



**GLADSTONE URBAN RENEWAL AGENCY MEETING AND  
CITY COUNCIL WORK SESSION AGENDA  
CIVIC CENTER COUNCIL CHAMBERS  
March 26, 2024 - 5:30 PM**

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**5:30 p.m.**

CALL TO ORDER

ROLL CALL

FLAG SALUTE

The City of Gladstone is abiding by guidelines set forth in House Bill 2560, which requires the governing body of the public body, to extent reasonably possible, to make all meetings accessible remotely through technological means and provide opportunity for members of general public to remotely submit oral and written testimony during meetings to extent in-person oral and written testimony is allowed. Therefore, this meeting will be open to the public both in person and virtually using the Zoom platform.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/81953839595?pwd=RWtakW-WelVBgGa-J6PY8kxaQE3rDA.HuL7bkAcgjoKXFEv>

Passcode: 374850

Or One tap mobile :

+12532158782,,81953839595#,,,,\*374850# US (Tacoma); +13462487799,,81953839595#,,,,\*374850# US (Houston)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 253 215 8782 US (Tacoma); +1 346 248 7799 US (Houston)

Webinar ID: 819 5383 9595

Passcode: 374850

The public is welcome to attend the Work Session in person, or on-line however, no public comment will be allowed.

**GLADSTONE URBAN RENEWAL AGENCY MEETING**

**1. GLADSTONE URBAN RENEWAL AGENCY PRELIMINARY ANALYSIS**

Elaine Howard Consulting LLC, Tiberius Solutions, John Southgate Consulting, and City staff will present the Gladstone Urban Renewal Agency (GURA) preliminary analysis on potential future amendments to the existing urban renewal plan.

**ADJOURN TO CITY COUNCIL WORK SESSION MEETING**

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**GLADSTONE CITY COUNCIL WORK SESSION**

**2. STATE LEGISLATIVE SESSION RECAP – REPRESENTATIVE ANNESSA HARTMAN**

**3. GLADSTONE POLICE DEPARTMENT WELLNESS PROGRAM**

Police Chief John Schmerber, Sgt. Andy Hutchinson, Police Officer Lee Gilliam, Chaplain Kevin Smith

**4. DISCUSSION OF TEMPORARY SIGNS PER GLADSTONE MUNICIPAL CODE (GMC) 17.52.100**

City Administrator Jacque Betz and Police Chief John Schmerber will review existing code language in regards to temporary signs as a precursor to the election season.

## ADJOURN

### **Upcoming Meeting Dates:**

- April 9, 2024 – Regular City Council Meeting – 6:30 p.m.
- April 23, 2024 – City Council Joint Work Session with Planning Commission – 5:30 p.m.

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### **MEETING ACCESSIBILITY SERVICES AND AMERICANS WITH DISABILITIES ACT (ADA) NOTICE**

The Civic Center is ADA accessible. Hearing devices may be requested from the City Recorder at least 48 hours prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder at [bannick@ci.gladstone.or.us](mailto:bannick@ci.gladstone.or.us). Staff will do their best to respond in a timely manner and to accommodate requests.

**GLADSTONE  
URBAN  
RENEWAL  
AGENCY**



# Gladstone Urban Renewal Agency Staff Report

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Report Date: March 19, 2024  
Meeting Date: March 26, 2024  
To: Gladstone City Council acting as the Gladstone Urban  
Renewal Agency  
From: Jacque M. Betz, City Administrator

## AGENDA ITEM

Gladstone Urban Renewal Area Preliminary Analysis Discussion

## HISTORY/BACKGROUND

The Urban Renewal Area is a geographic area with a contiguous boundary in which a variety of activities and projects are contemplated to eliminate blight and the causes of blight and intended to create an environment in which the private sector may develop or redevelop uses compatible with the purposes identified in the plan. Urban renewal can be for both high and low density areas which generally have deteriorated buildings, and bad streets and utilities. Economic vibrancy can be realized in time with the construction of redevelopment projects in existing or new buildings.

The Gladstone Urban Renewal Agency (Agency) was formed to plan, direct, and manage certain projects within Gladstone. Pursuant to ORS 457.055, the City Council has been appointed governing body of the Agency. The urban renewal plan for the Gladstone Urban Renewal Area (GURA) was originally approved by the Gladstone City Council on March 13, 1990 by Ordinance No. 1129. Since its original adoption it has been amended 23 times and there is no sunset.

The Gladstone City Council adopted Economic Development as a goal, specifically, to have a robust economic system, support, maintain, and grow all businesses, and revitalization to make Gladstone's downtown an inviting place. One objective is to explore urban renewal refinement opportunities.

The City engaged the services of Elaine Howard Consulting LLC, Tiberius Solutions, and John Southgate Consulting to prepare a Gladstone Urban Renewal preliminary analysis. This analysis includes potential future amendments to the existing urban renewal plan to add approximately 21.5 acres to Gladstone's current urban renewal area. The expanded urban renewal area strategically overlays Gladstone's new downtown Oregon Main Street Connected Community District and the Downtown Core Overlay District. It will also be in-line with the Climate Friendly Equitable Community (CFEC) designated overlay currently being defined with assistance from the Gladstone Town Center Stakeholders Committee, City staff, and Gladstone's contract planner 3-J Consulting.

