

GLADSTONE CITY COUNCIL MEETING MINUTES OF SEPTEMBER 13, 2022

Meeting was called to order at 6:30 P.M. – (Via Zoom and In Person)

ROLL CALL:

Mayor Tammy Stempel, Councilor Ripley, Councilor Alexander, Councilor Tracy, Councilor Todd, Councilor Hartman, Councilor Garlington

ABSENT:

None

STAFF:

Jacque Betz, City Administrator; Darren Caniparoli, Public Works Director; Tiffany Kirkpatrick, Community Services Manager; John Schmerber, Police Chief; Chad Jacobs, City Attorney; Tami Bannick, City Recorder

Mayor Stempel called the meeting to order and explained that the City is abiding by guidelines set forth in House Bill 2560, which requires that they make all meetings accessible remotely, through technologic means and provide the opportunity for the public to participate to the best of their ability. This meeting will be open to the public, both in person and virtually, using the Zoom platform. The Council members and staff will be in person, as well as those citizens who wish to attend in person. She went over the procedures that will be followed for the meeting and the meeting agenda.

AGENDA ADDITIONS OR CORRECTIONS:

None.

CONSENT AGENDA:

1. Approval of August 9, 2022 Regular Meeting Minutes
2. Approval of July Bank Balances
3. Budget Report for Period ending 7-31-2022
4. Approval of July Check Register
5. Legal Costs on Projects
6. Department Head Monthly Reports for August 2022

Councilor Tracy made a motion to approve the Consent Agenda. Motion was seconded by Councilors Todd. Ms. Bannick took a roll call vote: Councilor Hartman – yes. Councilor Tracy – yes. Councilor Alexander – yes. Councilor Ripley – yes. Councilor Todd – yes. Councilor Garlington – yes. Mayor Stempel – yes. Motion approved with a unanimous vote.

CORRESPONDENCE:

None.

REPORT FROM CLACKAMAS FIRE DISTRICT #1:

Captain Bower introduced Firefighter Bruce Neelands, from Station 322. He said they had 153 calls for service in Gladstone over the last month. They were able to utilize the old City Hall building for training purposes. They attended and participated in several events – Volcano Harley Davidson 9-11 Memorial Event and the last Gladstone High School football game. They've only had a few small brush and bark dust fires in Gladstone. Overall it has been a busy summer.

Captain Bower read an email from their Operations Chief regarding what it's been like for the Fire District recently. He thanked everyone for their hard work over the last few weeks. Since August 29th they have

handled the McIver fire, 15 structure fires, 5 vehicle fires, 45 brush fires, 2 vehicle entrapments, 1 high angle rescue (parachutist caught in a tree), and 12 cardiac arrests. They've also had crews assigned to fires in California, Joseph, Grants Pass, and Oak Ridge.

Captain Bower went over how they prepared for the recent fires. Clackamas Fire received two grants – one is to replace their cardiac monitors and the other is approximately \$97,000 for a simulation program through the State Homeland Security grant program.

Mayor Stempel said for those members of the public who wished to speak the deadline for accepting comments was noon today. They allow three minutes for public comment unless there are special circumstances and additional time has been approved beforehand by staff.

She 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 have made a decision based on what is based on the City as a whole. That doesn't mean that their personal 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 they 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.

REGULAR AGENDA

7. CONTRACT FOR SHIELDS OBLETZ JOHNSEN (SOJ) TO PROJECT MANAGE THE GLADSTONE PUBLIC WORKS FACILITY PROJECT:

This is to consider approval of a personal services contract in the amount of \$262,020 for project management of the public works facility and authorizing the City Administrator to sign the agreement. Ms. Betz said the Council approved the contract for P&C Construction to start phase 1 at the last meeting. Project Manager Kim Knox has completed the project set up and the selection process of the progressive design build services contract. The City would like to retain her to assist with tasks #3 and #4 (design development, design build phase and final design and construction close out). In the City's contracting rules there is a provision that allows the City to directly award a contract to someone who has had prior work experience with the City. Staff believes it is in the City's best interest, both financially and otherwise, to continue with the continuity of using SOJ to complete these tasks.

