



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, May 27, 2014 – 7:00PM

Mayor

Doug Daoust

City Council

Norm Thomas

Glenn White

David Ripma

Rich Allen

Eric Anderson

John L. Wilson

City Manager

Craig Ward

City Attorney

David J. Ross

1. **PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.**
2. **CONSENT AGENDA:**
 - 2.1 **ACCEPT MINUTES:** May 6, 2014 Work Session
 - 2.2 **RESOLUTION:** A resolution approving an Intergovernmental Agreement between the East Multnomah Soil and Water Conservation District and the City of Troutdale for expansion of the StreamCare project on City property.
 - 2.3 **RESOLUTION:** A resolution authorizing the City Manager to enter into an Exclusive Negotiating Agreement with Eastwind LLC.
3. **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.*
4. **RESOLUTION:** A resolution adjusting the storm sewer utility fee and rescinding Resolution No. 2216. Steve Gaschler, Public Works Director
5. **RESOLUTION:** A resolution adjusting the sanitary sewer utility fee, confirming the average flow rate for an equivalent residential unit and rescinding Resolution No. 2217. Steve Gaschler, Public Works Director
6. **RESOLUTION:** A resolution adjusting the water commodity fee and the water installation charge, confirming other water related fees and rescinding Resolution No. 2218. Steve Gaschler, Public Works Director

7. PUBLIC HEARING / ORDINANCE (Introduced April 22 and May 13, 2014): An ordinance adopting a new Public Facilities Plan as an implementing element of Comprehensive Land Use Plan Goal 11 Public Facilities and Services in partial fulfillment of Periodic Review Task 3.
Craig Ward, City Manager

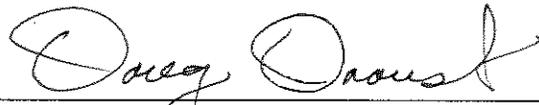
8. PUBLIC HEARING / ORDINANCE (Introduced April 22 and May 13, 2014): An ordinance adopting text amendments to Comprehensive Land Use Plan Goal 11 Public Facilities and Services in partial fulfillment of Periodic Review Task 3.
Craig Ward, City Manager

9. REQUEST: A request for financial assistance for transportation (buses) for SummerFest.
Jon Brown, Co-Chair and Nell Simien, Sponsorship Chair

8. STAFF COMMUNICATIONS

9. COUNCIL COMMUNICATIONS

10. ADJOURNMENT



Doug Daoust, Mayor

Dated: 5/22/14

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

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

Tuesday, May 6, 2014

1. Roll Call

Mayor Daoust called the meeting to order at 6:30pm.

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; Erich Mueller, Finance Director; Scott Anderson, Chief of Police; and Joel Wendland, Lieutenant.

GUESTS: See Attached.

2. Discussion: A continuation of the discussion regarding a concept proposal for contracted law enforcement services in Troutdale.

Craig Ward, City Manager, stated Erich Mueller, Chief Anderson, Lt. Wendland and the Multnomah County Sheriff's Office (MCSO) have spent a lot of time trying to refine our understanding of the cost and operational implications of a potential agreement for contracted law enforcement services. Essentially what we prepared for tonight are responses to the questions that we heard both directly at the last meeting, as well as indirectly from Council follow-up. We will talk about how we see the financial implications rolling out in a potential agreement, and we are prepared to respond to questions from the Council and the public.

Chief Anderson stated thank you for coming. We know you care because you are here. It is very important for us to get the message to the Council, and to you the public, so that a good decision can be made at the end of the discussion; not tonight but hopefully next week. We have a presentation by Lt. Wendland and Chief Deputy Gates. They are going to talk about the staffing resources. That will be followed by a presentation by Erich Mueller, our Finance Director, who will answer some of the questions that were asked on April 1st.

Sheriff Dan Staton stated I want to thank everyone for being here. I want to thank the Mayor and Council for considering this proposal. This is a huge step for the MCSO, and I know it is a huge step for the City of Troutdale. We already have a partnership. We are talking about expanding on that partnership and making it something very special. That

is one of the things that is important to me, and I believe that is what is important to the Chief. I think what you are looking for is the kind of service we can provide and how important it can be to this City and the County.

Lt. Joel Wendland and Chief Deputy Jason Gates reviewed a PowerPoint Presentation, slides #4 - 10 (attached as Exhibit A).

Erich Mueller, Finance Director, reviewed the PowerPoint Presentation starting with slide #11 (attached as Exhibit A).

Mayor Daoust stated the savings of \$1.1 million per year is only the savings if we kept our police force as it is.

Erich Mueller replied correct. That is assuming the existing model in both situations not knowing what the future might be.

Mayor Daoust stated on the other hand we could say forget the Sheriff's department, we want to spend our own money and increase our police force by hiring two additional sergeants and one additional officer to get us up to the standard staffing, and maybe have a records capability that was open 24/7. That would cost the City about \$600,000 per year just to bring our police force up to the standard staffing level, compared to a savings of \$1.1 million. When I look at this I am looking at the two options. Going with the MCSO with that savings versus not going with the MCSO and trying to staff our police force up to where we think it should be. That difference is much greater than \$1.1 million; it is more like \$1.7 million per year. If we said that we just want to keep our police force the same, we don't want to make it better, we don't want to have more staffing, we don't want the sergeants to be there when we think they should be there, we could just keep it the same and not have \$1.1 million savings that we would see if we went with the MCSO. The way I look at it the two options are much greater than the \$1.1 million. In order for them to both be on the same level playing field when you are considering options, the same level playing field is for Troutdale to do it on our own. If we want the police force that we want in Troutdale we are going to have to spend more money.

Councilor Ripma stated I am worried about things that we aren't considering that we have an obligation to consider. Ed Trompke, the Sheriff is promising \$800,000 in savings this year by charging us for 15 officers. Doesn't the Sheriff have to request a budget every year from the Board of County Commissioners? From the memo you sent to us it didn't sound like we could require the County Commission to continue to fund things at the current level.

Ed Trompke, City Attorney, stated I am not intimately familiar with how the County runs, but it is my understanding that the Sheriff gets his budget approved through the County Commission. As my memo described, one legislative body can't bind another legislative body past a certain length of time. It is past the time when half or more of the Commission stands for reelection. It can't bind them to continue to spend the same amounts of money on any particular government service. That is true of the City Council here, the County Commission and any other government agency in the State of Oregon.

Councilor Ripma stated so after we sign an agreement with the MCSO with all good intentions, as your question put it, budget exigencies at the County may drive the County Commission to lower funding for the Sheriff that could affect the savings he could pass on to us. Is that right?

Sheriff Staton stated contract funds have to go directly through and pass directly to the Sheriff. It cannot be upheld by any budgetary process that the County currently has in place. The contracts that we currently have we are obligated to fulfill. Yes, they can adjust the budget for the jails and they can adjust the budget for patrols for unincorporated Multnomah County and for our rivers. However, by certain elements of the law they are bound to fund those, and yes we do see budget cuts. But any city that we currently have a contract with, or any other body that we contract with, they cannot reduce those funds. I spoke to our attorneys today and any monies that are processed through a contract signed with the City of Troutdale, the Board of County Commissioners cannot touch those funds other than to take them in and pass them directly through to the Sheriff to fund the operation that is been outlined in the contract.

Ed Trompke stated I agree with the Sheriff's statement. If the County Commission were to change the Sheriff's budget on non-contract issues then that affects the pool of personnel that would otherwise be available and how that gets addressed is something that would have to be negotiated between the Sheriff and the City as to whether personnel is reduced, whether costs are passed through or what. It is a negotiation at that point. I can't predict what the outcome would be from that other than there would be some kind of change.

Councilor Ripma stated as outlined in the staff report it sounded like there would be perhaps a menu of services offered to the City each year that could be amended by the County and the City by agreement, but it made it sound like that would be adjusted as the years went by.

Ed Trompke stated each year the Sheriff would put together the menu of services with a price list and the City picks what it wants and decides what to pay for it.

Councilor Ripma stated my concern is that would change over the years. If the costs for the services being offered to Troutdale started to increase to the point where we decided to chip away at the services we wanted and we didn't have the savings, maybe several years down the road, and we decide to exercise the right to terminate. The staff report just says that we have that right. I have a question about how that would work. If we terminated, gave them 2 years notice or whatever resulted in no penalties and everyone was in agreement, the Sheriff would have to layoff deputies that had been Troutdale officers. If we terminated the contract there would be some deputies laid off. Would we, if we wanted to form a police department, have to rehire those deputies under labor rules, and if so would we have to do that at the new pay scale that the Sheriff was paying the deputies or not? Ed, I don't expect you to answer these questions off the cuff, but these are questions I want answered before we decide to go forward. This is very important and I think it is totally neglected in our staff report.

Ed Trompke stated obviously there are collective bargaining agreements and being the new city attorney I don't know what you have with the police department, but I know the Sheriff's department has a collective bargaining agreement with their deputies. It is bound by some terms that are unknown to us at this point. So we can't predict if they were to lay people off at that time. At this point, unless your collective bargaining agreement with your officers provides for a break in service with a mandatory rehire, I don't imagine that it would require you to rehire them at all, or at any particular wage if you did terminate. But that ought to be addressed somehow in any agreement.

Councilor Ripma stated yes, I think so. I think both the Sheriff and our Chief and our Officers ought to know the answer to that question before we get into this. That is something I am asking you to look into.

Craig Ward stated I agree. There is only so much we can do before we actually negotiate an IGA. I completely agree with you that there are issues that are very important to all of us that need to be addressed. We really haven't gone down that path yet. Erich, you and I had spoken about this issue to some extent. Do you have anything you can share as to your research with other IGA's and your knowledge of the TPOA contract and how that might apply?

Erich Mueller replied my understanding is it is largely going to depend on the timeframe. The degree to which the contract continues, the longer people are in new positions with the new employer the less likely they are going to be in a position to where they would want to come back to a position. The transfer statute does provide for employees that are transferred. If the agreement is subsequently terminated they would be eligible to come back. If we go five years into the process and the termination scenario you talked about occurs, we could have somebody that was an officer here in Troutdale who is now a patrol sergeant in the Sheriff's Office. Would they be eligible to come back here and to be hired in at an entry level as a patrol officer? My limited understanding is yes, that is potentially possible. Is it likely that they would be interested? Probably not given the career advancement that they have had the opportunity to go through. My understanding of that provision in the transfer statute is it was in place in anticipation of an IGA providing for shorter term transfer of services. A two year period for whatever reason another governmental entity is going to take care of a certain set of services and the expectation that after that was over that those services would come back, that made it eligible for them to come back.

Councilor Ripma asked how about the pay scale question?

Erich Mueller replied the transfer statute does not specify a rate at which they return.

Councilor Ripma asked they couldn't be cut could they?

Erich Mueller replied what would govern the layoffs potentially is going to be the collective bargaining agreement for the Deputy Sheriff's Association and that is going to be driven by their seniority rules. It won't be driven by anything in the IGA because the labor law

provisions in the ORS are going to take precedent over allowing the collective bargaining agreements to determine the layoff sequence. Again, it is going to depend on the timeframe.

Councilor Ripma stated my concern is that this could be a one-way street where we can consolidate with the Sheriff, we have the right to terminate, but we end up in this big mess and it just deserves to be addressed in the staff report. It is an important issue and you just can't breeze it off with a statement that we can terminate.

Mayor Daoust stated with the money we save we could hire 40 police officers if Multnomah County pulled out and we had a 2-year period to adjust to that.

Councilor Ripma stated if we really save money. The first year he has five funded deputy positions and four others. Beyond that we don't know what is going to happen. Could I ask another question of Ed? Wood Village receives all of its police services from the Sheriff and they are charged far less per capita than this contract that is being proposed for Troutdale. Could this Council, in good faith to our citizens, enter into a contract without even trying to negotiate for the same deal that Wood Village citizens get? Couldn't that be subject to some sort of citizen objection that we sole sourced a contract when our next door neighbor city is receiving the same services and they are paying less. Wood Village's population is about 4,000 and they paid \$385,000 in the FY 13-14 Budget, which is \$97.54 per capita. If we take the lowest figure, the \$2,500,000 figure, not including BOEC and all of that, the cost per capita for Troutdale is \$156 per citizen for essentially the same services. I am concerned that staff made no attempt, I may be wrong about that, but I would think we have an obligation as a Council to the citizens to at least ask for the same deal as our next door neighbor city gets.

Sheriff Staton replied you can do that. However, the services that you would get are far less than what we are showing here. Most of what we have built off of here is what you have asked for as a service for the City. What we provide to your neighbor is one officer 24/7. Anything that they get beyond that point we build that into all of the unincorporated. This particular city has decided not to institute its own police department and the level of service that they have outlined in their contract is substantially less than what you are asking for.

Councilor Ripma stated and Wood Village has been very pleased with the service. But Sheriff, I listened to your talk with Fairview online and it sounded like you mentioned to Fairview that the arrangement if Fairview came in would be a two officers and a sergeant in Troutdale and an officer and a sergeant in Wood Village and Fairview, or something like that. All of the other services that are listed, the river patrol, the detectives, etc., that is provided to Wood Village. I am wondering if the fact that we are moving forward on this without even considering, we never asked that I now of...

Councilor Allen interrupted and stated I want to know if we did ask.

Craig Ward stated we approached this with the fact that we were not going to reduce the level of service to Troutdale that we currently provide; that we should enhance that and

seek savings. We simply did not approach it from the standpoint of saying lets go with the same staffing level per capita that Wood Village has; that is not how we approached it. If that is the direction that the Council chooses to pursue, give us that direction and we will go back and try to negotiate that.

Sheriff Staton stated then you have to go back to State law. One thing with regards to Wood Village is they had no officers so we had no obligation to hire 15 or 16 officers or look at a full staff and guarantee jobs. We were only required to hire 5 people and that is exactly what we did. You are asking us to hire, and by law we have to take on the entire agency. The other part of it is that the City of Wood Village provides no resource to us. You are asking us to assume a resource here as well, which is also built into this cost. There are several things that make you a little bit different than the City of Wood Village. They asked for 1 officer and they provided no other revenue to provide any additional services.

Councilor Ripma stated it depends on how you chop the numbers. Wood Village has a population of 4,000. One officer for 4,000. We have two officers for 16,000. We have a sergeant, and you must provide that supervision from out in East County or something. I am not sure how you do that, but roughly one could make the case that the situation is at least equivalent, if not they are a smaller city, one-third the size and getting half the number of officers as us. I think we owe it to Troutdale citizens to at least request an explanation. The explanation I am getting is we asked for more services, but I haven't heard that. I think you could spell that out fairly easily. My worry is that we are acting as a Council without even thinking of things like this.

Mayor Daoust stated I think you got an answer to your question; Wood Village is not equivalent to Troutdale.

Councilor Ripma stated you didn't hear what I said. Wood Village gets one officer...

Mayor Daoust interrupted and stated I heard the answer Dave, the issue is budget. We asked that our services not be the same as Wood Village.

Councilor Ripma stated I would like an explanation of why it is different. Why we are paying 60% more for the same thing. It is a fair question.

Craig Ward stated I'll try to respond to that. I think that we already provide a higher level of service than Wood Village has. Under the transfer statute we have to provide for the protection of all of the employees that we currently have. Even if we wanted to go down to their level of service we couldn't. We will be happy to look into that and try to answer your question in more depth.

Councilor Ripma asked is there any kind of obligation to solicit proposals from other agencies before we start down the road with the MCSO? I am not at all denigrating the Sheriff's offer, but don't we have an obligation? We did that when we went out for a fire contract. Could we, as councilors, be personally liable for failure to meet some sort of minimal obligation as government servants?

Ed Trompke replied I don't think so.

Councilor Anderson stated Wood Village contracts with the MCSO. What happens if somebody comes in and wants to change the rules of the game? Has this happened before with Wood Village's IGA?

Sheriff Staton replied you develop the contract and we have to abide by the contract. You include a clause of where you can open the contract up. So you can set the terms. The County Attorney has said that is one of the reasons why you need to have a 10-year contract if you want this to work. If you are going to open it up year by year, you are going to have new elected officials, including a new sheriff, and they are going to want to change it. If you are happy with what it is you have put into the contract and you want this to work and to flourish, it has to be at least a 10-year contract. I can guarantee that if you go year by year when you finish your term and you are replaced and I finish my term and I am replaced, you are going to have a different way of thinking coming into play. Different feelings and different opinions.

Councilor Anderson asked did this happen in Wood Village where somebody at the County came in and tried...

Sheriff Staton interrupted and stated only the Chair and then he had to go back and apologize to the city because he was wrong. That contract has been in place probably 25 years and it has never changed. When the openers in the contract come up they look at a couple of things and then they immediately make the adjustments to the contract and vote on it and we move forward.

Deputy Gates stated on behalf of the Sheriff I hand deliver the agreement to them and meet with them and discuss the contract with them. There hasn't been any changes. If there were we would talk about that. The big thing is the cost of living increase associated with the contract and we work with them on that.

Sheriff Staton stated if this came to fruition this would be the gentleman that would be discussing the contract with the City (Sheriff Staton was pointing to Chief Anderson).

Councilor Thomas stated in the staff report you briefly touched on this building. You didn't mention anything about possible compensation for the County's use of the building.

Erich Mueller replied that is correct I did not mention anything about that in the packet. That is one of the future implementation transition issues that would be addressed subsequent to making the initial IGA.

