

GLADSTONE CITY COUNCIL MEETING MINUTES OF DECEMBER 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 Hartman, Councilor Garlington

ABSENT:

Councilor Todd

STAFF:

Jacque Betz, City Administrator; Cathy Brucker, Finance Consultant; Darren Caniparoli, Public Works Director; Tiffany Kirkpatrick, Community Services Manager; Joy Fields, Senior Planner; John Schmerber, Chief of Police; 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:

Ms. Betz said item #12, Public Hearing regarding the C-2 Zoning District/Downtown Overlay Zone – has been pulled from tonight's agenda. They have given the proper notification to interested parties. This will be referred back to the Planning Commission in January for further refinements.

CONSENT AGENDA:

1. Approval of November 8, 2022 Regular Meeting Minutes, November 17, 2022 and November 22, 2022 Special Meeting Minutes
2. Approval of October Bank Balances
3. Budget Report for Period ending 10-31-2022
4. Approval of October Check Register
5. Legal Costs on Projects
6. Department Head Monthly Reports for November 2022
7. Certified November 8, 2022 Election Results
8. Resolution 1213 – Budget Amendment to Accept Grant Funds for the Senior Center and Police Department

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

CORRESPONDENCE:

None.

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.

9. REPORT FROM CLACKAMAS FIRE DISTRICT #1:

Mike Bauer, Station Captain at the Gladstone Fire Station, gave an update. They ran a total of 251 calls, which is a bit more than normal. 158 of those were within the City limits. They had two structure fires – our crews were first in and did an awesome job. The station is now finished, and they appreciate everyone's hard work on the project. They are going to be displaying some memorabilia (Gladstone Fire Department placard that was displayed on the ladder truck, a hand-written Fire Department charter from 1928, an old pike pole from 1976, etc.). Fire Restoration is building them a kitchen table. They attended the Christmas tree lighting event, participated in the Santa and the Seagrave event, and the Toy Drive with the High School. He thanked the outgoing Councilors for their help during the transition. They look forward to working with the future Councilors.

Assistant Fire Chief Brian Stewart also thanked the Council – he said they have done a lot of great work to get them where they are today. They hired an academy of laterals – they have a great group of people with a lot of experience coming onto the line. They hired an EMS Captain position that had been vacant and a Training Captain position, which has been made a permanent position from a temporary duty assignment (the incumbent got the position). They are part of the Region Team 3 for Hazardous Materials and had their first activation – crews responded to Grass Valley for a commercial fire. The State is kicking off two committees under the Governor's Fire Service Policy Council – Urban Search & Rescue and the Firefighter Behavioral Health piece.

REGULAR AGENDA

10. RESOLUTION 1214 – ADOPTING A REVISED MASTER FEE SCHEDULE FOR RATE CHANGES AND SENIOR CENTER FEE FOR RENTALS, LAND USE FEES, AND UTILITY RATES:

Ms. Betz said the Master Fee Schedule allows the City to charge certain fees for certain services. They are only increasing the utility rates by 4% (inflation is 8-10%).

Ms. Brucker said these are the annual increases and it is an inflationary adjustment only. These apply to the base rates for water/sewer/storm and the bulk water rate City-wide. This is the same increase that they had last year. This is what was budgeted for each year in the 2021-2023 biennium budget. The right-of-way minimum charge increases are imbedded into the Master Fees and Charges Schedule as an automatic 3% increase every year on January 1st.

Councilor Alexander asked why they are lumping these all together instead of voting on them individually. Ms. Betz said that could be something that the Council wants to discuss. Councilor Alexander said a lot of people have reached out to him regarding the utility rate increase.

Councilor Hartman agreed. She asked for clarification regarding meter sizes – which ones are traditional for homes. Mr. Caniparoli said that typically a house has a ¾ inch meter. She asked

what the dark blue line item in the chart in 10-14, Exhibit B – Ms. Brucker said that is the total amount of the bill.

Councilor Garlington said she would like to see Gladstone add a monthly amount that would go toward Parks like West Linn does. She asked questions regarding low-income rate customers, pass through fees, etc.

Mr. Caniparoli explained that the street opening permit is a one-time extension for utility companies that tend to pre-permit all their work in advance. The fee would be \$100 and would give them a 90-day extension. There is currently a 5% fee for technical plan review and development. They want to set a two-plan review for that 5% and anything above two plan reviews would be a 3% charge per review based off the engineered estimate that they provide when they submit their plans.

