



BAKER CITY, OREGON CITY COUNCIL MEETING MINUTES

REGULAR MEETING
MAY 9, 2023 - 6:00 PM
CITY HALL COUNCIL CHAMBERS

MAYOR:
Matthew Diaz
COUNCILORS
Johnny Waggoner Sr.
Jason Spriet
Dean Guyer
Beverly Calder
Raymond Duman
Nathan Hodgdon
CITY MANAGER
Jonathan Cannon

Call to Order/Introduction

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| 1. Call to Order | The meeting was called to order at 6:00 p.m. by Mayor Diaz in the Baker City Hall Council Chambers. |
| 2. Pledge of Allegiance and Invocation | Mayor Diaz led the Pledge of Allegiance and Innovation. |
| 3. Roll Call | Roll call was answered by Mayor Diaz and Councilors Guyer, Calder, Spriet, Waggoner Sr., Duman, and Hodgdon. Also in attendance were City Manager Jonathan Cannon, Interim Public Works Director Joyce Bornstedt, Human Resource Manager Stacy Spriet, Police Chief Ty Duby, Financial Consultant Kent Bailey, and Administrative Services Manager Jennifer Spencer via virtual video. |
| 4. Agenda Additions, Deletions, Modifications | <p>2025 OMA Conference Host City and Executive Session were added to the agenda. Resolution for Public Works Standards and Specifications is to be moved to the July 11th meeting.</p> <p style="text-align: right;">MOTION MADE BY: Councilor Hodgdon</p> <p style="text-align: right;">MOTION: Accepts additions, deletions, and modifications to the agenda</p> <p style="text-align: right;">SECONDED: Councilor Waggoner Sr.</p> <p style="text-align: right;">IN FAVOR: Unanimous</p> <p style="text-align: right;">OPPOSED: None</p> <p style="text-align: right;">Motion Passed.</p> |

At the end of item 8, Mr. Cannon had realized he had forgotten to add an addition to the agenda. The item is the franchise agreement with Baker Sanitary. Baker Sanitary would need to submit to council for a rate increase.

MOTION MADE BY: Councilor Hodgdon
MOTION: to add the item to the agenda
SECONDED: Councilor Waggoner
IN FAVOR: Unanimous
OPPOSED: None
Motion Passed.

Councilor Calder asked Stephen, Baker Sanitary representative, if he could explain the recycling plan. Stephen mentions Baker Sanitary has submitted their survey that was discussed at a prior council meeting. He said the feedback they received from DEQ is that communities like Baker City who submit for funding will most likely be awarded it. However, producer organizations that are forming now have to visit Baker Sanitary to review their site for recycling facilities or equipment to be approved for funding. For

communities like Baker City who do not have curbside recycling, it is Stephen's understanding for it to be prioritized to be funded first.

5. Public Comment

Suzanne Fouty expressed her feelings towards the council and how council should be working together instead of as individuals. Ms. Fouty asked Council to put the citizens first and reclaim Baker's sense of community.

Old Business

6. Consent Agenda

Councilor Calder had an addition and two corrections for the April 11th meeting. Councilor Calder would like the names included of the three high school students who sang the National Anthem, Jillian Poe, Evan Rexroad, and Ryann Paulsen. She also wanted to change the wording on item #11 in the third paragraph to read, "all the councilors selected their top four goals and were given to City Recorder, Dallas Brockett, to tally which resulted in the four goals in each category". She also wanted to redact the comment she made, "she once heard that we should label Baker City as "The Best Place to Retire: in order to gain more residents" because it didn't accurately capture what she had said.

MOTION MADE BY: Councilor Calder

MOTION: Move to approve minutes of April 11th meeting with corrections and April 25th work session meeting

SECONDED: Councilor Hodgdon

IN FAVOR: Unanimous

OPPOSED: None

Motion Passed.

a. Minutes April 11, 2023 City Council Meeting

b. Minutes April 25, 2023 City Council Meeting

7. Baker City Downtown request for the exclusive use of Room 203

Councilor Calder made a motion to allow Baker City Downtown (BCD) to have exclusive use of room 203 within City Hall. The City Manager is instructed to prepare, authorize, and execute the lease agreement for the price of \$1 per fiscal year. The lease agreement does not include the exclusive use of meeting room 204, or any other room in City Hall. Councilor Spriet supports BCD, but posed the question as to why the City wouldn't provide internet and phone service to BCD. City Manager Jon Cannon expressed that the city pays for each phone line and in turn would increase the materials and service cost. Mr. Cannon also indicated he was uncomfortable allowing BCD behind the City's firewall because the City holds private data such as public financial information, social security numbers, and hipaa protected data. Mr. Cannon also advised that the City would potentially have to set up a separate network to allow BCD to connect to the internet, which would increase City cost.