Craig Ward stated the conversations that we have had at the staff level, and the position that I am taking is that we would lease the portions of this building that would be necessary for the patrol functions. This room is a good example of a space that is not necessary. We would need to negotiate a lease for whatever square footage we determine is

appropriate for the Sheriff to use. They would pay for that and we would recover those revenues and dedicate that money to whatever purpose the Council desires.

Councilor Thomas stated this room is actually defined as the community room. My concern is that we are two years into a 20 year bond that our citizens are paying for every year on their property tax bill. Some of that ought to be off-set. To me that is something that needs to be considered.

Sheriff Staton stated Craig and I have talked about this and obviously there would be a charge that the County would have to absorb and pay for because we would be occupying portions of the building. That is part of the negotiation that would take place. What I understood tonight was going to be was are you going to vote to move forward and continue to investigate this. Then we can look at how a contract would be developed, and the potential pitfalls and everything that we would need to do with regards to the contract.

Councilor Thomas stated there is a lot to consider.

Sheriff Staton stated I understand that and I agree there are a lot of things that need to be looked at, but I think what we are looking for from you is a vote - yes we are interested, yes we want to move forward, yes commit the resources to it, or to decide tonight to not commit any further resources to this process. There is a cost to the City and the County to work through this entire agreement. When I talked with the Mayor I thought that was the purpose of tonight's meeting.

Craig Ward stated let me clarify that. We are not planning on making a decision tonight. We do have a resolution scheduled for next week's council agenda. That is when the decision will be made. We are just providing information tonight.

Councilor Thomas stated we could look at other cities. You threw the numbers out for Wood Village and Wilsonville, but you really can't compare apples to apples because Troutdale is unique. Currently we respond to all calls, which I think is an outstanding service. Those are the things that I think would be necessary to keep. If you look at some of the other cities in the area you are lucky to get a phone call.

Chief Anderson stated just so you know that is the way that the Sheriff's Office operates today. If a citizen asks to be called, either Troutdale or the Sheriff's Office, if they want a phone call we will gladly do a phone call, if they want us at their door we are there.

Councilor Thomas stated but it is not your standard operating procedure to not respond to all calls. Those would be the kinds of things that we would want to make sure are kept on the service side.

Deputy Gates stated we would insist on that.

Councilor Allen stated I get asked what my opinions are on this and my answer up to now has been I don't know, I am still learning and still talking to people. That hasn't changed, but I feel I at least owe an answer to what my current thoughts are. These are not

necessarily facts, I learn by talking to people and I am going to learn more as time goes on. I boil it down to what the essentials are in my mind. Real financial savings coming from filling MCSO positions with Troutdale officers. I note that this reduces the overall officers within the County. Sergeants would have a greater service area, but a supervisor will be available 24/7. Real financial cost considerations include the cost per officer increasing due to a larger organization. Correct me if I am wrong. Cost to reverse the decision should future contracts become less appealing would be prohibitively expensive. This has the added effect of reducing our bargaining position; decrease in leverage will limit real bargaining power for something less than the real savings to the County.

Councilor Wilson stated I thought we addressed that earlier. Within two years we would have savings and we could restart our own police force without it being a burden because of the savings that we will have received in those two years.

Councilor Allen stated if we save it. It takes less pressure off of me if we do set money aside to recover if we have to. Service levels may increase or stay the same for support functions as the County has its own budgetary pressures. The current proposal is to increase support functions service levels, but the future is up to the County as we are only contracting for 15 officers. Dedicated detective service will cease as the scope broadens to the rest of the County. Adding two of our detectives to the County's current staff will help, but we lose control over future staffing levels. Efficiency is gained with combined training. On the people aspect, cooperation between the entities is good, and we should encourage cooperation. The Sheriff Deputies that I have talked to are in favor, and the Troutdale Officers I have talked to are in favor. More pay for our union employees. Greater opportunities for the transferred employees provided future cut backs at the County level are not realized. Employee loyalty typically transfers to the employer over time. In this case it would be the MCSO. Community support may be negatively affected with this change. Police morale may be negatively affected without this change. Some of the people active in passing the bond measure during a recent recession to build a new police facility have expressed disappointment over this proposal. If we don't go through with this contract we will need to make sure that current pay and benefit structure is competitive for our employees. Really those aren't questions, they are just the thoughts that are going through my head and if someone can set me straight if I have the wrong perception that would be all the better for my education.

Craig Ward stated one statement that you made was that if we terminate the contract our costs for restarting will be prohibitively expensive. I don't think we know that at all. I would agree that it would be very hard to predict and the range may go from having some savings to being prohibitively expensive. Just like some of the questions that Councilor Ripma asked earlier, we simply don't know the answers. It may depend on how long the proposed service continues. Five years from now if we terminate than what would the cost of restarting a police department be if we don't have obligations to rehire the same people, if they choose to not take the demotion because we are not hiring a detective at the pay scale that the County is offering. I don't know anything that would require us to endorse the pay scale that the MCSO is paying five years from now. Our pay scales are inflating as it is, so I have no doubt that five years from now restarting a police department would cost more than we are paying now. Running our own police department five years

from now is going to cost more than it costs to run it now. That would be my only obvious qualification to your preliminary conclusions that it would be prohibitively expensive. I just don't think we know.

Councilor Allen stated entering a contract that may be terminated by either party at any time, it would be beneficial to have an idea of what it would cost us to recover.

Craig Ward replied certainly it would. My preference would be that we don't have a contract that can be terminated at any time. I know that there are some advantages to doing that, but I also think that the Sheriff noted that the contract that they have had with Wood Village has been ongoing for many years and I think that the County's obligation to continue to provide a level of service standard, in our case two patrol officers and a supervisor 24/7, the longer we can continue that at a reasonable cost the better for everybody.

Councilor Allen asked what is the longest possible contract that we can have before it is subject to be reconsidered by either of the governing bodies? Is it two elections cycles?

Mayor Daoust stated didn't we assume 10 years.

Sheriff Stanton stated the County Attorney is recommending 10 years.

Councilor Thomas stated I think our charter says 8.

Councilor Allen stated is there a legal opinion?

Ed Trompke replied not without referring to the charter; you say there is something in the charter.

Councilor Thomas stated yes, I think it is in the charter somewhere. I think with the garbage franchise we wanted to go 10 years and they said we couldn't go longer than 8.

Erich Mueller stated the fire contract is in its 10th year, but it is an IGA versus a franchise with a non-governmental entity.

Mayor Daoust stated it sounds like 10 years based on the fire contract. Is your assumption that all of the police officers are going to remain in place and their pay is going to continue to rise and at the end of 5 or 10 years all we have is high paid police officers?

Councilor Allen stated that is actually not my concern.

Mayor Daoust stated I talked with the Mayor of Wilsonville and he said there are some years where the police officers leave and they hire younger, less expensive police officers that they pay less for and they actually save money in a particular year.

Councilor Allen stated I am actually more concerned about protecting our employees and being able to recover if we have to, not getting cheaper service.

Councilor White stated maybe we should ask to have this privileged confidential attorney-client communication become part of the public record. That might make it easier for Ed to answer Councilor Allen's question.

Ed Trompke stated I sent it as privileged because I wanted everybody to understand it, and I wasn't sure how it might affect the negotiating posture of the Council and staff. It is up to the Council to waive that privilege if you want to. If you think that it wouldn't affect your negotiating posture then I would say that you can waive it, but you could waive it even if you disagreed with me on that. I don't have a particularly strong feeling that it needs to stay confidential.

Councilor White stated that would be my preference.

Mayor Daoust stated when I read it I didn't think it would matter.

Councilor Allen stated good information usually works out to be good decisions, so I am all for understanding.

Councilor Thomas stated could we just have it added to the packet for the next meeting.

Mayor Daoust asked would all of the human resource workload go to the County?

Sheriff Staton replied yes.

Mayor Daoust asked what about the vehicles? I was a little unclear about the sharing of the fleet, fuel and the maintenance. Would the County also be picking up all of that cost?

Sheriff Staton replied the bulk of it. The numbers still have to be put together.

Craig Ward stated the discussion we had really just dealt with the transfer of the existing vehicles and the credit that we would get for vehicles that have utility in the future. Erich mentioned that we have some vehicles that have very little utility that the County isn't going to want and they won't give us credit for those. We have to work that out. Erich estimated \$200,000 credit for vehicles. My assumption is that if our officers become deputies they will be driving vehicles that the County will own. Some of those will be ours that transferred to the County and we will get a credit for, others the County will go out and buy and perhaps there will be some variable that deals with ongoing vehicle maintenance and fuel costs. I don't know. We haven't discussed it at that depth. I think it is very important that the deputies are driving County owned cars. Those cars need to be managed, maintained and controlled by the MCSO otherwise there are liability problems. There are significant liability benefits, we think, from this proposed agreement. If a County deputy is driving one of our cars that we own, maintain and operate and the car has a problem, who is responsible? Those vehicles have got to be the responsibility of the MCSO.

Erich Mueller stated the assumption of the working group in terms of how we were looking at calculating the numbers is the transfer of existing vehicles that would have utility is the one-time item. The expectation would be that the vehicles would transfer at the point that this was implemented directly to address that liability issue. They would then be covered by the County's liability insurance and no longer covered by the City's policy with CIS. There would be a charge back for the on-going costs of maintenance, fuel and operation. There is a cost factored into the numbers for replacement vehicles all related to those 15 positions; no longer related to 28 positions. There are numbers estimated in the materials and services section that are added into the total contract cost, but more than 70% of the total contract cost is for personnel.

Mayor Daoust stated that would be part of our cost savings because we would now longer have to worry about as many vehicles as we have to worry about now.

Mayor Daoust stated it may seem like I am all gung ho for this but I am the type of guy that goes out and gets information just like Councilor Allen does and I make a decision on a lot of facts that I hear. So I called four mayors that have agreements with counties to provide police service. I called the mayors of Wilsonville, Maywood Park, Wood Village and Happy Valley. The one that I spent the most time talking to was Wilsonville which has a population of 20,000. They have had a contract for 20 years with the county. I talked with Mayor Tim Knapp and he has had nothing but a positive experience with the county. They have successfully kept the sense of being local with the county police officers that they work with because it was important to them to have that local sense just as it is with Troutdale. He talked about the county police officers being involved with public events, just like our police officers are. They did not start out this way, but they evolved into city uniforms and city identified cars even though they were county sheriffs. The sheriffs are involved in community policing in Wilsonville. The cost factors are very favorable according to Mayor Knapp. Contract adjustments are made each year; they true-up the cost at the end of the year. If they hire younger police officers they have a cost savings, but the cost savings that he was talking about are the extra added benefits of the sheriff's office bringing their staffing to the city which is the same thing that we are talking about here. Mayor Knapp said that the professional cost savings, the training cost savings, all of the high-tech backup that they require in Wilsonville like hazmat, investigative work, etc., if they were to pay for that and have that staff at Wilsonville it would be expensive. Now they are pay for all of that support work as needed. They could not afford to pay for it on their own. Vacation time and training is shuffled by the county not the city. Mayor Knapp said the bottom line is that is has been very stable over the last 20 years. I asked him about the County Commissioners and how they come across with this whole thing and he said they are not losing any money on the deal and they have a larger service area that the Sheriff is responsible for, so the County Commissioners are not raising any red flags because they are not losing any money on the deal. The other three mayors all had similar comments. Mayor Knapp's main arguments were capacity. In Wilsonville the main reason they keep staying with this arrangement is just the capacity of the police force and the depth of the back-up day-to-day operations, the specialty situations that you get into was over and above what Wilsonville could pay for.

Mayor Daoust asked is there was anyone in the audience that would like to ask a question?

Resident (male) and member of the bond committee for the police facility, stated operationally I will defer to the experts. There is no downside to a better paid, happier and a well-trained police force. Let's get to this building and talk about the bond. What happens to the savings? Is the rent on the building going to be a reduction on the Sheriff's costs?

Councilor Anderson stated it is actually two separate discussions and something that I am keenly aware of. This meeting is about contracted law enforcement provisions for Troutdale. What we do with the building and the resulting savings from that will be a separate discussion. But I think we are going in the same direction.

Resident (male) stated that is my only question, is there a direct cash savings on this or is this going to go toward the bill we get from the Sheriff for maintaining cars, etc. If there is a direct savings what happens to that money?

Craig Ward replied the revenue that the City will make from leasing portions of this building that we agree are necessary for their patrol operations is not factored into the numbers you saw here earlier. It is a stand-alone conversation in the sense that it has not yet been negotiated. We expect to command a reasonable cost recovery for the building. Then what the Council does with that is the Council's choice.

Resident (male) stated and it will be recognizable as such.

Craig Ward replied I presume that it will. We typically break revenue streams like that out. It will certainly not surprise me if the Council chooses to dedicate that towards bond repayment. They have not said that yet; that is not a policy choice that they are obligated to make but they may feel a responsibility to do that and that is their call. As I understand it, statutorily it is not required. From day one of this negotiation that we have begun my position has been, and Council is all aware of that, that we not sell them this building. If we do sign a 10-year agreement and we have a 20-year bond, if this deal goes south in 10 years we will need to have a building that we can return to with a police force that we create at that time. I think we can handle that very affectively through a reasonable lease agreement with the Sheriff's office and then we will dedicate that revenue to whatever purpose the Council chooses to put it to.

Resident (male) stated I understand that is another issue for a different meeting but I am bringing it up because that information needs to be readily available as to the funds that are coming in and the follow through to address that and what happens to those funds. If we have those funds in a bucket to spend someplace else, or if it needs to go to reduce the bond either legally or if that is what we want to do. If we are going to use that money to build another arch on the other end of town I am going to through my body in front of Rich's dump truck. If we have that money it needs to go towards reducing the bond.

Councilor Thomas stated my preference for that money would be to dedicate that to the bond to offset the annual payment that has to be made every year and offset what gets charged back to the individual property owners.

Resident (male) stated we are going to need this information before we...

Councilor Anderson interrupted and stated we don't have the number yet. The lease hasn't been negotiated. If we decide to go forward and we get to the contract phase then there will be a lease repayment, a lease clause to lease this building, and at that point then the Council will take it up and say we will sign this if the money from the use of the building goes directly to bond repayment. Personally that is where I am at.

Female asked will that be something that would be open for the public to come to? As the people who are paying for it, we would probably be happy to have our 20-year bond paid off early.

Councilor Wilson stated remember we are paying for that bond also.

James Gurtisen asked can we get a comparison of services of what we are getting now to what we are going to get with the MCSO?

Chief Anderson replied I think we just did that.

James Gurtisen stated like how many robberies we are having now, how much resolution we are getting compared to the future.

Sheriff Staton stated we touched on this at the last session. Our planning and research section becomes at the disposal of the City. If there are any questions that the citizens have about any particular area, crime statistics, etc. we are already doing that. All we have to do is gear it towards capturing that information for this population in this city.

Male stated you are saying it is already available to the other cities.

Sheriff Staton replied right. We are more than willing to provide any data that we are currently collecting.

Craig Ward stated if what you are asking is can we have a guaranteed solved rate on burglaries, or can we have a standard that the MCSO commits to solving 80% of the burglaries. I think the answer is no. I think we will get a report that tracks what the rates are for different kinds of crimes and how we are doing in our overall crime rate. I think that reporting will be enhanced from what we have now because they have capabilities that we don't have. But I don't expect that we will have a penalty clause built in that if the MCSO doesn't hit their target for solving burglaries that we get back \$100,000 or whatever. There are cases where contracts look that way, but this one is not going to be that way.

Chief Anderson stated one of the things I am excited about is the fact that we will have access to the crime analysis unit. We had a grant for but the grant expired and we couldn't afford to keep doing that service. What that does is it helps us be proactive in the deployment of our resources. It will actually collect the data, analyze the data, and help the officers know where they need to be in their undirected patrol time when they aren't taking calls for service. They can be deterring criminal activity. Right now we are on random patrol.

Resident stated Councilor Thomas, I am in agreement. I expect the lease payments to go directly towards the bond repayment. I voted for this building specifically for the police services which I think are incredible here and I hope they stay that way. Sheriff Staton, if the County cuts your costs and doesn't approve your budget you stated that would only affect the unincorporated areas since you would be bound by the IGA here. If you had a budget reduction would we maintain our coverage as agreed upon?

Sheriff Staton replied absolutely.

Resident stated without being in a position where you are stretched.

Sheriff Staton replied at that point it becomes the responsibility of the citizens of the unincorporated areas to then plead with the Board of County Commissioners for any law enforcement lost in those areas.

Resident asked so no reduction?

Sheriff Staton replied there would be no reduction. The service levels established in the contract would remain.

Mayor Daoust stated I looked into Multnomah County's 5-year budget forecast, and I talked to Mike Jaspen the County's Economist and Deputy Budget Director. Basically their 5-year budget forecast is pretty stable. Since the MCSO is heavily dependent on and is the largest consumer of the County's general fund, to the degree that the general fund is stable the MCSO's budget should be relatively stable.

Male stated I have an interest in the public safety in Troutdale. I am a resident here as well as a Deputy with the MCSO. I was previously an employee of the Lane County's Sheriff Office. As an employee there I was a contract deputy for the cities of Vaneta and Creswell. I have some experience with these contract cities. In 2008 Lane County went through some horrible budgetary issues and I was laid off, but the position that I previously had in Creswell and Vaneta was untouched; they are still staffed today. Those contracts were the area of the Lane County Sheriff's Office budget that went virtually untouched.

Male stated I have lived here for 18 years and I would like to ask about the graph that is on the screen (next to last slide in Exhibit A). Erich, could you explain the graph on the left verses the graph on the right.

