



Lynn Peterson  
Chair

Commissioners  
Bob Austin  
Jim Bernard  
Charlotte Lehan  
Ann Lininger

**BOARD OF COUNTY COMMISSIONERS**

**PUBLIC SERVICES BUILDING**  
2051 KAEN ROAD | OREGON CITY, OR 97045

# AGENDA

**THURSDAY, AUGUST 20, 2009 - 10:00 AM**  
**BOARD OF COUNTY COMMISSIONERS**

Beginning Board Order No. 2009-90

**I. PREVIOUSLY APPROVED LAND USE BOARD ORDERS** *(No public testimony on this item)*  
(Dan Chandler, County Counsel)

**II. HOUSING AUTHORITY CONSENT AGENDA**

1. Approval of the Revised 10-Year Strategic Direction to Redevelop and Reposition the Housing Authority of Clackamas County Housing Portfolio
2. Approval of Revisions to the Housing Authority's Procurement Policy
3. Approval to Apply for 2009 Resident Opportunity & Self-Sufficient Service Coordinator Grant from the Department of Housing and Urban Development
4. Resolution No. 1869: Approval of the Housing Authority's Certification for the Section 8 Management Assessment Program

**III. CITIZEN COMMUNICATION** *(The Chair of the Board will call for statements from citizens regarding issues relating to County government. This portion of the agenda shall be limited to items of County business which are properly the object of Board consideration and may not be of a personal nature. Persons wishing to speak shall be allowed to do so after registering on the sheet provided on the table outside of the board room prior to the beginning of the hearing. Groups of four or more people speaking on a single topic are asked to limit their time to no more than 10 minutes. Groups may designate a single spokesperson, or have multiple speakers. Testimony is limited to three (3) minutes for individuals and ten (10) minutes for a group.)*

**IV. DISCUSSION ITEMS** *(The following items will be individually presented by County staff or other appropriate individuals. Citizens who want to comment on a discussion item may do so when called on by the Chair.)*

**-NO DISCUSSION ITEMS SCHEDULED**

**V. CONSENT AGENDA** *(The following items are considered to be routine, and therefore will not be allotted individual discussion time on the agenda. Many of these items have been discussed by the Board in Study Session. The items on the Consent Agenda will be approved in one motion unless a Board member requests, before the vote on the motion, to have an item considered at its regular place on the agenda.)*

**A. Department of Human Services**

1. Approval of an Amendment to the Agreement with Clackamas Community Land Trust to use HOME Funds to Develop the Juneberry Subdivision - CD *(Community Development)*

**B. Department of Transportation & Development**

1. Approval of Amendment #1 to the Contract with Hamilton Construction for the Emergency Replacement of the Cedar Creek (Ten Eyck Road) Bridge
2. Approval of Amendment #1 to the Contract with Harper Houf Peterson Righellis, Inc. for Consulting Engineering Services for Engineering Design and Plans for the Highway 212/Lawnfield Connection

**C. Elected Officials**

1. Approval of Previous Business Meeting Minutes – BCC
2. Approval of a Second Hand Dealers Permit Renewal for Michael Nichols, Gamestop #5542 - CCSO

**D. Business & Community Services**

1. ~~Board Order No. \_\_\_\_\_~~ **REMOVED** Approving Amendment #3 of the Metro Natural Area Bond Measure Local Share Project List for Clackamas County Parks

**VI. LIBRARY DISTRICT OF CLACKAMAS COUNTY**

1. Approval of a Cooperative Intergovernmental Agreement between the Library District of Clackamas County and the City of Gladstone for District Revenue

**VII. NORTH CLACKAMAS PARKS & RECREATION DISTRICT**

1. Approval of a Contract with Silco Commercial Construction, Inc. for the Concession Building – SE 162<sup>nd</sup> Avenue Park (Hood View Park)
2. Resolution No. \_\_\_\_\_ Approval of Declaring the Necessity and Purpose for Acquisition of Rights-of-Way, Easements, and Fee Property for the Trolley Trail Project Authorizing Negotiations and Eminent Domain Actions

**VIII. DEVELOPMENT AGENCY**

1. Granting of an Easement for Road Right-of-Way on Monterey Avenue
2. Approval of a Contract with Group Mackenzie Engineering, Inc. for Consulting Services for the Design of a New Fire Station in Government Camp, Oregon

**IX. COMMISSIONERS COMMUNICATION**

**NOTE: Regularly scheduled Business Meetings are televised and broadcast on the Clackamas County Government Channel. These programs are also accessible through the County's Internet site. DVD copies of regularly scheduled BCC Thursday Business Meetings are available for checkout at the Clackamas County Library in Oak Grove by the following Saturday. You may also order copies from any library in Clackamas County or the Clackamas County Government Channel.**

<http://www.clackamas.us/bcc/business/>

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of a Comprehensive  
Plan Amendment and Zone Change  
for The Molalla River School District

File No.: Z0231-09-CP/ Z0233-09-ZAP



ORDER NO.

