



# CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

## AGENDA

### CITY COUNCIL – WORK SESSION

Troutdale City Hall - Council Chambers  
219 E. Historic Columbia River Hwy. (Lower Level, Rear Entrance)  
Troutdale, OR 97060-2078

**Tuesday, January 19, 2016 – 6:30pm**

Mayor

Doug Daoust

City Council

David Ripma

Eric Anderson

Larry Morgan

Glenn White

Rich Allen

John Wilson

City Manager

Craig Ward

1. Roll Call

2. PRESENTATION & DISCUSSION: Utility Fee Rate

Steve Gaschler, Public Works Director & Clark Worth & Libby Barq, Barney & Worth Inc.

3. DISCUSSION: 2015-2016 Budget Amendments

Craig Ward, City Manager

4. Adjourn

**Doug Daoust, Mayor**

Dated: 1/12/16

Further information and copies of agenda packets are available at: Troutdale City Hall, 219 E. Historic Columbia River Hwy., Monday through Friday, 8:00 a.m. - 5:00 p.m.; on our Web Page [www.troutdaleoregon.gov](http://www.troutdaleoregon.gov) or call Sarah Skroch, City Recorder at 503-674-7258.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to: Sarah Skroch, City Recorder 503-674-7258.



# CITY OF TROUTDALE



## STAFF REPORT

**SUBJECT / ISSUE:** A discussion regarding the long term financial analysis and sustainability of the Water, Sewer and Stormwater funds.

**MEETING TYPE:**  
City Council Work Session

**MEETING DATE:** January 19, 2016

**STAFF MEMBER:** Steve Gaschler  
**DEPARTMENT:** Public Works

**ACTION REQUIRED**  
Information/Discussion

**ADVISORY COMMITTEE/COMMISSION RECOMMENDATION:**  
Not Applicable

**PUBLIC HEARING**  
No

**Comments:**

**STAFF RECOMMENDATION:** None at this time discussion only

**EXHIBITS:** "A" 2015 Storm Water Accounts Cap Removed. "B" Currently Capped Storm Water Accounts. "C" Storm Water Cap Removed Letter. "D" Storm Water Cap Increase Letter

**Subject / Issue Relates To:**

Council Goals       Legislative       Other (describe)  
*Maintain stability in Public Works Funds*

**Issue / Council Decision & Discussion Points:**

- ◆ The need for public outreach and feedback
- ◆ The need to discuss and adopt policies regarding utility rates before discussing rate setting strategies
- ◆ Stormwater rate cap

**BACKGROUND:**

The Troutdale Municipal Code establishes Water, Sewer and Stormwater utility fees and authorizes the City Council to adjust the amount of the fees by Resolution. Costs of personnel, materials, services, capital projects and reimbursements to other funds continue to increase. Additionally, the City needs to build capital reserves to cover the cost of anticipated future capital

Reviewed and Approved by City Manager:

costs that will be needed to maintain, upgrade and rehabilitate components of the system as they age and degrade. Additionally, there are upgrades needed in the system for seismic resiliency and for connectivity to meet current fire-fighting standards that will require significant capital expenditures. Some of these needs are in the near future, some can be held off to out-years. However, there are already important water, sewer and stormwater system rehabilitation projects of immediate need that have been deferred for multiple years due to lack of available capital in the respective Fund. These projects can continued to be deferred - however, the risk of failure and/or the need for emergency repairs increases as we continue to defer.

At the November 17<sup>th</sup> Council work session this discussion was presented to Council along with a binder of reference materials. At this meeting Brian Sheets testified that the timing for increasing rates was not good. After considering Brian's testimony and follow up conversations with Barney and Worth I agree with Brian that the time isn't right. I believe it would be more prudent for the City to invest time and resources into public outreach, education and feedback for Council consideration. This is an important issue and will impact the City for years to come. Investing in robust public involvement will be invaluable as Council considers the best strategy to insure the sustainability of the City's multiple water utility services. During this period it would be advisable for staff to submit policies regarding the rates for Council consideration prior to adopting a rate setting strategy. Clark Worth and Libby Barg will be presenting their experience with other jurisdictions and their challenges in setting adequate utility rates.

The Stormwater rate cap was increased from \$25.27 to \$50.54 in July of 2015. This removed 127 nonresidential accounts from the rate cap (See exhibit A). There are currently 99 accounts that exceed the current rate cap of \$50.54 (See exhibit B). Letters were sent out to all 226 of the accounts explaining the rate cap change. (See exhibit C and D). From these letters Public Works received two inquiries regarding the rate cap increase. The 2015-16 Budget transfers \$202,000 from the General Fund to the Stormwater fund to make up the shortfall between revenue charged for services and fees collected at the current rate. We estimate removing the Stormwater cap from the remaining 99 nonresidential accounts would generate an additional \$300,000 for the Stormwater fund, and eliminate the need to subsidize the fund.

