Pete Boyce and City Council,

In regards to a letter received from Rose Johnson. We have come to the conclusion there is no conflict of interest or ethical issues that keep us from doing our Planning Commission duties, or any other duties of city commissions and or boards.

Furthermore there were several other letters from Rose Johnson routed through the city that have nothing to do with city business and should be dealt with privately. The City Council is not an appropriate place for editorials.

Kim Sieckmann

Tammy Stempel

Kirk Stempel

Date: 12/29/12 DRAFT print 1/3/13

"GENIUS CONSISTS SOMETIMES OF KNOWING WHEN TO STOP"

Charles DeGaulle

To Pete Boyce,,City Manager & City Council
Cc: Planning Commission
Budget Committee
Library Board
Senior Center Board
Traffic Safety Committee
Parks Committee
GCC Council Meeting Notice email list

SUBJECT Testimony at Nov 13 city council meeting
RE #1 Kevin Johnson's 12/1/2012 letter to GCC (posted Save Gladstone.org)
RE #2 Kim Sieckmann's library outsourcing proposal
RE #3& 4 Arguments

Concerning Kevin Johnson and Kim Sieckmann's latest theories about the existing Gladstone library, here are some contrary thoughts to consider:

Argument #1 The only reasonable argument that applies to Johnson and Siekmann's existing library operating cost complaint(s) is a straightforward analysis of operating costs, comparing Clackamas county library operating costs. I selected cost per transaction for this analysis.

Kevin Johnson and Kim Siekmann, while mostly right on critiques of city management, are just plain wrong on this one.

1.1. Mr. Johnson's comments are flawed, because he is trying to base his opinion on the premise that Gladstone library operating costs are too high, or out of control, when the operating cost number's He cites are immaterial. If you use the wrong numbers, you get the wrong conclusions. If you want To know if something costs too much, you do some market research to find out what price range is available. You ask, what is the range of library operating costs per transaction?

Kevin errs by relying on the number that represents how much tax (money) revenue the county library district distributes to each library-city from property taxes annually. ($537,000, 2011-12). This figure

does not reflect what libraries cost to operate. It represents how much Gladstone receives in property tax revenue based on its taxable assessed value, not the operating costs level of highness or lowness. The annual library budget is based on the librarian's analysis and report to the city manager's draft budget process. It is a best estimate of budget needs based on last year's budgets and current requirements. To state the obvious, Pete Boyce, City Manager, and Mary Nixon, Librarian, know a lot more about library operating costs than me, Kevin Johnson, or Kim Siekmann.

1.2 Mr. Sieckmann proposes to outsource the library in order to achieve an operating cost savings of -30% per year, with similar services.

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Math

So, the data shows in column F, annual revenue/budget, and then column H, circulation transactions. Dividing budget figure by number of transactions = operating expense costs per transaction. This calculation produces a unit of comparison to aid in comprehending how each library operating cost ranks in comparison to the population (i.e. the Clackamas county libraries). For example, pertinent data from the spreadsheet shows the following;

Library	annual budget	cost per transaction 2011-12
Gladstone	662,928	2.24
Oak Grove	1,734,586	1.67
Lake Oswego	4,224,425	3.07

The operating expense cost range is from $1.67 to $3.65 per transaction. The average operating cost per transaction is $2.41. Gladstone ranks -4 points below the average. Consequently it is completely inaccurate to opine that Gladstone library's operating costs are too high, or to say there was a $190,000 "shortfall".

It would be advisable for Kevin Johnson to withdraw his request for a reduction in the library budget to actual county library district revenue. Also, Kim Sieckmann might consider withdrawing his proposal to outsource the library. There is no reasonable basis for their complaints and subsequent requests. Their speculations about library operating costs are unsustainable.

Furthermore, if you put Johnson's and Sieckmann's position into perspective, complaining about a $190,000 difference in a $22,888,000 million budget is like beating a dead horse. Their so called $190,000shortfall represents only .83% (< 1%) of the total 2011-12 Gladstone Budget. If they keep

complaining about minutia like this, the council will never get anything done on time. The city will do a budget review in January, 2013; and this trivial pursuit should be settled by then. Perhaps some time studying the budget and doing the math would inform their thinking?

It is interesting to recall, on 6/23/2011, I telephoned Mr. Johnson to ask him if he was going to the budget committee meeting in two days. He said no-one goes to budget meetings, growled and hung up. Look how far he's come. Recently, he applied for a position on the budget committee and the Council unfortunately rejected him. When the next budget committee position opens, please consider Kevin Johnson. He is on the right train; he just got on the wrong track. Kevin Johnson is one of the smartest, hardest working activists in Gladstone. Some time on the budget committee would inform his thinking.

