



City of Molalla  
City Council - Regular Meeting  
Minutes – June 12, 2024  
Molalla Civic Center | 315 Kennel Ave. | Molalla, OR

**CALL TO ORDER**

The Molalla City Council Meeting of June 12, 2024 was called to order by Mayor Scott Keyser at 7:03pm.

**COUNCIL ATTENDANCE**

Present: Mayor Scott Keyser, Council President Jody Newland, Councilor Leota Childress, Councilor Terry Shankle, Councilor Eric Vermillion, Councilor Raelynn Botsford, and Student Council Liaison, Grace Peterson.

**STAFF IN ATTENDANCE**

Dan Huff, City Manager; Christie Teets, City Recorder; Chris Long, Police Chief, Cindy Chauran; Finance Director.

**APPROVAL OF AGENDA**

Approved as presented.

**CONSENT AGENDA**

- A. Meeting Minutes – May 22, 2024

**ACTION:**

Councilor Childress moved to approve the Consent Agenda; Councilor Shankle seconded. Motion passed 6-0.

AYES: Vermillion, Shankle, Childress, Newland, Botsford, Keyser.

NAYS: None.

ABSENTIONS: None.

**PRESENTATIONS, PROCLAMATIONS, CEREMONIES**

- A. Council Appointment: Swearing-In of Darci Lightner

At the May 22, 2024, Council Meeting, Darci Lightner was appointed to fill the vacancy of former Councilor Robles. Mayor Keyser invited Ms. Lightner to the dais and conducted the swearing-in ceremony. Newly appointed Councilor Lightner joined the remainder of Council at the dais.

- B. Clackamas County Social Services Presentation

Brenda Durbin, Jennifer Much Grund, Paul Edgar, all from the Community Action Board with Clackamas County gave a presentation to Council on poverty. Discussion surrounded basic needs with housing, food, fuel, jobs, poverty level and other items creating hardships. (Presentation attached to these Meeting Minutes.)

**PUBLIC COMMENT**

**Kristy Hodgkinson, Molalla resident**, shared information on an upcoming Parks CPC fundraiser. A sign making class is available with a limited amount of space. Ms. Hodgkinson provided a flyer and encouraged the public to attend.

**PUBLIC HEARINGS**

- A. Notice of Budget Hearing Publishing Error

Prior to the Public Hearing, City Manager Huff made the following announcement: “Oregon Budget Law requires publication of the Notice of Budget Hearing in the newspaper on Form OR-LB-1. This form includes Financial Summaries, a Statement of Changes in Activities, Property Tax Levies and a Statement of Indebtedness. This year, the Financial Summaries (page 1) were published, but the rest of the information (page 2) was omitted from newspaper publication in error. Staff recognized the error and contacted Pamplin Media directly. Pamplin Media’s digital version of the newspaper was corrected on June 5, 2024. In addition, the complete document was posted on the City of Molalla website. Budget law provides a remedy for publication

errors which is for the budget officer to notify the governing body in writing of the error in and to correct the error in testimony before the governing body.”

B. Resolution No. 2024-10: Adopting the Budget, Making Appropriations, and Imposing and Categorizing Taxes for Fiscal Year 2024-2025 (Chauran)

Mayor Keyser opened the Public Hearing for Resolution No. 2024-10, Adopting the Budget, Making Appropriations, and Imposing and Categorizing Taxes for Fiscal Year 2024-2025 at 7:53pm. Seeing there were no audience members wishing to speak on behalf of the resolution, he closed the Public Hearing at 7:54pm.

**ORDINANCES AND RESOLUTIONS**

A. Resolution No. 2024-10: Adopting the Budget, Making Appropriations, and Imposing and Categorizing Taxes for Fiscal Year 2024-2025

Finance Director Chauran shared with Council that the Budget presented to them is balanced and recommended adoption by the Budget Committee on May 15, 2024.

**ACTION:**

Councilor Vermillion moved to approve Resolution No. 2024-10 by title only; Councilor Childress seconded. Motion passed 7-0.

AYES: Vermillion, Shankle, Childress, Newland, Botsford, Lightner, Keyser.

NAYS: None.

ABSENTIONS: None.

B. Resolution No. 2024-07: Declaring City Property as Surplus

City Manager Huff explained that the City is in possession of several pieces of property that are not fit for service and thus no longer usable by staff. Staff is requesting Council approval to surplus these items.

