

May 6, 2014

A. CALL TO ORDER BY PRESIDING OFFICER

Mayor Bemis called the meeting of the Gresham City Council to order at 6:00 p.m. on Tuesday, May 6, 2014 in Council Chambers, located in the Gresham Public Safety and Schools Building, 1331 NW Eastman Parkway, Gresham, Oregon.

COUNCIL PRESENT: Mayor Shane T. Bemis
Council President Lori Stegmann
Councilor Jerry Hinton
Councilor Kirk French
Councilor Karylenn Echols
Councilor Mario Palmero
Councilor Mike McCormick

STAFF PRESENT: Erik Kvarsten, City Manager
David Ris, City Attorney
Eric Schmidt, Community Development Director
Laurie Wells, CDBG/HOME Program Analyst
Craig Junginger, Police Chief
Greg Matthews, Fire Chief
Steve Fancher, Director Environmental Services
Susanjoy Baskoro, City Recorder
Eric Chambers, Senior Manager
Sean Blaire, Permit Center Supervisor
Scott Lewis, Administrative Fire Chief

1. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

Mayor Bemis led the Pledge of Allegiance followed by a moment of silence.

2. INSTRUCTIONS TO CITIZENS ON SIGNING UP FOR PUBLIC TESTIMONY REGARDING AGENDA AND NON-AGENDA ITEMS

Council President Stegmann read instructions to citizens wishing to testify before Council.

Mayor Bemis introduced Ana Parvankin a junior at Sam Barlow High School who has been shadowing him for the day. She will be the 2014-15 Senior Class President for Barlow High School. She is currently the Key Club President, and involved in the National Honors Society.

3. PROCLAMATION: BUILDING SAFETY MONTH

Council President Stegmann read the Building Safety Month proclamation and presented it to Sean Blaire, Permit Center Supervisor and Scott Lewis, Administrative Fire Chief.

Mr. Blaire discussed events surrounding the event.

May 6, 2014

4. PROCLAMATION: LAW ENFORCEMENT WEEK

Councilor Hinton read the proclamation for Law Enforcement Week and presented it to Police Chief Junginger.

Police Chief Junginger accepted the proclamation and thanked the Council for recognizing National Law Enforcement Week. In 1962 President John F. Kennedy proclaimed the second week in May as National Law Enforcement Week. That week is meant to honor and remember those men and women who have died in the line of duty. Almost every 58 hours on average, a law enforcement officer within the United States dies in the line of duty. Therefore, it is an important time to recognize all those who have paid the ultimate sacrifice.

5. AWARDS: HISTORIC DOWNTOWN BUSINESS ASSOCIATION MOTHER'S DAY CONTEST

Judy Han, Historic Downtown Business Association, introduced Sue Myers who presented the winners of the Mother's Day Art Contest.

Ms. Myers said for twenty-two years the Historic Downtown Business Association has hosted "My Mom's A Winner Contest." This year over 120 classrooms participated in the contest. The contest is for kindergartners through third graders. The students draw a picture of their mom, and it is submitted to the Association. The Association chooses one first place winner for each of the grades. She introduced the first place winners for each grade. Third grade is Alyssa Garcia and her mom Wendy Garcia. Second grade is Kyla Purvis and her mother Tiffany Purvis. First grade is Brooke Rinard and her mom Kate Rinard. Kindergarten is Kennedy Brill and her mom is Erica Brill. The Association appreciates the Council's commitment to the community in helping to provide a safe and productive environment for children and families. We are a fortunate City to have the arts so prominent in our area.

6. PRESENTATION: STATE OF OREGON FIRE MARSHAL CERTIFICATION

Fire Chief Greg Matthews introduced Ted Megert, Deputy State Fire Marshal and Shawn Durham, Deputy Fire Marshal. Mr. Durham has accomplished the four steps of the Oregon Fire and Life Safety Competency Recognition Program and received the highest certification recognized through the State Fire Marshal.

Fire Marshal Ted Megert, read the State Fire Marshal certification and presented it to Mr. Durham.

