

## **BOARD OF COUNTY COMMISSIONERS BUSINESS MEETING MINUTES**

A complete video copy and packet including staff reports of this meeting can be viewed at

<https://www.clackamas.us/meetings/bcc/business>

**Thursday, December 2, 2021 – 10:00 AM**

**Virtual Meeting via Zoom and in Person**

**PRESENT:** Chair Tootie Smith  
Commissioner Martha Schrader  
Commissioner Mark Shull  
Commissioner Paul Savas

**EXCUSED:** Commissioner Sonya Fischer

### **CALL TO ORDER**

- Roll Call
- Pledge of Allegiance

### **\*\*\*COVID-19 Updates**

~Board Discussion~

***Recess as the Board of County Commissioners and convene as the Housing Authority***

## **I. HOUSING AUTHORITY CONSENT AGENDA** <https://www.clackamas.us/meetings/bcc/business>

- A. Approval of a HACC Resolution No. 1958 delegating an authorized representative(s) to act on behalf of the Housing Authority of Clackamas County to finalize the Regional Affordable Housing Bond and the Project-Based Voucher Contract for the Good Shepherd Village development in Happy Valley. Funding sources for this development include Regional Affordable Housing Bond funds and Section 8 Project Based Vouchers. No County General Funds are Involved.
- B. Approval of HACC Resolution No. 1959 delegating an authorized representative(s) to act on behalf of the Housing Authority of Clackamas County to finalize the Regional Affordable Housing Bond Loan and the Section 8 Project-Based Voucher Contract for the Maple Apartments development in Oregon City. Funding sources for this development include Regional Affordable Housing Bond funds and Section 8 Project Based Vouchers. No County General Funds are Involved.

Commissioner Savas: I move for approval of the consent agenda

Commissioner Shull: Second

Clerk called the Poll

Commissioner Shull: Aye

Commissioner Schrader: Aye

Commissioner Savas: Aye

Chair Smith: Aye.–the motion carries 4-0

***Adjourn as the Housing Authority Board and reconvene as the Board of County Commissioners***

## **II. PREVIOUSLY APPROVED LAND USE ISSUE** <https://www.clackamas.us/meetings/bcc/business>

- A. Adoption of Previously Approved Comprehensive Plan and Zoning and Development Ordinance Amendments ZDO-277 – Phase 1: Land Use Housing Strategies Project, Comprehensive Plan and Zoning and Development Ordinance Amendments. (Nate Boderman, County Counsel)

~Board Discussion~

Commissioner Shull: I move to have the Clerk read the ordinance by title only.  
Commissioner Schrader: Second  
Clerk called the Poll  
Commissioner Shull: Aye  
Commissioner Schrader: Aye  
Commissioner Savas: Aye  
Chair Smith: Aye.–the motion carries 4-0

Chair Smith read by title only

Commissioner Shull: I move to approve the ordinance.  
Commissioner Schrader: Second  
Clerk called the Poll  
Commissioner Shull: Aye  
Commissioner Schrader: Aye  
Commissioner Savas: Ney  
Chair Smith: Aye.–the motion carries 3-1

### **III. CONSENT AGENDA** <https://www.clackamas.us/meetings/bcc/business>

#### **A. ELECTED OFFICIALS**

- i. Approval of Previous Business Meeting Minutes.

#### **B. HEALTH, HOUSING, & HUMAN SERVICES**

- i. Approval of an International Agreement with Multnomah County for Psychiatric Consultation Service. Maximum agreement value shall not exceed \$14,700. Funding through Community Mental Health Program (CMHP) and Oregon Health Plan (OHP) funds. No County General Funds are Involved. – Behavioral Health
- ii. Approval of a Contract with Lines for Life for Crisis and Support Line Services. Maximum Contract value of \$389,967 provided through the State of Oregon, Oregon Health Plan funds. No County General Funds are Involved. – Behavioral Health
- iii. Approval of a Local Subrecipient Grant Agreement for Todos Juntos to provide Family Resource Coordinators in Clackamas County Agreement is \$149,119 funded through Oregon Early Learning Division and Clackamas County General Fund. – Children, Family & Community Connections
- iv. Approval of an Intergovernmental Agreement with the City of Gladstone Grant funds of \$90,000 through Community Development Block Grant. No County General Funds are Involved. - Community Development
- v. Approval of a Revenue Grant Agreement from the Oregon Department of Education Youth Development Division to fund PreventNet Community School Sites in Rural Clackamas County Grant Agreement has a value of \$200,000. No County General funds are Involved. - Children, Family & Community Connections
- vi. Approval to Apply to the Fiscal Year 2022 Health Center Program Budget Period Progress Report (BPR) Non-Competing Continuation (NCC) with Health Resources and Services Administration (HRSA) for Health Center Program (H80) awardees. Award amount will be up to \$2,521,317. Funding is through HRSA. No General County Funds are Involved. – Health Centers