Additionally, the analysis work includes reviewing the list of eligible projects to be included in an amended plan to include;

- Major improvements to Portland Avenue in accordance with the Downtown Revitalization Plan (2017), a multi-modal street with bike lanes, curb extensions, street furnishings, streetlights, benches.
- Private development assistance including storefront program, technical assistance program, pre-development funding, and financial participation in new private development (fee off sets, gap funds).

Finally, the analysis work identifies how much maximum indebtedness (MI) is remaining, what is the amount the MI can be increased by the City of Gladstone itself without taxing district concurrence, and what is remaining debt capacity of the existing Plan.

Staff has met with the consultants and is ready to present findings and options to GURA (City Council) at the work session.

### OPTIONS

1. GURA, (City Council) can provide staff direction to move forward with an amendment with the GURA Plan to add projects, expand the boundary, increase maximum indebtedness, and complete plan updates.
2. GURA, (City Council) can provide staff direction to do nothing and the current plan will stay in place.
3. GURA (City Council) can provide staff direction to move forward with an amended agenda.

### COST IMPACT

- The Gladstone Urban Renewal Agency Budget reflects an allocation towards analyzing a potential future amendment to the existing urban renewal plan to add projects, expand boundary, increase maximum indebtedness, and complete other plan updates.

### STAFF RECOMMENDATION

Staff will be asking for a consensus from GURA, (City Council) on one of the options above.

Department Head  
Signature      Date

  
City Administrator  
Signature      Date      3-20-24

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TO: Jacque Betz

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FROM: Elaine Howard

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CC: Tiberius Solutions, LLC and John Southgate LLC

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RE: Urban Renewal Update

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DATE: March 18, 2024

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The Gladstone Urban Renewal Agency (Agency) hired Elaine Howard Consulting, LLC to review the boundary, provide financial projections, and review projects for a potential amendment to the Gladstone Urban Renewal Plan (Plan). Elaine Howard subcontracted with Tiberius Solutions LLC to prepare the financial analysis. John Southgate of John Southgate LLC, who provides development consulting services to the Agency, assisted in reviewing the components of the potential amendment. This amendment would focus on the downtown core of Gladstone, making improvements to Portland Avenue and allowing the Agency to offer assistance to promote development in the Urban Renewal Area (Area).

### **1. Boundary**

The consultant team worked with Agency staff to identify a potential boundary expansion area that met statutory restrictions. The boundary limitations were approximately 28 acres. The proposed expansion area is shown in Exhibit 1. It is 21.5 acres and includes properties on either side of Portland Avenue from Abernethy Lane to just beyond East Arlington Street. This area can be added through a substantial amendment to the Plan. If this acreage is added, there is still capacity for approximately 9 acres that may be added in a future amendment, shown in Exhibit 2.

ORS 457.220 (3) states: "No land equal to more than 20% of the total land area of the original plan shall be added to the urban renewal areas of plan by amendments." Twenty percent of the original area is equal to 56.907 acres. As shown in Exhibit 2, the total acreage added to-date is 26.265 acres, leaving a potential 30.642 acres to be added to the Area. This analysis for a future amendment would add 21.5 acres, leaving approximately nine acres to add in the future.

**Exhibit 1. Potential Expansion Area**



Source: Tiberius Solutions



**Exhibit 2. Acreage Calculations**

	<b>Acres</b>
<b>Original Area Acreage</b>	<b>284.535</b>
<b>20% of Original Acreage</b>	<b>56.907</b>
<b>Previous Additions</b>	
Feb 8, 2005	2.8
July 12, 2005	2.28
December 13, 2005	1.585
October 10,, 2006	1.73
March 13 2007	2.62
April 10, 2007	2.21
May 8, 2007	1.44
June 9, 2009	1.05
October 12, 2010	10.55
Total Acres Added	26.265
<b>Potential New Addition</b>	<b>21.5</b>
<b>Remaining</b>	<b>9.142</b>

Source: Elaine Howard Consulting

## 2.0 Financial Analysis

### 2.1.1 No Plan Amendment

Tiberius Solutions LLC prepared a financial analysis of the Area that included a review of the remaining Maximum Indebtedness (MI) and projections for future tax increment revenues and timeline for meeting the MI. MI is the total amount of tax increment revenues that may be spent on programs, projects and administration of an urban renewal plan. The Authorized MI is \$23,589,427. The cumulative MI used through fiscal year ending (FYE) 2023 is \$20,250,878.84, with \$3,338,548.16 remaining (shown in Exhibit 3). The Area is generating approximately \$1,000,000 a year in tax increment revenues.

