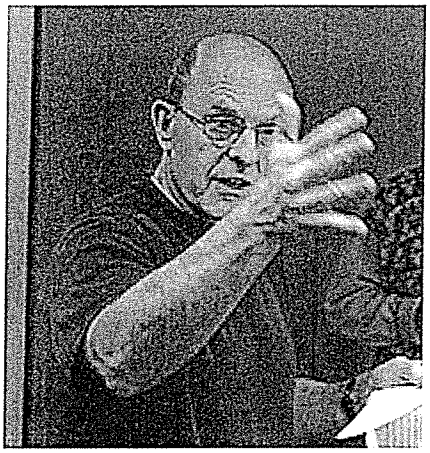
**City of Gladstone Town Hall Meeting Agenda**
**October 18, 2016**

**Objectives**

- Continue to make Gladstone a better place to live
- Enhance communications between citizens and Gladstone city leaders (get to know each other better)
- Discuss our top issues and opportunities

**Agenda**

| | | |
|---|---|---|
| 6:30 pm | Kickoff<br>- Our purpose for this Town Hall Meeting<br>- Our moderator - L.B. Day | Eric Swanson |
| | Ground rules and our meeting process<br>- Treat everyone here with respect<br>- Work as a team and be efficient with the team's time<br>- Learn as much as we can from each other<br>- Communicate clearly and objectively<br>- Create a forum for issue prioritization and issue resolution | L.B. Day |
| 6:40 pm | Town Hall Meeting<br>- City department heads presentation of City Council's top priorities<br>- In small groups: identify top three questions for city leaders<br>- Appropriate Gladstone city leaders answer Town Hall teams' questions | Moderators/Teams<br><br><br>City Leaders |
| | Summary comments | L.B Day/Eric Swanson |
| 9:30 pm | Adjourn | |



## L.B. Day

Consulting focus: Leading the strategic planning process, customer / supplier problem-solving, organization design and executive development. His knowledge and experience of group dynamics allow him to get the best out of the organization's strategic team.

L.B. Day is president of L.B. Day & Company, Inc., whose parent company he co-founded in 1977. Well known for his work in strategic planning, organization design and executive team development, Mr. Day has consulted at the executive level with organizations that include Advanced Micro Devices, Applied Materials, Brewer Science, DuPont-Air Products Nanomaterials, Digimarc, Fujitsu, Global Foundries, IBM, Intel, Lam Research, Mary's Woods, New Focus, NWEA, Valid USA, Ramtron, Raytheon, Sun Microsystems, TechWise, Western Digital, YottaMark, Xerox, and various US government agencies, implementing strategic planning, marketing, organization improvement and executive-team development strategies. He has developed professional texts and training materials on strategic planning, culture development and team leadership, and has held the positions of adjunct professor at the Oregon Graduate Institute of Science and Technology and the Willamette University Graduate School of Administration.

Mr. Day and his colleagues provide strategic counsel for their customers that includes strategic planning processes for identifying plausible success scenarios. Customers use these to increase competitiveness and to become more responsive to their markets, customers, suppliers and other key stakeholders. The efforts of Mr. Day and his colleagues have been of great assistance to organizations in their drive to achieve and sustain market leadership.

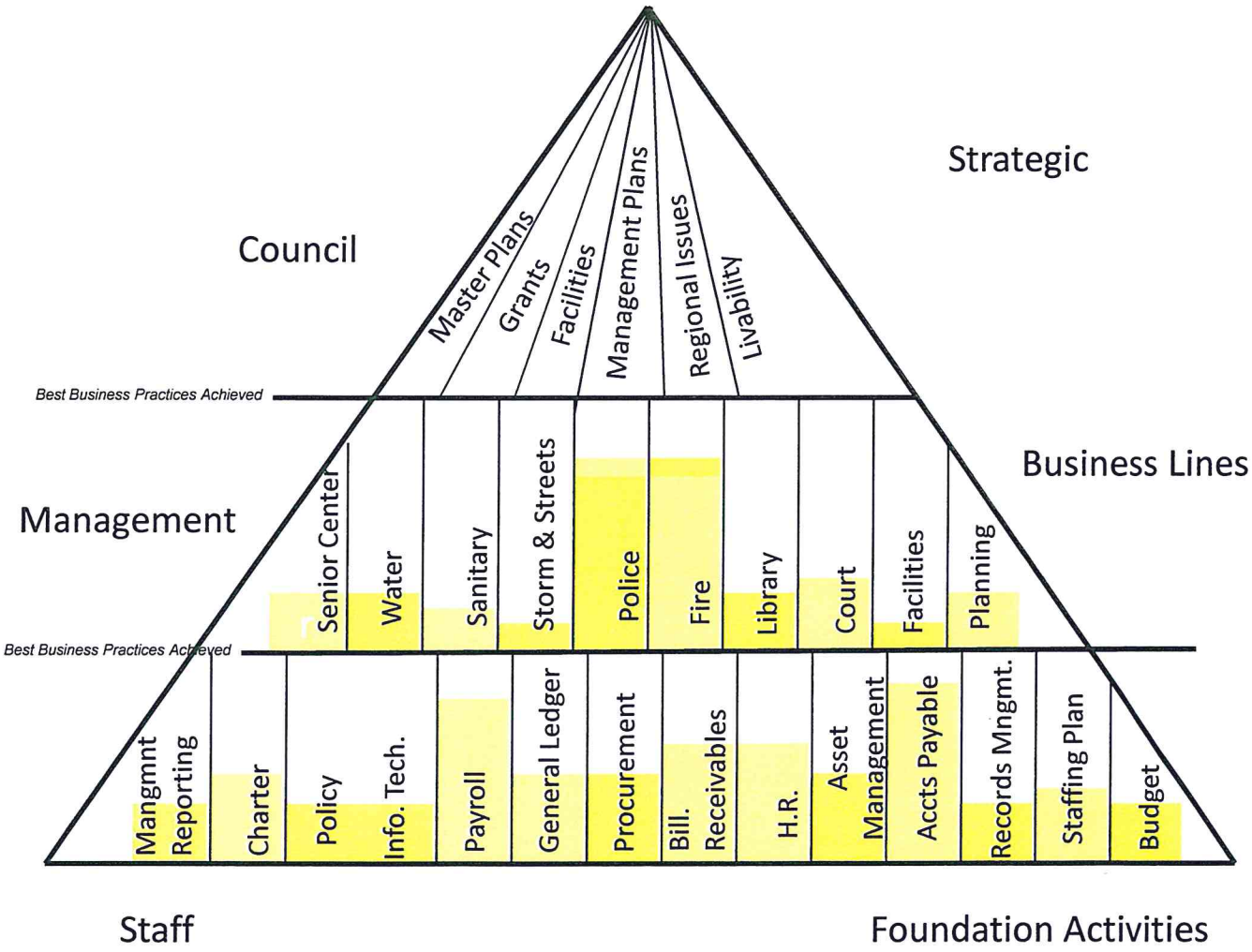
Mr. Day has been published in various trade publications on strategic planning, leading change, and team leadership. He is currently developing competitive factor assessments geared to help client organizations incorporate their competitive assessment findings into their strategic plans.

Mr. Day earned his MBA from George Washington University, where he was a Scottish Rite Fellow. He has served on numerous boards including those of startups, nonprofits and publicly held companies. He currently serves on the board of directors of Microchip Technology, Inc. (NASDAQ: MCHP).

GLADSTONE
Home of the Pine Warm Trees

1

# City of Gladstone Business Model



# City of Gladstone Draft Strategic Plan Years 2016-2020

The City of Gladstone is an organization in transition. Many of the elected officials and top appointed Department Heads and City Administrator have been recently elected and appointed.