**PROS & CONS:**

Pros:

Cons

<b>Current Year Budget Impacts</b>	<input checked="" type="checkbox"/> Yes ( <i>describe</i> )	<input type="checkbox"/> N/A
<b>Future Fiscal Impacts:</b>	<input type="checkbox"/> Yes ( <i>describe</i> )	<input checked="" type="checkbox"/> N/A
<b>City Attorney Approved</b>	N/A	<input type="checkbox"/> Yes
<b>Community Involvement Process:</b>	<input checked="" type="checkbox"/> Yes ( <i>describe</i> )	<input type="checkbox"/> N/A

# 2015 Storm Water Accounts Cap Removed

Exhibit A

#	Service Address	City	State	SQ Ft	Multiplier 2015	New Rate
1	102 W COLUMBIA HWY	TROUTDALE	OR	782	0.00164	\$1.28
2	645 E COLUMBIA HWY	BORING	OR	810	0.00164	\$1.33
3	2915 SW HEWITT PLACE	PORTLAND	OR	900	0.00164	\$1.48
4	902 E COLUMBIA HWY	TROUTDALE	OR	1,663	0.00164	\$2.73
5	501 W COLUMBIA HWY	NEWBERG	OR	1,917	0.00164	\$3.14
6	2470 SW HALSEY STREET	PORTLAND	OR	1,927	0.00164	\$3.16
7	233 E COLUMBIA HWY	TROUTDALE	OR	2,090	0.00164	\$3.43
8	205 E COLUMBIA HWY	TROUTDALE	OR	2,096	0.00164	\$3.44
9	135 E COLUMBIA HWY	BORING	OR	2,157	0.00164	\$3.54
10	191 E COLUMBIA HWY	TROUTDALE	OR	2,240	0.00164	\$3.67
11	177 E COLUMBIA HWY	CAMAS	WA	2,265	0.00164	\$3.71
12	161-163-165-167 E COLUMBIA HWY	RANCO MIRAGE	CA	2,271	0.00164	\$3.72
13	147-149-151-153 E COLUMBIA HWY	BORING	OR	2,272	0.00164	\$3.73
14	119-121 E COLUMBIA HWY	TROUTDALE	OR	2,327	0.00164	\$3.82
15	303-305 E COLUMBIA HWY	TROUTDALE	OR	2,403	0.00164	\$3.94
16	25675 SE STARK STREET	SPOKANE	WA	2,540	0.00164	\$4.17
17	359 E COLUMBIA HWY	TROUTDALE	OR	2,544	0.00164	\$4.17
18	317-319-321 E COLUMBIA HWY	TROUTDALE	OR	2,559	0.00164	\$4.20
19	331 E COLUMBIA HWY	TROUTDALE	OR	2,597	0.00164	\$4.26
20	202 W HIST COLUMBIA RIVER HWY	TROUTDALE	OR	2,620	0.00164	\$4.30
21	26745 SE STARK STREET	TROUTDALE	OR	2,700	0.00164	\$4.43
22	1465 SW CHERRY PARK ROAD	COLUMBUS	OH	2,700	0.00164	\$4.43
23	1283 E HIST COLUMBIA RIVER HWY	TROUTDALE	OR	2,700	0.00164	\$4.43
24	302 E COLUMBIA HWY	TROUTDALE	OR	2,703	0.00164	\$4.43
25	110 E COLUMBIA HWY	TROUTDALE	OR	2,762	0.00164	\$4.53
26	26814 SE STARK STREET	TROUTDALE	OR	2,800	0.00164	\$4.59
27	2825 S TROUTDALE ROAD	SPOKANE	WA	2,852	0.00164	\$4.68
28	202 SE DORA AVENUE	TROUTDALE	OR	3,000	0.00164	\$4.92
29	1500 NW PERIMETER WAY	PORTLAND	OR	3,069	0.00164	\$5.03
30	371-373-375-377 E COLUMBIA HWY	FAIRVIEW	OR	3,093	0.00164	\$5.07
31	302 SE HARLOW AVENUE	CORBETT	OR	3,099	0.00164	\$5.08
32	105-107 E COLUMBIA HWY	PORTLAND	OR	3,139	0.00164	\$5.15
33	343-345-347 E COLUMBIA HWY	TROUTDALE	OR	3,153	0.00164	\$5.17
34	247-249-253-255 E COLUMBIA HWY	TROUTDALE	OR	3,155	0.00164	\$5.17
35	226 E COLUMBIA HWY	TROUTDALE	OR	3,182	0.00164	\$5.22
36	201 SE DORA AVENUE	VANCOUVER	WA	3,200	0.00164	\$5.25
37	261-263-275-277 E COLUMBIA HWY	TROUTDALE	OR	3,213	0.00164	\$5.27
38	385-387-389-391 E COLUMBIA HWY	TROUTDALE	OR	3,280	0.00164	\$5.38
39	251-253 SW EDGEFIELD COURT	GRESHAM	OR	3,545	0.00164	\$5.81
40	105-109-111-113 W COLUMBIA HWY	TROUTDALE	OR	3,600	0.00164	\$5.90
41	289 E COLUMBIA HWY	TROUTDALE	OR	3,683	0.00164	\$6.04
42	2555 SW CHERRY PARK ROAD	GRESHAM	OR	3,696	0.00164	\$6.06
43	97-99-101-103 W COLUMBIA HWY	GRESHAM	OR	3,817	0.00164	\$6.26
44	905 SW HALSEY STREET	SPOKANE	WA	3,877	0.00164	\$6.36
45	2160 SW HALSEY STREET	TROUTDALE	OR	3,950	0.00164	\$6.48

