

## **GLADSTONE CITY COUNCIL MEETING MINUTES of January 8, 2019**

Meeting was called to order at 6:30 PM.

### **ROLL CALL:**

Mayor Tammy Stempel, Councilor Neace, Councilor Tracy, Councilor Reisner, Councilor Mersereau

### **ABSENT:**

None

### **STAFF:**

Jacque Betz, City Administrator; Tami Bannick, City Recorder; Jim Whynot, Public Works Director; David Doughman, City Attorney

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### **AGENDA ADDITIONS OR CORRECTIONS:**

None.

### **SWEARING IN OF NEW CITY COUNCIL:**

Mayor Stempel introduced Randy Ripley, Matt Tracy and Tracy Todd. Judge Beloof performed the swearing in of the Councilors and Mayor Stempel.

### **SWEARING IN OF INTERIM POLICE CHIEF:**

Judge Beloof performed the swearing in of Interim Police Chief Kim Yamashita.

### **ELECTION OF CITY COUNCIL PRESIDENT:**

*Councilor Reisner nominated Councilor Tracy. Councilor Tracy accepted the nomination. There were no other nominations. Ms. Bannick took a roll call vote: Councilor Ripley – yes. Councilor Neace – yes. Councilor Tracy – recused. Councilor Reisner – yes. Councilor Todd – yes. Councilor Mersereau – yes. Mayor Stempel – yes. Councilor Tracy was elected as Council President.*

### **PRESENTATION – STATE OF HOMELESSNESS IN CLACKAMAS COUNTY:**

Mayor Stempel introduced Vahid Brown from Clackamas County Health, Housing and Human Services. Mayor Stempel said a dire situation came to her attention over the holidays – a 92 year old woman and her son were kicked out of their home because the owner decided to move back into town. They were living out of a storage unit by day and their car at night. Their medical bills were taking almost every they had and because they didn't have a home the son could not receive caregiver payments. Since contacting Mr. Brown's group these folks now have a path forward.

Mr. Brown said that this scenario is something that comes across his desk multiple times a day – there is far more need of that type in the county than they have the capacity to provide resources for. He feels that with a concerted effort homelessness in Gladstone could be ended in the near term. He went over the spectrum of housing (shelter/transitional programming, public housing/subsidized housing, etc.). Every other year they are required to conduct a survey of homeless people. In 2017 there were 2,293 individuals counted. 746 of those were unsheltered, 157 were in short term/transitional shelter, 1,295 were unstably housed, including 910 children, and 85 of them were veterans. 65% of the students in the Head Start programs in Clackamas County are homeless (the Gladstone program had 33 homeless children). That is a 65% increase over the previous year. The most common reasons for homelessness are economic drivers. They currently have 1,258 households on a housing wait list, which represents 2,369 people. Mr. Brown said there is no emergency shelter in Clackamas County. There are emergency warming shelters in the winter and a small number of emergency shelters for people fleeing domestic violence and for families/children. There are 71 beds available for domestic violence housing/shelter. There are 9

interim housing units (3-6 months to stabilize families). There are 48 units of transitional housing (up to 2 years). 133 beds/caseworkers/funds available for rapid rehousing. 323 units of permanent supportive housing for people with complex needs. There is a significant gap between the number of units available and the number of people needing housing. There are 605 people on the wait list for the permanent supportive housing – only 35 new placements were made in 2017 and 17 of those were the result of new programs/units. There are 23 households in Gladstone that need assistance.

Mr. Brown said that high rent costs that are increasing more quickly than wages and a housing market that is very hot right now are the primary reasons for these trends/increasing numbers of homelessness. Gladstone is considered a severely rent burdened community – 32% of residents spend more than 50% of their income on housing. He went over additional statistics regarding wages/income, rents, etc. Clackamas County has a Housing Affordability and Homelessness Task Force that is meeting now – they are identifying and coming up with recommendations for goals for new housing units, policies to address homelessness, and identifying new revenue sources to address the issue. They have representatives from City Councils, law enforcement, school districts, non-profits from the hospital system, realtors, landlords, tenant advocates, etc. The meetings are held the third Wednesday of each month at the County campus in Oregon City from 6:00 p.m. – 8:30 p.m. and the public is welcome. They also have a new Affordable Housing and Services fund. Last year the Board of County Commissioners committed 1.2 million dollars from the general fund annually to address these issues. They will be awarding the money to the various programs this month.

