CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

AGENDA

CITY COUNCIL – REGULAR MEETING

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

Tuesday, January 13, 2015 – 7:00PM

Mayor
Doug Daoust

City Council
David Ripma
Eric Anderson
Larry Morgan
Glenn White
Rich Allen
John Wilson

City Manager
Craig Ward

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.

2. MOTION: Election of 2015 Council President. ***Mayor Daoust***

3. CONSENT AGENDA:

3.1 ACCEPT MINUTES: November 18, 2014 Work Session, November 25, 2014 Regular Meeting, November 25, 2014 Work Session and December 9, 2014 Regular Meeting.

4. PUBLIC COMMENT: Public comment is limited to comments on non-agenda items. *Remarks shall be limited to 5 minutes for each speaker unless a different time is allowed by the Mayor. The Mayor and Council should avoid immediate and protracted response to citizen comments.*

5. MOTION: A motion accepting the Selection Committee's recommendation for appointments to the Parks Advisory Committee, Citizens Advisory Committee, Budget Committee, Planning Commission, Public Safety Advisory Committee and the Historic Landmarks Commission. ***Mayor Daoust***

6. APPOINTMENTS:

6.1 Appoint a member of the Council to the Fire Negotiating Team.

6.2 Appoint two members to represent the City of Troutdale on the Fire User Board.

Mayor Daoust

7. REPORT: Update on the Troutdale Reynolds Industrial Park (TRIP) and a presentation on the Troutdale Airport Master Planning Process by Kenneth Anderton, Senior Business Manager Marine and Industrial Properties and Steve Schreiber, Project Manager from the Port of Portland

Lise Glancy, Local Government Relations Manager

8. STAFF COMMUNICATIONS

9. COUNCIL COMMUNICATIONS

10. ADJOURNMENT

Doug Daoust

Doug Daoust, Mayor

Dated: 01/06/15

City Council Regular Meetings will be replayed on Comcast Cable Channel 30 and Frontier Communications Channel 38 on the weekend following the meeting - Saturday at 2:30pm and Sunday at 9:00pm.

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 or call Debbie Stickney, City Recorder at 503-674-7237.

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: Debbie Stickney, City Recorder 503-674-7237.

DRAFT

Agenda Item #3.1
1/13/15 Council Meeting

Troutdale City Council Work Session
Troutdale Police Facility – Community Room
234 SW Kendall Court
Troutdale, OR 97060-2078

Tuesday, November 18, 2014

1. Roll Call

Mayor Daoust called the meeting to order at 6:33pm.

PRESENT: Mayor Daoust, Councilor Ripma, Councilor Anderson, Councilor Thomas, Councilor White, Councilor Allen (via phone), and Councilor Wilson.

ABSENT: None.

STAFF: Craig Ward, City Manager; Erich Mueller, Finance Director; and Sarah Skroch, Deputy City Recorder.

GUESTS: See attached.

2. Discussion: A 20 Year Space Needs Assessment Report for a Potential New City Hall.

Erich Mueller gave a PowerPoint presentation to the Council. A copy is attached to the minutes as Exhibit A.

Leslie Hara Shick, and John Ralston, with HSR, gave a PowerPoint presentation to the Council. A copy is attached to the minutes as Exhibit B.

Mayor Daoust stated I'll open the meeting up to the Council for questions.

Councilor Wilson asked does this layout have everybody with an office or would some be modular to reduce the size?

Leslie Hara Shick replied it's a combination of walled offices and modular ones.

Councilor Ripma asked were these 6 layouts that you've shown us based on discussions with staff?

John Ralston replied these basically show the adjacencies and relationships and spaces that we learned about in our interviews with staff. Those aren't floor plans, those are relational diagrams to show what spaces are in that department and who needs to be close to whom.

Councilor Ripma asked was it based on what people would like to see in a City Hall?

John Ralston replied we asked what they thought they needed for a 20 year requirement within City Hall, within their work space, and what their ideal would be in terms of space and staffing.

Councilor Ripma stated the total comes out to 3 times bigger than old City Hall. I understand that your job is to collect the information and display it and I think you did a very good job of it. The basis of it looks to me like it's a wish list.

John Ralston replied at first they were really holding back and we told them that we need to know what they really think they needed with the caveat that it's very likely it could get cut back.

Mayor Daoust stated before we had a space needs analysis like this we were talking with Bremik Construction about a City Hall of around 10,000 to 15,000 square feet. What are the major differences that attributed to the 24,000 square foot size from your perspective?

Leslie Hara Shick replied I'm not familiar with the Bremik proposal. Did they include the recreation department? Because that would be about 3,000 square feet.

John Ralston stated there's an enlarged Council Chambers and Municipal Courtroom that seats 120 people with a foyer outside. There is a permit center rather than just small offices. There are storage areas, staff support areas, conference rooms, showers as well as restrooms, a break room, and a large storage area for general storage.

Craig Ward replied there are also more meeting rooms in this. The presumption of the other analysis, if you'll call it that, is I sat down with Dick Bohlmann our Building Official and I said how many square feet do we have in the existing City Hall for these functions and we did a very cursory review. It was a very minimalistic assessment based on the existing City Hall, not what we'd need in 20 years.

Mayor Daoust stated to summarize, the larger size we're at now is due to 3 conference rooms, the permit center, the recreation department, 10 additional positions, a slightly larger Council Chambers, and the records and storage area is much bigger.

John Ralston stated we discussed how records would be kept and stored. Within the individual departments they'd keep their current records and as soon as they are done with those they'd go to the Recorder's office to be microfilmed and placed in a secure records area.

Leslie Hara Shick stated we also added a small area for the public to view records that would be adjacent to the Recorders office so that the public has access to public records but there is oversight so that the records don't mysteriously disappear.

Councilor Thomas stated I was surprised to see 2.5 to 3 times more space required. One of my concerns is that within the next 20 years the City will be built out and would we have a need for all of that, especially in the Planning Department? The other question I have is what were you figuring for the average work space size?

John Ralston replied a standard work station would be 8 feet by 8 feet. However when you go into the Finance Department the large amount of filing and materials that they have required us to go to at least an 8 by 10 work space.

Councilor Anderson stated we have a projected population growth of 5% over the next 25 years. Do we have a need for a 1/3 more staff if we're only going to grow 5%?

Craig Ward replied I think that is going to be the Council's decision. The Planning Department staff's the Planning Commission, the Citizens Advisory Committee, and the Historic Landmarks Commission. The opportunities for public engagement don't seem to be shrinking and we're not talking about a significant increase for them, 1 Planner and 1 Planning Technician. If you reach the conclusion that's too much then you can decide to eliminate 1 or 2 of those positions. One thing we heard loud and clear from other cities was they went through this kind of exercise planning their City Hall and scaled it down only to regret it. We can scale it down. It's not that we've done a big staffing analysis of where demand will increase. What we did was talk to each department and try to figure out how they feel. Also don't forget that 10 years ago 10% of our staff was laid off. Some of these staffing levels aren't particularly out of line with what we used to have. What we don't want is to make a presentation to you of a building that will be too small for our needs in the future. We know it has to be paid for, we know you're going to have to go to the public, and we fully expect you to scale some of these things back. That comes at a risk. We didn't feel that it was appropriate to come in at this time and present a scaled backed minimalistic proposal. We're not expecting for the Council to bless this tonight and we assume that we'll need another work session.

Leslie Hara Shick stated this information is for the 20 year needs. You can look and see where the areas are that you're going to grow between year 10 and year 20 and design into your building easy places to add onto the building or maybe adding on within the building rather than a new wing. So you have a phased plan so you can grow into the building. Maybe that means some of the areas are shelled out spaces that can be finished later.

Councilor White stated on the layout it showed an area for Mayor, Council, and Executive. Then it also has Council Chambers. It appears these are two separate areas. I think a space that we'd use so infrequently should have a dual purpose.

John Ralston replied the areas behind the Council Chambers itself is used for Council as well as for a jury deliberation room. There are bathrooms adjacent to it so the jury isn't leaving the area during deliberation times. It would have a small snack bar, refrigerator, and coffee maker so they aren't leaving for lunch.

Councilor White stated on the tour we noticed that lobbies can be a waste of space. I think we're looking for efficiency over grandeur. Another thing we wanted is for it to be approachable. I see lots of security and I didn't hear anybody talking about security in the Town Hall Meeting. I think we want an approachable City Hall. In some of them you feel like you're walking into FBI headquarters and it's very intimidating.

Craig Ward replied one city had meeting rooms that were behind security so in the evening when they had public meetings in that space, if you had personal items left out on your desk there's no way of providing security for those items. That's the level of security we're talking about. I don't anticipate although the Council will have to weigh in on this down the road, do we want our receptionist behind bullet proof glass? I can assure you that there are places with security at that level. I can also assure you that there are people working for the City right now that want more

security because they feel vulnerable when members of the public come in, court being an example, where they are intimidated by the people coming to the counter. I think that security is a bit over stated in how you are thinking of it. I think it's fair to have a counter and a counter to have a gate that is a form of security so the public knows where the public areas are and the private office areas are.

Councilor Wilson stated we have a 20 year needs plan but what are you expecting the life expectancy of the building to be?

John Ralston replied that would depend on the desires of the Council. I could see it being a building of the same quality as the Police Department which is a 50 year building.

Mayor Daoust stated what I'd like from the Council is if there are specific ideas or concerns that you question. Then we'll keep track of those so if we do decide to do a second work session then we know exactly what we're going to get back. If you want to look at not having certain positions then we need to provide that direction. We need to build the next product if we expect something different than we're seeing here.

Councilor Anderson stated I'm intrigued by the comment about building a shell and expanding as needed. Can you extrapolate on that a little bit?

Leslie Hara Shick replied there are a variety of ways to do that. There are areas you could have within that building that aren't completely finished. You're still paying for the shell but it would be more like tenant improvements so your saving some money there.

Councilor Ripma stated I didn't expect that tonight we would agree or give specific direction on the space needs for the City for 20 years. I wanted to hear the results of the staff input and see what was brought back. I didn't expect we'd whittle away at this tonight. If we were to agree that the space needs is a 2 acre site and a 24,000 square foot building, it would dictate the rest of the entire process that we're doing. I don't think we could afford a building like that and I don't think the public would go for a building like that. We need to be more realistic. I want to hear what everyone has to say but I don't want to give direction as to where to cut positions because we don't have the information we need to do that. What I don't want to do is box us in. Old City Hall at 7,500 square feet worked for us for 70 years and I'm not sure it's getting a fair treatment in an analysis that comes out needing a 2 acre site and 24,000 square foot building. I don't think we should be expected to give numbers tonight, that's not what I expected.

Councilor Thomas replied nor was it for me. I was expecting to hear a report and listen to the public comments. I wasn't expecting to trim this down tonight.

Mayor Daoust stated if we are going to have a second work session, I'd like to have something different to look. We can have a second work session but I don't want it to start from ground zero like tonight. The idea of giving direction as to which areas we're uncomfortable with makes a lot of sense to me.

Councilor Ripma asked when do we factor in the cost? We're renting space right now and we want to do what's sensible for the City. Just saying that we need 24,000 square feet before we do anything else and ignore the cost, it seems like the process is skewed.

Mayor Daoust replied they followed the process that we agreed to. They followed a square footage needs analysis not based on any particular site.

Craig Ward stated I expect this to be an iterative process. We will still have to address the old City Hall site head on. That site is more than it appears because we have a parking lot across the street from it and an unused lot behind it. The question is how do we put whatever we need to build on that site? We need to go through that exercise. We might be able to go up 3 stories there if we needed a full 24,000 square feet and provide the space needs on that property. I want to assure you that it's perfectly acceptable to go through that process. We need to have some kind of a clear position from the Council, if not tonight then at a future Work Session, about how many square feet you think is reasonable and defensible to the public. Then we'll apply that to the properties that you feel are the best candidates and then out of that we'll generate some cost estimates.

Councilor Anderson stated the Police building is 22,816 square feet. Would it be a safe assumption that the cost would be relatively in line with this building?

John Ralston replied yes based on a generic site not including soft costs, which can add up to 25-30%, which include architectural design, engineering, permitting, SDC's, legal expenses, equipment, furniture, computers, etc. You could be looking at $250 to $300 per square foot which is conservative for a building this quality. So you'd be looking at $6 million for a 24,000 square foot building at $250 per square foot or $7.2 million at $300 per square foot plus soft costs and any property costs that you might need.

Erich Muelller stated at $250 per square foot at the 24,565 total square feet plus the 25% soft cost, you're at $8,200,000. That is assuming a $0 price for the real estate.

Councilor Anderson asked what are we being charged for the bond for the Police Facility?

Erich Muelller replied I believe this year it calculated out to be 31 cents per thousand of assessed value. It changes every year based on the debt service schedule and what the overall property values are in the city.

Councilor Wilson stated if we did that at about the time the Sewer Treatment Plant bond was done, it wouldn't really make a difference in people's taxes in fact it might even be cheaper.

Councilor Allen stated I appreciate the thought that you've put into this presentation. I like the idea of seeing the Recreation functions being moved from the CCB into a newer building. I also support the idea of getting out of the leases and getting out of having ourselves spread throughout the City such as bringing our documents storage in.

Councilor White stated I'd like to see us start saving funds for a City Hall before we get too far into going forward to voters with a bond. When we went on the City Hall tours almost every city saved up almost half of the required amount before they went to the voters.

Mayor Daoust stated now I'd like to open the meeting up to public comment.

Claude Cruz, Troutdale Resident, stated you might want to ask your architect to identify areas that are softer, more variable so that you can focus on where you want to apply the razor. Something that came up in the Town Hall meeting that I think held some promise was the prospect that maybe you can have 2 locations where you have the functions requiring public interface located downtown with more administrative functions located somewhere else where it may be less expensive space.

Cynthia Jacobson, Troutdale Resident, stated the recreation department takes up a huge amount of space. Most of the classes are held at Glenn Otto where you have that really great building that's not busy every day. Why would they need all of that additional space and outside space when you have really great parks here already.

Leslie Hara Shick replied what was done is basically replicate what they have right now at the CCB. The Recreation Manager has a small office, a small room for classes and a larger room for bigger classes such as yoga. We did not provide any outdoor spaces for recreation.

Craig Ward stated our Recreation Manager, Mollie, is located at the CCB. When you come in and need to pay you have to go to City Hall. If Mollie is gone and somebody has to cover for her, those are people in City Hall or me. Having those functions located in the same building would provide a lot of flexibility and enhance customer service. The other thing to realize is that the CCB doesn't have a long life span left. We can have different functions at different locations but what we've learned from our current configuration with staff spread out is that there are inefficiencies that come from having people separated. One of the drivers behind this plan is to coalesce many of them but not all such as Public Works and Police. We want to build it for the long term so that in 10 years when the roof finally goes on the CCB that we have a place for the Recreation Program to go. That could be an area where we could do an expansion.

Bruce Wasson, Troutdale Resident, stated what hasn't been discussed is the amount of buildable property that's left in Troutdale and whether or not it's going to be single or multi family. Secondly how much expansion in the way of annexation is the City of Troutdale going to be doing in the next 20 years. If we have a limited amount of buildable space, this amount of space in a City Hall seems a little bit of over kill. But if we'll do an expansion by annexation then this makes a little more sense. This hasn't been discussed. How much buildable property is left in the city limits of Troutdale? Are you going to turn some of the industrial stuff into buildable or is it going to stay industrial. $8 million is a lot for a building and I think that if we're going to spend this kind of money then we should at least have some kind of idea how much expansion there's going to be in the future.

Councilor Anderson stated Metro has given us an estimate of 5% population growth over the next 20 to 30 years. In terms of buildable land, the single largest zoned area is the berry fields which are zoned single and multifamily.

Craig Ward stated the Councilor's have had active discussions about this and we cannot annex unless we can prove that we have need for more land to meet our growth requirements. We have to accommodate the growth. Right now we have additional undeveloped land where we don't need to expand our boundaries to accommodate the market demand that the region is requiring us to accommodate. It doesn't look like we're going to have any big expansions and there isn't a whole lot of room between the Gorge and our adjacent cities. We may have a little bit of

annexation allowed in the next 20 years but that would require a lot of growth that we aren't seeing right now.

A gentleman in the audience asked when this started how many people went out and looked at other City Hall's, how many did you visit, and did you go as a group or individually?

Mayor Daoust replied we went as a group. A couple of Councilors weren't able to attend but we were all invited. I think we went to 6 or 7 City Hall's in the Portland metro area including Oregon City, Fairview, Happy Valley, West Linn, and Wilsonville.

Cindy stated you say the cost is 3 or 4 steps down but as I'm sitting here listening to the discussions about $8 million dollars, that becomes a real important issue for people like us. We live on a fixed income. When property taxes start going up you're going to be pricing me out of the area. I don't think that's really fair to the property owners. I like the idea where the City starts saving some of the money. That would make it a little more palatable. I think that idea should be looked very seriously in the budgetary part of this. I'm a big advocate of law enforcement but I felt $7.5 million was a bit much for a town of 15,000. It concerns me when a town this size using $7-8 million to build buildings that they need to work out of.

Mayor Daoust stated that's a great point. I think we were trying to get a handle on how much space we're talking about and how we'll pay for that is going to be a whole separate discussion. Whether we'll sell City property to help pay for or save $2-4 million over the next 4 years in order to put towards a new City Hall and maybe finance the rest of it.

Jon Lowell, Troutdale Resident and Budget Committee Member, asked how in the world can you be thinking about funding a City Hall at $8 million? I can't understand how you can afford to pay for the process of studying it.

Bob Strebin, Troutdale Resident, stated I would really like to see the numbers on what it would take to just simply cover the deficiencies of the current historic City Hall. They just made the announcement that it'll cost too much to fix it and we need a new one. I'd like to see what it would cost to bring it up to code. It's been a good City Hall for many years, maybe all we need to do is buy some more time.

Mayor Daoust stated we had an engineer and architect look at the foundation and roof. It was $3.4 million to bring it up to code because the foundation was shifting.

Councilor Ripma stated we had another firm come out. They were the people that redid Wood Village City Hall and also work with Edgefield. They said that one is very salvageable and they quoted about $1.3 million.

Bob Strebin replied I like $1.3 million as opposed to $8 million. I also don't like the additional $8 million on my taxes which went up substantially for the Police Building.

Mayor Daoust stated keep in mind that the $3.4 million or the $1.3 million is just to bring it up to code. It's not to turn it into a City Hall.

Bruce Wasson stated I'd like to see 3 independent evaluations of that building. Just because that building is old doesn't mean it's broken beyond repair. Why is the foundation so bad?

Craig Ward replied because it's on unconsolidated material which I loosely attribute to a mud slide off of Mt. Hood. They said that we needed to put in sheet piling down 12 feet to reinforce the foundation. To do that we have to strip off the additions that were put on. The material that it's built on is not structurally sound and we have to get below that to put in new footings. The roof is also a problem because there was a fire in the 50's and some of the roof trusses were burned through 30% and subsequently we've put HVAC units up in that room, so the roof also has to be rebuilt.

Councilor Ripma stated the second bid didn't have as much of a problem with the foundation. The first people said it was going to fall down and the roof was going to cave in and we had to evacuate the City Hall. That's how bad it was a few years ago and that hasn't happened.

Mayor Daoust stated old City Hall is still one of the options that we're going to look at. It hasn't been dropped. As Mayor I look at that building and think that building is worth saving but what could it be used for. It doesn't have to be a City Hall. The City could make money off of it by leasing it out or it could be sold. I think we jump to the conclusion that if it's not going to be a City Hall then it's going to disappear and be torn down and that's not necessarily true.

A gentleman in the audience stated I'm not clear on when the City can make money and when they can't. I was under the impression that it was a problem for the City to make money. I'd be interested to know what we'd need to do to make money because that ultimately would tie into the property that you are talking about.

Jon Brown, Troutdale Resident, stated you mentioned saving some money. How are you going to do that? For years all I've been hearing is budget cuts. What is your plan for that?

Mayor Daoust replied plans are limited but one of the things that's recently come up is contracting with the Sheriff's Office. If we contract with the Sheriff's Office that would be $800,000 to $1,000,000 per year in savings. That's one option that hasn't come to reality yet.

Matt Wand, Troutdale Resident, asked what's the amount of space for the Clerks and Judge?

John Ralston replied the Judge's space was 8 by 8 feet and the Clerks spaces were 10 by 12 foot spaces.

Matt Wand stated it seems a little wasteful at $250 to $300 per square foot to build new space when all of us as tax payers in Multnomah County have already spent $2,500 to build a brand new court house 3 miles away that has 2 court rooms and multiple offices that sits empty on most days.

Jon Lowell asked how much has this study cost us?

Erich Mueller replied I recalled a base of $17,000 and additional time and materials depending on how many iteration the Council and public decide are necessary to go through before we move to the next phase.

Paul Wilcox, Troutdale Resident, stated first in the staff report it showed between 10,000 and 11,000 square feet currently occupied. I think part of the difference between the 11,000 and 25,000 can probably be accounted for in the additional 12 positions. You said there was a lot of space dedicated to storage with rows and rows of filing cabinets when you can store things digitally. There are places that have offsite storage.

Craig Ward replied we started out with a considerably larger area for storage and the City Recorder whittled that down into what she believed was necessary. Those numbers aren't casual and they assume that the storage is in convenient access to staff who is required to access it. Right now that is one of our problems, our storage is scattered around the city which means when our staff has to go get it, they're wasting time running around.

Claude Cruz stated we need to be very thoughtful about taking a 1.75 to 2 acre plot of the few plots that are available to us. I heard loud and clear the desire to co-locate in 1 location. I still urge that we look into partitioning to 2 pieces. I think that the fact that we'd like to have everything together does not preclude an efficient arrangement of segregating by function and with the data that has been provided about who needs to talk to who. It might also let us reuse the old City Hall for the public face part of City Hall functions and move some of the more administrative functions elsewhere. It's going to be more expensive in the prime downtown areas than it is potentially elsewhere.

Mayor Daoust replied that's an interesting concept that 2 buildings may be more efficient than 1.

Leslie Hara Shick replied one of the difficulties is that a lot of the people in the City have 2 roles so even though they may be in records they also help at the front counter. They're seeing those kinds of inefficiencies now when they are separated in the different locations. So they are having to go down the street to cover for things like lunches and breaks.

John Ralston stated also in this configuration with everything in one space you have shared common spaces that are shared among all the departments such as conference rooms, lunch room, restrooms, etc. If you have 2 locations then you'll have to duplicate that.

Carol Allen asked why are we talking about showers? I've worked in professional buildings and there are no showers.

John Ralston replied that was a request by some of the staff that like to go for a run during lunch or that will be riding their bicycles into work and would like to take a shower. That would be in a single toilet room you would have room for a single 3 foot by 3 foot ADA accessible shower and a number of lockers that are shared. That may be something that the Council decides they don't want.

Gene Bendt stated I'm concerned about the statement regarding saving $1 million per year. When I was here in May I was of the belief that if the Sheriff's Department took over the policing that $800,000 to $1,000,000 would go exclusively to paying down the existing bond. I also wanted to say that I think Mr. Wand's comments about using the Multnomah County Court facilities is a great idea. With the space that is left you need to maximize open space and minimize interior walls and private spaces. Those open spaces could easily be manipulated and rearranged to add a

multitude of growths in different departments and the ability for those to be privatized and sound proofed exists today. For things such as restrooms, which are a costly feature, you could make 1 of for the entire facility. You could also add card activated security on the specific doors to keep the public out of restricted areas.

Josh Moriarty, Troutdale Resident, stated in the next 10 years we're going to have a lot of building activity in the City of Troutdale. Councilor Anderson asked about shell space. I work for the Port of Portland and we built a headquarters about 3 years ago and we went through an extensive space needs process. I remember when we moved into the building hearing that we had maybe 30% more space than was needed, some of which was shell space. Three years later we're bulging at the seams and the shell spaces are being built out. Things change quickly even in non-growth projections. While I do see a lot of opportunity here to massage that 24,000 square feet, it's a good word to the wise about not building too small. There was discussion when this first started about the process. It's my recollection that this process was laid out in the beginning and that City Council agreed to that process. I'm sensing that not everybody buys into that still.

Mayor Daoust replied we did agree to a process. Phase 1 was the needs analysis, Phase 2 is a site options study, Phase 3 is a schematic design, and Phase 4 is the design development. We do have a process and a timeline to go along with it.

Councilor Ripma stated I knew we were going to talk about space first and follow this series of steps but I thought we were going to talk about what was sensible and not what is ideal. Regarding location, I thought we were deciding on should the City Hall be downtown or someplace else and shorten the list but not make a final decision before we go on to the design. The big thing that is going to drive everything is cost. I'm all for an open process but we shouldn't slavishly keep to it in such a way that it drives us to a single location with a 24,000 square foot building that's going to cost us more than we can afford. I want it to be flexible and I always thought it would be.

Councilor White stated I agreed to a process but I also want to be careful of how that process is managed. I've been saying since day 1 that we need to mimic the citizen group that got this building built. I think they did a very good job on that. When you have that kind of public support you're going to have the best bang for your buck.

Marianne Daoust, Troutdale Resident, stated there's a huge difference between what happened with the Police Bond Measure process and the people involved with that and the actual reality of what we have now. We had a community that trusted the people that were running the campaign. We trusted each other and we worked together as a group. We didn't always agree but we moved on and forward. I feel like that's changed. I feel like things are different now and that's something the Council will be dealing with for a very long time. That campaign just had a very strong foundation of people who worked well together.

