

## **Board of County Commissioners Business Meeting Minutes – APPROVED 20240620 XII.A.1**

A complete video copy and packet including staff reports of this meeting can be viewed at <https://www.clackamas.us/meetings/bcc/business>.

**Thursday, June 13, 2024 – 10:00 AM**

In person and via virtual technology (Zoom)

**PRESENT:** Chair Tootie Smith (via Zoom)  
Vice Chair Ben West (Acting as Chair)  
Commissioner Paul Savas  
Commissioner Martha Schrader  
Commissioner Mark Shull

### **CALL TO ORDER**

Vice Chair West indicated that he would be leading the meeting due to Chair Smith's ongoing health situation, and that County Administrator Gary Schmidt was out of the office due to a family emergency, with County Operating Officer Nancy Bush acting as the County Administrator in his absence.

Vice Chair West recessed the Board of County Commissioners and convened the Housing Authority of Clackamas County Board of Commissioners.

### **I. HOUSING AUTHORITY CONSENT AGENDA**

- A. Approval of Resolution 1988 Authorizing Multifamily Housing Revenue Bond Documents for the Hillside Park Building C Redevelopment Project. Bonds to be issued not to exceed \$39,000,000. Funding is through Bond Proceeds. No County General Funds are involved.
- B. Approval of Resolution 1989 designating Authorized Officers to finalize, execute, and deliver all documents and agreements related to the Hillside Park Redevelopment Project Building C. Total project value is \$65,000,000. Funding is through federal, state, local, and private funding sources. No County General Funds are involved.

Vice Chair West asked if any commissioner wished to remove any item, no requests were heard.

Commissioner Leenstra: "I move for approval of the Housing Authority consent agenda."  
Commissioner Shull seconded the motion. No further discussion was heard.

Clerk to the Board Tony Mayernik called the poll

Commissioner Leenstra Aye

Commissioner Schrader Aye

Commissioner Savas Aye

Commissioner Shull Aye

Chair Smith Aye

Vice Chair West Aye; motion passes 6-0.

Vice Chair West adjourned the Housing Authority Board and convened the Clackamas County Service District #5 (Street Lighting) Board of Directors.

## **II. SERVICE DISTRICT NO. 5 (STREET LIGHTING) PUBLIC HEARINGS**

- A. Approval of a Board Order Forming New Assessment Areas within Clackamas County Service District No. 5. Current Value from the addition of 21 assessment areas is estimated at \$64,000 annually. Funding through rate payers. No County General Funds are involved.

Director of Transportation & Development Dan Johnson and Service District Specialist Wendi Coryell briefed the Board on the proposed assessment areas.

Vice Chair West opened the public hearing. No testimony was heard. Vice Chair West closed the public hearing.

Commissioner Shull: "I move we approve the Board Order forming new assessment areas within Clackamas County Service District #5." Commissioner Schrader seconded the motion. No further discussion was heard.

Clerk Mayernik called the poll  
Commissioner Schrader Aye  
Commissioner Savas Aye  
Commissioner Shull Aye  
Chair Smith Aye

Vice Chair West Aye; motion passes 5-0.

Vice Chair West adjourned the Service District #5 (Street Lighting) Board and convened the Board of County Commissioners.

## **III. PUBLIC HEARING**

- A. First Reading of an Ordinance Permanently Banning Psilocybin Product Manufacturers and Psilocybin Service Centers in the Unincorporated Areas of Clackamas County. No fiscal impact. No County General Funds are involved.

Assistant County Counsel Caleb Huegel briefed the Board on the proposed ordinance, with additional questions answered by Dr Sarah Present, County Medical Director.

Commissioner Shull: "I move we read the Ordinance by title only." Commissioner Savas seconded the motion. No further discussion was heard.

Clerk to the Board Tony Mayernik called the poll  
Commissioner Schrader Aye  
Commissioner Savas Aye  
Commissioner Shull Aye  
Chair Smith Aye

Vice Chair West Aye; motion passes 5-0.

Clerk Mayernik read the ordinance by title only, Ordinance 02-2024, An Ordinance Permanently Banning Psilocybin Product Manufacturers and Psilocybin Service Centers in the Unincorporated Areas of Clackamas County.