Erich Mueller replied the graph on the left is my 5-year forecast for our general fund based on a lot of assumptions. The green, blue and red lines are an optimistic set of assumptions, a baseline set of assumptions and a pessimistic set of assumptions. They are nothing other than my opinion once they get into the shaded area of the graph; that is all projected. It is looking at our current configuration, our current service levels, and our current staffing levels. Assuming that none of those things change it shows what would happen with our general fund balance. I don't expect that the budget committee would necessarily continue to make choices that would take us all the way down to that level, but it is an attempt to illustrate what will happen to the funding if things don't change and we keep everything the same. The graph on the right is a hypothetical or projected slope going the other direction showing potential savings that could happen through this proposed contract, which is also based on a lot of assumptions.

Craig Ward stated essentially what you are looking at on the left is what is happening to our savings account. What you are seeing on the right is one thing that could also happen to our savings account. Right now we have nothing else that would suggest, even in the optimistic scenario, that we can add to our savings account in the next five years except for this proposal.

Male asked so there is no room for growth, more police officers, or more sergeants factored into the graph?

Councilor Anderson replied that is a decision that we can undertake at the budget committee or the council but the money has to come from somewhere.

Councilor Wilson stated if we added what the Mayor suggested, all three of those graphs would drop down faster.

Craig Ward stated the savings from this potential contract are not factored into anything in the graph on the left. Our budget is not dependent upon this. Unfortunately our budget is dependent on a lot of other factors, which are factored into the graph on the left and as you can see we are going to have to continue to tap into our savings. We need a certain amount of money just for cash flow, so there is a point at which we hit the wall and we simply can't keep spending out of savings. That is one of the reasons why one of the Council Goals is to look for opportunities for intergovernmental partnerships to save money, and this is an example of that.

Diane White stated on page 10 it says the proposed resolution is not the final decision and approval, but rather a commitment to seek an agreement for approval and implementation. If you approve this next week, does that also include the opportunity for disapproval at any time upon unforeseen findings?

Councilor Anderson replied yes.

Diane White stated on page 2 (of Exhibit A of the staff report) it says, "The City will have the flexibility to determine the level and deployment of certain law enforcement

services...” I know this is just a draft, but does City mean Council, City Administrator, what does that mean?

Erich Mueller replied those are draft bullet points of items that need to be addressed in an IGA. Those are not terms that anyone has agreed to. Those are all my doing from reviewing the six or eight different IGAs that I have reviewed. They are simply to make sure that those topics get discussed and at some point addressed in the contract language.

Diane White stated on the last page of Section 2 (of the draft resolution) it says, “The City Manager or Finance Director are designated to negotiate on behalf of the City...”. I am wondering if the attorney is going to be included as a designated person to negotiate on behalf of the City?

Erich Mueller replied both the County’s attorney and the City’s attorney are going to be very involved ensuring that all of the language is appropriate. There are attorneys beyond that as it relates to the labor agreements that also have to be addressed as part of any potential transfer of the employees. There will be a lot of legal advice on any text that would ultimately be brought back to the Council for approval.

Penny Cruz asked this meeting here is not to vote on anything, but just to decide whether or not to continue conversation?

Mayor Daoust replied we will decide that next Tuesday. We cannot make decisions in a work session. We can gather information, talk about it, express our opinions and ask questions. The decision to move forward to work on the IGA and get all of the details ironed out will be made next Tuesday.

Penny Cruz stated then there still remains the option to either approve or disapprove the agreement after that agreement is actually drafted.

Mayor Daoust replied absolutely.

Councilor Anderson stated there is ample opportunity to interject things as the process goes along. We can’t think of everything right now.

Female stated so we don’t know any projection as to how long this process will take, 6 months, a year.

Mayor Daoust asked about when do we anticipate having a signed agreement?

Craig Ward replied as soon as the Council is prepared to authorize the contract to be signed and the County Commission and the Sheriff approve it.

Sheriff Staton stated I would like to clarify for everyone that there is a lot of benefit for the City of Troutdale. There is no true benefit to the MCSO. If everyone said right now that we really don’t want to do this, I am comfortable to walk out. I am not going to lose or gain

anything. This whole process started because we started looking at how we could provide a better service and save money, whether that is for the County or the City, and to look out for the benefits of the employees that are working in the City and for the MCSO. We came into an opportunity to make something like this work. That window of opportunity is very narrow. That is not a threat to the City Council or the Mayor.

Male asked why is it a narrow opportunity?

Sheriff Staton replied because I locked in vacancies to make this work. I can't carry those vacancies indefinitely. I certainly can't go into a year. With these vacancies I am paying out overtime and that is a huge interest for me because that impacts my budget. I work for you now; I am your elected official. I am trying to provide a better service here in a way that satisfies the citizens and the employees. We are going to see a burden on law enforcement. Public safety is going to take a huge hit and there is going to be a burden to public safety and the City is going to have to recognize that and so will the County. We have prepared for that. We have streamlined our budget. We have cut the fluff out of our operation. We provide a core service.

Female my question was that window of opportunity.

Sheriff Staton stated that goes back to how long I can tolerate and take the pressure of the overtime. That could be two months or four months. I have to look at my budget and how this overtime line continues to grow as I hold those positions open.

Female replied so would you say that it behooves the City of Troutdale to make up their mind.

Sheriff Staton stated what I need from the City is to say that we've invested this much into this to this point, we want you to continue to invest in it and make this work if possible. I can guarantee you if at any point and time I see that this contract is not a benefit to the City I will not push forward. I can't push forward. I have an obligation to you. My obligation to you with regards to public safety is greater than anyone else sitting at this table. If it is not going to work and it's not going to satisfy, and it's not going to provide for your protection than I won't move forward with it.

Chief Anderson stated I echo the Sheriff's statement. One of the reasons we are here is because of those numbers on the left graph. Every year we go to the budget committee and it gets harder. Part of my job is to look out into the future; where are we going to be in 5, 10 or 15 years out. I want the people in Troutdale to be safe. That is the bottom line. If you were here at the April 1st session you heard my plea about the fact that I don't feel good about not having sergeants on the street when officers are making critical decisions. They shouldn't have that burden. That needs to change. We are trying to bring something to the people in Troutdale that makes our citizens safer and our officers safer, and realize the potential savings that is being shown. The only way we are going to get to where you are going to be comfortable is if you allow us to go further down the path. We feel obligated to give you good information so a good decision can be made. That is all I am asking.

Saul Pompeyo asked are all the special events included in the proposal?

Sheriff Staton replied yes. We have a special event coordinator.

Saul Pompeyo asked is there extra pay for that service?

Sheriff Staton replied no.

Male stated I want to second Councilor Ripma's question about the per capita for Troutdale verses Wood Village. I haven't seen where we are going to get a more enhanced support service then they might be getting. At the April 1st meeting the transfer of personnel seemed to be a major component. You are taking 9 Troutdale employees and putting them on the Sheriff's payroll. So you have 9 people, 360 hours worth of workload and 360 hours worth of workload being covered with overtime by the Sheriff's personnel. Seems to me you are still short of 9 people. On page 6 you talk about the current shift coverage for Troutdale and for MCSO and the proposed shift coverage of 6 patrol officers and 1 sergeant if we contract with MCSO. Is that supervisor a Troutdale Sergeant or a Sheriff's Deputy and who does he answer to?

Erich Mueller replied after the transition all of them would be MCSO employees. They will answer to the command structure here.

Male asked the sergeant supervising the 6 patrol officers, does he answer to the Sheriff or to Troutdale.

Chief Anderson replied everyone answers up the chain of command to the Sheriff. From the standpoint of access and responsiveness, if someone has a question about what is going on or if they have a complaint they would come to me just as they do today.

Craig Ward stated Chief Anderson will be in that chain of command and he will have the assignment of keeping Troutdale happy. The sergeants are part of the chain of command that the Chief will be part of and he will make sure that we get the services that we need.

Male asked so the basic command structure that we have today is the same structure we will have tomorrow?

Chief Anderson replied very similar, yes.

Deputy Gates stated we contract with Wood Village and Maywood Park. I go to their City Council meetings the on the second Tuesday of every month and provide them with a public safety report. They call me Chief. Every one of the Councilors are welcome and encouraged to call me at any time. If they don't like what I have to say they can go to the Sheriff. It would be another layer for the good with respect to the overall needs of our citizens in Troutdale with this command structure. The first question you had; it is a simple mathematical equation and it is called elimination of duplication of service through redistricting. The redistricting that is being proposed will enhance the service in Troutdale

not decrease it. When Lt. Wendland was talking about the 29% of the time where Troutdale has no supervision on the street and 52% of the time you are at minimum staffing. In this proposal what we are telling you, we are not saying maybe or it could happen, we are saying at the very minimum you will have maximum staffing including 2 officers in the City of Troutdale and supervision 100% of the time. You are not losing 9 people out of the City. You are paying for 15 and you are getting the service of 130.

Sheriff Staton stated I think what you are concerned about, or at least what I am reading into this is where I come into play in all of this. My job as the Sheriff is to make sure that everybody is doing their job, and to make sure that the MCSO is adhering to the contract that has been agreed upon. The person that is actually responsible for answering to the citizens of Troutdale is Chief Anderson. If Chief Anderson is not doing his job than he answers to me.

Male stated what isn't clear to me is after the merger you have 6 deputies and 1 sergeant covering each shift. That 1 sergeant is supervising the 2 deputies in Troutdale and the 4 guys in the unincorporated areas, so he is over that whole area.

Sheriff Staton stated the standard for supervision is one sergeant to every four to seven officers. That is how we equate the supervision that is out there. You have some sergeants for the City of Portland that have over twenty-five people underneath them which is inadequate. If you are looking at the study and methodology that has been brought to the table with regards to law enforcement it should be between four and seven officers to one supervisor. It doesn't matter the size of the area. The key is if a major incident occurs you have supervision over that incident and if additional supervision is needed that supervisor is going to call that out. You need to have a supervisor on duty; it is a liability issue. The liability of not having one supervisor on duty when a situation happens is the City can get sued. The first question that comes out in litigation is was there a supervisor on duty and present when the incident occurred.

Lt. Wendland stated under our current model 29% of the time that supervisor is at his house either sleeping or doing yard work, because that is me. The 29% of the time that is not covered, I am on call 365 days 24 hours a day. When there is not a supervisor here and something hot is going on they have to call me and inform me of what is going on. I have to make a determination whether I am running for my uniform or my car and try to hot foot it into town, verses having a supervisor already aware of what the call is, what the circumstances are and who knows what his resources are, verses me getting called at 2am waking up to a panicked call where I have to start asking questions while I am in route. That is a bad position for the officers to be in. It is a horrible position for the City to be in.

Mark Herron, Sergeant with MCSO and the Deputy Sheriff's Association President, stated there were concerns about layoffs. In this scenario we would take on Troutdale's officers as Deputy Sheriff's Association members also. The Deputy Sheriff's Association is asking that you vote and give us the opportunity to address concerns. We can't get to the nuts and bolts of this and truly understand what our opportunity is until we get approval from the City Council to move forward. I have faith that I am going to represent our employees

through our attorneys, that your City Manager and Finance Director are going to represent the City at that table, and that the Sheriff has attorneys also so that we can come together with a work product that is going to best represent all sides. It should represent the interests of everybody including the most important piece of how we police this area and all of East County. I respect that there are concerns, but at the same time I ask each of you to have faith that there are people representing you in this process that are ultimately going to give you the best work product that we can negotiate. You have to let us do that. I am asking you to vote in support of letting us move forward.

Mayor Daoust thanked everyone for coming. As far as public input this is certainly not the last public meeting for this process.

Councilor Allen asked will our employees that transfer retain their seniority?

Mark Herron replied yes. That is part of the state statute.

Councilor Ripma stated Sheriff, could you provide us with an explanation of the difference between Wood Village and Troutdale service levels and why there is that disparity in cost. I think we need to see that. The savings of \$800,000 the first year and this line that keeps going up, as far as I can tell it is based on the City being charged for 15 officers and MCSO providing 20, or some greater number than 15 to make it work. I am worried that the County Commission is not going to continue to fund that subsidy for us. But you have made a forceful case that the IGA will override political considerations. I am open-minded; I want to hear it.

Sheriff Staton stated I think that needs to be addressed because the same concern applies to the Board of County Commissioners about the fact that this City Council may throw a monkey wrench into the whole thing. They already realize that as long as there is no cost associated to them in this issue they are perfectly fine with it and it becomes my responsibility. We know under the contract what the costs are going to be. We can explain those numbers with regards to Wood Village and the City of Troutdale. The reason is you have a police department that currently exists. You have staff. I can't come in and say this is the best offer I can get you and just discuss how the patrols layout. The law says that I have to take over all of your staff. That is where the cost burden comes for Troutdale verses Wood Village. They had no staff; they had no building. I was not responsible, nor were the Sheriffs before me, for assuming staff members from Wood Village. The problem is you have 27.5 FTEs here and MCSO is going to be required by law to assume all of them. There is a cost that is incurred with that. We are not creating positions, we are being required to take positions. If I had the option you could say give us your best offer and I could say we could redistrict what we currently have and we could provide a law enforcement service here and here is the cost. It would be a substantially reduced service. But there are laws in place to protect employees and because of that law those are costs that I have to absorb and incur, which is a cost that has to come back to the City.

Councilor Ripma stated I remember from when I was on the Citizens Crime Commission Wood Village paid just a ridiculously low \$20,000 back then so there has been some

adjustment over the years. Does it never wash out? Because you started their department they will always be half the cost of Troutdale?

Sheriff Staton replied their costs will go up, but we are talking about 1 patrol position and we did not have to acquire any staffing when we created it. We are talking about acquiring everything operationally that you have already paid for and that I will now assume the expenses for. Then all of the staff that we assume I will be incurring the cost for. We tried to reduce that cost by holding these vacancies. I know that the deputies coming over that will fill our detective positions for instance will be providing the investigative skills here but they are not limited to here. This will be a pool of detectives that will serve all of unincorporated Multnomah County. So you will have the detectives, it is just that you will have a larger pool to pull from if you have an investigation that takes place.

Councilor Ripma stated it is not intuitively obvious why that costs Troutdale twice per capita of what Wood Village is paying. Perhaps it is in what you said. I will think about it.

Lt. Wendland stated part of that comes from the fact that what I keep hearing over and over again is that you want the Chief to be the Chief and you want the Chief to be the access point in this. There is additional command structure within this proposal that is not in the proposal for the City of Wood Village. That command structure already exists in the form of these guys.

Deputy Gates stated which would exist whether we contracted with Wood Village or not.

Councilor Ripma stated that is what I was thinking.

Lt. Wendland stated we are additional. If you want say there is extra in here it is probably the Chief and myself.

Councilor Ripma stated I wouldn't want to say that. Ed, should we have or should we now solicit proposals elsewhere before going forward with this as part of our due diligence?

Female asked where?

Councilor Ripma replied Gresham.

Ed Trompke replied stated that is really not a legal question, it is more of a policy question.

Councilor Ripma stated on the resolution I want to propose some changes before we consider it next week. I was thinking of eliminating findings #3, #7 and #8. There is a typo in #6 where the words "is made" should be eliminated.

Mayor Daoust stated all three of the points that you just wanted to eliminate are inherent with the reasoning behind adopting this resolution.

Councilor Ripma stated we haven't done an analysis of potential consolidation that would provide a significant cost savings. That will be the result of the proposal.

Mayor Daoust asked what have the last two work sessions been about David? If we drop #3, #7 and #8 those three points are key findings to this resolution.

Council did not agree to the elimination of finding #s 3, 7 and 8 in the resolution.

Councilor Ripma stated in Section 2 on page 2 of the resolution, couldn't the City Attorney be part of the negotiating team.

Council agreed to add the City Attorney to Section 2 of the resolution as part of the negotiating team.

Councilor Ripma stated in Section 3 of the resolution, it says implementation by July 1st.

Mayor Daoust stated that is part of what we are voting on. Again, this falls into the same category of the ones that you wanted to drop. If we are going to move ahead with this...

Chief Anderson stated time is of the essence.

Sheriff Staton stated I will stall it out as long as I can. But I am not going to continue to drag this out because I have vacancies that need to be filled and they are costing me money currently. I want to give this Council and everyone present a full opportunity to look at everything. What I am asking is do we move forward or do we stop here.

Councilor Thomas stated to be fair to you and the County we need to move quickly on whether we are going to go forward or not. We owe you a decision as soon as possible. Having the July 1st...

Sheriff Staton stated I know that is what is written in the resolution, but during the discussion at the last meeting we were looking at the potential of having something drafted by July 1st so we could start moving forward and look at September or October. When I reference July 1, it is that we need to start looking at the operational end of it and start seeing whether or not it is going to work.

Councilor Thomas stated before this comes back to us on Tuesday maybe Section 3 should be amended to reflect what your target goals are. I probably wouldn't expect this to be done before December. If this is approved it needs to have something in there that shows the target goals, and the deliverables.

Mayor Daoust stated a resolution does not have deliverables. July 1st is a target implementation date.

Erich Mueller stated it is basically instruction to target that as the date. There is no guarantee that we will hit the target because there is a lot of negotiation that needs to occur.

Erich Mueller stated there is one motion I would like the council to vote on before adjourning. There was a comment made that some of the Councilors wanted to waive the privilege on the memo and have it included in the packet next week. I believe we need something on the record that the Council has made that decision.

MOTION: Councilor White moved to make the privileged and confidential attorney-client communication non-confidential. Seconded by Councilor Wilson. Motion Passed Unanimously.