Because of this and in an effort to prioritize for a future with limited financial resources, the City Council have initiated strategic planning efforts to chart a direction for the City to better serve its citizens. The City Council and City Staff have initiated a strategic planning process to identify the City's Vision, Mission, Core Values, Goals and Objectives.

The following is a draft of those planning efforts:

**Vision**

- Gladstone - a vibrant place for people to live, work and play!

**Mission**

- Continually Improving ~ Quality Customer Service

**Core Values**

- Safe Community
- Healthy Economy
- Quality Services
- Accountable Leadership

**Goals**

1. Enhance the Livability in Gladstone
2. Address Critical Civic Building Needs
3. Ensure a Highly Qualified Workforce
4. Maintain the Health and Long Term Vibrancy (Stability) of the City of Gladstone

5. Ensure Financial Stewardship and Long Term Municipal Financial Stability

**1. ENHANCE THE LIVABILITY IN GLADSTONE**

1.1. Develop a tactical Communication Plan that addresses residents, businesses, and City employees and encourages citizen participation.
1.2. Implement the water and storm water Master Plans.
1.3. Start/initiate Downtown Revitalization Planning process.
1.4. Move forward with constructing new Library/City Hall/Police Station per citizens' vote.
1.5. Move forward on the Parks Master Plan RFP and complete Streets and Sewer Master Plan.
1.6. Implement Technology Plan.
1.7. Partner and contract with through IGA's with Oregon City and other government organizations on key areas like planning, code enforcement, ROW management, GIS access.

**2. ADDRESS CRITICAL CIVIC BUILDING NEEDS**

2.1. Move forward on land acquisition for future police station.
2.2. Work with Oak Lodge residents and Clackamas County Commission to move forward on the City Hall/Library project.
2.3. Post pictures or concept of new buildings, facilities.
2.4. Move forward on Trolley Trail Feasibility Study through ODOT grant.
2.5. In the design phase use existing or new facilities to supply needs for public safety, seniors, administration office, multipurpose use, training, etc.

**3. ENSURE A HIGHLY QUALIFIED WORKFORCE**

3.1. Provide competitive salary, training, and work environment to attract and keep top professionals.
3.2. Ensure our workers have a great work-life balance.
3.3. Initiate a performance management plan for each of our

employees including recognition, roles and responsibilities, and reorganization to efficiently provide services.

3.4. Be the employer of choice.

3.5. Engage Unions as full partners.

3.6. Ensure we have a motivated and engaged workforce.

**4. MAINTAIN THE HEALTH AND LONG TERM VIBRANCY (STABILITY) OF THE CITY**

4.1. Move forward with Water/Storm Water master plans ensuring these two recently completed master plans have the financial plan implemented considering residents and businesses willingness to pay.

4.2. Examine the Utility Rate Study (including System Development Charges SDC's) to ensure we are in the market.

4.3. Build in a capability to maintain our facilities (infrastructure, buildings, etc).

**5. ENSURE FINANCIAL STEWARDSHIP AND LONG TERM MUNICIPAL FINANCIAL STABILITY**

5.1. Identify services we provide (ex. Parks) and currently don't charge for within the framework of greater than 50% cost recovery model.

5.2. Renew Public Safety Levy for Fire/Police by 2019.

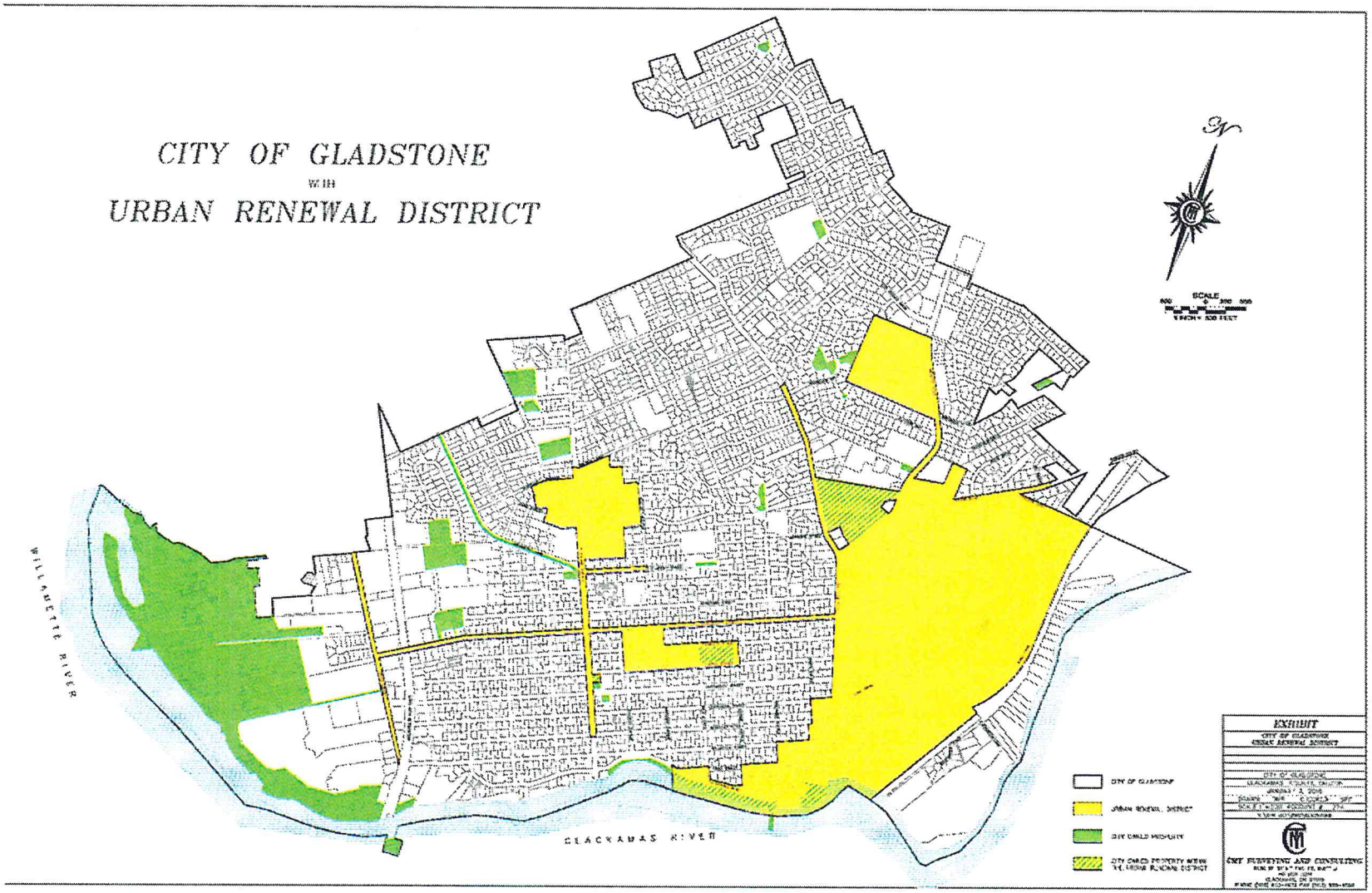
5.3. Investigate user fees to ensure tax exempt entities contribute on an equitable basis for services offered.

5.4. Review enterprise budgets (ex: Water, Sewer, Storm Water Utilities) with the goal of making all financially self-sustainable.

5.5. Explore how to provide greater financial stewardship, research comparisons of peer organizations and what citizens receive and charge versus Gladstone.