Vice Chair West called for amendments to the proposed ordinance, none were heard. Vice Chair West announced that the second reading would be on June 27, 2024 at 10:00 AM.

## **IV. CONSENT AGENDA**

### **A. Elected Officials**

1. Approval of Previous Business Meeting Minutes – BCC

2. Approval to apply for the Organized Retail Theft Grant from the Oregon Criminal Justice Commission. Anticipated grant value is \$400,000 over 15 months. Funding is through the Oregon Criminal Justice Commission. No County General Funds are involved. – Sheriff

**B. Health, Housing, & Human Services**

1. Approval of Amendment #3 extending the term, updating the scope of work, and increasing the funding to a personal services contract with Northwest Family Services, operating Casa Esperanza, for housing navigation and shelter. Amendment value is \$775,678 for 1 year, agreement value is increased to \$2,085,345.60 for 3 years. Funding is through Metro Supportive Housing Services Measure Funds and \$112,855 in budgeted County General Funds.
2. Approval of Amendment #1 extending the time and increasing funding of a personal services contract with Catholic Charities for providing supportive housing case management, resident services and additional building support services and staff at Good Shephard Village. Amendment value is \$1,095,166.04 for one year for a new total contract value of \$2,158,613.17 for two years. Funding is through Metro Supportive Housing Services Measure funds. No County General Funds are involved.
3. Approval of Amendment #5 updating the scope of work, extending the term, and increasing funding of a personal services contract with Northwest Family Services for adult and youth housing services. Amendment value is \$4,755,700.30 for 1 year. Agreement value is increased to \$13,006,081.51 for 4 years. Funding is through Metro Supportive Housing Services Measure funds. No County General Funds are involved.
4. Approval of a Board Resolution approving a \$4,000,000 loan for the Hillside Park Phase 1 Project – Building C and delegation of signature authority to finalize all documentation for closing. Agreement value is \$4,000,000. Funding is through federal HOME Investment Partnership Program grant funds. No County General Funds are involved.
5. Approval of Resolution Authorizing the Issuance of Revenue Bonds by the Housing Authority of Clackamas County in a principal amount not to exceed \$39,000,000 to finance the construction of Hillside Park Building C. No fiscal impact. No County General Funds are involved.
6. Approval of Amendment #3 increasing funding of a personal services contract with LifeWorks NW for Early Assessment and Support Alliance Services. Amendment value is \$82,314.44 for 12 months. Contract value increased to \$1,580,350.49 for 4 years. Funding is through the Oregon Health Authority. No County General Funds are involved.
7. Approval of Amendment #1 extending the term and increasing funding of a Local Subrecipient Grant Agreement with Project Quest for Non-Opioid Pain Management Services. Amendment value is \$121,600 for six months. Agreement value increased to \$466,600 for 29 months. Funding is through the Oregon Health Authority. No County General Funds are involved.

8. Approval of the 2024 Community Development Action Plan and application for Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnerships Program Grant funding. Total grant value is \$3,292,826 for one year. Funding is through the US Department of Housing and Urban Development. No County General Funds are involved.

### **C. Transportation & Development**

1. Approval of an Intergovernmental Agreement with Clackamas Community College to provide scholarships for student education programs. Total value is \$100,000 for 1 year. Funding through County-allocated Oregon Lottery dollars. No County General Funds are involved.
2. Approval of a Board Order creating a Dog Services Charitable Fund. Total value is a one-time transfer of approximately \$470,000 and then \$25,000 per year. Funding through public donations. No County General Funds are involved.
3. Approval of a Contract with Baker & Taylor, LLC for Book and Digital Media Purchasing and Processing Services. Total Contract value is \$795,000 over 3 years. Funding through Oak Lodge and Gladstone Library District distributions. No County General Funds are involved.

Vice Chair West asked if any commissioner wished to remove any item, no requests were heard.

Commissioner Schrader: "I move we approve the consent agenda." Commissioner Shull seconded the motion. No further discussion was heard.