They are conducting a frequent user service engagement analysis which is funded through the Affordable Housing and Services fund. This is a data collaboration with law enforcement, emergency departments in the hospital systems, and homeless services to identify the highest utilizers of emergency services of the most expensive type who are also homeless. They will identify the top 100 of these individuals, look at the systems they are touching, and quantify the costs of their unmet housing needs – then commit as a county to redirecting some of those resources to provide housing for that group of individuals. The voters of the metro region passed the Metro Affordable Housing Bond, which was a 658 million dollar bond on the November ballot – Clackamas County gets approximately 21% of that money. Their target is 812 units over 7 years so they are beginning implementation work. The Housing Authority is redeveloping 400 units of public housing at a redevelopment target of 4 to 1 replacement. They will be building new public housing using some of the revenue from the land value of their existing public housing to build new units for those same families; so they are intending to produce 1,600 units. He went over some other projects they have done or will be working on in the future.

Ms. Betz said that we are participating with the County in the Housing Needs Analysis to identify areas in Gladstone specifically where we might be able to do some code changes in regards to redevelopment and help with affordable housing. She wanted to let everyone know that there are no plans to move forward with the emergency warming center at the church.

#### **PUBLIC COMMENTS:**

Jennifer Ashby lives near the church. She said there is not a good answer to the homeless situation. Her concern is safety in the neighborhood. They had a man attempt to break into their house at 1:34 in the morning today – the person slept in their car and was subsequently arrested by police. She has concerns about what will happen to the neighborhoods if homeless people are coming in. She doesn't feel safe in her home.

Doug Hall asked how we treat the homeless differently without discrimination. He doesn't want to help a person who is a heroin addict and refuses to comply with rules, but would be happy to help the people like the ones that Mayor Stempel helped. He asked if there was a way to keep the hardcore homeless in an industrial/warehouse area and not in our communities and screen them.

Ellen Burns serves on the Aging Services Advisory Council for the County, etc. She has met many homeless people and gave examples of why some of them ended up homeless. She worked on a program to allow people to live in their cars on the property of churches and other non-profits in unincorporated areas of Clackamas County.

An unidentified man said that very little is said about the root cause of homelessness. He suggested that economics/incomes should be addressed in these future meetings. He also said that Glen Echo Street has been a very well maintained street until recently – he said the road is being overloaded by 18 wheelers who are using it as a short-cut between McLoughlin and the freeway. Mayor Stempel suggested he speak with Mr. Whynot regarding this issue.

Questions from Council:

Councilor Tracy asked Mr. Brown if this is the worst historically that he has seen in the region – Mr. Brown said yes. Councilor Tracy asked if the people who were evicted were asked why they were evicted – Mr. Brown said they did not have that information.

Ms. Betz said at the February 12<sup>th</sup> Council meeting Clackamas County is going to come back and talk about the status of the affordable housing bond that passed and how those dollars are going to be distributed. It was agreed that more community outreach is needed.

Mr. Brown said that Oregon City has a homeless liaison officer that does a lot of connecting people to services. They are starting a program in partnership with the Sheriff's Department and the District Attorney's Office called Law Enforcement Assisted Diversion – that will be along the 99E and 82<sup>nd</sup> corridors. Two caseworkers will be doing outreach.

Councilor Mersereau asked how much it would cost to eliminate homelessness in Gladstone. Mr. Brown said the average cost per unit of affordable housing development in the Portland area is approximately \$170,000.