5.6. Explore Biennial Budget process.

5.7. Establish three month budget contingency


CITY OF GLADSTONE
WITH
URBAN RENEWAL DISTRICT
WILLAMETTE RIVER
CLACKAMAS RIVER
SCALE
EXHIBIT
CITY OF GLADSTONE
URBAN RENEWAL DISTRICT
CITY OF GLADSTONE
URBAN RENEWAL DISTRICT
CITY OWNED PROPERTY
CITY OWNED PROPERTY WITHIN THE URBAN RENEWAL DISTRICT
CMT SURVEYING AND CONSULTING

City of GLADSTONE

# Newsletter

## LIBRARY UPDATE

In 2008, Clackamas County voters approved the formation of a library district dedicated to providing library services within the County boundaries. Voters agreed that stable funding was necessary to provide consistent, quality services to Clackamas County residents.

Shortly thereafter, Gladstone and the new library district entered into an intergovernmental agreement (IGA) to provide a mechanism to distribute funding necessary to operate, maintain and enhance services for library patrons. IGAs are legally-binding contracts between local governments, such as cities and counties.

In the formation of the library district, the Clackamas County Board of Commissioners proposed a separate contribution from the County's general fund to each city providing library services within the county specifically for use on capital improvements.

As a recipient of these funds, Gladstone and the County signed another IGA (Capital IGA) in April 2011. The Capital IGA would provide funds for capital improvements to Gladstone's library.

The County promised $2.5 million to build a new library to serve Gladstone and Oak Lodge residents. The County has already provided $1 million; the dispute concerns the remaining $1.5 million.

Over the course of the last four years, the City has worked closely with the Clackamas County Board of Commissioners and all impacted residents to identify a new location for the library and to move forward with this much-delayed plan to improve library services in the City and County.

At the end of this lengthy process, Oak Lodge and Gladstone residents identified a new location on Portland Ave. This location was endorsed by the Clackamas County Board of Commissioners and approved by voters. The City of Gladstone now wishes to begin construction, but the Clackamas County Board of Commissioners is refusing to disperse the remaining $1.5 million to fund the project.

This newsletter includes *"Frequently Asked Questions"* to help Gladstone and Oak Lodge residents understand these complicated issues.

### *How was the site for the new library chosen?*

The City formed a task force in 2014—the Library Action Committee ("LAC")—with Oak Lodge and Gladstone citizens represented. This task force met over a course of several months, and submitted a recommendation to the City Council to locate a 13,000 to 16,000 square foot new library on Portland Avenue, between Gladstone High School and the Clackamas River.

The City Council forwarded the task force recommendation to the Clackamas County Board of Commissioners, which publicly endorsed the plan. The site was then submitted to voters for approval.

During this time period, the chairman of the Clackamas County Board of Commissioners, John Ludlow, submitted a Letter to the Editor of the Clackamas Review titled "Closing in on library dream." This letter urged voters to support the Portland Avenue location. He praised Gladstone for assembling "a library advisory task force of over 30 individuals from both the city of Gladstone and the unincorporated area of the county that the Gladstone library will be obligated to serve." Moreover, Chair Ludlow stated that he "believe[d] that the proposal before Gladstone voters is a good one, and one that county voters envisioned when the Library District was formed after the 2008 vote."

Gladstone voters approved the new library size and the Portland Avenue location in the 2014 election.

### *Why won't the City agree to form a "task force," with members of Oak Lodge and Gladstone represented, to select a new library location?*

Another "task force" is redundant and would invalidate the LAC's previous work. As stated previously, more than 30 residents from Oak Lodge and Gladstone dedicated a substantial amount of time and energy to provide the City with a recommendation that works for everyone. Furthermore, the City has no assurances that if the County disagrees with the recommendation of the new "task force," it will not again require another task force, made up of different citizens, etc. This process could go on indefinitely with the City having no legal recourse and the County left without a new library.

The bottom line is that the City, with County support, formed a combined task force to address this issue in 2014. The City will not invalidate the work and recommendation of that group of citizens in favor of another group because the County now seeks a different recommendation. The Clackamas County Board of Commissioners had the opportunity at that time to express concerns about the work of the task force or the process by which it came to its recommendations. Instead, the County endorsed the plan.

### *Why did the City decide, at this point, to begin litigation?*

The County unilaterally terminated the funding agreement (the Capital IGA or "Agreement") after Gladstone submitted its capital plan for the new library. The City views this action as the County's attempt to avoid its obligation under the Agreement. The County left the City no other choice but to pursue legal remedies for breach of contract to protect the City's interests and the substantial time and expense the City has invested in the library project. The City invested in the project under the assumption that the County would honor its legal obligations. The City seeks to enforce those obligations and build a library to serve residents.

### *Who wrote the Capital IGA and what does it provide?*

Clackamas County Board of Commissioners wrote the Capital IGA in 2011. The Agreement requires that once the City submits a capital plan to the County, the County has 60 days to disburse the funds to build the library. Once the funds are disbursed, the County has the authority to monitor how the City uses the funds.

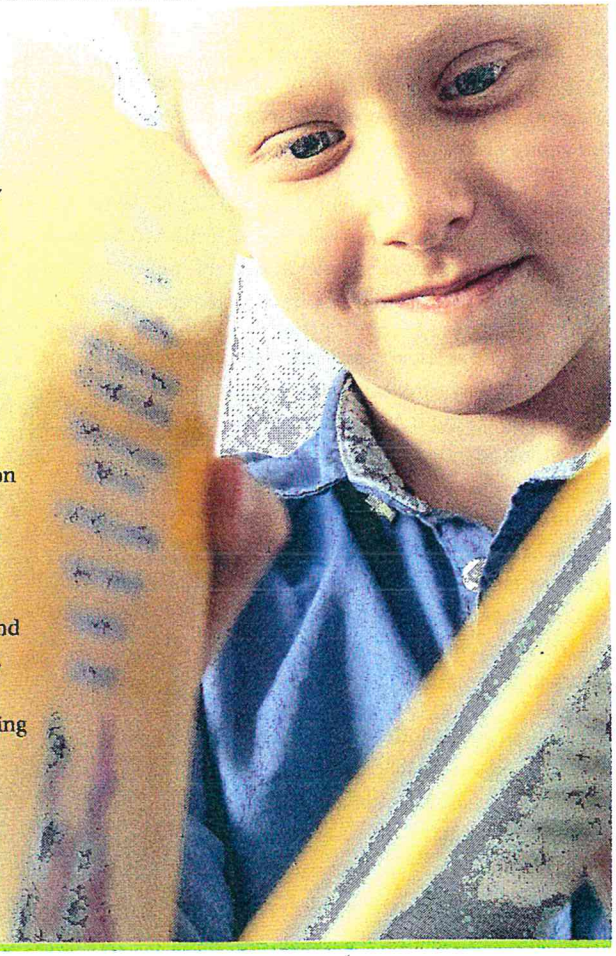
### *Why is it taking so long to build a new library?*

It has taken awhile.

The City and the County originally signed the Agreement to fund the new library in April 2011—almost six year ago. At that time, the parties were considering the Webster Road location. However, voters in the November 2012 election rejected that site, which sent the parties back to the drawing board. Over the course of 2013, the City worked with the County on developing an alternative plan for the library.

The City agreed to form a task force composed of Gladstone and Oak Lodge residents to make a recommendation to the City Council regarding the size and location for the new library. By May 2014, the City approved the recommendation and forwarded it to Clackamas County, which endorsed the new plan. The City Council submitted the recommended 13,000 sq. ft. Portland Avenue location to the voters in November 2014, and they approved.