Councilor Hodgdon had more to add as the liaison to BCD. He stated they had discussed cybersecurity at length pertaining to the issue of private vs civil internet use. He signaled BCD Executive Director Ariel Reker to speak. She stated BCD discussed a couple of options and, ultimately, whatever the council decided to do with the internet, that BCD would either pay for it themselves or work with the City to resolve the issue. Councilor Hodgdon recommended BCD

fill the interim of an Economic Director position at the City until the City could budget for one. Councilor Spriet seconded Councilor Calder's motion.

Mayor Diaz asked Councilor Calder to amend her motion to allow for BDC to provide their own internet service. Councilor Calder withdrew her motion to comply with Robert's Rules of Order and restated her motion.

MOTION MADE BY: Councilor Calder

MOTION: to allow BCD to have exclusive use of room 203 within City Hall and provide their own internet service. The City Manager is instructed to prepare, authorize, and execute a lease agreement for the price of \$1/fiscal year.

SECONDED: Councilor Spriet

IN FAVOR: Unanimous

OPPOSED: None

Motion Passed.

8. R3 Discussion

Mr. Cannon expressed City Council needs to make a decision on whether or not they want to join and participate in the consortium. He included the process in the staff report on how to join the consortium. The first step would be to make a motion to join. Councilor Guyer asked if there was any cost involved. Councilor Calder answered that there is no cost to join, however if Baker City is added as a member there would need to be a commitment by a member to attend meetings.

MOTION MADE BY: Councilor Calder

MOTION: to request the R3 board of directors admit Baker City to the regional rural revitalization consortium and amend the intergovernmental agreement to identify Baker City as a standing member

SECONDED: Councilor Waggoner

IN FAVOR: Unanimous

OPPOSED: None

Motion Passed.

New Business

9. Revenue Options Discussion

Mr. Cannon presented a list of revenue options for consideration. Discussion ensued between the councilors about revenue and savings options. Councilor Calder brought up her areas of interest, which include a fuel tax that would share the burden between citizens and visitors due to the proximity of the interstate, short-term rental licenses (conditional use permit), moving code enforcement to a civil process which would help reduce the price in the police department, and explore the possibility to consolidate the sheriff and city police department. Councilor Hodgdon expressed his interest in exploring the raising the cost of franchise fees. He mentioned his support in a marijuana tax, code enforcement, and operating levy. Councilor Hodgson indicated he would need to see a fiscal analysis on the consolidation of the sheriff and police departments due to the high number of calls the city PD receives. Councilor Guyer proposed adding a green fee at the golf course at the rate of \$1/nine holes, \$2/eighteen holes. Councilor Guyor expressed the possibility of selling the golf course as a revenue source for charging water. Councilor Guyer then questions is the golf course an asset or liability.

Councilor Calder spoke to the golf course being the city's asset and encouraged the new irrigation system will greatly reduce water waste. She expresses the city is in a wonderful position because of the non profit, Anthony Lakes Outdoor Recreation Association (ALORA) taking on the golf course and agrees the green fee would be a great idea. Councilor Hodgdon concurred with the idea of the green fees and suggested the city to do a fiscal analysis with the possibility of selling the golf course. Councilor Calder brought up a the point of every way the golf course provides entertainment for the community. Dog walking, crosscountry skilling, high school sporting events hosted, children's programs, sledding, etc which would not be available if it were to be privately sold. Mr. Cannon mentioned a potential avenue could be a parks and recreation district and the golf course become part of it. Discussion continued about golf course operations, revenue, and water loss.

Councilor Calder would like to see the fuel tax go to the voters, code enforcement moved to a civil process, and focus on short-term rental licenses. Mayor Diaz suggested for council to compile a list and prioritize and delegate the priorities to the City Manager for analysis. Mr. Cannon provided council his insight to the list. The council had spoken earlier in the meeting about fuel tax, short-term rental license, conditional use permits, code enforcement moving to a civil process, consolidation discussion of the city police and county sheriff departments, franchise fees, business licenses, marijuana tax, \$1 green fee, and selling the golf course. Mr. Cannon stated he believed three of the items would require going to a vote. That included the fuel tax, marijuana tax, and operating levy. Based on time to implement included code enforcement, consolidation discussion, and franchise fees. He continued to say, business and short-term rental licenses would be easier to implement, however it would take some time on how to manage it.

Councilor Spriet agreed with Mr. Cannon's thought process on prioritization. Councilor Spriet added his items that were not on the list and believed should be added. He suggested grants, furlough days, hiring freezes and vacation days used instead of sold. Councilor Spriet wanted to see the policy change on promotions for non-represented staff. Councilor Spriet mentioned for consideration that if the city were to add conditions to the sale on the golf course that would hinder potential buyers and hinder revenue.