#### **C. JUVENILE**

- i. Approval of Amendment No. 1 to the Intergovernmental Agreement No. 167781 with Oregon Health Authority for Behavioral Rehabilitation Services Reimbursements. Maximum contract value is \$44,935, funded through the Oregon Health Authority. No County General Funds are Involved.

- ii. Approval of Intergovernmental Agreement #14719 with the State of Oregon acting by and through its Oregon Youth Authority to Provide Funding for Individualized Services. Maximum contract value is \$76,163 funded through the State of Oregon. No County General Funds are Involved.

**D. DISASTER MANAGEMENT**

- i. Approval of Amendment #3 to the Personal Services Agreement with Advantage Nurse Staffing of Oregon, Inc. to Provide On-Call Temporary Medical Staffing Services to Respond to the COVID-19 Pandemic. The amendment would increase the contract by \$5,100,000 bringing the maximum value to \$7,100,000. Reimbursement for these expenses are covered by Public Health ARPA and FEMA funds.
- ii. Approval to Apply for FEMA Flood Mitigation Assistance Program Funds to Acquire and Demolish a Severe Repetitive Loss Residential Property. Project cost is estimated at \$543,391. General Funds will initially be used with 100% reimbursement submitted monthly.

**E. HUMAN RESOURCES**

- i. Approval of Amendment #6 to the Administrative Services Agreement with Providence Health Plan for the County's Self-Funded Medical Benefits. Total estimated cost for the 2021 plan year is \$25,103,497.44. Funded through department, employee, and retiree contributions.

**F. ASSESSMENT AND TAXATION**

- i. Approval of Amendment #3 with Pictometry International Corporation for Oblique and Orthogonal Aerial Imagery to support integration of Geographical Information Systems data into the Computer Mass Appraisal System. This Amendment adds \$1,327,729 for a new total contract value of \$2,070,497.50. Funded through budgeted County General Funds.

**G. COUNTY ADMINISTRATION**

- i. Approval of a Funding Agreement between Clackamas County and Clackamas County Historical Society – Museum of the Oregon Territory. Total cost is \$100,000 funded through County General Funds.

**H. COMMUNITY CORRECTIONS**

- i. Approval of an Intergovernmental Agreement between Clackamas County Community Corrections and Portland State University for the development of an assessment report that summarizes key priorities for an equity plan. Total cost is \$18,000 funded by the State of Oregon Criminal Justice Commission. No County General Funds are Involved.

**I. PUBLIC AND GOVERNMENT AFFAIRS**

- i. A Board Order Terminating the Cable Television Franchise Agreements for the use of the County Rights-of-Way with Reliance Connects (Cascade Access, LLC), DirectLink (Canby Telecom), Colton Tel (Colton Telephone Company), Clear Creek Communications (Clear Creek Mutual Telephone Company) and Government Camp Cable Inc. This will result in a total loss revenue of \$43,472. No County General Funds are Involved.

Commissioner Schrader: I move to approve the consent agenda.

Commissioner Savas: Second

Clerk called the Poll

Commissioner Shull: Aye

Commissioner Schrader: Aye

Commissioner Savas: Aye  
Chair Smith: Aye.–the motion carries 4-0

***Adjourn as the Board of County Commissioners and convene as the Water Environment Services.***

**IV. WATER ENVIRONMENT SERVICES CONSENT AGENDA**

<https://www.clackamas.us/meetings/bcc/business>

- A. Approval of an Agreement between Water Environment Services and Portland General Electric for the First Supplement to the Agreement for Primary Voltage Alternate Electric Services under Schedule 83. Total cost is \$77,280 funded through WES Capital Improvement Funds. No County General Funds are Involved.

