

1. Council Meeting Minutes

This item will approve the minutes of the Business meeting on May 20, 2025.
minutes

A. CALL TO ORDER BY PRESIDING OFFICER

Mayor Travis Stovall called the Gresham City Council Business Meeting to order at 6:02 p.m. on Tuesday, May 20, 2025, in Council Chambers and via Zoom.

1. ROLL CALL OF COUNCIL

Mayor Stovall called the roll of the Council.

COUNCIL PRESENT:

Mayor Travis Stovall
Council President Jerry Hinton
Councilor Cathy Keathley
Councilor Sue Piazza
Councilor Janine Gladfelter

COUNCIL ABSENT:

Councilor Kayla Brown
Councilor Eddy Morales

STAFF PRESENT:

Eric Schmidt, City Manager
Steve Fancher, Assistant City Manager
Ellen Van Riper, City Attorney
Christina Still, City Recorder
Elizabeth McCann, Director of Budget & Finance
Torrey Lindbo, Environmental Program Manager
Commissioner Jones-Dixon
Anna Plumb, Deputy Director, Joint Office of Homeless Services
Stacy Borke, Deputy Chief of Staff

2. MOMENT OF SILENCE

Mayor Stovall led the Council in a moment of silence.

3. RECOGNITION: CITY RETIREES

Mayor Stovall noted that there were no City Retirees for the month of May.

4. RECOGNITION: GRESHAM RISING STARS

Mayor Stovall proudly honored four exceptional young members of our community — Kayla, Aaliyah, Zachary, and Marcoantonio — celebrating their impressive accomplishments and the positive impact they've made.

5. JOINT OFFICE OF HOMELESS SERVICES PRESENTATION

Stacy Borke, Anna Plum, and Commissioner Jones-Dixon provided an update on Multnomah County's plans to convert a building purchased in 2022 in Gresham into a combined day-use center and 24/7 shelter, designed to serve up to 42 individuals, including emergency severe weather space. The \$8.3 million project, funded through county and federal sources, is currently experiencing construction delays. The County emphasized ongoing collaboration with local

partners and the community, including the development of a good neighbor agreement and an advisory committee to guide the project (PowerPoint Presentation Exhibit A).

In addition to the specific shelter update, the presenters reviewed broader homeless services planning efforts in East County, discussing shelter capacity, budget considerations, and the importance of stronger regional collaboration to address homelessness more effectively.

Mayor Travis Stovall highlighted Gresham's historic reliance on regional shelter options prior to Project Turnkey and raised concerns about the lack of meaningful local input in recent shelter siting decisions. He stressed the need for wraparound services and greater community engagement, referencing past challenges such as opposition from local schools and residents to previous shelter proposals in the Rockwood neighborhood.

Gresham City Council members echoed concerns about concentrating homeless services in Rockwood, a neighborhood already hosting a high density of shelters. Councilor Keathley called for a more equitable distribution of resources across East County neighborhoods. Councilor Gladfelter emphasized ongoing communication gaps with the County and stressed the importance of early involvement of city leadership to enable meaningful feedback on proposals. Councilor Hinton underscored the necessity of transparent, consistent communication, noting that council members regularly hear community concerns firsthand. Councilor Piazza expressed frustration regarding historic power dynamics, highlighting a perception that decisions have often been made without genuine collaboration. She called for solutions designed with the community in mind, urging increased engagement of city leadership and a fairer regional approach to resource allocation.

Commissioner Jones-Dixon acknowledged these issues and proposed establishing an East County Homeless Services Working Group that includes representatives from all four East County cities to improve coordination and collaboration. He also encouraged Council members to actively participate in the upcoming County budget hearing to provide public testimony on funding and service priorities.

In response, the Gresham City Council directed the County to pause the current shelter project and engage in a comprehensive reevaluation in partnership with the city and community. The Council emphasized the importance of developing homeless solutions that are collaborative, locally informed, and supported by sufficient wraparound services addressing root causes such as mental health and addiction.

Council also requested that staff identify appropriate city representatives to participate in the County's regional planning meetings to ensure ongoing dialogue and collaboration. The Council reaffirmed the need for earlier and more transparent communication between County and city leadership, stressing that future shelter and homeless service planning must reflect community priorities and be distributed equitably across East County neighborhoods.

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

1. INSTRUCTIONS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS

Mayor Stovall read the instructions to the public wishing to testify before the Council.

2. PUBLIC AND COMMUNITY GROUP COMMENTS

Christina Still, City Recorder, entered one written testimony into the record. (Exhibit B)

Lynn Snodgrass provided public testimony raising concerns about the proposed use of Cook Plaza as a homeless pod, arguing that it could hinder Rockwood’s revitalization efforts. She advocated for commercial development to return the property to the tax rolls. Additionally, she acknowledged City Manager Eric Schmidt’s recent receipt of the Golden Whisk award at a chamber event.