Councilor White stated I met with the Chief and Lt. Wendland so a lot of my questions were answered prior to this meeting. To me it comes down to the only reason for doing this when we have such good service is to fill the gap as mentioned, and also the financial incentives. For me to go further I am going to want see some written assurances that the fees will never increase dramatically. If that happens and we lose that financial incentive I think it takes away a lot of why we are doing this.

Craig Ward stated I think that is a great example of how I would hope that you translate your concerns into policy direction. We can work with that. I am confident that we can in fact put in a maximum escalator that we can project out as a cost savings. If there are things that worry the Council you should express them as points that we need to honor in our negotiations with the MCSO.

Councilor Allen asked is the IGA with the MCSO or with the County Commission?

Ed Trompke replied both the County Commission and the Sheriff sign, as well as the City.

Councilor Allen stated so they are a partner just like we are. So they can change it later.

Ed Trompke stated I am not sure I follow.

Councilor Allen stated we are saying that it is a contract that has to be upheld and the Commission can't do anything about it. But if they have to approve it then of course they can revisit it, and you will let us know how frequently it can be revisited later.

Ed Trompke stated 10 years seems to be the standard term of the contract.

Craig Ward stated that does not mean that they get to unilaterally change the terms of the contract whenever they want. It is a contract; the terms of the contract will be in place...

Sheriff Staton interrupted and stated the only thing that can happen with the contract after it is signed is what you agree upon as ways to open the contract. You can't just arbitrarily open it at any point and time, you have to have specific reasons to open the contract and that has to be outlined in there. If it is not, this Council, nor the County Commission, nor I can go in and open the contract.

Councilor Allen stated I am more comfortable with longer rather than shorter.

Ed Trompke stated more importantly than that is when the Council and Commission looks at it and votes to approve it you are getting a morale commitment that they agree with it and that they won't mess it up later. That, at least in the Portland Metro area, is an important thing with elected bodies. They tend to not mess things up once they have made a commitment. Occasionally it happens.

Councilor White stated in looking at this I see a lot of benefits for Troutdale. I want to make sure we are not leaving a hole somewhere else in the County.

Sheriff Staton replied you are not.

3. Adjourn:

Meeting adjourned at 9:22pm.

DRAFT

Doug Daoust, Mayor

Dated: _____

ATTEST:

Debbie Stickney, City Recorder

CITY OF TROUTDALE
CITY COUNCIL – Work Session
Tuesday, May 6, 2014

PLEASE SIGN IN

Name – Please Print	Address	Phone #
Michael & Susan Arevalos	2035 SE Beaver Creek Lane	503-661-2336
KELLY BROOKSALL	PO Box 122	971-563-0767
MONTE REISER	5792 SE 13th St, Beig	503-729-4377
Bob Skipper	1800 S.E. Short Rd Gk	503-703-7153
Bonnie & Larry Lind	1201 S.W. 28 th St Trout.	503-661-7367
PALL HERRON	TROUTDALE	
MARK HERRON	MCSO	
Sharon Lynette Martin	133 SW 4 th St	
Eric Apalategui	Oregonian	
JON LOWELL	TROUTDALE, OR	503-510-6484
Paula Goldie	T'Idle	
Yusuf		
Cari Hachmann		
Warner Olsen		
Viane Castro		
Gene Powell		
Penny Cruz	1097 E. Nist Creek	503-705-7157
Carol Allen	Columbia River Hwy	503-701-8979
Steve Scott	Troutdale	
JOSUAH S. KELCHNER	1254 S. F. 30 th AVE ^{TROUTDALE}	503 367-7542
LEVE ANDRELL	1036 SW EDGE FIELD	
JON BROWN	1119 SW doolittle ct	
check Michel	2744 SW chris ct	503 661-3119
Saul Pompaio		
Brad Humme		

City of Troutdale

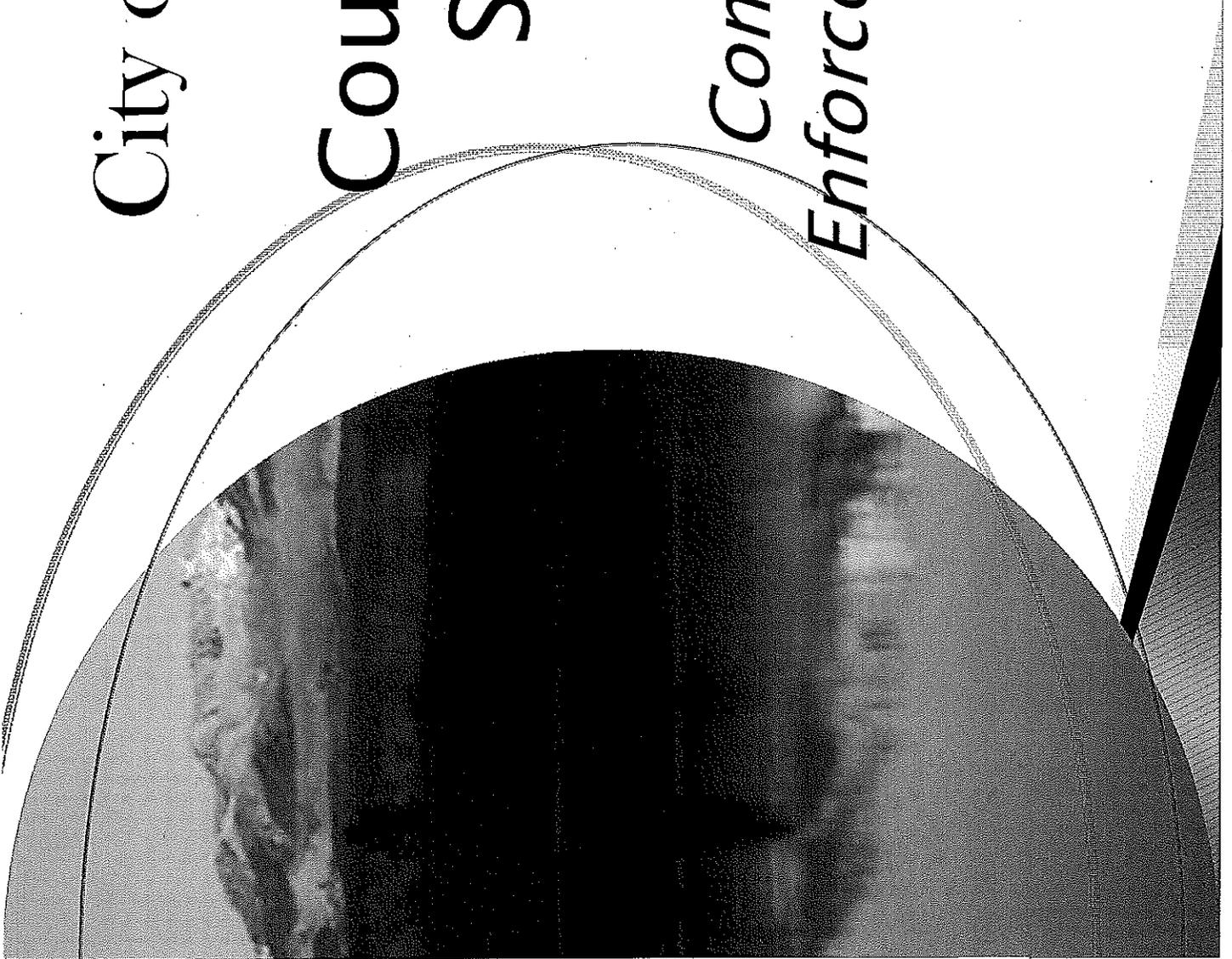
Council Work
Session

May 6, 2014

*Contracted Law
Enforcement Services*

Exhibit A

May 6, 2014 Council Work Session Minutes

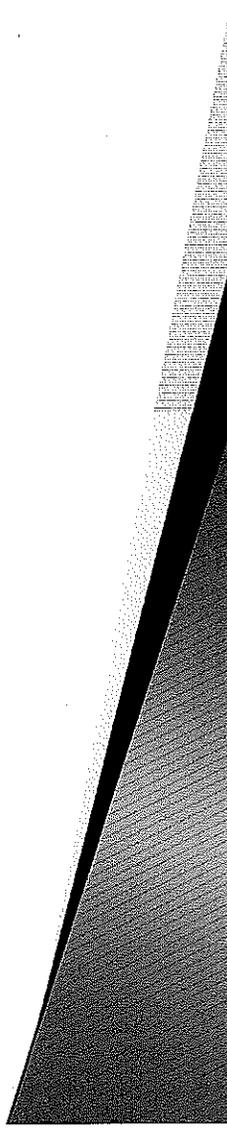


Opening Comments from:

•City Manager Craig Ward

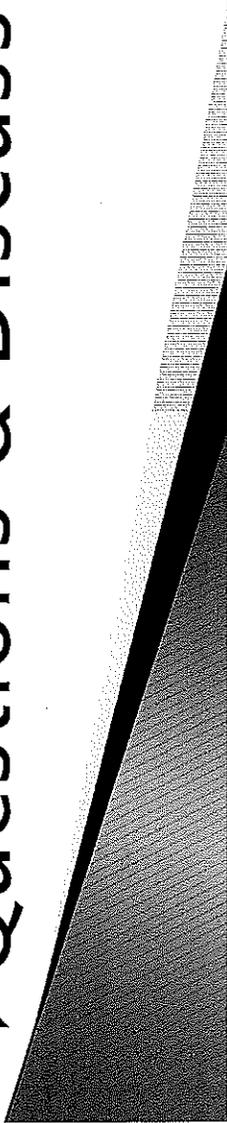
•Chief Scott Anderson

•Sheriff Dan Staton



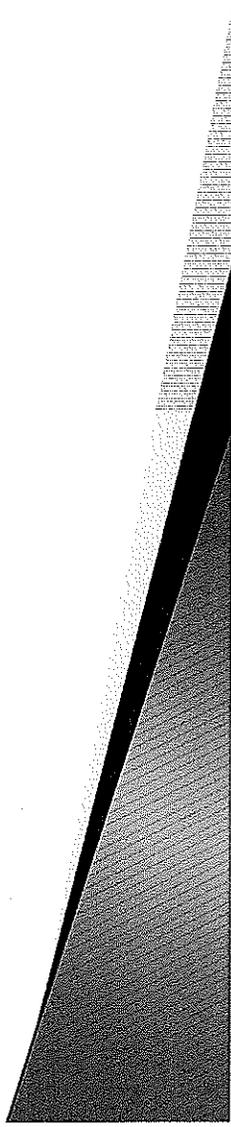
Meeting Overview:

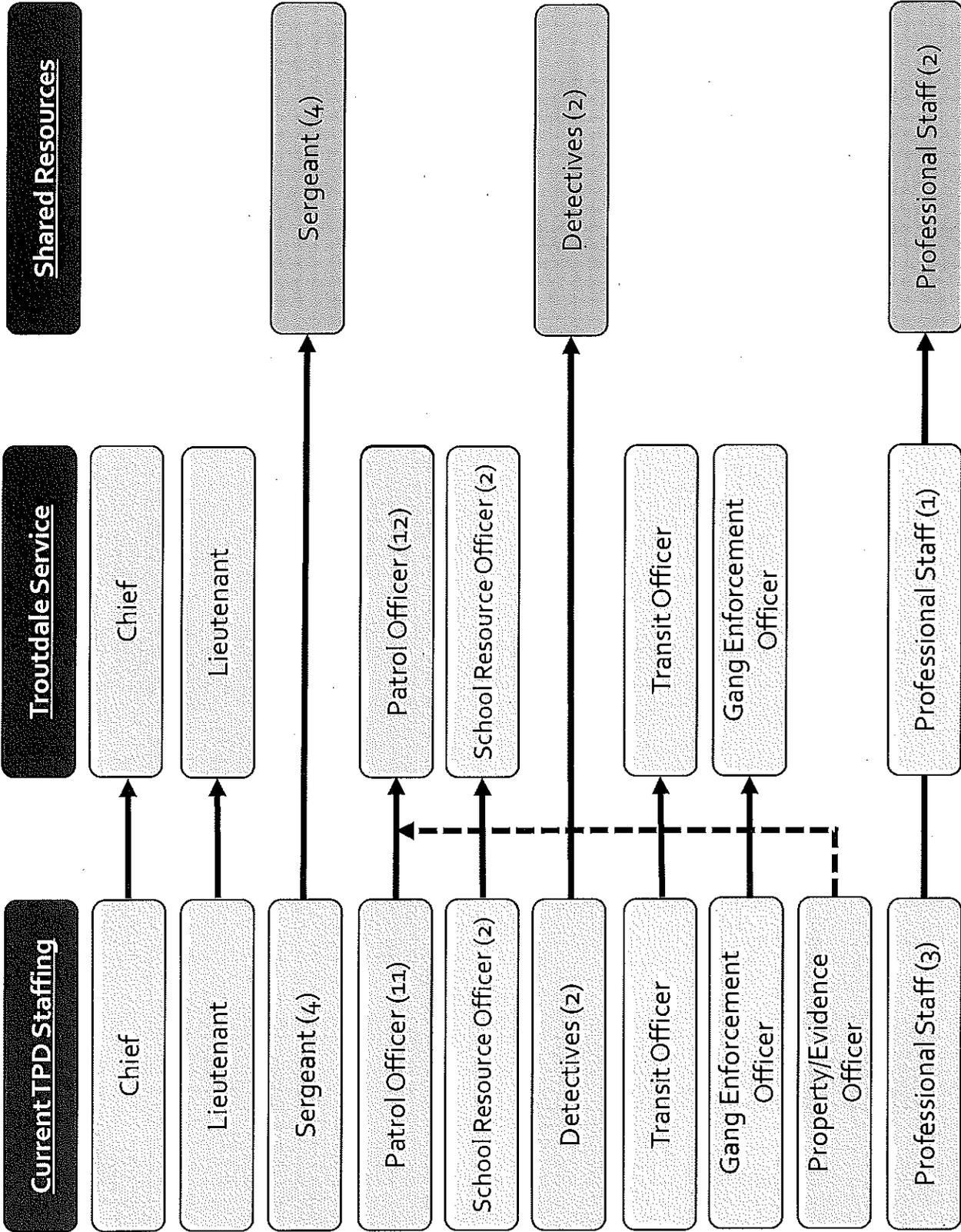
- ▶ Opening Comments
- ▶ Staffing & Operations Review
- ▶ Financial Review & Contract
- ▶ Questions & Discussion



Staffing & Operations Review

- Chief Deputy Jason Gates
- Lieutenant Joel Wendland

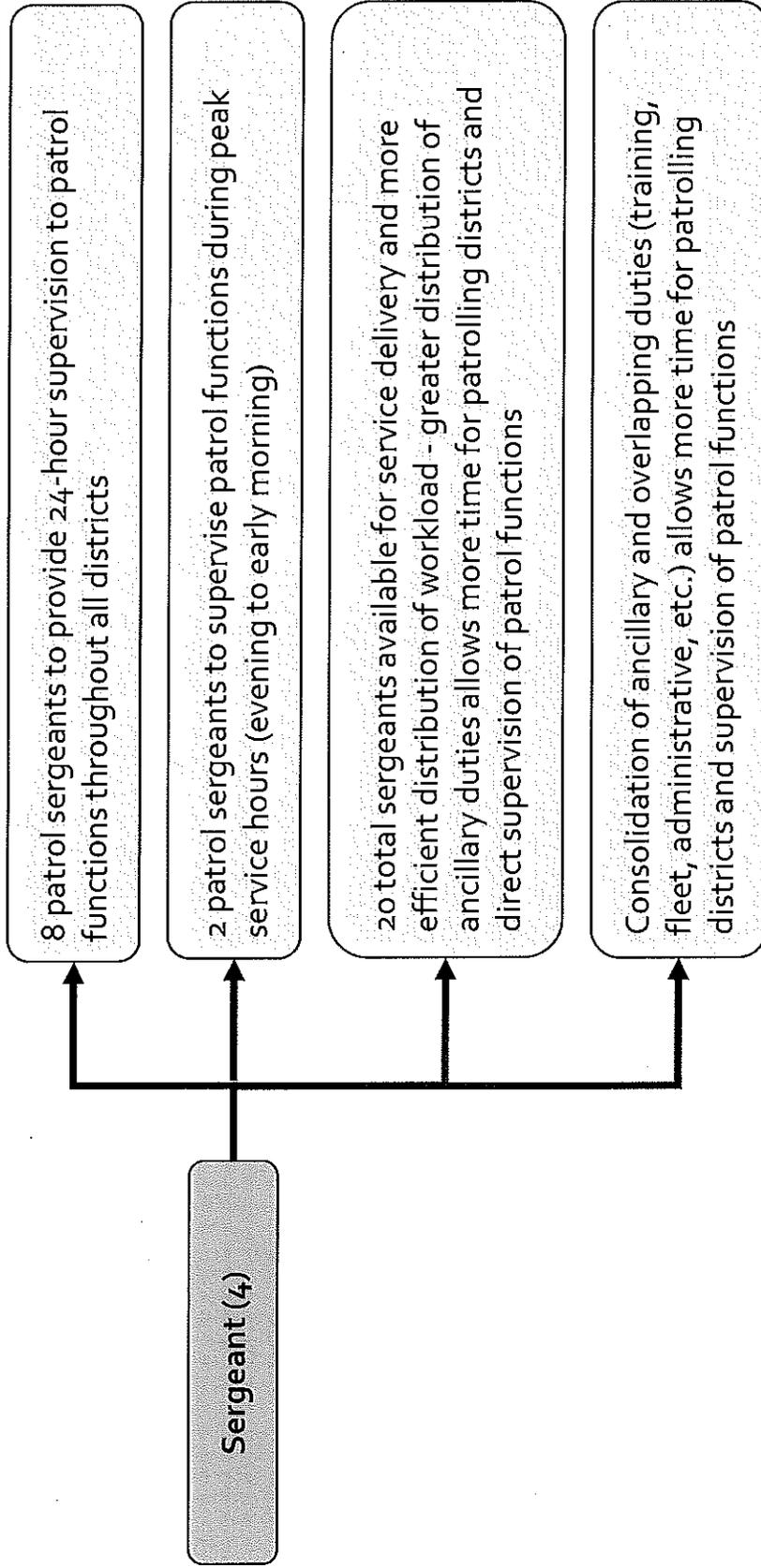




Shared Resources



Increased Service Delivery



Shared Resources

Current Service

Increased Service Delivery

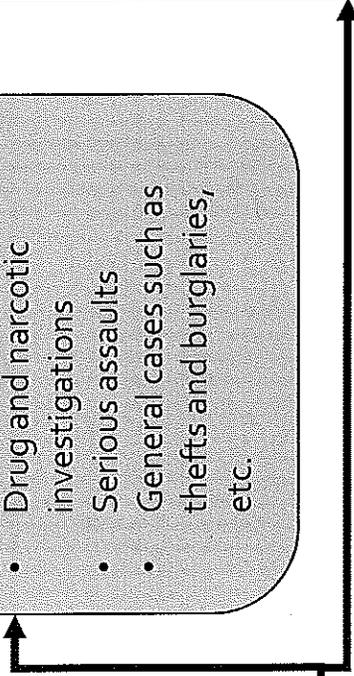
Two current TPD detectives take full workload from all officers, including:

- Child abuse
- Sexual assaults
- Drug and narcotic investigations
- Serious assaults
- General cases such as thefts and burglaries, etc.