Councilor Garlington made a motion to approve the Personal Service Contract between the City of Gladstone and Shields Oblatz Johnsen in the amount of \$262,020 for project management of the Gladstone Public Works facility and authorizing the City Administrator to sign the agreement. Motion was seconded by Councilor Hartman. Ms. Bannick took a roll call vote: Councilor Hartman – yes. Councilor Tracy – yes. Councilor Alexander – yes. Councilor Ripley – yes. Councilor Todd – yes. Councilor Garlington – yes. Mayor Stempel – yes. Motion passed with a unanimous vote.

8. ACCEPT A GRANT FROM THE OREGON DEPARTMENT OF HUMAN SERVICES FOR THE GLADSTONE SENIOR CENTER:

This grant is in the amount of \$75,000 for congregate meals, site modernization, and improved/enhanced transportation at the Senior Center. Ms. Betz commended Tiffany Kirkpatrick for the effort she put in to seeking this unique type of funding that does not require any matching funds.

Ms. Kirkpatrick said this was an easy grant process. They intend to modernize and upgrade the Senior Center in many ways. With one of the grants (\$50,000) they would like to surplus the mini van and purchase a 10-13 passenger vehicle. The other grant (\$25,000) would be for upgrading their countertops, making a compost/recycling station, reconfiguring an existing shed, and extending the covered entrance to the shed.

Councilor Tracy made a motion to accept a grant from the Oregon Department Human Services, Office of Aging and People with Disabilities, and Community Services and Supports Unit in the amount of \$75,000. Motion was seconded by Councilor Todd. Ms. Bannick took a roll call vote: Councilor Garlington – yes. Councilor Todd – yes. Councilor Hartman – yes. Councilor Tracy – yes. Councilor Alexander – yes. Councilor Ripley – yes. Mayor Stempel – yes. Motion passed with a unanimous vote.

9. RESOLUTION 1212 – TO APPLY FOR A LOCAL GOVERNMENT GRANT FROM THE OREGON STATE PARKS AND RECREATION DEPARTMENT FOR PAVED LOOP PATHWAY AT THE GLADSTONE NATURE PARK:

Ms. Betz said they are asking the Council to approve a resolution that allows them to apply for a grant award of approximately \$100,000. The City must provide a 50% match (\$50,000), which would come from the Parks Systems Improvements & Projects budget. They can use SDC funds as well. If they receive the grant they will have to come back at a later to accept it. This would be an excellent opportunity to improve the accessibility of the Nature Park. The Parks and Rec Board gave their approval.

Councilor Garlington made a motion to approve Resolution No. 1212 authorizing the City of Gladstone to apply for a local government grant from the Oregon Parks and Recreation Department for a paved loop pathway at the Gladstone Nature Park and delegating Authority to the City Administrator to sign the application. Motion was seconded by Councilor Alexander. Ms. Bannick took a roll call vote: Councilor Todd – yes. Councilor Hartman – yes. Councilor Tracy – yes. Councilor Garlington – yes. Councilor Alexander – yes. Councilor Ripley – yes. Mayor Stempel – yes. Motion passed with a unanimous vote.

10. PROJECT TURKEY:

The Clackamas County Board of Commissioners (BCC) are hoping to receive funding for a project called Turnkey 2.0, which is for the purpose of acquiring motels/hotels for transitional housing. One of the hotels they are looking at is in Gladstone and they are asking for input from the Council.