By 2016, the City was ready to build the voter-approved library facility on Portland Avenue and requested the funds from the County do so. But the County refused, requiring the City to form another task force and potentially another election. These requests from the County would, again, send the parties back to the drawing board and wipe out three years' worth of progress on the project.



## *When will Gladstone and Oak Lodge residents get a new library?*

Hopefully soon! As mentioned above, Gladstone is ready to get started on the voter-approved facility recommended by the joint task force. If the County disperses the funds, as requested, the library construction could begin shortly.

## *Timeline Highlights*

**November 2008**
County voters authorize creation of the Library District

**August 2009**
Library District and Gladstone enter into "Master IGA"

**April 2011**
Gladstone and Clackamas County sign "Capital IGA"; Clackamas County drafted the Capital IGA and entered into similar agreements with other "library cities"

**November 2012**
Gladstone voters reject the Webster Road library location by failing to pass Measure 3-413

**January 2014**
Gladstone forms the Library Action Committee (LAC) "task force" composed of residents from Gladstone and Oak Lodge

**January 2014 to April 2014**
The task force meets more than six times to consider alternatives

**April 2014**
The LAC task force recommends a new library on Portland Ave between the Gladstone High School and the Clackamas River

**June 2014**
Gladstone City Council accepts the LAC's recommendation and forwards it to the Clackamas County Board of Commissioners

**July 2014**
Gladstone City Council approves Ballot Measure 3-446 to submit a 13,000 to 16,000 square foot facility located on Portland Ave to voters

**July 2014**
Clackamas County Board of Commissioners reviews Gladstone Ballot Measure 3-446 and endorses the Portland Ave location and facility size

**October 2014**
Clackamas County Board of Commissioner Chair Ludlow endorses Gladstone Ballot Measure 3-446 in the Clackamas Review

November 2014
Gladstone voters approve Ballot Measure 3-446 for the Portland Ave location and facility size

Early 2015
Gladstone forms Civic Buildings Advisory Committee to consider and study replacement of City Hall and Gladstone Police Station. Committee recommends a combined facility

November 2015
Gladstone voters approve Ballot Measure 3-471 for the combined civic buildings

**January 2016**
City and County staff meet to discuss the library project and the transfer of funds. County staff requests that Gladstone submit a timeline and a capital plan

**February 2016**
Gladstone submits a timeline and capital plan per the parties' Capital IGA

**March 2016**
Clackamas County responds to Gladstone capital plan by providing notice the County intends to cancel the Capital IGA. In the letter the County requests an accounting of funds have been spent to date and requiring additional conditions for disbursing the $1.5 million. These new conditions are not provided in the Capital IGA. One of the conditions is forming another "task force" similar to the LAC.

**March 2016 to June 2016**
City and County correspond via email regarding the requested accounting, the County's new conditions for disbursing the funds, and the lesser standard imposed on other library cities

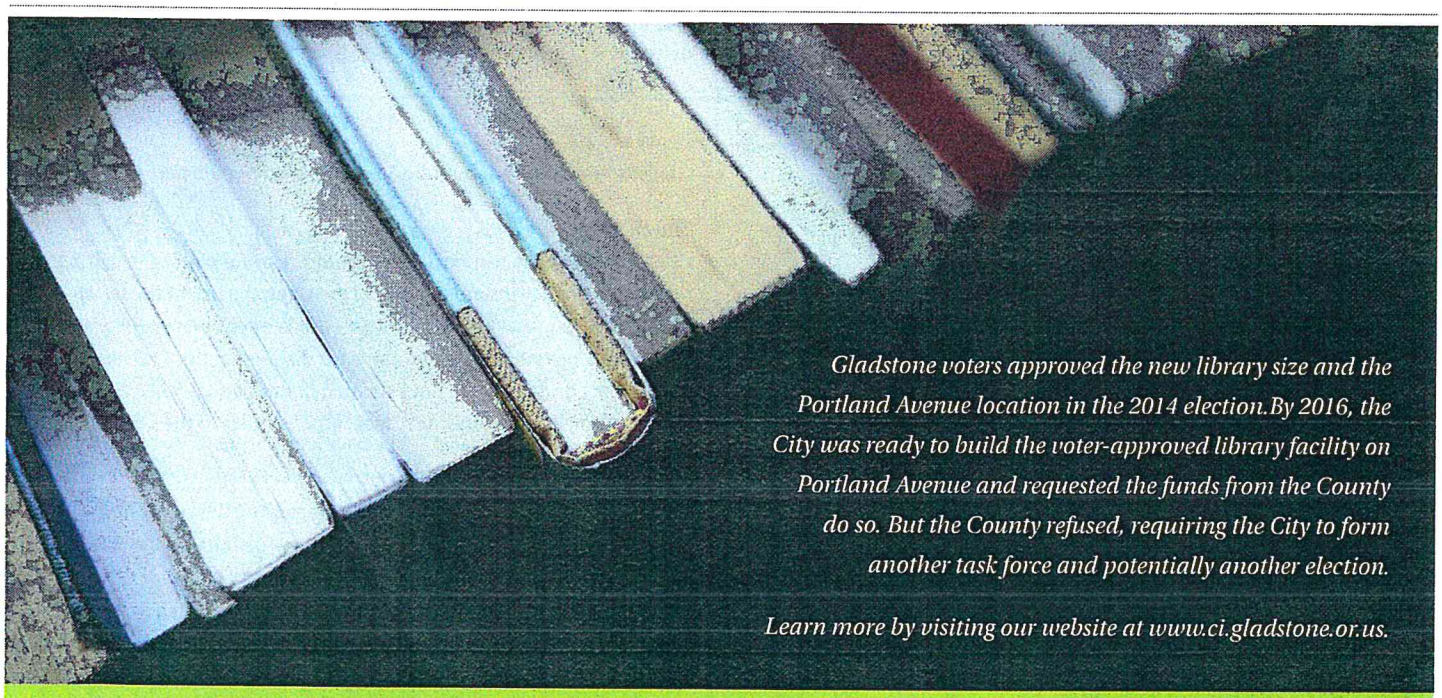
**June 2016**
Gladstone submits a supplemented capital plan

**August 2016**
Clackamas County again rejects Gladstone's supplemented capital plan, refusing to disburse the funds, and reiterates its new conditions

### *Can't the City keep trying to work with the County?*

The City is still open to working with the County, but the County's actions have left the City no other choice but to initiate legal action. Moreover, the City has taken every opportunity to include the County and respond to its increasing demands. For example:

- The City involved the County in the discussion regarding an alternative location after voters rejected the Webster Road site in 2012.
- The City formed a "task force" in 2014 that included members of unincorporated Clackamas County to recommend a new library location.
- The City provided the County Ballot Measure 3-446 before submitting it to voters. If the County had any concerns with the process used to select the location, or the location itself, the County could have voiced them at that point. Instead, the County expressed support for the process and location.
- The City submitted a capital plan and timeline in February 2016 at County staff's request.
- The County responded by providing notice of its intent to terminate the agreement. By this time, however, the County was already obligated to disburse the funds.
- Instead of immediately engaging in litigation when the County breached the Capital IGA in April 2016, the City instead invested additional time and public resources in attempting to address the County's needs by submitting a supplemented capital plan.
- The County again rejected the supplemented capital plan leaving the City no other option but to seek enforcement of the Capital IGA through the court system.