Councilor Hartman asked for clarification on fees. Ms. Betz said there is a fix that needs to occur on page 6. In red there is a 5% cost and they have struck out the 2.5% construction cost – the 5% is actually 2.5% of the construction cost and the 2.5% of the inspection. The 3% is correct. So they are going to do a strike through on the 5% of construction that's in red and delete the strike through on the 2.5% of the construction cost. What is in the staff report is correct – the table will be corrected.

There was discussion regarding what other jurisdictions are charging.

Ms. Kirkpatrick said the Senior Center has not increased any rental fees for many years. They also added a cleaning fee, which is new. They are also looking at adding another day of janitorial service because of the increased use of the Center now.

There was discussion regarding what other places charge and what types of rentals they have.

Ms. Betz said the Planning fees are existing fees, but currently Clackamas County accepts the money for Gladstone. They are just shifting it into Gladstone's Master Fee Schedule because Clackamas County is no longer going to be providing Planning services. They are not raising the fees.

Mayor Stempel asked for a consensus regarding approval of the whole bundle or pulling out the utility rates. Councilors Ripley, Alexander, Garlington, and Mayor Stempel want to pull out the utility rates. Councilors Tracy and Hartman wanted to go with the package.

Discussion: Councilor Ripley has had a few comments made to him about not wanting this increase. He said the graph is deceiving and he believes it was done intentionally.

Ms. Betz said we have had raw sewage in the Clackamas River and have been fined by DEQ for several years, since 2017, which is why they had the utility rate increases. Currently they have a mutual agreement in order where they have to meet certain timelines to complete infrastructure. The increases they had budgeted for are to replace the water/sewer/storm line infrastructure - addressing the inflow/infiltration deficiencies in the City's stormwater/sewer system. Right now they are engineering that – it's going to be a \$2.2 million project. That will come before the Council in February/March to go out for contract. The Council committed to \$750,000 for the rehabilitation of the 82nd Drive pump station – that was built in the 1970's and they are under an agreement to have that completed by 2025. They are also in the final stages of negotiating a contract with Oak Lodge Water Services to deal with some of the water/sewer systems in the

overlap area that will cost the City approximately \$710,000. Going forward, there's also a \$3 million project for the Sherwood Forest asbestos pipe replacement. She wants everyone to understand that if they don't do the rate increases they will have to do a budget amendment and reprioritize these projects.

Councilor Alexander said that 4% is a lot of money. He asked if it has to be that amount. Ms. Betz said the Council sets the rates and it's a difficult decision to make. She said the 4% is what they put into the biennium budget, which the Council approved with the Budget Committee. If they choose to change it, they will have to reprioritize/adjust projects accordingly.

Councilor Tracy said we've had this conversation for years and we know that we're coming in after thirty-six years of no R&R on the infrastructure. He feels that 4% is not that high a cost to pay and he cautions people who believe that there will be grant money available. We have an infrastructure in place that is continuing to fail. He is comfortable with the increase. Councilor Hartman said that other cities may not be in the deficit that Gladstone is in. She said that 4% is better than what they have had in the past.

Councilor Garlington thanked Ms. Betz for reminding everyone why they need the increase. She asked why our water is considerably higher than everybody else's. Mr. Caniparoli said the water itself is the same price – what you're paying for is to help fix the infrastructure that has been neglected for multiple years. Ms. Brucker said the wholesale costs of the water come in for increase on July 1 of each year. The 4% increase does not take into account the wholesale rate increase. There was discussion regarding what the increases may be and why.

Ms. Betz said the City currently has two low-income assistance programs. The Council allocated \$100,000 of Covid funds to St. Vincent DePaul and residents can apply for that for utility assistance. The information for both programs is on the City's website. There will be a third program soon – the Board of County Commissioners approved using some of their ARPA funds to help Gladstone residents with utility assistance. There was discussion regarding the application process/requirements.

Councilor Ripley said we need to work our budget so we can manage the City and not expect everybody else to pick up the tab. New residents shouldn't have to pay for past mistakes. Councilor Tracy said there are other models out there. There are private utility firms that are taking over city infrastructures across the country and coming in at a for-profit with a set rate of return and doing the work that needs to be done in an immediate fashion - but they're investing the money, so they are going to want a return on it. He said we are going to have to pay for the past mistakes, otherwise the system will fail.