Ms. Betz gave some background. The County has applied for funding from the State's Project Turkey 2.0 in the hopes of acquiring one or more hotel properties for use as transitional and permanent housing. A successful Turnkey award and property purchase will help the County meet its strategic goals related to housing and homelessness, helping ensure that in Clackamas County homelessness is rare, brief, and not reoccurring. The County will learn next week whether they will be receiving a Turnkey funding award from the State. Ahead of that, the BCC is considering a short list of properties – one of those properties is the Holiday Inn Express on 82nd Drive. The 100-room hotel is in excellent condition. If purchased, the County would likely blend multiple funding sources. The property would be converted from use as a commercial hotel to a mixed-use facility, offering short-term transitional housing for people experiencing homelessness or with behavioral health needs, as well as permanent support of housing for very low-income households with histories of homelessness. The County would work with local community-based organizations to provide on-site services. It is likely that most, if not all of the rooms would eventually be converted to permanent housing. This beautiful location would provide a positive environment for housing some of the most vulnerable families in our community. Program design,

how the services are offered, eligibility preferences, etc. would happen after a property purchase. Part of that process would be gathering input from the Gladstone community, as was done with the development of Tukwila Springs. Gladstone would welcome this opportunity to collaborate on creating a lasting resource to provide permanent affordable housing and safety off the streets for very vulnerable neighbors in our community.

Things to Consider:

- The City of Gladstone already supports transitional housing with the recent completion of the Tukwila Springs project. It provides 48 units of permanent supportive housing for low-income individuals earning 30% of the area median income and below. This is an excellent partnership, and the City should focus on helping those residents be successful.
- Gladstone is the smallest city in the Metro area of Clackamas County. We are struggling to keep up with the current service levels our citizens deserve (hence the recent contract for services with Clackamas Fire District and implementation of the parking fee at Meldrum Bar Park).
- If the City Council supports the proposal the Holiday Inn will be removed from the tax rolls. The revenue loss impacts to the general fund are significant - \$131,992 in property taxes annually and \$125,259 in transient lodging taxes annually. Total loss annually approximately \$257,251. This is revenue we rely on for our police, fire, parks, senior center, economic development, and tourism. The City would need to strategize where the reduction in services would occur.
- There is uncertainty in our community on what the citizens desire for transitional housing and the quick turnaround period to the County should give the City Council pause for consideration.
- There is uncertainty on how the transitional housing culture would affect City resources, especially given the proximity of this location to High Rocks and Safeway, where there is an established presence of emergency rescue personnel and law enforcement throughout the summer months.

Councilor Todd is concerned about how fast this is moving.

Councilor Hartman said it is very disappointing that the County only gave the City six days to discuss this. She doesn't feel we have the resources to support this. She said Gladstone already has four affordable transitional housing properties within the City limits already. She doesn't feel she can make a decision without a plan or further information.

Councilor Tracy asked if the hotel was on the market now – it is. He asked if they have the option of stopping them from moving forward. He thinks we would be pouring resources from police/fire into that area every day. He doesn't think that offering up a premier hotel in the City is a good way of going forward. He thinks the BCC needs to look deeper at other locations.

Mr. Jacobs said the County is asking for input from the Council and it will be up to the County about whether they want to proceed or not. The City really has no veto power.

County Alexander agreed with Councilor Tracy.

Councilor Ripley said if this didn't work out we would end up losing Safeway and other stores. He said there are a lot of other options in unincorporated areas in Clackamas County. Chief Schmerber believes their call load would increase if this happened.

Councilor Tracy doesn't see any upside for the City.

Mayor Stempel said the hotel is the center of their tourism strategy – to bring people here to stay the night and spend money in our town. She also said there are plenty of other options to choose from.

Councilor Garlington said they haven't received a definitive report from Tukwila regarding how things are going, data on how quickly they are moving people into and out of the housing, etc. Mayor Stempel said we already have a lot of Section 8 housing, transitional housing, half-way houses, etc., but we don't know exactly what the numbers are. She doesn't want Gladstone to be the one who carries the burden – it needs to be spread out throughout the County.

The consensus was “thanks, but no thanks”.