**ACTION:**

Councilor Childress moved to approve Resolution No. 2024-07 by title only; Councilor Botsford seconded. Motion passed 7-0.

AYES: Vermillion, Shankle, Childress, Newland, Botsford, Lightner, Keyser.

NAYS: None.

ABSENTIONS: None.

**GENERAL BUSINESS**

A. Council Fund for Tree Lights

Councilor Shankle is working with the Chamber of Commerce and the Beautification & Culture CPC to add tree lights to Molalla Avenue. The total cost is over \$7,000. Councilor Shankle is requesting \$3500 from the Council fund to be donated toward the downtown tree light project.

**ACTION:**

Councilor Botsford moved to approve \$3500 from the Council Fund to the Tree Lighting project; Councilor Vermillion seconded. Motion passed 7-0.

AYES: Vermillion, Shankle, Childress, Newland, Botsford, Lightner, Keyser.

NAYS: None.

ABSENTIONS: None.

B. City Manager Contract - COLA Approval for Fiscal Year 2024-2025

Finance Director Chauran explained to Council that the City Manager’s employment contract states that City Council needs to consider the City Manager’s annual Cost of Living Adjustment. The contract states between 1 % and 3 %.

**ACTION:**

Mayor Keyser made a motion to approve a 4% COLA increase for the City Manager for Fiscal Year 2024-2025, seconded by Councilor Vermillion. Motion failed 3-4.

AYES: Vermillion, Lightner, Keyser.

NAYS: Shankle, Childress, Newland, Botsford.

ABSENTIONS: None.

Council President Newland felt it was best to keep the percentage between the listed contract amount at three percent. Mayor Keyser struggles with the City Manager's COLA begin less than the remaining staff.

**ACTION:**

Councilor Botsford made a motion to approve a 3.5% COLA increase for the City Manager for Fiscal Year 2024-2025, seconded by Councilor Shankle. Motion passed 7-0.

AYES: Vermillion, Shankle, Childress, Newland, Botsford, Lightner, Keyser.

NAYS: None.

ABSENTIONS: None.

**C. Planning Commission Seat – Declare Vacancy**

Mayor Keyser made the following announcement: "Councilor Lightner's appointment has created a vacancy on Planning Commission. Interested parties are welcome to apply beginning tomorrow morning. This opening is available to resident's within City limits only. The deadline for submissions is Friday, July 26, 2024. Applications will be reviewed by Planning Commission at the August 7th meeting, with a nomination for appointment being brought to Council at the August 14th meeting. Please visit the city's website for the application for citizen appointment."

**D. Library Liasion – New Appointment**

**ACTION:**

Mayor Keyser made a motion to appoint Councilor Lightner as a co-chair as the Library Liaison, seconded by Council President Newland. Motion passed 7-0.

AYES: Vermillion, Shankle, Childress, Newland, Botsford, Lightner, Keyser.

NAYS: None.

ABSENTIONS: None.

**E. Police Facility Update**

City Manager Huff announced that a groundbreaking ceremony is being planned for Friday, August 2<sup>nd</sup>. All Councilors are invited to attend. Chief Long shared that former Chief's Rod Lucich and Frank Shoefeld have been invited to attend. A brief construction update was also provided.

**STAFF COMMUNICATION**

- City Manager Huff is looking forward to the Police Facility Groundbreaking Ceremony.
- Finance Director Chauran shared that the Finance Department has been busy with auditors. Auditors completed their work in one day, opposed to the scheduled three, and Director Chauran is feeling confident that they are on track.
- City Recorder Teets announced that the Town Hall Meeting scheduled for June 20, 2024 has been cancelled. Elections season has begun. The first registered candidate is newly appointed Councilor, Darci Lightner. Applications for Citizen Appointment for Planning Commission are due to the Recorder's office on July 26, 2024.
- Police Chief Long explained that his crew is preparing for the 4<sup>th</sup> of July, as well as National Night Out.
- Library Director Hadley provided a staff report that is included in the packet.