Mayor Stempel said a few words about the role of the City Council. She feels it is important for everyone to understand their limitations: they represent the citizens of Gladstone and not their own personal agendas and beliefs. There have been many times when a decision being made doesn't align with what they would like personally, but after hearing the citizens' desires they have sometimes gone a different direction. That doesn't mean that their beliefs have changed; just that they listened and acted accordingly. There are laws and rules they have to use as the basis of their decisions. They do not have the luxury of randomly making decisions, but instead have to be consistent and take the path that is defensible. They appreciate everyone's time in participating in this process. Her goal is to keep the meeting respectful and engaging and she hopes everyone will help her do that.

**CONSENT AGENDA:**

1. Approval of December 11, 2018 Regular Meeting Minutes
2. Approval of November Bank Balances
3. Budget Report for Period ending 11-30-2018
4. Approval of November Check Register
5. Legal Costs on Projects
6. Department Head Monthly Reports for December 2018
7. Resolution No. 1154 – Updating the Master Fee Schedule to include Small Cell Deployment Fees

*Councilor Tracy made a motion to approve the Consent Agenda. Motion was seconded by Councilor Neace. Motion passed unanimously.*

**CORRESPONDENCE:**

None.

**REGULAR AGENDA**

**8. GLADSTONE DOWNTOWN REVITALIZATION PLAN – STRATEGY FOR IMMEDIATE IMPLEMENTATION:**

John Southgate, Consultant, said he was retained by the City to assist in charting a course for downtown revitalization focused mainly on Portland Avenue and the properties along Portland Avenue. He gave some background information regarding his career. He believes Gladstone is in a really great position and that Portland Avenue could be a great place. He went over the pros and cons of Gladstone. He went over the contents of his report. He suggested using some of the funds from community promotions/business development fees to hire a limited duration part time staff to work with Metro and Clackamas County on getting Gladstone eligible for some of the transportation dollars, affordable housing issues, development codes, etc.

Ms. Betz said she agrees with the recommendations that Mr. Southgate has made. She would like to discuss this further at the strategic planning session on January 26<sup>th</sup>.

Councilor Reisner asked how much money is in the budget from business license fees – Ms. Betz said there is approximately \$150,000 currently. The revenue is expected to go down about \$40,000 because of changes that were made. She said we are in dire need of a code upgrade. Councilor Tracy said he thinks we need to look at building the valuation of the City as well and build up the revenue. There was discussion regarding The Cove project, the bridge, etc. and development possibilities.

**9. RINEARSON NATURAL AREA AGREEMENT:**

Mr. Doughman gave some background on the project. He said that once the restoration was complete the City agreed to put some restrictions on the property regarding how it could not be developed in the future. This would allow the City Administrator to sign the Declaration of Covenants, Conditions and Restrictions and grant irrevocable right of entry for the Rinearson Natural Area. Ms. Betz thanked former Councilor McMahon for all his help/work on this project.

*Councilor Reisner made a motion to authorize City Administrator Betz to sign the CC&R's and grant the right of entry for the Rinearson Natural Area property. Motion was seconded by Councilor Tracy. Motion passed unanimously.*

**10. UPDATED OAK LODGE WATER SERVICE DISTRICT (OLWDS) SANITARY SEWER AGREEMENT AND ORDINANCE 1494 – AMENDMENTS TO GLADSTONE MUNICIPAL CODE (GMC) CHAPTER 13.12.040 – CONNECTION FEE DESIGNATION:**

Mr. Doughman said there are two separate matters but they are closely related. There are some deficiencies in the “interim agreement” between Gladstone and OLWDS that needed clarification. There is a monthly service charge that the City pays to OLWDS to treat sewage that comes from houses in the City that ultimately ends up at the OLWDS treatment plant. In the interim agreement that charge was going to be \$2/month per household – it is now approximately \$38/month. The other piece that is addressed in the interim agreement but is not clear is what happens when a new house is built – there is a hook up fee. The new agreement clarifies both of those issues.