Discussion continued between the councilors about the fuel tax, grant opportunities, and furloughs. Conversation surrounding the code enforcement idea ensued with points of possible having to hire a hearings officer and increased cost of materials and services.

Citizen, Juliet Hughes, came to the podium to inform council of a potential revenue stream, I-84 with Pavorpol. Pavorpol is a fabric hardener and Ms. Hughes idea was to create sculptures to persuade traffic to exit into Baker City. Her idea came from the cattle drive sculptures in Pendleton, OR. Ms. Hughes indicated the business would lease advertising for sculptures for \$300/month. The council thanked Ms. Hughes for the suggestion. Citizen, Michael Russell was next to speak. He wanted to take the opportunity to thank the city council for serving on the budget board and his support for the fuel tax as well as selling city assets (equipment and property).

Interim Public Works Director, Joyce Bornstedt wanted to include that

equipment that is recommended for selling is not apart of the city's general fund, therefore not helping the revenue. Ms. Bornstedt brought up her concerns about the street fund. She expressed the \$490,000 that was pulled from the ending fund balance to help assist the general fund is going to effect the Cedar street project. She stated as the prepare for larger projects in public works they try to save each year to meet contributions for particular projects. In this case, the 1.2 million dollars ODOT is matching to complete the Cedar street project, that is a problem. The city's financial consultant, Kent Bailey added 82 million of the 103 million of the assets are land, streets, water and sewer lines; assets that cannot be sold. An additional 8 million of the asset list cannot be sold either. That leaves 13 million of equipment that does not help the general fund. Mr. Bailey encourages the council to look at the three proposed items that could go to the ballot to pick one.

The council decided to rank the priority list for the City Manager and staff to work on.

1. Fuel Tax - profit and loss analysis
2. \$1 green fees
3. Code Enforcement
4. Short-term rental license
5. Paverpol project
6. Sheriff and Police consolidation
7. Furlough, hiring freeze, and vacation use

MOTION MADE BY: Councilor Calder

MOTION: I move to approve the list the City Manager read back to us as what we would like information and analysis related to increase revenue sources and decreasing costs

SECONDED: Councilor Hodgdon

IN FAVOR: Unanimous

OPPOSED: None

Motion Passed.

**10. 2025 OMA Conference Host City -
Addition**

Mr. Cannon presented the proposal to host the 2025 Oregon Mayors Association (OMA) during August. The cost of the host city is less than \$10,000. Mr. Cannon stated he has had conversations with the Economic Development Director, Bryan Tweit. Councilor Calder added that she had spoken to a couple of operators and they indicated they were already booked for August 2025. She said this is a heavy lift for the community to do and it is a great goal but a two year turn around isn't feasible and presents a challenge. The anticipated count is around 200 people. After further discussion, logistically, the ask would be too difficult to pull off during that time of year.

MOTION MADE BY: Councilor Calder
MOTION: I motion BakerCity to inform OMA we are unable to provide a location to them for 2025.

SECONDED: Councilor Hodgdon

IN FAVOR: Councilor Guyor, Councilor Waggoner Sr., Councilor Spriet, and Councilor Duman

OPPOSED: Mayor Diaz

Motion Passed.

11. General Fund Quarterly Financial Report

Mr. Cannon states the city is a month behind on the report. Administrative Services Manager, Jennifer Spencer, provided a synopsis of the financial report for the general fund after talks with several councilors deeming the other reports may have been unclear. Ms. Spencer listed expenses in the general fund for costs per department. The report covered incoming revenues at the end of March 2023 at \$2,862,000 working capital, \$427,000 expenditures, and \$276,000 in revenues. The ending balance as of March 31, 2023 at \$2.71 million. Ms. Spencer took the average expenditures the city accrued in the last three months of two fiscal years and the average amount of revenue the city expects to receive for the last three months. The ending \$1.6 is the working capital for next fiscal year 2023-2024. Ms Spencer expects another \$30,000 - \$40,000 in ARPA.

12. Discussion on Work Session Schedules

Mayor Diaz provided a summary of where the council left off in regards to the work session schedule. There was a debate about the efficiency the work session provides versus a regular session. Councilor Calder provided insight on why the council decided to switch the schedule to include a work session. The goal of the work sessions were to have more in-depth conversations on topics and presentations and for council to have more time to digest information to have informed decisions.

MOTION MADE BY: Councilor Calder

MOTION: for council to continue with work session and make them more streamlined and efficient for staff and council and revisit the schedule in three months.

SECONDED: Councilor Duman

IN FAVOR: Unanimous

OPPOSED: None

Motion Passed.