## 2015 Storm Water Accounts Cap Removed

46	436-438 SE 4TH STREET	GRESHAM	OR	4,081	0.00164	\$6.69
47	448-450 SE 4TH STREET	PORTLAND	OR	4,229	0.00164	\$6.94
48	442-444 SE 4TH STREET	PORTLAND	OR	4,270	0.00164	\$7.00
49	344 W COLUMBIA HWY	SOUTH SAN FRANCISCO	CA	4,370	0.00164	\$7.17
50	1230-1232-1234 W COLUMBIA HWY	HUNTINGTON BEACH	CA	4,375	0.00164	\$7.18
51	2611 S TROUTDALE ROAD	TROUTDALE	OR	4,576	0.00164	\$7.50
52	1214-1216-1218 W COLUMBIA HWY	DAMASCUS	OR	5,204	0.00164	\$8.53
53	146 W COLUMBIA HWY	TROUTDALE	OR	5,350	0.00164	\$8.77
54	237-39-41 SW EDGEFIELD COURT	WEST LINN	OR	5,387	0.00164	\$8.83
55	2941-43-45-47 SE HEWITT PLACE	GRESHAM	OR	5,586	0.00164	\$9.16
56	2077 W COLUMBIA HWY	GRESHAM	OR	5,900	0.00164	\$9.68
57	1344-1346-1350 W COLUMBIA HWY	PORTLAND	OR	6,131	0.00164	\$10.05
58	25603 SE STARK STREET BLDG 6	KIRKLAND	WA	6,140	0.00164	\$10.07
59	236-38-40 SW EDGEFIELD COURT	MILWAUKIE	OR	6,236	0.00164	\$10.23
60	1289-1293-1297-1301 SW HALSEY	WEST LINN	OR	6,240	0.00164	\$10.23
61	108 E COLUMBIA HWY	TROUTDALE	OR	6,328	0.00164	\$10.38
62	246 W COLUMBIA HWY	BEAVERTON	OR	6,400	0.00164	\$10.50
63	1208 E COLUMBIA HWY	GRESHAM	OR	6,490	0.00164	\$10.64
64	3002 SW HEWITT PLACE	PORTLAND	OR	6,715	0.00164	\$11.01
65	2908 SW HEWITT PLACE	PORTLAND	OR	6,770	0.00164	\$11.10
66	403 SE 2ND STREET	BORING	OR	6,874	0.00164	\$11.27
67	226 W Hist Columbia River Hwy	TROUTDALE	OR	7,180	0.00164	\$11.78
68	925 SW 28TH STREET	PORTLAND	OR	7,655	0.00164	\$12.55
69	432 W COLUMBIA HWY	TROUTDALE	OR	7,701	0.00164	\$12.63
70	2839 SW HEWITT PLACE	PORTLAND	OR	7,740	0.00164	\$12.69
71	2930 SW HEWITT PLACE	PORTLAND	OR	7,970	0.00164	\$13.07
72	822 SW 29TH WAY	PORTLAND	OR	7,992	0.00164	\$13.11
73	834 SW 29TH WAY	PORTLAND	OR	8,415	0.00164	\$13.80
74	24697 SE STARK STREET	TROUTDALE	OR	8,436	0.00164	\$13.84
75	123 SW 21ST STREET	PORTLAND	OR	8,804	0.00164	\$14.44
76	3019 SW HEWITT PLACE	PORTLAND	OR	8,940	0.00164	\$14.66
77	600 SW CHERRY PARK ROAD	GRESHAM	OR	9,140	0.00164	\$14.99
78	336 E HISTORIC COLUMBIA RIVER HWY	TROUTDALE	OR	9,368	0.00164	\$15.36
79	3035 SW HEWITT PLACE	PORTLAND	OR	9,748	0.00164	\$15.99
80	903 E COLUMBIA HWY	TROUTDALE	OR	9,837	0.00164	\$16.13
81	1023 NW GRAHAM ROAD	TROUTDALE	OR	10,125	0.00164	\$16.61
82	846 SW 29TH WAY	PORTLAND	OR	10,769	0.00164	\$17.66
83	1540 SW 257TH AVENUE	TROUTDALE	OR	11,344	0.00164	\$18.60
84	1325 E COLUMBIA HWY	TROUTDALE	OR	11,439	0.00164	\$18.76
85	25627 SE STARK STREET BLDG 1	KIRKLAND	WA	11,600	0.00164	\$19.02
86	3101 SW 257TH AVENUE BLDG 3	KIRKLAND	WA	11,950	0.00164	\$19.60
87	183-201 W COLUMBIA HWY	VANCOUVER	WA	13,668	0.00164	\$22.42
88	878 NW DUNBAR AVENUE	BORING	OR	14,759	0.00164	\$24.20
89	921 S BUXTON ROAD	TROUTDALE	OR	15,678	0.00164	\$25.71
90	24601 SE STARK STREET	MILWAUKIE	OR	15,970	0.00164	\$26.19
91	27400 SE STARK STREET	TROUTDALE	OR	16,192	0.00164	\$26.55
92	2151 SW 257TH AVENUE	GRESHAM	OR	16,432	0.00164	\$26.95