**COUNCIL COMMUNICATION**

- Councilor Botsford announced the upcoming Chamber meeting time, as well as a brief update on the Giant Street Parade planning.
- Councilor Vermillion welcomed Councilor Lightner as the newest member of the Council.
- Councilor Shankle thanked Council for tree light funds, and feels that will be a great addition to town. She announced upcoming activities at the Molalla Aquatic Center and encouraged people to take advantage of the offerings.
- Councilor Childress explained that planning for Celebrate Molalla is in full-swing. She encouraged people to volunteer, and directed them where to sign up. (email [celebratemolalla@cityofmolalla.com](mailto:celebratemolalla@cityofmolalla.com))

- Council President Newland described the Parks CPC Fundraising opportunities that will be available this summer. The Parks CPC will be providing snacks for purchase at the Music in the Parks series. She is also gearing up for the Community Garage Sale, with funds going directly to the Parks CPC.
- Councilor Lightner had nothing to report.
- Student Council Liaison Peterson announced her graduation from high school on June 8, 2024. She also shared that Bobablastic is available as a vendor for events.
- Mayor Keyser thanked everyone that has contacted him and helped he and his wife as she experienced an aneurysm recently. He is overwhelmed by the community support and very grateful.

For the complete video account of the City Council Meeting, please go to YouTube  
“Molalla City Council Meetings – June 12, 2024”

**ADJOURN**

Mayor Keyser adjourned the meeting at 8:34pm.

  
\_\_\_\_\_  
Scott Keyser, Mayor

ATTEST:

  
\_\_\_\_\_  
Christie Teets, CMC - City Recorder



# Poverty In Clackamas County

JUNE 12, 2024

# Community Action

## **The Promise of Community Action**

Community Action changes people's lives, embodies the spirit of hope, improves communities, and makes America a better place to live. We care about the entire community, and we are dedicated to helping people help themselves and each other.

# Community Action in Clackamas County

- ▶ Clackamas County Social Services Division is the Community Action Agency for the county
- ▶ The Community Action Board – 9 member Advisory Board
- ▶ Community Needs Assessment every three years to identify the conditions of poverty
- ▶ CAB Action Plan

# 2024 CAB Action Plan

## 2024 Action Plan Goals

- ▶ Increasing awareness about the current state of poverty in Clackamas County, and programs that can help mitigate the impacts of poverty.
- ▶ Delivering accessible, equitable, and culturally responsive services; and
- ▶ Cultivating a sense of belonging so that all community members and program participants experience support, inclusion and safety when accessing CAA programs.



Poverty – lack of economic means to meet basic human needs.

Federal Poverty Level

Median Family Income

Asset-Limited, Income-Constrained, Employed

# Federal Poverty Level

- Established in 1964
- Based on 1962 Dept. of Agriculture's Economy Food Plan
- Assumes a household spends 1/3 of its income on food.
- Adjusted annually based on Consumer Price Index
- Standard across states

2023 Poverty Guidelines: 48 Contiguous States (all states except AK and HI)								
Household/ Family Size	25%	50%	70%	100%	125%	150%	175%	200%
1	\$3,645	\$7,290	\$10,935	\$14,580	\$18,225	\$21,870	\$25,515	\$29,160
2	\$4,930	\$9,860	\$14,790	\$18,720	\$24,650	\$29,580	\$34,510	\$39,440
3	\$6,215	\$12,430	\$18,645	\$24,860	\$31,075	\$37,290	\$43,505	\$49,720
4	\$7,500	\$15,000	\$22,500	\$30,000	\$37,500	\$45,000	\$52,500	\$60,000
5	\$8,785	\$17,570	\$26,355	\$35,140	\$43,925	\$52,710	\$61,495	\$70,280
6	\$10,070	\$20,140	\$30,210	\$40,280	\$50,350	\$60,420	\$70,490	\$80,560
7	\$11,355	\$22,710	\$34,065	\$45,420	\$56,775	\$68,130	\$79,485	\$90,840
8	\$12,640	\$25,280	\$37,920	\$50,560	\$63,200	\$75,840	\$88,480	\$101,120