7. GREAT YOUNG CITIZEN: ALPHA HIGH SCHOOL

Peter Kane Principal from Alpha High School introduced Sean Schaefer as the Great Young Citizen from Alpha High School (Exhibit A).

Mayor Bemis read the award and presented it to Mr. Schaefer.

Mr. Schaefer thanked Principal Kane for allowing him to attend the Alpha High School, for without his permission, he would not be able to graduate.

May 6, 2014

8. GREAT YOUNG CITIZEN: SPRINGWATER HIGH SCHOOL

Terrence Smyth, Principal introduced Maria Tobon-Lopez as the Great Young Citizen for Springwater High School and shared her accomplishments (Exhibit B).

Mayor Bemis read the award and presented it to Ms. Tobon-Lopez.

Ms. Tobon-Lopez said thank you to the community for allowing her to do the tremendous volunteer work she has been able to do and to help her carve her path into righteousness. She thanked Principal Smyth for allowing her to attend the school and for helping her understand the kind of person she wants to become.

9. "IF I WERE MAYOR" CONTEST AWARDS

Mayor Bemis said the "If I Were Mayor" contest is initiated by the Oregon Mayor's Association and it asks kids of different age groups what they would do if they were the Mayor. He said he got a ton of suggestions, but they were all from one person...his mom! He told her that she didn't qualify. He recognized the winners from the different categories: elementary school, middle school and high school. From the elementary school division, the winner was Bella Barenger who drew a poster of helping the poor to find a home. Mayor Bemis read the certificate and presented her with a \$25 gift card and the certificate. From the middle school division, the winner was Paige Stewart who had to write an essay. Paige wrote that she would add a community center as a way to bring the community together, improve the road conditions because she knows people don't like to drive on bumpy roads, and she would send out cards monthly to random citizens to get their ideas of what they would do to improve the City. Mayor Bemis read the certificate and presented it to her along with a \$50 gift card. From the high school division, the winner was Chiavan Christenson who created a PowerPoint presentation showing the need to eliminate human trafficking. Mayor Bemis read the certificate and presented it to Chiavan along with a \$75 gift card.

B. CITIZEN COMMENTS FOR AGENDA (EXCEPT PUBLIC HEARING) AND NON-AGENDA ITEMS

1. CITIZEN COMMENTS

Joan Oakey, citizen shared her enthusiasm for protecting, preserving and conserving the beautiful wetland area along Grant Butte. We have the opportunity to make that purchase and to make that happen. There has never been a time when she has looked back and thought, "Wow, I wish Teddy Roosevelt had not made all of those National Parks," or "I wish that New York City had built some more skyscrapers and left Central Park an urban jungle of sorts." We have western painted turtles right here in Gresham; it's the only place east of the Willamette River where they can be found. We also have rare American bitterns and other wild life and some of the very best birding in all of the Metro area can be had right on Grant Butte. We, the citizens, want you to preserve that and to fund it. She was recently at Three Arches Rock on the Oregon Coast and right at the plaquard, noticed a story about how people took the initiative and made the effort to preserve those rocks because it used to be that tour boats would go out and people would shoot the birds. We want to make a historic decision, here in Gresham, and preserve and protect the wetlands for future generations. She is very grateful that the staff has recommended this to Council and she wanted to add her voice to that.

May 6, 2014

Suzan Wells, citizen noted her support of Resolution 3159. She said the alternative to not supporting this wetland would be to build apartments and parking lots. She encouraged the Council to vote yes with Metro to preserve this Butte.

Lee Deyfield, citizen, noted her support of the funding of the Fairview Grant Butte acquisition. She said the City of Gresham is so fortunate to finally have the opportunity to purchase these 32 acres. There are few places that contain such diverse natural resources. As with Nadaka, the Trust for Public Lands, the Audubon Society, the Columbia Slough Watershed Council, Metro, East Multnomah Soil and Water are all interested and involved in this acquisition, as well as numerous citizens. These organizations have an excellent track record here in Gresham making things happen and we are so fortunate to be able to purchase this land. She said it is fun to work with these other woman that are interested in making Gresham a much better place and developing parks.