Ms. Betz went over the deadlines the City has to meet regarding projects. Mr. Jacobs said that basically the City is in violation of the Clean Water Act, so in order to avoid penalties we have entered into an agreement with DEQ. If we violate that agreement then we can be subject to a lawsuit from any private individual, in which case the City has to make the fixes and pay their attorney's fees as well, which could be hundreds of thousands of dollars. You have to make sure these projects are funded, so you have to take money from somewhere else to pay for them. Ms. Brucker went over budget law that applies to this situation.

Councilor Hartman suggested creating a fact sheet they can refer to so everyone can understand the "why", etc.

Councilor Alexander asked if they approve this tonight when do people get to start seeing the results of their money going to work. Ms. Betz said they are currently doing the work – the smoke testing last year, etc., to find out where the deficiencies are in the system. Now that they have that inventory the engineers are designing it so they can fix those issues. You will see “boots on the ground” this spring – people actually fixing the infrastructure. Mayor Stempel suggested looking at the Public Works monthly reports.

Mayor Stempel asked for consensus regarding voting on the whole package or keeping the utility rate increase separate. Councilor Ripley said he will vote no on the rate increase. Councilor Alexander said he doesn’t see any choice, so vote on the whole package. Councilors Tracy, Hartman, and Garlington want the whole package.

Councilor Garlington made a motion to approve Resolution 1214, adopting a revised Master Fee Schedule and repealing Resolution 1210 for rate changes in Senior Center Fee for Rentals, Land Use Planning Fees, and Utility Rates, with changes per staff on page 6. Motion was seconded by Councilor Hartman. Ms. Bannick took a roll call vote: Councilor Garlington – yes. Councilor Hartman – yes. Councilor Tracy – yes. Councilor Alexander – yes. Councilor Ripley – no. Mayor Stempel – yes. Motion passed (5-1).

11. PUBLIC HEARING – ORDINANCE 1518 – AMENDING GLADSTONE MUNICIPAL CODE (GMC) CHAPTER 17, APPROVING GLADSTONE ZONING CODE AMENDMENTS PERTAINING TO MIDDLE HOUSING LAND DIVISIONS AND REMOVAL OF DESIGN STANDARDS SPECIFIC TO MANUFACTURED HOMES. FILE TXT-2022-03:

Ms. Betz introduced Senior Planner Joy Fields. Ms. Fields went over the staff report (included in packet). In 2022 the state legislature passed HB 4064, prohibiting cities from regulating manufactured dwellings in a manner that is inconsistent with detached site-built single household dwellings. The GMC has two sections that apply only to manufactured dwellings. Staff worked with the City Attorney on a definition of “manufactured dwelling” that covers both a manufactured home and the prefabricated structures that are subject to HB 4064. The first amendment in the package is in the definitions.

The Planning Commission has discussed this topic and also held a public hearing in October to consider amendments that would bring aspects of these sections of the code into review for all detached single-household homes. The items in red are the items that were considered and amended. There is one additional change in red that came after the Planning Commission meeting based on comments they received from DLCD to comply with the Oregon Administrative Rule, they also needed to change the design features. The Planning Commission also looked at foundations and determined that there were three aspects of foundations that could apply to both a manufactured dwelling and a site-built home (A, B, & C). During the public hearing the Planning Commission identified there was a need to insure that the external thermal envelope of the building of a manufactured dwelling is as good as a single-family home. HB 4064 allowed jurisdictions to have language about certifying the exterior thermal envelope of residential units that were considered manufactured dwellings to insure that they were equivalent to single-family dwellings, so this was added at the request of the Planning Commission.

She went over the five options that are identified in the staff report. The Planning Commission and staff recommended moving forward with Option 2. The Planning Commission held a Public Hearing on these proposed amendments and no comments were received in opposition. The benefit of accepting the recommendations will be a Municipal Code that is both compliant with

SB 458, HB 4064, and OAR 660-046-0225(1), while also facilitating uniform review and implementation of the code by staff.

She went over the proposed amendments.

Mayor Stempel opened the Public Hearing at 8:09 P.M.

She went over the procedures that will be followed.

She asked the Councilors if they are abstaining from this matter or need to declare any conflicts of interest. None did.

There was no correspondence received.