Argument #3 there is a third sustainable reason why there is no basis for a budget shortfall concern. Johnson and Sieckmann have honestly misinterpreted the budget figures.

The so-called $ 190,000 "shortfall" is entirely attributable to tax "compression". It has nothing to do With a shortfall. That is mislabeling. When the city manager estimates the next year's resources and expenses, he uses the best forecast tools available. The county assessor does not complete the property tax roll calculations until late October, before the November 15 tax bills go out. The property tax computations are so complicated (based on algorithms we don't want to try to understand), no city manager could reasonably be expected to make such calculations. Also the property tax roll data is proprietary to the assessor (that is, confidential) until the roll is certified in late October each year. Tax compression has been expanding like cancer each year for 15 years; and it's getting harder to calculate. It has gradually diminished property tax revenues ever since property tax limitation Measure 50 passed. Even the assessor doesn't know what the dollar amount of compression will be until late October. Considering compression, it is normally expected (not surprising) that Gladstone's 2011-12 property tax revenue was less than the city manager's forecast. Budgeting is an art, not a science.

Argument # 4: Why you can't go there.
There is no established precedent, state law, city ordinance or chapter language that says the library budget must match funds with the county library district distribution. This notion originates from Johnson and Sieckmann's mindset. The decision to set the budget is at the discretion of the City Council. The budget is reviewed and approved by the 14 member budget committee to submit to the county assessor by Jun 30 ea year under our Oregon property tax system. Next, the assessor spends 3.75 months preparing the tax roll; the assessor can alter the cities expected property tax revenues (not a budget committee decision) through tax compression. All, procedurally outside the jurisdiction of the city manager and the budget committee. No-one in the budget committee meeting in June 2011 expressed concern about the library budget.

Conclusion Again, Johnson and Sieckmann are barking up the wrong tree. There is no budget shortfall in the library budget. It's a red herring. Quite the opposite, the $190,000 difference is due to the unpredictable nature of tax compression.

Perhaps they can stop trying to fix something that isn't broken. The city and city manager are acting in good faith, and it is disingenuous to suggest there is an error here. Recently, the city manager and Councilor Mersereau designed a budget forecasting tool that will improve budget forecasting. Obviously our city Council and city manager are acting competently doing their job where budget is concerned.

However, Johnson & Sieckmann jumped to the wrong conclusions. Assuming there is a budget shortfall is not sustainable. But thanks for noticing. I recommend the Council reject Johnson and Sieckmann's library complaints-comments and decide accordingly. If you've already decided the matter, please put this item on the next City Council agenda for re-consideration. By the way, What is the library board's opinion on this matter?

I've advised people over and over, if you want to know how the property tax system works, just ask. Thank you for considering this matter. Please respond in writing in ten days.

The election is over; why can't we all just get along?

Best regards,

Rose Johnson

Enclosure: *see attached spreadsheet: Clackamas county libraries comparison study 1/9/2012*
source1, *www.oregon.gov/osll/ld/statsploregon.shtml (defile date: 6/16/2011*
source2, *http.oregon.educationbug.org/public-library/*

Disclaimer: Although you all have made free use of my research in the past, please be advised there is a copyright on my letters, spreadsheets, research and other work. I reserve the right to request a fee of $100 from city hall to compensate me for time spent preparing the 1/2011 spreadsheet and budget analysis dated above. Otherwise, my work products are not reprintable or reproducable in any part by email, photocopy or posting on a city website without my written permission. The same restrictions apply to Save Gladstone members and their website, and all websites, private or public, on the internet (rj1/1/13)