*Gladstone voters approved the new library size and the Portland Avenue location in the 2014 election. By 2016, the City was ready to build the voter-approved library facility on Portland Avenue and requested the funds from the County do so. But the County refused, requiring the City to form another task force and potentially another election.*

*Learn more by visiting our website at www.ci.gladstone.or.us.*

## PROUD PAST, BRIGHT FUTURE

Approximately 12,000 residents make Gladstone their home in this centrally located, 4-square mile community. Situated only 8 miles south of downtown Portland, Gladstone is conveniently located along I-205 and 99E providing easy access to metropolitan locations and daily work commutes for big city options while its residents enjoy living in a city filled with small town charm.

***City Hall Offices***

525 Portland Avenue
Gladstone, Oregon 97027
*Office Hours:* Mon – Fri 8am to 5pm
*General Business Phone:* 503-656-5225
*Website:* www.ci.gladstone.or.us

# APPOINTMENTS TO COMMISSIONS, BOARDS & COMMITTEES

The City Council makes all appointments to advisory commissions, boards and committees. The following terms on the committee listed below are due to expire December 31, 2016. If you wish to be considered for appointment, please stop by City Hall or visit the city's website at www.ci.gladstone.or.us to download an application to complete and return on or before 5:00 pm on Monday, December 5, 2016. The City Council will make appointments at their meeting on December 13, 2016. The City sincerely appreciates the time and commitment of the volunteers on these important committees.

- 2 Positions on the Planning Commission
- 3 Positions on the Budget Committee
- 2 Positions on the Library Board
- 3 Positions on the Traffic Safety Commission
- 3 Positions on the Park & Recreation Board
- 2 Positions on the Senior Center Advisory Board

3-505

SEL 802

# Notice of Measure Election

City

2016 AUG 2

| Notice | | |
|---|---|---|
| Date of Notice<br>August 22, 2016 | Name of City or Cities<br>City of Gladstone | Date of Election<br>November 8, 2016 |

**Final Ballot Title** The following is the final ballot title of the measure to be submitted to the city's voters. The ballot title notice has been published and the ballot title challenge process has been completed.

**Caption** 10 words which reasonably identifies the subject of the measure.

Charter Amendment Requiring Voter Approval For Park Sale or Lease

**Question** 20 words which plainly phrases the chief purpose of the measure.

Shall Gladstone amend its Charter to require voter approval for the sale or lease of City-owned parks?

**Summary** 175 words which concisely and impartially summarizes the measure and its major effect.

This measure will amend the Gladstone Charter to require voter approval for sale or lease of any City-owned park property or portion thereof. Such approval shall consist of a majority of votes cast at a regularly scheduled election in favor of the sale or lease of any City-owned park.
Each proposed sale or lease submitted for voter approval shall consist of a single specified property and will include the following information: an address, tax lot number, property name, or combination thereof sufficient to clearly identify the property by location and park designation.
For purposes of this measure, "park" means all City-owned properties within Gladstone that are: (1) located in a zoning district where the following uses are allowed outright, conditionally, or as an accessory use: "park", "open space", "green space", "wildlife habitat", "natural area", or "wetland"; or (2) designated as such in documents accepted or adopted by the Gladstone City Council or authorized City official. Such documents include but are not limited to resolutions, ordinances, master plans, zoning maps, comprehensive plan maps, and intergovernmental agreements.
The City of Gladstone has determined that the above Initiative Petition complies with Constitutional Requirements.

**Explanatory Statement** 500 words that impartially explains the measure and its effect.

If the county is producing a voters' pamphlet an explanatory statement must be drafted and attached to this form for:
→ any measure referred by the city governing body; or
→ any initiative or referendum, if required by local ordinance.

Explanatory Statement Attached? ☑ Yes ☐ No

**Authorized City Official** Not required to be notarized.

| Name | Title |
|---|---|
| Jacque M. Betz | Interim Assistant City Administrator |
| **Mailing Address** | **Contact Phone** |
| 525 Portland Avenue, Gladstone, OR 97027 | 503-557-2766 |

*By signing this document:*
→ I hereby state that I am authorized by the city to submit this Notice of Measure Election; and
→ I certify that notice of receipt of ballot title has been published and the ballot title challenge process for this measure completed.

Jacque M Betz
Signature

8-22-16
Date Signed

2016 AUG 22 PM03:16:33

CCE-24

ORS 251.355

CLACKAMAS COUNTY

# EXPLANATORY STATEMENT FOR COUNTY VOTERS' PAMPHLET

[THIS INTERACTIVE FORM CAN BE FILLED IN ON-LINE]

| ELECTION DATE | MEASURE NUMBER |
|---|---|
| November 8, 2016 | 3-505 |

BALLOT TITLE CAPTION

Charter Amendment Requiring Voter Approval For Park Sale or Lease

NAME OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT

Jacque M. Betz

NAME OF ORGANIZATION PERSON REPRESENTS, IF ANY

City of Gladstone

| TELEPHONE (HOME) | TELEPHONE (WORK) |
|---|---|
| | 503-557-2766 |
| **FAX NUMBER** | **E-MAIL ADDRESS** |
| 503-557-2768 | betz@ci.gladstone.or.us |

If the voters approve this measure, and if the city in the future wanted to sell or lease any city-owned park property within Gladstone, or any portion of such property, Gladstone voters would have to approve the sale or lease of the property before it would be effective. The measure would apply to any property the city owns in Gladstone where any one or more of the following land uses are allowed either outright, or as a conditional use, or as an accessory use: "park," "open space," "green space," "wildlife habitat," "natural area," or "wetland." In addition, the measure would apply to any city-owned property in Gladstone where the city council or an authorized city official has accepted or adopted any documents that designate the property as "park," "open space," "green space," "wildlife habitat," "natural area," or "wetland."

The total word / number count may not exceed 500 words / numbers. Word / number count total: _____

Jacque M. Betz

SIGNATURE OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT

8-19-16

DATE

2016 AUG 22 PM03:16:26

# Notice of Measure Election

City

3-506

**SEL 802**

rev 01/16 ORS 250.035, 250.041, 250.275, 250.285, 254.095, 254.465

**Notice**

| Date of Notice | Name of City or Cities | Date of Election |
|---|---|---|
| August 22, 2016 | City of Gladstone | November 8, 2016 |

**Final Ballot Title** The following is the final ballot title of the measure to be submitted to the city's voters. The ballot title notice has been published and the ballot title challenge process has been completed.

**Caption** 10 words which reasonably identifies the subject of the measure.

Charter Amendment Requiring Voter Approval to Change Designation of Parks

**Question** 20 words which plainly phrases the chief purpose of the measure.

Shall Gladstone amend its Charter to require voter approval to remove "park" designations for City-owned property?

**Summary** 175 words which concisely and impartially summarizes the measure and its major effect.

This measure will amend the Gladstone City Charter to require voter approval prior to removing a "park" designation from City-owned real property.
Such approval shall consist of a majority of votes cast at a regularly scheduled election in favor of removing a "park" designation from City-owned real property.
For purposes of this measure, "park" means all City-owned properties within Gladstone that are: (1) located in a zoning district where the following uses are allowed outright, conditionally, or as an accessory use: "park", "open space", "green space", "wildlife habitat", "natural area", or "wetland"; or (2) designated as such in documents accepted or adopted by the Gladstone City Council or authorized City official. Such documents include but are not limited to resolutions, ordinances, master plans, zoning maps, comprehensive plan maps, and intergovernmental agreements.
The City of Gladstone has determined that the above Initiative Petition complies with Constitutional Requirements.

**Explanatory Statement** 500 words that impartially explains the measure and its effect.

If the county is producing a voters' pamphlet an explanatory statement must be drafted and attached to this form for:
→ any measure referred by the city governing body; or
→ any initiative or referendum, if required by local ordinance.