~Board Discussion~

Commissioner Schrader: I move to approve the consent agenda.

Commissioner Shull: Second

Clerk called the Poll

Commissioner Shull: Aye

Commissioner Schrader: Aye

Commissioner Savas: Aye

Chair Smith: Aye.–the motion carries 4-0

***Recess as the Water Environment Services and reconvene as the Board of County Commissioners.***

**V. PUBLIC COMMUNICATION** <https://www.clackamas.us/meetings/bcc/business>

**Opened Public Comment**

General Public Comment in Person:

1. Les Poole – Gladstone
2. Thelma Haggemiller – Oak Grove
3. Jerry Herman – Gladstone
4. Mark Elliott – Oak Grove

General Public Comment Zoom:

1. Elisabeth Goebel – Milwaukie
2. Angela Nyland – Boring
3. Cris Waller – Milwaukie
4. Ron Campbell – Milwaukie

**Meeting ended at 11:07 AM and room was evacuated**

5. Christine Kennedy – Lake Oswego (did not get to speak)

## **Funding Assistance for County Projects**

Dear Commissioners:

I am Jerry Herrmann and I work in assisting a number of nonprofits and of course operate Rivers of Life Center, who works with at-risk youth and young adults. We annually reach nearly 100 youth with most of the time a workforce of 10 or 15.

**I am aware of your continued interest in seeing Concord School become a “Community Place and Community Activity Showcase”**

When I was first asked to look at concept plans for a community library at that location and I had reviewed the footprint of the existing school and its grounds, it was apparent to me that a library activity there could be great, but even greater would be the opportunity for community to come together; have a community focus area; and importantly learn about the role of this region along highway 99E in Oregon Settlement, major farming efforts, the first nurseries for plant production and of course steamboats connections at Naeff Creek, Jennings Lodge, Risley Landing and others. This was the center of Northwest Commerce because it was located close by to the only major port in the Northwest, the Port of Milwaukie. (Seattle did not exist yet, Tacoma wasn't yet established and

only San Francisco – founded by explorer Sir Francis Drake was the only other West Coast Port. In order to assist nonprofits such as McLean House and Park – West Linn, The Gladstone Historical Society, Museum of the Oregon Territory and End of the Oregon Trail, I have found:

1. Each museum or attraction is there because of unique attributes.
2. Most of them cannot expect long-term government assistance – they must encourage and develop grantsmanship.
3. Grants and financial gifts mostly come to those entities that demonstrate a strong community commitment and involvement and importantly have projects that entice community interest.

**I understand that there are some funding challenges for the “Concord Library,” if it is not already referred to as Concord Community Center – *“where settlement began and communities came together”* it should be thought of as more than a library.**

**That facility should attract far more than just tax payer support. Foundations I and others work with, such as Oregon Community Foundation, Murdock Charitable Trust, The Nike Foundation and locally the Kinsman Foundation are just some of the examples of those who I believe would contribute to a center which celebrates settlement, the first ever agriculture and premier first businesses and industry in Oregon. Are you aware that Jansen knitting Mills got its start at the end of Concord where it joins River Road and the Willamette? Are you aware that the Port of Milwaukie was the outbound shipping location for produce, milled lumber and supplies for Seattle and San Francisco in the 1800s through early 1900s. All these factors play into a submittal to organizations and foundations I have suggested and I'm willing to help. I would love to interface with your parks director and see how we could get this project back on track. I do this as a donation, you can't pay me enough because I love to do it.**

**Your friend,**

**Jerry Herrmann**

**Rivers of Life Center**

November 24, 2021

TO: Clackamas County Board of Commissioners:  
Tootie Smith, Chair; Paul Savas, Vice Chair; Martha Schrader, Commissioner;  
Sonya Fischer, Commissioner; Mark Shull, Commissioner

CC: Gary Schmidt, Clackamas County Administrator

FROM: Ron Campbell, concerned citizen

SUBJECT: Comments for the Record RE the Concord Property and Library Planning Process

Thank you for this opportunity to submit comments for the record on the current status of the Concord project and related concerns over recent information regarding project budget constraints. My comments to you are from four perspectives: as a member of the Concord Property and Library Planning Task Force; as a founding member of The Concord Partnership; as an experienced long range planner; and as a concerned resident of Oak Lodge and of both interested special service districts, NCPRD and the Oak Lodge Library District.