rev.1/9/2012 **DRAFT** 6/20/11 rj

CLACKAMAS COUNTY LIBRARIES

COMPARISON STUDY

updated to 6/16/2011 www.oregon.gov/OSL/LD/statsploregon.shtml

Operating Costs vs. population, building size, & circulation

	library	service area population	building square feet	sq ft per person	annual revenue budget	revenue cost per person	circulation transactions	cost per trans.	opex costs	opex per person
1	estacada	19,541	12,060	0.62	$ 624,081	$ 31.94	317,811	$ 1.96	$ 546,313	$ 27.96
2	wilsonville	19,574	28,677	1.47	$ 1,219,163	$ 62.28	509,008	$ 2.40	$ 1,219,164	$ 62.28
3	**gladstone**	20,391	5,100	0.25	$ 662,928	$ 32.51	295,409	$ 2.24	$ 610,628	$ 29.95
4	molalla	22,583	10,000	0.44	$ 656,604	$ 29.08	338,805	$ 1.94	$ 456,306	$ 20.21
5	canby	25,066	11,000	0.44	$ 790,860	$ 31.55	317,487	$ 2.49	$ 609,646	$ 24.32
6	west linn	29,518	28,000	0.95	$ 1,912,837	$ 64.80	751,204	$ 2.55	$ 1,717,000	$ 58.17
7	sandy	30,636	11,250	0.37	$ 983,855	$ 32.11	500,389	$ 1.97	$ 787,613	$ 25.71
8	milwaukie	31,178	12,250	0.39	$ 2,453,871	$ 78.71	671,551	$ 3.65	$ 2,418,839	$ 77.58
9	lake oswego	37,302	27,100	0.73	$ 4,224,225	$ 113.24	1,377,737	$ 3.07	$ 3,109,624	$ 83.36
10	oregon city	58,061	13,000	0.22	$ 1,722,410	$ 29.67	667,749	$ 2.58	$ 1,287,075	$ 22.17
11	**oak grove**	72,085	16,512	0.23	$ 1,734,586	$ 24.06	1,041,099	$ 1.67	$1,951,504	$ 27.07
				0.55		$ 48.18		$ 2.41		$ 41.71
				average		***average***		***average***		***average***
				sq ft/ person		cost/ person		cost/ checkout		

new library cost estimate @ state average cost/sq ft:

gladstone	***"proposed"***	19,000	0.55	X	10,540	square feet X	$ 250		$ 2,635,017

note: Statewide average per capita 0.65 sq ft

source: rev.6/16/2011 spreadsheet **www.oregon.gov/OSL/LD/statsploregon.shtml**

source: other: http:oregon.educationbug.org/public-library/

Tami Bannick

From: rose [mrosej47@comcast.net]
Sent: Thursday, January 03, 2013 11:08 AM
To: Peter Boyce
Subject: email attempt 11:07am

The email just sent has error message
not all files attached
so let me know if you didnt get the spreadsheet

Date: January 3, 2013

TO: Tammy Stempel
Cc: Gladstone Planning Commission
Pete Boyce, City Manager
City Council
Budget Committee

Ms Stempel:

I was offended by the toneand false accusations against Walt Fitch in your October 9th, 2012 letter to the Editor of the Clackamas Review. The charges you made againstWalt Mr Fitch are nontransparent and indefensible. First you sent your inaccurate letter to Pete Boyce. To make matters worse, you posted it on the SaveGladstone.org website! Then, submitted the letter for publication in the local newspaper! This is all conduct unbecoming a City Planning Commissioner, or a citizen activist.

Seriously, you owe Mr. Fitch an apology.

You seem to be clueless that ribbing a colleague about doing an estimate on the back of an envelope is considered a high compliment between male professionals and journeyman in the traditional building trades.

I first heard the phrase when I was discussing real estate values back in 1976 with some appraisal colleagues. In that instance, a journeyman male appraiser bragged that he could do an appraisal on the back of an envelope. It was considered part of the camaraderie to congratulate his skill. This "joke" may have died away in the politically correct workplace of your generation. So, how could you know? Nevertheless, it is always a compliment, never an insult.

Is it explainable, if you have a political motive for writing a letter that would harm Mr. Fitch's election campaign?

Some cultural awareness training could inform your communications, especially if you want to climb the ladder to city Council.

Best regards,

Rose Johnson

Date January 6, 2013

To Pete Boyce
Cc: City Council
Planning Commission
Budget Committee
Library Board
Email GCC meetings notice list

SUBJECT A practical solution for the City Librarian vacancy

Pete,

It occurs to me that we can solve the problem by re-hiring Katinka. She got excellent performance evaluations while she was here. She's already passed a probationary period. If she is not a Master's degree librarian, it will satisfy SaveGladstoners fiscal responsibility agenda.

The city always has the discretion to "under fill" the librarian's position. Notably, it is a time of uncertainty for the old library, due to the pressure to reduce the budget, outsource, etc.

It was stingy and shortsited to ask for her resignation in the first place. What kind of scrooge demands the layoff of 9-10 city employees to save less than 1% of our total city budget ?

Now that the Nov 5 election settled the new library question, I support the old library and I recommend we need to let it thrive. The library supporters deserve library services they can depend on. Give peace a chance?

Rose Johnson

Date January 6, 2013

To Pete Boyce& Tom Mersereau
Cc: City Council
Planning Commission
Budget Committee
Library Board
Email GCC meetings notice list

SUBJECT Tom Mersereau's Council Handbook (1/2013)

Pete,

Could ask Tom Mersereau about adding the following State Publications to the "Council Manual" in APPENDIX B?

