

Metro

600 NE Grand Ave.
Portland, OR 97232-2736
oregonmetro.gov



Metro

Minutes

Thursday, December 18, 2025

10:30 AM

Metro Regional Center, Council chamber;
<https://zoom.us/j/615079992> (Webinar ID: 615079992) or
253-205-0468 (toll free), <https://www.youtube.com/watch?v=SUB0Ah0vPxQ>

Council meeting

1. Call to Order and Roll Call

President Peterson called the meeting to order at 10:30 a.m.

Present: 7 - Council President Lynn Peterson, Councilor Duncan Hwang, Councilor Mary Nolan, Councilor Gerritt Rosenthal, Councilor Juan Carlos Gonzalez, Councilor Christine Lewis, and Councilor Ashton Simpson

2. Public Communication

Sarah Radcliffe, Habitat for Humanity, spoke in favor of the land bank proposal in the Supportive Housing Services program.

3. Consent Agenda**3.1 Resolution No. 25-5556 For the Purpose of Confirming the Appointment of Dave Parulo to the Metropolitan Exposition Recreation Commission**

Attachments: [Resolution no. 25-5556](#)
[Staff Report](#)
[Attachment 1- Washington County Recommendation Letter](#)

3.2 Resolution No. 25-5547 For the Purpose of Confirming the Reappointment of Karis Stoudamire-Phillips, Deidra Krys-Rusoff and David Penilton to the Metropolitan Exposition Recreation Commission

Attachments: [Resolution No. 25-5547](#)
[Staff Report](#)

3.3 Resolution No. 25-5543 For the Purpose of Adding, Amending, or Canceling Four Projects to the 2024-27 MTIP to Meet Federal Project Delivery Requirements

Attachments: [Resolution No. 25-5543](#)
[Exhibit A](#)
[Staff Report](#)
[Attachment 1- Public Comment Period Summary](#)

3.4 Consideration of the November 13, 2025 Council Meeting Minutes

Attachments: [November 13, 2025 Council Meeting Minutes](#)

3.5 Consideration of the November 20, 2025 Council Meeting Minutes

Attachments: [November 20, 2025 Council Meeting Minutes](#)

3.6 Consideration of the December 4, 2025 Council Meeting MinutesAttachments: [December 4, 2025 Council Meeting Minutes](#)

A motion was made by Councilor Gonzalez, seconded by Councilor Simpson, to adopt items on the consent agenda. The motion carried unanimously.

4. Presentations**4.1 Supportive Housing Services Follow-Up Audit**

Presenter(s): Brian Evans (he/him), Metro Auditor

Attachments: [Supportive Housing Services Follow-Up Audit](#)
[Supportive Housing Services Follow-Up Audit Highlights](#)

Metro Auditor Brian Evans described the follow-up conducted to the original audit, Supportive Housing Services Shared Oversight Reduces Transparency and Accountability (January 2024). Chief Operating Officer Marissa Madrigal provided the management response.

Councilor Hwang appreciated that the audit prioritized distributing funds by need rather than formula. In response to his question about successful enforcement mechanisms, staff described Multnomah County's Corrective Action Plan, noting the importance of flexibility and the opportunity for future improvements to such plans. Council Hwang asked staff to provide criteria and outcomes for Corrective Action Plans in the future.

Councilor Rosenthal asked staff to clarify the timeline for corrections and whether the new structure would consider needs-based distribution. Audit Evans clarified that the audit was completed before Metro Council approved a package of reforms to the existing Supportive Housing Services (SHS) program. Housing staff explained that some actions will be complete within a year; others are long-term.

Councilor Lewis responded to audit findings citing a lack of

transparency by noting that the issues named were openly discussed by oversight bodies at public meetings. Councilor Lewis and President Peterson agreed that the new committee will address issues highlighted in the audit and further increase transparency.