## 2015 Storm Water Accounts Cap Removed

93	840 E COLUMBIA HWY	GRESHAM	OR	16,500	0.00164	\$27.06
94	411 E COLUMBIA HWY	TROUTDALE	OR	17,100	0.00164	\$28.04
95	25699 SE STARK STREET	SPOKANE	WA	17,760	0.00164	\$29.13
96	1047-1061 S BUXTON AVENUE	ARCADIA	CA	17,880	0.00164	\$29.32
97	911 NW GRAHAM ROAD	HILLSBORO	OR	18,371	0.00164	\$30.13
98	2800 SW 257TH AVENUE	TROUTDALE	OR	19,170	0.00164	\$31.44
99	2541 SW CHERRY PARK ROAD	PORTLAND	OR	19,279	0.00164	\$31.62
100	3040 SW CORBETH LANE	MILWAUKIE	OR	20,000	0.00164	\$32.80
101	560 NW PHOENIX DRIVE	EUGENE	OR	20,143	0.00164	\$33.03
102	2103 SW 257TH AVENUE	LAKE OSWEGO	OR	20,400	0.00164	\$33.46
103	25737 SE STARK STREET	SPOKANE	WA	20,689	0.00164	\$33.93
104	1851 NW GRAHAM ROAD	TROUTDALE	OR	20,690	0.00164	\$33.93
105	3001 S TROUTDALE ROAD	PORTLAND	OR	21,100	0.00164	\$34.60
106	2350 SW 257TH AVENUE	TROUTDALE	OR	22,591	0.00164	\$37.05
107	1906 SW HALSEY STREET	TROUTDALE	OR	22,830	0.00164	\$37.44
108	348 SW CHERRY PARK ROAD	TROUTDALE	OR	23,382	0.00164	\$38.35
109	1350 NW PERIMETER WAY	PORTLAND	OR	24,000	0.00164	\$39.36
110	2533 SW CHERRY PARK ROAD	OMAHA	NE	24,362	0.00164	\$39.95
111	3000 SW CORBETH LANE	GRESHAM	OR	25,000	0.00164	\$41.00
112	366 NW FRONTAGE ROAD	TROUTDALE	OR	25,000	0.00164	\$41.00
113	25117 SE STARK STREET	COLUMBUS	OH	25,308	0.00164	\$41.51
114	756 E COLUMBIA HWY	TROUTDALE	OR	25,546	0.00164	\$41.90
115	25135 SE STARK STREET	SAN FRANCISCO	CA	26,039	0.00164	\$42.70
116	27938 SE STARK STREET	TROUTDALE	OR	26,190	0.00164	\$42.95
117	24463 SE STARK STREET	GRESHAM	OR	27,148	0.00164	\$44.52
118	1091 NW CORPORATE DRIVE	PORTLAND	OR	27,486	0.00164	\$45.08
119	557 NW PHOENIX DRIVE	SPOKANE	WA	28,876	0.00164	\$47.36
120	647 SW CHERRY PARK ROAD	TROUTDALE	OR	29,100	0.00164	\$47.72
121	981 NW CORPORATE DRIVE	PORTLAND	OR	29,340	0.00164	\$48.12
122	818 NW GRAHAM ROAD	TROUTDALE	OR	29,996	0.00164	\$49.19
123	116 SE 8TH STREET	PORTLAND	OR	30,000	0.00164	\$49.20
124	1620 SW 257TH AVENUE	VANCOUVER	WA	30,078	0.00164	\$49.33
125	2469 SW CHERRY PARK ROAD	CHARLOTTE	NC	30,201	0.00164	\$49.53
126	1075 W COLUMBIA HWY	TROUTDALE	OR	30,388	0.00164	\$49.84
127	521 SW HALSEY STREET	CORBETT	OR	30,710	0.00164	\$50.36