This matter coming regularly before the Board of County Commissioners, and it appearing that the Molalla River School District made application for a comprehensive plan amendment from Agricultural to Rural, and a zone change from EFU to FF-10 on property described as T3S, R2E, Section 36, Tax Lots 901, 1500 and 1501, located one-eighth mile south of the intersection of Schuebel School Road and Lower Highland Rd.

It further appearing that planning staff, by its report dated July 7, 2009, recommended approval of the application; and

It further appearing that the Planning Commission, at its July 13, 2009 meeting, recommended approval of the applications with the condition that future use of the property be limited to school purposes; and

It further appearing that after appropriate notice a public hearing was held before the Board of County Commissioners on August 5, 2009, at which testimony and evidence were presented, and that a preliminary decision was made by the Board on August 5, 2009;

Based upon the evidence and testimony presented, this Board makes the following findings and conclusions:

1. The applicant has applied for a comprehensive plan amendment and zone change, and the application can meet the applicable approval criteria with the application of appropriate conditions of approval. The Board adopts the findings and conclusions in the revised staff report dated July 20, 2009, and the condition of approval of the comprehensive plan amendment attached hereto as Exhibit A.

NOW, THEREFORE, IT IS HEREBY ORDERED that the requested comprehensive plan amendment and zone change are approved, and that the amendment to the comprehensive plan is subject to the condition of approval attached hereto as Exhibit A.

DATED this 13th day of August, 2009

BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recording Secretary

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF CLACKAMAS COUNTY, STATE OF OREGON**

In the Matter of a Conditional Use Permit  
for The Molalla River School District

File No.: ZO234-09-C



ORDER NO.

This matter coming regularly before the Board of County Commissioners, and it appearing that the Molalla River School District made application for a conditional use permit for a school in an FF-10 zone.

It further appearing that planning staff, by its report dated July 7, 2009, recommended approval of the application; and

It further appearing that the Planning Commission, at its July 13, 2009 meeting, recommended approval of the application with conditions; and

It further appearing that after appropriate notice a public hearing was held before the Board of County Commissioners on August 5, 2009, at which testimony and evidence were presented, and that a preliminary decision was made by the Board on August 5, 2009;

Based upon the evidence and testimony presented, this Board makes the following findings and conclusions:

1. The applicant has applied for a conditional use permit, and the application can meet the applicable approval criteria with the application of appropriate conditions of approval. The Board adopts the findings and conditions of approval contained in the revised staff report dated July 20, 2009.

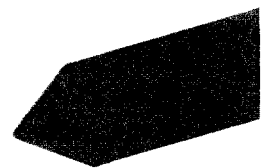
NOW, THEREFORE, IT IS HEREBY ORDERED that the requested conditional use permit is approved, subject to the findings and conditions contained in the revised staff report dated July 20, 2009.

DATED this 13<sup>th</sup> day of August, 2009

BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Recording Secretary





COPY

Cindy Becker  
Director

**Department of Human Services**

**Public Services Building**  
2051 Kaen Road #239 Oregon City OR 97045

August 20, 2009

Board of Commissioners of the  
Housing Authority of Clackamas County

Members of the Board:

**Approval of the Revised 10-Year Strategic Direction to Redevelop and  
Reposition the HACC Housing Portfolio**

The Housing Authority of Clackamas County (HACC) a Division of the Department of Human Services, requests approval of its revised 10-Year Strategic Direction to Redevelop and Reposition the HACC Housing Portfolio (Strategic Plan).

HACC is not making any changes to the adopted guiding principles. The only changes are to the 5-year Action Items under the Strategic Plan to accurately reflect the new direction HACC is taking. HACC is no longer planning to redevelop the Hillside Park site in Milwaukie during the next 5 years. HACC is currently focusing on the redevelopment of Clackamas Heights in Oregon City. Additionally, HACC has decided not to submit a HOPE VI grant application in 2009, but rather will apply in 2010. The Action Items will now cover the period from Fiscal Year (FY) 2009 through FY 2014.

A copy of the revised Strategic Plan is attached.

**Recommendation**

HACC recommends that the Board approve HACC's revised Strategic Plan and authorize the Chair to sign the Strategic Plan as approved on behalf of the Board.