### Exhibit 3. Maximum Indebtedness Analysis

Maximum Indebtedness Amount	\$ 23,589,427.00
MI used through FYE 2023	\$ 20,250,878.84
Remaining MI as of FYE 2023	\$ 3,338,548.16
Beginning Fund Balance	\$ 2,990,007.00
Projected Annual Increment in FYE 2024	\$ 1,091,573.00

Source: Tiberius Solutions

The Area has two existing long term debt obligations, Fund 390 Urban Renewal District Fund – Civic Center Construction and Fund 100 – General Fund - Civic Center Construction. The payments on Fund 390 continue through FYE 2027 and on Fund 100 they continue through FYE 2030, with a much smaller payment in FYE 2030.

**Exhibit 4. Debt Obligations**

<b>Obligation</b>	<b>Payments through</b>
Fund 390 Urban Renewal District Fund – Civic Center Construction	FYE 2027
Fund 100 – General Fund - Civic Center Construction	FYE 2030

Source: Tiberius Solutions

The Area currently has a beginning balance of \$2,990,007 of tax increment revenues that have not been counted against its MI, and will be increase MI used once spent. Therefore, the Area is forecast to reach its maximum indebtedness in FYE 2025. Tiberius Solutions did not include specific project expenditures in their analysis, but the City anticipates that there would be sufficient funding to undertake all final projects in FYE 2025. After the MI is reached, all future tax increment revenues would be used to pay off the existing debt obligations shown in Exhibit 4 through FYE 2030. This analysis assumes that after the MI is reached in FYE 2025, the Agency would only collect enough tax increment revenues each year to pay the existing debt obligations. This is called “underlevying,” where the Agency would not take the full amount of tax increment proceeds available.

2.1.2 Plan Amendment

The maximum allowable MI increase for a Plan without concurrence from other taxing districts is determined by a formula prescribed in ORS 457.220 (4) - inflating the original MI annually by the index used in the urban renewal report to compute the future costs of projects that will be financed under the plan (3%) and calculating twenty percent of that amount. Exhibit 5 shows this calculation for the Gladstone Plan. City Council may increase the Plan’s MI by \$7,136,224 for a new total MI of \$30,725,651. If the City Council approves the MI increase, the Agency would have approximately \$9.3 million to spend on future projects, \$6 million more than if the MI was not increased, and the division of taxes is forecast to last through FYE 2033 when the division of taxes (and resulting impacts on taxing districts) for the Area would be terminated.

**Exhibit 5. Maximum Indebtedness Increase Amounts**

Original MI	\$ 23,589,427.00
Original MI Inflated	\$ 35,681,124.90
20% of Inflated MI	\$ 7,136,224.98
New MI	\$ 30,725,651.98

Source: Tiberius Solutions

If the MI is increased, this Plan becomes subject to revenue sharing. Revenue sharing is a statutory requirement of any plan that is substantially amended after January 1, 2010 (ORS 457.470(3)). Revenue sharing requires the Agency to share a portion of their tax increment

revenues with impacted taxing districts at specified thresholds. The first statutory threshold for revenue sharing in this Plan would be the year after the annual tax increment payments reach \$2,358,943. Revenue Sharing is not forecast to be met through FYE 2033, the last year the Area is forecast to receive tax increment revenues .

### 3.0 Project Review

The Agency staff and consultant team reviewed the list of projects for the Area if there were boundary additions. These projects would support the downtown core of Gladstone. The potential projects include:

- Improvements to Portland Avenue in accordance with the Downtown Revitalization Plan (2017), which call for a multi-modal street with bike lanes, curb extensions, street furnishings (Street lights, benches).
- Private development assistance including a storefront program, technical assistance program, pre-development funding, and financial participation in new private development including fee off sets and gap funds.

### 4.0 Next Steps

The Agency has decisions to make on:

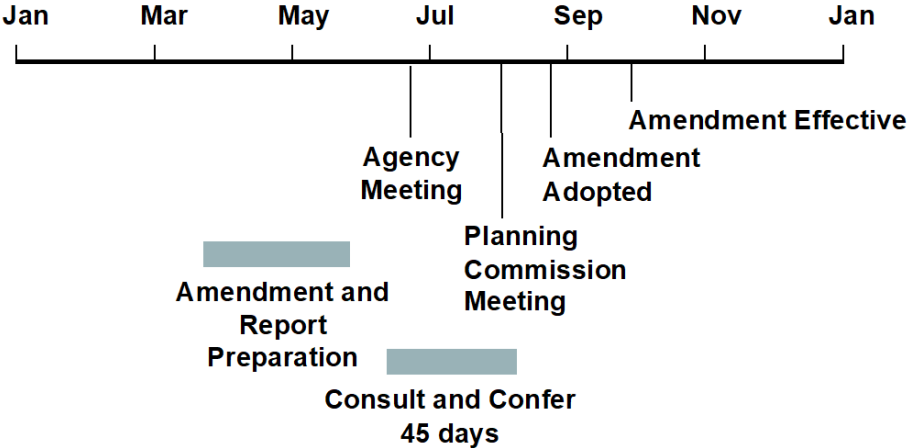
- Boundary additions – Should the boundary be increased? If the boundary should be increased, is this the correct addition?
- Maximum Indebtedness - Should the MI be increased? Should additional spending capacity be allocated to the Agency?
- What projects should be undertaken (with or without a boundary addition or a MI increase)? How should the Agency allocate their remaining funds (both with and without a boundary and MI change)?