Larry Morgan, Troutdale Resident, asked are there other entities that have bonding capacity that could build the City Hall for the City of Troutdale?

Craig Ward replied we were approached by Home Forward which I believe was formerly the Portland Housing Bureau. Their point to me was that they have bonding capacity but their primary mission is housing. With that bonding capacity comes the caveat that they have to build it as part

of a mixed use structure in the form of work force housing. They have approached us several times. That is the only option I know of short of leasing.

Jon Lowell stated I'd like to encourage the City Council to look at this timeline and put the funding part first because we need to know what we can afford before we can create a building so you can tell these people what the boundaries are.

John Ralston stated we've gotten to this point where we've asked the staff what they think they need. Now the City Council needs to say ok but this is what we can afford. Now we have the tools to look at what can be cut back and make recommendations to be where you think it needs to be.

Erich Mueller stated the process that was proposed was designed to be flexible. It was designed to have abundant public input because this process is not a simple straight forward one. We expected this first stage would generate lots of questions. This is exactly what we intended for tonight. We didn't anticipate having a decision. The timeline is not locked in stone. The rough cost estimates that you can work with are $250 to $300 per square foot and once we get into a next stage of refinement we can get a further refined cost. Ultimately what it's going to cost will be based on the decisions. How we afford it will depend on what choices are made downstream.

Councilor Wilson stated what I've heard a lot tonight is that they want the old City Hall really looked at and I think we owe it to them. I think we should at least have the building looked at by 3 independent companies to see what it would cost to repair it and what the life expectancy would be.

Councilor Thomas stated you could also look at expanding to the back of the building to get more office space.

Councilor Wilson stated there will be a cost to have people come out and do that just like there's a cost for a design. I don't know what the cost is but are you guys willing to make an investment in it?

Councilor Ripma stated I'm in favor of doing that.

Marianne Daoust stated I understand the historical value of that building. If you're thinking of having 3 bids to look at that one location, why aren't you including other locations? If you do that is looking at other spaces not a valid direction? I'd be worried about that.

Councilor Ripma stated other spaces require us to build new unless we decide we're going to lease an existing building which I don't really want to do. That's what we're doing now. What we don't have is a realistic look at the old City Hall. We own the building and land and if it turned out to be sensible we could figure out how many of these functions can fit in there. If you want to carry on with this process of trying to whittle down space needs at the same time, I'm all for that too.

Mayor Daoust stated the reason we have this process set out in a timely fashion like this is so we don't jump to conclusions. I'm cautious that we spend a lot of money looking into the old City Hall and it may not prove to be feasible at all. There may be other buildings that we could move into

that are options that we haven't talked about yet. I don't want us to shortcut the public process and focus too much on 1 alternative. It's ok to gather information. If we need another firm to look at old City Hall we can do that.

Josh Moriarty stated I just ask that if you do get another 3 bids that before you do that, somehow everyone agrees to accept those values where they haven't accepted the previous 2. I hate to see us spend money to do 3 more and people not like the answer and start throwing stones at it again.

Councilor Thomas stated I think the piece that is missing is that we really don't have an accurate set of numbers for the old City Hall. Until you can answer that question, you're never going to be able to satisfy anything down the road. I think you need a definition of what it is to refurbish that City Hall or refurbish and add on to it. The advantage is you're not buying property in addition to the cost.

John Ralston stated if you're going to get prices from contractors you need to have apples to apples comparisons. You're going to give them some information on what level of remodel is going to be required, what the finishes are going to be, and are you going to add on to the back. So you have a document that they're basing it on.

Councilor Ripma asked as a next step could you take a look at the old City Hall and see if you could make it a logical plan, not a design down to the last screw and nail but a sensible layout? Take a look and see how many of these functions can fit into it. Then that could be what is analyzed for 1 more appraisal.

John Ralston replied that's exactly what the next step is. You can decide what sites to look at.

Councilor Ripma stated except on the plan it says site selection for further design. What we're saying is see what can fit in City Hall and then let's see if it can be done and get a fair estimate or two to get realistic numbers. I love the old City Hall but I also want it be sensible and if it isn't sensible to do then I'll give it up.

Mayor Daoust stated the point that John made was important. If we're going to have a reappraisal of old City Hall it's got to be apples to apples with building a brand new City Hall. What are you going to tell an appraiser to build into cost assumptions of the old City Hall?

Matt Wand stated at the old City Hall 70 years ago we didn't have the American's with Disabilities Act. It just seems to me that people in wheel chairs or are otherwise disabled ought to have equal access to our City Hall.

Councilor Ripma replied it will be ADA compliant or we won't refurbish it.

Craig Ward stated we'll need to have HRS go back and evaluate the building and the site because what I was told by the building official is that the street is not ADA compliant because the slope of the hill is not ADA compliant. It doesn't mean that we couldn't make it but I don't know how we'd do that but it's a pretty fundamental problem. You can put elevators in and do various things but they have to be able to park in a parking space that is safe.

Erich Mueller stated I fully understand that we need to properly evaluate repairing old City Hall. One of the fundamental pieces that has to be settled first is the first set of evaluations was done by a structural engineer, a geotechnical testing engineering firm, and an architect. One of the issues that has to be addressed is that their report talked about the piles that Mr. Ward mentioned earlier and that the additions would have to be removed in order to do those repairs. In order to do those repairs you're going to have to tear down 1,526 square feet of that existing 7,300 square feet that we're talking about. The letter that we received from the second firm didn't have as much of a concern about the foundation. That's the fundamental issue that has to be solved before you can ever begin to say how much square footage you have to program into. Regarding the roof piece, the reason it hasn't fallen down is because we spent $18,000 on scaffolding that's still holding the roof up in the Council Chambers. If the Council's direction to staff is to go have another structural analysis done and then have contractors come bid based on that analysis, staff can certainly do that. This timeline can just be paused.

Councilor Allen stated it sounds like the topic of old City Hall should be another work session to decide whether or not to go forward with that. If we were to build new I think it's an important note to have the 2 bonds mature, which I think happens in 2018. I believe those are of greater value than what we're talking about for a City Hall.

Bob Strebin stated the thing that really hasn't been discussed is that hopefully the citizens will be voting on this. My taxes went up quite a bit to pay for this building and if add another amount on it may not pass.

Mayor Daoust replied they'll vote on any bond.

Frank Windust, Corbett resident, stated it looks like the biggest draw back to the old City Hall is parking. There is a parking problem there now and it'll be expanding due to the winery going in across the street. Bremik is going to develop 14 townhouse plus some commercial space. If you look at 2nd Street where I built those townhouses, everyone has 2 to 3 cars and none of them park in the garage. The old building just to the south of City Hall, they have parking and there are about 14 units there and they park along the street. I'm not sure where the staff is going to park. Across the street to the north there are weddings going on.

Councilor White replied you may not be aware that the City purchased the home that was behind City Hall. I don't know how much additional space that is but it would also solve the problem with handicapped parking because that is a flat surface.

Craig Ward stated my suggestion is that I take the comments about old City Hall to heart. I think we do seriously need to evaluate it. But the apples to apples comparison is also critical. Right now we have a 24,000 square foot estimate that I know a lot of you have questions or concerns about. We need to shrink that down and we need policy direction from you. Let's squeeze it down so we can at least get a rough approximation of what you think you can explain to the public as reasonable and the square footage that attaches to that.

Councilor Anderson stated I've heard a lot tonight and I need to digest it. I'd like a little more time.

Councilor Ripma stated my suggestion to get our square footage closer to our current 10,000 square feet.

Craig Ward replied the answer is yes but we're going to ask you to bring it down.

Mayor Daoust stated the areas that people have mentioned that we could discuss at the next work session would be the Municipal Court need, the Council Chambers size, the Planning Department positions, Administrative Support position, the lobby size, the number of private rooms versus cubicles, and the Recreation space. We need to have another work session particularly looking into the old City Hall.

Craig Ward replied I'd like to talk with HSR about that and get their recommendations to bring to a work session.

3. Adjourn

MOTION: Councilor Wilson moved to adjourn. Seconded by Councilor Ripma. Motion passed unanimously.

Meeting adjourned at 9:48pm.

DRAFT

Doug Daoust, Mayor

Dated:_____

ATTEST: DRAFT

Sarah Skroch, Deputy City Recorder

CITY OF TROUTDALE
CITY COUNCIL – Work Session
Tuesday, November 18, 2014

PLEASE SIGN IN

Name – Please Print	Address	Phone #
John Balston hsr	62930 Deschutes Rd Bend OR 97701	541 460 3076
Carol Allen		503-701-8979
Paul Wilcox	Troutdale	
Bruce Wasson	Troutdale	503 661 7042
Becky Bancroft	Troutdale	503-665-8700
Eugenia Terzis	26729 SE Stark	
Keith Bruce	3917 SE Douglass	661-2382
Mark Kelsey		
[illegible]	2720 S Tidale Rd	503-665-2752
Cindy French-Lescalleet	2747 SW Wright Place	
Claudia Cruz	Troutdale	503 799-9667
Jon Lowell	Troutdale	503-465-6591
David Klopp	1403 SW 12th St Troutdale, OR 97060	503 492-8244
Benjamin Klopp	" "	" "
Jaden Kelley	624 SW 15th St	503 667-0336
G L SIEBORATH	" "	"
David Becker	Troutdale	
Diane Castillo	Troutdale	503-888-1405
Harry E Benast	Troutdale	503-667-8421
Doug Jensen & Brandon Nelson	2213 SE Llewellyn Ave Troutdale 97060	5032503649
JON BROWN	Troutdale	971-322-4582
[illegible]		
MARIANNE DAOUST	337 SW 27th Way	(503) 936-9788

Name – Please Print	Address	Phone #
Cynthia Jacobsen	1422 SW 25th St	503-674-7890
Mark Jacobsen	" "	" "
Brian Jacobsen	" "	" "

Meeting Date:_____ **Page #:**_____

Phase 1 – City Hall Space Needs Assessment

Welcome!

1

Phase 1 – City Hall Space Needs Assessment

Thank you
for coming tonight
your participation
is valued!

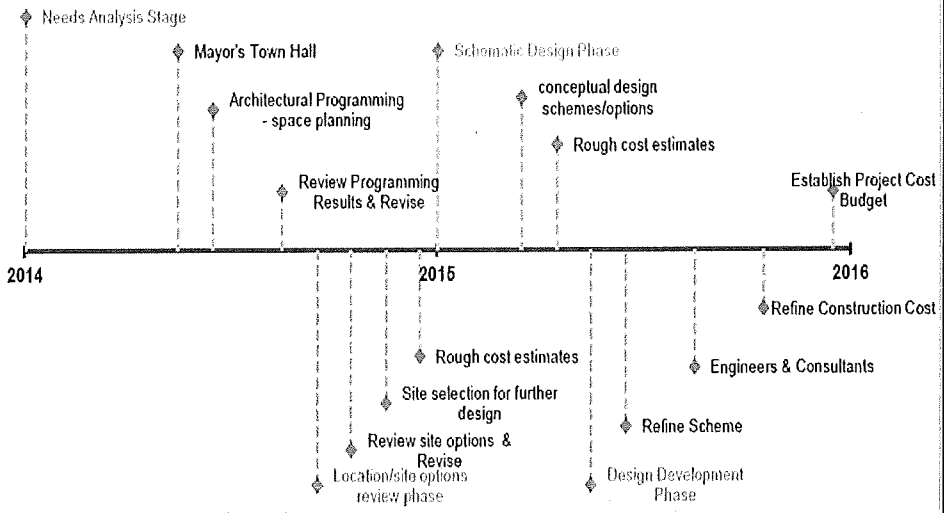
2

Phase 1 – City Hall Space Needs Assessment

Tonight is just the next step in a long *process*...

A *Public* and *Transparent* Process

New City Hall Plan Timeline (pt. 1)



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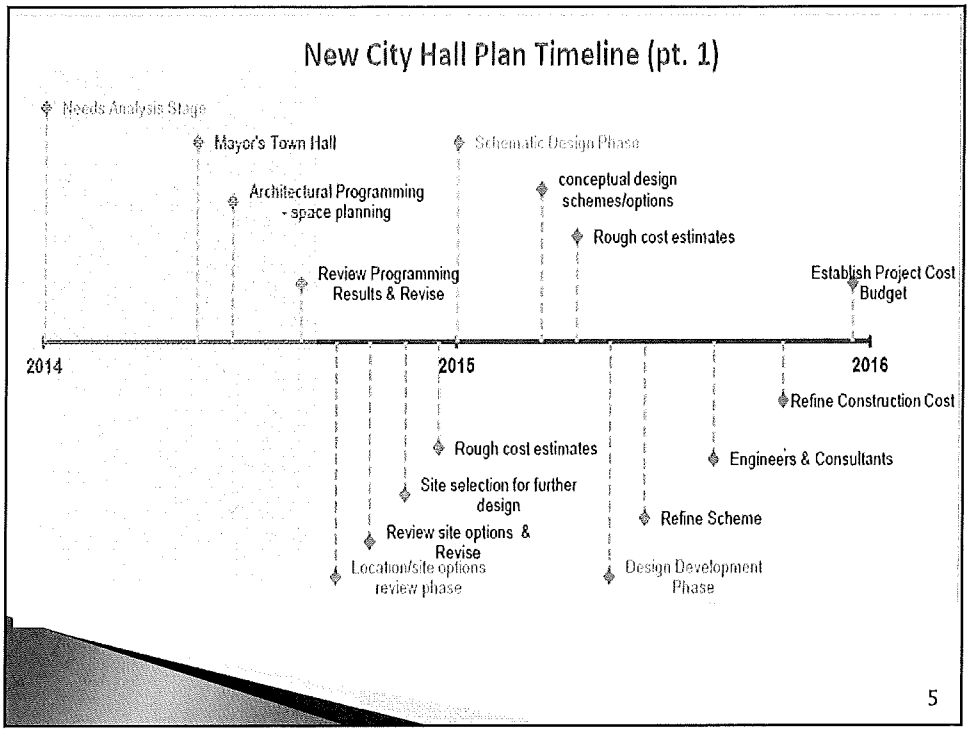
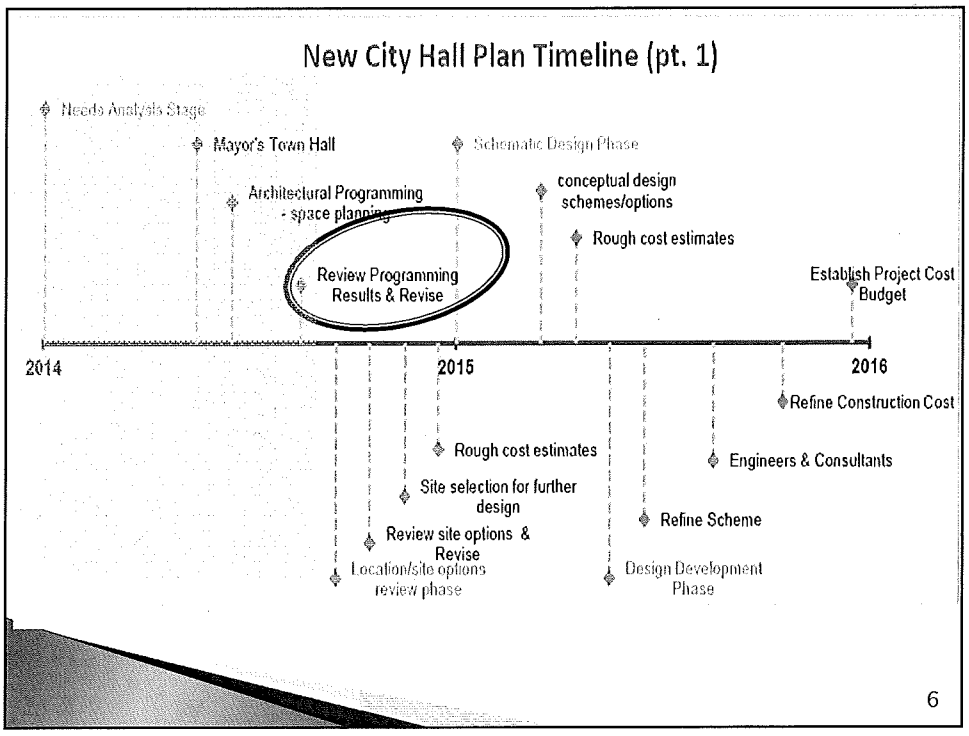

New City Hall Plan Timeline (pt. 1)
Needs Analysis Stage
Mayor's Town Hall
Schematic Design Phase
Architectural Programming - space planning
conceptual design schemes/options
Rough cost estimates
Review Programming Results & Revise
Establish Project Cost Budget
2014
2015
2016
Refine Construction Cost
Rough cost estimates
Engineers & Consultants
Site selection for further design
Refine Scheme
Review site options & Revise
Location/site options review phase
Design Development Phase
5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Refine Construction Cost
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Engineers & Consultants
Site selection for further design
Refine Scheme
Review site options & Revise
Location/site options review phase
Design Development Phase
6

Phase 1 – City Hall Space Needs Assessment

What's the process?

PROCESS PHASES/STAGES:

Phase 1 – Needs Analysis
Phase 2 – Site Options Study
Phase 3 – Schematic Design
Phase 4 – Design Development

7

Phase 1 – City Hall Space Needs Assessment

The process seeks to address the basic questions of:

- WHAT functions and services does the public expect to be "in" their City Hall…?
- HOW much space is needed for those functions…?
- WHERE should it be located…?
- WHAT is the "estimated" cost…?

8

Phase 1 – City Hall Space Needs Assessment

First we must determine *how much space* is needed?

Then…

Consider various sites?
Buy, build, remodel, lease, …

9

Phase 1 – City Hall Space Needs Assessment

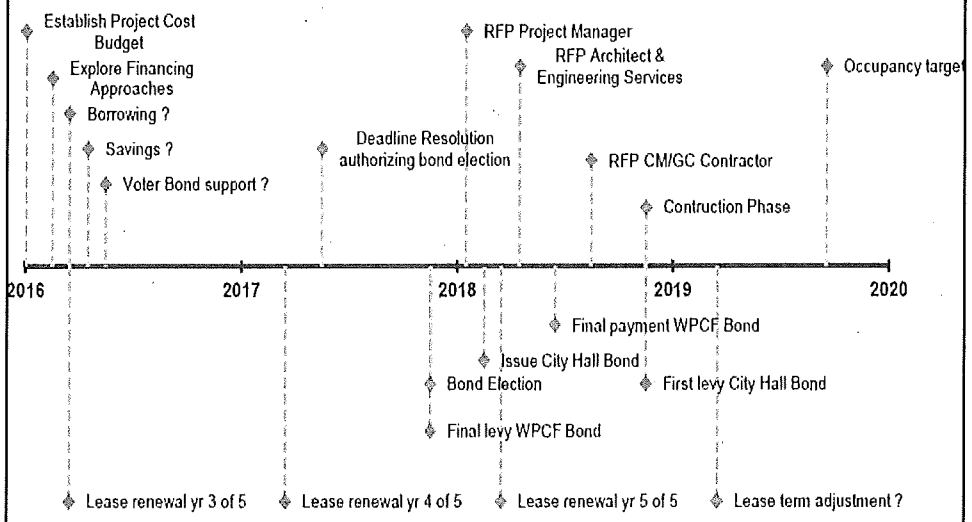
Tonight:
hsr|waterleaf will walk us through the space analysis…

Then:
Absorb, discuss, consider, revise,…***before*** the next step

10

11

New City Hall Plan Timeline (pt. 2)



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Phase 1 – City Hall Space Needs Assessment

Comments,

Questions,

Discussion

13

Programming for

City of Troutdale

City Hall Space Requirements

November 18, 2014

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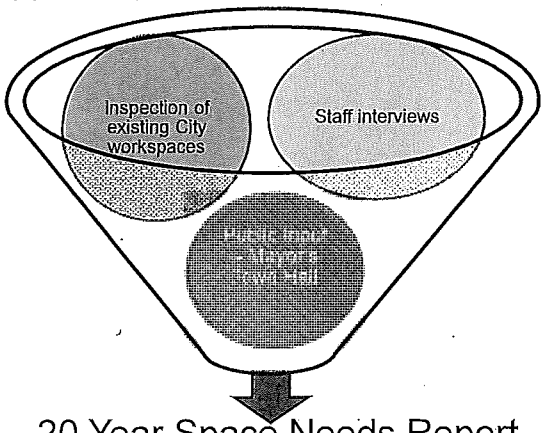
Process

How did we come up with the numbers for the **20 year** City Hall Space Requirements?

- We used a 3-step process to help us project space needs



20 Year Space Needs Report

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Step 1: Mayor's Town Hall

In keeping with the City Council's desire to conduct a **Public and transparent** process, a well-attended "Mayor's Town Hall" was held on September 16th, 2014, to gather valuable citizen input.

Comments were thoughtful and insightful. The topics covered included:

- *City Hall General Concepts: What should a City Hall be and represent?*
- *Discussion of a list of 9 possible sites for consideration*
- *What should the City Hall experience be?*
- *City Hall function*
- *City Hall aesthetics/image*
- *Costs*

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Step 2: Review of Existing Work Spaces

We **examined existing work spaces** to review existing services as well as operational and functional department needs.

We measured, took notes, drew sketches, took photos, and watched how the staff operated in their spaces **to see what worked and what didn't work.**

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Step 3: Interview with Departments

We **interviewed staff** to determine area requirements for service and functions and understand how to accommodate future goals…

The departments we examined and staff we interviewed for possible inclusion in a relocated common facility included:

- Mayor/Council
- City Administration (City Manager, City Recorder, Receptionist)
- Finance, Human Resources, and Information Technologies
- Planning, Public Works, and Building
- Recreation
- Municipal Court Judge and Clerk

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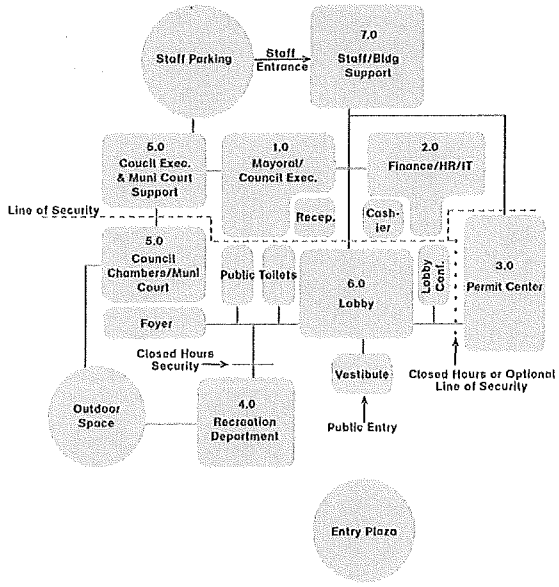
0.0 Overall Relationships



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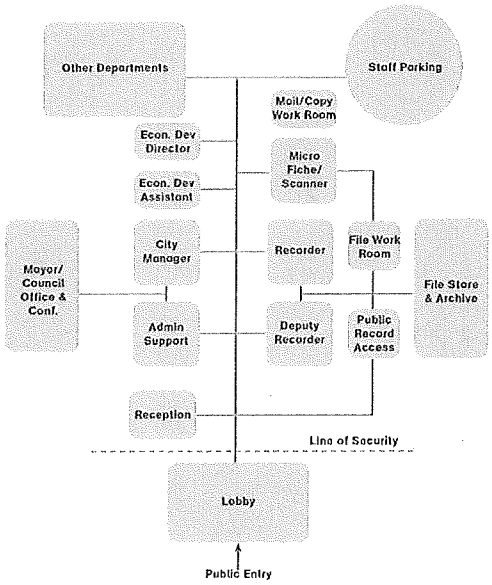
1.0 Mayoral/Council + Executive Departments



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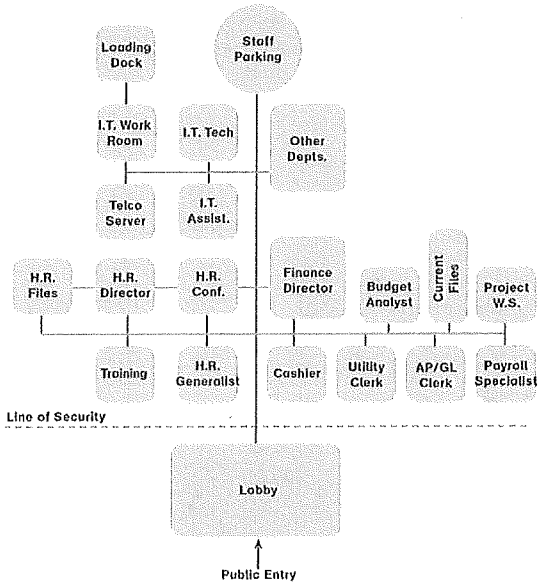
2.0 Finance, HR, IT Departments