# Currently Capped Storm Water Accounts

Exhibit B

#	Cust No	Service Address	Sq Ft Imp Srf	Cap	Proposed FY 16-17 Rate	New Fee
1	10830-01	2511 S TROUTDALE ROAD	31,306	50.54	0.00171	53.53
2	27310-01	1700 SW 257TH AVENUE	31,437	50.54	0.00171	53.76
3	44720-01	1347 SW EDGEFIELD MDWS COURT	33,491	50.54	0.00171	57.27
4	42850-01	1184 NW FRONTAGE ROAD	34,212	50.54	0.00171	58.50
5	27610-02	1108 NW FRONTAGE ROAD	34,490	50.54	0.00171	58.98
6	20380-04	472 NW PERIMETER WAY	34,500	50.54	0.00171	59.00
7	20610-01	1260 NW FRONTAGE ROAD	36,214	50.54	0.00171	61.93
8	44020-01	879 NW CORPORATE DRIVE	36,940	50.54	0.00171	63.17
9	44010-01	935 NW CORPORATE DRIVE	36,940	50.54	0.00171	63.17
10	38250-01	1868 NW COMMERCE CT	37,213	50.54	0.00171	63.63
11	20580-01	2670 NW GRAHAM CIRCLE	37,776	50.54	0.00171	64.60
12	42280-01	540 SW HALSEY STREET	38,585	50.54	0.00171	65.98
13	44030-01	819 NW CORPORATE DRIVE	39,894	50.54	0.00171	68.22
14	27410-01	1625 NW SUNDIAL ROAD	45,192	50.54	0.00171	77.28
15	20320-01	1123 NW GRAHAM ROAD	45,996	50.54	0.00171	78.65
16	42130-01	1000 NW GRAHAM ROAD	46,609	50.54	0.00171	79.70
17	20510-02	2176 NW MARINE DRIVE	48,086	50.54	0.00171	82.23
18	37010-01	234 SW KENDALL COURT	49,470	50.54	0.00171	84.59
19	27680-02	3611 NW MARINE DRIVE	49,882	50.54	0.00171	85.30
20	44970-02	1891 NW COMMERCE COURT	51,053	50.54	0.00171	87.30
21	42640-03	2483 SW CHERRY PARK ROAD	51,625	50.54	0.00171	88.28
22	27290-02	1002 NW FRONTAGE ROAD	52,755	50.54	0.00171	90.21
23	44210-01	1049 NW CORPORATE DRIVE	53,578	50.54	0.00171	91.62
24	38530-01	2050 NW MARINE DRIVE	55,125	50.54	0.00171	94.26
25	47300-01	1774 NW COMMERCE COURT	55,151	50.54	0.00171	94.31
26	35820-01	845 NW DUNBAR AVENUE	55,800	50.54	0.00171	95.42
27	42270-01	1700 W COLUMBIA HWY	55,953	50.54	0.00171	95.68
28	38560-01	26701 SE STARK STREET	55,994	50.54	0.00171	95.75
29	27330-01	1535 NW SUNDIAL ROAD	56,932	50.54	0.00171	97.35
30	45490-01	25691 SE STARK STREET BLDG 2	57,066	50.54	0.00171	97.58
31	20550-02	940 NW DUNBAR AVENUE	59,728	50.54	0.00171	102.13
32	36160-01	2041-2055 SW 257TH AVENUE	59,780	50.54	0.00171	102.22
33	44550-01	1092 NW CORPORATE DRIVE	60,655	50.54	0.00171	103.72
34	44570-01	982 NW CORPORATE DRIVE	60,655	50.54	0.00171	103.72
35	41080-03	496 SW 257TH AVENUE	62,885	50.54	0.00171	107.53
36	42560-02	2503 SW CHERRY PARK ROAD	66,486	50.54	0.00171	113.69
37	12990-03	532-536-538 S BUXTON ROAD	67,176	50.54	0.00171	114.87
38	27380-02	3601 NW MARINE DRIVE	68,589	50.54	0.00171	117.29
39	44640-02	1201 SW CHERRY PARK ROAD	74,829	50.54	0.00171	127.96
40	11490-01	620 W COLUMBIA HWY	75,000	50.54	0.00171	128.25
41	14400-03	1323 SW CHERRY PARK ROAD	75,330	50.54	0.00171	128.81
42	20600-01	1610 NW FRONTAGE ROAD	75,836	50.54	0.00171	129.68
43	35810-01	576 SW HALSEY STREET	78,550	50.54	0.00171	134.32
44	20500-02	2360 NW MARINE DRIVE	82,550	50.54	0.00171	141.16
45	27670-02	477 NW PHOENIX DRIVE	82,875	50.54	0.00171	141.72
46	11090-01	1027 NE HARLOW ROAD	83,146	50.54	0.00171	142.18
47	33870-01	911 NW EAST WIND DRIVE	85,813	50.54	0.00171	146.74
48	24320-01	1515 SW CHERRY PARK ROAD	87,500	50.54	0.00171	149.63