If the Agency wanted to take actions that increased the boundary or the maximum indebtedness, they would need to direct staff to prepare a substantial amendment for their review. A substantial amendment takes 4-6 months to complete, depending on the amount of public input. The cost is \$35,000 - \$45,000, again depending on the amount of public input. These costs can be paid with tax increment revenues.

### 5.0 Timeline

A potential timeline for a substantial amendment is shown in Exhibit 6. The timeline can be influenced by adding public involvement components such as an advisory committee, open house or online survey.

**Exhibit 6. Timeline for a Substantial Amendment**



# Gladstone Urban Renewal Agency (GURA) Financial Update

1 - 9

Elaine Howard Consulting, LLC  
Tiberius Solutions, LLC  
John Southgate Consulting, LLC



**GLADSTONE**  
Oregon

# Maximum Indebtedness

- Current MI: **\$23,589,427**
- MI Used through FYE 2023: **\$20,250,879**
- MI Remaining: **\$3,338,548**

# Plan Amendment: Increase MI

- ORS determines allowable MI increase, without concurrence from taxing districts:
  - Original MI: **\$23,589,427**
  - 20% of Original MI, Adjusted for Inflation (Allowable Increase): **\$7,136,224.98**
  - New MI if Amended: **\$30,725,651.98**

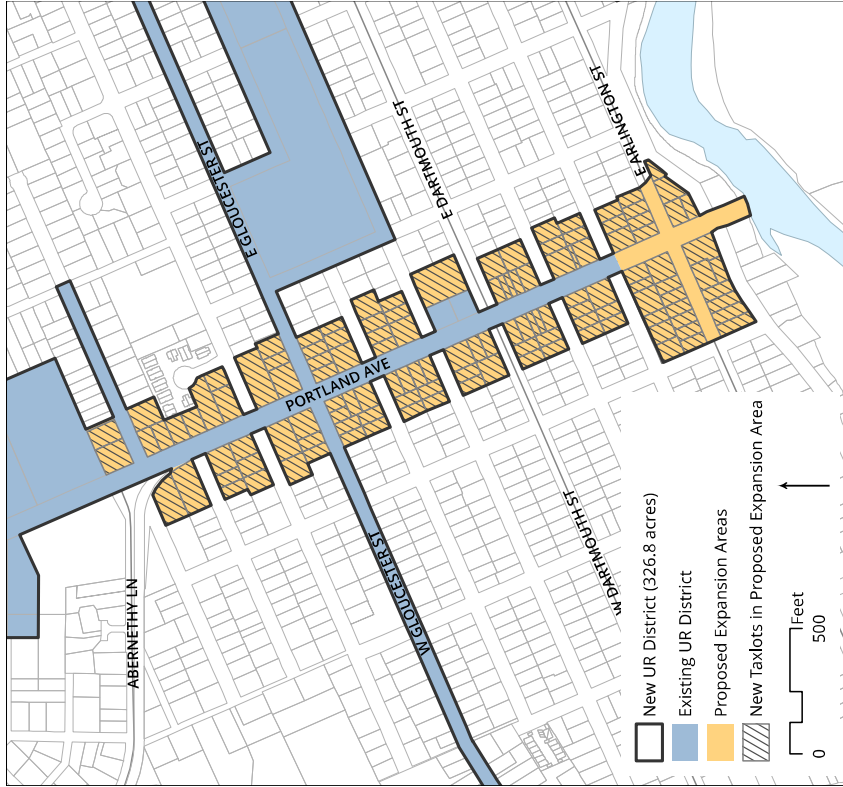
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# Plan Amendment: Expand Boundary

- ORS determines allowable boundary expansion:
  - Original Area Acreage: **284.5 acres**
  - 20% of Original Acreage (Maximum Addition): **56.9 acres**
  - Previous Additions: **26.3 acres**
  - Remaining Capacity (Current): **30.6 acres**
  - Proposed 2024 Addition: **21.5 acres**
  - Remaining Capacity (Future): **9.1 acres**