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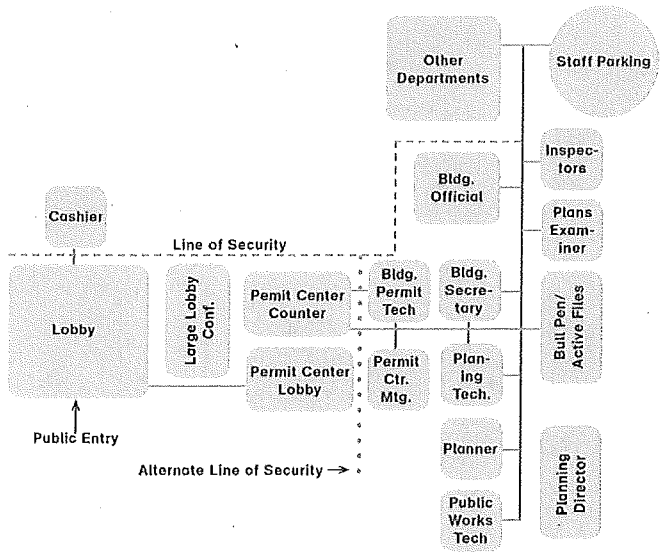
3.0 Permit Center



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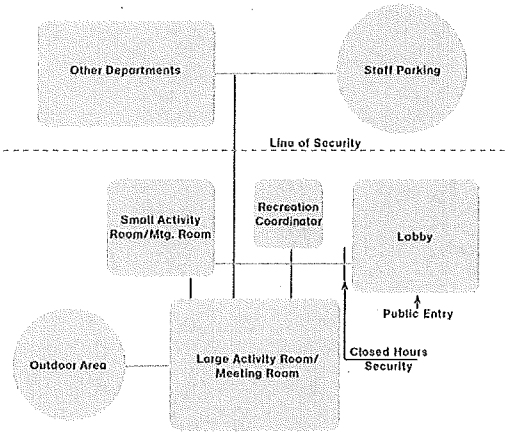
4.0 Recreation Department



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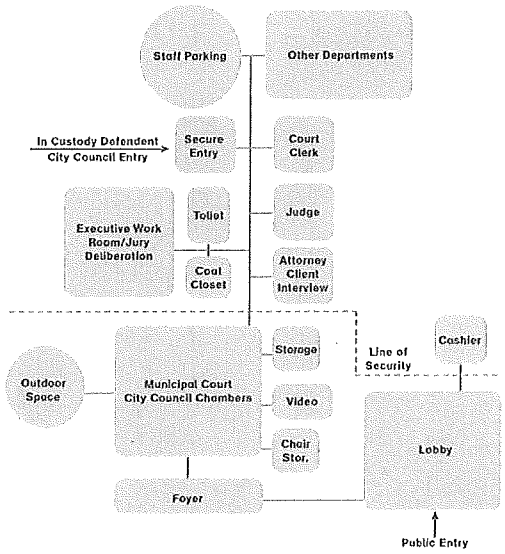
5.0 Council Chambers/Municipal Court



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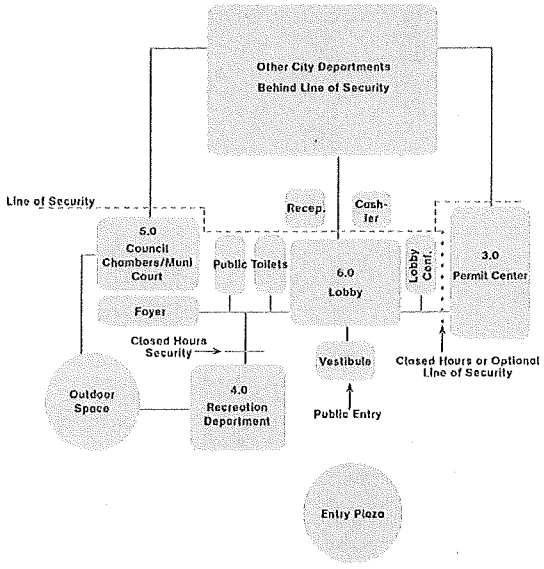
6.0 Public Areas



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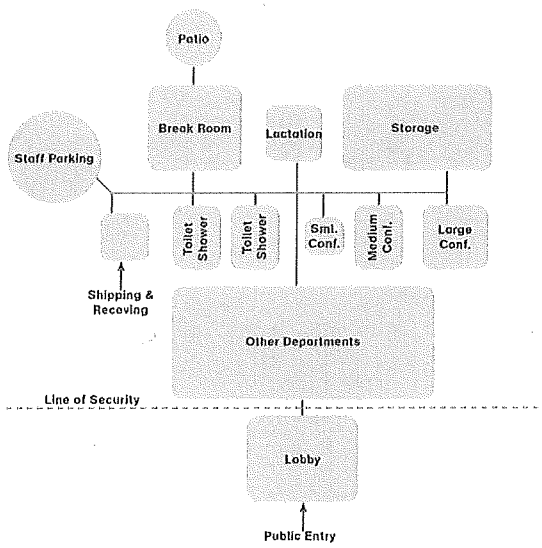
7.0 Staff and Building Support



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20 Year Staff Workstation Projections

	FUNCTION	20 Year	
1.0	**Mayor/Council and Executive Department**		
1.1	**Mayor and Council**		
1.1-1	Mayor/Council Office & Conference	1	
1.2	**Executive Department**		
1.2-1	City Manager	1	
1.2-2	Administrative Support	1	*< Addition*
1.2-3	Recorder	1	
1.2-4	Deputy Recorder	1	
1.2-5	Receptionist	1	
1.2-7	Citizen Involvement/Volunteer Coord	1	*< Addition*
1.3	**Economic Development**		
1.3-1	Economic Development Director	1	*< Addition*
1.3-2	Econ Development Assistant	1	*< Addition*
	Sub-total Administration	**9**	
2.0	**Finance, HR, IT Departments**		
2.1	**Finance Department**		
2.1-1	Finance Director	1	
2.1-2	Finance Supervisor or Budget Analyst	1	*< Addition*
2.1-3	Payroll Specialist	1	
2.1-4	AP/GL Clerk	1	
2.1-5	Utility Clerk	1	
2.1-6	Cashier	1	
2.2	**Human Resources Department**		
2.2-1	Human Resources Director	1	*< Addition*
2.2-2	Human Resources Generalist	1	
2.3	**IT Department**		
2.3-1	IT Technician	1	
2.3-2	IT Assistant	1	*< Addition*
	Sub-total Finance, HR, IT Depts	**10**	

3.0	**Permit Center**		
3.2	**Planning Department**		
3.2-1	Planning Director	1	
3.2-2	Planner	2	*< 1 Addition*
3.2-3	Planning Technician	1	*< Addition*
3.2-4	Secretary	1	
3.3	**Public Works**		
3.3-1	Public Works Engineering Tech	2	*< Addition*
3.4	**Building Department**		
3.4-1	Building Official	1	
3.4-2	Plans Examiners	1	*< Addition*
3.4-3	Inspectors	2	
3.4-4	Permit Technician	1	
	Sub-total Planning and Building	**12**	
4.0	**Recreation Department**		
4.1	**Recreation**		
4.1-1	Recreation Coordinator	1	
	Sub-total Recreation	**1**	
5.0	**Chambers and Court**		
5.1	**Council Chambers/Municipal Court**		
5.1-1	Municipal Judge	1	
5.1-2	Court Clerk	2	*< 1 Addition*
	Sub-total Chambers and Court	**3**	
7.0	**Staff and Building Support**		
7.1-13	Janitor	1	
	Sub-total Staff and Building Suppo	**1**	
	STAFF TOTALS	**36**	

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Mayor/Council and Executive Department

Item	Position	20 Year Units	20 Year NSF	Location/Adjacencies
1.1	**Mayor and Council**			
1.1-1	Mayor/Council Office & Conference	1	384	Convenient to Council Chambers.
1.2	**Executive Department**			
1.2-1	City Manager	1	320	Close for meetings and public access. Convenient to Council Chambers
1.2-2	Administrative Support	1	168	Locate next to the City Manager
1.2-3	Recorder	1	192	Close to Mayor, City Attn. City Mgr., Council Chambers and Deputy City Recorder. Immediate record storage access. Close to Court Clerk.
1.2-4	Deputy Recorder	1	80	Close to front counter, Court Clerk, Active and Archival Storage. Next to City Recorder
1.2-5	Receptionist	1	80	Focal point when visitors walk-in. Close to front counter and Cashier
1.2-6	Microficha Reader	1	64	Close to Deputy Recorder, could be in secured Archives Room
1.2-7	Citizen Involvement/Volunteer Coord	1	64	
1.2-8	Secure File Storage	1	204	Close to Recorder and Court Clerk. Could be with Archival Stor
1.2-9	General File Storage	1	170	Close to Admin Assistant Clerk. Could be with Archival Storage.
1.2-10	Archival Storage	1	288	Close to Recorder, Deputy Recorder
1.2-11	File Work Room	1	144	Close to Recorder, Deputy Recorder
1.2-12	Work/Mail Room	1	360	Close to all staff, close to shipping/receiving. Close to car access for delivery of packets to council members. Close to the Receptionist, Recorder and Deputy Recorder's offices, but not adjacent to.
1.2-13	Public Record Access	1	64	Observable by staff, located in record storage
1.3	**Economic Development**			Close to Lobby Conference Room
1.3-1	Economic Development Director	1	168	
1.3-2	Econ Development Assistant	1	80	
	SUBTOTAL		2846	
	CIRCULATION		569	
	GROSS UP		410	
	TOTAL SQUARE FOOTAGE		3825	

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Overall ***Building*** Space Requirements

	BUILDING AREA	**20 Year**
1.0	**Mayor/Council and Executive Departme**	3,825
2.0	**Finance, HR, IT Departments**	2,654
3.0	**Permit Center**	1,945
4.0	**Recreation Department**	2,345
5.0	**Chambers and Court**	4,931
6.0	**Public Areas**	2,658
7.0	Staff and Building Support	6,207
	Total Building Square Footage- Including Circulation and Gross Up	**24,565**

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Parking + Site

	FUNCTION	20 Yr	
		Units	NSF
1.0	**Mayor/Council and Executive Department**		
1.1-1	**Mayor and Council**		
1.1-1	Mayor/Council Office & Conference	6	1,920
1.2	**Executive Department**		
1.2-1	City Manager	1	320
1.2-2	Administrative Support	1	320
1.2-3	Recorder	1	320
1.2-4	Deputy Recorder	1	320
1.2-5	Receptionist	1	320
1.2-7	Citizen Involvement/Volunteer Coord	1	320
1.3	**Economic Development**		
1.3-1	Economic Development Director	1	320
1.3-2	Econ Development Assistant	1	320
	Sub-total Mayor/Council & Exec	14	4,480
2.0	**Finance, HR, IT Departments**		
2.1	**Finance Department**		
2.1-1	Finance Director	1	320
2.1-2	Finance Supervisor or Budget Analyst	1	320
2.1-3	Payroll Specialist	1	320
2.1-4	AP/GL Clerk	1	320
2.1-5	Utility Clerk	1	320
2.1-6	Cashier	1	320
2.2	**Human Resources Department**		
2.2-1	Human Resources Director	1	320
2.2-2	Human Resources Generalist	1	320
2.3	**IT Department**		
2.3-1	IT Technician	1	320
2.3-2	IT Assistant	1	320
	Sub-total Finance, HR, IT Depts	10	3,200
3.0	**Permit Center**		
3.2	**Planning Department**		
3.2-1	Planning Director	1	320
3.2-2	Planner	2	640
3.2-3	Planning Technician	1	320
3.2-4	Secretary	1	320
3.3	**Public Works**		
3.3-1	Public Works Engineering Tech	2	640
3.4	**Building Department**		
3.4-1	Building Official	1	320
3.4-2	Plans Examiners	1	320
3.4-3	Inspectors	2	640
3.4-4	Permit Technician	1	320
	Sub-total Permit Center	12	3,840
4.0	**Recreation Department**		
4.1	Recreation		
4.1-1	Recreation Coordinator	1	320
	Sub-total Recreation Dept	1	320
5.0	**Chambers and Court**		
5.1	Council Chambers/Municipal Court		
5.1-1	Municipal Judge	1	320
5.1-2	Court Clerk	2	640
	Sub-total Chambers and Court	3	960
7.0	**Staff and Building Support**		
7.1	Staff and Building Support		
7.1-13	Janitor	1	320
	Sub-total Staff and Bldg Support	1	320
	Visitor Parking & Misc Site		
	Visitor Parking	20	6,400
	Council/Mtg /Court Parking		
	Daily non-court session days	3	960
	Council Mtg /Court Days	50	16,000
	Outdoor Patio	1	480
	Generator	1	500
	Miscellaneous access paving	1	590
	Trash/RecycleEnclosure	1	192
	Bike Parking	2	360
	Plaza	1	800
	Shipping/Receiving Parking	1	320
	Dogs	1	12
	Sub-total Visitor Parking & Misc	82	26,614
	Sub-total	111	39,734
	Circulation		6,960
	Parking and Misc Site		46,694

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Site Size Requirements

If all of the departments included in the programming are not in City Hall, the site size could be reduced.

The site size requirements **assume a flat site** and **do not** take into account such factors as:

- Topography
- Parcel shape
- Zoning setbacks
- Landscape requirements
- Natural site features

Site area requirements will need to be revisited as potential sites are identified with issues unique to the site in mind.

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Overall **Building + Site** Space Requirements

	BUILDING AREA	20 Year
1.0	Mayor/Council and Executive Departme	3,825
2.0	Finance, HR, IT Departments	2,654
3.0	Permit Center	1,945
4.0	Recreation Department	2,345
5.0	Chambers and Court	4,931
6.0	Public Areas	2,858
7.0	Staff and Building Support	6,207
	Total Building Square Footage- Including Circulation and Gross Up	24,565

Note:
Depending on city preference of department location, *scenarios for 2 and 3 story buildings will may have a larger first floor. An allowance may be made to accommodate a greater square footage alotment to the first floor. Also an allowance may be needed for site option configuration and additional walks and drives required.*

Parking and Misc Site Areas	45,694
Sidewalks to public right of way	
5' around perimeter of building	4,300
5' route to at least (2) public ROW-50	1,500
Sub-total Parking and Misc Site Areas	51,494
Single Story	24,565
Landscaping requirements-CC, CG zones	
Approx. 15% of total site area-single sto	15,211.88
Two Story-area/2*	12,282.64
Landscaping requirements-CC, CG zones	
Approx. 15% of total site area-two story	12,755
Three Story-area/3*	8,188.43
Landscaping requirements-CC, CG zones	
Approx. 15% of total site area-three story	11,937
Total Site Requirements-Single Story	91,271
Acres Required	2.10
Total Site Requirements-Two Story	76,532
Acres Required	1.76
Total Site Requirements-Three Story	71,619
Acres Required	1.64

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Tonight:

Questions & Discussion

The Council will decide on any potential reductions of services and functions to be included in City Hall, and revising space requirements.

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Next PHASE -- Site Options Study

The Council will decide how to move forward and which **locations** to consider.

The next step would be an analysis of the selected location options that will include:

- *Proximity to downtown Troutdale and other departments*
- *Ability to accommodate square footage required for building, parking, and site amenities for 20 year needs*
- *Overall costs of site purchase and construction or renovation the former City Hall or other building*

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DRAFT

MINUTES
Troutdale City Council – Regular Meeting
Troutdale City Hall – Council Chambers
219 E. Historic Columbia River Hwy.
Troutdale, OR 97060-2078

Tuesday, November 25, 2014

1. ROLL CALL, AGENDA UPDATE

Mayor Daoust called the meeting to order at 7:00pm.

PRESENT: Mayor Daoust, Councilor Ripma, Councilor Anderson, Councilor Thomas, Councilor White, Councilor Allen, and Councilor Wilson.

ABSENT: None.

STAFF: Craig Ward, City Manager; Debbie Stickney, City Recorder; Ed Trompke, City Attorney; and Erich Mueller, Finance Director.

GUESTS: See Attached.

Craig Ward, City Manager recommended that Item #5 be postponed to a date and time of the Council's choice.

Mayor Daoust stated we have been discussing this 10-year extension since June in a series of public meetings. Recently there was a set of questions from the public, and there seems to be some misinformation. I would like to postpone this until the February 10th council meeting. That will give us time to do some outreach and education to the citizens on the urban renewal area and tax increment financing so that folks can better understand what the Council is dealing with when we are proposing changes.

Craig Ward stated we can put an article in the next edition of the Champion Newsletter explaining the pros and cons of extending the urban renewal duration.

Mayor Daoust apologized to those in attendance who came explicitly to testify to Agenda Item #5.

Councilor Thomas asked are you at liberty to talk about some of the issues?

Mayor Daoust replied it was a very recent decision in talking with Craig about the most recent questions that have come up from the public.

Councilor Ripma asked is Eastwinds okay with this?

Mayor Daoust stated I called them today and they are okay with postponing this. We cannot wait forever. There is a timeline that we have to deal with the financing for the urban renewal area so we do need to address this early next year, which is why I proposed February 10th.

2. CONSENT AGENDA:
2.1 ACCEPT MINUTES: October 14, 2014 Regular Meeting and October 28, 2014 Regular Meeting.

MOTION: Councilor Thomas moved to adopt the consent agenda. Seconded by Councilor Wilson. Motion Passed Unanimously.

3. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.

Paul Wilcox, resident, stated I have some post-election comments (handout provided, copy included in the packet). One figure that stands out from the results of the council election was the under vote number. Under votes are folks who submit ballots but leave certain positions blank. For the council positions that figure averaged about 20% for the three positions, which means that one out of five actual voters didn't vote for any councilors. I am curious if any of you long-time councilors have an idea what accounts for that. What came to mind was either they don't care who is on the council, or they didn't like any of the candidates who were running, or the other possibility is that they didn't feel like they knew the candidates well enough to make a decision. I went through the whole ballot to see how Troutdale voted for the measures and all candidates. I Compared that 20% under vote for the councilors, which is pretty shocking and shows a real lack of interest in the city council, to the under vote for the marijuana initiative which was at less than 1%. To me that shows that the issues that people feel strongly about they don't under vote. I was surprised that Troutdale voted for marijuana and against Kitzhaber.

Casey Brown, resident, stated with the marijuana law passing recently, I have heard your personal remarks that you don't want it in the City. What do you plan to do on that? It is not going away, but you are going to take away tax dollars that could be put into the City because it is your City and you don't want it here. What are we going to do about that?

Councilor Thomas asked are you referring to opening a business in Troutdale?

Casey Brown replied I am referring to opening a business, having possession of it, what is going to happen? We live in a police state in 2014. The Troutdale police is militarized; they have assault weapons, but we can't carry what the people have spoken on and we can't start a small business. It is not going away because you say it is; it will go to the black market just like it always has. We have a lot of folks come here in the summer, we have amazing parks and by keeping that out we are going to keep money out of this city and they will go to Gresham. You are not going to keep anyone from using it but why are

you going to take away money; because you don't care for it and you think it is a gateway drug. What is your opinion on this?

Mayor Daoust stated we still need to address the medical marijuana facilities. We approved a moratorium on it until next May so we will have to take some action on medical marijuana facilities before next May.

Casey Brown asked what about recreational marijuana facilities.

Mayor Daoust replied the people voted on that in Oregon.

Casey Brown stated yes, and it is legal now. How does that affect the City because I have heard your comments before that you don't like it or you have a personal opinion on it, or the Council does, that somehow because the people have spoken we don't get to because you don't like it in our City.

Ed Trompke, City Attorney, stated Measure 91 requires that the Oregon Liquor Control Commission (OLCC) come up with rules to regulate marijuana and they were given until the end of 2015 to do that. So the City really can't do much until the statute takes effect and legalizes possession as of July 1, and the rules aren't expected out until a year from now. OLCC is saying they probably aren't going to get rules out before that. Until that happens the City is somewhat constrained legally in what it can do. The City will talk about it in the next year but nobody knows at this point because nobody knows what the rules are going to be yet. The City can't do very much until the rules are out.

Casey Brown stated as our elected officials making statements like I don't want that in my City. First of all it is not your city. We are your constituents; we voted you in. You represent us. The fact is that 56% of the people in Troutdale voted yes for this. There are 210 cardholders in Troutdale and now you are going to take away tax money.

Mayor Daoust stated what I meant when I said that, was that medical marijuana facilities possibly locating in our downtown shops, storefronts; that is what I was talking about. I can't do anything about people using marijuana recreationally.

Casey Brown stated how come you have a bar that serves alcohol in our downtown shops but you don't want that in there because you are afraid it will be a gateway to something else.

Mayor Daoust stated I will gladly have a discussion with you, but not right now.

4. REPORT: An update by Metro Councilor Shirley Craddick.

Shirley Craddick, Metro Councilor, reviewed a PowerPoint Presentation (attached as Exhibit A).

Shirley Craddick stated when Metro was first established in the 1970's, Metro was given the responsibility to monitor the urban growth boundary (UGB). Initially the only way that

the Metro Council could determine where they would expand the UGB was based on the agriculture value of the land. So if the land was compromised we called it exception land. So if the land already had houses on it, if it wasn't being productive land, and if it wasn't farm land, then that was land where we could expand the UGB. The agriculture value of the land really influenced where we could go. The Metro Council during those years was very reluctant to move into any farmland, particularly land on the west side of the region. Damascus was brought into the UGB because it was exception land; land that was no longer being used as agriculture land. The land already had houses on it and they were mostly 1 acre lots. However, we have learned a lot since Damascus was brought in because it was the Metro Council making the decision to bring Damascus into the UGB and not the City of Damascus. Things have changed. What happened since then is that the region got together and identified urban reserves and rural reserves around the Metro region. The urban reserves is the land that we will expand to in the next 50 years. The rural reserve is the land that we aren't able to expand into for another 50 years. This creates certainty for the region particularly for the farming industry. The grey area on the map (shown on Slide 14) shows the urban reserve in the east part of the area. The green area is the rural reserves in the east part of the region. The white area is called undesignated. The undesignated area is land that we would move into after most of the urban reserve is used over the next 50 years. A decision will be made in late 2015 on what to do with the UGB. Metro's decision then goes to the Oregon Land Conservation and Development Commission and they make the decision.

When a city wants to expand their UGB they first have to say that they are interested in expanding the UGB. Then they have to develop a concept plan that describes what they want to use that land for. Metro has funding available for the cities to use for that planning effort. Then they apply for that request, raising their hand saying that they want to expand the UGB and that they will take responsibility for that land; they would annex it and take responsibility for the transportation infrastructure that is needed to develop the land.

Councilor Anderson asked the acreage south of Troutdale is what?

Shirley Craddick replied it is undesignated. It is actually east of Troutdale.

Councilor Anderson asked what does that mean to us?

Shirley Craddick replied the law is that the urban reserves have to be pretty much used before we can look at the undesignated land.

Councilor Thomas stated based on the map it doesn't look like a very large piece of land. The other part that Troutdale, I think, is interested in for the future would be the land that is south of that going to Division. That land is ideal to bring into Troutdale primarily for residential.

Shirley Craddick stated that is a decision that you would have to work out with the City of Gresham. The other thing that occurred was that each of the cities that wanted to have a reserve approached the region and said that this is the urban reserve that we would like

to have. That urban reserve east of Gresham is there because the City of Gresham requested that.

Councilor Thomas stated that area is further south.

Craig Ward stated when Ms. Craddick stated all we need to do is raise our hand, I suspect that if we had a show of hands by the Council right now you would all raise your hands because we have had several conversations about this. I just want to clarify that it is my understanding that raising your hand means that we present a study to Metro that proves that our existing development capacity is inadequate and therefore must be supplemented by an area that we would annex.

Shirley Craddick replied that is correct. Obviously I understated the process. There are grants available to the cities for that study.

Mayor Daoust stated in my discussions with Metro staff on Troutdale raising their hand, one of the assumptions that we would be paddling upstream against is the population and housing assumptions that Metro makes for the future. Those formulas, combined with which cities want to take more housing, and which cities want less housing, are used to come up with the 20-year projection for housing needs. Housing is what we were thinking we needed more of. Metro is coming to the conclusion that in the next 20 years we don't need to expand the UGB for housing.

Shirley Craddick replied you are right. It depends on the number of people that we think are going to move into the area. We have an adequate supply of housing in the region for the next 20 years based on what we are seeing right now. We redo this every 5 to 6 years, so it may show something totally different in the next 5 or 6 year period. That will give your city the opportunity to really begin to think about how serious you are about doing an expansion of the UGB.

Councilor Wilson stated the report also shows that our employment here was going to increase tremendously, but our population increase wasn't in balance with that. If Metro's idea is to get everybody working in the same area that they are living in we should be able to have an inventory to balance that out. How you determine the employment growth verses the residents, I am not really clear on.

Shirley Craddick replied the Metro jurisdiction is the entire 25 cities, so we really look at it as a region and we don't look at it from city to city. When I use the phrase that we really need more jobs in the east part of the region I am talking about the combined group of cities. Troutdale has a huge opportunity to have a lot more employment in your city than other cities in East Multnomah County because of the Troutdale Reynolds Industrial Property (TRIP). You may have more jobs, but maybe some of the people are living in Wood Village, Fairview or Gresham. The goal is to have fewer people traveling 10 to 15 miles to get to work.

Councilor Anderson stated in the Urban Growth Report it assumes development in Damascus.

Shirley Craddick replied that is a decision that will highly influence the direction we go. We have not made that decision yet.

Councilor White stated twice the Mayor and Council have unanimously agreed to bring in that 800 acres...

Shirley Craddick interrupted and asked the undesignated area?