5. Resolutions

5.1 Resolution No. 25-5541 For the Purpose of Metro Council's Acceptance of the Results of the Independent Audit for Financial Activity During Fiscal Year Ending June 30, 2025

Presenter(s): Brian Evans (he/him), Metro Auditor
Brian Kennedy (he/him), Chief Financial Officer
Ashley Osten (she/her), Principal, Baker Tilly

Attachments: [Resolution No. 25-5541](#)
[Exhibit A](#)
[Exhibit B](#)
[Staff Report](#)

Auditor Evans, Metro's external auditor and Metro's Chief Financial Officer provided a brief overview of the previous fiscal year.

Councilor Rosenthal and President Peterson both commented on the importance of transparency and accuracy when building trust with the community.

A motion was made by Councilor Gonzalez, seconded by Councilor Simpson, that this item be approved. The motion passed by the following vote:

Aye: 7 - Council President Peterson, Councilor Hwang, Councilor Nolan, Councilor Rosenthal, Councilor Gonzalez, Councilor Lewis, and Councilor Simpson

5.2 Resolution No. 25-5525 For the Purpose of Renewing City of Roses Disposal & Recycling, Inc's Solid Waste Facility Franchise to Operate a Transfer Station

Presenter(s): Hila Ritter (she/her) Standards and Compliance Manager,

WPES

Warren Johnson, Policy and Compliance Program Director,
WPES

Attachments: [Resolution No. 25-5525](#)

[Exhibit A](#)

[Exhibit B](#)

[Staff Report](#)

[Attachment 1 - Public Comment Report](#)

COO Madrigal reviewed the applicant's response to staff review and staff's current recommendation for the franchise agreement. Staff detailed findings of a complaint against the applicant and recommended a one-year franchise renewal.

Councilor Hwang asked the practical difference between short-term renewal and early termination of a franchise agreement. Councilor Gonzalez reiterated these questions. Staff confirmed that Metro retains authority to suspend and terminate franchise agreements at any time, based on findings.

Staff specified that they expect to complete the findings within the upcoming quarter. They clarified for President Peterson that they anticipate it will take about six months to rectify issues, based on current information. Staff further noted for Councilor Rosenthal that the applicant indicated it could meet this timeline.

Councilor Lewis commented on the environmental and public safety aspect of the regulations and asked the proportion of complaint-driven visits. Staff clarified that one visit was complaint-driven out of 18 visits.

Staff described for Councilor Gonzalez the proportionality of complaints to regulatory actions and noted that this is the first recommendation for a one-year extension. COO Madrigal detailed the five criteria in Metro Code for developing a recommendation. In response to a question

from Councilor Gonzalez, staff could not recall a time a franchise agreement was terminated, and noted that the applicant has committed to fixing problems.

Councilor Hwang expressed concern that the decision could have unintentional consequences for the applicant, such as accessing financing. He also emphasized his desire to ensure applicants are treated fairly over time. Staff explained that the situation before Council is unique in terms of past agreements, resulting in a unique recommendation.

Councilor Simpson remarked in the same vein that the recommendation did not adequately consider impacts to applicant's business. COO Madrigal reminded Council of its authority to change the terms of the agreement.

Councilor Gonzalez asked for staff input on the perceived level of severity of the recommendation, given its unique nature. Staff recalled for Councilor Gonzalez a time that Council chose a different approach to a franchise agreement than that recommended by staff.

Before entertaining a motion, President Peterson offered the opportunity for public comment on the resolution. After public comments (below),

Councilor Simpson moved to amend the resolution to extend the franchise for five years and direct Metro's COO to report the investigation's findings to Metro Council, seconded by Councilor Rosenthal. The motion passed.

Councilor Hwang shared his support for the motion, given the lack of precedent for the recommendation and an ongoing investigation. Councilor Gonzalez agreed that precedent is important; he thanked the applicant for their willing cooperation.

Councilor Lewis said her support was largely predicated on the risk of access to capital, and from a regulatory

perspective, the investigation continues to prioritize human and environmental health.