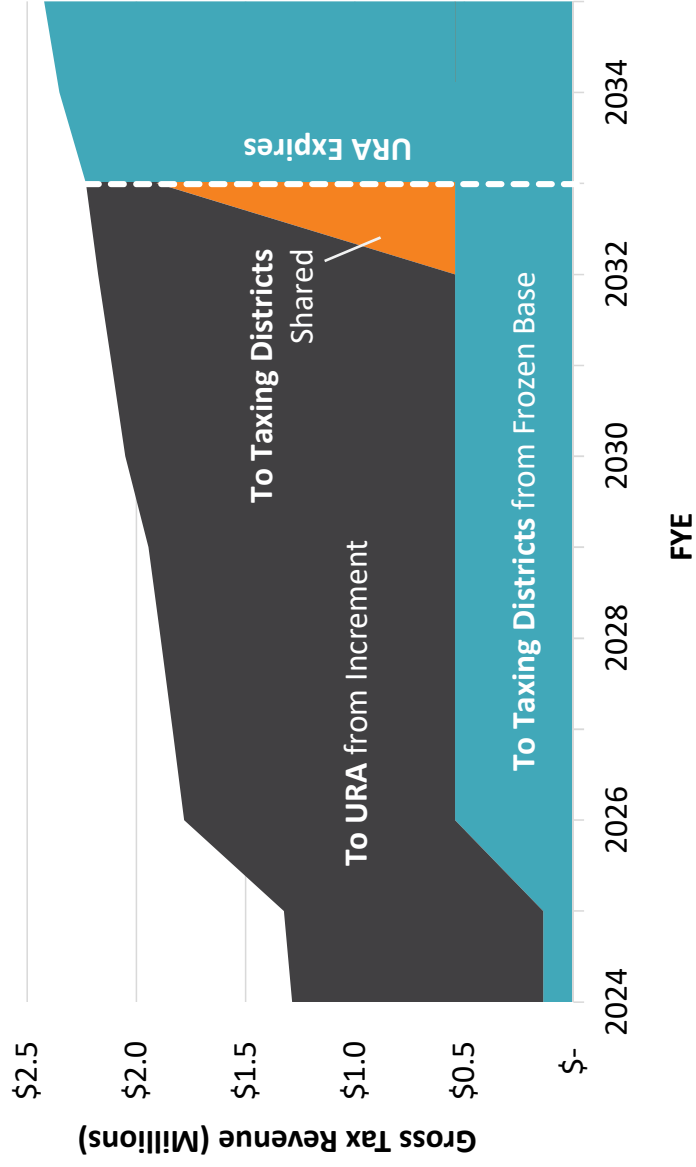
# Proposed 2024 Boundary Expansion



# Plan Amendment: AV Growth Assumptions

- Appreciation: 3% annual growth in existing assessed value
- New Construction: Mixed Use Development:
  - Total improvement cost: \$20M
  - Certificate of Occupancy: 2028
  - Year on Tax Roll: FYE 2030
  - 75% of value receives 10-year vertical housing development zone abatement
- Additional mixed-use developments expected to occur after URA closes

# Plan Amendment: TIF Forecast

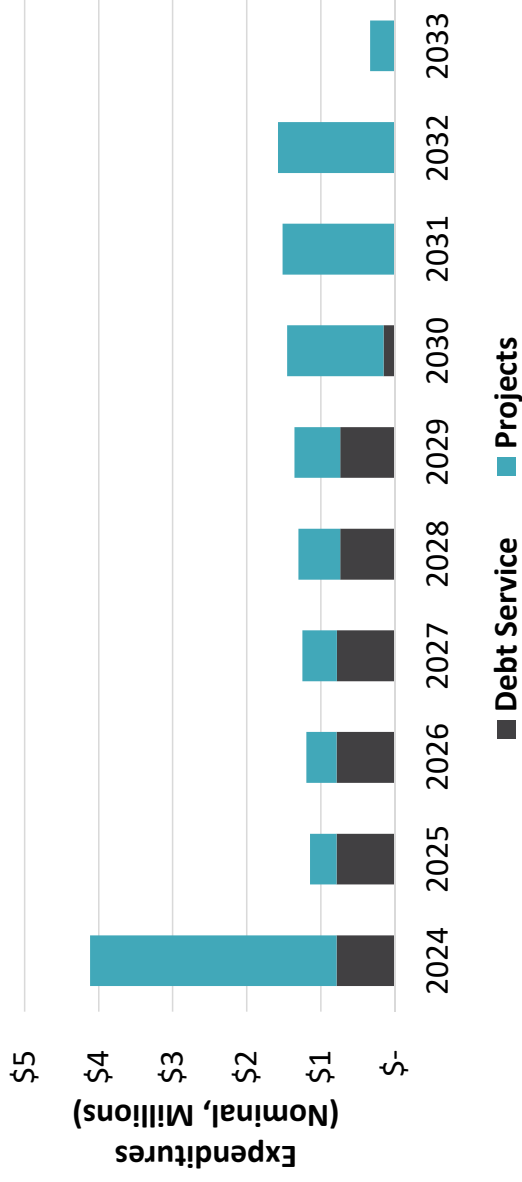


Elaine Howard Consulting LLC



# Plan Amendment: Financial Capacity

- \$9.3M in capacity for projects (\$6M from amendment)