Councilor White replied yes. We have a failed business right there, the old Thriftway complex, and we feel that would be key to any future development of that business. It is also a hardship to the people who own that land. The next generation isn't wanting to farm it. Some may continue to farm it but not everybody. It is good to give them the option. If Metro could somehow realize that it completes Troutdale. There is no other place for us to grow. We would just like to get it brought in and start planning for the future.

Shirley Craddick asked what is the plan for the property across from the Thriftway property?

Councilor Anderson replied the Strebin property. It is zoned for multi-family and single-family and some parks zoning. I have lived next to it for 19 years. I think it is locked down in a trust so hard that I am not sure anything will ever happen. Have we zoned for it? Yes. Is it likely? 19 years of history says no.

Shirley Craddick stated going back in history and looking at where your best opportunity is for new development, it is really within the current UGB. The challenge you have when you expand is with all of the infrastructure that is needed and the cost of doing that. Finding the funding to make that land productive and make it available for housing is really challenging. I would suggest that you look within your current borders for areas where redevelopment might be able to occur that would give you some opportunities. You have two projects that really give you a lot of opportunity. One of those is looking at the Halsey corridor and the other is your urban renewal area.

Shirley Craddick continued with her PowerPoint Presentation (starting on Slide #17).

Shirley Craddick stated last time I was here we discussed the community enhance fee. Metro licenses all of the transfer stations in the Metro region. Your city has a transfer station. Garbage is brought to this transfer station from all over the east part of Multnomah County and some of Clackamas County and then put in trucks and taken to the landfill. For the last ten or fifteen years many of the other cities that host these transfer stations have been receiving a community enhancement fee. For every ton of garbage that comes into these transfer stations there is a small fee attached to that and that money goes back to the host city. Your city has not had the benefit of that until just recently. The Metro Council voted unanimously to support this fee so this fee is available to the City of

Troutdale. The program begins in July. Between now and July, if you choose to, we can work together to develop some criteria about how you want those funds to be distributed. There would be about $60,000 to $70,000 available each year for your city to distribute based on the criteria that are established. You can choose to participate or not. If you choose not to participate Metro will manage the committee that distributes the funds. If you want to participate you will take that responsibility. Councilor Wilson, your question to me was if you choose not to take responsibility for this money...

Councilor Wilson interrupted and stated that wasn't my question.

Shirley Craddick replied it wasn't. Okay, so what is the negatives? There are no negatives for you if you choose not to participate.

Councilor Wilson stated I think we discussed that we would participate so that we have our own destiny on this project. My situation was that we are generating a fee or a tax that I felt was unnecessary. To quote Calvin Coolidge, "a government which lays taxes on people not required by an urgent public necessity and a sound public policy is not a protector of liberty, but an instrument of tyranny. It condemns the citizen to servitude." He didn't say a lot, but I think this was a very important thing that he said. I think our discussion was that our governments need to try and live within their own means. If we have a situation with our sewer treatment plant we have to figure out a way to take care of it. But we have now developed a fee, which didn't exist, that maybe doesn't really need to be had. But Metro has decided we are going to have that fee. Our discussion went into what happened with Title 13 where Metro voted to try and withhold taxes from Troutdale. Councilor Anderson asked you if you were going to do the same thing with this enhancement fee. At that time there was some discussion and it came to, lets hope it doesn't come to that. When I was talking to you, you said that you would never do that. My question, and what I requested, was that in the IGA you specifically add language that this fee cannot be withheld if Metro finds us out of compliance in another area, which is what was happening with Title 13. If Metro is comfortable enough with not trying to withhold that fee it would be a very easy thing to add to the IGA and I feel it should be included so that we have a guarantee when you are not there, and so that everyone remembers everything correctly. That is what I have asked of Metro.

Shirley Craddick stated I think we are looking at apples and oranges. Title 13 is about land use and the state has established goals that we all have to follow. The State of Oregon gave Metro the authority to manage that for the Metro Region. So that is in a different respect and a whole different subject than that of solid waste. We have no authority to withhold any money from you in any way regarding this fee. They aren't even related. There is no concern because we have no way by law to ever put you in that position again. You have approved your Title 13 so you are in compliance, so there is nothing, as far as I know, that you will have to be concerned about. They are not related; we do not have the ability to put you in that situation.

Councilor Wilson stated then there shouldn't be any reason why you should be uncomfortable putting that language in the IGA.

Shirley Craddick replied I will see if staff would be willing to put something in the IGA, but I think it is a worry that you don't need to have.

Councilor Wilson stated I won't dwell on it; you know how I feel and it should be an easy fix for you.

Shirley Craddick replied we will be preparing an IGA that we will both have to agree to and that discussion can occur at that time.

Mayor Daoust stated we will need to have more discussion on who and how those funds will be dealt with in the City.

5. PUBLIC HEARING / ORDINANCE (Introduced 10/28/2014): An ordinance approving the First Amendment to the Troutdale Riverfront Renewal Plan to extend Plan duration and redevelopment assistance.

This item was postponed until February 10, 2015.

6. STAFF COMMUNICATIONS

Craig Ward informed the Council that there have been some questions about the status of the appraisals with Eastwinds for the former waste water treatment plant site. We have determined that Eastwinds used a different interpretation of the instructions than the City provided to our appraiser. In an effort to reconcile the different assumptions that resulted in different values for the property, we found the key issue was the limited access to the property which may diminish the value. The disconnect between the two appraisals was over the effect of that limited access on the value of the land behind the Outlet Mall. The solution, we hope, is to conduct a traffic study. It is really about how many cars can get to that location. If not many cars can get back to the property than the property is worth less than if a lot of cars can get to it. That disconnect was the rub in the different values of the draft appraisals. In speaking to the appraisers about that and trying to reconcile it, they felt that information in the form of a traffic study could be helpful. Right now we are working on a scope of work. Eastwinds has agreed to cost share that scope of work. We have a rough estimate on a draft scope of $5,000 ($2,500 for the City and $2,500 for Eastwinds).

Craig Ward reminded the Council of the following:

- City offices will be closed Thursday and Friday for the Thanksgiving holiday;
- There is a Budget Committee Work Session on Tuesday, December 2nd at 7pm;
- Committee interviews will be held on Thursday, December 4th at 6pm;
- There is a work session scheduled for December 16th to discuss the public involvement plan for street funding. What time would Council like to have this meeting start? ***Council agreed to start at 7:00pm.***

7. COUNCIL COMMUNICATIONS

Councilor White stated it is that time of year for the Troutdale Police and the Multnomah County Sheriff Toy Drive which is being held at the Wood Village Walmart. November 28th, 29th and 30th from 9am to 5pm. They will also be there on December 6th and 7th and 13th and 14th. They are asking for unwrapped gifts for children of families in financial need.

Councilor Allen stated I notice that there is construction on the access to the urban renewal site which seems like it would further restrict access. Are you are aware of this?

Craig Ward replied I was informed by our Public Works Department that ODOT is proceeding with the extension of the trail that goes across the bridge now. At the moment if you are coming west when you come off of the bridge you hit dirt. From what I understand they are completing that trail so that it will be a developed trail all the way through. It should not restrict the number of vehicles that can get in and out of that area.

Councilor Allen stated we had discussed bringing the trail along the river and wrapping it around and going across the bridge. Is that not viable for some reason?

Craig Ward replied I think we are talking about different trails. There is a bench that has been constructed under the I-84 Bridge for the extension south of the 40-mile Loop Trail and the intention continues to be to bring that through the urban renewal area along the top of the bluff and then under the Union Pacific Railroad to Depot Park. Nothing has changed in that regard. You have a trail going under the bridge and you have another trail that is actually part of the bridge so there needs to be an intersection developed between those two trails which are at different elevations. That is still planned.

Councilor Allen stated my main concern when I saw that was whether it was going to reduce the access and you are telling me, not at this time.

Craig Ward replied I don't think that it will. That trail needs to be built because people will be using it in the future and they need to be able to do that safely, and that requires completing the trail out to 257th.

Councilor Wilson asked staff, as you are looking at our fiscal year 2015-16 budget, can you start looking at redeploying the $1 million plus dollars that we have in the parks system development funds that the new homebuyers have paid for but haven't seen a benefit from. I think if we do this we will create badly needed jobs in East County. I would like to see us, in the next fiscal year, earmark three system development charge (SDC) qualified projects under $50,000 each. This would help to put East County construction workers back to work, and by doing this these workers will reinvest their earnings back into East County helping our entire region grow. I see no reason for the parks system development fund to remain unspent.

Councilor Ripma stated the Troutdale Historical Society is hosting Harlow House Christmas on Saturday, December 6th from 11am to 3pm. Santa will be there and refreshments will be available. I wish everyone a very happy Thanksgiving.

Councilor Anderson also wished everyone a happy Thanksgiving. There are a lot of issues going on and I really value communication from folks that are not necessarily on the council or a member of the city staff. There is a master plan study going on at the Troutdale Airport and we are aware of it but we can't get to every meeting all of the time. But when we hear of things that might be happening that require our attendance we get these nice messages and this one came from our Budget Committee and Planning Commission Chair, Tanney Staffenson. As a result of that our Public Works Director, Steve Gaschler, and I met and went over what this master plan means. Councilors Wilson, Allen, White and Mayor Daoust went to the meeting. It is important to show that kind of presence from elected officials to let the people who are preparing this master plan know that we are watching; the airport is very important to us and we have a vested interest in what happens. Thank you Tanney, and thank you to the four of you who attended the meeting.

Councilor Thomas wished everyone a happy Thanksgiving.

Mayor Daoust stated the Sandy Drainage Improvement District would like us to appoint someone from Troutdale to serve on that board. If anyone is interested please give me a call.

I am pleased to announce that Officers Kyle Harris and Nick Thompson received the Medal of Valor from the Oregon Peace Officers Association for their actions in regards to the Reynolds High School shooting.

The City received notice this last week that the service mark "Gateway to the Gorge", in my words, the City now owns the term Gateway to the Gorge. If service mark means something different than tell me.

Ed Trompke replied that is exactly what it means. It is filed the same as a Trade Mark, but it is associated with a service, which is serving the tourist industry as opposed to Campbell Soup which is a trade mark that goes on a product. It is the same basic rights to the name, but it is associated with a service rather than a product.

Mayor Daoust stated the Chamber is putting in for an RTO grant for the bikehub. They are requesting that I endorse the grant by writing a letter of support. I fully intent to write this letter of support. If there are concerns from any of you about me writing this letter of support please let me know.

Fairview is holding a recognition ceremony for Mayor Mike Weatherby, Council President Lisa Barton-Mullins and Councilor Tammy Arnold on Wednesday, December 3rd.

Mayor Daoust stated Councilor Anderson has been representing us well as our Ex-Officio member on the West Columbia Gorge Chamber of Commerce (WCGCC) Board, but since he is now the Executive Director of East Metro Economic Alliance he doesn't have

as much free time to commit to the Chamber. ***I have appointed Councilor Wilson to serve as the Ex-Officio Board Member for the WCGCC.***

8. ADJOURNMENT:

MOTION: **Councilor Anderson moved to adjourn. Seconded by Councilor Wilson. Motion passed unanimously.**

Meeting adjourned at 8:35pm.

Doug Daoust, Mayor

Dated:

DRAFT

ATTEST:

Debbie Stickney, City Recorder

CITY OF TROUTDALE

CITY COUNCIL – Regular Meeting & Work Session

Tuesday, November 25, 2014

PLEASE SIGN IN

Name – Please Print	Address	Phone #
David Becker	Troutdale	
Eugenia Terris	Troutdale	
Brian Walters	TROUTDALE	
Keith Bruce	Troutdale	
Rebekah Bally	PORTLAND	
Robert S Strebin Jr	Troutdale	503-663-2756
Frank P. Windust Jr	Corbett	
Len Otto	Boring	503 663 6794
Jim Kunz	Troutdale	503 666 5706
Nancy J. Smith	Damascus	503 658-4408
Anna & Micah Ennis	Troutdale	
Diane Castillo White	Troutdale	503-888-1405
Gene Bendy	TROUTDALE	503-667-8421
Claude Cruz	"	503 799 9667
Rip Caswell	"	—
Charlene Thomas	" "	
Paul Wilcox	TROUTDALE	
Josh Monarty	" "	—
Jon Brown	"	971-322-4582
Jamie Arnold		
Donna Erwin	Troutdale	
Loree Harrell	Corbett	503.891.4988

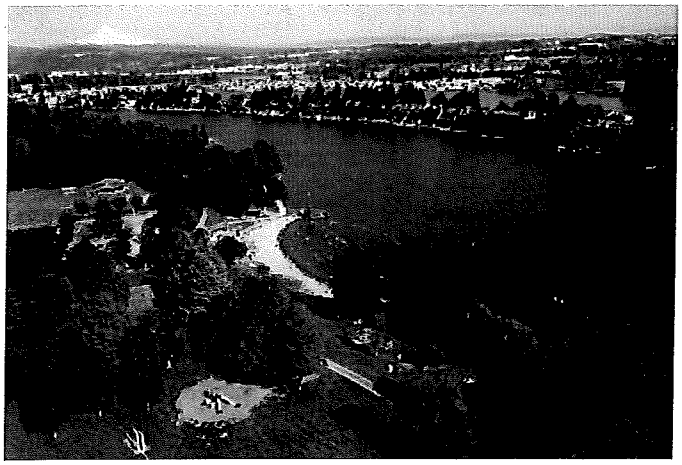
MAKING A GREAT PLACE
Metro

Metro update

Troutdale

Councilor Shirley Craddick
November 25th, 2014

Thanks for having me



Increasing prosperity in the east part of the region

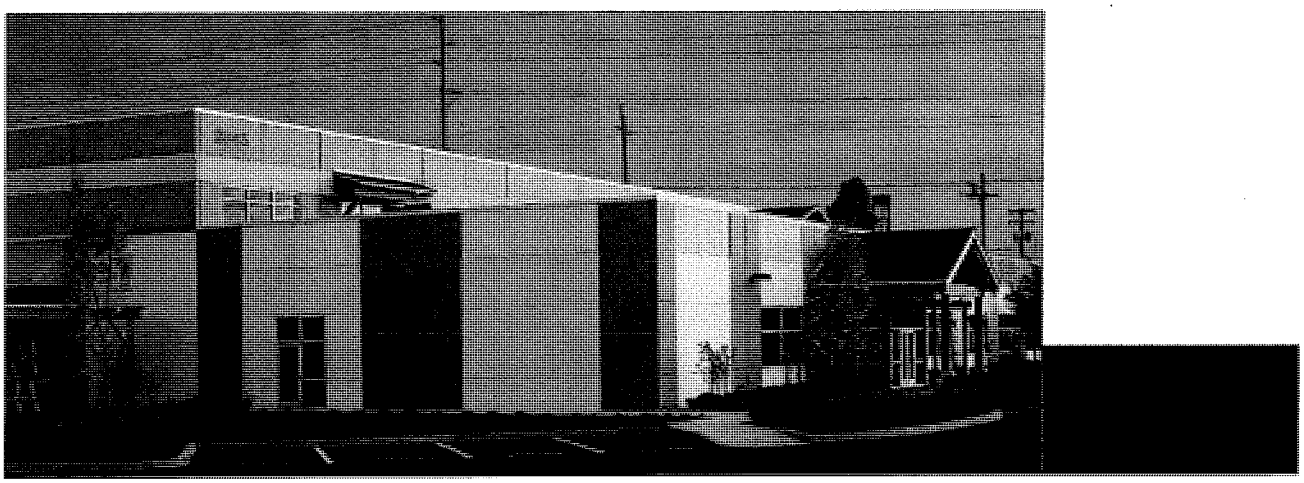
- Balance jobs and housing in east county
- Bolster supply and readiness of industrial lands
- Plan for and accommodate future growth
- Implementing East Metro Connections Plan

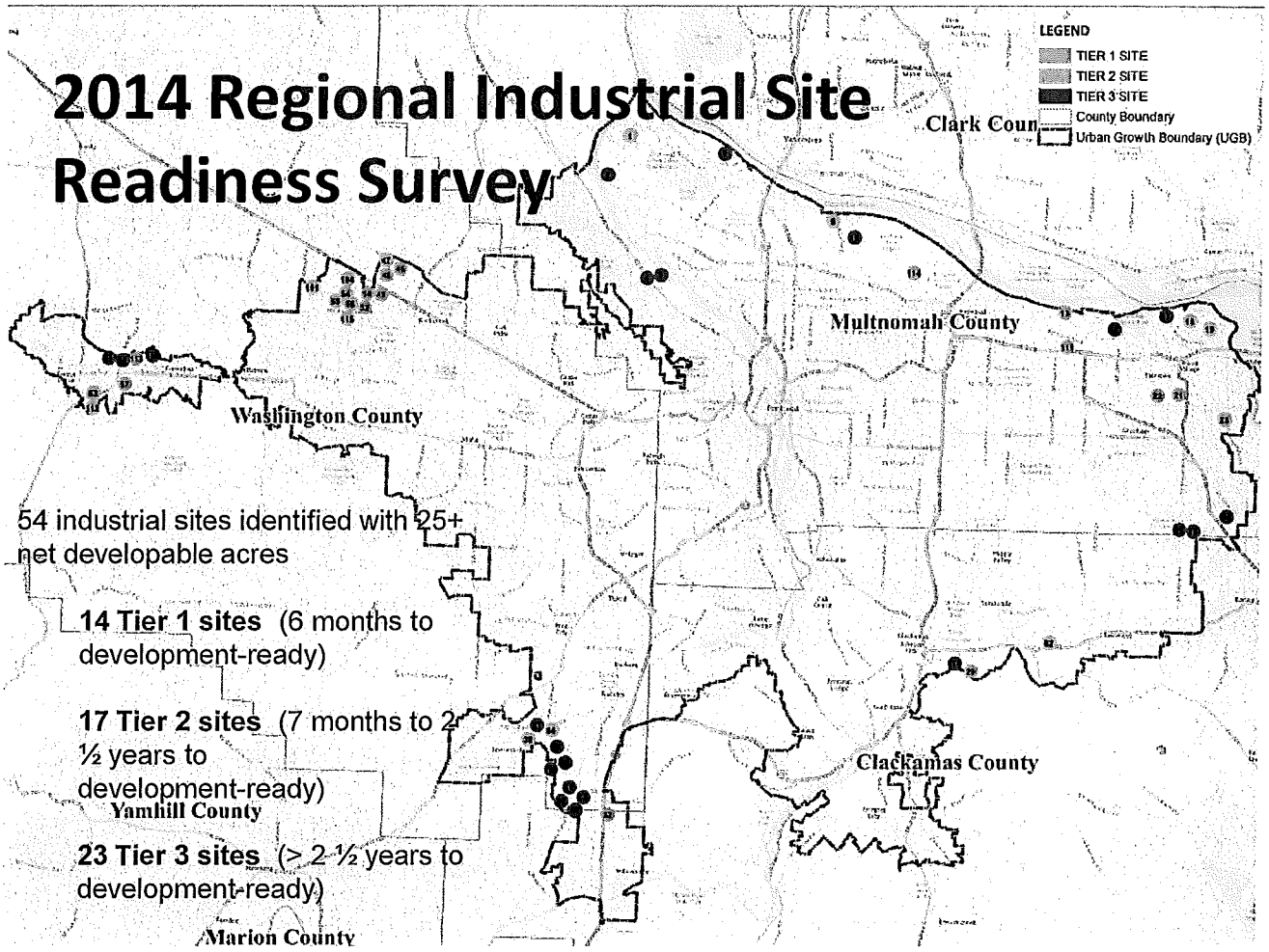
Balance jobs and housing in east county

- ~3/4 of East County's residents commute outside the area
- Two-thirds of all jobs located in East County are held by nonresidents.

Opportunities for increasing supply of traded sector jobs

- Traded-sector jobs provide middle income jobs and sustainable funding for public services





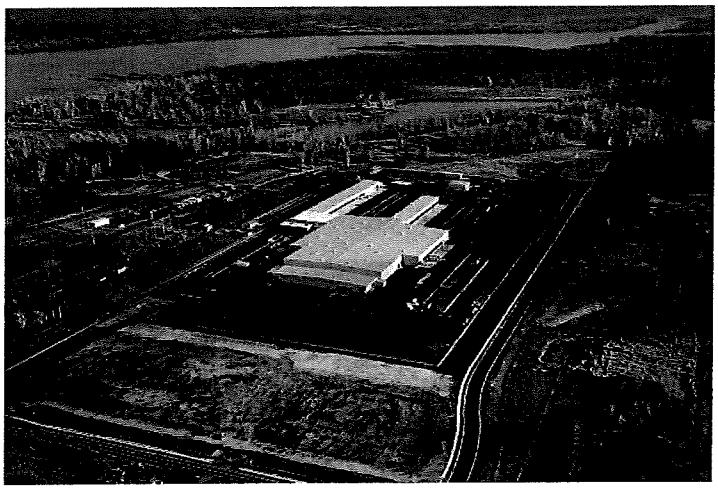
Barriers to large industrial site readiness

- inadequate access to transportation networks
- necessary local and state actions like annexation and zoning
- required environmental mitigation
- missing infrastructure like water and sewers
- assembling multiple small parcels
- owners unwilling to sell or asking too high a price
- pre-existing pollution that must be cleaned up

Other conclusions

- Supply of large industrial sites in Metro UGB has decreased slightly since 2011 (Supply of larger 50 acres + sites is most limited)
- Positive impacts in site readiness resulting from investments in infrastructure, mitigation and legislative actions
- Larger sites are more complex and take patience to acquire and develop

Next steps to promote industrial land readiness



- Identify funding for industrial site readiness and brownfield remediation at legislature
- Identify funding for transportation investments

Planning for future growth

•Do we have enough developable land in our region to accommodate 20 years worth of growth?

Population and employment forecasts

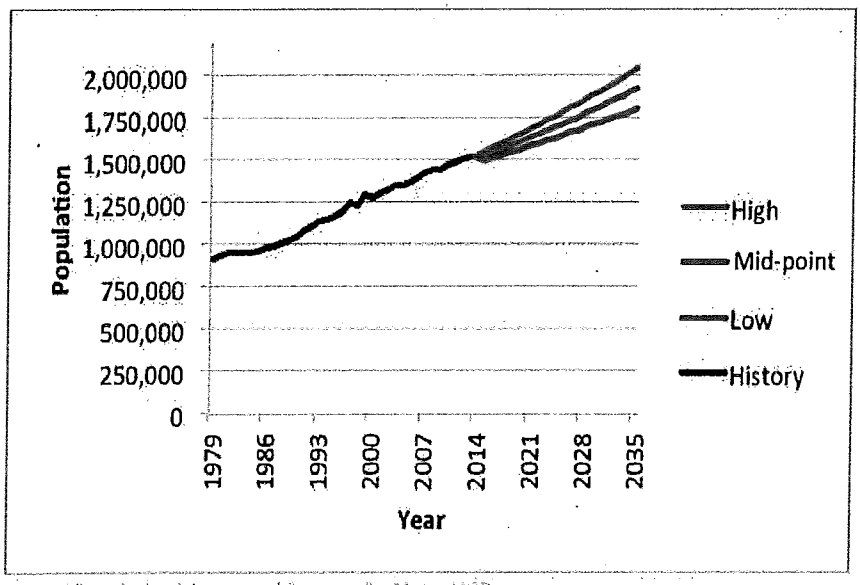


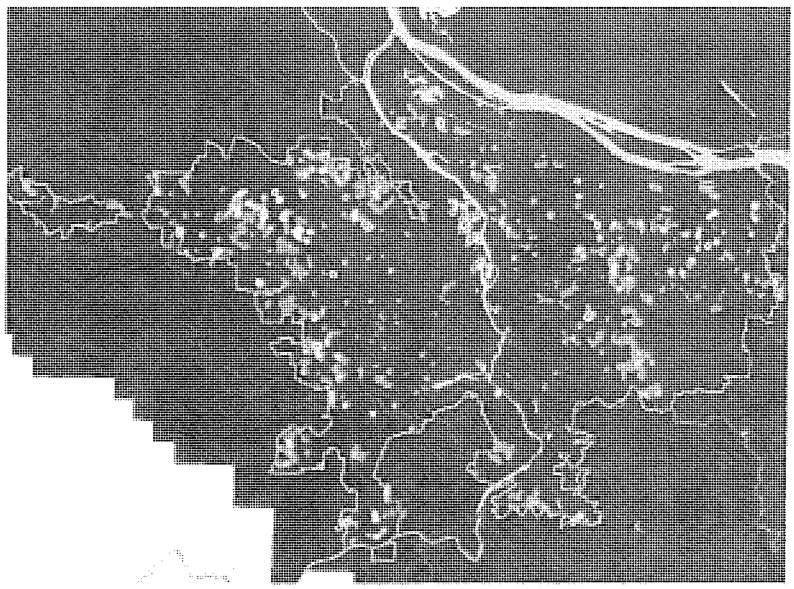
Figure 4 Population history and forecast for Metro UGB 1979 - 2035

- Low-end estimate: 300,000 new residents by 2035
- High-end estimate: 485,000 new residents by 2035
- The lower number if the economy grows slowly, the higher number if it grows quickly

Growth forecast decision

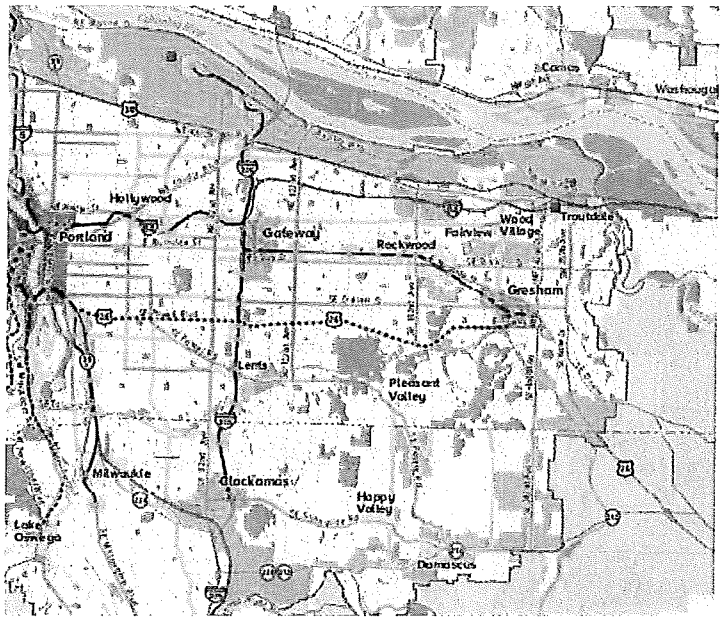
- By the end of this year, the Metro Council will decide what kind of growth the region can expect in the coming decades.
- It's not just about data – it's about priorities, costs and return on public investments.