# Outdated FPL Assumptions

## 2022 Consumer Expenditure Survey

Spending Category	All Consumers	Less than \$15,000	\$15,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$69,999	\$70,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 and more
Housing	33.8%	41.2%	41.2%	37.8%	36.6%	36.1%	34.6%	31.5%	31.1%	29.2%
Transportation	16.4%	13.7%	15.5%	18.1%	18.4%	18.4%	17.7%	17.5%	15.4%	13.9%
Food	12.4%	16.7%	14.1%	13.8%	12.5%	13.3%	12.4%	12.5%	11.9%	10.1%
Personal insurance and pensions	11.8%	1.2%	2.8%	4.8%	6.4%	8.7%	11.3%	13.9%	16.4%	18.3%
Healthcare	8.1%	8.6%	10.9%	10.0%	9.2%	8.6%	8.4%	8.2%	7.7%	6.0%
Apparel, personal care products and services	3.8%	5.1%	3.6%	4.0%	4.0%	3.8%	3.8%	3.4%	3.5%	3.7%
Entertainment	5.3%	4.8%	4.6%	4.3%	5.0%	4.5%	5.1%	5.2%	5.6%	6.7%
Cash contributions	3.6%	3.1%	3.0%	3.2%	3.7%	2.7%	2.4%	3.2%	3.5%	5.8%
Education	1.8%	2.1%	1.1%	0.7%	1.2%	1.0%	1.2%	1.5%	1.9%	3.6%

2023 FPL with Food at 16.7% of calculation - \$25,500

# Median Family Income

- Also known as Area Median Income or AMI
- Calculated based on specific geographic areas
- Uses U.S. Census data
- Used by HUD to determine eligibility for housing programs

Median Income Percentages 2021 (effective 4/1/2021)

Household Size	30%	40%	45%	50%	55%	60%	65%	80%	100%	120%
1	<b>\$20,300</b>	\$27,080	\$30,465	<b>\$33,850</b>	\$37,235	\$40,620	\$44,005	<b>\$54,150</b>	\$67,830	\$81,396
2	<b>\$23,200</b>	\$30,960	\$34,830	<b>\$38,700</b>	\$42,570	\$46,440	\$50,310	<b>\$61,900</b>	\$77,520	\$93,024
3	<b>\$26,100</b>	\$34,840	\$39,195	<b>\$43,550</b>	\$47,905	\$52,260	\$56,615	<b>\$69,650</b>	\$87,210	\$104,652
4	<b>\$29,000</b>	\$38,680	\$43,515	<b>\$48,350</b>	\$53,185	\$58,020	\$62,855	<b>\$77,350</b>	<b>\$96,900</b>	\$116,280
5	<b>\$31,350</b>	\$41,800	\$47,025	<b>\$52,250</b>	\$57,475	\$62,700	\$67,925	<b>\$83,550</b>	\$104,652	\$125,582
6	<b>\$35,580</b>	\$44,880	\$50,490	<b>\$56,100</b>	\$61,710	\$67,320	\$72,930	<b>\$89,750</b>	\$112,404	\$134,885
7	<b>\$40,120</b>	\$48,000	\$54,000	<b>\$60,000</b>	\$66,000	\$72,000	\$78,000	<b>\$95,950</b>	\$120,156	\$144,187
8	<b>\$44,660</b>	\$51,080	\$57,465	<b>\$63,850</b>	\$70,235	\$76,620	\$83,005	<b>\$102,150</b>	\$127,908	\$153,490

# Asset-Limited, Income Constrained, Employed (ALICE)

- Launched by the United Way of Northern New Jersey and spread to include 31 U.S. states
- Grassroots movement to bring attention to the mismatch between low-paying jobs and the cost of survival
- Focused on households that earn more than the poverty level, but less than its basic survival budget
- Considers household composition and geographic location