PUBLIC TESTIMONY:

None.

QUESTIONS FROM THE AUDIENCE:

Larry Graves asked what the difference would be between the insulation package that goes with a manufactured home versus a site-built home. Ms. Fields said during the building of a site-built home the Building Inspectors review the thermal envelope as part of their review. The certification that would come with a building permit for a manufactured home to be placed on a property is one where the manufacturer certifies that the thermal envelope in the walls meets the same/similar requirements as the site-built home.

QUESTIONS FROM COUNCIL:

None.

Public Hearing was closed at 8:15 P.M.

DISCUSSION:

Councilor Hartman asked why they are changing from two to four, the addition of the roof pitch and the garage/car port and changing from six to twelve inches (11-108/117). She feels this creates more barriers that they are trying to remove for people to be allowed to do middle housing and create more affordable housing. Ms. Fields said the roof pitch and garage were items that were only applicable to manufactured homes previously, so there were two items that the Planning Commission wanted to include in this list of design features. By adding items to the list there was a concern that just doing two of the items to a street-facing façade of a building would not make it match the character of the neighborhood or look like a home. They wanted to expand the roof eaves to twelve inches to protect the foundation from rain. Councilor Hartman asked with G & H, the minimum twelve inches projection on eaves, since “and” was crossed out, what would that offset be? Ms. Fields said the “and” was leading to the next option of design features and it is now located after item I – so it’s a list of items you can choose from when you’re designing your house. The “and” doesn’t change the meaning of the eaves or offset. Councilor Hartman asked why we don’t have any sort of standards in regard to energy efficiency/affordability. Ms. Fields said these design features apply if someone is building one home or four homes. Inclusionary zoning, which is a requirement that a portion of the dwelling units developed are affordable, is not currently something that Gladstone has and they would want to see if there was a legal pathway for that in Oregon.

Councilor Garlington made a motion to approve Ordinance 1518 with the proposed amendments to the Gladstone Municipal Code (GMC) to comply with HB 4064, Manufactured Dwellings in SB 458 Middle Housing Land Divisions TXT-2022-03 that were recommended by the Planning Commission and modified by staff to address OAR 660-046-0225(1). Motion was seconded by Councilor Tracy. Discussion: Councilor Hartman noted that on page 11-117, in 17.12.060 it still says: "single housing dwelling or duplex". Ms. Bannick took a roll call vote: Councilor Hartman – yes. Councilor Tracy – yes. Councilor Alexander – yes. Councilor Ripley – yes. Councilor Garlington – yes. Mayor Stempel – yes. Motion passed with a unanimous vote.

Second Reading:

Councilor Garlington made a motion to approve Ordinance 1518 with the proposed amendments to the Gladstone Municipal Code (GMC) included in TXT-2022-03 that were recommended by the Planning Commission and modified by staff to address OAR 660-046-0225(1). Motion was seconded by Councilor Tracy. Ms. Bannick took a roll call vote: Councilor Hartman – yes. Councilor Garlington – yes. Councilor Ripley – yes. Councilor Alexander – yes. Councilor Tracy – yes. Mayor Stempel – yes. Motion passed with a unanimous vote.

The City Attorney pointed out that with the new City Charter a second reading is no longer necessary if the vote is unanimous.

12. ORDINANCES 1519, 1520, AND 1521 – AMENDING GLADSTONE MUNICIPAL CODE (GMC) CHAPTER 10.16 – ABANDONED AND HAZARDOUS VEHICLES, CHAPTER 10.04 – PARKING AMENDMENTS, AND CHAPTER 9.60 – CAMPING PROHIBITED IN CERTAIN PLACES:

Ms. Betz said these proposed changes were discussed during a work session in October.

Chief Schmerber went over the staff report. Last year the City of Gladstone updated Chapter 9.60 of the GMC related to camping prohibited in response to the changing landscape and laws regarding homeless camping on public property. Since then there have been concerns regarding how the law is working within the City and what options exist to continue addressing emerging and evolving problems. One such problem that arose is people living in vehicles parked legally and illegally on public streets. The Police Department recognizes the importance of maintaining the philosophy as it relates to homelessness. That philosophy is demonstrating empathy toward individuals experiencing homelessness, relationship building, and providing services to those who are accepting. This has proven to be successful. He went over the proposed amendments (included in the packet). These amendments would help the City better address various parking issues.