Explanatory Statement Attached? ☒ Yes ☐ No

**Authorized City Official** Not required to be notarized.

| Name | Title |
|---|---|
| Jacque M. Betz | Interim Assistant City Administrator |
| **Mailing Address** | **Contact Phone** |
| 525 Portland Avenue, Gladstone 97027 | 503-557-2766 |

*By signing this document:*
→ I hereby state that I am authorized by the city to submit this Notice of Measure Election; and
→ I certify that notice of receipt of ballot title has been published and the ballot title challenge process for this measure completed.

Jacque M Betz

Signature

8-22-16

Date Signed

3-506

2016 AUG 22 PM 03:16:15

CCE-24 ORS 251.355

CLACKAMAS COUNTY

# EXPLANATORY STATEMENT FOR COUNTY VOTERS' PAMPHLET

[THIS INTERACTIVE FORM CAN BE FILLED IN ON-LINE]

| ELECTION DATE | MEASURE NUMBER |
|---|---|
| November 8, 2016 | |

BALLOT TITLE CAPTION
Charter Amendment Requiring Voter Approval to Change Designation of Parks

NAME OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT
Jacque M. Betz

NAME OF ORGANIZATION PERSON REPRESENTS, IF ANY
City of Gladstone

| TELEPHONE (HOME) | TELEPHONE (WORK) |
|---|---|
| | 503-557-2766 |
| **FAX NUMBER** | **E-MAIL ADDRESS** |
| 503-557-2768 | betz@ci.gladstone.or.us |

If the voters approve this measure, and if the city in the future wanted to remove a park designation on city-owned property within Gladstone, Gladstone voters would have to approve the removal of the designation before it would be effective. The measure would apply to any property the city owns in Gladstone where any one or more of the following land uses are allowed either outright, or as a conditional use, or as an accessory use: "park," "open space," "green space," "wildlife habitat," "natural area," or "wetland." In addition, the measure would apply to any city-owned property in Gladstone where the city council or an authorized city official has accepted or adopted any documents that designate the property as "park," "open space," "green space," "wildlife habitat," "natural area," or "wetland."

The total word / number count may not exceed 500 words / numbers. Word / number count total:_____

Jacque M Betz
SIGNATURE OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT

8-19-16
DATE

2016 JUL 14 AM09:29:26

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ORS 251.355

CLACKAMAS COUNTY

# EXPLANATORY STATEMENT FOR COUNTY VOTERS' PAMPHLET

[THIS INTERACTIVE FORM CAN BE FILLED IN ON-LINE]

| ELECTION DATE | MEASURE NUMBER |
|---|---|
| November 8, 2016 | 3-481 |

BALLOT TITLE CAPTION

Prohibits certain marijuana registrants and licensees in Gladstone

NAME OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT

Jacque M. Betz, Interim Assistant City Administrator

NAME OF ORGANIZATION PERSON REPRESENTS, IF ANY

City of Gladstone

| TELEPHONE (HOME) | TELEPHONE (WORK) |
|---|---|
| | 503-557-2766 |
| **FAX NUMBER** | **E-MAIL ADDRESS** |
| 503-557-2768 | betz@ci.gladstone.or.us |

Approval of this measure would prohibit the establishment of certain marijuana facilities within the city.

ORS 475B.400 to 475B.525 provides that the Oregon Health Authority will register medical marijuana processors and medical marijuana dispensaries. Medical marijuana processors compound or convert marijuana into concentrates, extracts, edible products, and other products intended for human consumption and use. Medical marijuana dispensaries facilitate the transfer of marijuana and marijuana products between patients, caregivers, processors, and growers. ORS 475B.005 to 475B.399 provides that the Oregon Liquor Control Commission will license recreational marijuana producers (those who manufacture, plant, cultivate, grow or harvest marijuana), processors, wholesalers, and retailers.

A city council may adopt an ordinance prohibiting the establishment of any of those entities within the city, but the council must refer the ordinance to the voters at a statewide general election. The City of Gladstone council has adopted an ordinance prohibiting the establishment of marijuana facilities within the city and, as a result, has referred this measure to the voters.

If approved, this measure would prohibit medical marijuana processors, medical marijuana dispensaries, and recreational marijuana producers, processors, wholesalers, and retailers within the city.

Approval of this measure has revenue impacts. Currently, ten percent of state marijuana tax revenues will be distributed to cities on a per capita basis to assist local law enforcement in performing their duties under ORS 475B.760(2). In subsequent years, such revenues will be distributed based on the number of marijuana facilities located in the jurisdiction. If approved, this measure would make the city ineligible to receive distributions of state marijuana tax revenues.

Currently, under ORS 475B.345, a city may impose up to a three percent tax on the sale of marijuana items by a marijuana retailer in the city. However, a city that adopts an ordinance prohibiting the establishment of medical marijuana processors, medical marijuana dispensaries, or recreational marijuana producers, processors, wholesalers, or retailers may not impose a local tax or fee on the sale of marijuana times by a marijuana retailer. Approval of this measure would therefore prevent a city from imposing a local tax.

The total word / number count may not exceed 500 words / numbers. Word / number count total: _____

Jacque M. Betz — SIGNATURE OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT

July 14, 2016 — DATE

2016 JUL 14 AM09:29:23

# Notice of Measure Election

City

3-481

**SEL 802**

rev 01/16 ORS 250.035, 250.041, 250.275, 250.285, 254.095, 254.465

**Notice**

| Date of Notice | Name of City or Cities | Date of Election |
|---|---|---|
| 7/8/2016 | Gladstone | 11/8/16 |

**Final Ballot Title** The following is the final ballot title of the measure to be submitted to the city's voters. The ballot title notice has been published and the ballot title challenge process has been completed.

**Caption** 10 words which reasonably identifies the subject of the measure.

Prohibits certain marijuana registrants and licensees in Gladstone

**Question** 20 words which plainly phrases the chief purpose of the measure.

Shall Gladstone prohibit medical marijuana processors, medical marijuana dispensaries, recreational marijuana producers, processors, wholesalers, and retailers in the City?

**Summary** 175 words which concisely and impartially summarizes the measure and its major effect.

State law allows operation of registered medical marijuana processors, medical marijuana dispensaries and licensed recreational marijuana producers, processors, wholesalers, and retailers. State law provides that a city council may adopt an ordinance to be referred to the voters to prohibit the establishment of any of those registered or licensed activities.

Approval of this measure would prohibit the establishment of medical marijuana processors, medical marijuana dispensaries, recreational marijuana producers, processors, wholesalers, and retailers within the city.
If this measure is approved, the city will be ineligible to receive distributions of state marijuana tax revenues and will be unable to impose a local tax or fee on the sale of marijuana items by a marijuana retailer.

**Explanatory Statement** 500 words that impartially explains the measure and its effect.

If the county is producing a voters' pamphlet an explanatory statement must be drafted and attached to this form for:
→ any measure referred by the city governing body; or
→ any initiative or referendum, if required by local ordinance.

**Explanatory Statement Attached?** ☒ Yes ☐ No

**Authorized City Official** Not required to be notarized.

| Name | Title |
|---|---|
| Jacque M. Betz | Interim Assistant City Administrator |
| **Mailing Address** | **Contact Phone** |
| 525 Portland Ave, Gladstone, OR 97027 | 503-557-2766 |

*By signing this document:*
→ I hereby state that I am authorized by the city to submit this Notice of Measure Election; and
→ I certify that notice of receipt of ballot title has been published and the ballot title challenge process for this measure completed.