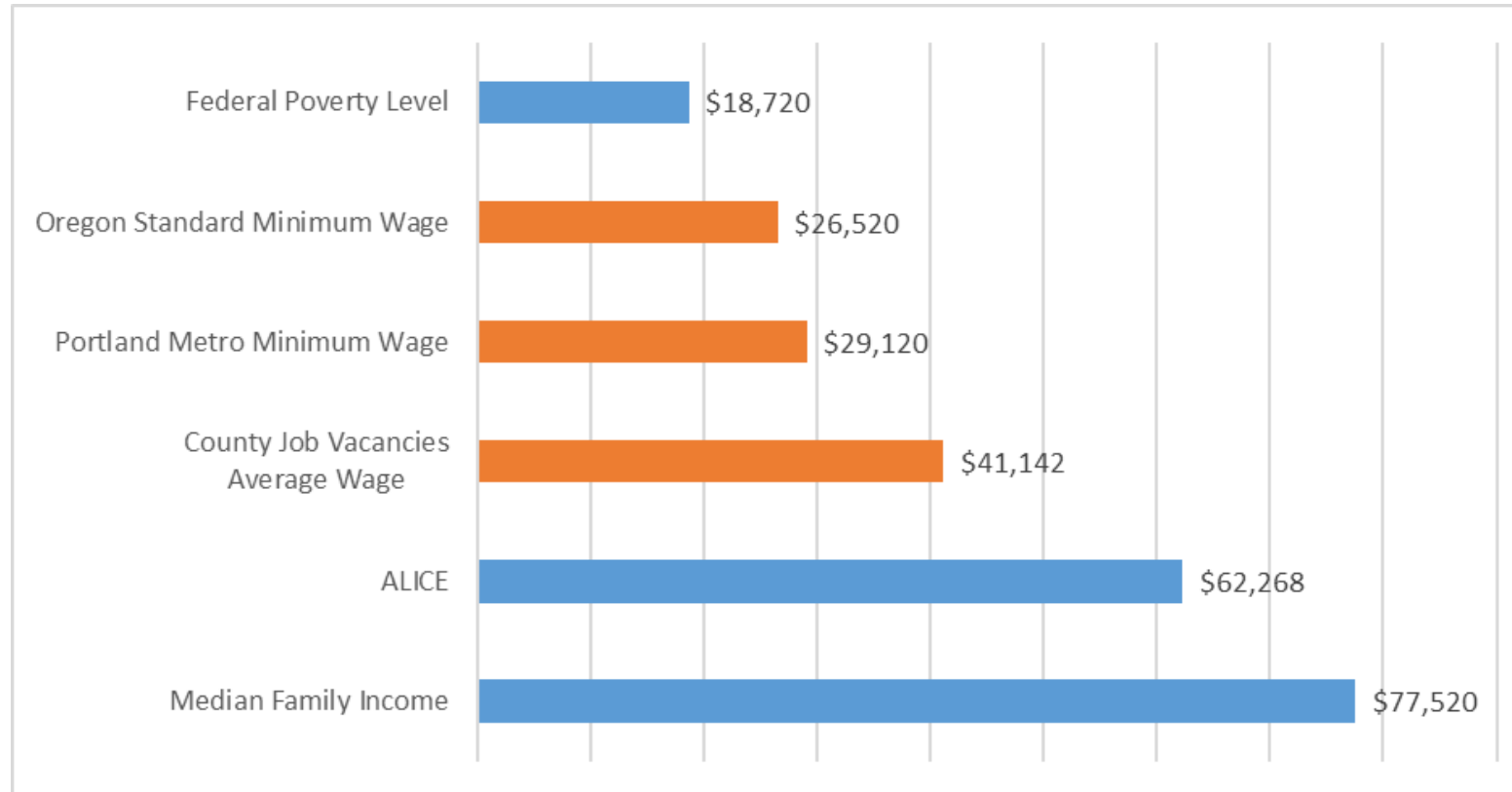
## Budget Categories

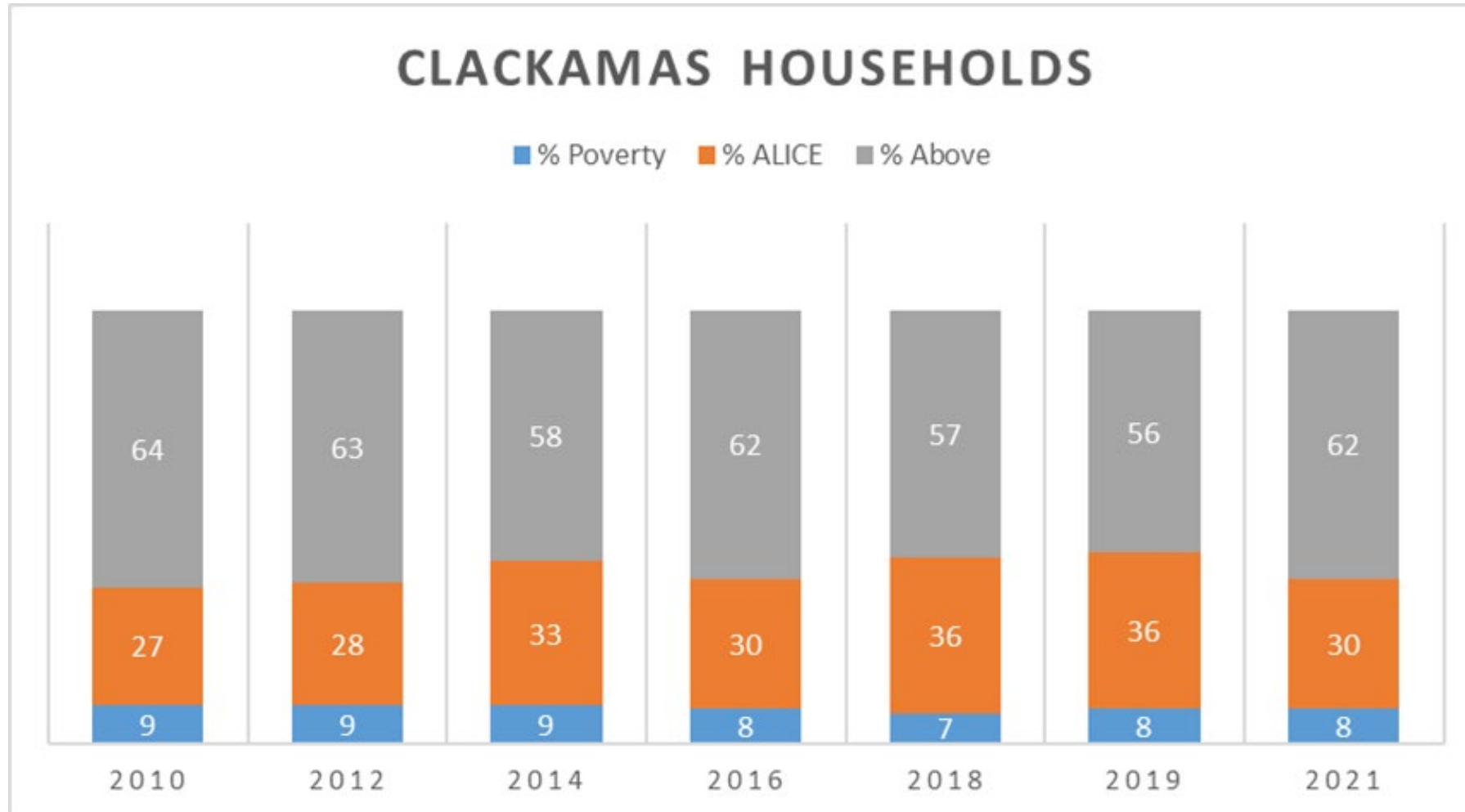
- **Housing** – HUD fair market rates
- **Child care** – state market-rate surveys
- **Food** – USDA low-cost food plan
- **Transportation** – considers public transit, one car per household
- **Health care** – assumes employer-sponsored health insurance
- **Technology** – Smartphone plan
- **Misc.** – 10% of all other costs
- **Taxes** – including eligible credits

## 2021 ALICE Household Survival Budget

Monthly Costs and Credits	Single Adult	One Adult, One Child	One Adult, One In Child Care	Two Adults	Two Adults Two Children	Two Adults, Two In Child Care	Single Senior	Two Seniors
Housing - Rent	\$1,637	\$1,676	\$1,676	\$1,676	\$1,918	\$1,918	\$1,637	\$1,676