Accessibility to 20 detectives, including special investigative services such as:

- Intercept Unit
- Elder Abuse Investigator
- Child Abuse Team Investigator
- DVERT (Domestic Violence) Investigator
- Human Trafficking Investigations
- Waste Management Enforcement
- Drug Enforcement Investigations (SIU)
- Warrant Strike Team
- General detectives (thefts, burglaries, etc.)

Detectives (2)



Shared Resources

Current Service

Increased Service Delivery

- Two records specialists provide coverage Monday through Friday, 8:00 to 5:00
- Officers frequently taken away from patrol duties to perform records-related functions during nights and weekends

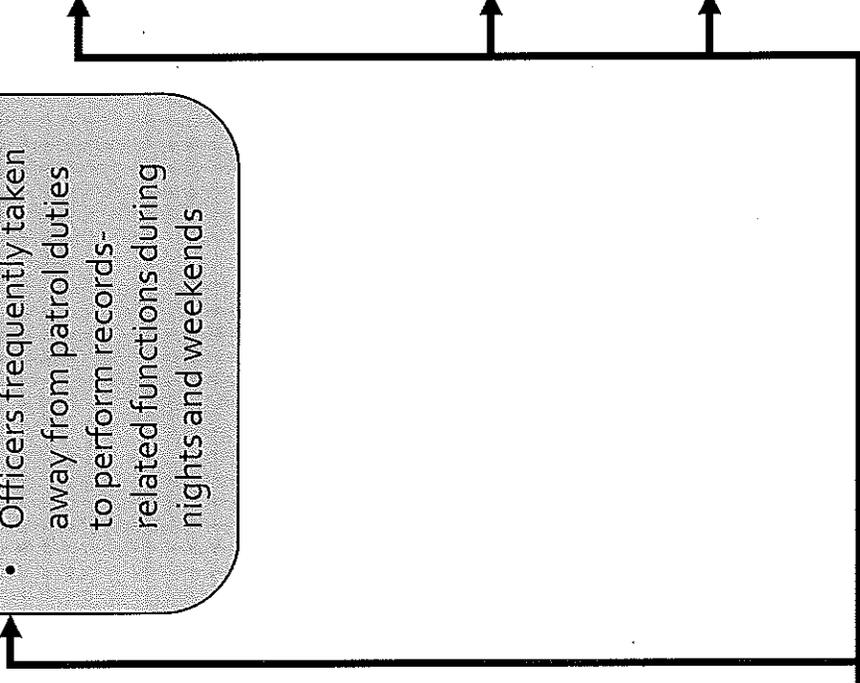
Full-service records unit to provide service 24 hours per day, 7 days per week to Troutdale and Multnomah County service areas:

- Towed vehicle entry & clearance
- Stolen vehicle entry, confirmation, and clearance
- Warrant entry, confirmation, and clearance
- Report Requests

17 professional records staff available for service delivery and more efficient distribution of workload

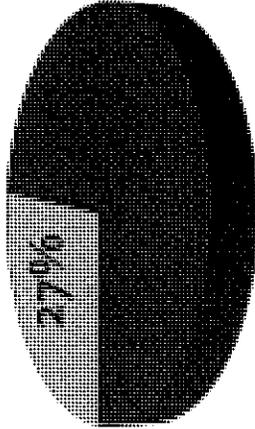
Full-service property and evidence staffing – removes need for officer assigned to perform duties as ancillary assignment

Professional Staff (3)



Current TPD Staffing

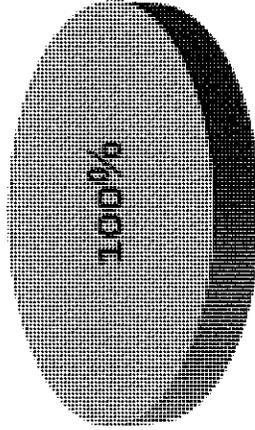
Records Staffing –
Hours Per Week



■ Staffed ■ Unstaffed

Shared Resource Plan

Records Staffing –
Hours Per Week



■ Staffed ■ Unstaffed

Achievement Costs

24-Hour Service
\$245,000.00

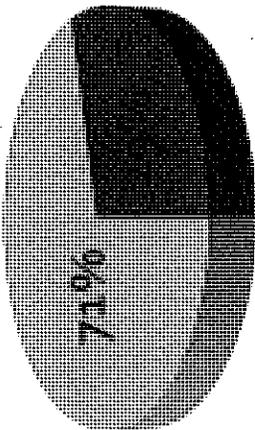
Current TPD Staffing

Shared Resource Plan

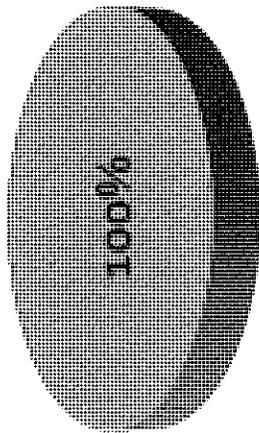
Achievement Costs

Average Hours Per Day

Average Hours Per Day



- Supervisor
- No Supervisor



- Supervisor
- No Supervisor

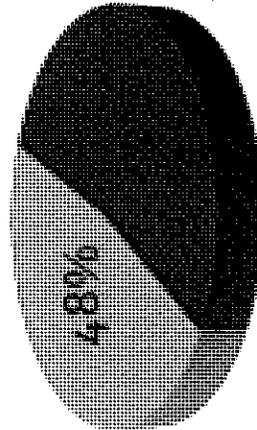
2 Sergeants

\$274,000.00

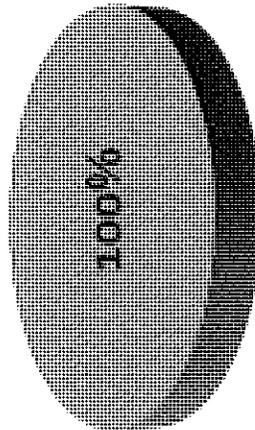
(Plus liability reduction)

Average Shift Coverage

Average Shift Coverage



- Standard Staffing
- Minimum Staffing



- Standard Staffing
- Minimum Staffing

1 Officer

\$113,000.00

Total Cost

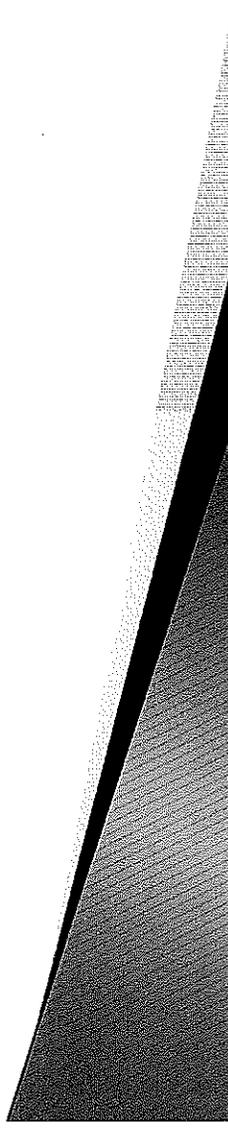
\$387,000.00

Financial Review & Contract

▶ Budget

- How does the math work?

▶ Contract



Financial Review & Contract

**Budget Big Picture:
Savings estimates
include several large
dollar assumptions
subject to final
negotiations!!!**



Financial Review & Contract

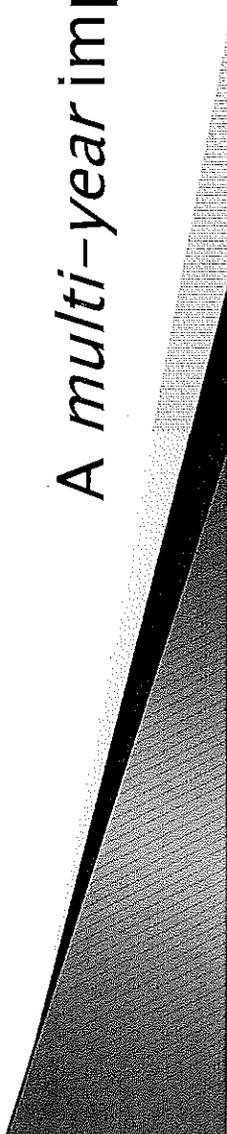
Budget Big Picture:

Troutdale Police Costs: \$3.9M

Estimated Cost with MCSO Contract: \$3.1M

Estimated Net City Savings: \$800,000...(year 1)

A multi-year implementation...!!!



Financial Review & Contract

Troutdale Police Costs: \$3.9M

Base for comparison, the Approved FY 2014-15 Budget for existing, “no change” operations:

\$3,260,000 for Personnel Services,
\$870,000 of Materials and Services, and
\$151,000 for Capital Outlay,
\$4,281,000 Total Expenditures - *preliminary* cost

- \$414,000 Reduction for cost recoveries from SRO, EMGET, Tri-Met, etc...

\$3,867,000 as the net “City Cost” to the General Fund

Financial Review & Contract

Estimated Cost with MCSO Contract: \$3.1M

\$2,536,000 Contract Fee

\$484,000 **PLUS** "City Retained Costs"

\$3,020,000 *preliminary cost*

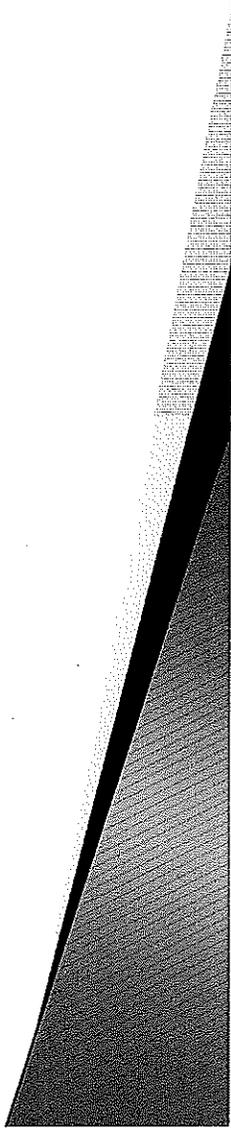
First Year only implementation transition items:

\$493,000 Transferred employee leave bank payout ORS 236

-\$262,000 Training cost credit for 5 fully trained Officers filling MCSO vacancies

-\$200,000 Credit for transferred Police fleet vehicles

\$3,051,000 as net City Cost with MCSO Contract



Financial Review & Contract

City Retained Costs:

\$395,000	BOEC dispatch charges
\$36,000	Code Enforcement Officer – personnel & materials
\$12,000	equipment lease & maintenance fees
\$31,000	Arbitrator video system final lease payment & maintenance
\$10,000	AMR Summer beach coverage program
<u>\$484,000</u>	“City Retained Costs”



Financial Review & Contract

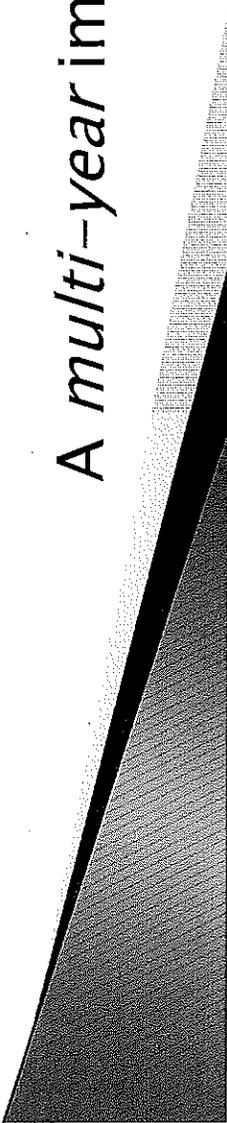
Budget Big Picture:

Troutdale Police Costs: \$3.9M

Estimated Cost with MCSO Contract: \$3.1M

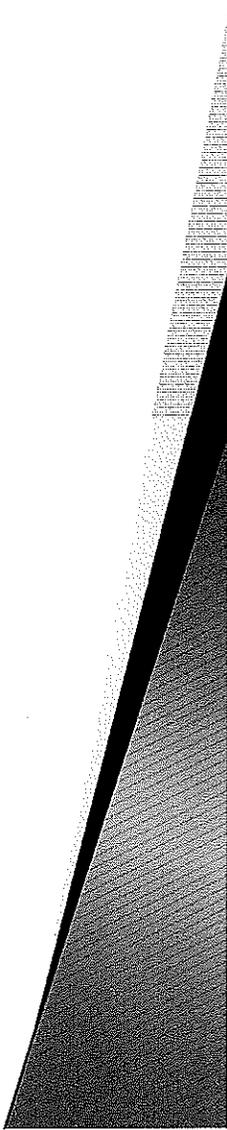
Estimated Net City Savings: \$800,000...*(year 1)*

A multi-year implementation...!!!



Financial Review & Contract

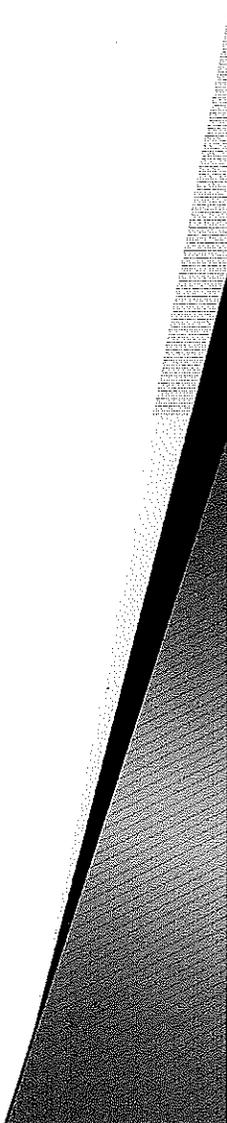
Estimated Net City Savings: \$800,000... (year 1)



Financial Review & Contract

Estimated Net City Savings: \$800,000... (year 1)

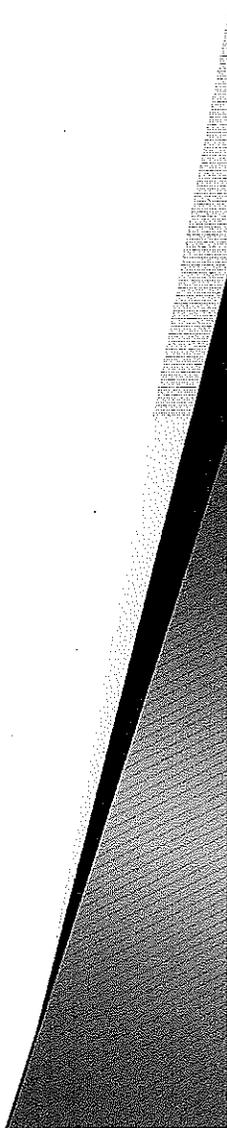
	Base Budget	Proposed Cost	Savings
Gross - PERSONNEL SERVICES	3,258,376	2,284,019	
less: recoveries SRO, EMGET, Tri-Met	(412,968)		
Net - PERSONNEL SERVICES	2,845,407	2,284,019	(561,388)



Financial Review & Contract

Estimated Net City Savings: \$800,000... (year 1)

	Base Budget	Proposed Cost	Savings
Gross - PERSONNEL SERVICES	3,258,376	2,284,019	
less: recoveries SRO, EMGET, Tri-Met	(412,968)		
Net - PERSONNEL SERVICES	2,845,407	2,284,019	(561,388)
TOTAL MATERIALS & SERVICES	865,255	211,426	(653,829)
TOTAL CAPITAL OUTLAY	150,700	40,300	(110,400)
	<u>3,861,362</u>	<u>2,535,745</u>	<u>(1,325,617)</u>



Financial Review & Contract

Estimated Net City Savings: \$800,000... (year 1)

	Base Budget	Proposed Cost	Savings
Gross - PERSONNEL SERVICES	3,258,376	2,284,019	
<i>less: recoveries SRO, EMGET, Tri-Met</i>	<i>(412,968)</i>		
Net - PERSONNEL SERVICES	2,845,407	2,284,019	(561,388)
TOTAL MATERIALS & SERVICES	865,255	211,426	(653,829)
TOTAL CAPITAL OUTLAY	150,700	40,300	(110,400)
	<u>3,861,362</u>	<u>2,535,745</u>	<u>(1,325,617)</u>
PLUS Retained Costs		483,604	
	<u>3,861,362</u>	<u>3,019,349</u>	<u>(842,013)</u>
Year 1 only transition & implementation items:			



Financial Review & Contract

Estimated Net City Savings: \$800,000... (year 1)

	Base Budget	Proposed Cost	Savings
Gross - PERSONNEL SERVICES	3,258,376	2,284,019	
less: recoveries SRO, EMGET, Tri-Met	(412,968)		
Net - PERSONNEL SERVICES	2,845,407	2,284,019	(561,388)
TOTAL MATERIALS & SERVICES	865,255	211,426	(653,829)
TOTAL CAPITAL OUTLAY	150,700	40,300	(110,400)
	<u>3,861,362</u>	<u>2,535,745</u>	<u>(1,325,617)</u>
PLUS Retained Costs		483,604	
	<u>3,861,362</u>	<u>3,019,349</u>	<u>(842,013)</u>
Year 1 only transition & implementation items:			
one time EE Leave bank cost - Transfer Statute ORS 236.610			493,000
credit for cars transferred (8 @ \$20k + 4 @ \$10k)			(200,000)
Credit for Training cost savings (50% of 1st yr 5 fully trained Officers)			(262,184)
			<u>(811,197)</u>

How does the employee count transfer work out?