Councilor Rosenthal appreciated the applicant for its efforts, given the difficulty of running a solid waste facility. Councilor Nolan agreed with the comments of their colleagues broadly and thanked COR's leadership for sharing their story.

President Peterson concluded discussion with importance of Council's role in finding balance as a regulator and in supporting the community. She directed staff to provide an update on the investigation in March in a public meeting.

A motion was made by Councilor Gonzalez, and seconded by Councilor Simpson, that this Resolution be approved. The motion carried by the following vote:

Aye: 7 - Council President Peterson, Councilor Hwang, Councilor Nolan, Councilor Rosenthal, Councilor Gonzalez, Councilor Lewis, and Councilor Simpson

Public Comment on Resolution No. 25-5525

Each of the fourteen testifiers recommended a five-year renewal to the applicant's franchise agreement.

Marcus Mundy, Coalition of Communities of Color, described the applicant as a strong partner.

Horace Jenkins, City of Roses Recycling and Disposal (COR) (the applicant), and Donelle Morgan, Elevate Oregon, spoke to the company's equitable hiring and employment practices and support for youth.

Mary Peveto, Neighbors for Clean Air, and Tim Miller, Oregon Business for Climate, highlighted applicant's commitment to the environment and a circular economy, with the first-in-the-region electric fleet.

Corky Collier, Columbia Corridor Association, and Nate McCoy, National Association of Minority Contractors and Black Businesses Alliance, emphasized the applicant's contributions to the community and the thoughtful response to regulatory issues.

Stephen Greene, Better Portland, shared concerns about the applicant's ability to access capital with a one-year franchise. He listed the challenges facing small, local businesses. He and Andrew Hoan, Portland Metro Chamber, both highlighted applicant's contributions to the community.

James Posey, NAACP, reviewed a history of Black-owned businesses in the waste industry and described the actions as racist, and he the applicant makes significant contributions to the community.

Andrew Colas, Colas Construction, commented on the first-ever penalty, then described the role the company's principals play in the community. Hector Marquez, Historic Parkrose also shared the positive contributions in the neighborhood.

Al Simpson, COR founder, and Alando Simpson, CEO, thanked Metro for its technical and professional support that helped the company grow. They shared the company's history and Alando described how a one-year renewal could hurt the company, even as they work to rectify the issues. Per President Peterson's question, Alando Simpson noted financial and employment impacts stemming from a one-year renewal, preferring a five-year extension to an interim solution.

5.3 Resolution No. 25-5535 For the Purpose of Adopting the 2025 Regional Housing Coordination Strategy

Presenter(s): Emily Lieb (she/her), Housing Department Policy Director
Eryn Kehe (she/her), Urban Policy and Development

Manager

Attachments:

[Resolution No. 25-5535](#)

[Exhibit A](#)

[Appendix 1 - Household Demographic and Socioeconomic Characteristics](#)

[Appendix 2 - Opportunity Maps](#)

[Appendix 3 - Market Conditions and Barriers to Housing Development](#)

[Appendix 4 - Evaluation of RHCS Actions](#)

[Appendix 5 - Review of Past Housing Actions Taken by Metro](#)

[Appendix 6 - Equitable Engagement Summary](#)

[Appendix 7 - Full List of RHCS Action Ideas](#)

[Staff Report](#)

Councilor Rosenthal asked the penalties for missing the state deadline for submission, should additional changes be made, noting a need to address a drop in construction with several potential causes.

President Peterson urged caution against being out of compliance, given potential impacts to state funding. She recommended robust communication about the strategy as progress continues, particularly if issues arise. She also expressed a desire for sharing information about innovation and code alignment across the region to support development.

Staff clarified that implementing changes requires planning, so the most immediate necessary steps may not appear to have the biggest impact.

Councilor Lewis hoped for code improvements in the region to support more transit-oriented development, although she recognized that current TriMet funding does not raise that issue to a top priority at this time. Councilor Lewis also asked if county partners were satisfied with connections to supportive housing services; staff affirmed this plan and

others in the agency address those concerns.