Housing - Utilities	\$154	\$239	\$239	\$239	\$292	\$292	\$154	\$239
Child Care	\$0	\$244	\$650	\$0	\$488	\$1,400	\$0	\$0
Food	\$484	\$820	\$736	\$887	\$1,446	\$1,318	\$446	\$818
Transportation	\$350	\$448	\$448	\$526	\$826	\$826	\$303	\$432
Health Care	\$146	\$460	\$460	\$460	\$808	\$808	\$517	\$1,035
Technology	\$75	\$75	\$75	\$110	\$110	\$110	\$75	\$110
Miscellaneous	\$285	\$396	\$428	\$390	\$589	\$667	\$313	\$431
Tax Payments	\$475	\$1,000	\$1,102	\$850	\$1,498	\$1,746	\$536	\$828
Tax Credits	\$0	(\$372)	(\$625)	\$0	(\$744)	(\$1,267)	\$0	\$0
Monthly Total	\$3,606	\$4,986	\$5,189	\$5,138	\$7,231	\$7,818	\$3,981	\$5,569
ANNUAL TOTAL	\$43,272	\$59,832	\$62,268	\$61,656	\$86,772	\$93,816	\$47,772	\$66,828
Hourly Wage	\$21.64	\$29.92	\$31.13	\$30.83	\$43.39	\$46.91	\$23.89	\$33.41