My involvement in trying to save and repurpose the Concord property for public use dates back to early 2015, when the North Clackamas School District was preparing to dispose of the property following its closure as an elementary school. Local citizens speaking to the School Board about the importance of the property to both the history and future of this community, influenced their interim decision to retain ownership and maintain the property while the community explored alternatives for new ownership and future public use. If not for the School Board's willingness to listen to citizens' pleas to slow down and allow time for alternatives to be explored, the property would have been lost to private development, and the County and special districts would not have this opportunity to provide a long-needed new library, community center and park in this historic landmark setting.

A lot happened in the two years that followed. Recognition of the Concord property's historic significance was elevated with involvement of Restore Oregon and the State Historic Preservation Office; The Concord Partnership was founded to advocate for preservation and public use of the property and to study ideas for future public uses suggested by community members; and two advocacy groups were founded to advocate for a new library, with the Concord property being considered for its new location. By the end of those two years, negotiations for a property trade between NCPRD and the School District that began a year earlier reached agreement, putting the property under NCPRD ownership and setting the stage for the master planning process. Within the year that followed, 15 local community groups came together preparing to advocate for strong citizen participation in the upcoming planning process.

Fast forward to now. The work of the NCPRD-formed Task Force in guiding master plan development for the property over the past three years has been commendable; I say this based on my 30 years of experience in public sector planning. This is a committee of well-informed, well-educated and experienced adults with genuine interests in community betterment whom have devoted countless unpaid hours in the interest of making their community a better place to live. Most impressive to me about the work of the Task Force was their consensus on a preferred master plan alternative. Although the Task Force membership represented some widely differing views, the evaluation of alternatives



based on well-conceived review criteria crafted by the consulting design team resulted in 100% agreement on the chosen alternative, Option 2. The reason for complete consensus seemed clear: Option 2 stood out as the very best option, that took into consideration its features and how well they address important community needs and values identified through early public outreach to guide master plan development. These identified needs and values addressed far more than just community desires for various development features; they addressed factors such as accessibility, inclusivity, sustainable development, operational efficiencies and long term cost savings, and other related concerns as well. Unanimous support of the Task Force for Option 2 was guided by their commitment to addressing important community needs and values with personal preferences put aside.

The master planning process reached a major milestone with BCC approval of the Option 2 plan in early 2021. From all indications, the BCC's approval represented success in determining in concept, how the property will be developed, setting the stage for construction of long-needed community facilities. I've been impressed by the thoughtful design represented in the approved plan, and equally impressed by the process by which it was conceived. The process was conducted professionally with the help of the OPSIS architectural design team and their public involvement facilitators from JLA Public Involvement. Very sound planning and design principles, as well as careful attention to community needs and values, resulted in an exemplary plan supported by most of the public input as well as that of the Task Force. The needs of both interested service districts and their residents will be well-served by this plan, with spaces available for a wide range of activities and resources known to be of greatest need and interest. This is a plan for a well-designed, synergistic community complex, consisting primarily of a public library, community and recreation center and park, expected to serve as the heart of this community for generations to come.

Hearing from NCPRD staff just recently that assumptions by former staff regarding available funding for the Concord project were misguided came as a shock to the Task Force, having been repeatedly assured as the master plan took shape that adequate funding would be available. The County and NCPRD bear the burden of whatever misguided assumptions may have been made concerning funding. But the turnover among County and NCPRD staff, and how the new staff are now reacting, is equally troubling. New staff now responsible for carrying the project forward have made premature assumptions of their own on how to proceed, with all of the BCS and NCPRD management staff with thorough knowledge of the project now gone. With due respect to the qualifications and good intentions of new staff, their recommendations so far on how to proceed, preliminary as they may be, cause me to question whether they have enough background knowledge of this project to be making recommendations on the best way to move forward.