# Impact on Taxing Districts Through 2033

Taxing District	No Amendment	Amendment	Impact of Amendment
City of Gladstone	\$1,787,000	\$4,299,000	(\$2,512,000)
Clackamas County City	\$892,000	\$2,146,000	(\$1,254,000)
County Extension & 4H	\$19,000	\$45,000	(\$26,000)
County Library	\$147,000	\$355,000	(\$207,000)
County Soil Conservation	\$19,000	\$45,000	(\$26,000)
FD 1 Clackamas County*	\$0	\$0	\$0
Park North Clackamas*	\$0	\$0	\$0
Port of Portland	\$26,000	\$63,000	(\$37,000)
Metro	\$36,000	\$86,000	(\$50,000)
Vector Control	\$2,000	\$6,000	(\$3,000)
Clackamas Community College	\$207,000	\$498,000	(\$291,000)
Clackamas ESD	\$137,000	\$329,000	(\$192,000)
Gladstone School District	\$1,804,000	\$4,339,000	(\$2,535,000)
North Clackamas School District*	\$0	\$0	\$0
Oregon City School District	\$1,000	\$2,000	(\$1,000)
<b>Total</b>	<b>\$5,077,000</b>	<b>\$12,213,000</b>	<b>(\$7,134,000)</b>

\* Impacts are under \$1,000

Note: School Districts and ESD are not directly impacted



**WORK  
SESSION  
#2**







# 2024 SESSION RECAP

OFFICE OF REPRESENTATIVE ANNESSA HARTMAN, HD 40

**TUESDAY, MARCH 26TH**

# AGENDA

- **Legislative Session Summary**
- **Measure 110/HB 4002**
- **Governor's Housing Package**
- **Reducing the Cost of Living**
- **Legislative Updates: Priority Bill**
- **Legislative Updates: In-district Funding Victories**
- **Legislative Updates: General Funding Victories**
- **Tolling Update**
- **Future Initiatives**
- **Questions**



# LEGISLATIVE SESSION SUMMARY

## KEY TOPICS

- Fentanyl Crisis (Measure 110)
- Housing Production
- Reducing the Cost of Living



## BY THE NUMBERS

- Each member could bring 2 bills
- There were 291 bills in total, with 115 sent to the Governor's Desk
- Of those 115, 108 were substantially bipartisan, with 5+ Republican votes in both chambers (94%)





## MEASURE 110/HB 4002

**A comprehensive plan to address the drug and addiction problem urgently with a priority on treatment and giving law enforcement the tools they need to help get people off the street and into recovery.**

- Nearly 5 Oregonians are dying every day from overdoses, so, coming into the 2024 Legislative Session, we knew something had to change.
- I wanted to prevent returning to the war on drugs, I believe we needed to give first responders the tools to intervene with public drug use, confiscate, and directly connect people to treatment.
- We need to send the message to our kids that hard drugs are worse than alcohol by aligning our penalties with that notion.



# MEASURE 110/HB 4002

- Treatment first, second, and third, with jail as a last resort, treating drug use similar to how we treat DUIs.
- Enhanced penalties for selling outside treatment centers, shelters, or in parks.
- Recovery housing: Investing \$30 million (via HB 1530) to ensure those in recovery stay housed, preventing homelessness, relapse, and further interactions with law enforcement.
- Shovel Ready Projects: Investing \$85.4 million in expanding treatment.
- Medication Assisted Treatment (MAT): Dedicates \$10 million to expand access to MAT in jails.
- Funding for local, affordable mental health provider training programs to Oregon colleges.



# GOVERNOR'S HOUSING PACKAGE



## UGB EXPANSION

- Cities can only expand their UGB on a one-time basis and must demonstrate need.
- Any UGB expansion must also have at least 30 percent of affordable housing.

## CREATING THE INFRASTRUCTURE REVOLVING LOAN FUND AND SEEDING IT WITH \$75M

## EMERGENCY HOUSING & PRODUCTION FUNDING

- \$65M in ongoing homeless shelter support
- \$18M to open new Recovery Housing at the intersection of housing and drug addiction
- \$34M to OHCS for rental assistance with 30% set aside for culturally specific organizations
- \$100M in direct allocations for infrastructure to support shovel-ready projects
- \$29M for land acquisition to convert buildings into affordable housing



# REDUCING THE COST OF LIVING


## **MAKING PRESCRIPTION DRUGS MORE AFFORDABLE FOR OREGONIANS**

- HB 4113 will help people reach out-of-pocket maximums easier, bringing down overall costs that Oregonians will have to spend on their prescription medications.

## **OREGON HOUSE INVESTS IN AFFORDABLE CHILD CARE PROGRAMS**

- SB 5701 marks a significant milestone in investing in Oregon's Employment Related Daycare (ERDC) program and the Department of Early Learning and Care (DELIC).