Mayor Stempel asked if they needed to address and vote on each ordinance individually – the answer was yes.

Councilor Tracy asked if they would be doing enforcement after 9:30 – Chief Schmerber confirmed that.

Councilor Hartman wants people to understand that the importance of homelessness is a part of the philosophy of the City of Gladstone, and this isn't meant to hinder anyone. She asked Chief Schmerber to share a high-level story of how we actually created a relationship and provided restorative justice and just didn't kick someone off the streets. He said in that circumstance it took the relationship building, the ability to communicate, and work with County agencies such as

Behavioral Health and Housing. Because of that relationship with the other organizations the person is now in housing. Not everyone accepts the help that they offer.

Councilor Hartman made a motion to approve Ordinance 1519, an Ordinance amending Gladstone Municipal Code (GMC) Section 10.16.021, Hazardous Vehicles. 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 Garlington – yes. Mayor Stempel – yes. Motion passed with a unanimous vote.

Councilor Tracy made a motion to approve Ordinance 1520, an Ordinance amending Gladstone Municipal Code (GMC) Section 10.04.230, Prohibited - Certain Vehicles and Places. Motion was seconded by Councilor Alexander. Ms. Bannick took a roll call vote: Councilor Alexander – yes. Councilor Tracy – yes. Councilor Hartman – yes. Councilor Garlington – yes. Councilor Ripley – yes. Mayor Stempel – yes. Motion passed with a unanimous vote.

Councilor Tracy made a motion to approve Ordinance 1521, an Ordinance amending Gladstone Municipal Code (GMC) Chapter 9.60, Camping Prohibited in Certain Places. Motion was seconded by Councilor Garlington. Ms. Bannick took a roll call vote: Councilor Garlington – yes. Councilor Hartman – yes. Councilor Tracy – yes. Councilor Alexander – yes. Councilor Ripley – yes. Mayor Stempel – yes. Motion passed with a unanimous vote.

BUSINESS FROM THE AUDIENCE:

Jim James said he and his wife own Happy Rock Inn. They moved to Gladstone because they liked the community and thought the people were nice. They have done their best to contribute to the community – they feed a lot of people, try to help a lot of people, put more than 53,000 masks on people during Covid, and they’ve tried to give and be very supportive. They also promote business in Gladstone – they have done a lot of donating here through their tax dollars, their business, and all the visitors that come through their place are referred down the street to Gladstone. He said with all that they thought Gladstone was going to be, what they have run into as a result from some of the people sitting on this Council has caused them to make the decision to leave. They have a lot of visitors who have heard of Gladstone, and the reasons they’ve heard of it aren’t good. We’re home of The Proud Boys. We have a Council whose Mayor and other people on it support The Proud Boys and who refuse to denounce hate in this community. Some of them he had counted as friends wrongly because he was being played. He is very integrity-based – that’s his primary driver. He worked his butt off to see some of the Council get shown the door. Nothing made him happier than the results of this last election. He said they have shown a lack of integrity. He said the Mayor makes him ashamed to be here and to own a business here. He said it’s horrible what she has failed to do and what she had her sister do, etc. He thought Greg Alexander was a friend. He contacted Councilor Alexander before the election and asked if he supported The Proud Boys – and he refused to answer the question. That told him all he needed to know. He has a picture of Councilor Alexander at a picnic where everybody’s flashing their white nationalism symbols.

Cierra Cook wanted to say thank you to the outgoing Councilors (Tracy, Hartman, and Todd). There are a lot of people in our community who watch what’s going on and not all of them will take the time to thank them. She said the courage, integrity, and dedication that they’ve shown to the City of Gladstone is incredible. City Council is an unpaid position and the work that they do can be incredibly bruising. The community sees the work that you’re doing to uplift all of us. They are grateful for their service. Your work has been meaningful, and it has helped Gladstone grow through a very difficult period.

Pat McMahon had signed up to speak but could not be located.

BUSINESS FROM THE COUNCIL:

Mayor Stempel thanked Councilors Tracy, Ripley, and Todd for their four years of work on the City Council. She said it isn't always fun and it's very taxing at times. She presented plaques from the City of Gladstone in sincere appreciation for outstanding service to the Gladstone community as members of the Gladstone City Council from January of 2019 to December of 2022.