Existing

FTE

POLICE CHIEF 1

POLICE LIEUTENANT 1

POLICE SERGEANT 4

POLICE OFFICER 12

POLICE INVESTIGATOR 2

POLICE SRO 2

TRANSIT POLICE OFFICER 1

GANG ENFORCEMENT OFFICER 1

PD ADMINISTRATIVE SPECIALIST 1

POLICE EVIDENCE TECH 1

POLICE RECORDS SPECIALIST 2

28

City Cost

3,231,692

How does the employee count transfer work out?

	Existing FTE	MCSO Cover
POLICE CHIEF	1	1
POLICE LIEUTENANT	1	1
POLICE SERGEANT	4	4
POLICE OFFICER	12	12
POLICE INVESTIGATOR	2	2
POLICE SRO	2	2
TRANSIT POLICE OFFICER GANG ENFORCEMENT OFFICER	1	1
PD ADMINISTRATIVE SPECIALIST	1	1
POLICE EVIDENCE TECH	1	1
POLICE RECORDS SPECIALIST	2	2
	28	28

City Cost
3,231,692

MCSO cost
3,451,140

Savings:

How does the employee count transfer work out?

	Existing FTE	MCSO Cover	City Contract Cost
POLICE CHIEF	1	1	1
POLICE LIEUTENANT	1	1	1
POLICE SERGEANT	4	4	4
POLICE OFFICER	12	12	V
			9
POLICE INVESTIGATOR	2	2	
POLICE SRO	2	2	
TRANSIT POLICE OFFICER	1	1	
GANG ENFORCEMENT OFFICER	1	1	
PD ADMINISTRATIVE SPECIALIST	1	1	
POLICE EVIDENCE TECH	1	1	
POLICE RECORDS SPECIALIST	2	2	
	28	28	15

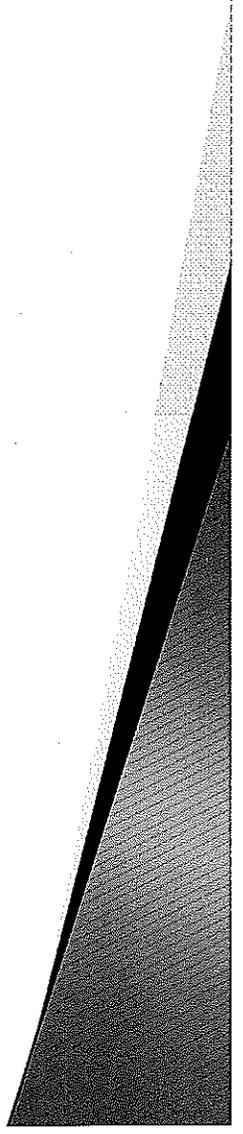
City contract cost
2,284,019

MCSO cost
3,451,140

City Cost
3,231,692

Savings: (947,673)

*Where are the cost savings for the MCSO
when taking on the patrol duties?*



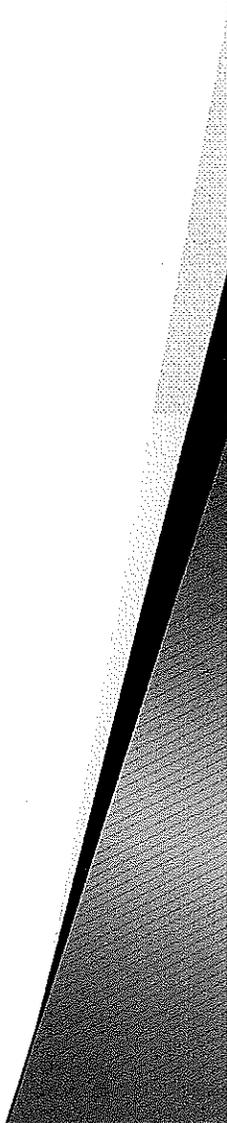
Where are the cost savings for the MCSO when taking on the patrol duties?

Current Per Shift Coverage

	TPD	MCSO
Officers	2	4
Sergeant	1	1

Total on Patrol taking calls: 6

Supervision: 2



Where are the cost savings for the MCSO when taking on the patrol duties?

No Reduction Patrol Call Service Levels!

Current Per Shift Coverage

	TPD	MCSO
Officers	2	4
Sergeant	1	1

Total on Patrol taking calls: 6

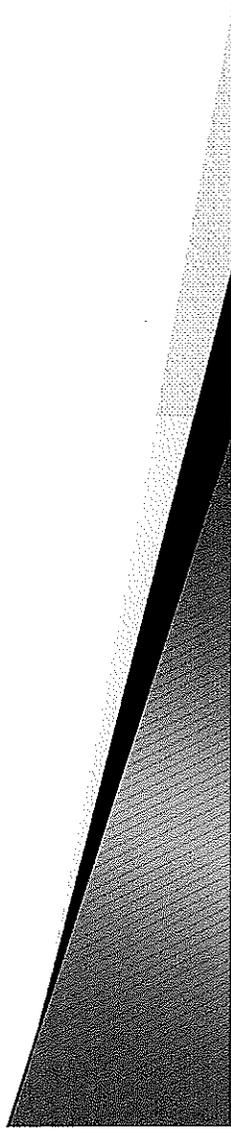
Supervision: 2

Proposed Per Shift Coverage

	MCSO
Deputy	6
Sergeant	1

Total on Patrol taking calls: 6

Supervision: 1



Where are the cost savings for the MCSO when taking on the patrol duties?

No Reduction Patrol Call Service Levels!

Current Per Shift Coverage	
TPD	MCSO
Officers	4
Sergeant	1
	Deputy
	Sergeant

Total on Patrol taking calls: 6
Supervision: 2

Proposed Per Shift Coverage	
MCSO	Deputy
6	1
	Sergeant

Total on Patrol taking calls: 6
Supervision: 1

Cost savings of elimination of duplication of supervision cost: \$ 144,469
shifts: x 3
Annual savings: \$ 433,406

COST SAVING SOURCES

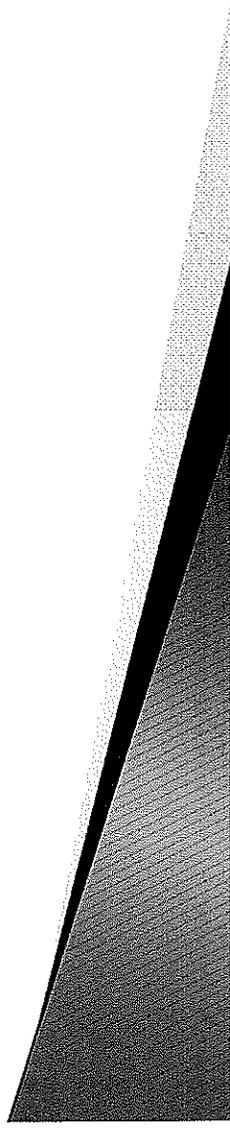
Additional Savings

- ✓ Services
- ✓ Training
- ✓ Academy Costs
- ✓ Overtime
- ✓ Equipment
- ✓ Fleet
- ✓ Fuel
- ✓ Maintenance

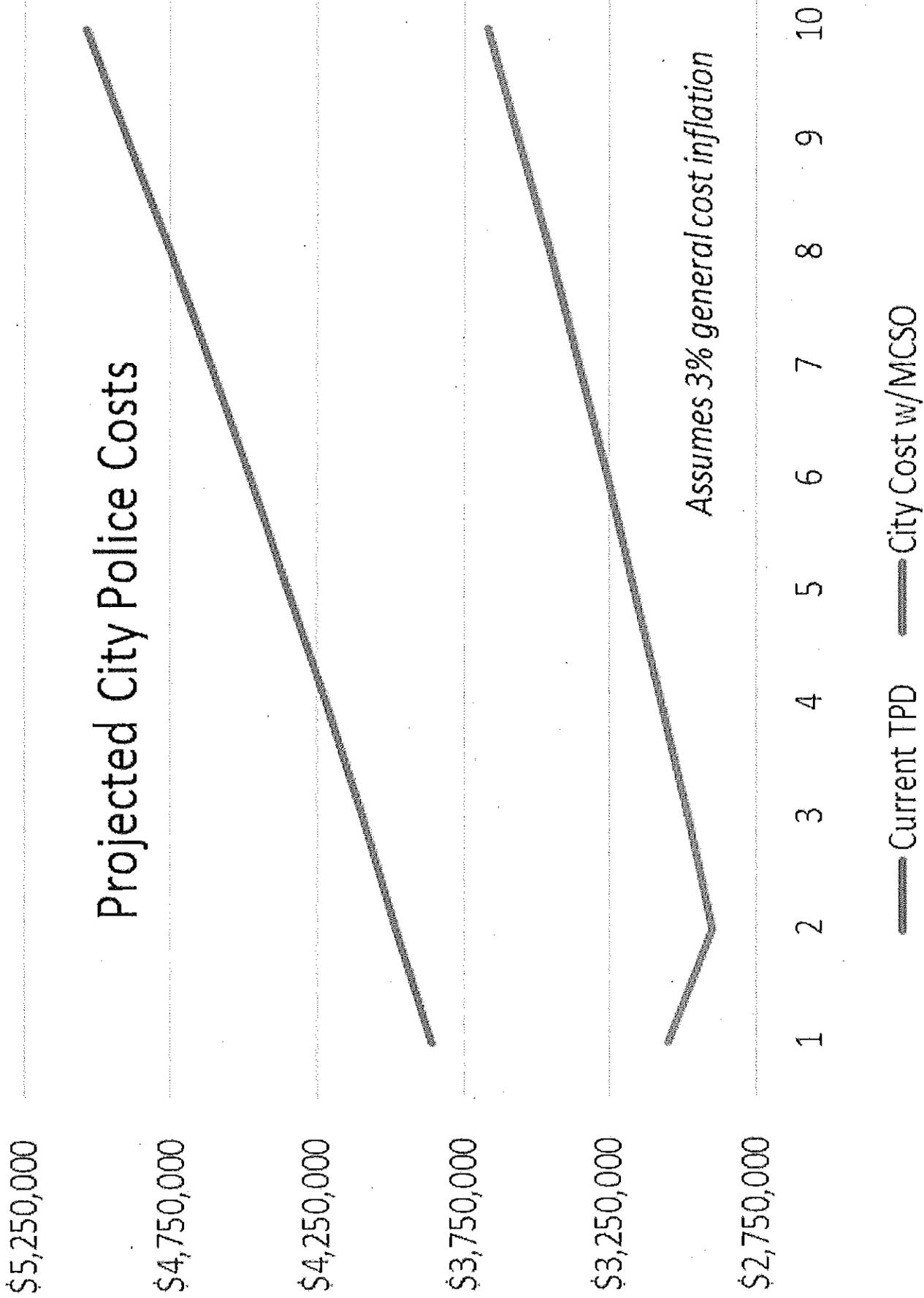
Financial Review & Contract

Budget Big Picture:

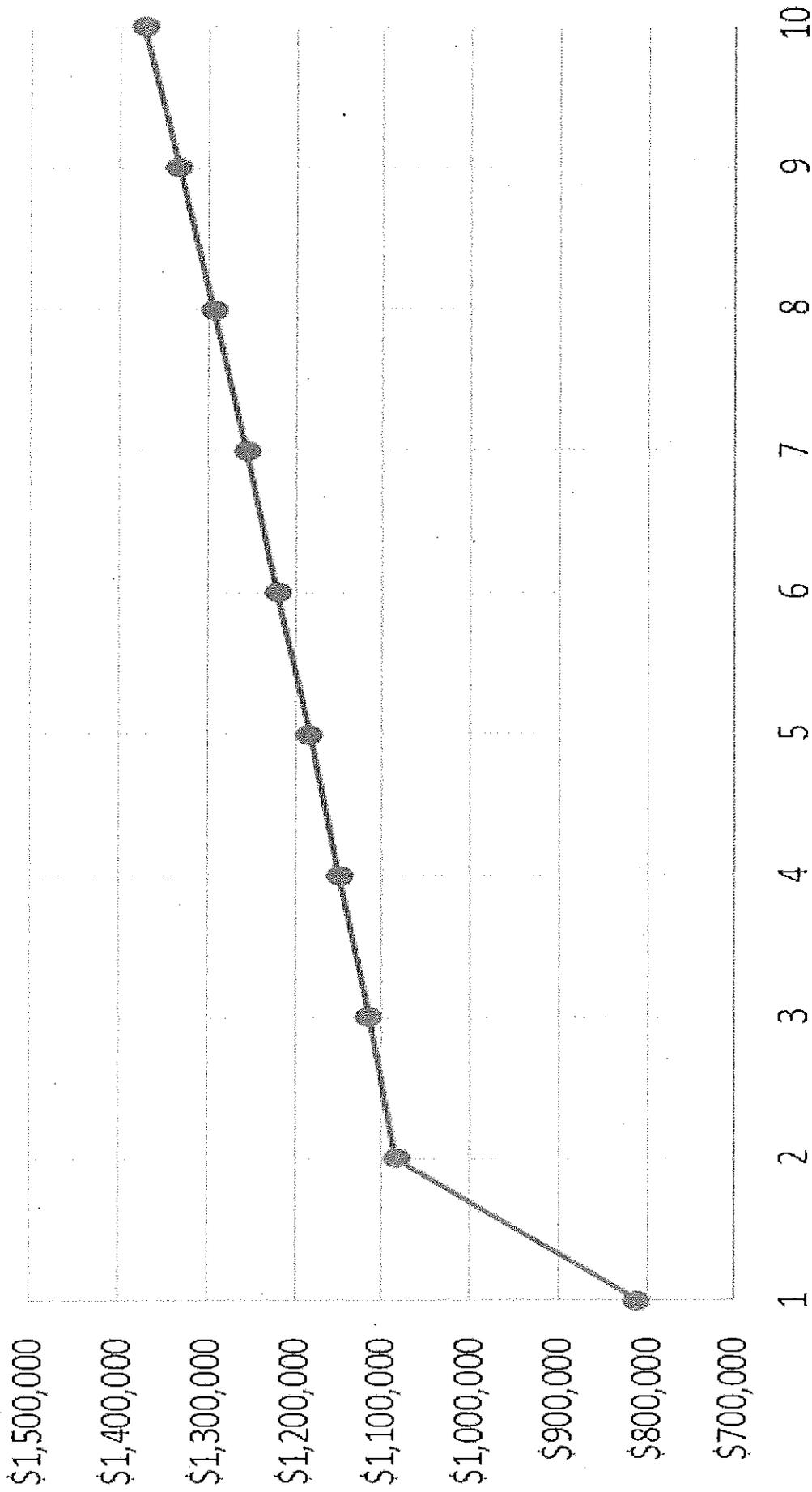
**What about savings
after the first year...???**



Projected City Police Costs



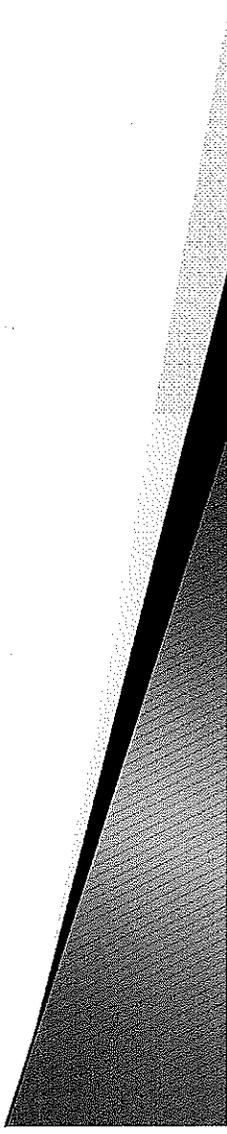
Potential Savings with MCSO Contract vs. Current TPD model



Financial Review & Contract

***Many, many, many,
many, moving parts...***

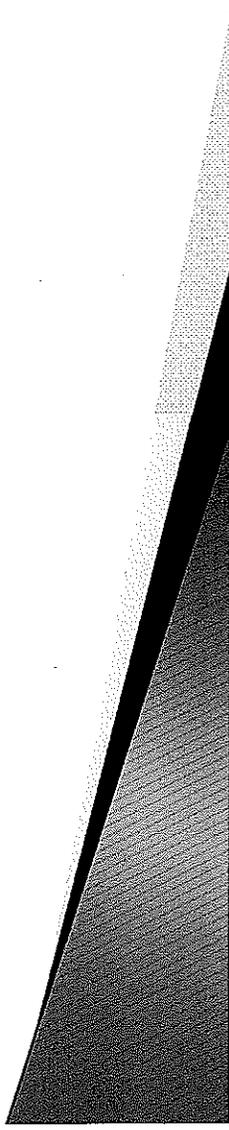
**A multi-year
implementation**



Financial Review & Contract

Budget

Contract



Contract Law Enforcement Services

a widely used nationwide approach for saving taxpayers' dollars

Of a 193 Oregon cities, 55 use the County Sheriff's Office for police services, or 28.5% with a total population of 143,865 served

Ten largest Oregon cities using County Sheriff for Police Services:

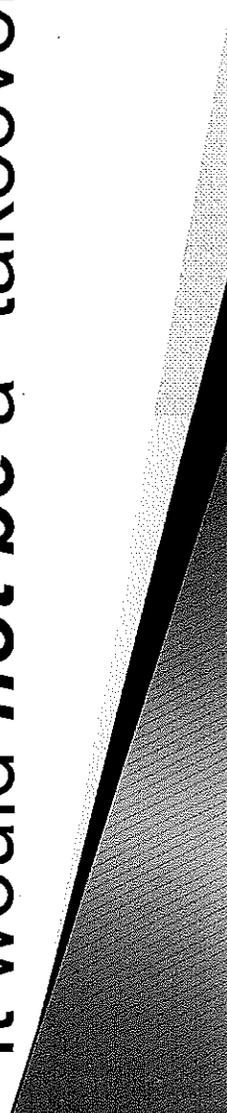
	Incorporated City/Town	Pop. 2011
1	Wilsonville	19,565
2	Happy Valley	14,330
3	Damascus	10,575
4	Sheridan	6,125
5	Creswell	5,015
6	Veneta	4,610
7	Wood Village	3,885
8	Coquille	3,865
9	Lafayette	3,740
10	Harrisburg	3,585

Intergovernmental Agreement

The City would be *choosing* to contract for specified services from a vendor, as it routinely does for other goods and services.