PUBLIC COMMENT:

Michael Milch said the original Turnkey project made good sense. He's not so sure about Turnkey 2.0. Eventual conversions to permanent housing are not as cost effective as advertised – the turnover time is not as expeditious, and they don't offer a wholesale solution to homelessness. Retrofitting hotels for permanent housing can more than double the cost. He spoke about the other costs associated with the situation (ongoing maintenance costs, rental subsidies, etc.). Also missing from the conversion discussion are the concepts of accountability and treatment to ensure residents' safety and the safety of the surrounding community. 78% of unsheltered adults struggle with mental illness and 75% struggle with substance abuse disorders. Without a focus on treating these diseases hotel conversions are a distraction posing as an innovation. He urged everyone to exercise caution in considering this approach to this issue.

BUSINESS CARRIED FORWARD:

None.

BUSINESS FROM THE AUDIENCE:

Lisa Halcom, from Happy Rock Coffee, said that citizens reached out to the City Council regarding hate groups moving into town over a year ago. She was confused as to why our City did not denounce hate groups or at least make a statement about equality. Then she found out that the Mayor's sister is part of the hate group The Proud Boys. On August 24th they had an event at Happy Rock Coffee. They had a completely full house. They were surrounded by the Mayor's sister's friends. There were more than 20 Proud Boys who called them all “faggots, pedophiles, and groomers”. The police showed up and were dismissive – they allowed the Proud Boys to be there and hurl their hate speech and block walkways. One of the police officers was heard agreeing with Proud Boys that they were all pedophiles. Gladstone Police allowed the Proud Boys to create a gauntlet of verbal abuse that people had to walk through in order to get to her shop. She was under the impression that groups were not allowed to block walkways or impede business. The Library had to close early because of their presence. Every person who attended bingo heard the shouting and saw the police in action. One week later, on the night of the 31st, her van was keyed and her tires were slashed. She has no clue what is going with the investigation, but she's heard from people in the neighborhood - somehow they know more than she does. After such an overt display of bias and hate she turned to the police log to see what they had said. According to the Gladstone Police Department they responded to a protest on the 400 block of Portland Avenue. There was no mention of any hate. She was surprised to see that Gladstone P.D. claimed that there were zero bias incidents in August after being observed by so many witnesses. The Police Department has an obligation to report bias incidents to the Oregon Department of Justice, which clearly did not happen in this case. Yesterday, the Mayor's sister, Debbie Lum, hopped back onto the Happy Rock Facebook page and left a couple comments saying that

Ms. Halcom broke her own windows and slashed her own tires in order to make Proud Boys look bad. She also went on to say that there was no video of the tire slashing. Where would she get that information? She doesn't understand what Debbie is up to with her constant posting on her page, but she is not going to be bullied out of her own town. The Police, City Council, and Mayor need to take all of this seriously, especially the Mayor. That's what really gets her – Tammy Stemple won't be remembered as Gladstone's first female Mayor, saver of libraries or preserver of parks. Mayor Stemple will be remembered for ushering in the hate group era of Gladstone. That will be her legacy.

Robert Wilson is a West Linn resident and former Gladstone resident. He wanted to address the constant noise pollution that's occurring at Meldrum Bar Park from a handful of two-stroke jet skis that are wreaking havoc on the park and along the communities that share the shorelines of the Willamette River. He played a video of the jet skis. The noise goes on for four-five hours at a time pretty much on a daily basis, all summer through October. You can hear the noise through windows, it wakes people up, etc. He believes the Mayor and Police Chief signed a letter to Oregon State Marine Board earlier this year to lower the decibel limits, particularly targeting these jet skis. The Marine Board lowered the decibel limits from 84 down to 75. The jet skis are still violating those limits. It's difficult to get measurements on the noise. He doesn't feel the surrounding community should have to put up with this. They are asking for signatures on another letter to the Marine Board that asks to limit some of the aerobatic flips, etc. that are occurring.

