gazley on October 12, 2022. Ms. Gazley went to Councilor Alderson's place of business and they spoke about origin of the property. Councilor Alderson went on to discuss a telephone conversation he had with Mr. Gazley on approximately October 13th or 14th. Mr. Gazley asked to visit with Councilor Alderson in person to discuss his work and conditions of the property. Mr. Gazley later brought in copies of the inspection, permits, and application from 2004.

Council Guyer also had a disclosure that would exclude him from participating. Councilor Guyer has had a past business relationship with the Gazley's. Councilor Guyer was excused to sit in the audience until after the hearing. Planner Tara Micka summarized Baker City-County Planning Commission recommendation to City Council for an amendment to the Baker City comprehensive plan and zoning maps. City Council's role is to determine if the criteria in the packet were met and may modify or add to the findings as Council sees fit and why. Ms. Micka presented a PowerPoint the planning department created.

Mayor McQuisten opened the floor for public testimony. Mr. Gazley approached council and stated that he only started all of this to make his property compliant and has done everything that had been asked of him and his wife. Mr. Gazley would like the process to play out and see what happens. Kevin Woodworth approached the podium next. Mr. Woodworth's property is connected to Mr. Gazley's. At this time, Mr. Woodworth stated he would like to withdraw his in favor position of the conditional use permit.

Further discussion led to a motion.

MOTION MADE BY: Mayor McQuisten

MOTION: Mayor McQuistem motioned to proceed to a second reading by title only of Ordinance 3389

SECONDED: Councilor Dixon

IN FAVOR: Councilor Alderson and Councilor Waggoner

OPPOSED: Councilor Damschen
Motion Passed.

New Business

11. First Responder's Day Proclamation Mayor McQuisten read the First Responder's Proclamation. Following the reading, Mayor McQuisten asked for a motion to adopt.

MOTION MADE BY: Councilor Damschen

MOTION: Councilor Damschen motioned to adopt the National First Responders Proclamation.

SECONDED: Councilor Alderson

IN FAVOR: Unanimous

OPPOSED: None

Motion Passed.

12. Snow Removal Procedures Information

Public Works Director Michelle Owen provided information to the Councilor. She stated Public Works would be publishing their annual snow removal route map and there are no new changes. Public Works plows when there are four inches of snow on the ground and more is falling. They also have a program for the elderly to place a stake in the ground to notify plowers to not leave a snow berm in the driveway. It will be available on www.bakercity.com and City's Facebook page.

13. Baker County Letter - Road District Discussion - Agenda Addition

City Manager Jonathan Cannon read a letter from the Baker County Road District requesting Baker City to adopt a road district with the County. Mayor McQuisten invited Baker County Commissioner Bruce Nichols to speak. Mr. Nichols spoke about the benefits a county wide road district would provide. He also stated there are zero taxes planned. However, they could be taxed if it went before a vote of the people. Council invited County Counsel Kim Mosier to speak. Ms. Mosier spoke about HB 2174 that went into effect on 1/1/2022, SRS funds, potential contracts, and statutes that pertain to the road district.

14. Election results and Councilor Appointments - Agenda Addition

Mr. Cannon explained how elections, resignations, and other offices being filled will effect City Council.

15. OMA partnership request on Homelessness topic - Agenda Addition - Urgent

Mr. Cannon read an email he received from the Oregon Mayors Association (OMA) on October 18, 2022. The email was asking for support to form a task force with cities to try and address the homelessness issue. The OMA is asking

for \$40/citizen with a minimum of \$50,000 for any city. If the proposal were to be approved, Baker City would receive roughly \$407,000. OMA is seeking interested cities at this time. The deadline to respond is November 4, 2022. Mayor McQuisten was opposed to the idea and after further discussion, Councilor Alderson and Councilor Guyer asked for more information. Councilor Guyer invited Beverly Calder to come forward and speak. Ms. Calder expressed this was an opportunity to receive money to address homeless problems. She discussed how New Directions Northwest is helping address problems through counseling and how extra funding can assist a program that is already in place. The council made final comments before a motion was made.

MOTION MADE BY: Councilor Dixon

MOTION: Councilor Dixon made a motion to reply to OMA's letter stating Baker City has too many concerns at this time.

SECONDED: Councilor Waggoner

IN FAVOR: Unanimous

OPPOSED: None

Motion Passed.

Updates and Future Items

16. Council Committee Updates	Council did not have any updates.
17. City Manager / Director Updates	There were no updates given by the City Manager or Directors.
18. City Council Comments	MOTION MADE BY: Councilor Waggoner MOTION: Councilor Waggoner motioned to combine the November 8th and 22nd meeting. SECONDED: Councilor Dixon IN FAVOR: Councilor Waggoner, Councilor Guyer, Councilor, Alderson, Mayor McQuisten, and Councilor Dixon OPPOSED: Councilor Damschen Motion Passed.
19. Upcoming Agenda Items	Councilor Guyer asked if Chief Blair would update the council on November 22nd meeting to discuss equipment, staffing, etc. at the Fire Department. Councilor Alderson requested to add the transient rail to discuss on the next agenda.

Adjourn

City Recorder

A link to this City Council meeting can be found www.bakercity.com or upon request to the City Recorder.

20. Adjourn

MOTION MADE BY: Councilor Dixon
MOTION: Councilor Dixon motioned to adjourn.
SECONDED: Councilor Alderson
IN FAVOR: Unanimous
OPPOSED: None
Motion Passed.

Signed: 
Mayor

Attest: 
City Recorder

A link to this City Council meeting can be found www.bakercity.com or upon request to the City Recorder.