Councilor Garlington:

She thanked Mayor Stempel for her years of service to the City. She began in 1997 with the Traffic Safety Board and continued on with that through 1999. Then the Planning Commission, beginning in 2005 for eleven years and ended there in 2016. While doing that she added the Budget Committee from 2009 through 2014, and in 2016 she took the leap and ran for Mayor. With her leadership the City of Gladstone started moving in a new direction with remarkable results. She has no idea how many accumulative hours she has given, but it would take a team of volunteers to equal her numerous hours of commitment to the City. Gladstone has a new Civic Center and Police Station, they have a major update on our Fire Station, our parks are now getting the attention they deserve and need, and at some point in the near future we will have a new downtown Library and a completed walking path at Meldrum Bar Park along the beautiful riverbanks we are fortunate enough to call ours. She had a hand in each and every one of these accomplishments because she cares. She not only says she cares, but she is willing to work to make things happen and she does. She goes to meetings, has conversations with those that matter, develops partnerships with the communities around us, and strives to work out whatever is necessary to ensure that Gladstone is part of the bigger picture in Clackamas County. Her awards from groups and organizations in and around us speak volumes. We are a fortunate city for having her leadership, skills, time, and knowledge. She is certain that WES, C-4, and Clackamas County are going to miss her. She has seen Mayor Stempel feed fire station employees, Fourth of July picnickers, less fortunate neighbors, seniors, and so many friends at her own dining room table. We have all been witness to her donating, coordinating, cooking, and serving food at so many functions in and around town. She ensures people are fed and always with a warm smile and unfailing generosity. Just how many dozens of cookies she's made for every celebration of the week or just because, we'll never know. Through the Food Bank she has helped many neighbors in need. Her work there includes collecting food, stocking shelves, preparing boxes, and so much more. The friendships she has made working there mean so very much to her. She is confident her work at the Food Bank will continue for some time to come. Her toy collections, food collections, fund collections, and personal giving are all part of her extraordinary generosity and servitude. She's never seen Mayor Stempel say no to anyone that asks and she embodies the definition of giving and volunteerism. She has touched so many lives, but she knows that Mayor Stempel feels far more fortunate than those on the receiving end because that's who she is. Her acquaintances are fortunate, her City is lucky to have her, and her friends are blessed by her presence. Councilor Garlington gave a heartfelt thank you for her knowledge, time, commitment, teaching skills, encouragement, committed faith, and most of all, her friendship. She hopes to have her friendship for a long time to come, as she has truly blessed her life. Gladstone is her home and will always need people like her and she will be there. She is one of those people in this community – those that are continually working, willing to roll up their sleeves and make good things happen. Working with her and beside her has been a privilege.

Councilor Ripley:

He said when he ran for Council he had a few reasons, one of which was to not lose the Fire Department. He actually thought that being on the Council would be an adventure, something fun, etc. That never happened. He has never been involved in something with such a lack of leadership or lack of integrity. That lack of integrity includes the City as well. The best way to make decisions is based off of data because data doesn't care about your political views, your feelings, or your opinions. In four years they have never talked about data. He would never do this again – this was a joke. He said others might have a different experience. He said to be involved in your city and to stop some of this craziness that's going on, to stop

the unethicalness, the deceitfulness... He said to question authority and be honest. He said we need some more views and points.

Councilor Alexander:

He thanked Councilors Tracy, Ripley, and Mayor Stempel for their service.

Councilor Tracy:

He said he is happy to get off this horse. He appreciates everybody's support. It's been a rough ride.

Councilor Hartman:

She said she spent a lot of today in reflection. The past two years have been really intense and have had their fair share of highs and lows. There were moments where she thought she couldn't continue because of the lows, but with the increase in participation and people who are showing up it has been inspirational to think that two and a half years ago she didn't know a single soul in this room. She has enjoyed getting to know a lot of them and working with them all. She thanked everyone for her own personal growth. She thanked all of the staff and leadership – they have been phenomenal at training the newbies and being patient when asked questions. She is excited to see what happens in the next two years.

Councilor Garlington:

She said the first two years have been kind of a learning curve. She appreciates all the efforts of everyone on the Council. She wished everyone happy holidays. She encouraged everyone to never, ever drive drunk. She thanked Mayor Stempel for being her friend and helping her get through the last two years. She encouraged everyone to donate food.