GOVERNING PUBLICATIONS		website
1	Oregon Public Records & Meetings Manual	doj.state.or.us
2	Oregon Blue Book (2013-14) paperback, $18	bluebook.state.or.us
3	Public Records & Meetings Manual, 450 pg, $25.00	doj.state.or.us
4	Oregon Revised Statutes	doj.state.or.us

LOCAL BUDGET PUBLICATIONS for Councilors			ORS ref. no.	
5	Local Budgeting – Oregon	Rev 1/2012	150-504-400	dor.state.or.us
6	Budget Law	Rev 1/03	150-504-620	dor.state.or.us

FOR LOCAL BUDGET COMMITTEES				
7	Local Budgeting MANUAL	Rev 5/12	150-504-420	dor.state.or.us

URBAN RENEWAL			
8	How does Urban Renewal Work (flyer, 3 pg)	ORS Chap 457	dor.state.or.us

Also, could some/all these publications be available in the city library reference section?
Thank you,
Rose Johnson

Cc: Correspondence (next meeting packet)

Date January 6, 2013 REVISE 1/7/13

To Pete Boyce& Tom Mersereau
Cc: City Council
Planning Commission
Budget Committee
Library Board
Email GCC meetings notice list

SUBJECT Tom Mersereau's Council Handbook (1/2013)

Pete,

I noticed a small change for the Council Handbook. The Handbook is very thorough and will be a great resource. It answers almost all the questions the Council & citizens could ask.

On page 26/61 under BUSINESS FROM THE AUDIENCE, CONSENT AGENDA, you have the first item:

1) payment of the month's claims

Unintentionally omitted:

2) **Minutes** of Dec/2012 city council meeting

Minutes, does not appear on page 27 of the Handbook either. Since almost every city council meeting has the last meeting's minutes on the CONSENT AGENDA for adoption, you definitely want to include it here in the Handbook.

Thank you,

Rose Johnson

Cc: Correspondence (meeting packet)

Date: 12/29/12 DRAFT print 1/3/13

"GENIUS CONSISTS SOMETIMES OF KNOWING WHEN TO STOP"

Charles DeGaulle

To Pete Boyce, City Manager, & City Council
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Kevin Johnson and Kim Siekmann, while mostly right on critiques of city management, are just plain wrong on this one.

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I've advised people over and over, if you want to know how the property tax system works, just ask. Thank you for considering this matter. Please respond in writing in ten days. Or please place this item on the next Council meeting Agenda, or in Correspondence in the meeting packet.

The election is over; why can't we all just get along?

Best regards,

Rose Johnson

Enclosure: *see attached spreadsheet: Clackamas county libraries comparison study 1/9/2012*
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CLACKAMAS COUNTY LIBRARIES

6/21/11

COMPARISON STUDY updated to 6/11/2011 www.oregon.gov/OSL/LD/statsploregon.shtml

Operating Costs vs. population, building size, & circulation

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canby	25,066	11,000	0.44	$ 790,860	$ 31.55	317,487	$ 2.49	$ 609,646	$ 24.32
oak grove	81,401	7,790	0.10	$ 1,734,586	$ 21.31	1,041,099	$ 1.67	?	?
oregon city	58,061	13,000	0.22	$ 1,722,410	$ 29.67	667,749	$ 2.58	$ 1,287,075	$ 22.17
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			0.54		$ 47.93		$ 2.41		
			average		*average*		*average*		
gladstone	*"proposed"*	19,000 sq ft		?	?	?	?	?	?

STATEWIDE TOTAL

service area	*total budget- statewide*		*total annual visits*	
$ 3,658,860	$ 176,990,643	$ 48.37	59,440,282	$ 2.98
	median			per visit
	$ 299,091			
	average			
	$ 1,340,838			

source: other: http:oregon.educationbug.org/public-library/

print6/24/1

January 3, 2013

To: Save Gladstone
c/o Kevin Johnson

Subject: Posting on Save Gladstone.org.

Re: My November 6 letter to the Editor, Clackamas Review

Kevin Johnson,

It is regrettable that our past association has come to this. Please request your web manager, Tammy Stempel, to remove my letter from your website within 24 hours. Please be informed, you can not post any of my letters on your website(s), without my permission.

FYI, posting my letter on your website falsely implies that I agree with all your political views, which I emphatically do not. You are dancing on the razor's edge of defamation (to me) and I would ask you to get off the edge.

Further you have posted the original version of my letter, not the corrected one published later on, with my permission in the October 14, 2012 Clackamas Review. This is the second time you have posted without my knowledge or consent (ie, Boyce, April 5, 2012).