## Currently Capped Storm Water Accounts

49	39760-01	2430 NW MARINE DRIVE	91,089	50.54	0.00171	155.76
50	13870-01	648 SE HARLOW AVENUE	91,750	50.54	0.00171	156.89
51	42170-02	2441 SW CHERRY PARK RD BLDG 4	93,949	50.54	0.00171	160.65
52	45020-01	700 SW HALSEY STREET	94,459	50.54	0.00171	161.52
53	20690-02	2408 SW HALSEY STREET	96,057	50.54	0.00171	164.26
54	20590-02	999 NW FRONTAGE ROAD	99,068	50.54	0.00171	169.41
55	23140-02	1032 NW DUNBAR AVE	102,829	50.54	0.00171	175.84
56	22970-01	624 SW HALSEY STREET	106,000	50.54	0.00171	181.26
57	27550-01	1500 NW GRAHAM ROAD	109,125	50.54	0.00171	186.60
58	41190-03	3265 SW SUNDIAL AVENUE	118,650	50.54	0.00171	202.89
59	20530-01	798 NW DUNBAR AVENUE	119,217	50.54	0.00171	203.86
60	11080-03	302 NE 257TH WAY	121,293	50.54	0.00171	207.41
61	24370-03	1590-1610-1620 NW PERIMETER	122,500	50.54	0.00171	209.48
62	27490-01	2575 NW GRAHAM CIRCLE	128,251	50.54	0.00171	219.31
63	23260-01	24999 SE STARK STREET	129,000	50.54	0.00171	220.59
64	3570-01	501 SE SWEETBRIAR LANE	136,600	50.54	0.00171	233.59
65	27690-03	2500 NW MARINE DRIVE	143,185	50.54	0.00171	244.85
66	23270-02	24635 SE STARK STREET	155,636	50.54	0.00171	266.14
67	42230-01	2801 SW LUCAS AVENUE	165,107	50.54	0.00171	282.33
68	35760-01	869 NW EAST WIND DRIVE	181,300	50.54	0.00171	310.02
69	22980-01	1701 NW SUNDIAL ROAD	184,849	50.54	0.00171	316.09
70	27700-02	839 SW LIVINGSTON PLACE	189,000	50.54	0.00171	323.19
71	20560-02	1960 NW MARINE DRIVE	189,462	50.54	0.00171	323.98
72	27140-02	955 NW FRONTAGE ROAD	195,180	50.54	0.00171	333.76
73	20420-03	920 NW PERIMETER WAY	195,534	50.54	0.00171	334.36
74	50760-01	725 NW DUNBAR AVE - KILN	196,456	50.54	0.00171	335.94
75	27650-01	2126 SW HALSEY STREET	211,737	50.54	0.00171	362.07
76	35590-01	2283 SW STURGES LANE	212,163	50.54	0.00171	362.80
77	45180-02	3324 NW MARINE DRIVE	218,112	50.54	0.00171	372.97
78	27240-01	1650 NW SUNDIAL ROAD	222,555	50.54	0.00171	380.57
79	38360-01	1459 NW SUNDIAL ROAD	225,614	50.54	0.00171	385.80
80	42090-01	2501 SW CHERRY PARK ROAD	239,713	50.54	0.00171	409.91
81	20400-01	270 NW GRAHAM ROAD	272,063	50.54	0.00171	465.23
82	20360-06	325 NW PERIMETER WAY	272,800	50.54	0.00171	466.49
83	41670-01	2334 SW 29TH STREET	276,723	50.54	0.00171	473.20
84	35570-04	2770 NW ROGERS CIRCLE	296,779	50.54	0.00171	507.49
85	27200-01	725 NW DUNBAR AVENUE	300,465	50.54	0.00171	513.80
86	46490-01	639 SW 257TH AVENUE	342,948	50.54	0.00171	586.44
87	25300-01	843 SW CRESTVIEW WAY	352,366	50.54	0.00171	602.55
88	33390-04	26940 SE STARK STREET	375,115	50.54	0.00171	641.45
89	27710-02	633 E COLUMBIA HWY	382,528	50.54	0.00171	654.12
90	20390-01	1491 NW GRAHAM ROAD GSA	392,627	50.54	0.00171	671.39
91	27530-01	450 NW 257TH WAY	426,497	50.54	0.00171	729.31
92	45320-01	25101 SE STARK STREET	428,556	50.54	0.00171	732.83
93	23080-02	400 NW FRONTAGE ROAD	461,406	50.54	0.00171	789.00
94	20630-01	1698 SW CHERRY PARK ROAD	462,710	50.54	0.00171	791.23
95	34590-02	2021 NW SUNDIAL ROAD	523,950	50.54	0.00171	895.95
96	36250-01	2767 NW ROGERS CIRCLE	645,534	50.54	0.00171	1,103.86
97	27180-01	790 NW FRONTAGE ROAD	675,000	50.54	0.00171	1,154.25
98	20470-01	1220 NW PERIMETER WAY	1,377,758	50.54	0.00171	2,355.97
99	20570-01	2460 NW SUNDIAL ROAD	2,444,655	50.54	0.00171	4,180.36