a) *Councilor Mersereau made a motion to approve the Sanitary Sewer agreement between the City of Gladstone and OLWSD. Motion was seconded by Councilor Tracy. Motion passed unanimously.*

b) *Councilor Mersereau made a motion to approve Ordinance 1494 – amending Chapter 13.12.040 of the GMC – Connection Fee Designation. Motion was seconded by Councilor Tracy. Ms. Bannick took a roll call vote: Councilor Ripley – yes. Councilor Neace – yes. Councilor Tracy – yes. Councilor Reisner – yes. Councilor Todd – yes. Councilor Mersereau – yes. Mayor Stempel – yes. Motion passed unanimously.*

*Mr. Doughman gave a second reading of the ordinance.*

*Councilor Todd made a motion to adopt the second reading of the ordinance. Motion was seconded by Councilor Neace.*

Discussion: Councilor Tracy wanted to reiterate that there is no cost impact to approving these items.

*Ms. Bannick took a roll call vote: Councilor Ripley – yes. Councilor Neace – yes. Councilor Tracy – yes. Councilor Reisner – yes. Councilor Todd – yes. Councilor Mersereau – yes. Mayor Stempel – yes. Motion passed unanimously.*

#### **11. APPOINTMENTS TO CITY BOARDS, COMMITTEES AND COMMISSIONS:**

**a) Audit Committee** (2 applications received for one position).

Ms. Bannick asked the Councilors for their choices (Kristi Haller-Shaffer or Steve Johnson).

*Mayor Stempel – Haller-Shaffer. Councilor Ripley – Johnson. Councilor Neace – Haller-Shaffer. Councilor Tracy – Haller-Shaffer. Councilor Reisner – Haller-Shaffer. Councilor Todd – Haller-Shaffer. Councilor Mersereau – Haller-Shaffer. Kristi Haller-Shaffer was selected.*

**b) Budget Committee** (3 applications received for 3 positions).

Mr. Doughman went over the part of the statute related to the budget committee/budget law/number of people serving on the budget committee. The people selected have to receive four votes from the Council.

*Ms. Bannick asked the Councilors for their choices (Mindy Garlington, Kristi Haller-Shaffer, or Steve Johnson). Mayor Stempel – Garlington and Haller-Shaffer. Councilor Ripley – all three applicants. Councilor Neace – Garlington. Councilor Tracy – Garlington. Councilor Reisner – Garlington and Haller-Shaffer. Councilor Todd – all three applicants. Councilor Mersereau – all three applicants. Mindy Garlington and Kristi Haller-Shaffer were selected.*

Mr. Doughman will advise the Council regarding the open position.

**c) Library Board** (one application received for one position).

*Ms. Bannick asked the Councilors for their choices (Dr. Bryce Colson). Mayor Stempel – Colson. Councilor Ripley – no. Councilor Neace – no. Councilor Tracy – Colson. Councilor Reisner – Colson. Councilor Todd – Colson. Councilor Mersereau – no. Dr. Bryce Colson was selected.*

**d) Planning Commission** (three applications received for one position).

*Ms. Bannick asked the Councilors for their choices (Clair Coy, Joe Johnson, Les Poole). Mayor Stempel – Coy. Councilor Ripley – Poole. Councilor Neace – Poole. Councilor Tracy – Poole. Councilor Reisner – Coy. Councilor Todd – Poole. Councilor Mersereau – Poole. Les Poole was selected.*

**12. CITY COUNCIL LIAISON APPOINTMENTS:**

Mayor Stempel said that in the past she has asked the Councilors where they choose to be and asked the committees/boards/commissions who they would like to work with. Since there are new people she would like to hold off making her selections until after the volunteer orientation. Councilor Mersereau said this would be a good topic to discuss at the strategic planning session. Mayor Stempel agreed.