## **LEGISLATURE APPROVES FAMILY FINANCIAL PROTECTION BILL**

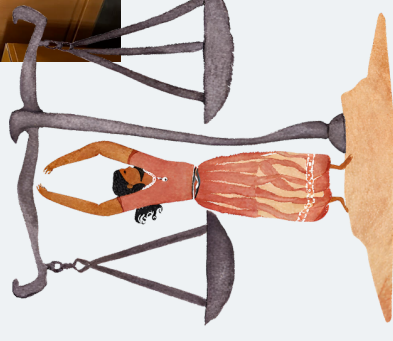
- SB 1595 improves outdated and flawed consumer protection and debt statutes by strengthening economic protections for Oregonians who are working to pay back their debts and providing recourse for unfair debt collection practices.
- 



# LEGISLATIVE UPDATES: PRIORITY BILL

## VICTIM'S RIGHTS PACKAGE

- Increased access to justice for victims of revenge porn
- Expanded restraining order filing options to include the county where the abuse occurred
- The bill had 49 sponsors by the end and passed each committee and chamber it was in unanimously





# WE SECURED OVER \$55 MILLION FOR INFRASTRUCTURE AND SUPPORT SERVICES IN CLACKAMAS COUNTY!

## PREVENTING & DECREASING HOMELESSNESS

- \$2 million for the construction of the Oregon City Resource Center
- \$720,000 for Free on the Outside, Inc. to purchase a re-entry home in Clackamas County

## GETTING MORE PEOPLE INTO TREATMENT

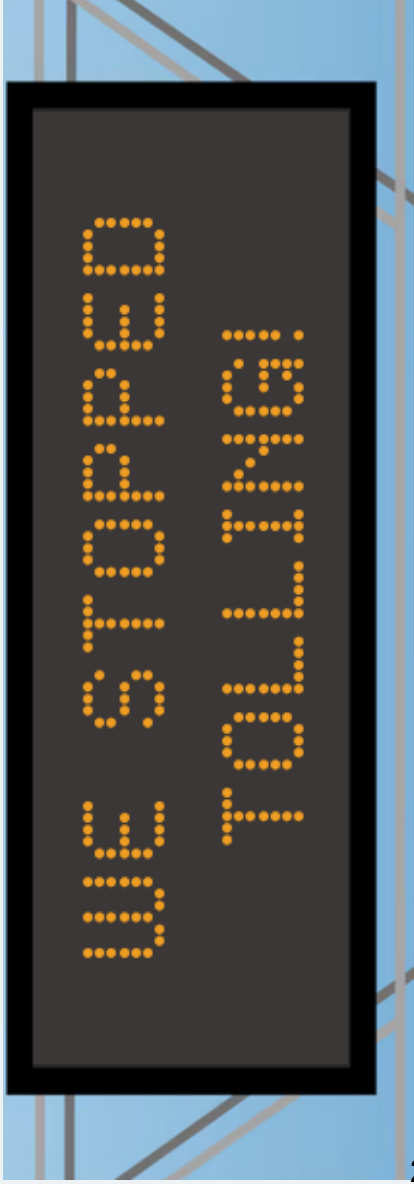
- \$4 million to construct a crisis stabilization center
- \$4 million to Parrott Creek Child and Family Services
- \$1.5 million to Bridges to Change
- \$20.7 million for Clackamas County law enforcement to set up a deferment program

## INFRASTRUCTURE

- Protecting families from future water rate increases with \$3 million to the Oak Lodge Water Services Authority
- \$15 million to Clackamas County for the construction of the new Clackamas County Courthouse

# LEGISLATIVE UPDATES: GENERAL FUNDING VICTORIES

- **Crime Victims' funding** to fund the projected costs of continuing state support of Children's Advocacy Centers (CAC), the Survivor Housing Funds grant program, or any successor program.
- **\$1,437,058 to the Clackamas County Children's Commission**
- **\$30,000,000** for summer learning programs
- **\$1,000,000** for distribution to the University of Oregon Just Futures Institute
- **\$5,918,747** to be distributed as grants to venues that provide arts and cultural programming
- **\$400,000** for the Attorney General's Sexual Assault Task Force Sexual Assault Nurse Examiner/Sexual Assault Examiner Certification Commission
- **\$5.1 million** for the Agricultural Heritage Fund



**I have been committed to pushing back against ODOT's tolling project since they first proposed it and proceeded to ignore our communities.**

- Our advocacy and partnerships with ClackCo and local mayors paid off!
- While tolling will still be a part of the IBR, we need to ensure we're laying the groundwork for a 2025 transportation package that doesn't include tolling and meaningfully involves the community.
- Part of that means having an alternative. I will continue to work with the community to come up with alternative ideas for how to fund our transportation system.

**I want to express my gratitude to the Governor for heeding the voices of our communities.**

# FUTURE INITIATIVES

## GRANTS AGENCY

- I'm laying the groundwork for a new state agency to take a holistic, coordinated approach to grant writing to make Oregon the most efficiently funded state in the Union.