Scott Kappes shared a video of the jet skis. He lives on the Willamette River as well and hears this every day. He said the decibel limit designation didn't work so they are now trying to change their position to the Marine Board to aeriels and flips and tuning exhaust systems while they're on their trailer, etc. They want to focus on a specific group that's creating the issues. He presented a letter for the Council to review. They addressed the City of West Linn last night – they are going to review and most likely sign it, along with the Clackamas County Sheriff. Ms. Betz will forward the letter electronically to the Councilors.

BUSINESS FROM THE COUNCIL

Councilor Hartman:

She is hoping to bring in some community-based organizations (My Father's Heart, Loved One, etc.) to give input during the work session addressing homelessness next month.

She said if you have signed up for fire alerts you can update your profile to receive alerts ahead of time if you have a disability or if you have livestock.

She thanked Councilors Todd and Alexander and everyone who pitched in to help My Father's Heart.

Councilor Ripley:

He said he is two blocks from McLoughlin and he can hear the boats and jet skis.

He's not sure if they have someone at the front door at Tukwila checking people in/out, but he said on Saturday he saw an elderly woman walking down the sidewalk wearing only a tee shirt and a diaper.

Councilor Garlington:

She read the information regarding continued vandalism at the parks. She said if they had park hosts at Meldrum Bar Park (watching what was going on, opening it in the morning, closing it at night, etc.) they wouldn't have this problem.

The Library Board is meeting on Thursday – they are reading a new set of library standards. They are making sure that they are in compliance. Clackamas County has a progressive idea/mindset about bringing in new books and keeping things open and inclusive for everyone. She said that giving out free books to

kids can give them a whole new love of reading and/or a path that maybe they had never considered or learned about in life. She said the library folks are doing a great job.

The League of Oregon Cities is having a We Talk (Women's Caucus) regarding elected officials running for office. Contact her if you have any questions.

She said they have open spots on Boards and Commissions, as well as Neighbors Helping Neighbors, Gladstone Nature Park, and the Senior Center – go to the City website for more information. She encouraged everyone to volunteer. It's an easy way to get involved and feel involved. Being a voice of Gladstone is a good place to be.

Mayor Stempel:

She said the Food Pantry is open from 3-6 on Thursdays at the Hillside Christian Fellowship Church off Glen Echo – located in the back portable buildings. The number of families and homebound seniors they are serving is growing every week and growing in leaps and bounds. They are still looking for volunteers and donations (especially pasta, spaghetti sauce, cereal, and snacks). They will also be providing snacks to school kids. They are also providing food to a lot of the residents at Tukwila Springs as well. If anyone wants to drop off food she is there with the prep crew on Wednesdays from 2 – 3:30 P.M. She wanted to thank the people at Hillside Christian Fellowship Church – they don't charge them anything.

The Parks and Recreation Board meeting last night was great, and they accomplished a lot. They have approved projects at Robin Hood Park, which they identified via a neighborhood survey (replacing the basketball backboard/net and restriping the court) – it should be done by the end of October. They went over the costs associated with the rampant vandalism/graffiti – the cost of materials of approximately \$5,000 so far this year and 106.5 hours of labor involved. She said if you see something say something – report it.

They are starting to plan the Halloween event. They are going to close down part of Portland Avenue again and have a big party on Halloween. If anyone wants to have a 10x10 booth, let them know. Trunk or Treating was very popular last time, so they will bring that back. They will also have a band.

Mayor Stempel asked for a motion to adjourn the meeting.

ADJOURN:

Councilor Todd made a motion to adjourn the meeting. Motion was seconded by Councilors Garlington and Alexander. Ms. Bannick took a roll call vote: Councilor Ripley – yes. Councilor Alexander – yes. Councilor Tracy – yes. Councilor Hartman – yes. Councilor Todd – yes. Councilor Garlington – yes. Mayor Stempel – yes. Motion passed unanimously.

Meeting was adjourned at 7:54 P.M.

Approved by the Mayor this 11TH day of October, 2022.

ATTEST:



Tamara Stempel, Mayor



Tami Bannick, City Recorder