13. Ordinance 3392 - Leak Adjustment Ordinance

Mr. Cannon states, in the municipal code, the city provides a leak credit adjustment for customers so long as they provide evidence that it is fixed; the new software will have a new timeframe between readings and could extend when we catch a week by approximately a month. This is going to affect how the city calculates leak ordinances. Mr. Cannon reads Ordinance 3392 - Leak Adjustment Ordinance in its entirety.

MOTION MADE BY: Councilor Hodgdon

MOTION: Read Ordinance # 3392 AN ORDINANCE amending the baker city

municipal
code 53.21 SECTION A, SUBSECTION 6 WATER CONSERVATION LEAK
ADJUSTMENT

for the second time by title only.

SECONDED: Councilor Calder

IN FAVOR: Unanimous

OPPOSED: None

Motion Passed.

Mr. Cannon read Ordinance # 3392 AN ORDINANCE amending the baker city municipal code 53.21 SECTION A, SUBSECTION 6 WATER CONSERVATION LEAK ADJUSTMENT for the second time by title only on this day, May 9, 2023.

**14. Resolution No. XXXX Adopting
Public Works Standards and
Specifications - move to June 13th
Meeting**

This item has been moved to a meeting at a later date.

Updates and Future Items

15. Council Committee Updates

Councilor Calder noted the Public Arts Commission would be meeting Friday, May 12th at noon in City Hall. EDC had a met that day to discuss the golf course project and voted to recommend to the commission \$150,000 to the city in support of the irrigation repairs. It passed and City Manger was the only vote against the motion. She mentions she spoke at a board meeting for 1000 friends of Oregon. The board had the retreat in Baker City. Councilor Calder spoke with Greg Holmes to set up a training program called LULI, land use leadership institute, which is a way to train local leaders and community on land use, housing, downtown development, etc. Baker City 150 Committee had their first meeting. Lastly, Councilor Calder will be presenting awards to the "If I were a Mayor" contest on May 11th at the School Board meeting.

Councilor Guyer added was elected to the transportation committee by the county commissioners. He visited the Chamber of Commerce and have 27 vendors for minors jubilee. Mayor Diaz had information on the Airport Master Plan. The committee met two weeks ago with the consultant firm. Ms. Bornstedt added the next step is to host an open house and she'll be working with the consulting firm to set a date. Mayor Diaz stated the master plan is a forecast for growth and how to accommodate growth. The forecast is based on usage. The airport is for general aviation versus commercial and therefore not used as frequently.

16. City Manager / Director Updates

Mr. Cannon let council know that the Finance Department staff were absent because they were attending training for the new software for Caselle.

17. City Council Comments

Councilor Guyer read a response in regards to the budget board meeting the week prior. He stated, "After much reflection on the Budget Board Meeting held Wednesday 05/03/2023, I am compelled to condemn the actions of a few. Those who orchestrated an event to demonstrate their discontent with Jonathan Cannon, Baker City manager, was unacceptable. This was an attempted coup to create support to remove him from his position, though just a few weeks before city councilors gave him a 100% vote of confidence. Board and committee appointees serve at the pleasure of the City Council to support the functions of that board or committee. These positions aren't created for the purpose of pushing special agendas and usurping their position

that belongs to the City Council. There are multiple avenues available for individuals to address the City Council with their discontent, but not within the confines of the appointed positions that they hold. Brainstorming in a collective group to create conversation to come up with potential solutions is all welcome. Advocating for your solution is also acceptable within reason."

18. Upcoming Agenda Items

Mr. Cannon presented the upcoming agenda items, which included a request for discussion on council rules, budget hearing (possibly moved to June), resolution # 3938, and discussion on revenues.

MOTION MADE BY: Councilor Hodgdon
MOTION: moved to adopt the next agenda
SECONDED: Councilor Duman
IN FAVOR: Unanimous
OPPOSED: None
Motion Passed.

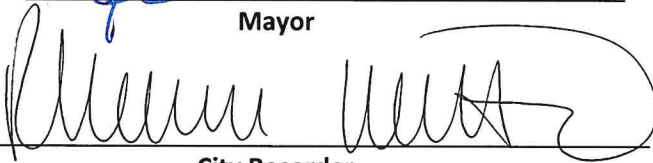
19. Executive Session - Addition

Mayor Diaz read, " The City Council will now meet in executive session for the purpose of labor negotiations, pursuant ORS 192.660: Section 2(d) to conduct deliberations with persons designated by the governing body to carry on labor negotiations. Representatives of the news media shall be allowed to attend executive sessions other than those held under subsection (2)(d) of this section relating to labor negotiations. No decision will be made in this executive session."

Adjourn

20. Adjourn

The meeting was adjourned at 10:21 p.m.

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.