

CPO 12C Cornelius and West Dairy Creek Meeting Notes

3-13-18

The goals of CPO 12C are to inform citizens on issues and topics of interest in their community, help them participate in their government, and provide a forum to interact with city and government officials and representatives. So come and join your neighbors at our next meeting (held second Tuesday of each month, Sept - May @ Free Orchards Elementary School 6:30pm - 8:00 pm!

If you have a few hours each month and would like to improve your neighborhood and community and their interaction with your government, please consider serving on your CPO.

Website Shortcut to CPO12C page www.washcoCPO12c.org

Website Shortcut to overall CPO program page www.WashcoCPO.org

Website full URL address remains the same: www.co.washington.or.us/CAO/CPO/CPO12C

Email staff [Mike Dahlstrom@co.washington.or.us](mailto:Mike_Dahlstrom@co.washington.or.us) or [Carol Renaud@co.washington.or.us](mailto:Carol_Renaud@co.washington.or.us)

Email CPO 12C cpo12cleadership@gmail.com officers Joseph Auth (Chair), Sarah Jackson (Vice Chair), Margaret Banks (Secretary)

1. WELCOME & OPENING COMMENTS (Joseph Auth, CPO12C Chair)

If you have topics you would like the CPO to consider adding to an agenda, please contact Joseph Auth

2. PUBLIC SAFETY UPDATE (Deputy Shook, Cornelius Police Department-Sheriff's Office)

Deputy Shook is responsible for patrolling the west end of Washington County.

Homeless: The Sheriff's Office is working with cities, churches and other organizations that assist the homeless, to come up with a better plan of helping them. There are a lot of rules in various jurisdictions regarding the homeless and a lot of programs to navigate. Part of what they are talking about is how to coordinate assistance efforts.

There are various groups of homeless people, including those with mental health issues, drug abusers/criminals, people in poverty or that are out of work, and those that like the lifestyle and want to camp out. Part of the issue is getting homeless people that want to be helped the help *they* need to address *their* issues. Affordable housing will help, but some homeless need additional help with other issues.

Homeless people generally stay in emergency shelters during the cold winter months so they are out of sight, but disperse into urban and rural areas when the shelters close in March. Many of the homeless in Washington County have come out of Portland to avoid the high crime rate. Some disperse via public transit, such as light rail. Some are also incarcerated in the Hillsboro jail for various offenses..

3. ANNOUNCEMENTS

- **CPO 12C Meetings second Tuesday of each month, 6:30 – 8 pm; Free Orchards Elementary School Library, 2499 S Beech Street..** Next meeting on April 10th will be the County Chair Candidate Forum. It will be held at the Forest Grove Library Rogers Room at 6:30pm.

4. CANDIDATE FORUM FOR THE MAY 2018 ELECTION (Jerry Willey and Kimberly Culbertson, candidates for the Washington County Board of Commissioners District 4 Seat)

District 4 covers the cities of Banks, Cornelius, Forest Grove, Gaston, Hillsboro, North Plains, and rural western Washington County. Each candidate had 30 minutes to introduce themselves, their vision for the County, and answer questions from attendees. The following are excerpts from the evening. Please contact the candidates directly if you have additional questions or would like more information. [CPO12C does not endorse candidates.](#)

Jerry Willey

Jerry has served as the Mayor of Hillsboro and has held various positions on committees and boards. He provided handouts with additional information regarding his background and a map of District 4. They are included in the attachments.

- Washington County has not raised taxes in a long time and he wants to keep it that way.
- It takes expertise and understanding with other elected officials to make progress
- Strengths of Washington County include lots of jobs and lots of good jobs.
- Pressing issues:
 - Fast growth – there are 38 new residences and 27 new cars registered every day in Washington County. A lot of the growth is going to Banks, North Plains and the edges of cities and the Urban Growth Boundaries.
 - Transportation issues and Tri-Met challenges
 - UGB challenges
- He co-chaired the Washington County Futures Transportation Study. The effort received 5,300 electronic responses to their survey. Transportation #1 issue now with citizens; public transit is the #2 issue. People are tired of being grid-locked in their commute and are tired of traffic in their neighborhoods. One current effort is working with Tri-Met to enhance areas with little or no service so some commuters can take public transit.
- MSTIP Program is the major street improvement program initially approved back in 1980s. Funding now comes out of general funds from taxes. They need to be protective of these funds and the program in order to continue projects.
- Housing is needed for all income brackets. Housing and rentals are very expensive. Affordable housing is subsidized housing for low income people. They have funding for 1,000 units over the next year, but the need is much higher. Metro is talking about a 20 cent/thousand tax to raise money for affordable housing. It will generate about \$500 million dollars and will be on the November ballot.
- Education – how does the County help in education? They have State Legislature funding and commit a significant amount to schools.
- Public Safety, including the enhanced Sherriff patrol. They are talking about safety in schools and gun control. We have got to provide a safe environment for our kids.
- Sanctuary cities, counties and states – The Hillsboro City Council was split. This issue came up in his last month as the Hillsboro Mayor. He left the decision so it could be made after he left office since he was close to the end of his term. Hillsboro became a sanctuary city.