Carol Rulla, citizen, thanked the City, Metro and East Multnomah Soil and Water Conservation District for negotiating the deal. This has been going on since fall of 2011. She is so thankful that the Council said they didn't want any more apartments. Thank you for preserving this land.

C. CONSENT AGENDA

Mayor Bemis read the Consent Agenda.

1. AWARD TO PRIVATE BUSINESS: DUMP TRUCK PURCHASE
2. AWARD TO PRIVATE BUSINESS: INVESTMENT ADVISORY SERVICES
3. COUNCIL MEETING MINUTES - APRIL 1, AND APRIL 15 2014

A motion was made by Council President Lori Stegmann, second by Councilor Kirk French, TO APPROVE CONSENT AGENDA ITEMS C-1 THROUGH C-3. The motion passed as follows:

Mayor Shane T. Bemis	YES
Council President Lori Stegmann	YES
Councilor Jerry Hinton	YES
Councilor Kirk French	YES
Councilor Mario Palmero	YES
Councilor Mike McCormick	YES

ABSENT: Councilor Karylinn Echols

D. PUBLIC HEARING

1. PUBLIC HEARING AND RESOLUTION NO. 3160: 2014-2015 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN

Mayor Bemis read the Order of Procedure (Exhibit C).

Eric Schmidt presented the staff report (PowerPoint presentation Exhibit D).

May 6, 2014

Pamela Wilbanks with Living Solutions introduced her client Yolanda Hernandez; she also entered into the record a letter from Ms. Hernandez's employer, Leslie Aronson the assistant administrator of Mt. Scott Residential Care Home (Exhibit E).

Yolanda Hernandez a recipient of the Living Solution services said without the help of Living Solutions she doesn't know where she would be today. She was unsuccessful in her job search. Living Solutions helped her update her resume and helped her find a job as a medication aide and plans to begin classes to become a CNA. They have helped her with the purchase of a TriMet bus pass, scrubs to wear to work and CNA classes. Her goal is to become a Registered Nurse and she hopes they will still be able to help her attain that goal.

Brenda Jose came as a messenger for two clients of Unlimited Choices who received a zero percent preferred loan in which they don't have to make payments, but in which Unlimited Choices upgraded their home so they could remain in it. The couple is a disabled marine veteran and his wife who is confined to a wheel chair. They have an unemployed son and daughter-in-law who is disabled residing with them. Unlimited Choices were able to secure the doors, make the bathroom accessible, repair the drainage system and complete a lead clearance test to make sure lead hazards were not left behind. The couple wanted to thank the people who fund Unlimited Choices because without them they would not be able to stay in their home and keep their family together.

Angelina McNair recipient of Human Solutions said in June of 2013 she was pregnant with her third child and was facing some difficulties. At that time Human Solutions helped her with rent assistance and to secure a job. They helped her succeed in her life. She thanked the Gresham Tenant Based Rental Assistance (TBRA) for helping her and her children be successful in life.

Chrystal Jenks recipient of Willow Tree Human Solutions was homeless for two years with three children. This program has given her stability and has helped to place two of her children in the Head Start program. The program provides money for securing housing and for moving forward with a job. She thanked the Council for funding this program.

Jean DeMaster thanked the Gresham City Council for making an investment in the citizens of Gresham through Human Solutions. She stated many individuals are in attendance to show their appreciation for the investment the Council has provided to Human Solutions. There are sixty-five people who did not have employment or could not secure employment that are now able to work because of the City's investment in the Living Solutions program. As a group these folks had an income of approximately \$6000 per year. Now at the conclusion of the program their income is \$20,000 per year. That is a huge investment in training and job coaching with the result of people who were not working that are now able to support their families. In addition to the Living Solutions program, the Council has made investments in 110 families that are facing eviction. Through this program they are now able to pay their rent. This kind of investment keeps families in their homes. She encouraged the Council to support Resolution 3160 and 3161. She provided written testimony from Teresa Johns to be entered into the record (Exhibit F).

Council President Stegmann said this is her favorite night to be a City Councilor; to see all the good work that the community is doing. This is very heartwarming to see people's lives changing. She noted her appreciation for the folks who are helping our community rise to meet all the challenges. She referred to the CDHS recommendations on pedestrian crossings and asked how these two specific cross walks were chosen to be improved.