## INVASION OF PRIVACY - ANTI-

### BULLYING STATUTE

- Oregon's Invasion of Privacy statute does not clearly protect people from being viewed while in private spaces, like bathrooms in certain cases

## HOUSING PACKAGE

- Requirement to test and disseminate water quality
- Hold deposit guardrails
- Ensuring squatters don't have more rights than tenants
- Requiring units be habitable before renting them out
- Stopping discrimination against emancipated youth

## SUPPORTING VICTIMS: NO

### STATUTES OF LIMITATION FOR

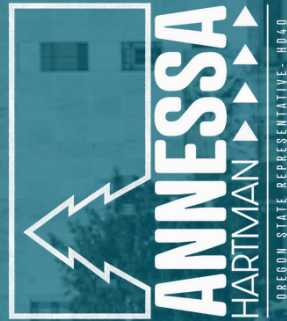
### FELONY SEX CRIMES

- AI has gotten so advanced, it is so easy to alter a photo to make a person appear nude

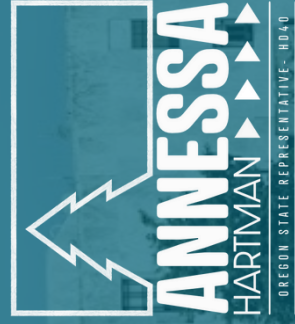
## AI PORN BAN



# QUESTIONS?



# THANK YOU!



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**WORK  
SESSION  
#3**





# City of Gladstone Staff Report

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Report Date: March 19, 2024  
Meeting Date: March 26, 2024  
To: Gladstone City Council  
Via: Jacque Betz, City Administrator  
From: John Schmerber, Chief of Police

## AGENDA ITEM

Information Sharing on the Gladstone Police Department Wellness Program

### History/Background

Over the last few years, the Gladstone Police Department has recognized the importance of maintaining a resilient, well-functioning workforce. The City's Human Resource Department and specific regional law enforcement professionals identified areas essential to achieving this mission. A significant component of an officer's health and longevity, include a multiple prong approach. Those prongs include but are not limited to, peer support, counseling for professionals who expressly understand and are trained to address issues or problems facing law enforcement personnel, overall health that includes diet and exercise, and family counseling. Most of these programs are in place, while others are still being worked on.

At the work session, myself, Sgt. Hutchinson, Officer Gilliam, and Chaplain Smith will provide an overview of the Department's Program.

### Options

N/A

### Cost Impact

NA

### Recommended Staff Action

There is no action, this is for informational purposes only.



Department Head  
Signature

3-20-24

Date



City Administrator  
Signature

3-20-24

Date



**WORK  
SESSION  
#4**



# City of Gladstone Staff Report

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Report Date: March 19, 2024  
Meeting Date: March 26, 2024  
To: Gladstone City Council  
Via: Jacque Betz, City Administrator  
From: John Schmerber, Chief of Police

## AGENDA ITEM

Discussion of temporary signs per Gladstone Municipal Code (GMC) 17.52.100.

## History/Background

The Gladstone Police Department's philosophy regarding temporary election signs has been strictly enforced when violations occur within the public right of way. Additionally, the code has been complaint-driven for election signs on private property violating the Gladstone Municipal Code. Both violations are enforced by the City of Gladstone's Community Service Officer, who follows the appropriate procedures for storing and notifying the candidate about where their sign is for pick up.

## Proposal

The City Administrator and I would like to review the existing code language in regards to temporary signs as a precursor to the election season.

## Options

NA

## Cost Impact

NA

## Recommended Staff Action

Maintain current philosophy or adjust current philosophy based on overall discussion related to GMC 17.52.100

  
Department Head  
Signature

3-20-24

Date

  
City Administrator  
Signature

3-20-24

Date

**17.52.100 Temporary signs.**

(1) Temporary signs are allowed in addition to any permanent sign permitted under this chapter, except as otherwise stated below.

(2) Number. One freestanding or on-building temporary sign is allowed per lot or parcel, except as otherwise stated below.

(3) Height. The maximum height of a freestanding temporary sign is six feet. No on-building temporary sign may extend above the roofline of the building on which it is located.

(4) Area.

(a) The maximum area of a temporary sign in a commercial or industrial zone is 32 square feet.

(b) The maximum area of a temporary sign in a residential zone is 16 square feet.

(A) A residentially zoned lot or parcel may have two temporary signs, so long as the total combined area of the two signs does not exceed 16 square feet.

(5) Anchoring. Temporary signs must be situated in a manner that prevents the sign from being blown from its location, while allowing the prompt removal of the sign.

(6) Duration. A temporary sign may only be displayed for 180 days total in any calendar year for each lot or parcel, or only until the event associated with the sign has ended, whichever is earlier.

(7) Setbacks. The minimum setbacks for a temporary sign shall be one-half of the minimum setback requirements of the zoning district in which the sign is located. If no setback exists, the sign must be located in an area that ensures it does not compromise public safety, as determined by the City Administrator or designee.

(8) Additional temporary sign standards for commercial and industrial districts.

(a) Temporary signs may be displayed during hours of operation only.

(b) No temporary sign is allowed for any development or complex that has a changeable copy sign incorporated into a permanent sign.

**Statutory Reference:** ORS Chs. 197, 227 and 377.

**History:** Ord. 1364, 2005; Ord. 1454 §1, 2015.