## Income Level based on 2021 Wages and One Adult/One Preschooler Household







# Households below the ALICE threshold in Clackamas County

## Percentage of households below the ALICE threshold

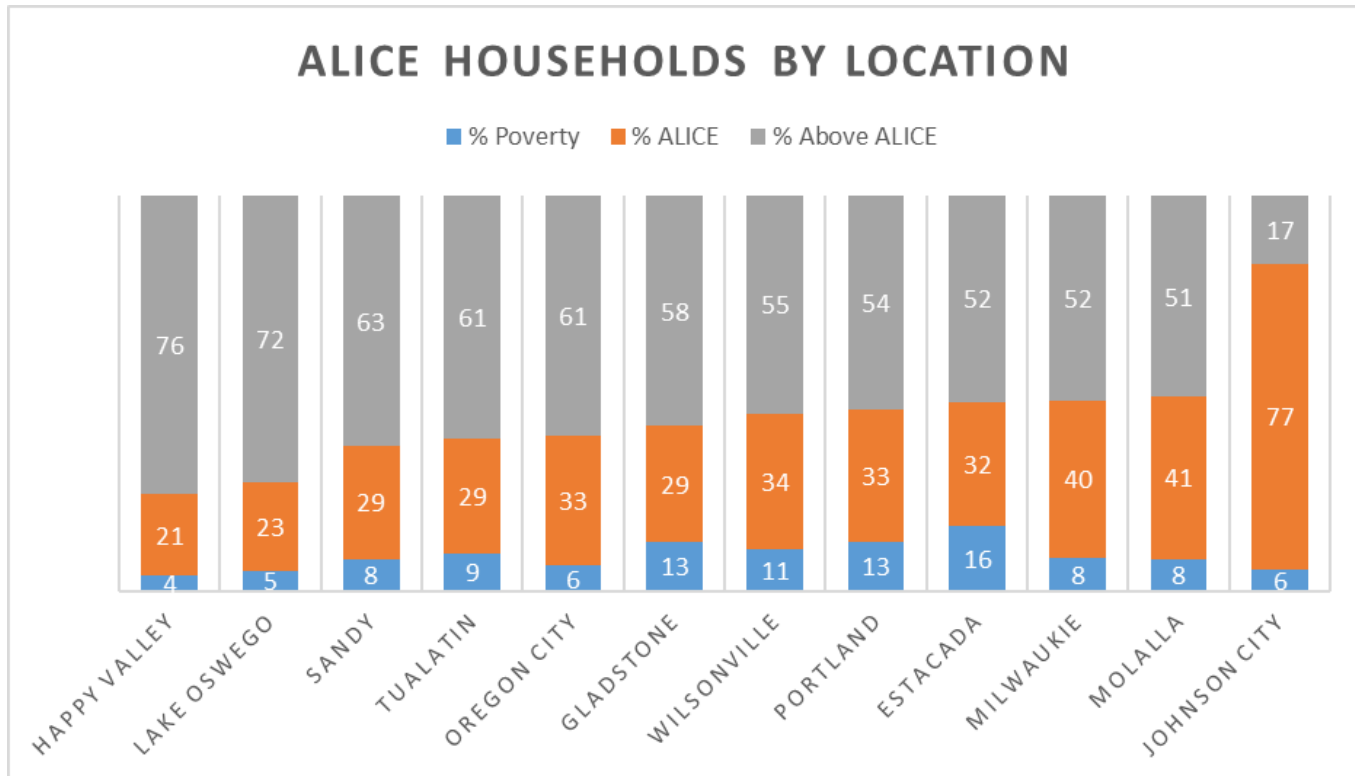
- ▶ Householders under age 25 – **83%**
- ▶ Single-Female-Headed (with children) – **75%**
- ▶ Black/African American households – **55%**
- ▶ Hispanic/Latino(a/x) households – **50%**
- ▶ Householders 65 years and older – **47%**