The past as a guide



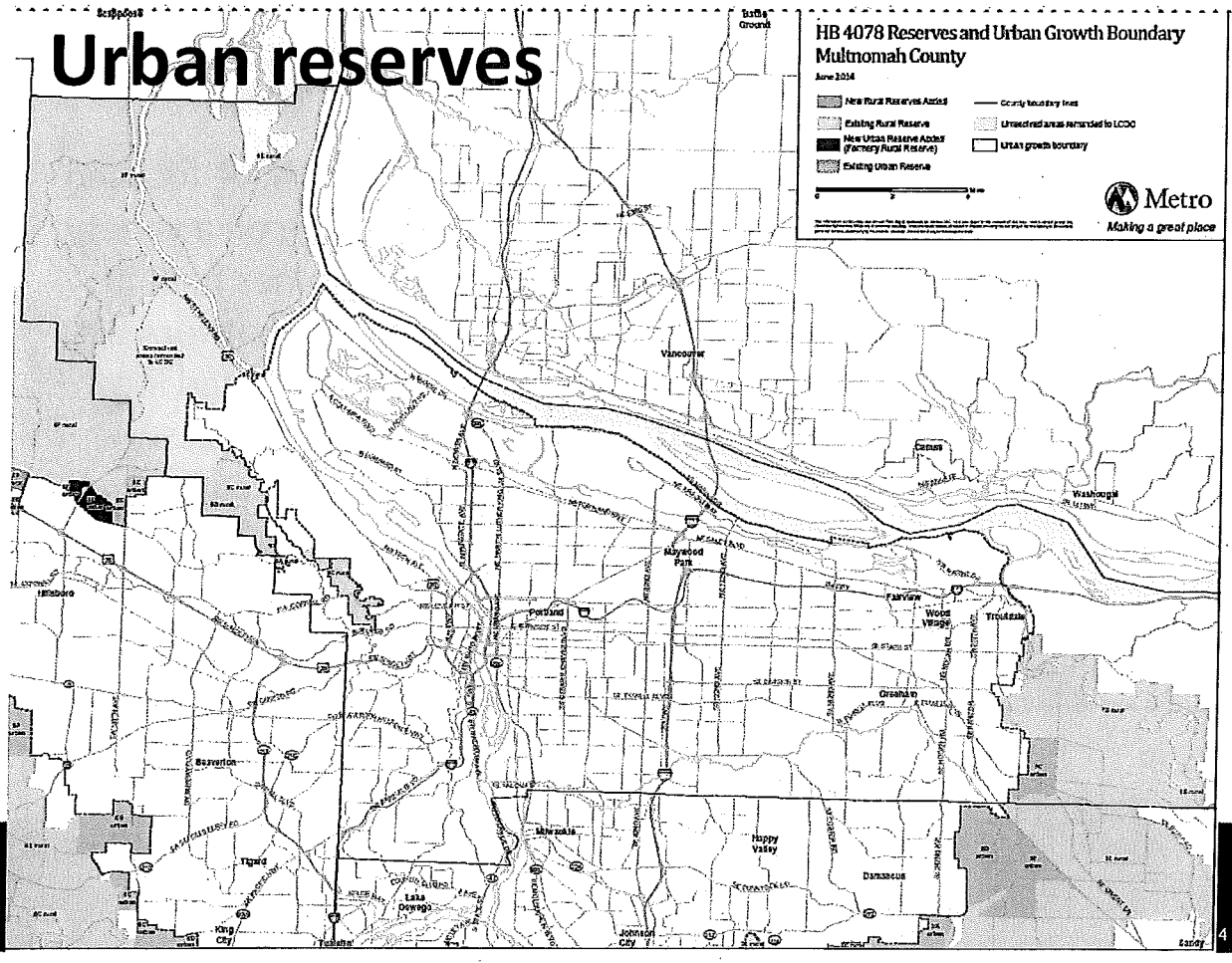
- From 1998-2012, 94 percent of new homes were built within the original 1979 UGB.
- Only 6,500 new homes were built on areas we added to the UGB.

Considerations for expansion



- Analysis finds that currently-adopted plans can accommodate new housing at the low, middle or high ends of the growth forecast range
- If we need to add land, we'll go first onto urban reserves.
- Focus on areas that make sense – places that have plans to manage growth and resources to pay for it.

Urban reserves



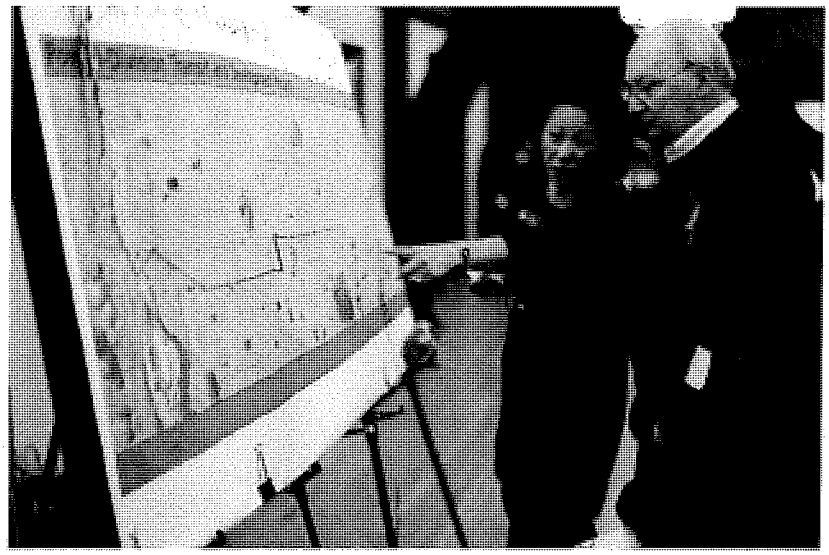
A decision by late 2015

- UGB decision must be wrapped up by the end of 2015.
- The decision will be reviewed by the Oregon Land Conservation and Development Commission.
- Questions?

Focus on local planning

- Cities have focused energy on a variety of homes built in areas that support livability and local economies.
- Metro's Planning and Development grants help support planning in areas inside and outside the UGB

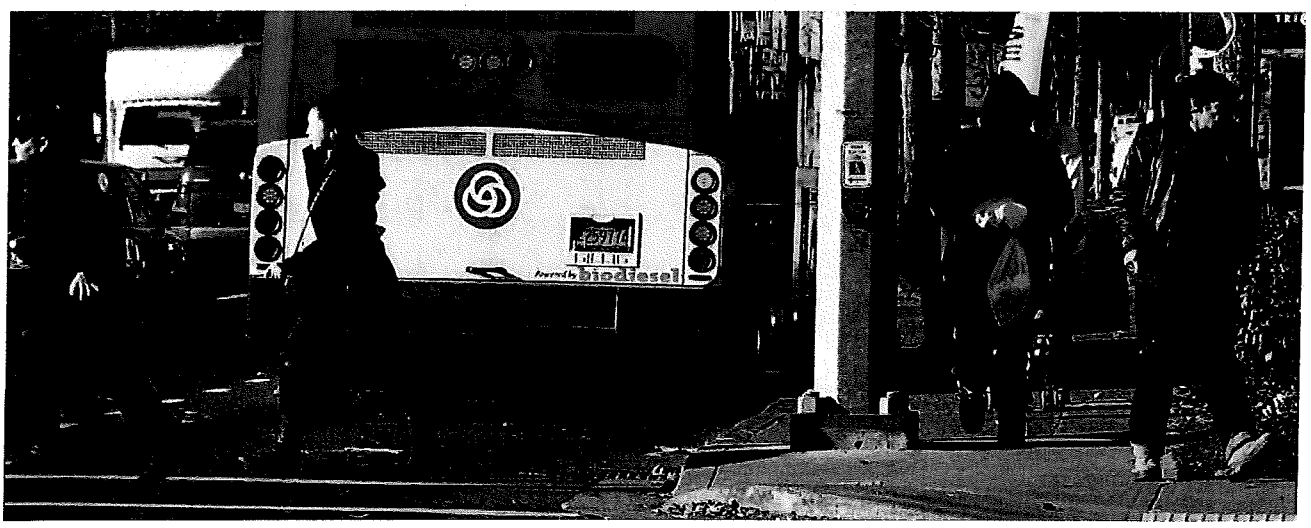
Advance East Metro Connections Plan



- Powell-Division transit and development study
- Halsey corridor

Powell-Division Transit and Development study

- Steering Committee members reached consensus on transit alternatives to study further—bus options and general route of inner Powell in Southeast Portland transitioning to Division



Scouters Mountain

- Scouters Mountain Nature Park opened on Aug. 28
- 100 acres of forests, trails and great view of Mt. Hood

Nature in Neighborhoods

- $126,000 in grants for Johnson Creek restoration efforts
- $85,800 to coordinate two years of Sandy River Delta habitat restoration
- Purchase of Grant Butte wetlands

Solid waste roadmap

Long-term look at region's solid waste system

Let's Talk Trash Film Contest

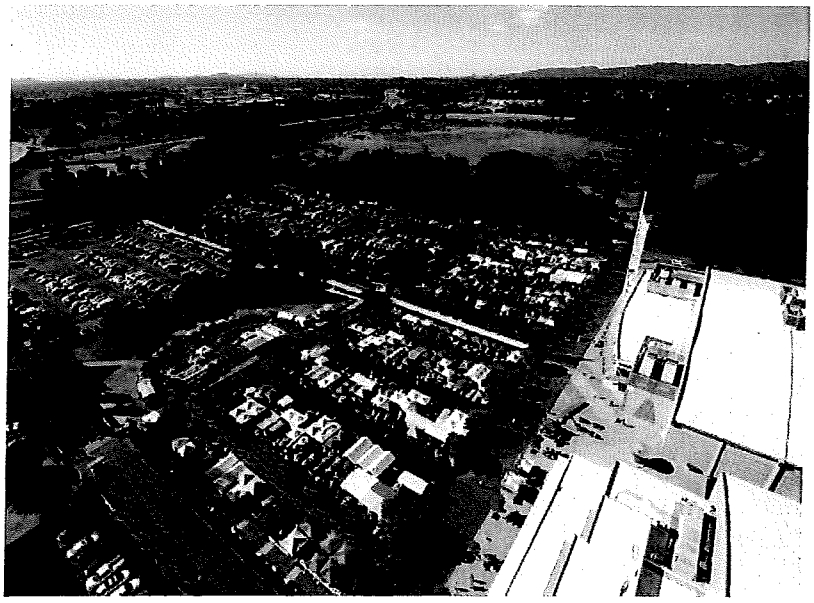
- Engaging filmmakers in creating short features
- Gala event with NW Film Center, November 10

More events to come

oregonmetro.gov/letstalktrash

LET'S TALK TRASH

Expo Center



- America's Largest Christmas Bazaar, Nov. 28-30 and Dec. 5-7

Your questions...

Shirley Craddick
Metro Councilor, District 1
503-797-1547
shirley.craddick@oregonmetro.gov

optin
PORTLAND-VANCOUVER AREA ONLINE PANEL

www.oregonmetro.gov/connect

DRAFT

MINUTES
Troutdale City Council – Work Session
Troutdale City Hall – Council Chambers
219 E. Historic Columbia River Hwy.
Troutdale, OR 97060-2078

Tuesday, November 25, 2014

1. Roll Call

Mayor Daoust called the meeting to order at 8:55pm.

PRESENT: Mayor Daoust, Councilor Ripma, Councilor Anderson, Councilor Thomas, Councilor White, Councilor Allen and Councilor Wilson.

ABSENT: None.

STAFF: Craig Ward, City Manager; Ed Trompke, City Attorney; Debbie Stickney, City Recorder; and Erich Mueller, Finance Director.

GUESTS: None.

2. A discussion on the Mayor's Arts Initiative

Mayor Daoust stated Rip Caswell, Claude Cruz, myself and a few others started talking about an arts initiative and arts funding. I felt it was necessary for the Council to get up to speed with what we have been talking about. In your packet there is some information that was provided by Rip Caswell, as well as a copy of our current resolution that establishes our art acquisition policy from 2001.

Councilor Thomas asked the Mayor to share what his vision is for this.

Mayor Daoust replied it is a shared vision. As Mayor I would like to see our City as an art destination, not only for artists to come here to practice their art, but also to make the City more attractive as an art location.

Rip Caswell, owner of Caswell Gallery, stated this also culminated during the Downtown Visioning session where art really came out as a focus.

Mayor Daoust stated when you see a bunch of ideas and you hear what people are saying they like in a city, and when I travel to other cities and see what they have and what people are attracted to, I wanted that for Troutdale. I think art is a big part of making a city attractive. It can help the city economically by bringing more people into the City, and I would also like to nurture artists.

Rip Caswell stated I don't know if the Council realizes how many artists we have in our community and how many arts organizations, people that make a living in the arts, and people that employ other artists; we have a very strong nucleus here of talented people. A few of them are here tonight and I would like to ask all of the artists in attendance to introduce themselves.

- Nancy J. Smith, professional nature photographer
- Donna Irwin, owner of Columbia River Gallery, professional picture framer
- Paris Foley, Art Director for Adult Learning Systems, and has art in Columbia River Gallery
- Loree Harrell, abstract inks and wood stains
- Jim Kunz, resident of Troutdale, water colors, oil paintings and woodblock prints
- Claude Cruz, Marco Polo Design, art glass
- Penny Cruz, partners with Marco Polo Design, and working at Caswell Gallery
- Jeremy, figurative sculpture, freelance commission work
- Chad Caswell, business owner in Troutdale, completed his first bronze monument in McMinnville, Oregon honoring WWII Veterans
- Alison Brown, University Mascot Bronze Sculptures, she is building a new studio in Troutdale on Historic Columbia River Highway
- Jordan McGee, grad student from Loyola University of Chicago, mentoring with Rip Caswell
- Joe Kitzmiller, resident, studied art in college, part of the Art Center with Alison's new studio

Rip Caswell stated Bob Taylor is a Troutdale resident and was one of my first customers. I would like Bob to tell you what art means to him.

Bob Taylor stated I love art and I collect it. I think there is a connection between public art and the feeling that it gives us all. Art starts with a feeling that it gives you; there is an emotional connection between art and how it makes you feel. All of the feelings that art gives you are very positive; they are never negative. The question is why should a city spend its limited resources on art? This brings me back to the feeling that art gives us. Art in our homes or in a public domain has virtually the same effect on us; it makes us feel good. When you combine Troutdale's plethora of public art and its natural beauty and the wonderful galleries, antique shops and restaurants, Troutdale becomes a destination for people who want to enjoy life and get the most out of life; a place where beauty is the rule not the exception.

Rip Caswell stated I think our Arch is a spectacular thing that we accomplished. It was a wonderful culmination of people's talents. I came up with an idea to span the road with an arch, but one person couldn't do this alone. All of the talents that came together from the construction folks, the City, the Mayor and everyone rallied together and we created something really special that I think we can all be proud of. I think we have an opportunity to do a lot more of that.

Rip Caswell showed the Council a PowerPoint Presentation (attached as Exhibit A).

Rip Caswell stated Jordan has created a sculpture called Riverbend which is a 3' trout that is perfect for Troutdale. Jordan is willing to gift this to the City for just the cost of the casting in an effort to gain public recognition, build his career and be able to have a piece of art out there that he can point people to that shows what he can do. When you go out for these calls to artists you have to have examples of what you have done. If you don't have these examples then no one has the vision to invest in you. If we can help a young artist student just out of college get his first public piece of art in Troutdale that will serve him for his career. In return the City gets an amazing piece of art for just the casting cost. It is a great opportunity that I think the City should figure out a way to fund. Jordan has went around the town and found different locations where this sculpture might fit (shown on slides 19-22).

Rip Caswell stated the Sam Hill & Sam Lancaster monument is an opportunity I am bringing before you (slide 23). I feel that the visionaries of our past need to be celebrated. We are coming up on the 100 Year Celebration of the scenic highway and I would love to do a monument of Sam Hill & Sam Lancaster at the corner of my property marking Mile Marker 0. The Arts Center is on the East side and Caswell Gardens on the left (see slide 24). At the point in the center is the location we have identified that the City either owns or the County owns. We have got approval to use the property. I think we are ready to get a green light to move forward on this, I just need your approval to start developing that site. How do we fund this? A couple of ideas include a public and private partnership and fund raisers. I would like to see us enact a 1% to 2% for the arts; any public building that is built you add to it a percentage for public art within that building or within the grounds of the building. This is a very common thing that cities do. If we could dedicate the Metro tax (community enhancement fee) to the enhancement of public art, what a difference we could make in our community. These funds would go towards purchasing and commissioning the works of fine art. All costs associated, including pedestals, lighting, and installation would be included in the budget.

In talking with Craig Ward he suggested that maybe the Parks Advisory Committee or the Historic Landmark Commission would take this on, and based on the budget for the year the committee would send out a call to all of the local artists from a roster created for proposals asking them to include their best priced budget and concepts. The committee would screen the proposals and present their recommendation to the City Council.

We are asking the Council to support the arts. This year the goal would be to find a source to fund Jordan's Trout (the casting cost of $4,900), find a sustainable funding source for the continuing acquisitions of public art, begin the process of site improvements on the Troutdale Visionary Park, and enact a 1% for any future improvement projects of the City. The goal for the 2016 Centennial is to try and complete the Visionary Park East Entry Monument of Lancaster and Hill.

Councilor Anderson stated Rip this is amazing. It is a plan, it's a vision, it's funded; it is everything that you need. Yes this did come out in our visioning workshop and yes we need to do this. We have to do this as written. The funding mechanisms that Rip has put

into place using the Metro "thank you" tax for the transfer station is a good place to start. The only concern I have is the 1% to 2% for city buildings. The only city building that may be coming down the line is a city hall, and I don't know that it will come to fruition for five or ten years, and I don't want to wait. We have a resolution here that was adopted unanimously in 2001 which at the time thought that it was a great idea to use the Parks Advisory Committee. I don't see why we need to reinvent the wheel; this is a great idea with great leadership. It is a must.

Councilor Thomas stated the idea of having the Trout direct folks to municipal court, that was kind of the second part of what we brought forward when we talked about the Arch, which was having Sturgeon and Salmon swimming upstream coming up Frontage Road, over Graham Road and over the bridge. I also agree that the Metro "thank you" tax (community enhancement fee) ought to be dedicated to that. I like your idea of having proposals submitted. I think it is a good idea. I don't see a lot of advantage to adding a 1% to 2% onto public improvements.

Councilor Wilson stated Forest Grove uses a portion of their enhancement fee to help fund art projects. There are some components to it that have some restrictions, but we can work through all of that and make some things happen here. I have always appreciated your art work. I am in support of doing this. I think the enhancement fee is our best mechanism to help start funding this.

Councilor Allen stated I had a friend who was showing me a hotel that he was building and it has this impressive open area with beautiful art. I said to him, you are the cheapest guy I know, you invite me to breakfast and you have me pay for it, why are you building such a lovely area when you could have twenty more rooms. He said, I could have twenty more rooms but nobody would want to be here. It has to do with making Troutdale a place where people want to be. I support what you are doing here.

Councilor Anderson asked do we have a consensus to move forward on this?

Councilor Ripma stated I think we should check on the enhancement fee and how we can put that money towards this use; make sure that we can.

Councilor Allen stated I would support working in that direction.

Councilor Ripma stated lets have staff look into what is needed to set it up so that it could be used this way. I am totally for this.

Councilor Wilson stated I can get copies of what the other two cities are doing.

Mayor Daoust stated Claude has some more information that we need to listen to. There was a small group already formed, Visionary Friends of Troutdale, that has met three times focusing on the Sam Lancaster & Sam Hill Monument. That really needs to happen. I agree with the points that Rip made (shown on the last slide) of finding a source to fund the casting costs for Jordan's Trout and to begin the process of site improvements of

Troutdale's Visionary Park. We have talked to Multnomah County already. Steve Gaschler, Public Works Director, is working on the site improvements and what the City can do to create that park. As far as who manages the community enhancement fee, I know our resolution says the Parks Advisory Committee, but maybe we need to discuss that more. There is the Historic Landmarks Commission, the Chamber, or a new art committee that we could form. I think we need to discuss that and possibly change the resolution that was adopted 13 years ago. I agree with all of the points that Rip asked for Council support on, and it appears there are a bunch of nodding heads.

Craig Ward stated we will schedule a work session on the Metro community enhancement fee and how we can orient that program towards an arts focus.

Claude Cruz stated I came prepared with a presentation (copy of the presentation was provided to the Council, and is included in the packet) but I am going to spare you the details. Rip and I have talked about this. When you bring art into the city it also encourages artists to be here. The direction that I was thinking of is making this a more welcome community for artists. We have 1,500 artists in the gorge and many of them locally. What can we do to encourage them to produce their art here, sell their art here, and do show and tells? A couple of things came to mind readily. One is some sort of an artist work space. It doesn't have to be couched as a co-op, but if it is done right it can be made largely, if not completely, self-funding. Although I think there could be some sort of a collaborative effort between the artist community, the City and potentially the Chamber which focuses heavily on the arts as a draw for tourists. There is a synergy there that we need to figure out how to play to. When our space started to become available Penny and I started to think about whether or not it could be repurposed to bring an artist user community there rather than another hair salon. Part of the analysis that I did was looking at allocating part of that space for display and sales and part of it for work space that could also serve as artist show and tell. We get tremendous foot traffic there much of the year. At one point Rip had pointed out that it looked like there was some inexpensive larger property available at the airport; that may or may not still be the case. We would love to have facilities to bring Rip's foundry back here. I think something that the Chamber can help with is an annual arts event, eventually scaling up over time to something really consequential like what they are doing in Loveland, CO.

What I am proposing will require some creative thinking between the Council, the Chamber and the artists. If we do an artists' space and we mount an annual artists' event how do we handle the logistics and how do we handle the funding? I see excellent synergy for both of those with the Chamber's interest as well because many of our businesses are tourist related. I know we can get a good head of steam up on the Chamber Board to make that happen. I don't know we could sign up to manage an artist space ourselves. I think that needs to be professionally managed, but perhaps on a contract basis with the City we could find the right person and I could superintend them to make sure the train stays on the tracks. There are ways to get there and this is the first blush on this with the rest of you. I have been talking to the Mayor for some time and to Craig for some extent. We need your creative thinking and if it makes sense to you lets find out how to get there. I see this as a package deal. We can do this in a phased approach.

Councilor Thomas stated I don't have any questions other than there is a huge price tag, which you didn't expand on. You are talking about subsidies and I have a real challenge with that. One of the things in your proposal was potentially raising the hotel/motel tax.

Claude Cruz stated or getting a bigger slice of that pie.

Councilor Thomas stated that is not something that the hoteliers want to support at this point. The other part is that you are asking for City support for private business. A complaint that I hear is that we spend too much money on downtown and we don't do anything to address the outside areas. That has been one of my complaints of the Chamber; they are not really addressing the Troutdale Commons, Frontage Road, etc. I want to make sure that what the taxpayers are paying for gets them the value they need. When they are funding one area, after a while that rubs them wrong. I would love to see the artists supported but I think there are other ways to do it besides using public funds.

Claude Cruz stated I am all for creative thinking. You raised two separate points. One is the Chamber really has focused on the downtown and we are a west end of the gorge chamber, but the reality is that Troutdale is the one who funds us so far, so of course you are going to get the lion's share of our attention. As far as our focus on downtown, that is the area that the tourists population sees. It is our marketability. Maybe we can broaden that over time. For something like artist show and tell, yes it might benefit some of the more outlying areas of the community to put a studio in there but who is going to visit it. It is virtually a death sentence.

Councilor Thomas stated it is more about business development. I wouldn't expect you to put a studio on the south end of Troutdale. What I expect you to do as a Chamber is to help build business in those empty areas.

Claude Cruz stated you are absolutely right; we will need to focus on that. My question to you is do you see merit in the basic idea of more focus on artists and using that to enhance tourism? How we get there in a way that is deemed fair is another matter, and then how we fund it is yet another discussion.