January 7, 2016

DAIRY QUEEN - ALR ICE CREAM  
ANDY L RASK  
26814 SE STARK ST  
TROUTDALE, OR 97060-8428

RE: Stormwater Fee Increase - 818 NW GRAHAM ROAD

Dear Business Owner,

The City Council recently approved a request to raise the Stormwater rate cap to \$50.54 per month, effective July 1, 2015. Your business is one of many that will now fall below the new rate cap, therefore your fee will be based on the actual impervious surface measured for your property. The City of Troutdale is committed to providing sustainable quality services and environmental protection while practicing fiscal restraint. Despite moderate growth in our customer base, the rising costs of labor, materials, new environmental regulations and the existing rate cap all contributed to unsustainable expenses in the Stormwater fund.

In 2014, the City contracted with Financial Services Inc. to complete a 10 year financial analysis of the Stormwater fund. One of the issues discovered in the report was the inequality that exists due to our rate schedule cap. Prior to July 1, 2015 all Troutdale businesses over 6 equivalent residential units (16,200 square feet of impervious surface) were capped at a rate of \$25.27 per month *regardless* of the amount of square footage of impervious surface that existed on the property. This rate increase will begin the process of aligning rates with actual storm water runoff produced.

Our records show your property has **29,996** square feet of impervious surface. Based on this measurement, effective July 1, 2015, your monthly Stormwater fee will increase to **\$49.19, (29,996 SF X \$0.00164/SF)**.

If you believe we have incorrectly measured your impervious surface, or you have questions, please contact Travis Hultin, Chief Engineer, at: [travis.hultin@troutdaleoregon.gov](mailto:travis.hultin@troutdaleoregon.gov), or 503-674-7265.

Sincerely,



Steve Gaschler  
Public Works Director

January 7, 2016

AMCO, INC.  
C/O WYSE REAL ESTATE ADVISORS  
810 SE BELMONT ST, SUITE 100  
PORTLAND, OR 97214-2312

RE: Stormwater Fee Increase – 879 NW CORPORATE DRIVE

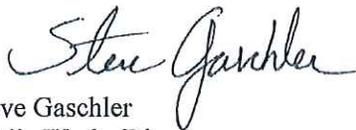
The City Council recently approved a request to raise the Storm Water rate cap to \$50.54 per month effective July 1, 2015. Your business is one of many that will now be covered by the new rate cap. The City of Troutdale is committed to providing sustainable quality services and environmental protection while practicing fiscal restraint. Despite moderate growth in our customer base, the rising costs of labor, materials, new environmental regulations and the existing rate cap contributed to unsustainable expenses in the Stormwater fund.