May 6, 2014

Laurie Wells replied the Department of Environmental Services (DES) has a list of several crosswalks needing to be improved. However, these were the only two that qualified with the CDBG funding. There is another sidewalk at Eastman and First that will be improved with another funding source. There are four or five others on the list in which DES will try to improve one per year.

Councilor Hinton said the more we can do to teach a man to fish to feed himself for a life time as appose to just give him fish for one day is the best thing we can do for a person.

Councilor Palmero referred to the three different programs being funded under public services and asked for more information regarding El Programa Hispano.

Ms. Wells replied El Programa Hispano is a provision of emergency services for rent assistant, life skills, and domestic violence. It assists 5100 Latinos to overcome short-term crisis and to gain knowledge and skills to become more self-sufficient.

Councilor Palmero asked for clarification of JOIN's role in community services.

Mr. Schmidt said JOIN is a part of Home Funding and will be discussed in the next public hearing.

Councilor McCormick said staff has done a great job.

Council President Stegmann thanked staff and the Committee for the Children's Fountain, it will be an amazing amenity to the entire community. She also noted the effort and work of the citizen driven improvements to Nadaka Park.

Mayor Bemis thanked all who have testified and the staff for all the work. These organizations have leveraged the small amount of money in a way that the City could never do and get results that the City could never get. He thanked them for the work and said it is incredibly important and the Council respects the heck out of it.

Consensus of Council was to close the hearing.

A motion was made by Councilor Jerry Hinton, second by Councilor Mike McCormick, TO APPROVE RESOLUTION NUMBER 3160 RELATING TO THE FY 2014-15 CDBG ACTION PLAN. The motion passed as follows:

Mayor Shane T. Bemis	YES
Council President Lori Stegmann	YES
Councilor Jerry Hinton	YES
Councilor Kirk French	YES
Councilor Mario Palmero	YES
Councilor Mike McCormick	YES

ABSENT: Councilor Karylenn Echols

2. PUBLIC HEARING AND RESOLUTION NO. 3161: 2014-2015 FEDERAL HOME ACTION PLAN

Mayor Bemis read the Order of Procedure (Exhibit G).

Mr. Schmidt presented the staff report and entered a written testimony in support of the HOME Action Plan into the record (Exhibit H).

Council President Stegmann asked for clarification on the Shared Appreciation Mortgage program.

Ms. Wells said the Shared Appreciation Mortgage is generally funding about \$20,000 to \$25,000 for a down payment. If the home owner retains the home for a period of time, 15 - 30 years, then they don't have to pay that money back. They pay \$1 and the loan is forgiven. If the home owner chooses to sell the home prior to the 15 - 30 years, then the initial investment is given back to the City and based on the number of years the home owner owned the home, the City is given a percentage of the appreciation. Generally the percentage begins at five-percent, and if the home is maintained for 10 years the percentage goes down to one-percent.

Councilor Palmero asked if the Shared Appreciation Mortgage program has been done before.

Mr. Schmidt replied yes, we have used Share Appreciation Mortgages in different forms; some through Neighborhood Stabilization Programs, or working through third party providers.

Councilor Palmero asked what JOIN does.

Ms. Wells said JOIN is an organization that will go into the camps along Springwater Trail and our parks and work with clients that need and are interested in getting help and provides short term rental assistance until the client is able to stabilize their situation.

Will Harris, Chief Operating Officer with JOIN said they are very excited to be out in Gresham. He explained that JOIN focuses on individuals who are sleeping on the streets. This outreach began in 1998 in the City of Portland. They have a full time staff position dedicated to East Multnomah County. They are grateful for the CDHS recommendation to fund their program. Their efforts revolve around finding housing first and connecting individuals with essential resources; employment services, access to a disability benefit, and being in an enduring supportive relationship to help people change their lives. He thanked the Council for the investment in JOIN.

Consensus of Council was to close the hearing.