Councilor Thomas stated I like the concept, the funding is what I have a problem with.

Councilor Anderson stated you hit the nail on the head. You said this is something farther down the line that you can begin looking at right now. I am going to need more time to review it. Rip's proposal is actually getting us off the ground. Rip's proposal is that we stop talking about it and we are now doing it and when we do it then we can see what kind of results that generates. A lot of the results that you talked about Claude might be generated by doing this. It may or may not. We may need to expand on it and we may not, we don't know. What we don't know is what it is going to look like unless we get started. Vision without action is worthless. We have the vision, this Council leads to the action and we need to watch the results and we need to keep in contact with you and

make sure the Chamber is working generally along with this, and then if and when the City needs to jump in that is when we have that discussion.

Claude Cruz replied I am not sure where we will take it unilaterally. This has been largely my effort and my vision. I can only carry it so far on my own. Basically if there is no willingness to engage on the part of the Council I am probably not going to push.

Councilor Anderson asked so you need a willingness to engage right now?

Claude Cruz replied no. To the extent that I don't get that right now it will probably just languish as it has since about mid-summer.

Mayor Daoust stated I think we agree that it is going to be multiple facets to make Troutdale an arts destination. It is going to be multiple things not just funding art. It may include an art event. As far as asking for the Council's support, I saw a bunch of shaking heads with the five points that Rip brought up and we will get to the other facets. We will schedule a work session around the community enhancement fee because we need to nail down how we are going to manage that money and how much goes towards the arts. I saw some agreement here with Rip's points and the use of the community enhancement fee. I think we should get two of Jordan's castings.

Councilor Wilson asked how do we go about getting Jordan's castings?

Mayor Daoust replied I don't know what the timing is on that, and how that would fit in to the community enhancement fee.

Craig Ward stated keep in mind that they won't start collecting the Metro community enhancement fee until July. My guess is that the Trout would be long gone by then. If you want to proceed we certainly don't have money budgeted for this, but we always have contingency and if it is the Council's direction I would be happy to meet with Erich Mueller and find out how to go about dedicating $4,900 for that purpose.

Councilor Wilson asked should I make a motion?

Mayor Daoust replied you don't need to make a motion if I see a majority of shaking heads for the $4,900.

Craig Ward stated we do have a public art acquisition policy. There is a process and until we amend it that is the existing policy and we probably should proceed to activate that plan and bring it to the Parks Advisory Committee.

Councilor Thomas stated the first goal of that policy is to encourage the acquisition of public art works which enhance and are appropriate to and consistent with specific public sites in the City which are high artistic quality and which contribute to the City's image, history and culture.

Craig Ward stated the first thing that I think Jordan needs is our commitment to spend $4,900 and then we can talk to the Parks Advisory Committee about where that art should be located.

Councilor Wilson stated lets move forward.

No objection was voiced.

Mayor Daoust stated we need to keep moving on the Visionary Park also because we have a deadline for that with the upcoming celebration of the highway.

Craig Ward stated I was hoping that it would come up in the budget work session because Rip has confirmed for me that the cost to us for the statue is $100,000, which is not in the current budget. The rough estimate that I received from Steve Gaschler, Public Works Director, for the site improvements and the base is probably another $60,000. That brings the total up to $160,000. The Council will clearly recall the direction given to staff in preparing the budget to use no more than $150,000 of reserves total for the general fund for this year. In order to get this project done we could spread expenses over a couple of years. We are proceeding with the expectation that Council wants that, but that doesn't mean that it is budgeted. We need to discuss this with the Budget Committee and how we go about doing that. We haven't had that conversation previously.

Mayor Daoust asked are you recommending that we bring this up next week at the budget committee work session?

Craig Ward replied I think it is perfectly appropriate to bring it up and I fully expected that we would have some sort of free flowing discussion about other things that ought to be funded and other Council goals.

Mayor Daoust asked Rip Caswell if he is available to attend the budget meeting on December 2nd?

Rip Caswell replied yes.

3. Adjourn:

Meeting adjourned at 10:10pm.

DRAFT

Doug Daoust, Mayor

Dated:

ATTEST:

Debbie Stickney, City Recorder

CITY OF TROUTDALE

CITY COUNCIL – Regular Meeting & Work Session

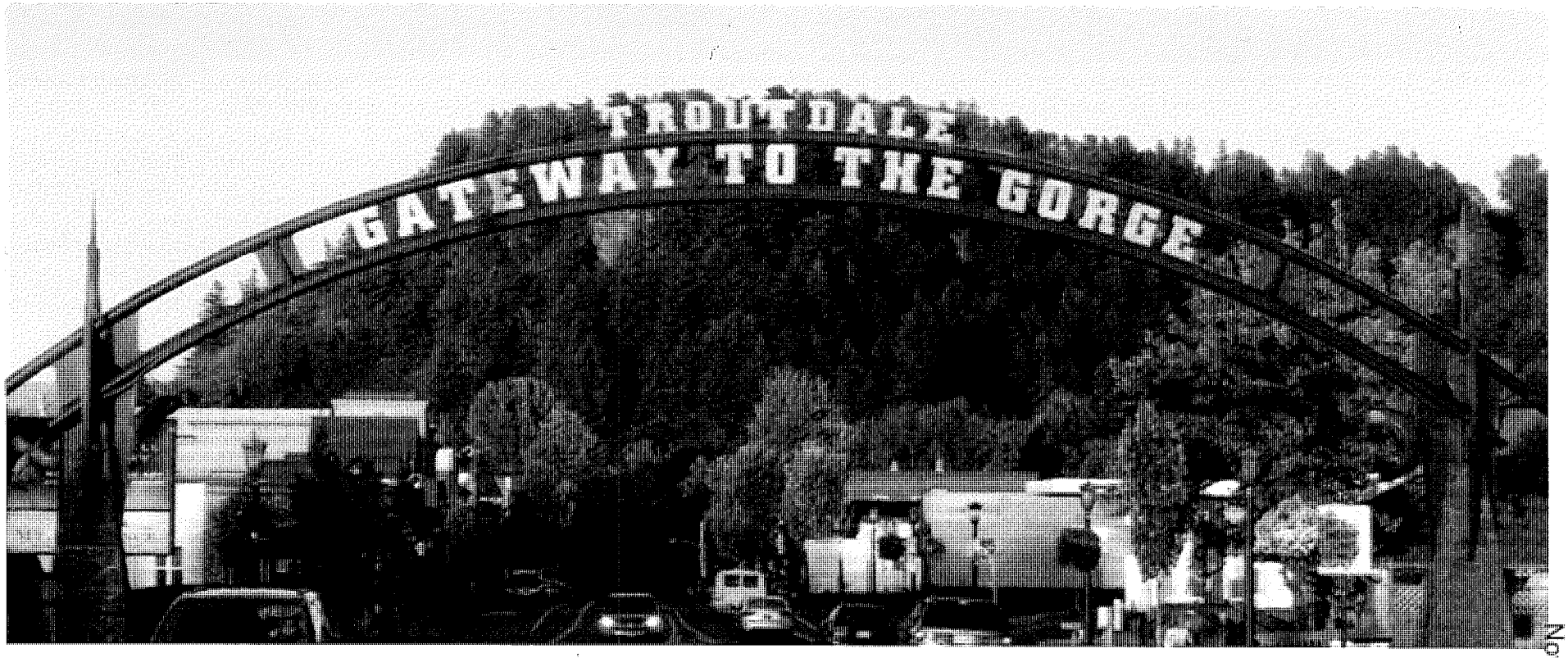
Tuesday, November 25, 2014

PLEASE SIGN IN

Name – Please Print	Address	Phone #
David Becker	Troutdale	
Eugenia Terris	Troutdale	
Brian Walters	TROUTDALE	
Keith Bruce	Troutdale	
Rebekah Bally	PORTLAND	
Robert S Strebin Jr	Tdale	503-618-2756
Frank P. Windust Jr	Corbett	
Len Otto	Boring	503 663 6794
Jim Kunz	Troutdale	503 666 5706
Nancy J. Smith	Damascus	503 658-4408
Anna & Micah Ennis	Troutdale	
Diane Castillo White	Troutdale	503-888-1405
Gene Bendy	TROUTDALE	503-667-8421
Claude Cruz	"	503 799 9667
Rip Caswell	"	—
Charlene Thomas	" "	
Paul Wilcox	TROUTDALE	
Josh Moriarty	" "	—
Jon Brown	"	971-322-4582
Jamie Arnold		
Donna Erwin	Troutdale	
Loree Harrell	Corbett	503-891-4988

Exhibit A

November 25, 2014 Council Minutes



Mayor's Art Initiative

- starts with artists and the community

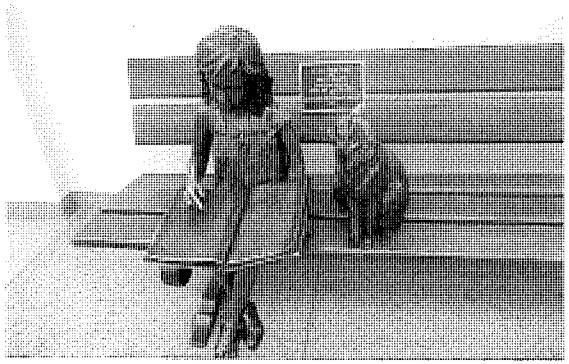
What is public art?

- Artwork that is placed in a public space where people go as a part of their daily lives.
- EXAMPLES: downtown, parks, historical places, airports, libraries, etc...
- Creates community pride, Attracts tourism and relocation & becomes a draw for business.
- EXAMPLES: sculpture, benches, bike racks, murals, etc...

Why public art in Troutdale?

Pg. 3

- Attracts creative people looking to relocate
- Celebrates history and culture of a city
- Helps define a community's identity
- Attracts tourism and new business
- Brings added perceived property values
- Educational opportunities of historical figures, and natural history



Loveland, Co

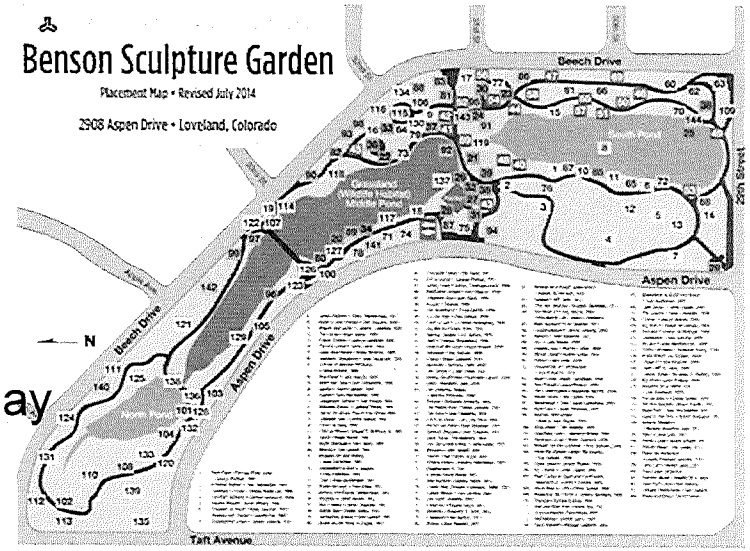
emotions

Loveland, Colorado -
Benson Sculpture Garden

There are currently 144 sculptures permanently on display

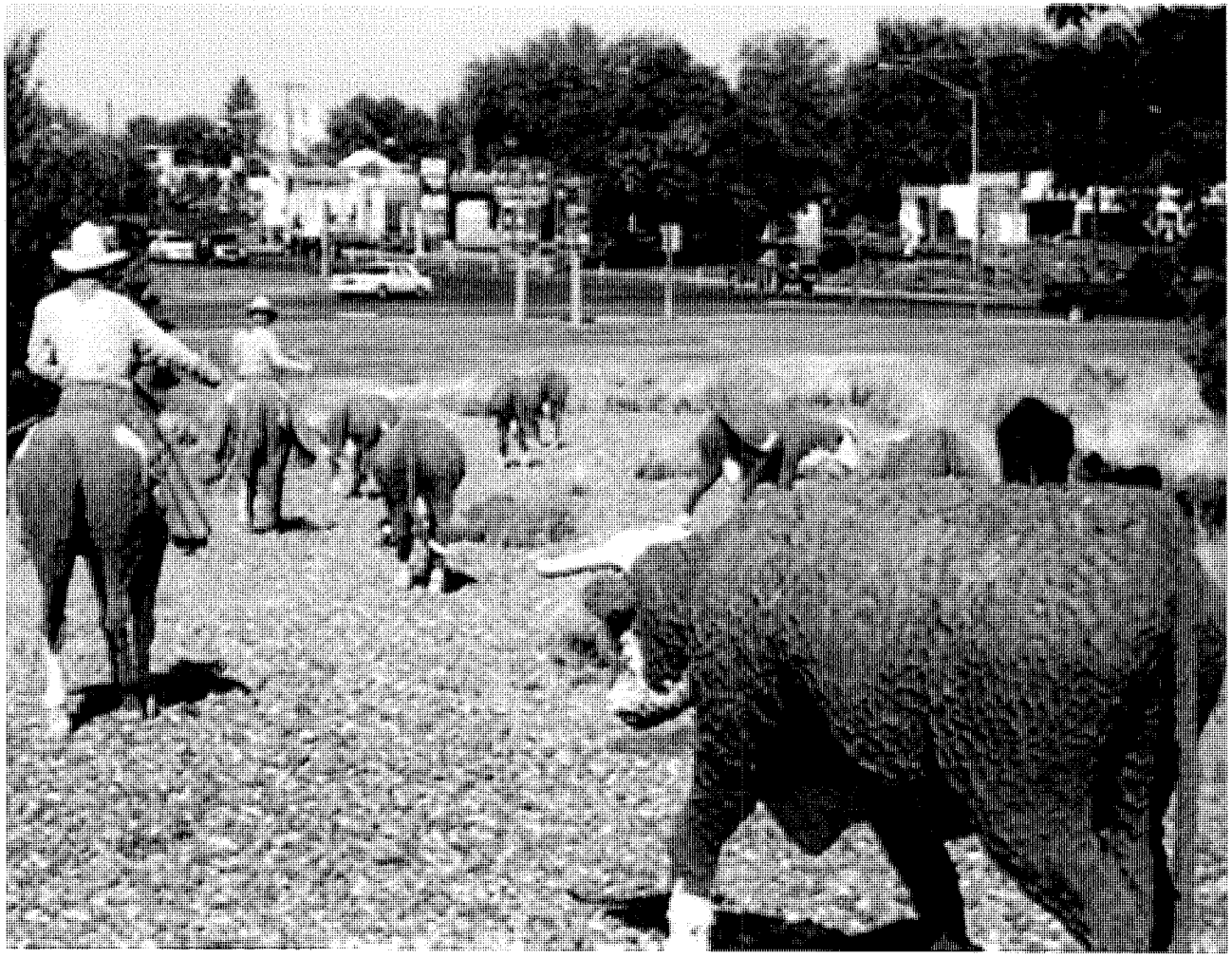
Benson Sculpture Garden Map

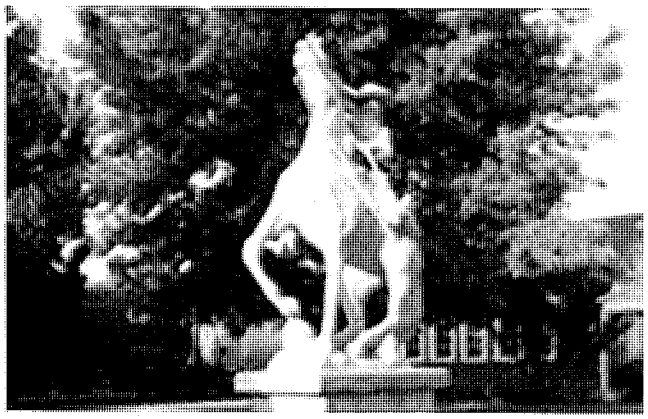
Click here or click the map below to download a map of the Benson Sculpture Garden.