In 2014, the City contracted with Financial Services Inc. to complete a 10 year financial analysis of the Stormwater fund. One of the issues discovered in the report was the inequality that exists due to our rate schedule cap. Prior to July 1, 2015 all Troutdale businesses over 6 equivalent residential units (16,200 square feet of impervious surface) were capped at a rate of \$25.27 per month *regardless* of the amount of square footage of impervious surface that existed on the property. This rate increase will begin the process of aligning rates with actual storm water runoff produced.

Our records show your property has over 30,817 square feet of impervious surface. Based on this measurement effective July 1, 2015, your monthly Storm Water fee will increase to \$50.54 per month.

If you believe we have incorrectly measured your impervious surface or you have questions, please contact Travis Hultin, Chief Engineer, at: [travis.hultin@troutdaleoregon.gov](mailto:travis.hultin@troutdaleoregon.gov), or 503-674-7265.

Sincerely,



Steve Gaschler  
Public Works Director

# Potential Current Year Budget Changes

FY 2015 - 2016



# Discretionary Projects:

- ▶ Visionary Park
- ▶ Storm Water subsidy of large lots
- ▶ Depot building upgrade
- ▶ Potential staffing increases
- ▶ Other



# Visionary Park

Sculpture

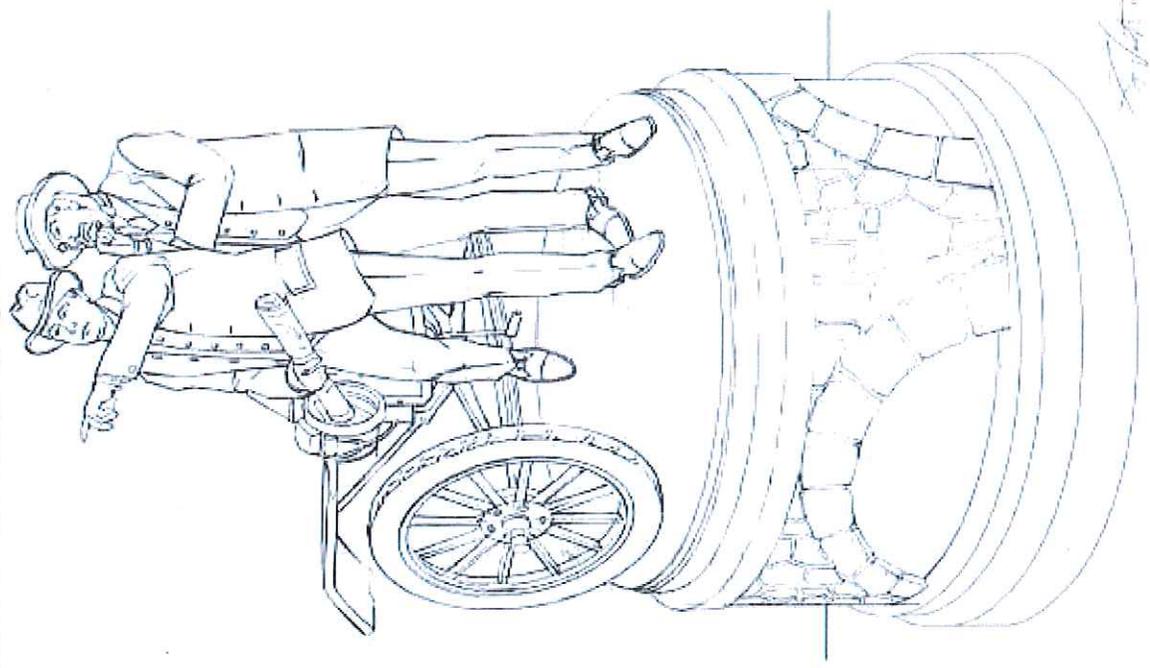
\$100k

Budget modification approved:  
*\$60k for site engineering,  
design & construction*



# Sam Hill & Sam Lancaster

- ▶ 100 Year Centennial of the scenic highway.
- ▶ Celebrating Troutdale's visionaries
- ▶ by: Rip Caswell –



## Select Budget Impact Items...

- ▶ General Fund transfer to Storm Water Utility Fund to subsidize large impervious surface lots \$202k



Select Budget Impact Items...

## Depot site

- Building Upgrades \$150k
- Bike Hub...?
- Restrooms...?
- Archive storage...?



## *Potential* Staffing increases

- ▶ Planning Director contract position to employee \$40k
- ▶ Building Inspectors – two ¼ time positions to ½ time \$47k
- ▶ ½ time Assistant to the City Manager/HR Director– \$70k



## Other Select Budget Impact Items...

▶ 40 Mile Loop      \$150k+

(Harlow Place lots & trail)

▶ Web Site Update      \$50k+

▶ City Hall Studies      \$50k+

- Structural engineering design
- Architectural redesign