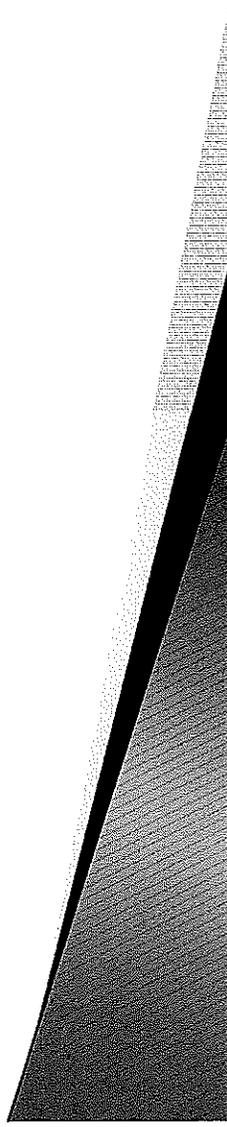
The City would choose to contract for law enforcement services from the MCSO.

It would ***not be*** a “takeover” by the Sheriff.



IGA is only as good as it written...

- ▶ As in any customer/vendor relationship the terms and conditions must be clearly spelled out for the benefit of all parties.
- ▶ IGA's are enforceable contracts through arbitration or the courts, and are made pursuant to ORS 190.010 and ORS 206.345.
- ▶ What terms are included in the IGA, defining responsibilities of each party, is what makes a good contract.



IGA is only as good as it written...

In general the IGA must address:

- staffing and equipment,
- command and control,
- liability allocation,
- payment,
- term or duration,
- rights of the parties to terminate,
- *and more...*

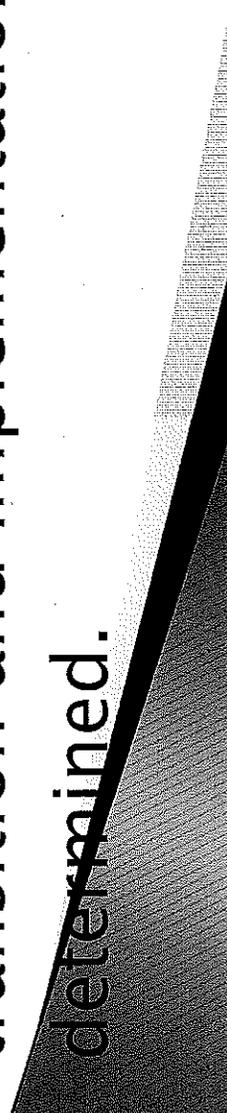


IGA is only as good as it written...

A clear and acceptable IGA is necessary for all parties.

Only Some of the potential deal points for the IGA were included in the Council packet.

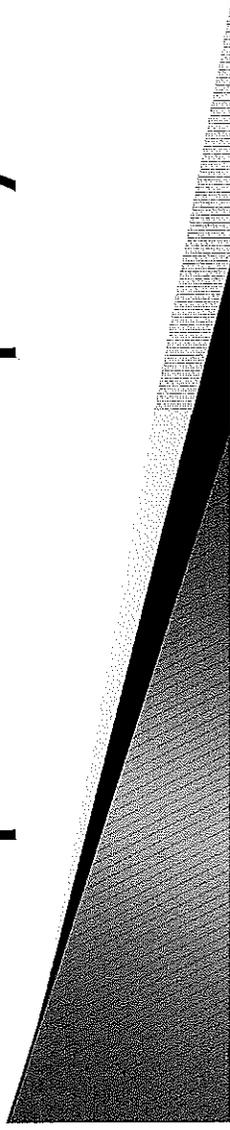
Any IGA will need a structure which envisions a number of subsequent amendments as transition and implementation items are determined.



City Council *Goals*

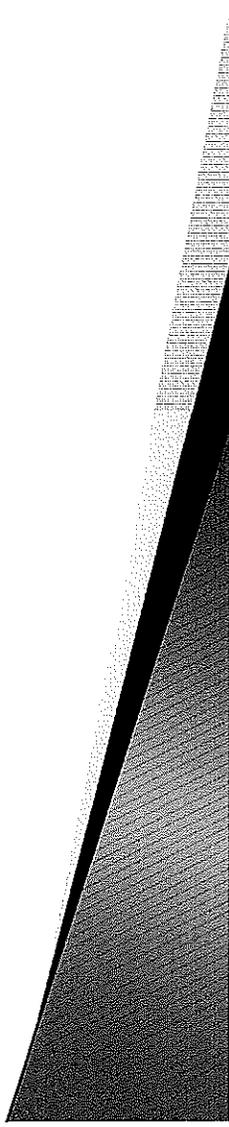
The proposed service consolidation supports:

- ▶ Improve and support livability in Troutdale
- ▶ Fiscal prioritization and budget accountability
- ▶ Improve employee morale



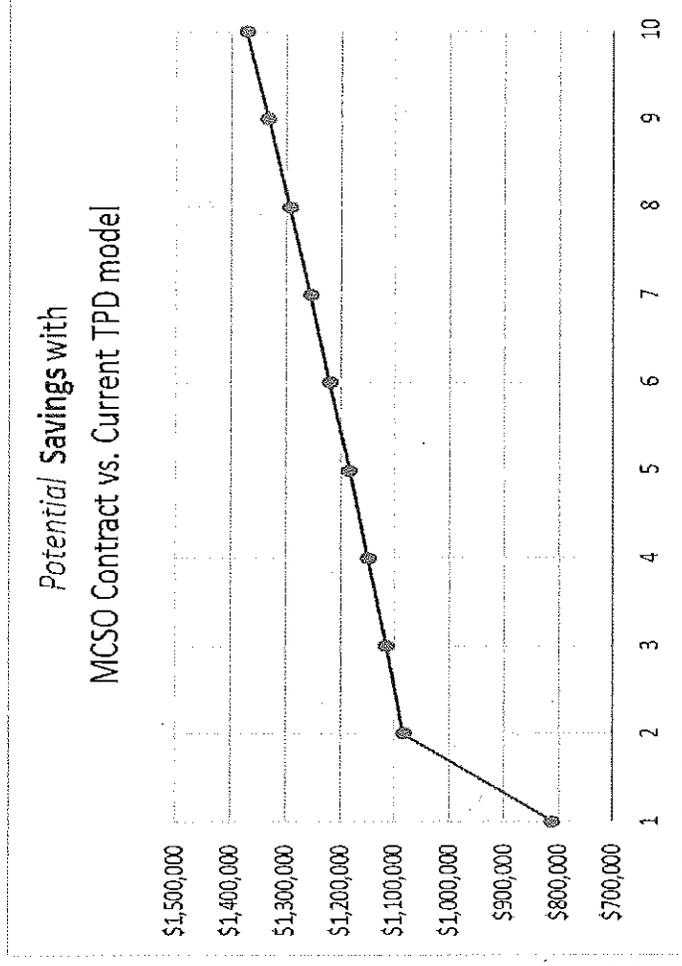
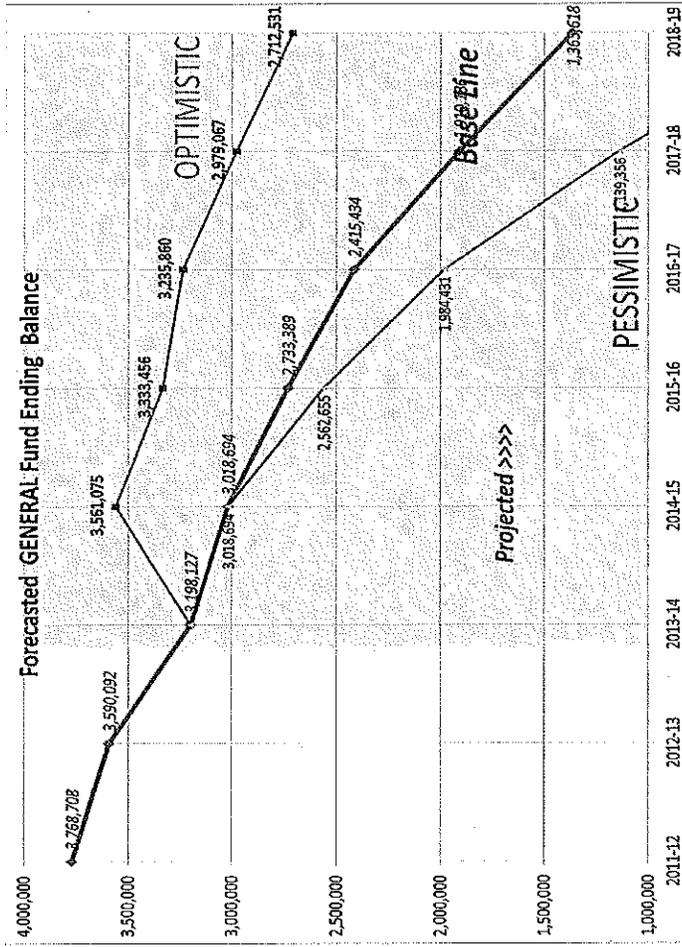
Sheriff's Office & Troutdale Police

**This is a limited
window of time
opportunity...!**



Financial Direction...?

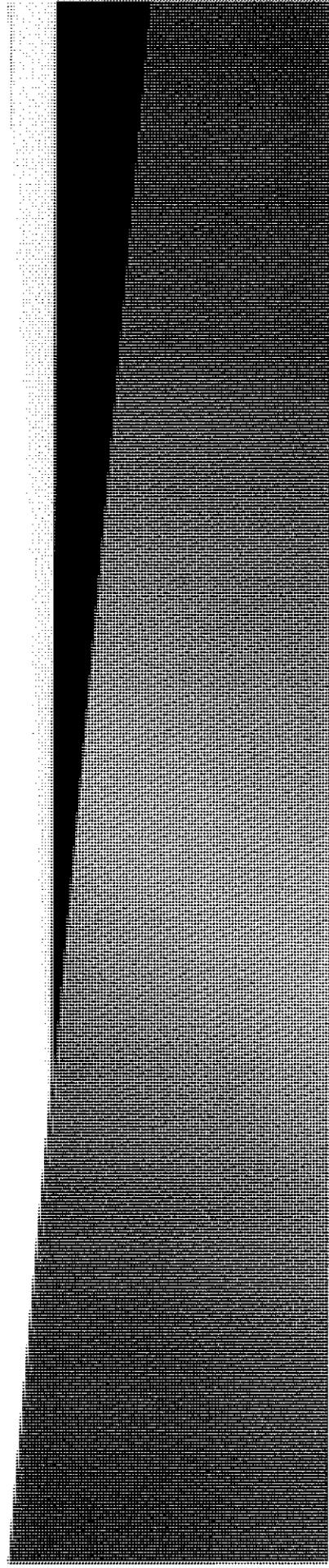
Current Proposed



Questions ...???

&

Discussion





CITY OF TROUTDALE



STAFF REPORT

SUBJECT / ISSUE: A resolution approving an Intergovernmental Agreement between the East Multnomah Soil and Water Conservation District and the City of Troutdale for expansion of the StreamCare project on City property.

<p>MEETING TYPE: City Council Regular Mtg.</p>	<p>MEETING DATE: May 27, 2014 STAFF MEMBER: Amy Pepper DEPARTMENT: Public Works</p>
<p>ACTION REQUIRED Consent Agenda/Resolution</p> <p>PUBLIC HEARING No</p>	<p>ADVISORY COMMITTEE/COMMISSION RECOMMENDATION: None Forwarded</p> <p>Comments: See community involvement process below</p>
<p>STAFF RECOMMENDATION: Approval</p>	

EXHIBITS:

A. IGA with EMSWCD for EMSWCD's StreamCare project on City property

Subject / Issue Relates To:

Council Goals
 Legislative
 Other (describe)
Vegetation restoration partnership on City owned property along Beaver Creek

Issue / Council Decision & Discussion Points:

◆ (N/A – Consent Agenda Item)

Reviewed and Approved by City Manager:

BACKGROUND:

The East Multnomah Soil and Water Conservation District (EMSWCD) began a stream restoration program in the upper Beaver Creek watershed five years ago, called StreamCare. StreamCare is a voluntary program that offers complete invasive weed control, re-vegetation, and maintenance of restored areas to streamside property owners in unincorporated areas at no cost to the property owner. EMSWCD works with willing property owners to identify a project area where invasive weed control, replanting, and maintenance is needed. Since the inception of the program, EMSWCD has worked with more than 65 private property owners to restore over 140 acres along five stream miles of upper Beaver Creek, representing approximately 30% of the landowners upstream of Mt Hood Community College. The program is still available along all sections of the creek outside of city limits, however EMSWCD has made all practical efforts to reach out to the other owners in that area and will no longer conduct outreach to property owners in the upper watershed.

In addition to this restoration work performed by EMSWCD, Metro has plans to restore vegetation along Beaver Creek on the parcels Metro owns adjacent to Mt Hood Community College and SOLVE has been working in the lower watershed near the creek’s confluence with the Sandy River.

As EMSWCD looked at evaluating, expanding and building on the prior success of their StreamCare program, they identified City-owned properties along the creek not currently under a restoration program that could benefit from restoration work.

The proposed IGA (attached as Exhibit A), allows for EMSWCD to expand their StreamCare program into incorporated lands on City-owned properties along Beaver Creek, within the Beaver Creek Greenway, for a period of ten years. Through this IGA, the City takes the role of the “willing property owner” similar to private property owners that have participated in the upper watershed.

PROS & CONS:

Pros:

- Invasive weed control and native plant restoration within the Beaver Creek Greenway at no cost to the City.
- Increased shade, erosion control, and improved wildlife habitat, along Beaver Creek.

Cons

- None.

<p>Current Year Budget Impacts <input type="checkbox"/> Yes (<i>describe</i>) <input checked="" type="checkbox"/> N/A</p> <p>EMSWCD will provide all necessary labor, planting, seeding and erosion control materials for the work associated with this project.</p> <p>Future Fiscal Impacts: <input type="checkbox"/> Yes (<i>describe</i>) <input checked="" type="checkbox"/> N/A</p> <p>City Attorney Approved N/A <input type="checkbox"/> Yes</p> <p>Community Involvement Process: <input checked="" type="checkbox"/> Yes (<i>describe</i>) <input type="checkbox"/> N/A</p> <p>While this program and IGA were not formally considered by the Parks Advisory Committee, staff did inform them of the program and pending agreement and the PAC membership expressed support.</p>



STREAMCARE INTERGOVERNMENTAL AGREEMENT

City Name: City of Troutdale Project #: BeaverCOT

PURPOSE.

The purpose of this Cooperative Agreement (“Agreement”) is to clarify the respective responsibilities of East Multnomah Soil and Water Conservation District (“EMSWCD”) and City of Troutdale (“City”) in carrying out a project (“Project”) funded by the EMSWCD’s StreamCare program. The goal of all StreamCare projects is to improve water quality by planting trees and restoring native vegetation along rivers, creeks, and streams.

This agreement shall terminate on August 1, 2024, unless extended by mutual written consent.

PROJECT.