Respectfully submitted,

Cindy Becker  
Director

For information on this issue or copies of attachments  
Please contact Toni Karter at (503) 650-3139



COPY

Cindy Becker  
Director

**Department of Human Services**

**Public Services Building**  
2051 Kaen Road #239 Oregon City OR 97045

August 20, 2009

Board of Commissioners of the  
Housing Authority of Clackamas County

Members of the Board:

**Approval of Revisions to the Housing Authority's Procurement Policy**

The Housing Authority of Clackamas County (HACC) a Division of the Department of Human Services (DHS), requests approval to revise its Procurement Policy. There are five main changes that HACC is recommending the Board adopt. Attached for your review is the revised Procurement Policy. The five areas of change are:

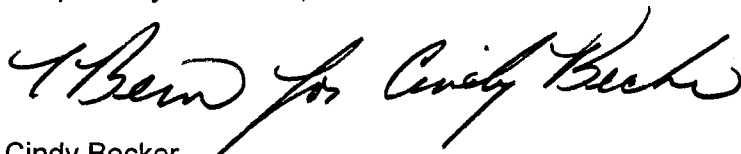
1. HACC has never had a formal written policy regarding purchasing cards, but has generally followed the County policy. HACC is recommending the Board approve the inclusion of a formal written purchasing card policy in HACC's Procurement Policy under Section III(2).
2. HACC's sealed bid advertising requirements do not meet HUD guidelines. Therefore HACC is recommending the Board approve the revision which requires HACC to run advertisements for receipt of bids in at least one newspaper for not less than once each week for two consecutive weeks as required by HUD under Section III(4)(b).
3. HACC applied for and received U.S. Department of Housing and Urban Development (HUD) stimulus grant funds for the Capital Fund Program. HUD funds allow a Housing Authority to sole source contracts if included with the Procurement Policy. HACC's current Policy does not have language allowing for sole source contracts. Therefore, to give HACC the flexibility needed to spend the stimulus grant funding, the procurement policy needs language to waive the requirements of compliance with formalities of the bidding process for FY 2009 Federal Stimulus Capital Fund expenditures where sole source contracts are allowed. This language will be under the Noncompetitive Proposals, Section III(6)(iv) and the general HACC Procurement Rules, Section V(K).
4. HACC's Annual Contribution Contract (ACC) with HUD now allows HACC to enter into five year contracts without HUD approval. The old ACC with HUD only allowed two year contracts; therefore, HACC is updating the Procurement Policy to allow five year contracts under Section IV(B) and V(I).

5. The County updated its Procurement signature authority for the Director of the DHS from \$50,000 to \$150,000; therefore, HACC is updating its Procurement Policy to allow the DHS Director to have signature authority up to \$150,000 and that contracts exceeding \$150,000 require Board Approval under Section V(A)(ii) and (iii).

**Recommendation**

HACC recommends the Board approve the revisions to HACC Procurement Policy as recommended by HACC staff.

Respectfully submitted,

A handwritten signature in black ink that reads "I am for Cindy Becker". The signature is written in a cursive, flowing style.

Cindy Becker  
Director



COPY

Cindy Becker  
Director

Department of Human Services

Public Services Building  
2051 Kaen Road #239 Oregon City OR 97045

August 20, 2009

Board of Commissioners of the  
Housing Authority of Clackamas County

Members of the Board:

**Approval to Apply for 2009 Resident Opportunity and Self-Sufficient Service Coordinator Grant from the Department of Housing and Urban Development**

The Housing Authority of Clackamas County (HACC), a Division of the Department of Human Services, requests the approval to apply for a 2009 Resident Opportunities and Self-Sufficiency (ROSS) Service Coordinator Grant from the Department of Housing and Urban Development (HUD). HUD is looking to fund programs that will result in public housing residents becoming self sufficient.

This grant will provide funding for continuing HACC's successful 2005 ROSS Grant program which provides services to elderly and disabled public housing residents. The 2009 grant will provide 1 full time Service Coordinator to work with residents at Hillside Manor in Milwaukie. The ultimate goal of the Service Coordinator is to ensure that residents can maintain independent living and avoid placement in a full-care facility to the greatest extent possible.

The total amount of the grant is \$240,000 over a 3-year period. A 25 percent required match will be provided by the HACC and program partners in the form of cash, in-kind donations, and/or supportive services provided to the ROSS program participants.

**Recommendation**

HACC recommends the approval apply for the ROSS grant and further recommend the acceptance of the award if funded, and that the Director of the Department of Human Services be authorized to sign all documents necessary to accomplish this action on behalf of the Board of Commissioners.

Respectfully submitted,

Cindy Becker  
Director

For information on this issue or copies of attachments  
Please contact Toni Karter at (503) 650-3139



COPY

Cindy Becker  
Director

Department of Human Services

Public Services Building  
2051 Kaen Road #239 Oregon City OR 97045

August 20, 2009

Board of Commissioners of the  
Housing Authority of Clackamas County

Members of the Board:

**Resolution No. 1869: Approval of the Housing Authority's Certification for the  
Section 8 Management Assessment Program**

The Housing Authority of Clackamas County (HACC), a Division of the Department of Human Services, requests approval of Resolution 1869.