# How does Molalla Compare?

## Molalla Statistics

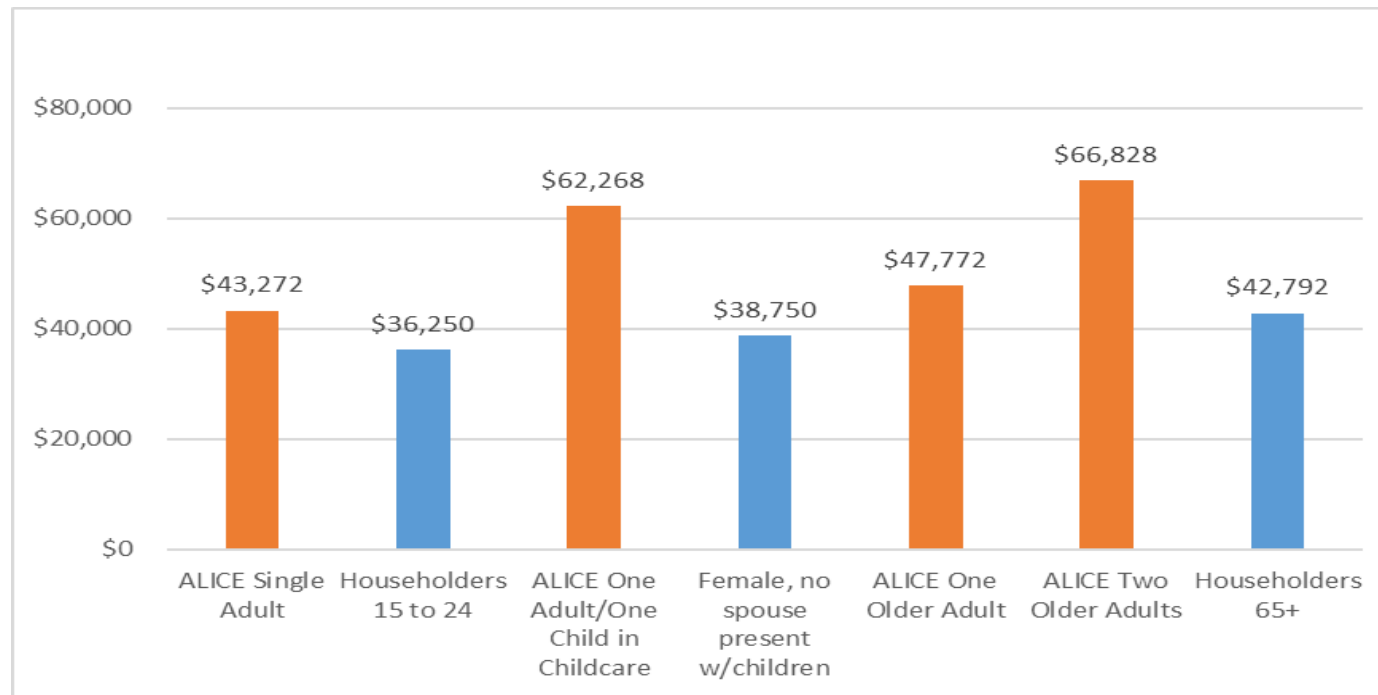
- ▶ 10,228 Residents
- ▶ 3,781 households
  - ▶ 1,853 below ALICE threshold
- ▶ \$77,442 median household income

Sources: American Community Survey 2018-2022 estimate; 2020 Decennial Census; ALICE



# Molalla households more likely to be below the ALICE threshold

## Molalla Median Annual Incomes (Blue) vs. ALICE Survival Budget (Orange)



Source: American Community Survey 5-Year Estimates (2018-2022)

# Next Steps & Questions

# Molalla Parks Fundraiser



**Come make your own  
14" Welcome Sign**

**SUNDAY JUNE 23RD  
Molalla Moose Lodge  
2PM - 4PM**

**The Molalla Parks CPC is hosting a sign making class!  
This will be a fundraiser to help improve the existing  
city parks. All supplies and instruction included  
Cost is \$50 per sign. We are offering a take home kit for \$40,  
colors of take home kits may be limited.**

**YOU MUST RESERVE AND PREPAY FOR THIS CLASS.**

**LIMITED SPOTS AVAILABLE**

**To reserve your spot, contact Kristy at  
molallavolunteer@gmail.com or  
text / call 503-351-9304**