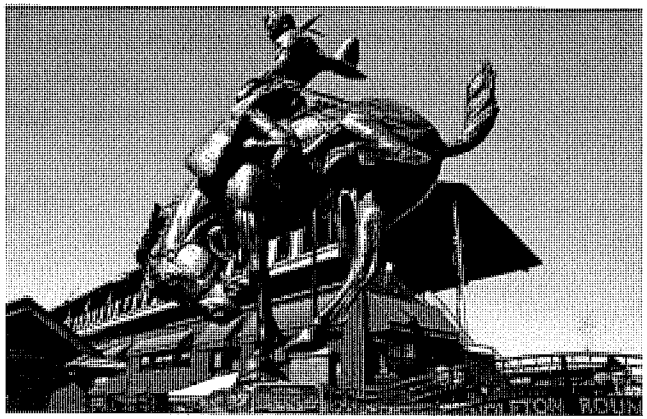


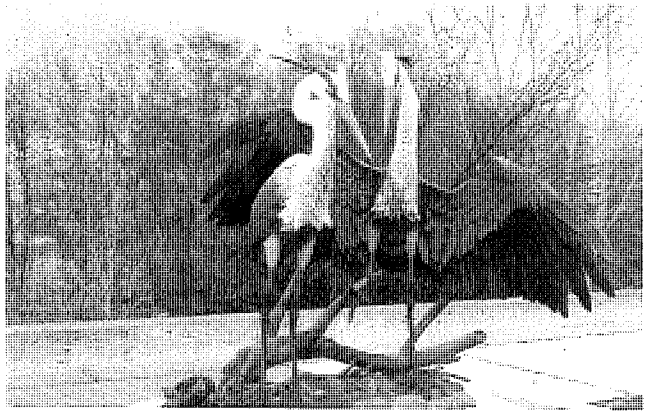
Joseph, OR

presence



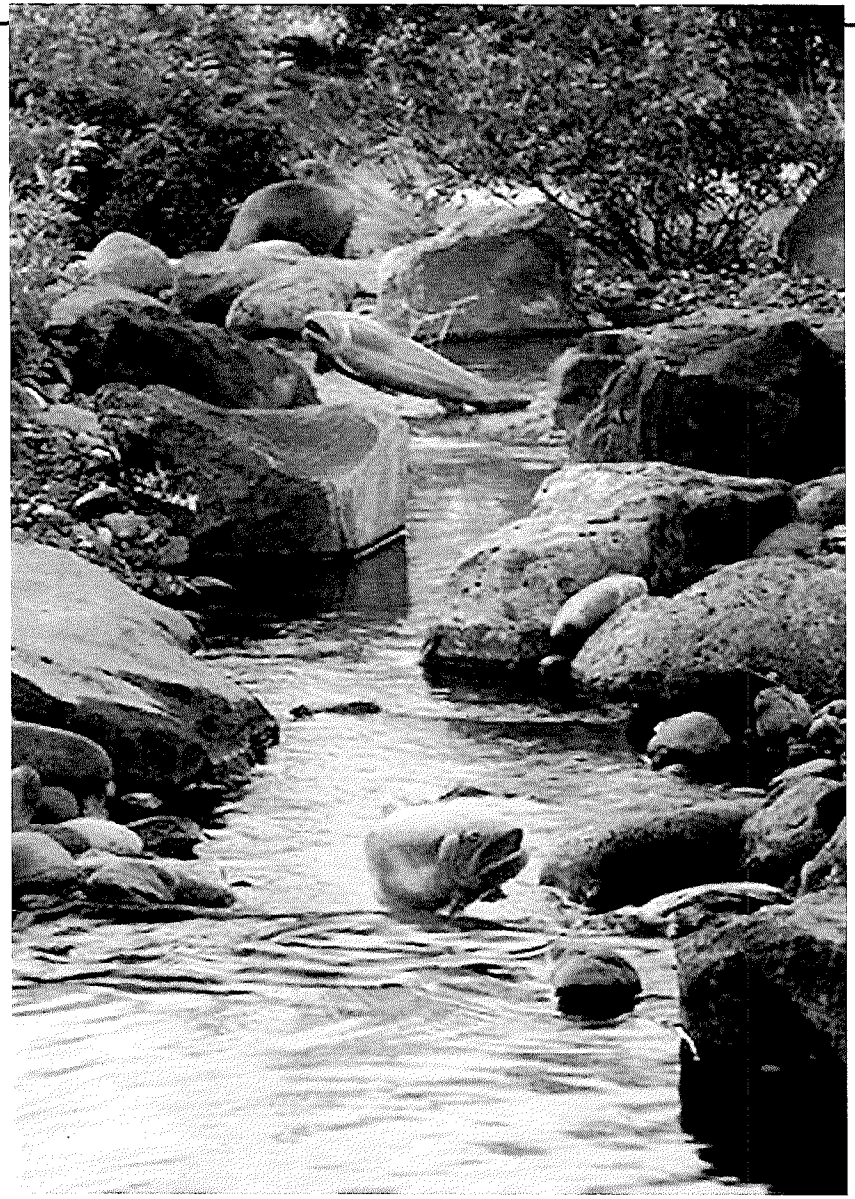




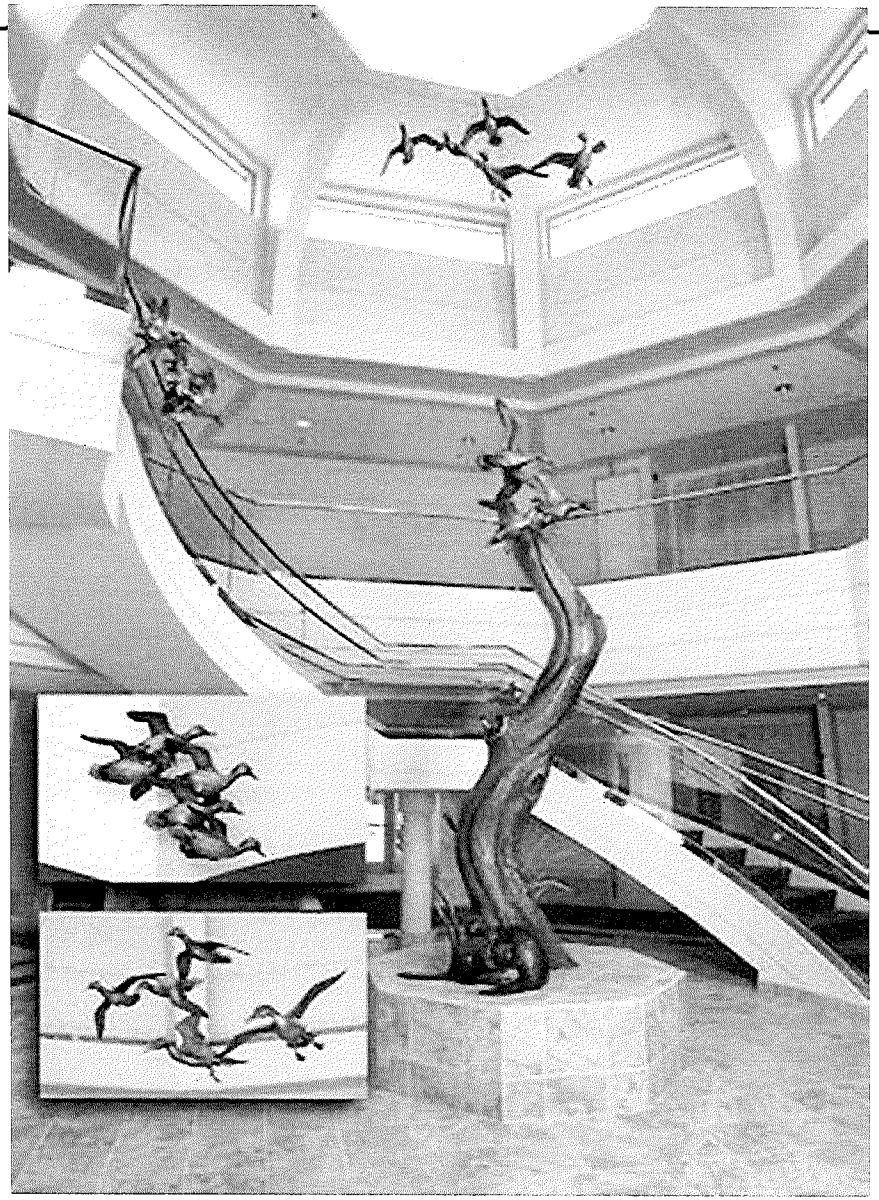


Pendleton, OR

Identity



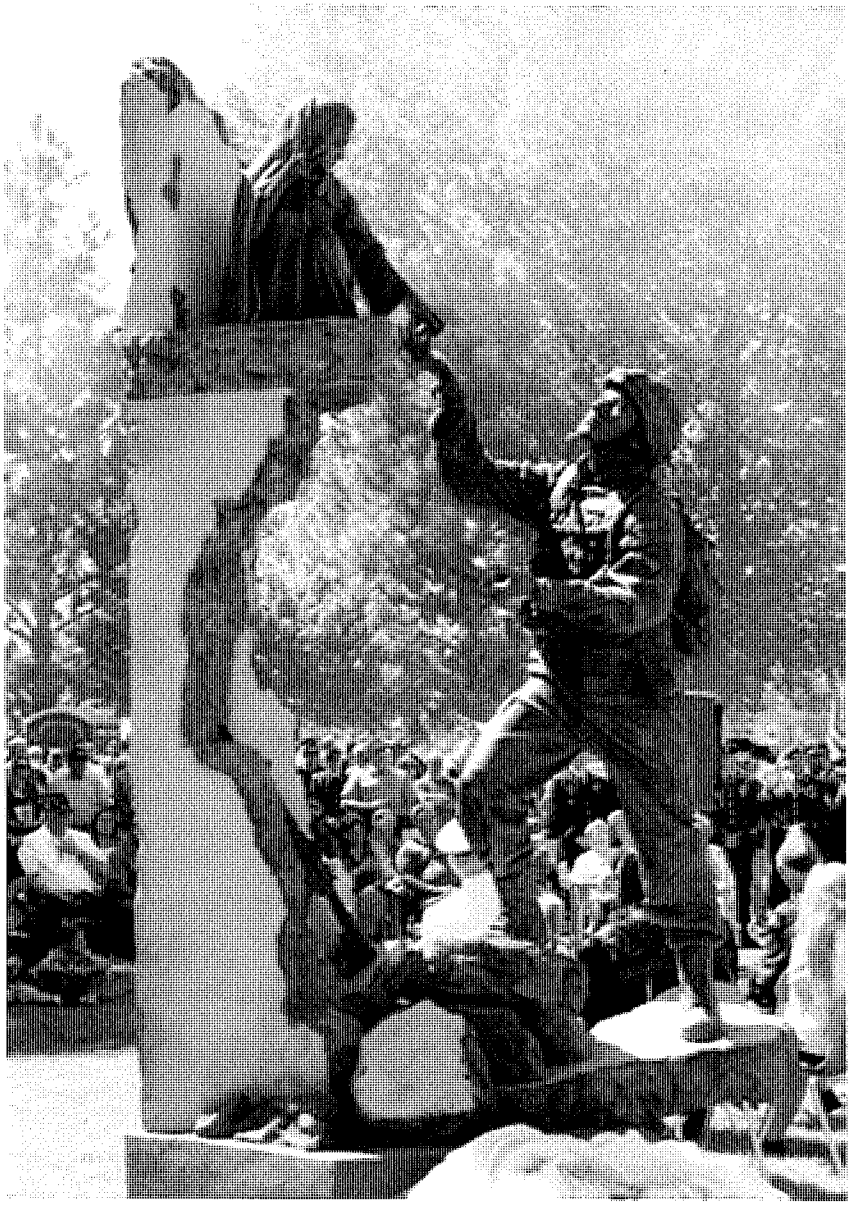
Hells Gate Visitors Center, ID



Park Tower

Vancouver, WA

Rip Caswell



Pearl Harbor, HI

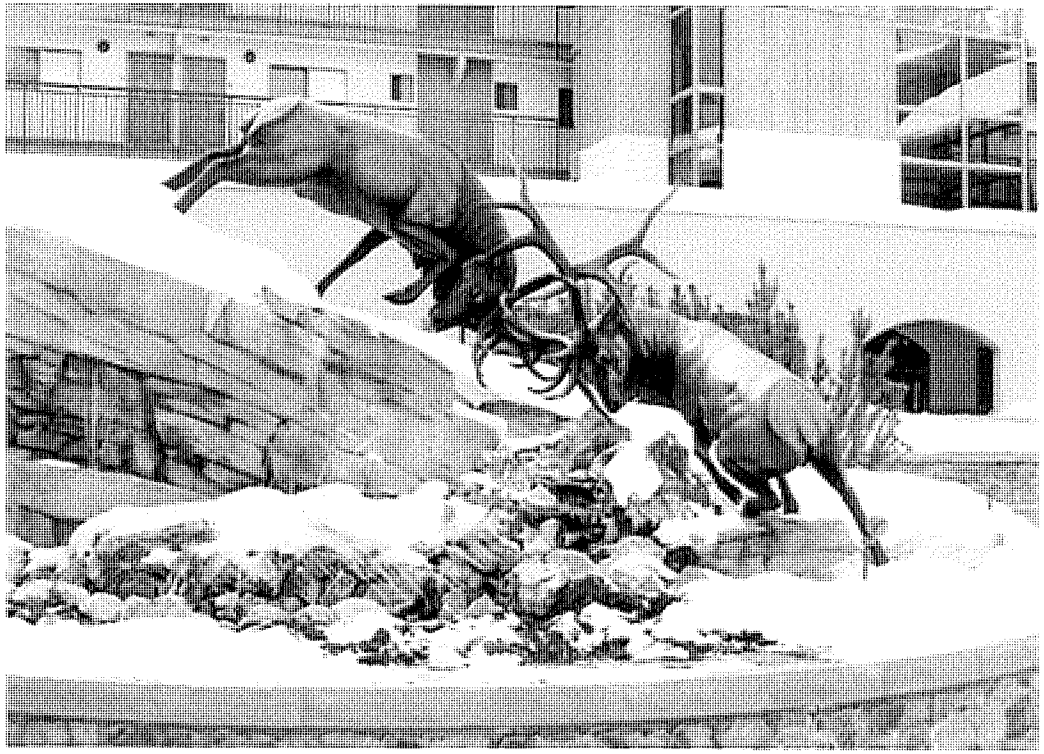
Rip Caswell

Madras, OR

Tualatin Entry Monument, OR

City Park Longmon CO

Rip Caswell



Clackamas, OR - Roundabout & Vail, CO - Roundabout

Rip Caswell

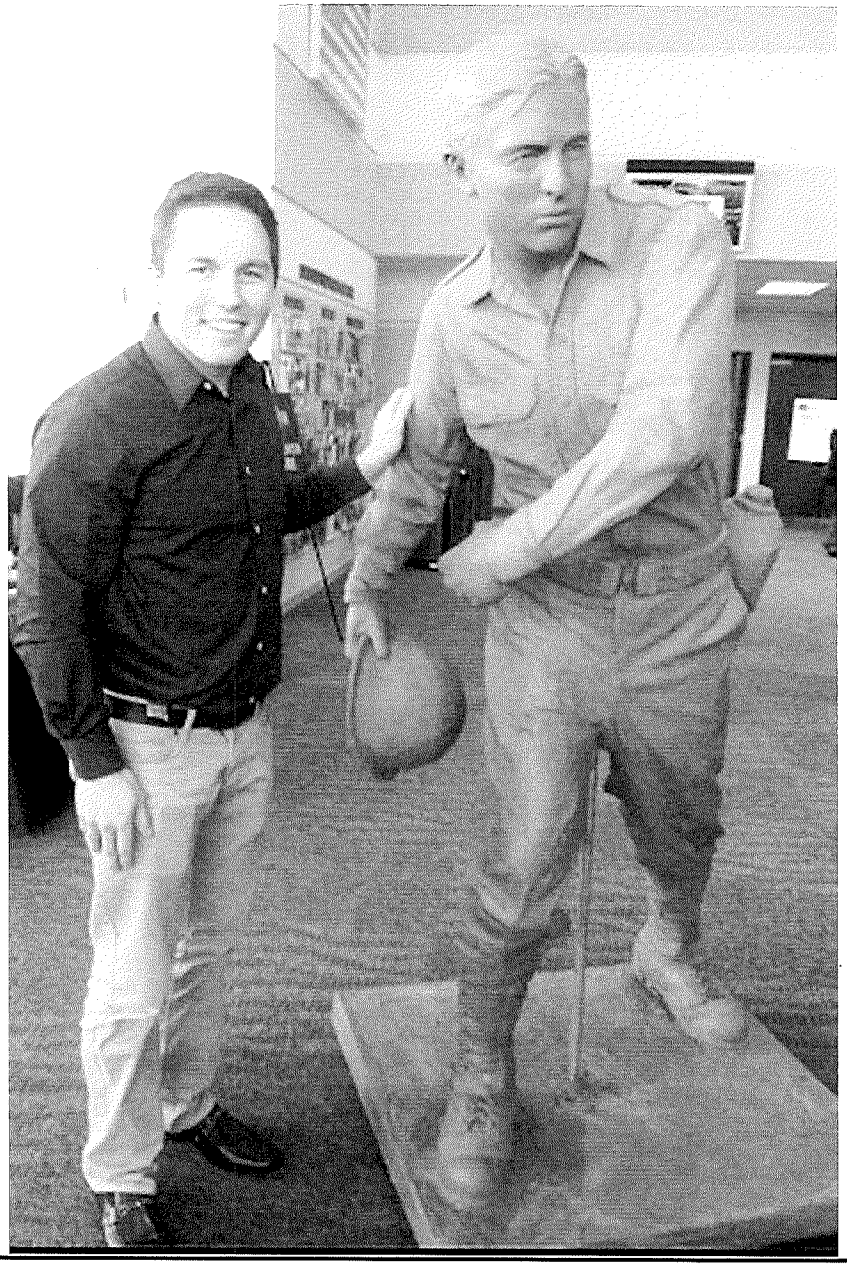
Troutdale as an art hub

- By commissioning public art from **local** existing artists and art business that will remain and prosper.
  - Local Qualifications: They live in Troutdale, they work in Troutdale, their art is represented by a gallery in Troutdale.
- By installing more public art we will attract affluent buyers into our city that will support other businesses.
- Increase exposure to first Friday art walk and grow public support and appreciation for the arts
- If we keep jobs local, hire artists within the community we will draw more artist to set up shop here

Alison Brown

Troutdale Sculptor

Leasing studio art space for artists



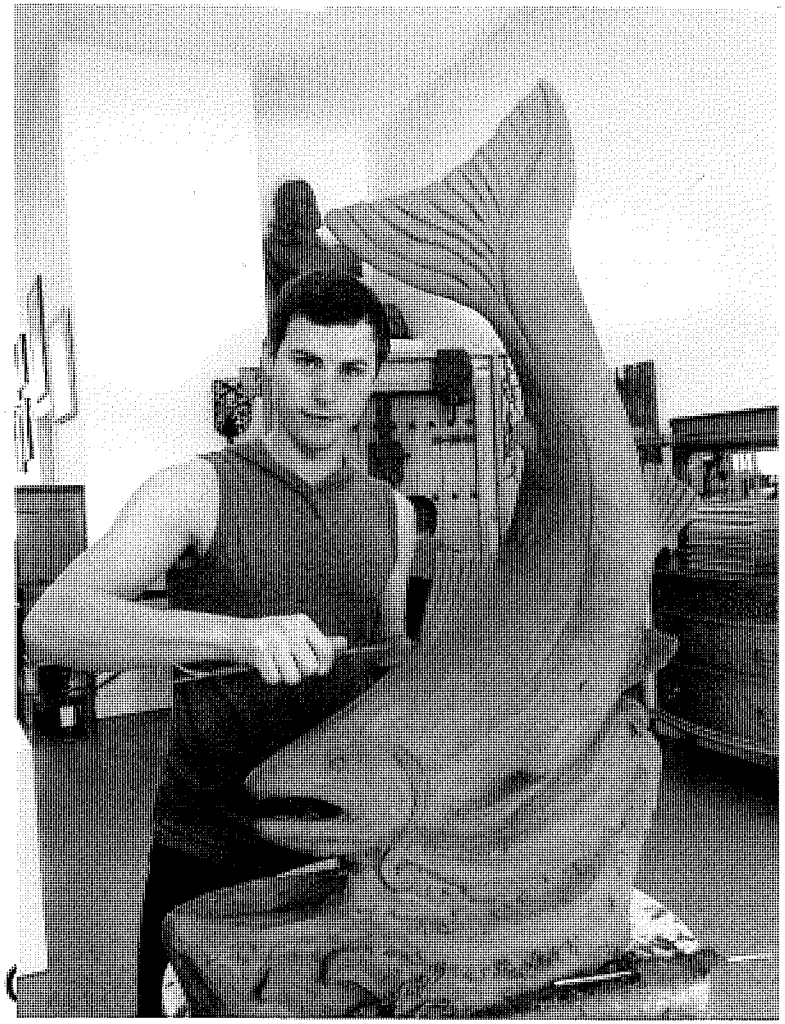
Chad Caswell

McMinnville WWII Monument

Caswell Gardens

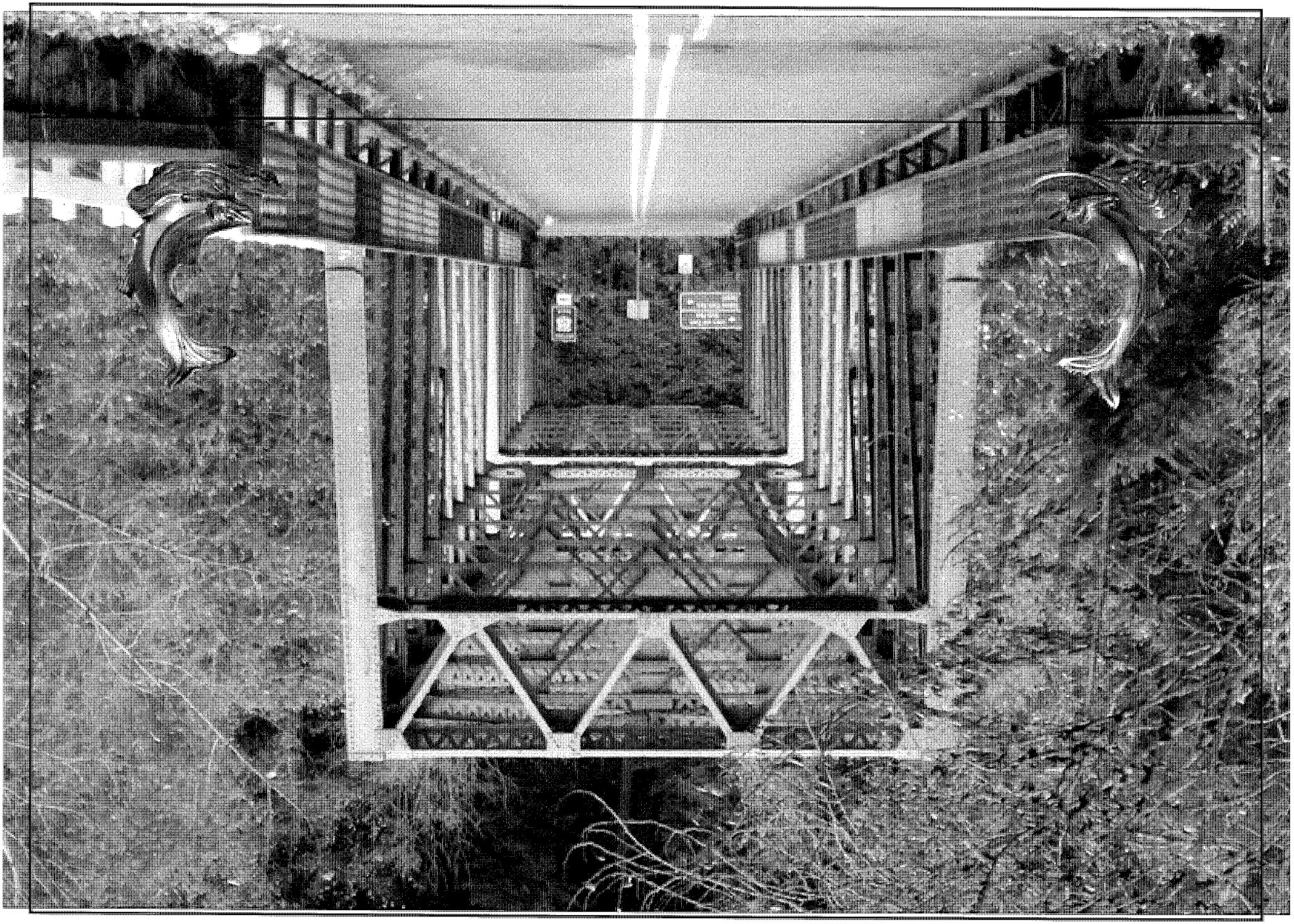
Artist-in-Residence

Troutdale's Public Art Opportunity



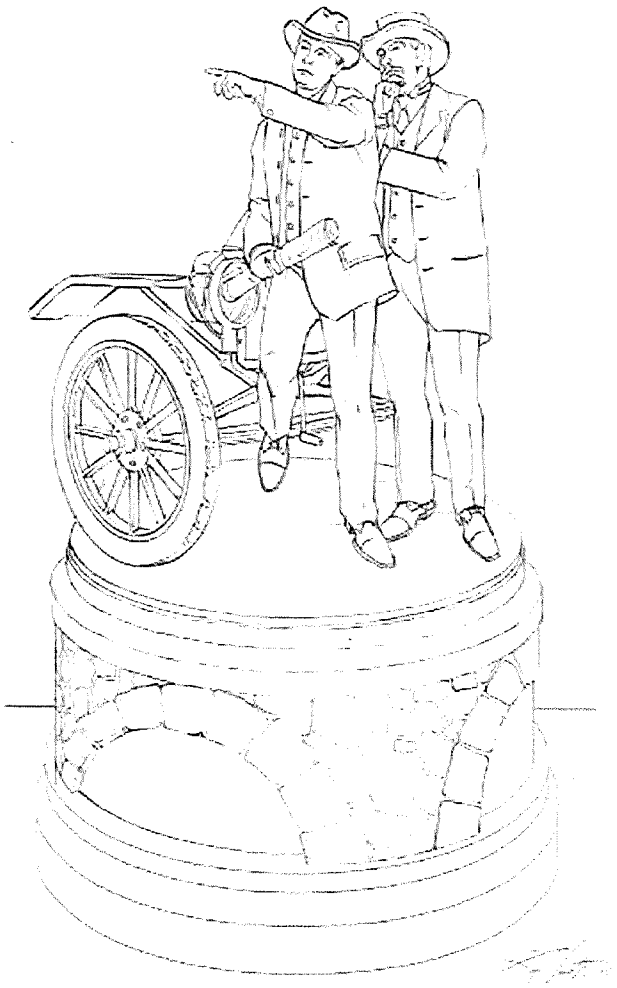
- 3ft. trout - "Riverbend"
- Casting cost
- Possible locations
- Open to ideas and suggesti

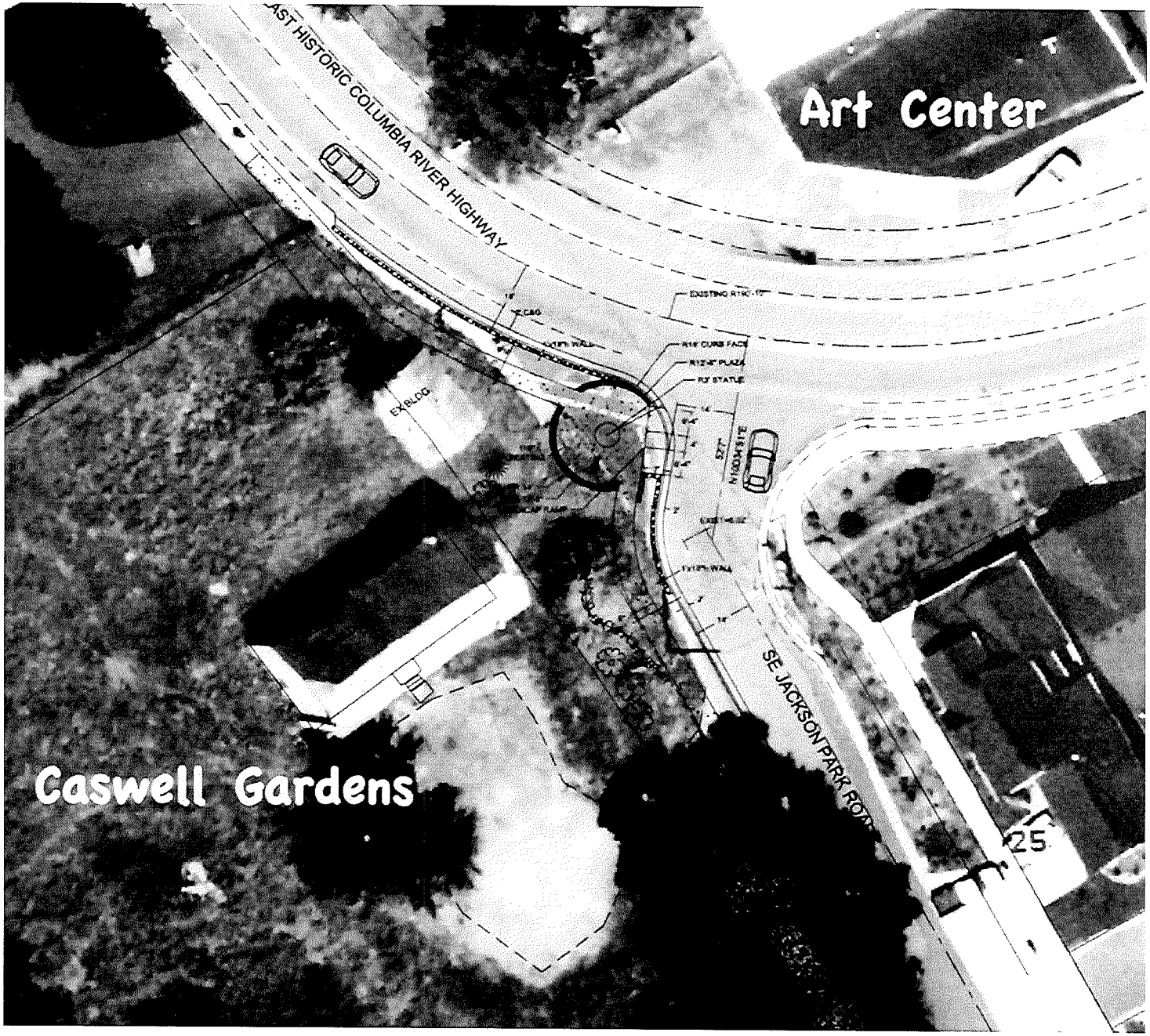
Municipal Court
uncil Chambers
blic Parking



Sam Hill & Sam Lancaster

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





Visionary Park

Conceptual plan

Who could be in charge of this?

pg 2

- Parks Advisory or Historic Landmarks Committee:

  - Based on the years budget the committee would send out a call to all local artists from a roster created for proposals (RFP) including their best priced budget and concepts, creating a menu list of art to choose from.

  - The committee would identify potential locations for art. Working with city staff to insure smooth placement and all cost and permits have been adequately been addressed and budgeted.

  - The committee would screen applicants proposals and present there recommendations to the city council that fits with the yearly budget established from available sources.

Who could be in charge of this?

- **Citizens or Parks Advisory or Historic Landmarks Committee:**
  - City council creates and appoints members of our community for the Troutdale Art Committee (TAC) that would identify potential locations for art. Keeping the process local.
  - Members of TAC will work with city staff identifying potential opportunities.
  - The TAC would search for talented emerging and established artist creating a roster: Asking them for proposals.
  - The arts council would screen applicants and present there recommendations to the city council that fit with the yearly budget established from sources

Asking Council to support the arts

- **<u>This years budget goal:</u>**
- 1. Find a source to fund Jordan McGee's Trout for casting cost $ 4,900
- 2. Begin the process of site improvements of Troutdale's Visionary Park.
- **<u>Goal before Centennial 2016:</u>**
- 1. Amendment to art protocol
- 2. Find a sustainable funding source for the continuing acquisitions of public art.
- 3. Complete visionary park and East Entry Monument of Lancaster and Hill.

DRAFT

MINUTES
Troutdale City Council – Regular Meeting
Troutdale City Hall – Council Chambers
219 E. Historic Columbia River Hwy.
Troutdale, OR 97060-2078

Tuesday, December 9, 2014

1. ROLL CALL, AGENDA UPDATE

Mayor Daoust called the meeting to order at 7:01pm.

PRESENT: Mayor Daoust, Councilor Ripma, Councilor Anderson, Councilor Thomas, Councilor Wilson, Councilor Allen, and Councilor White (7:10pm).

ABSENT: None.

STAFF: Craig Ward, City Manager; Debbie Stickney, City Recorder; Ed Trompke, City Attorney; Erich Mueller, Finance Director; and John Morgan, Planning Director.

GUESTS: See Attached.

2. CONSENT AGENDA:

2.1 RESOLUTION: A resolution accepting the November 4, 2014 General Election results from the Director of Elections, Multnomah County, Oregon.

MOTION: Councilor Anderson moved to approve the Consent Agenda. Seconded by Councilor Thomas. Motion Passed Unanimously (6-0).

3. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.

Bev Frank, business owner and resident, stated I read the Gresham Outlook this morning and I was disturbed. I am an opponent to the proposed medical, and eventually recreational, marijuana businesses here in Troutdale. The article indicated that the two gentleman would be here tonight, but I don't see them.

Jon Brown stated the Toy Drive is going really good. I want to thank you for your help. The Toy Drive is at Walmart in Wood Village from 10am to 5pm; this Saturday and Sunday is our last weekend.

4. REQUEST: A request for a letter of support to designate the Historic Columbia River Highway, from Troutdale to Cascade Locks, as an Oregon Scenic Bikeway.