- It's important to talk about how the entire community is protected. Need to work together on immigration and gun control – partisan politics will not work. This is a non-partisan race and it must stay that way.

Q – What are we going to do with the homeless problem?

A – Many folks have mental health issues that need to be addressed. It's more than just providing housing. And light rail brings them right to our doorstep. It's a complex issue.

Q – Expecting incredible growth in near future – how are we going to get to a better housing position?

A – Metro's 20 cent/thousand bond measure will raise funds to provide more affordable housing if it passes. Developers are currently paying \$600,000/acre for lots within the Urban Growth Boundary, which means housing they develop will be expensive.

Kimberly Culbertson

Formerly part of Hearts of Hillsboro Neighborhood Association and currently OSU Extension Master Gardener. District 4 occupies 2/3 of the Washington County area. The decisions we make over the next 20 years will determine the mix of land uses, including country, farms and cities. Cares deeply about growth and traffic issues and our children's future.

- There are lots of urban challenges: homelessness, affordable housing, and traffic.
- Would like to create viable plans to deal with the growth - why she wants to be a County Commissioner – to have an impact. Growth management is planning.
- Safe housing is needed to get homeless back on their feet.
- Traffic congestion – work with research to plan to improve the safety of current roadways.
- Committed to listening to all communities in this County
- My qualifications:
 - Will be available to listen and represent you.
 - Has variety of public service in various groups and committees.
- Never seen a clearer choice in this race for years. Heart is with farmers and aging citizens.

Vision of Washington County's future: this County needs to be livable so people can raise a family or age in place. It needs to be walkable. People should not need to worry about traffic. People need to be aware of others' needs. Washington County should be a place where you can work and afford to live. Want farmers to make a family wage. A place where all cultures are embraced. A place where people are able to build community, raise children and build a life.

Q – Where are you at with sanctuary status?

A – Testified before a city council a few days ago about this issue. Sanctuary is a vote of confidence in the people who live here.

Q – What if federal funding for Oregon is cut off as a result of sanctuary status?

A – We're following our local laws. Our people and diversity are our strength. We need to follow our heart.

Q – Concern with farm land loss as the UGB is expanding. We need to grow our food locally.

A – Need to keep farms profitable. Work on code to allow farmers a second income. We have to keep some land in crops.

Q – I live in Forest Grove. We had mom move in to a garage we converted into housing for her. The problem is we had to jump through hoops to move her in, and we have to have her health checked periodically. Our property taxes went up \$3,500! We may have to move due to high property taxes. With multi-generational families, is there a possibility of getting a break on taxes?

A – This opened my eyes to a problem of an auxiliary dwelling unit for family members. Need to figure out how to let value of extended families living together work out for the family.

Q – You talked about an understanding of soil, nutrients, etc. What can we do to make sure what’s happening in the County doesn’t threaten our health?

A – We could possibly use Washington County’s influence to get DEQ to do more monitoring. Need to look at facts, issues and ‘heart’.

Q – Concerned we have lost lots of agri-business due to growth.

A – Need to make farms a value.

QUESTIONS FOR BOTH CANDIDATES

Q – The district commissioner’s position is a part time position. Will you have a second job, and will you be more open to your constituents?

- Kimberly: I sell vintage clothing online and will have time, and can live on salary.
- Jerry: I am retired.

Q –What about ensuring fresh vegetables and food in addition to affordable housing? What can you do as a commissioner?

- Jerry: They do that already through farmer’s markets. Good, local grown affordable fruits & veggies. The farm community has done a good job. The purpose of the Urban Growth Boundary was to protect farmland. It has with exception of the Grand Bargain. If we want affordable housing and want to preserve farmland, we must have 50 years of land within the Urban Growth Boundary.
- Kimberly: Poor people aren’t going to farmer’s markets. That’s the challenge. If we have affordable housing for the public good, we can build options for urban farming into our plans. This is being done elsewhere. It works in cities – not sure about unincorporated areas.

Q – How many code compliance officers do we have?

- Kimberly: One
- Jerry: don’t know

Q – Washington County applies Future Development 20 zoning when land comes into the UGB, which prevents people who do not want to go into the UGB from expanding their farm use within the UGB. How will you deal with this zoning issue?

- Jerry: If farmland is brought into the UGB, farmers can continue farming as long as they are not annexed into a city. As long as in an unincorporated area, they can continue to farm.
- Kimberly: I honor farmers and the right to farm. We can find a way.

Q: How will you balance opposing views?

- Kimberly: Look at highest value and plan accordingly. Lead with heart. \$ is part of it, but other values are important.
- Jerry: I will bring players together to find a resolution, something that works so we can move on.