Ray Moore, drawing on his extensive experience as a project designer in Gresham, provided public comment on the proposed updates to the Stormwater Management Manual. While he did not oppose the changes outright, he expressed concern that the required 10-foot-wide swales could reduce housing density by approximately 12%. He recommended alternative design options, detailed in his written submission.

C. CONSENT AGENDA

Mayor Stovall read the Consent Agenda.

- 1. COUNCIL MEETING MINUTES**
- 2. AWARD TO PRIVATE BUSINESS: GRESHAM CITY HALL ROOF REPAIR PROJECT**
- 3. RESOLUTION NOS. 3650 & 3651: PARKS & TRANSPORTATION SYSTEM DEVELOPMENT CHARGES UPDATES**

A motion was made by Councilor Keathley, seconded by Council President Hinton, **TO APPROVE CONSENT AGENDA ITEMS C-1 through C-3.** The motion passed as follows:

Mayor Travis Stovall	YES
Council President Hinton	YES
Councilor Kayla Brown	ABSENT
Councilor Janine Gladfelter	YES
Councilor Cathy Keathley	YES
Councilor Eddy Morales	ABSENT
Councilor Sue Piazza	YES

D. PUBLIC HEARING

- 1. TYPE IV LEGISLATIVE HEARING: 2025/26 – 2029/30 CAPITAL IMPROVEMENT PROGRAM**

Mayor Stovall read the order of procedure Order of procedure Exhibit C

Steve Fancher, Assistant City Manager, and Elizabeth McCann, Director of Budget and Finance presented the staff report (PowerPoint Presentation Exhibit D).

No testimony was received for this hearing.

Consensus of Council was to close the hearing.

A motion was made by Councilor Gladfelter, seconded by Councilor Piazza, **TO APPROVE CITY APPLICATION NO. CWP-25-00068 BASED ON THE FINDINGS, CONCLUSIONS, AND RECOMMENDATIONS STATED IN THE APRIL 14, 2025 PLANNING COMMISSION RECOMMENDATION ORDER AND APRIL 2, 2025 STAFF REPORT, MODIFIED TO AMEND**

PROJECT CIPUR00006, PROPERTY ACQUISITIONS FUN AND APPROVE THE FIRST READING OF COUNCIL BILL NO. 03-25, ADOPTING THE 2025/26 – 2029/30 CAPITAL IMPROVEMENT PROGRAM. The motion passed as follows:

Mayor Travis Stovall	YES
Council President Hinton	YES
Councilor Kayla Brown	ABSENT
Councilor Janine Gladfelter	YES
Councilor Cathy Keathley	YES
Councilor Eddy Morales	ABSENT
Councilor Sue Piazza	YES

E. ACTION ITEMS

1. ADOPTION OF UPDATED STORMWATER MANAGEMENT MANUAL

Steve Fancher, Assistant City Manager and Torrey Lindbo, Environmental Project Manager presented the staff report (PowerPoint Presentation Exhibit E).

A motion was made by Council President Hinton, seconded by Councilor Gladfelter, **TO APPROVE RESOLUTION NO. 3647, A RESOLUTION ADOPTING THE CITY OF GRESHAM STORMWATER MANAGEMENT MANUAL AND REPEALING RESOLUTION NO. 3328.** The motion passed as follows:

Mayor Travis Stovall	YES
Council President Hinton	YES
Councilor Kayla Brown	ABSENT
Councilor Janine Gladfelter	YES
Councilor Cathy Keathley	YES
Councilor Eddy Morales	ABSENT
Councilor Sue Piazza	YES

F. STAFF REPORTS

1. CITY MANAGER'S REPORT

Eric Schmidt, City Manager presented his monthly report to Council (Exhibit F).

G. COUNCIL MEASURES AND PROPOSALS

Councilor Piazza provided an update on the recent election results regarding the Mountain Community College bond measure. She noted that the measure is currently losing by a significant margin and will more than likely not pass.

However, on a positive note, Councilor Piazza reported that Larry Morgan has been elected to the Board of Education for Mount Hood Community College. The Council extends its congratulations to Mr. Morgan and looks forward to his contributions.

H. ADJOURNMENT OF MEETING

Hearing no further business, the meeting was adjourned by Mayor Stovall at 8:22 p.m.

Travis Stovall,
Mayor

Prepared by:

Christina Still
City Recorder

*Postscript: A complete Council meeting recording is available on the City's website at:
[Council Meeting Agendas and Videos | City of Gresham](#)*

DRAFT