Clerk Mayernik called the poll

Commissioner Schrader Aye

Commissioner Shull Aye

Commissioner Savas Aye

Chair Smith Aye

Vice Chair West Aye; motion passes 5-0.

Vice Chair West recessed the Board of County Commissioners and convened the Water Environment Services Board of Directors.

### **V. WATER ENVIRONMENT SERVICES CONSENT AGENDA**

- A. Approval of a Contract with R.L. Reimers Co. for Chlorine Contact Basin Gate Replacement. Contract Value is \$184,475. Funding through WES Sanitary Sewer Construction Fund. No County General Funds are involved.

Vice Chair West asked if any Director wished to remove any item, no requests were heard.

Director Schrader: "I move for approval of the Water Environment Services consent agenda." Director Savas seconded the motion. No further discussion was heard.

Clerk Mayernik called the poll

Director Savas Aye

Director Schrader Aye

Director Shull Aye

Chair Smith

Vice Chair West Aye; motion passes 5-0.

Vice Chair West adjourned the Water Environment Services Board and reconvened the Board of County Commissioners.

## **VI. PUBLIC COMMUNICATION**

Vice Chair West opened the meeting for public testimony.

Lynne Pollard –Hoodland Library Funding

Jeri McMahan – Hoodland Library Funding

Kathleen Draine – Hoodland Library Funding

Michelle Winner – Hoodland Library Funding

Teresa Peltier -- Hoodland Library Funding

Vice Chair West closed the meeting for public testimony.

## **VII. COUNTY ADMINISTRATOR UPDATE**

Acting County Administrator Nancy Bush recognized Public & Government Affairs work on behalf of a constituent for the annual ClackCo programs and services publication and Transportation & Development road crews for their work to fix potholes on behalf of a constituent.

## **VIII. COMMISSIONER COMMUNICATION**

Commissioner Shull made comments on potholes, drugs, Oregon's status as a sanctuary state, the Portland Water Bureau filtration plant, school choice petitions, and Alexander the Great.

Commissioner Savas made comments on the upcoming Clackamas County Coordinating Committee retreat.

Commissioner Schrader made comments on Clackamas Community College, the importance of county governments, and libraries.

Chair Smith made comments on her continued recovery.

Vice Chair West made comments on the Clackamas County Coordinating Committee retreat, the upcoming Clackamas Cities Association dinner, and the Association of Oregon Counties.

Vice Chair West adjourned the meeting at 12:16 PM.

# Data supporting Hoodland Library's request for County to assume rent payments - pending finding a permanent home --- June 13, 2024

I. Analysis based on benefit conferred to **Town Center/Happy Valley [now Sunnyside Library]** above and beyond IGA requirements:

	A	B	C	D	E	F
1	Clackamas County TAX Assessor's RMV for Happy Valley Library			As 3/9/2022		chart revised
2	13793 SE Sieben Park Way					11/01/22
3	Tax Parcel # 01638400					
4						
5	<b>Date of Assessment</b>	<b>RMV Land</b>	<b>RMV Building</b>	<b>Total</b>		
6						
7	01/02/2009	\$829,545	\$1,502,220	\$2,331,765		
8	01/02/2010	\$787,467	\$1,423,160	\$2,210,627		
9	01/02/2011	\$787,467	\$3,803,160	\$4,590,627		
10	01/02/2012	\$805,501	\$5,014,320	\$5,819,821	construction completed	
11	01/02/2013	\$871,624	\$5,424,590	\$6,296,214		
12	01/02/2014	\$949,770	\$5,926,020	\$6,875,790		
13	01/02/2015	\$1,027,915	\$6,381,880	\$7,409,795	transferred to HV July 1	
14	01/02/2016	\$1,112,072	\$6,883,310	\$7,995,382		
15						
16	01/02/2020 – current	\$1,460,722	\$9,025,800	\$10,486,522		
17						
18	County's Book value of improved building: \$3.678MM					
19	County's Book value of land: \$152.5K					
20					avg jan 2015+2016 to calculate July 2015 value	
21			Total value at transfer	Jan 2015 \$7,409,795	\$7,702,589	
22			Minus \$2 MM capital contrib. Under Capital IGA:	<b>-\$2,000,000</b>	<b>-\$2,000,000</b>	
23			net additional value given by County to HV Service Area:	\$5,409,795	\$5,702,589	
24						
25			Net additional per capita "gift" by County to HV Service Area 2015:			
26			(Service Area ~ 55,500 in 2015 )	\$97.474	\$102.749	
27						
28			<b>If HO were to receive equivalent additional benefit</b>	\$562,911	<b>\$593,377</b>	
29			(based on current HO pop 5,775)			
30						
31			alternate per capita calculation: total value/Hv pop 55500	\$133.510	\$144.061	
32			per capita x HO pop=	\$734,304.009	\$792,335.153	
33			-250000 capital IGA pd to HO	<b>-\$250,000</b>	<b>-\$250,000</b>	
34			net due to HO	\$484,304.009	<b>\$542,335.153</b>	
35						(2015 \$, not adj to 2024 \$)