Please send confirmation of removal from your website by email. If you do not comply with my request, the next time you hear from me, my lawyer will be doing the talking.

Best regards,

Rose Johnson
Gladstone

Disclaimer: Although you all made free use of my research in the past, please be advised there is a copyright on my letters spreadsheet, research, and other work. I reserve the right to request a fee of $100 each to compensate me for time spent in preparation. Otherwise, my work products are not transferrable, reprintable or reproducible in any part by email, photocopy, or posting on your website(s) without my written permission. 1/1/13 rj

Date: January 3, 2013

TO: Tammy Stempel
Cc: Gladstone Planning Commission
Pete Boyce, City Manager
City Council
Budget Committee

Ms Stempel:

I was offended by the tone of the letter to the Editor of the Clackamas Review. The charges you made against City Counselor Walt Fitch are nontransparent and indefensible. First you sent your inaccurate letter to Pete Boyce. To make matters worse, you posted it on the SaveGladstone.org website! Then, submitted the letter for publication in the local newspaper! This is all conduct unbecoming a City Planning Commissioner, or a citizen activist.

Seriously, you owe Mr. Fitch an apology.

You seem to be clueless that ribbing a colleague about doing an estimate on the back of an envelope is considered a high compliment between male professionals and journeyman in the traditional building trades.

I first heard the phrase when I was discussing real estate values back in 1976 with some appraisal colleagues. In that instance, a journeyman male appraiser bragged that he could do an appraisal on the back of an envelope. It was considered part of the camaraderie to congratulate his skill. This "joke" may have died away in the politically correct workplace of your generation. So, how could you know? Nevertheless, it is always a compliment, never an insult.

Is your letter, if you have a political motive for writing a letter that would harm Mr. Fitch's election campaign?

Some cultural awareness training could inform your communications, especially if you want to climb the ladder to city Council.

Best regards,

Rose Johnson

Date January 6, 2013

To Pete Boyce& Tom Mersereau
Cc: City Council
Planning Commission
Budget Committee
Library Board
Email GCC meetings notice list

SUBJECT Tom Mersereau's Council Handbook (1/2013)

Pete,

I noticed a small change for the Council Handbook. The Handbook is very thorough and will be a great resource. It anwers almost all the questions citizens could ask.

On page 26/61 under BUSINESS FROM THE AUDIENCE, CONSENT AGENDA, you have the first Item:

1) payment of the month's claims

Unintentionally omitted:

2) **Minutes** of Dec/2012 city council meeting

Minutes, does not appear on page 27 of the Handbook either. Since almost every city council meeting has the last meeting's minutes on the CONSENT AGENDA for adoption, you definitely want to include it here in the Handbook.

Thank you,

Rose Johnson

Cc: Correspondence (meeting packet)

Date January 6, 2013

To Pete Boyce& Tom Mersereau
Cc: City Council
Planning Commission
Budget Committee
Library Board
Email GCC meetings notice list

SUBJECT Tom Mersereau's Council Handbook (1/2013)

Pete,

Could ask Tom Mersereau about adding the following State Publications to the "Council Manual" in APPENDIX B?

GOVERNING PUBLICATIONS		website
1	Oregon Public Records & Meetings Manual	doj.state.or.us
2	Oregon Blue Book (2013-14) paperback, $18	bluebook.state.or.us
3	Public Records & Meetings Manual, 450 pg, $25.00	doj.state.or.us
4	Oregon Revised Statutes	doj.state.or.us

LOCAL BUDGET PUBLICATIONS for Councilors			ORS ref. no.	
5	Local Budgeting – Oregon	Rev 1/2012	150-504-400	dor.state.or.us
6	Budget Law	Rev 1/03	150-504-620	dor.state.or.us

FOR LOCAL BUDGET COMMITTEES				
7	Local Budgeting MANUAL	Rev 5/12	150-504-420	dor.state.or.us

URBAN RENEWAL			
8	How does Urban Renewal Work (flyer, 3 pg)	ORS Chap 457	dor.state.or.us

Also, could some/all these publications be available in the city library reference section?
Thank you,
Rose Johnson

Cc: Correspondence (next meeting packet)

Date January 6, 2013

To Pete Boyce& Tom Mersereau
Cc: City Council
Planning Commission
Budget Committee
Library Board
Email GCC meetings notice list

SUBJECT Tom Mersereau's Council Handbook (1/2013)

Pete,

Could you ask Tom Mersereau about adding the following State Publications to the "Council Hand -book!" in APPENDIX B?

GOVERNING PUBLICATIONS		website
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Thank you,
Rose Johnson

Cc: Correspondence (next meeting packet)