Jacque M. Betz
Signature

July 14, 2016
Date Signed

2016 AUG 05 AM09:34:22

CCE-24

ORS 251.355

CLACKAMAS COUNTY

# EXPLANATORY STATEMENT FOR COUNTY VOTERS' PAMPHLET

[THIS INTERACTIVE FORM CAN BE FILLED IN ON-LINE]

| ELECTION DATE | MEASURE NUMBER |
|---|---|
| November 8, 2016 | 3-492 |

BALLOT TITLE CAPTION
Authorizing tax on recreational retail sales of marijuana items

NAME OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT
Jacque M. Betz, Interim Assistant City Administrator

NAME OF ORGANIZATION PERSON REPRESENTS, IF ANY
City of Gladstone

| TELEPHONE (HOME) | TELEPHONE (WORK) |
|---|---|
| | 503-557-2766 |
| **FAX NUMBER** | **E-MAIL ADDRESS** |
| 503-557-2768 | betz@ci.gladstone.or.us |

Approval of this measure would impose a three percent tax on the sale of marijuana items by a marijuana retailer within the City. There are no restrictions on how the City may use the revenues generated by this tax. However, this measure will become operative only if the ballot measure prohibiting the establishment of certain marijuana registrants and licensees fails or if marijuana facilities are allowed to establish in the City in the future.

Under Measure 91, adopted by Oregon voters in November 2014, codified in ORS chapter 475B and amended by the Legislature in 2016, the Oregon Liquor Control Commission must license the retail sale of recreational marijuana. ORS 475B.345 provides that a city council may adopt an ordinance imposing up to a three percent tax on the sale of marijuana items (which include marijuana concentrates, extracts, edibles, and other products intended for human consumption and use) by retail licensees in the city, but the council must refer that ordinance to the voters at a statewide general election. The Gladstone City Council adopted an ordinance imposing a three percent tax on the sale of marijuana items by a retail licensee in the City, and, as a result, has referred this measure to the voters.

Under state law, if the city prohibits the establishment of medical marijuana processors, medical marijuana dispensaries, recreational marijuana producers, recreational marijuana processors, or recreational marijuana retailers, the city may not impose a tax or fee on the sale of recreational marijuana. The tax proposed by this measure will be operative only if the City does not have a prohibition in place on any of the marijuana facilities described above.

Under state law, prohibitions on marijuana facilities must also be approved by the voters. The City has also proposed a measure to prohibit the marijuana facilities described above. If that measure is approved at this election, the tax proposed by this measure will not be operative unless or until that prohibition is repealed.

The total word / number count may not exceed 500 words / numbers. Word / number count total: 327

Jacque M. Betz
SIGNATURE OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT

8-5-16
DATE

3-492

# Notice of Measure Election

2016 AUG 05 AM 8:02

City

rev 01/16 ORS 250.035, 250.041, 250.275, 250.285, 254.095, 254.465

**Notice**

| Date of Notice | Name of City or Cities | Date of Election |
|---|---|---|
| August 5, 2016 | City of Gladstone | November 8, 2016 |

**Final Ballot Title** The following is the final ballot title of the measure to be submitted to the city's voters. The ballot title notice has been published and the ballot title challenge process has been completed.

**Caption** 10 words which reasonably identifies the subject of the measure.

Authorizing tax on recreational retail sales of marijuana items

**Question** 20 words which plainly phrases the chief purpose of the measure.

Shall Gladstone impose a three percent tax on the sale of marijuana items by a marijuana retailer?

**Summary** 175 words which concisely and impartially summarizes the measure and its major effect.

Under a state law, cities may adopt ordinances imposing up to a three percent tax or fee on the sale of recreational marijuana items in the city by state-licensed marijuana retailers as long as the ordinance is referred to the voters for approval at the next statewide general election. State law prohibits the city from imposing such a tax or fee if a prohibition on marijuana facilities in the city is in effect. This measure seeks the required voter approval for a three percent tax on recreational marijuana sold in the city by state-licensed marijuana retailers.

If this measure is approved and no prohibition on marijuana facilities is in effect, the City would be authorized to impose a three percent tax on recreational marijuana sales in Gladstone. No tax will be collected if voters approve a companion measure on the ballot seeking to prohibit marijuana facilities in the City.

**Explanatory Statement** 500 words that impartially explains the measure and its effect.

If the county is producing a voters' pamphlet an explanatory statement must be drafted and attached to this form for:
→ any measure referred by the city governing body; or
→ any initiative or referendum, if required by local ordinance.

**Explanatory Statement Attached?** ☒ Yes ☐ No

**Authorized City Official** Not required to be notarized.

| Name | Title |
|---|---|
| Jacque M. Betz | Interim Assistant City Administrator |
| **Mailing Address** | **Contact Phone** |
| 525 portland Avenue, Gladstone, OR 97027 | 503-557-2766 |

*By signing this document:*
→ I hereby state that I am authorized by the city to submit this Notice of Measure Election; and
→ I certify that notice of receipt of ballot title has been published and the ballot title challenge process for this measure completed.

Jacque M. Betz
Signature

8-5-16
Date Signed

2016 AUG 25 AM 11:29:05

CCE-24

ORS 251.355

CLACKAMAS COUNTY

# EXPLANATORY STATEMENT FOR COUNTY VOTERS' PAMPHLET

[THIS INTERACTIVE FORM CAN BE FILLED IN ON-LINE]

| ELECTION DATE | MEASURE NUMBER |
|---|---|
| November 8, 2016 | 3-511 |

BALLOT TITLE CAPTION
City of Gladstone Home Rule Charter

NAME OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT
Jacque M. Betz

NAME OF ORGANIZATION PERSON REPRESENTS, IF ANY
City of Gladstone

| TELEPHONE (HOME) | TELEPHONE (WORK) |
|---|---|
| | 503-557-2766 |
| **FAX NUMBER** | **E-MAIL ADDRESS** |
| 503-557-2768 | betz@ci.gladstone.or.us |

If approved, this measure would enact a new home rule charter for the City of Gladstone.

The new charter would replace the current city charter that was adopted by Gladstone voters in 1984. The city's Charter Review Commission held numerous public meetings to review the existing charter and draft the proposed charter. The City Council approved the new charter for submission to City voters.The Oregon Constitution gives city voters the right to adopt home rule charters. A charter grants legal authority to a city government and defines the roles and responsibilities of city officials.

The new charter is based on the League of Oregon Cities model charter. The Charter Review Commission adapted the model charter to continue current Gladstone charter policies and practices. Accordingly, it contains existing charter provisions unique and important to Gladstone such as the election of councilors by position. The new charter more clearly defines the legal authority of the City Council and defines the role and responsibilities of the City Manager.

Specific changes from the existing charter to the new charter include:

Placing the office of the administrative head of the city in the charter rather than the municipal code and renaming that position City Manager;

- Switching the mayoral term from four years to two years;
- Clarifying when vacancies occur in elected positions and how to fill such vacancies; and
- Creating a Charter Review Commission that must meet every eight years.

The proposed charter also carries over recently enacted charter amendments requiring voter approval for the construction of certain public buildings and limitations on city debt for public improvement projects.The Charter Review Commission and the City Council believe the new charter will better meet the current and future needs of the City. The proposed charter is much shorter and easier to read and use than the current charter. It is consistent with state law.