Dave Skilton, resident of Portland, stated I am here tonight representing the Friends of the Historic Columbia River Highway, which is a non-profit organization. Our organization is seeking to have the designation of an Oregon Scenic Bikeway for the section of the

Columbia River Highway from Troutdale to Cascade Locks. The Bikeway Program is designed to honor the best bicycle rides in the State of Oregon and also promote those rides. I am a long-time cyclist who has cycled all over Oregon, and I am a former member of the committee that was assembled by a parks and recreation department to get this program off the ground in 2009. I think we have a really superior ride from here to Cascade Locks. When the program was established we intentionally made the application process from the bottom up so that it wasn't the State going out and saying this is a really good ride we are going to designate it. As part of that bottom up process there needs to be a local proponent of the proposed route, and that is us. The proponent needs to bring evidence that all jurisdictions and land managing agencies that are touched by the proposed route agree to at least this first step of having the Scenic Bikeway Committee members ride the route and assess it against approval criteria. There was an earlier application in 2011 when I was still on the Committee and we rejected the route at that time because you had to ride on the freeway for a portion of the route. Since then ODOT has completed a separate path on the south side of the freeway that removes that gap that was on the freeway. We also pulled the route back so that it ends in Cascade Locks which is a more logical place to end. The 2011 proposal ended in Wyeth which is sort of a ghost town. In your packet there was a sample letter from ODOT. Tonight I provided you with a second sample letter from the City of North Plains that was for a now approved scenic bikeway that starts in Hillsboro and goes to Vernonia. We are asking the City to write a letter supporting this proposed scenic bikeway route.

(Councilor White arrived at 7:10pm)

Councilor Wilson stated some of the roads we have leading out there have a lot of switchbacks and are narrow. I don't know if that would be safe for a lot of bicyclists. How does your criteria apply when you have those kinds of switchbacks and narrow roads?

Dave Skilton replied cyclists tend to breakdown into three to four groups. There are the timid cyclists who don't want to be on a road if there is a car on it; they want to be on a separate path. There are cyclists who are more comfortable if there is enough shoulder. And there are cyclists who are bold people who do what is called "taking the lane". That is what happens mostly between Larch Mountain Road and Bridal Veil Road. I can tell you from my own experience from riding this route that it typically is not problematic because you are traveling almost as fast as the cars can. The State Parks categorizes rides as family friendly, which are the routes that are completely separated from the road. There is a moderate category, a challenging category and an extreme category.

Councilor Wilson asked when they are looking at the criteria for this road what category is it?

Dave Skilton replied it would probably be considered moderate because there is a pretty good shoulder except for that one stretch. The second half of the route is completely separated from the road.

Mayor Daoust stated I can see why this would be an Oregon Scenic Bikeway. It does fit the City's vision. Bicycle clubs that come through Troutdale stop at the General Store on

their way to the bikeway; it is a very popular route for the bicyclists that come through Troutdale.

Dave Skilton stated I don't think the designation will increase the number of cyclists by a very large percentage, but I think it will change the quality because being a scenic bikeway gets you access to special treatment by Travel Oregon who promotes the ride.

Councilor Thomas asked when they designate these bikeways do they put signage up to warn drivers that there can be bicyclists on the routes.

Dave Skilton replied that signage already exists on the entire route. There is standard signage for bikeways and there is a different set of standard signage for the scenic area. I assume there would be some compromise on what the new signage would be. It would be very minimal because the route is so well marked already.

Councilor Allen stated I was reading some points that Paul Wilcox sent to the Council. Would it be problematic if in our letter of support we encourage further improvement to the route?

Dave Skilton replied we would love that. This is very important historic property; it is a national historic landmark which is the highest honor that a property can have from the US Government.

Councilor Allen stated it is a beautiful ride. The improved areas are great. There are some other sections that if you improve those as well you could turn a very good ride into a great ride.

Councilor Ripma stated there are twelve Oregon Scenic Bikeways. Do they all have stretches without shoulders?

Dave Skilton replied we devised a method for analyzing them that is based on speed, condition of the road and the amount of traffic on the road. Sometimes there is no shoulder but there is no traffic on some of these routes. It really doesn't matter that much that there isn't a shoulder.

Councilor Ripma stated certainly on the Historic Columbia River Highway there is quite a bit of traffic but it is moving slowly. I agree that bicyclists from all over go on this route all the time.

Dave Skilton stated they are going to use this route whether it is designated or not.

Councilor Ripma stated the letter you provided to us from North Plains is actually a little different than what you are asking us for. It seems to be supportive of Washington County's application for the portion within the city limits of North Plains. I don't mind Troutdale endorsing the whole thing, but you do recognize we don't have jurisdiction over most of this route.

Dave Skilton replied that letter was done in the earlier days of the program.

Councilor Anderson asked have you interfaced with our local Chamber of Commerce?

Dave Skilton replied I personally haven't but our Board has been working with your Chamber and with the Historical Society on an exhibit. I am attending a work shop tomorrow on bicycle hubs; I think Troutdale is going to have a bicycle hub.

Mayor Daoust stated I have talked with Claude Cruz, Executive Director, and he supports this.

Councilor Anderson stated I am very afraid of the number of bicyclists, not so much at the top of the hill but at the bottom of the hill. I am surprised that more people haven't been injured, or worse, in that stretch between the bridge and up through Springdale. Putting more people on a road that can barely handle two cars side-by-side seems to be a little cavalier and a lot dangerous. Councilor Allen has addressed this in his question of can we advocate for improvements. The only way I could ever get behind this is if we strongly advocated for more improvements safety wise so that bikes and cars can coexist on that road.

Dave Skilton stated I actually own the property just above the 8th hole at the disc golf course at Dabney right in the triangle formed by Neilson Road. One of the things that we are looking at is to deviate from the historic route at that point and use Neilson Road and Woodard Road instead. That little curve there by the training center is the scary area.

Councilor Anderson stated if you do that and we advocate for a safer route for bicyclists, then I am okay with it.

Mayor Daoust stated I am willing to write a letter of support with some of the wording that has been suggested if the Council is willing to go along with that.

Council agreed.

5. REQUEST: A letter from Erin Janssens, Chair of the Historic Landmark Commission, requesting Council designate the old City Hall as a Historic Landmark on the City's Historic Resources Inventory.

John Morgan, Planning Director, stated this is a request to you as the property owners of the old city hall asking for your permission to apply for an historic landmark designation. On page two of the staff report the second paragraph reads, "It was recognized that the Council, as the owner of city property, must authorize an application before the Historic Landmarks Commission (HLC) can go through the designation process. Therefore, the HLC authorized the Chair to send a letter making that request."

If the Council authorizes the application the HLC will hold a hearing on the matter and make a decision on the designation. That process would happen in early 2015. The HLC's decision is appealable to the City Council by any party with standing established in the public hearing process.

I have provided you with a copy of Chapter 4.20 of the Troutdale Development Code (TDC) (copy included in the packet). On page 4 there is some text highlighted in blue that talks about how the historic designation comes to be. Section 4.240A reads, "Any person may request designation of a historic resource as a historic landmark. An application for historic landmark designation shall not be accepted without the informed written consent of the owners."

The HLC believes that there might be value to having the old city hall put on the City's historic landmark list, but it needs to go through the process to designate that. They are asking for your approval to go through that process.

I have also highlighted in blue what the criteria are that the HLC will use in evaluating that request if it goes forward. I have highlighted in yellow the text that tells you what that means. Essentially, being on the historic landmarks list means that a property, before it is changed, needs to go back in front of the HLC and be evaluated. There are three types of processes they can look at that are shown on page 5 (of TDC Ch. 4.200). There is a process for removing a property from the list. The two that are most apropos are 4.260B(6) and (7) which are alterations to a historic landmark and demolition of a historic landmark. There is a procedure and criteria laid out in the code that would be used by the HLC in evaluating such a request. I provide this information to you as you are the property owner of this particular property.

The request is for a motion to authorize filing an application with the HLC for consideration of old city hall to be on the City's historic landmarks list.

Councilor Wilson stated we are currently in the process of re-evaluating the old city hall to determine if it can be used as our city hall again. There may be interior changes that need to be made and there may be ADA requirements that have to be met. If it gets put on this register are we locked in to the point where we can't make the required ADA changes, or restructure the building to be more conforming to what we need today?

John Morgan replied no, there is nothing that would prohibit that kind of remodel. The criteria (TDC 4.260B) basically says that the historic character needs to be retained and preserved; a property shall be recognized as a physical record of its time, place and use; changes to a property that have acquired historic significance in their own right shall be retained and preserved; distinctive materials, features, finish and construction techniques or examples of craftsmanship that characterize a property shall be preserved. Which means nothing for an interior remodel; it can be gutted as long as the exterior of the building remains essentially in its historic character. This could easily allow you to add ADA ramping, an outside elevator lift or whatever might be necessary. Those things can certainly be accommodated in this process.

Councilor Wilson stated the entrance may need to be changed from where it is at now to a lower level because of the steepness.

John Morgan replied it is true. This is the question to you as a property owner, do you concur in at least having this process considered? If it does go on the list then there will be this kind of an evaluation if any changes are proposed. The HLC believes that there are historic qualities that ought to be recognized, which is why they are bringing this to you.

Councilor Wilson stated if we want to wait until we decide what we are going to do for a city hall, then we can come back to this later. We don't need to approve this tonight. It isn't like they can't ever ask for this again.

John Morgan replied that is true.

Councilor Wilson stated so we could go through the process of what the needs are for a city hall to see how much change would need to be made and whether or not it is going to fit this criteria.

John Morgan stated there is a certain measure of sensitivity in that essentially being the property owner you need to look to yourselves as you would look to any property owner in this circumstance of is it appropriate to consider it or not. Certainly that is a choice that the Council can make if you chose not to go forward with this process. You can do it later. You have all of these choices that are available to you.

Councilor Wilson stated so this isn't something that has to be done tonight.

John Morgan replied no. I wish Chief Janssens was here to share with you what the HLC's concerns are in terms of preserving that property.

Mayor Daoust stated I understand the desire to designate it historic. The way the TDC is written, and the way you described it to us, it makes it sound like any revisions to the building is up to the HLC and not the City Council.

John Morgan replied that is right. The way the process is set up is that the HLC has the authority to review and approve alterations or demolition. It is a Type III process just like the Planning Commission considering an application, and that in-of-itself has the right of an appeal to the Council, but it is not a Council decision at the first level.

Craig Ward stated TDC 4.285 presumes that any decision of the HLC may be appealed to the City Council. Ultimately it comes back to you but it will come back to you with the findings from the HLC and their decision. You can read it both ways; on one hand the Council has the ability to sort of overcome whatever constraints may be imposed on the renovation of the building, but on the other hand you will be facing the recommendation and decision of the HLC in making any changes.

Mayor Daoust stated I understand the request, but I guess I have the same concerns as Councilor Wilson. We don't even know what we are going to do with that building yet. We are in the middle of that process. The way this is worded it adds a level of oversight by the HLC.

John Morgan stated the HLC fully understands exactly every point you just made and their action was deliberate because of what you just said.

Councilor Ripma stated I think the idea is that whoever owns that building, it is an historic building and it adds value to Troutdale. That is the HLC's position and it is certainly my position that it adds value to Troutdale as a historic building and we would like, with the consent of the owner, to have it be appropriately redeveloped. The HLC is unlikely to be unreasonable in anything that preserves the building because it can be appealed to us. The question is, is the building worthy of being treated this way. The initial question to us, as the owner, is do we authorize the HLC to consider it for a local historic designation. I think it is a plus for Troutdale. It doesn't affect whether city hall ends up there. If it can't be used for a city hall, then whatever ends up getting done with it; if it can't be saved there are provisions for removing it. Obviously I am enthusiastically in favor of this. I think we ought to allow the HLC to go forward.

Councilor Thomas stated I think for the building itself this particular designation is a little too premature. You talk about appealing it to ourselves, which is only true if the City maintains ownership of the building. It is possible that it may be sold and then you have strapped the new property owner with that same issue, and who are they appealing to? The City Council, which isn't necessarily the same as appealing to yourself. Knowing that we don't know what is going to happen to that building, whether it can be refurbished, whether it is even cost effective to refurbish it or bring it up to standards, is really a challenge. I am not a proponent of tearing down buildings just for the sake of tearing them down. But in the same token I think, as a City, we need to preserve our options and if we decide to sale it we don't want to put restrictions on the property that will stop us from being able to sell the property. If the new property owner wants it to be designated as a historic building then let them do that. If it becomes a city hall again, then this is probably a good idea. But let's give it time to find out where we are at and figure out what the best use is for that property before you put a designation on it that adds several more layers, a lot more costs, and many more months to get the development done.

Councilor Wilson stated I received a call today from Terry Smoke. The downtown stakeholders would like to have a voice in this process if we want to move forward with this designation. They want to be involved because they have a lot invested in downtown.

Councilor Allen stated I remember past discussions where we said do we put the old city hall, and at that point it was the city hall, on the historic landmarks list. At the time it was stated that it didn't have any special features to it that made it a good candidate. However, with that said I do know that there are people with emotional ties to the building. I also know that the building leaks like a sieve as far as energy usage. But I have heard that you can do energy efficient windows that look like the old windows and solve some of that problem. It is a complex issue. I can understand why they want to try and preserve the building. I have heard people say that even if they reconstruct the building they still want to maintain that character. Do we have the ability to get low interest loans to fix it up if it is designated a historic building?

John Morgan replied being on the City's list doesn't have any particular avenue to that kind of financing. It would make it more eligible for grants, I would think. In fact I would expect it would have to be on such a list if there was a group that wanted to pursue any kind of grant assistance for this.

Councilor Ripma stated if people want to wait I am not opposed to that as long as we give it serious consideration under the other process that we are going through, and I think we are going to do that.

Mayor Daoust stated I received about three phone calls today from the downtown businesses wanting to have a voice in this process, so I am inclined to accommodate that.

John Morgan stated if this process goes forward there is a public hearing in front of the HLC so they would have an opportunity to participate.

Councilor Thomas stated I think it would be better to wait until we know what we are going to do with the building.

Councilor White stated I think that Councilor Allen brings up a valid point that if we are going to pursue that as a city hall that we look at that as a strategy in case it does give us opportunities for grants or low interest loans. Clearly if it becomes city hall again I would like to see it designated historic. It might be wise to do that prior to construction, and it might be wise to do it after construction, but we need to figure that out. If we are not going to use it for city hall I want to keep the spirit of the historic preservation committee as a volunteer program and I would like the new owner to make that decision. I think it helps us market the property if we have increased flexibility for its use.

Mayor Daoust stated that is one thing that I continually hope that we think about is that flexibility with whatever decisions we make. I have nothing against keeping city hall the way it is. From what I am hearing it sounds like we may need more time to get more input on this, especially from the business community.

Councilor Anderson stated and we need to get farther along in the city hall process. We don't want to take an option off of the table when we don't need to, and right now we don't need to.

Councilor Allen stated it makes sense if we revisit this before we actively do anything to the building.

Councilor Wilson stated that is what I was saying, come back to it.

Councilor Allen stated I am saying the same thing except I am adding before we actually do anything with the building. I think that is what the concern is here is that we are going to start doing construction on the building before we visit this. It might be an assurance for them if we just agree to take another look at this prior to doing any construction.

Mayor Daoust stated I wouldn't want to see the building converted into a brand new building with a complete different look.

Craig Ward stated what I think the Council is saying is that you would vote it down tonight with the understanding that we will bring it back as part of the city hall process prior to making a decision as to any changes to the building.

Councilor Allen stated I think that will work well if we agree on that.

MOTION: Councilor Thomas moved to deny the request for establishing a historic landmark designation for the city hall until we have further information as part of the new city hall process. Seconded by Councilor Wilson.

FRIENDLY AMENDMENT: Councilor Allen asked for a friendly amendment, that we add to the motion "prior to doing any construction".

Councilor Thomas accepted the friendly amendment.

Mayor Daoust stated we will include that amendment in the motion. Does everyone understand the motion?

There were no questions from the Council on the motion as amended by the friendly amendment.

The Motion, as amended with the friendly amendment, is: A motion to deny the request for establishing a historic landmark designation for the city hall until we have further information as part of the new city hall process, and prior to doing any construction.

VOTE: Councilor White – Yes; Councilor Allen – Yes; Councilor Wilson - Yes; Councilor Ripma - Yes; Councilor Anderson - Yes; Councilor Thomas – Yes; Mayor Daoust – Yes.

Motion Passed 7-0.

6. STAFF COMMUNICATIONS

Craig Ward stated we had previously asked the Council if you wanted to hold a December 23rd regular meeting. At the time the direction was if we need to have a meeting we could meet. My question to the Council is do we need to hold the meeting or should we cancel the meeting. ***Council agreed to cancel the December 23, 2014 regular meeting***.

Craig Ward reminded the Council that the Swearing-In Ceremony is on January 5th in the Sam Cox Building.

7. COUNCIL COMMUNICATIONS

Councilor Allen stated it was good to see the Troutdale Police and the Multnomah County Sheriff and volunteers helping out with the Toy Drive at Walmart. There was good cooperation amongst all of the volunteers.

Councilor Wilson thanked Councilor Thomas for all of his support and guidance over the years.

We had a budget meeting last week and we discussed a zero based budget using no reserves. I think that is a great start. One of the things that the Council had talked about doing back when the Arch was built was that they were going to use the money from the FedEx building to pay off the Arch once we starting receiving taxes from them. I am just hoping that we can accelerate our budget to get the Arch paid for so that we can get out from underneath that and we can make the system development charges for parks whole again. I would just like to see us get that repayment accelerated.

Councilor Ripma asked are we having a meeting on December 16th?

Mayor Daoust replied we were going to have a work session on December 16th on the street funding public involvement plan. I have decided to postpone that until January.

Councilor Ripma stated the Tree Lighting Ceremony that was held on December 5th was festive and fun, and although it was windy and cold it wasn't raining. Mayor you did a great job. It was a great Troutdale event. Merry Christmas to everyone.

Councilor Anderson also wished everyone a Merry Christmas and a Happy New Year. If there are minutes to the discussion about the Arch that you mentioned Councilor Wilson I would love to see them.

When I because a councilor I asked Councilor Thomas to give me one piece of advice and he said if you can go home at night and go to sleep after every vote you cast then you have done a good job. And for three years I think I have done that. Thank you for that advice.

Councilor Thomas wished everyone a Merry Christmas and thanked everyone for the opportunity to serve on the Troutdale City Council for the past 12 years.

Mayor Daoust stated we need to make some decisions on membership on committees. The first one is East Multnomah County Transportation Committee (EMCTC). Currently I am the member and Councilor Allen is the alternate. Councilor Allen, are you willing to continue as the alternate?

Councilor Allen replied yes.

Mayor Daoust stated I am willing to continue as the member. Is the Council is okay with Councilor Allen as the alternate and myself as the member?

No objections voiced.

Mayor Daoust stated we will need a Troutdale member on the Fire Bargaining Team to replace Councilor Thomas. Craig is also a member of this team. This is for the negotiations with Gresham for the fire contract.

Council discussed and agreed that Councilor Thomas would continue to serve on the Negotiating Team until Larry Morgan is sworn into office on January 5th, and agreed that the Council would take this up at the January 13th meeting.

Mayor Daoust stated the Sandy Drainage Improvement District needs a board member starting in January. They meet 4 to 6 times a year during the day.

Councilor White stated Tanney Staffenson may be interested. If he is not interested I would be willing to serve.

Mayor Daoust stated there is no work session on December 16th but we will need to schedule the discussion on the street funding public involvement plan in January.

Craig Ward asked do you want to schedule a work session following the January 13th regular meeting?

Mayor Daoust replied yes. You may have read in the paper today that there are some partners looking at obtaining a business license and leasing the Marco Polo storefront for a medical marijuana store. We will be working on code amendments. The moratorium will be lifted in May. I know some of the business owners are very concerned about this.

Last Saturday I attended the US World Class Taekwondo ceremony where students were graduating to the next belt level. I was taken by the amount of respect and discipline that these kids have. I was given the opportunity to speak at the ceremony. I was very impressed with the ceremony. They informed me that if we ever need the taekwondo class to do any community project they are more than willing to volunteer.

8. ADJOURNMENT:

MOTION: Councilor Thomas moved to adjourn. Seconded by Councilor Wilson. Motion passed unanimously.

Meeting adjourned at 8:04pm.

Doug Daoust, Mayor

Dated:

DRAFT

ATTEST:

Debbie Stickney, City Recorder

CITY OF TROUTDALE
CITY COUNCIL – Regular Meeting
Tuesday, December 9, 2014

PLEASE SIGN IN

Name – Please Print	Address	Phone #
Carol Allen	Troutdale	5037018979
Keith Brice	Troutdale	no phone
David Becker	Troutdale	
PAUL WILCOX	TROUTDALE	
JON BROWN	troutdale	
Diane Castle	Troutdale	
Wayne Thomas	5605 SE Boise St	971 404 9268
Frank Windmiller	Corbett	
Les Perry	518 SW. 19th Trtdale	
Mike Smith	503 SW 19th TRDale	

AGENDA ITEM #5

CITY OF TROUTDALE

STAFF REPORT

SUBJECT / ISSUE: A Motion accepting the Selection Committee's recommendation for appointments to the Parks Advisory Committee, Citizens Advisory Committee, Budget Committee, Planning Commission, Public Safety Advisory Committee, and Historic Landmarks Commission.

MEETING TYPE: City Council Regular Mtg.	**MEETING DATE:** January 13, 2015 **STAFF MEMBER:** Debbie Stickney **DEPARTMENT:** Executive
ACTION REQUIRED Motion **PUBLIC HEARING** No	**SELECTION COMMITTEE RECOMMENDATION:** Approval **Comments:**

STAFF RECOMMENDATION: Approve the recommendations forwarded by the Selection Committee.

EXHIBITS:
None.

Subject / Issue Relates To:

☐ Council Goals ☐ Legislative ☒ Other (describe)
Committee Appointments

Issue / Council Decision & Discussion Points:

- Consider the recommendation forwarded from the Selection Committee for appointments to the City's Committees.

Reviewed and Approved by City Manager:

BACKGROUND:

Each year the City conducts a recruitment process to fill vacancies on the City's committees. Ads are placed in the Gresham Outlook, the Troutdale Champion and on the City's Web Page soliciting citizens to apply for a position on one of our volunteer committees. This year we received 19 applications.

The City's Selection Committee (comprised of the Mayor, City Councilors and the Chair of the respective committee) interviewed applicants for all committees.

The Selection Committee is recommending the following applicants for appointment:

Parks Advisory Committee

Position #7 – Marilee Thompson	Term Expires 12/31/17
Position #9 – Ryan McNaughton	Term Expires 12/31/17

Citizens Advisory Committee

Position #4 – Patricia "Skye" Troy	Term Expires 12/31/16
Position #6 – Lloyd Champion	Term Expires 12/31/17
Position #7 – Mary Burlingame	Term Expires 12/31/17
Position #8 – David Becker	Term Expires 12/31/17

Budget Committee

Position #1 – Harry "Gene" Bendt Jr.	Term Expires 12/31/17
Position #6 – Victoria Rizzo	Term Expires 12/31/17
Alternate – Bruce Wasson	

Planning Commission:

Position #2 – Marvin Woidyla	Term Expires 12/31/18
Position #4 – Shirley Prickett	Term Expires 12/31/18
Position #5 – Kevin Coulton	Term Expires 12/31/18
Alternate – Jamie Schaeffner	

Public Safety Advisory Committee:

Position #6 – Cecil Tipton	Term Expires 12/31/16

Historic Landmarks Commission

Position #4 – Ryan McNaughton	Term Expires 12/31/18
Position #5 – Jamie Schaeffner	Term Expires 12/31/18
Position #7 – Bruce Wasson	Term Expires 12/31/17

Agenda Item #6.1
1/13/15 Council Meeting

June 24, 2014, Regular Council Meeting

Agenda Item #9 - Council Communications

Report of Mayor Daoust Re: Intergovernmental Negotiations

As you know, I have asked members of the Council to form a subcommittee of the Council to assist city staff with one or more contract negotiation sessions with the Multnomah County Sheriff's Office. Councilors Allen and Anderson have agreed to participate, and the Sheriff's Office has agreed to participate. The Councilors will participate as individuals—they will not seek consensus of the Council to bring into the negotiations, will not develop a consensus position for the staff during negotiations, nor will they develop a consensus position to recommend to the City Council after the negotiations are over. Rather, the Councilors will monitor these discussions on an individual basis, and oversee city staff on the same individual basis.

The reason for this is that the state's Attorney General has taken the position that "if members of a committee, subcommittee, or advisory group are charged to form their recommendations individually, rather than collegially through a quorum requirement, the Public Meetings Law does not apply" which will make it much easier to facilitate negotiations, and to discuss sensitive matters in a frank and informal way. The public will be well served, and will have ample opportunity to participate in meaningful ways. Members of city staff will remain responsible for developing a recommendation for the Council, but will not act as a group that takes votes, or requires a quorum to act. Staff will bring recommendations to Council at a later date for discussion and action.

Looking ahead, we have also asked Council President Norm Thomas to participate in a similar role, in discussions with the cities of Gresham, Fairview, Troutdale, and Wood Village, for purpose of renewing arrangements for fire and emergency medical services. As Council is aware, those services are provided within Troutdale under an intergovernmental agreement that will expire June 30, 2015.

As Mayor, I am appointing myself to also serve a similar role in the purchase and sale agreement with East Wind Development, for the old Sewer Treatment Plant site, assisting city staff with one or more agreement negotiation sessions.

What this means for the Councilors named:

- You can be at the table during negotiation sessions.
- You can discuss it at the Council meeting, and you can vote on it at Council mtg.
- You cannot try to achieve consensus or sway the deliberations within the staff committee
- You can talk to other councilors about the negotiations, but not in a quorum.