Mayor Stempel:

She said the Food Pantry is open from 3-5:30 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 always looking for volunteers and donations (especially pasta, spaghetti sauce, cereal, and snacks). 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. and Thursdays from noon – 2:00 P.M. She wanted to thank the people at Hillside Christian Fellowship Church – they don't charge them anything. ¶

The Parks and Recreation Board met last night. It was the last meeting for Chair John Eichsteadt. She said it has been an honor working with him. Seeing the goals they have accomplished has been inspiring. They got an update on maintenance efforts and upcoming projects. They had a presentation from Adam Beykovsky, who is a long time Gladstone resident – he has unique knowledge/history of the bike track at Meldrum Bar Park. He now creates bike parks professionally. He offered his expertise to help create an amazing destination at Meldrum Bar Park and has identified some grants to help as well.

She said it has been an honor serving the citizens and helping to bring the vision of our small town to light. She has been involved with committees and boards for many years, and six years as Mayor, and the one thing that's never changed is our belief that we live somewhere special. When she looks back at what they've accomplished in such a short time, she is in awe of the hard work that so many people have put in to make it happen. Her term started by trying to repair local and regional relationships that Gladstone had a history of not answering the phone and locking the doors. We did not want to participate - we were our own island. And that's not the case. The first thing we did was try to end the ridiculous lawsuit against the County for the Library, and thankfully we had relationships in place and the stakeholders came to the table and they made that happen. The other big accomplishment was ending the fight with WES, demanding that Gladstone and Oregon City pull out of the sewage district and build our own facility here in Gladstone. The regional elected officials were wonderful, and they were committed to making it work. We now have

an incredible partnership with WES. This was followed by a recall of two Councilors, the resignation of the City Administrator, appointment of new Councilors, and the search for a new City Administrator. The staff we had at the time was incredible and helped us get through it. They had some calm years, working on the Portland Avenue design, the Library, finally getting the Master Plans in place so we had a road map moving forward, building the new Civic Center in record time and on budget and creating professional advisory groups that are knocking it out of the park. Then Covid, wildfires, ice storms, and civil unrest happened all at the same time. They do not have the training coming in as an elected official to know what to do in those circumstances, so FEMA online courses became her best friend. By letting our incredible staff and local resources do their magic made us an example of how to do it right. She loved being the Mayor, serving the City in the best way she could, putting the City first – her business and her family last. The last two years have been challenging. Something changed and hate became the norm. The attacks were relentless, the lies and manipulation were mind-boggling. She ran for this position with the idea of what could happen, however, her family did not, but they became the target of some really evil people. Her husband, son, and daughter had people call and write their employers with completely fraudulent claims, trying to get them fired from their jobs. She had someone try to poison her dogs. She had dog feces thrown at her house. She had people pull into her driveway at all hours of the night just sitting there watching her house. She had people follow her and leave threatening notes on her car. She's had people call her business, claiming she's stealing from her own company, and that she's homophobic and racist. Two of her clients were also called with the same information. Absolutely ridiculous statements that are one hundred percent false. This is what it's like when a handful of people manipulate the system for their own ends. Apparently lies become the truth when it's plastered on social media and the newspaper and when you say it enough you start believing it. She wants to thank all of the people that reached out to her for the truth, because you helped her have faith again. There are those that aren't done yet and are trying to manipulate Council decisions based on false statements, specifically that she's really angry that she lost. She can assure you that that is the farthest thing from the truth. She didn't want to run in the first place. The only reason she did was because she felt obligated to finish these amazing projects that they started. She is thrilled that she lost because now she gets her life back, her family gets to come first, and she gets to spend her time on projects that feed her soul instead of being a punching bag. She thanked staff for weathering all of this, for staying true to what is Gladstone, and helping us all move forward. The best part of being the Mayor were the amazing people she met and the friends she got out of the deal – you keep her sane and focused. She thanked her family for allowing her this journey even when it meant you were targeted. She is sorry for that. She thanked the citizens of Gladstone who are positive, passionate, and excited about what we were doing – you all inspired her every day. If you need her help, just let her know.

Mayor Stempel asked for a motion to adjourn the meeting.

ADJOURN:

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

Meeting was adjourned at 9:09 P.M.

Approved by the Mayor this 10th day of January, 2023.

ATTEST:



Michael Milch, Mayor



Tami Bannick, City Recorder