The total word / number count may not exceed 500 words / numbers. Word / number count total:_____

Jacque M Betz

SIGNATURE OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT

8-25-16

DATE

2016 AUG 26 AM 11:25:02

# Notice of Measure Election

City

3-511

**SEL 802**

rev 01/16 ORS 250.035, 250.041, 250.275, 250.285, 254.095, 254.465

**Notice**

| Date of Notice | Name of City or Cities | Date of Election |
|---|---|---|
| August 25, 2016 | City of Gladstone | November 8, 2016 |

**Final Ballot Title** The following is the final ballot title of the measure to be submitted to the city's voters. The ballot title notice has been published and the ballot title challenge process has been completed.

**Caption** 10 words which reasonably identifies the subject of the measure.

City of Gladstone Home Rule Charter

**Question** 20 words which plainly phrases the chief purpose of the measure.

Shall the City of Gladstone adopt a new home rule charter?

**Summary** 175 words which concisely and impartially summarizes the measure and its major effect.

This measure would adopt a new home rule charter for Gladstone.
The Oregon Constitution gives city voters the right to adopt charters. Charters grant legal authority to cities and assign duties to city officials. Gladstone voters adopted the current Charter in 1984.
The new charter is based on the League of Oregon Cities Model Charter. It contains charter provisions unique and important to Gladstone such as elections of councilors by position. The proposed charter retains the current form of government with a Mayor and six councilors to govern the city, but changes the mayoral term from four to two years. The proposed charter also retains a position to run the administrative affairs of the City but renames that position City Manager. The new charter more clearly defines the legal authority of the City Council and defines the roles and responsibilities of the City Manager. The new Charter is consistent with state law.
The proposed Charter is submitted to voters by the City Council after review and drafting conducted by the City's Charter Review Commission.

**Explanatory Statement** 500 words that impartially explains the measure and its effect.

If the county is producing a voters' pamphlet an explanatory statement must be drafted and attached to this form for:
→ any measure referred by the city governing body; or
→ any initiative or referendum, if required by local ordinance.

Explanatory Statement Attached? ☐ Yes ☐ No

**Authorized City Official** Not required to be notarized.

| Name | Title |
|---|---|
| Jacque M. Betz | Interim Assistant City Administrator |
| **Mailing Address** | **Contact Phone** |
| 525 Portland Avenue, Gladstone, OR 97027 | 503-557-2766 |

*By signing this document:*
→ I hereby state that I am authorized by the city to submit this Notice of Measure Election; and
→ I certify that notice of receipt of ballot title has been published and the ballot title challenge process for this measure completed.

Jacque M Betz
Signature

8-26-16
Date Signed

2016 AUG 25 AM 11:29:09

# Notice of Measure Election

City

3-512

**SEL 802**

rev 01/16 ORS 250.035, 250.041, 250.275, 250.285, 254.095, 254.465

**Notice**

| Date of Notice | Name of City or Cities | Date of Election |
|---|---|---|
| August 25, 2016 | City of Gladstone | November 8, 2016 |

**Final Ballot Title** The following is the final ballot title of the measure to be submitted to the city's voters. The ballot title notice has been published and the ballot title challenge process has been completed.

**Caption** 10 words which reasonably identifies the subject of the measure.

Charter Amendment – Length of Mayoral Term

**Question** 20 words which plainly phrases the chief purpose of the measure.

Shall the City of Gladstone's mayoral term be four years?

**Summary** 175 words which concisely and impartially summarizes the measure and its major effect.

This measure is a companion to the measure proposing a new 2016 home rule charter for the City of Gladstone. The current city charter was adopted by the voters in 1984. Under the existing charter, the term of the office of mayor is four years. The proposed new 2016 charter changes the mayoral term to two years.

The City Council and Charter Review Commission recommended changing the mayoral term to two years for several reasons including a desire to have the mayor appear on the ballot during all council elections and to encourage more competition in mayoral elections. The companion new charter changes the mayoral term to two years.

The Council believes that this issue is of such importance that it should be decided separate from the question of whether to adopt a new home rule charter. If the new charter is adopted, and this measure is adopted, the mayoral term will be four years. If the new charter is adopted and this measure is not adopted, the mayoral term will be two years.

**Explanatory Statement** 500 words that impartially explains the measure and its effect.

If the county is producing a voters' pamphlet an explanatory statement must be drafted and attached to this form for:
→ any measure referred by the city governing body; or
→ any initiative or referendum, if required by local ordinance.

Explanatory Statement Attached? ☒ Yes ☐ No

**Authorized City Official** Not required to be notarized.

| Name | Title |
|---|---|
| Jacque M. Betz | Interim Assistant City Administrator |
| **Mailing Address** | **Contact Phone** |
| 525 Portland Avenue, Gladstone, OR 97027 | 503-557-2766 |

*By signing this document:*
→ I hereby state that I am authorized by the city to submit this Notice of Measure Election; and
→ I certify that notice of receipt of ballot title has been published and the ballot title challenge process for this measure completed.

Jacque M Betz

Signature

8-25-16

Date Signed

2016 AUG 26 AM 11:29:12

CCE-24 ORS 251.355

CLACKAMAS COUNTY

# EXPLANATORY STATEMENT FOR COUNTY VOTERS' PAMPHLET

[THIS INTERACTIVE FORM CAN BE FILLED IN ON-LINE]

| ELECTION DATE | MEASURE NUMBER |
|---|---|
| November 8, 2016 | 3-512 |

BALLOT TITLE CAPTION
Charter Amendment - Length of Mayoral Term

NAME OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT
Jacque M. Betz

NAME OF ORGANIZATION PERSON REPRESENTS, IF ANY
City of Gladstone

| TELEPHONE (HOME) | TELEPHONE (WORK) |
|---|---|
| | 503-557-2766 |
| FAX NUMBER | E-MAIL ADDRESS |
| 503-557-2768 | betz@ci.gladstone.or.us |

This measure is a companion to the measure proposing a new 2016 home rule charter for the City of Gladstone.

The current city charter was adopted by the voters in 1984. Under the existing charter, the term of the office of mayor is four years. The proposed new 2016 charter changes the mayoral term to two years.

The City Council and Charter Review Commission recommended changing the mayoral term to two years for several reasons including a desire to have the mayor appear on the ballot during all council elections and to encourage more competition in mayoral elections. Accordingly, the companion measure proposing a new charter changes the mayoral term to two years. This measure would amend the new charter, if adopted, to create a four year mayoral term.

The Council believes that this issue is of such importance that it should be decided separate from the question of whether to adopt a new home rule charter. Thus, the question that this measure will decide is whether the mayoral term should be two or four years. This question will be answered depending on whether this measure and/or the companion new charter are adopted as follows:

- If the new charter is adopted, and this measure is adopted, the mayoral term will be four years.
- If the new charter is adopted and this measure is not adopted, the mayoral term will be two years.
- If the new charter is not adopted, the mayoral term will be four years regardless of whether this measure is adopted.

*CHARTER AMENDMENT SUBMITTED TO THE VOTERS BY THE CITY COUNCIL:*

If the voters of the City of Gladstone adopt a new 2016 home rule charter at the November 8, 2016 election, and upon approval of the voters of the City of Gladstone at the that same election, Section 25 of the City's 2016 is repealed and replaced to read as set forth below:

Section 25. Mayor. The Mayor is nominated and elected from the city at large. The mayor will be elected at the general election in 2018 and at every statewide general election thereafter for a four-year term. The term of the mayor in office when this charter takes effect continues until the first council meeting in January 2019 at which time the mayor elected at the general election in 2018 will assume office.

The total word / number count may not exceed 500 words / numbers. Word / number count total:_____

Jacque M. Betz — SIGNATURE OF PERSON RESPONSIBLE FOR CONTENT OF STATEMENT

8-25-16 — DATE