A motion was made by Councilor Gonzalez, seconded by Councilor Simpson, that this item be approved. The motion passed by the following vote:

Aye: 7 - Council President Peterson, Councilor Hwang, Councilor Nolan, Councilor Rosenthal, Councilor Gonzalez, Councilor Lewis, and Councilor Simpson

5.4 Resolution no. 25-5558 For the Purpose of Providing Up to \$500,000 to Supportive Housing Services Local Implementation Partners to Provide Financial Support for Metro Residents Impacted by Federal Enforcement Actions

Presenter(s): Val Galstad, Interim Deputy Housing Director, Metro

Attachments: [Resolution no. 25-5558](#)
[Staff report](#)

Councilor Gonzalez introduced the resolution and described the impact immigration enforcement is having on the community, including residents with legal status.

Staff described the proposal to contract with Metro's existing local implementation partners who already provide supportive housing services. The funding would provide families with assistance for eligible uses under the existing program. They confirmed that funding exists to support the request.

Councilor Rosenthal asked whether those eligible uses include transportation for specific partners; Metro Attorney Carrie MacLaren indicated it likely would not be eligible.

A motion was made by Councilor Gonzalez, seconded by Councilor Simpson, that this item be approved. The motion passed by the following vote:

Aye: 7 - Council President Peterson, Councilor Hwang, Councilor Nolan, Councilor Rosenthal, Councilor Gonzalez, Councilor Lewis, and Councilor Simpson

5.5 **Resolution No. 25-5557 For the Purpose of Establishing a Framework for Regional Action to Mitigate the Impacts of Federal Funding Cuts and Federal Enforcement Actions on Metro Residents**

Presenter(s): Marissa Madrigal (she/her), Chief Operating Officer

Attachments: [Resolution No. 25-5557](#)
[Staff Report](#)

COO Madrigal described a framework under which the COO would consider approaches to ending harm to residents in the region, when resources may be allocated for such purposes, and criteria for guiding decisions for utilizing limited resources.

A motion was made by Councilor Rosenthal, seconded by Councilor Gonzalez, that this item be approved. The motion passed by the following vote:

Aye: 6 - Council President Peterson, Councilor Hwang, Councilor Rosenthal, Councilor Gonzalez, Councilor Lewis, and Councilor Simpson

Excused: 1 - Councilor Nolan

6. Ordinances (Second Reading)

6.1 **Ordinance No. 25-1535 For the Purpose of Amending Metro Code Chapters 3.07 and 3.09 to Make Housekeeping Updates, Modernize Public Notice Methods, Incorporate Plain Language Best Practices, and Implement New Statutory Metro District Annexation Requirements**

Presenter(s): Glen Hamburg (he/him), Senior Regional Planner

Attachments: [Ordinance No. 25-1535](#)
[Exhibit A](#)
[Exhibit B](#)
[Staff Report](#)
[Attachment 1 - Summaries of Amendments](#)
[Attachment 2 - House Bill 2356 of the 2024 Legislative Session](#)

No discussion.

A motion was made by Councilor Simpson, seconded by Councilor Lewis, that this item be approved. The motion passed by the following vote:

Aye: 6 - Council President Peterson, Councilor Hwang, Councilor Rosenthal, Councilor Gonzalez, Councilor Lewis, and Councilor Simpson

Excused: 1 - Councilor Nolan

7. **Chief Operating Officer Communication**
8. **Councilor Communication**
9. **Adjourn to Executive Session**

With no further business, President Peterson adjourned the Council meeting into an executive session at 1:53 p.m. The executive session was held in Room 375, pursuant to ORS 192.660(2)(h), to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed, and ORS 192.660(2) (f), to consider information or records that are exempt by law from public inspection.



Anne Buzzini, Council Legislative Advisor
January 9, 2025