**Data supporting Hoodland Library's request for County to assume rent payments - pending finding a permanent home --- June 13, 2024** page 2 of 2

II. Analysis based on benefit conferred to **Oak Lodge Library**: above and beyond IGA requirements:

	A	B	C	D
1	<b>Additional per capita capital contributions by County to Oak Lodge Library</b>			
2	<i>(these amounts are above the original capital IGA contribution of \$1M, accumulated</i>			
3	<i>reserves of \$3.65MM (as of 5/17/23), and state ARPA \$.75MM)</i>			
4				
5	<b>As of February 2023 and May 17, 2023 presentations to BCC policy session :</b>			<b>Oak Lodge</b>
6	approved additional capital contributions from County Funds ( <u>gen't fund &amp; ARPA*</u> )			<b>\$15.25MM</b>
7		Oak Lodge Service Area pop 2021/22		<b>31895</b>
8		<i>net additional value given by County, per capita</i>		<b>\$478.131</b>
9				
10				
11		<b>If HO were to receive equivalent additional benefit</b>		<b>\$2,761,209</b>
12		<b>(based on 5,775 Service Area pop.)</b>		
13				
14	<b>*breakdown:</b>	<b>Oak Lodge</b>		
15	<i>County ARPA (app'd 10/2022)</i>	<b>\$9.0MM</b>		
16	<i>Gen'l Fund (app'd 1/26/2023)</i>	<b>\$5.7MM</b>		
17	<i>Gen'l Fund or ARPA(5/17/23)</i>	<b>\$0.55M</b>		
18	<i>total:</i>	<b>\$15.25MM</b>		
19				



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June 9, 2024

Subject: The Vital Role of Hoodland Library in Our Community

Dear Clackamas County Board,

Mount Hood Livability Coalition is writing to express our support for Hoodland library. Our library supports almost 2000 active, local residents, just under 10% being children. The library is a hub of services that are vital to the local community <sup>1,2</sup>.

1. Beyond Books: A Hub of Learning and Connection

- Hoodland library serves more than books. It offers a diverse range of resources, including access to high-speed internet, educational programs, and community events.

2. Social and Cultural Anchor

- Our library serves as a gathering place—a haven where neighbors meet, exchange ideas, and build relationships. It's where children attend storytime, teens collaborate on projects, and seniors engage in book clubs.

3. Economic Opportunities

- Reliable internet access is essential. Our library bridges the digital divide, providing a lifeline for job seekers, freelancers, and small business owners.

Unlike our other rural libraries, Hoodland Library pays rent for its library space out of its District Revenue because the County never provided the Hoodland Service Area with a County funded permanent home. This severely impacts the ability of the library to provide the services needed for the local community.

We ask you to fully fund the library rent for the next 5 years, while a permanent home can be found.

Mount Hood Livability Coalition  
Board of Directors

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<sup>1</sup> [For Rural Communities, It's More than Just a Library | USDA](<https://www.usda.gov/media/blog/2014/11/03/rural-communities-its-more-just-library>)

<sup>2</sup> [Research & Policy Brief: Rural Libraries & Social Wellbeing](<https://rurallibraries.org/research-policy-brief/>)