The U. S. Department of Housing and Urban Development (HUD) requires HACC to complete the Section 8 Management Assessment Program Certification (SEMAP) annually. SEMAP allows HUD to measure and rate how well a Housing Authority is administering the Section 8 tenant-based assistance program.

There are fourteen areas HACC is rated on by HUD. A Housing Authority is rated either a High Performer, with a score of 90% or higher; a Standard Performer, with a score between 60% and 89%; or a Troubled Housing Authority, with a score below 60%. Last year HACC was rated a Standard Performer. HACC has an opportunity to respond, if there are any significant findings by HUD.

A copy of HACC's SEMAP form is attached. HUD may also do a site review. At a site review, HACC must show data that supports its SEMAP submission. The supporting data may also be verified at the time of HACC's annual audit. Approval of Resolution 1869 shows the Board approves of our SEMAP submission and gives HACC the authority to submit it to HUD.

**Recommendation**

Staff recommends that the Board approve Resolution 1869 and the attached Certification for SEMAP and that the Executive Director of the Housing Authority be authorized to submit the Certification to HUD.

Respectfully submitted,

Cindy Becker  
Director

For information on this issue or copies of attachments  
Please contact Toni Karter at (503) 650-3139

Phone: (503) 650-5697 • Fax: (503) 655-8677 www.clackamas.us

**BEFORE THE BOARD OF COMMISSIONERS**  
OF THE HOUSING AUTHORITY OF THE COUNTY OF CLACKAMAS, OREGON

In the Matter of Approving for the  
Certification for the Section 8  
Management Assessment Program  
(SEMAP)

} RESOLUTION NO. 1869

WHEREAS, the Housing Authority of Clackamas County (HACC) must annually provide a self-assessment relating to the Section 8 tenant-based assistance program, and

WHEREAS, the fourteen indicators that will be assessed as well as the deconcentration bonus indicator, are listed on the attached Certification form, and

WHEREAS, the Certification form is to be submitted to the U. S. Department of Housing and Urban Development,

NOW, THEREFORE BE IT RESOLVED that the attached Certification for the Section 8 Management Assessment Program (SEMAP) is approved, and the Executive Director of the Housing Authority is authorized to submit the Certification to the U. S. Department of Housing and Urban Development.

DATED this 20th day of August, 2009.

BOARD OF COMMISSIONERS OF THE HOUSING  
AUTHORITY OF CLACKAMAS COUNTY, OREGON

\_\_\_\_\_  
Lynn Peterson, Chair

\_\_\_\_\_  
Recording Secretary



COPY

Cindy Becker  
Director

Department of Human Services

Public Services Building  
2051 Kaen Road #239 Oregon City OR 97045

August 20, 2009

Board of Commissioners  
Clackamas County

Members of the Board:

**Approval of an Amendment to the Agreement with Clackamas Community Land Trust to use HOME Funds to develop the Juneberry Subdivision**

The Community Development Division of the Department of Human Services requests approval of an Amendment to the HOME Loan Agreement with Clackamas Community Land Trust (CCLT) which was approved April 9, 2009. Under the original agreement, the County agreed to loan \$765,000 in HOME funds for the development of the Juneberry Subdivision, a 12-unit duplex-style subdivision to be located on Morton Road in Oregon City. The project includes a mix of two-, three- and four-bedroom units. Under the community land trust model of homeownership, CCLT will retain ownership of the land and sell the completed dwelling units to eligible low-income households. The homeowner and CCLT will enter into a 99-year land lease which is recorded in the records of Clackamas County.

The project's total development cost was originally estimated at \$2.4 million; however, the initial estimates for infrastructure improvements were \$200,000 lower than the engineer's estimate. CCLT has since brought all project management duties in-house and they are confident that the remaining budget estimates are valid. CCLT has requested \$200,000 of additional HOME funds to fill the gap.


The HOME assistance will be in the form of a deferred-payment loan. CCLT will use proceeds from the sale of the units to repay a portion of the HOME funds. The balance of the HOME funds will remain in the project as a permanent subsidy. These LEED-certified homes will be built to a level of energy efficiency that will substantially reduce the homebuyer's winter heating costs. CCLT has a waiting list of pre-qualified buyers and works with lenders to help them access credit.

No general fund dollars are involved in this project.

**Recommendation**

We recommend approval of this amendment and that Cindy Becker be authorized to sign all related documents on behalf of the Board of County Commissioners.

Respectfully submitted,

  
Cindy Becker  
Director

For more information on this issue or copies of attachments  
please contact Gloria Lewton at 503-655-8591.