**BUSINESS CARRIED FORWARD:** None.

**BUSINESS FROM THE AUDIENCE:**

Bill Osburn congratulated the new members of the City Council and welcomed back those returning. He said he hears the term Mayberry used frequently to describe Gladstone. In Mayberry people cared about each other, as do many in our community, and it's also a small town – the similarities stop there. He is not shy about confronting those who have sworn to service with issues we the people have or pointed out when they dishonor the position or misuse their authority. He does his research and focuses on the facts. He said that four of the Councilors who were running and a fifth helping to campaign worked to put together a website, promoted it or sanctioned it by their silence. This site and the new rules they supported state that facts don't matter and the truth is no longer a boundary to be concerned with. According to the new rules they adopted not only are the people they wish to shed light on targets; so are their family members, living or dead. His father, mother, grandmother, sister and at least one of his children were used to attack him in their grab for power. His divorce, 72 years before his birth, his second at fifteen passed their test as truth. Litigation at age 12 was also listed as one of his numerous court cases along with a felony conviction that does not exist in the real world. Councilor Todd even defended the site on social media along with her close supporters. Some of those names were just as fake as their profiles. This was no surprise as it was her friends that aggressively promoted the site while trying to remove anyone from social media who questioned it. This speaks volumes to where their morals lay. He said this election is one for the history books. He said that one of you on the Council is under criminal investigation. One of you elected may not be qualified because of an act of fraud. Some of you want to focus on the positive and ignore the negative. Some of the same individuals keep violating our trust and the law. It's easy for devious people to want to overlook immoral actions, more so when they're your own. As he's stated before, we expect the Council to set a good example for us to follow. None of this represents Mayberry or the ideals of a small town. You have an opportunity to change that if you choose to. He admits he's not optimistic but he would love for them to prove him wrong. With that being said he wishes everyone a happy new year and he hopes we can move forward to a brighter, better Gladstone. He hopes to be able to focus more on the positive than the negative.

Andrew Labonte said he has spoken to some of the Councilors about traffic safety issues near Max Patterson Park – he shared his proposal for four-way stops. He feels this is an easy fix and will increase safety for everyone in that area, especially children, and he would like to see this done before the spray park opens up.

Bob Everett said he agrees with the four-way stops idea. He welcomed the new Councilors and wished them luck. He said his passion is the downtown/Portland Avenue area. He hopes we move forward in some way. He is willing to be part of that process and would love to be included in that. He feels that the inclusion of a number of the businesses and the people involved in running them is important.

Kelley Chaney said in regard to the homeless situation she heard “those people”/”these people” and “us” a lot. She said her mother could have easily become one of the statistics that was talked about. She has a friend in a similar situation. Ms. Chaney said that her rent is more than 50% of her income. She said the man that was arrested may have just been looking for a warm place to sleep.

Mayor Stempel asked what we need to do to get the four-way stop put in near Max Patterson Park. Ms. Betz said she believes it went through the Parks and Rec Board and now it has come before the Council. She said they just need direction from the Council to work on it now. Mayor Stempel asked for a consensus – the Councilors agreed.

**BUSINESS FROM THE COUNCIL:**

**Councilor Mersereau:**

He hopes everybody is having a good new year.

**Councilor Todd:**

She wanted to thank everybody for welcoming her. She said it’s a learning curve but she will do her best. She said she loves Gladstone and she will help any way she can.

**Councilor Reisner:**

He welcomed the new Councilors and said he looks forward to working with them.

**Councilor Tracy:**

He thanked Ms. Chaney for her comments. He said people are being put out of their houses by circumstances outside their control and when we say “these people” we are missing the point. It’s all of us. He said we need to change the narrative – it won’t solve the problem.

**Councilor Neace:**

She agrees with Councilor Tracy. She is sorry that Mr. Osburn feels the way he does but it’s a new year, a new day and it’s time for us to come together, work together, and move forward. She feels we can do this with this council. She looks forward to working with all of them.

**Mayor Stempel:**

She said “The Happiness Advantage” is the new book she is reading and it’s awesome – she advised everyone to read it.

She thanked everyone who showed up for Senator Jeff Merkley’s Town Hall meeting held at Gladstone High School last week. It was a great opportunity to hear what his agenda is. She said he is a very approachable man.

**ADJOURN:**

Meeting was adjourned at approximately 9:06 P.M.

Approved by the Mayor this 12<sup>TH</sup> day of FEBRUARY, 2019.

ATTEST:

  
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Tamara Stempel, Mayor

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Tami Bannick, City Recorder