



BAKER CITY, OREGON CITY COUNCIL MEETING MINUTES

MAYOR:
Randy Daugherty
COUNCILORS
Loran Joseph
Roger Coles
Doni Bruland
Larry Pearson
Nic Carman
Helen Loennig
INTERIM CITY MANAGER
Jon France

SPECIAL CALL MEETING
DECEMBER 4, 2023 - 3:00 PM
CITY HALL COUNCIL CHAMBERS

Call to Order/Introduction

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| 1. Call to Order | The meeting was called to order at 3:00pm by Mayor Daugherty in the Baker City Hall Council Chambers. |
| 2. Pledge of Allegiance and Invocation | Councilor Bruland led the meeting in the Pledge of Allegiance and the invocation was led by Mayor Daugherty. |
| 3. Roll Call | Roll call was answered by Mayor Daugherty and Councilors Bruland, Joseph, Coles, Pearson, Carman, and Loennig.
Also present were Interim City Manager Jon France, Public Works Director Joyce Bornstedt, Fire Chief Todd Jaynes, Administrative Services Manager Jennifer Spencer, Planning Director Holly Kerns, and Human Resources Manager Stacy Spriet. |
| 4. Public Comment | There was no public comment. |

New Business

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| 5. Annual Rent Burden Review | Planning Director, Holly Kerns began her presentation about severe rent burden. Households are considered severe rent burdened if they spend more than 30% of their income on rent or, severely rent burden if a household spends more than 50%. Housing that is considered affordable costs less than 30% of household income. Points of discussion for the meeting were: 1. What are the causes and consequences of severe rent burdens within the city, 2. What are the barriers to reducing rent burdens, and 3. What are possible solutions to reduce the number of severely rent burdened households within the city. A city is considered severely rent burden if 25% of the population of the city is spending more than 50% or more of their income on rent. Baker City is considered a severely rent burdened city. The 2021 American Community survey recorded 31.5% of Baker City households that are severely rent burdened. Baker City is the sixth-highest rent burdened city in Oregon. |
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Mayor Daugherty opened the public hearing.

Aaron Still, an appraiser, is a member of the planning commission. He does demographic work for developers. Baker City is the second lowest rent and second lowest median household income in eight cities Aaron does work in. Aaron stated that Baker City has the highest net wealth and third highest age among the eight cities, but Baker does not have a middle class.

Glenda Moyer, who works for the Fair Housing Council of Oregon gave the

council more information. Baker County is considered a frontier, rural, recreational county. A frontier county means there are six people inhabiting within one square mile or less. The U.S. Department of Agriculture determines the recreational counties. Oregon has eight recreational counties and seven are in rural areas. This means that more people are working in the hospitality industry, which is one of the lowest paid jobs in Oregon. The recreational status connects to housing. Prepandemic, Baker County had approximately 20-25 AirBnbs. After the pandemic, Baker County has approximately 150. Ms. Moyer added that the middle class in Baker County cannot/do not purchase homes and are more likely to rent, so that pushes the lower income class out of affordable housing options.

Laura Klement, and energy consultant, presented information on energy burden as it ties into the discussion. Ms. Klements told council that there are a lot of incentives from utility providers.

Tucker Billman, an employee with OTEC, presented incentives available at OTEC. There are residential, commercial, and industrial rebate options.

6. Introductions	Mr. France introduced the three County Commissioners, Shane Alderson, Bruce Nichols, and Christina Witham.
7. Ambulance Licensing	The city had submitted an application with the county to license the ambulance. Mr. France was hoping to seek clarification from the County Commissioners on why the city has not received information back. Mr. Alderson asked what the purpose of the licensing would be for. Chief Jaynes has a group of non-city employees who would use the ambulance on wildland fires. The federal money earned from the wildlife fires would pay for the wages of the non-city employees and the city would receive the rest. The final consensus was to bring this to Council.

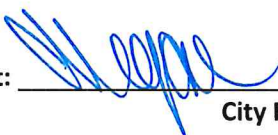
Updates and Future Items

8. City Council / Commissioners Comments	No other comments.
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Adjourn

9. Adjourn	The meeting was adjourned at 4:15pm.
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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.