May 6, 2014

A motion was made by Councilor Mario Palmero, second by Councilor Kirk French, TO APPROVE RESOLUTION NO. 3161 RELATING TO THE FY 2014-2015 HOME ACTION PLAN. The motion passed as follows:

Mayor Shane T. Bemis	YES
Council President Lori Stegmann	YES
Councilor Jerry Hinton	YES
Councilor Kirk French	YES
Councilor Mario Palmero	YES
Councilor Mike McCormick	YES

ABSENT: Councilor Karylinn Echols

E. COUNCIL BUSINESS

1. RESOLUTION NO. 3159 AMENDING METRO LOCAL SHARE AND PROPERTY PURCHASE

Steve Fancher, Director Environmental Services, acknowledged the attendance of Metro Councilor Shirley Craddick. He then presented the staff report (PowerPoint Exhibit I).

Councilor Hinton said this is a no-brainer. He asked if this project will be subject to the availability of wetlands credit.

Mr. Fancher said staff does not envision that for this property at this time. He said staff was able to use the \$2.6 million that was allocated to Gresham's local share to leverage over \$10 million of investment and projects. Those projects brought additional monies from Metro to Gresham. Over \$10M was brought to Gresham from that \$2.6M.

Councilor French asked what projects are future ideas that the City gave up at Johnson Creek.

Mr. Fancher said staff looked at smaller properties along Johnson Creek Main Stem but those properties weren't working out. As far as natural resources go, those properties pale in comparison to this property. This feels like a Damian Lillard three-point shot before the buzzer.

Mayor Bemis said that is a great comparison, stand up and take a bow Steve.

Council President Stegmann said this is a phenomenal project! She read a portion of a letter from the Coalition of Gresham Neighborhoods written by Carol Rulla; *"Please consider carefully the greater picture, be a hero, and create a real win for your side and the community by selling the land for preservation and restoration."* She noted she would not want to be on the wrong side of Carol. That says it all.

Mayor Bemis thanked Metro and Metro Councilor Shirley Craddick for all the work on the Metro Local Share; making sure that the City gets its portion and that it is not left behind. He noted his appreciation for her tireless advocacy. He noted his appreciation to the Neighborhood Coalition. He thanked the Council for not wanting more apartments to be built in Gresham.

May 6, 2014

A motion was made by Council President Lori Stegmann, second by Councilor Mike McCormick, TO APPROVE RESOLUTION NO. 3159, AMENDING THE METRO LOCAL SHARE AGREEMENT TO: 1) ADD A NEW PROJECT CATEGORY TITLED "FAIRVIEW CREEK AND GRANT BUTTE ACQUISITION AND ENHANCEMENT"; AND 2) SHIFT THE BALANCE OF FUNDS (\$258,000) FROM "JOHNSON CREEK HABITAT IMPROVEMENTS" TO "FAIRVIEW CREEK AND GRANT BUTTE ACQUISITION AND ENHANCEMENT." AND TO APPROVE THE PURCHASE OF 32.9 ACRES OF REAL PROPERTY LOCATED AT 3100, 2924, AND 2826 NW DIVISION STREET SUBJECT TO THE TERMS AND CONDITION OF THE PURCHASE AND SALE AGREEMENT. The motion passed as follows:

Mayor Shane T. Bemis	YES
Council President Lori Stegmann	YES
Councilor Jerry Hinton	YES
Councilor Kirk French	YES
Councilor Mario Palmero	YES
Councilor Mike McCormick	YES

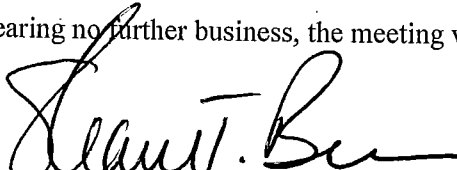
ABSENT: Councilor Karylinn Echols

F. COUNCIL MEASURES AND PROPOSALS

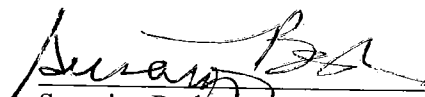
None

G. ADJOURNMENT OF MEETING

Hearing no further business, the meeting was adjourned at 7:40 p.m.


 Shane T. Bemis,
 Mayor

Respectfully Submitted,


 Susanjoy Baskorb, CMC
 City Recorder