With the alleged funding issue only recently brought to light, this is not the time to make hasty decisions or assumptions. It's time to pause, involve those with background knowledge, recognize the public benefits of the project as well as costs, focus first on ways to shore up needed funding with an exhaustive search and assessment of possible funding packages, and avoid for now the urge to discard important features of the plan for the sole purpose of saving money. It would be a serious mistake to make changes that compromise the content, or the very purpose, of a master plan so carefully conceived and so wholeheartedly supported for the right reasons by the Task Force and the community and approved by the BCC. And apparently, new staff are not taking into consideration the long-term implications of any premature reactive actions likely to cause further damage to relations between this community and local government for years to come. It's time to think outside of the box instead of looking for a smaller box.

In summary, my own take on what should and should not happen next follows:

- Slow down. Follow the example of the NC School District (see paragraph 2) by considering, first, the needs of the community, and allow time for thorough assessment of alternatives for moving forward. The only time-sensitive aspect of this project is the commitment to build the Gladstone Library.
- Focus first on ways to shore up the funding, not just for the library, but for the rest of the project as well. Explore all potential funding sources thoroughly before considering changes to the plan to match a reduced budget.
- Provide complete and understandable information to the Task Force that explains the recent conclusions that full funding of the project is not possible at this time, especially regarding the funding sources considered and related dollar amounts and assumptions.
- Stick to the plan. Don't change the plan in ways that were not supported by the Task Force, the public and the well-thought-out review criteria used to evaluate plan alternatives.
- Implement a phased buildout of the plan only as needed following a thorough effort to find enough funding for complete buildout as originally planned. It is imperative that any plan for phased implementation be accompanied by firm commitments and accountability for completion of plan buildout.
- Listen to those who have been continually involved and have the most knowledge of the project. Listen to the Task Force, the former involved staff if possible, and the design team. And listen to Commissioner Savas, the only Commissioner continually involved from the beginning,
- Consider the consequences of making significant changes that contradict the community's chosen plan without a thorough effort to find a funding solution that supports the plan as is. We are all aware of this community's long-standing, deep mistrust of County government. None of us want this to continue, or become even worse, over a project that is so important to all of us.

Thank you for your sincere consideration of these comments. Please embrace this unique opportunity to do something great for our sadly-underserved community. The community is counting on you.

Respectfully,

Ron Campbell

**TESTIMONY – Thursday 2021.12.02**

**Good morning Chair Smith and Commissioners,**

**My name is Thelma Haggemiller. I am proud to be a 54-year involved resident of the unincorporated Oak Grove area of North Clackamas County and recognize the five of you as the equivalent of our Mayor and City Commissioners.**

**I closely monitor the governmental actions that affect our area. For many years I have attended the in-person and virtual North Clackamas Parks and Recreation District Advisory Committee (NCPRD-DAC) meetings and the Library Advisory Board meetings for both Gladstone and Concord as well as all the Concord Community Task Force meetings.**

**When the North Clackamas School District decided to surplus the Concord School, which my daughters had attended, I testified before the School Board asking that they keep the property in public hands by selling it to another County Service District. The rest is history as the NCPRD agreed to a property purchase. Step one completed.**

**In the next step two Community groups were formed: The Concord Partnership and the Oak Lodge Library Advocates. Each of these groups operated individually but with similar purposes – the future possible development and uses of the Concord Property. The Concord Partnership (an official 501C3 group) applied for and received a grant from Restore Oregon and had some rough architectural renderings done for potential future uses of the existing Concord school building.**

**The Oak Lodge Library Advocates visited most of the other Libraries around the county making note of the good features and the not so good features. When the Concord Community Task Force was formed many people from these two groups became members or, like me, attended the meetings and worked closely with the planners to come up with a design that encompassed as many of the good features as possible.**

**We knew, from the get-go, that to accomplish what we wanted for the Concord Property in both the Park Complex and the Library was going to require ‘outside money’ – basically grants from those entities that fund great projects like this one is. Examples:**

- 1. Rotary International which funded part of the wonderful all-abilities park in Redmond Oregon**
- 2. The Carnegie Foundation**
- 3. The Meier Memorial Trust**
- 4. The Oregon Community Trust**
- 5. Etc.**

**The Citizens are now telling you to SLOW DOWN and do this right on your end. Don’t spend our taxpayer money changing the design – spend it in search of that ‘outside money’. We will write the letters of support needed for the grants.**

**Thank you for listening to us. Now just don’t disappoint us by never following through because of a change in staff, management or Commissioners.**