All reports, correspondence, and required documentation shall be directed to the appropriate Project Manager:

For the District:

Lucas Nipp, Project Lead
East Multnomah Soil & Water Conservation District
5211 N Williams Ave
Portland, OR 97217
Phone: 503-539-5764
Fax: 503-935-5359
Email: lucas@emswcd.org

For the City:

Amy Pepper
City of Troutdale
342 SE 4th Street
Troutdale, OR 97060
Phone: 503-674-7241
Fax: 503-492-3502
Email: amy.pepper@troutdaleoregon.gov

The Project involves the following treatments at or in the Project Area described below:
Weed control, site preparation, planting, seeding, erosion control, maintenance, and monitoring.

PROJECT AREA.

The Project Area is located in the Beaver Creek watershed, at the following locations:

Project Address: 8 Properties with no site addresses. Taxlot ID's listed below
Owner Address: 219 E Historic Columbia River Hwy, Troutdale OR 97060
Tax Lot(s): 8 Taxlots, Taxlot IDs:
 1N3E36CC-01222, 1N3E36CC-00502, 1N3E36-00200,
 1N3E36AC-00100, 1N3E36AA-00100, 1N3E36AC-03300,
 1N3E36AC-03400, 1N3E36AB-00900
Area: Approximately 55.13 acres along Beaver Creek

The Project Area is further defined on the attached map.

PROJECT SCHEDULE.

Work on the Project will begin on August 1, 2014 and conclude no later than August 1, 2024.

COSTS.

EMSWCD shall be responsible for all Project costs, provided adequate funding is available. If funds become unavailable for any reason, EMSWCD may modify the work schedule or cancel the Project without further obligation to the City. The City is not responsible for financing or completing the Project if EMSWCD can no longer fund the Project.

DUTIES AND OBLIGATIONS.

EMSWCD will be responsible for managing the vegetation in the Project Area for the duration of the Agreement. Decisions related to the ownership and management of the property are the responsibility of the City.

A. EMSWCD shall:

1. Install, maintain, and monitor the Project as listed in the table below:

Schedule	Task	Details
Summer 2014- Winter 2014	Site Preparation	<ul style="list-style-type: none"> • May include cutting, clearing, and/or spraying. • Debris and trash will not be removed from the project area. Girdled trees will be left as standing snags. Vegetative debris will be left to decompose on site. • Specific weed species that will be controlled include but are not limited to: Himalayan blackberry, English ivy, clematis, reed canary grass, yellow flag iris, Japanese knotweed, bamboo, garlic mustard, English holly, English hawthorn, mountain ash, black locust, and naturalized cherry.
Winter and/or Spring 2015	Initial Planting	<ul style="list-style-type: none"> • Includes all labor and materials for the initial plantings. To be completed by April 30, 2015. • Includes installation of wildlife damage control prevention materials.
Fall 2014 and/or Spring 2024	Seeding and Erosion Prevention	<ul style="list-style-type: none"> • Occurs on an as-needed basis to prevent erosion • Typically takes place in the fall.

Spring 2015 through July 2024	Maintenance, Monitoring, and Plantings	<ul style="list-style-type: none"> • Occurs on a quarterly basis. • Plant watering on an as-needed basis. • Plant replacement. For all plants installed by EMSWCD a minimum survival rate of 50% for trees, 40% for shrubs by September 30, 2023 is considered a successful restoration of the area. EMSWCD shall replant the area as necessary due to plant mortality, except for plant mortality caused by catastrophic loss as described in the Section “Disclaimer” through April 30, 2024. • Manage vegetation by cutting, mowing, and spraying competing vegetation until planted trees and shrubs are established. • Provide monitoring results to the City upon request.
-------------------------------	-----------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

EMSWCD reserves the right to adjust the type and timing of treatments within the Project budget to optimize Project success.

2. Provide all necessary labor, planting, seeding, and erosion control materials, and other miscellaneous work incidental to completion of the Project, unless otherwise specified in this Agreement.
3. Apply for and obtain all required permits for the Project site(s).
4. Coordinate and supervise all activities of contracted work crews on the site. EMSWCD shall not hold the City liable for accidents to or by the contracted work crew or EMSWCD staff.
5. Designate a Stream Care Project Lead. EMSWCD will notify the City if the Project Lead changes.

B. City shall:

1. Within the times specified in this Agreement, allow, and provide access for, EMSWCD representatives to enter the Project site(s) for the purposes of installing, maintaining, and monitoring the Project. EMSWCD workers or agents shall carry credentials identifying them as EMSWCD workers or agents when they are present at the Project site(s). EMSWCD activities at the site will be limited to 7 a.m. to 5:30 p.m., Monday through Friday, unless otherwise agreed between the Stream Care Project Lead and the City.
2. Acknowledge that this Project is funded with public funds and so may not be altered or removed without the prior consent of EMSWCD. If the Project is removed or modified by the City without consent of EMSWCD, the City may be required to refund to EMSWCD some or all of the Project costs. The placement or building of new structures in the Project Area is considered a modification. Nothing in the agreement shall preclude the City from conducting maintenance or improvements to its trails, utility systems and related structures within or contiguous to the

Project Area for the continuing use and enjoyment by the public, with or without the consent of EMSWCD.

3. Acknowledge that EMSWCD restoration projects are maintained for plant survival, not aesthetics, and that the Project site may appear “natural and weedy.” EMSWCD will not respond to requests for weeding, mulching, mowing, etc. unless plants are at risk.
4. Allow a sign to be placed in or near the Project Area, or near the road in front of the City’s property to identify the project as part of Stream Care.
5. Promptly notify EMSWCD upon sale of the Project property.

DISCLAIMER.

1. EMSWCD shall not be responsible for costs associated with replacing native planting projects:
 - Beyond the end date of this contract;
 - In the event of natural catastrophes, including but not limited to severe flooding, fire, drought, and earthquake;
 - Following repeated vandalism.
2. EMSWCD will attempt to protect the Project from wildlife damage.
3. EMSWCD may modify the work schedule or cancel the Project in the event that funds become unavailable for any reason.
4. EMSWCD may modify the work schedule in order to establish reaches or larger ecological units to be treated simultaneously.

INDEMNIFICATION.

City and EMSWCD are each responsible for any damage or any third-party liability which may arise from their own acts or omissions under this Agreement, subject to the limitations and conditions of the Oregon Tort Claims Act, ORS 30.260 through 30.300, and the Oregon Constitution.

In carrying out its duties and obligations under this Agreement, City shall indemnify and hold harmless EMSWCD, its officers, directors, agents and employees, against any and all losses, claims, damages and expenses, including reasonable and necessary attorney's fees, to the extent any such losses, claims, damages and expenses are due to the acts or omissions of the City, its officers, directors, agents and employees. The City is not obligated to indemnify EMSWCD should any such losses, claims, damages and expenses result, in whole or in part, from acts, omissions, willful misconduct or gross negligence of EMSWCD, its affiliates, officers, directors, agents and employees.

In carrying out its duties and obligations under this Agreement, EMSWCD shall indemnify and hold harmless City, its officers, directors, agents and employees, against any and all losses, claims, damages and expenses, including reasonable and necessary attorney's fees, to the extent any such losses, claims, damages and expenses are due to the acts or omissions of EMSWCD, its officers, directors, agents and employees. EMSWCD is not obligated to indemnify City should any such losses, claims, damages and

expenses result, in whole or in part, from acts, omissions, willful misconduct or gross negligence of the City, its affiliates, officers, directors, agents and employees.

NONDISCRIMINATION.

EMSWCD prohibits discrimination in all of its programs and activities on the basis of race, color, national origin, age, disability, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisals, or because all or part of an individual's income is derived from any public assistance program. EMSWCD is an equal opportunity provider and employer.

MODIFICATION.

The terms of this Agreement may be modified by the mutual written consent of both parties.

TERMINATION.

Either party may terminate this Contract, in whole or in part, upon 30 days notice to the other party.

City **Date**

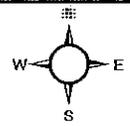
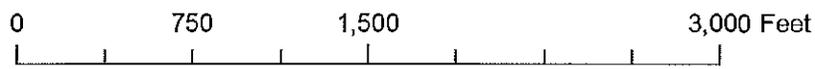
East Multnomah Soil & Water Conservation District **Date**

Attachments:
Project Map

StreamCare

Beaver Creek

Project Areas Map for City of Troutdale Properties



RESOLUTION NO.

A RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE EAST MULTNOMAH SOIL AND WATER CONSERVATION DISTRICT AND THE CITY OF TROUTDALE FOR EXPANSION OF THE STREAMCARE PROJECT ON CITY PROPERTY.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. The East Multnomah Soil and Water Conservation District (EMSWCD) is a unit of local government serving Multnomah County East of the Willamette River.
2. The mission of EMSWCD is to conserve and restore the natural resources of the district for current and future generations by making conservation technical, financial, and educational assistance available and meaningful to all residents and ensuring equitable distribution of benefits and responsibilities.
3. StreamCare is a program offered by EMSWCD to provide free restoration work along Beaver Creek.
4. Certain City owned properties along Beaver Creek, within the Beaver Creek Greenway, are in need of restoration that the StreamCare program can provide.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE

Section 1. The City of Troutdale hereby approves the IGA with East Multnomah Soil and Water Conservation District for expansion of the StreamCare program on City properties along Beaver Creek within the Beaver Creek Greenway (attached as Exhibit "A" to the staff report).

Section 2. The Mayor is authorized to sign the IGA on behalf of the City of Troutdale.

Section 3. This resolution is effective immediately upon adoption.

YEAS:
NAYS:
ABSTAINED:

Doug Daoust, Mayor

Date

Debbie Stickney, City Recorder

Adopted:



CITY OF TROUTDALE



STAFF REPORT

SUBJECT / ISSUE: A resolution authorizing the City Manager to enter into an Exclusive Negotiating Agreement with Eastwinds LLC

<p>MEETING TYPE: City Council Regular Mtg.</p>	<p>MEETING DATE: May 27, 2014 STAFF MEMBER: Craig Ward DEPARTMENT: Executive</p>
<p>ACTION REQUIRED Consent Agenda/Resolution</p> <p>PUBLIC HEARING No</p>	<p>ADVISORY COMMITTEE/COMMISSION RECOMMENDATION: Not Applicable</p> <p><u>Comments:</u></p>
<p>STAFF RECOMMENDATION: Approval</p>	

EXHIBITS:

Subject / Issue Relates To:

- Council Goals
 Legislative
 Other (describe)
 Pursue Urban Renewal development

Issue / Council Decision & Discussion Points:

- ◆ An Exclusive Negotiating Agreement (ENA) with Eastwind Development LLC similar to this proposed ENA was executed on May 11, 2012 for a period of 120 days, but subsequently expired.
- ◆ Approval will provide the City Manager with the authority to undertake certain activities and exclusive negotiations relating to certain pre-development activities and potential transfer of approximately 12 acres of property formerly used for the City's wastewater treatment plant (WWTP) in the form of a "Purchase and Sale Agreement (PSA)."
- ◆ The proposed ENA between the applicant and the City precludes the City negotiating with any other party for the potential transfer and development of the Property during the effective term of the agreement while various tasks are completed.
- ◆ The ENA is not a binding legal agreement and does not commit either party to any specific agreement or to sell and develop the City's property. Rather it is a statement of

Reviewed and Approved by City Manager:

the activities that each party intends to undertake, in good faith, to lead to sufficient detail about the potential transfer and development of the Property to continue negotiations towards binding agreements.

BACKGROUND:

The applicant proposes to purchase and approximately 12 acres of property formerly used for the City's WWTP. During the period anticipated by the ENA, both parties will conduct a variety of activities to clarify development plans and their associated permits pursuant to negotiating the terms of a PSA. The tasks to which each party will be obligated are described in Exhibit 2 to the proposed ENA. City obligations under the proposed ENA are limited to providing staff analysis of the compatibility of Eastwinds' "conceptual Site Development Plan " with the URA Troutdale Riverfront Renewal Plan, developing a plan for public investments to implement Eastwinds' conceptual Site Development Plan, identifying required permits, considering proposed instructions for an appraisal of the City's former WWTP, overseeing DEQ's Voluntary Cleanup Program for the City's property, and identifying the process for transferring the City's former WWTP property from the City to the Urban Renewal Agency, if needed.

The City has received no unsolicited inquiries regarding the former WWTP site's characteristics, features or value, or marketed the property for sale in several years.

PROS & CONS:

Pros:

- Provides Eastwind with the assurance that the City will not make the property available to competitors while Eastwind completes their pre-development plans and negotiations with prospective developers.
- Provides reasonable expectations for negotiating a draft PSA in the interest of both parties.

Cons

- Constrains the City's ability to market the WWTP property to other potentially willing buyers.
- Anticipates the City bearing the cost of an appraisal of the former WWTP site, but does not directly obligate the City to that expense.

Current Year Budget Impacts Yes (describe) N/A

Future Fiscal Impacts: Yes (describe) N/A

Eastwinds LLC has offered to purchase the former WWTP site for "fair market value less the cost of building demolition and hazardous waste abatement." In addition, the costs of a property appraisal and the costs of potential public investments in the URA are undetermined.

Community Involvement Process: Yes (describe) N/A

Eastwinds' conceptual Site Development Plan is anticipated to require amendments to both the URA Troutdale Riverfront Renewal Plan and to zoning for the properties, for which subsequent community involvement will be provided.

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN EXCLUSIVE NEGOTIATING AGREEMENT WITH EASTWINDS LLC

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. For over a year, Eastwinds LLC has explored potential deal points for transferring the City's former wastewater treatment plant (the "Property") to Eastwinds LLC for inclusion within a larger development plan, in the Urban Renewal Area.
2. Discussions between the parties indicate that there is sufficient potential for Eastwinds to realize the development potential of the Property, that the City should demonstrate its willingness to come to terms for a purchase and sale of the Property.
3. Eastwinds LLC has requested an exclusive right to negotiate with the City to facilitate its development and financing.
4. Under the proposed exclusive negotiating agreement ("ENA"), the City will temporarily forsake negotiating with any party other than Eastwinds. During this time, Eastwinds and the City will attempt to identify the activities that each step must take to result in transfer and development of the Property.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE:

Section 1. The Council authorizes the City Manager to enter into an exclusive negotiating agreement in substantially the form of the ENA attached as Exhibit A to this Resolution.

Section 2. This Resolution takes effect upon passage by the City Council.

YEAS:
NAYS:
ABSTAINED:

Doug Daoust
Mayor

Date _____

Debbie Stickney
City Recorder

Adopted:

EXCLUSIVE NEGOTIATION AGREEMENT

TROUTDALE RIVERFRONT URBAN RENEWAL PROJECT

Between

City of Troutdale

And

Eastwinds Development LLC

1. This Exclusive Negotiation Agreement (“Agreement” or “ENA”) is entered into this ___ day of May, 2014 (“Effective Date”) between the City of Troutdale, Oregon (“City”), a political subdivision and municipal corporation of the State of Oregon, and Eastwinds Development LLC, an Oregon limited liability company (“Eastwinds”) (individually a “Party” and together, the “Parties.”)
2. The ENA establishes a period of time during which the Parties will complete ongoing pre-construction development activities and conclude negotiations regarding the potential transfer and redevelopment of certain real property between the Parties (the “Troutdale Riverfront Urban Renewal Project” or “Project”), which period commences on the Effective Date and ends on the 180th day after the Effective Date (“Initial ENA Period”). The real property that is included in the Project and illustrated in Exhibit I includes a parcel owned by the City (“City Property”) and a parcel owned by Eastwinds (“Eastwinds Property”). Together, the City Property and the Eastwinds Property are a part of the Troutdale Riverfront Urban Renewal Site as identified in the Troutdale Riverfront Renewal Plan. The City, in its sole discretion, may transfer the City Property to the Troutdale Urban Renewal Agency (the “Agency”) before completion of any or all activities contemplated by this ENA or any subsequent definitive agreements are executed by the Parties. The ENA is a continuation of the process to pursue development of the Project, which may include without limitation, completion of environmental site assessments pursuant to the City’s United States Environmental Protection Agency (“EPA”) Brownfield Assessment Grant and ongoing remedial action activities with the Oregon Department of Environmental Quality (“DEQ”), potential transfer of property between the Parties and evaluating redevelopment options and corresponding costs and limitations due to environmental, natural resource or economic conditions. In consideration of Eastwinds’ efforts under this Agreement including without limitation, Eastwinds’ tasks set forth in Exhibit 2, the City agrees not to negotiate, solicit or enter into any agreement with any third party for the potential transfer and/or development of the City Property or transfer all or any portion of the City Property (other than to Agency consistent with this ENA) during the Initial ENA Period and any extension of this ENA.
3. Except for the good faith duties of the Parties, the exclusive negotiations and transfer covenants in Section 2 above, the termination and extension rights in Sections 4 and 5 below, the provisions

of Section 8 and this Section 3, as described herein, this ENA is not a binding legal agreement and does not commit either Party to any specific agreement or to proceed to sale or purchase and/or development of the City Property or otherwise. Rather it is a statement of the activities that each Party intends to undertake, in good faith, to lead to sufficient detail about the potential transfer and development of the City Property to continue negotiations towards binding agreements. The Parties understand and agree that no Party will be bound until a final, definitive purchase and sale agreement for the purchase and sale of the City Property has been negotiated, approved, executed and delivered by City and Eastwinds (and, if applicable, Agency) ("PSA"). Except as expressly stated in the first sentence of this Section 3, neither this ENA nor any negotiations or actions pursuant hereto are to be relied upon by the Parties as a contract (express, by estoppel or otherwise), until a definitive, written PSA is agreed upon and mutually executed and delivered by the Parties. Upon execution of a definitive PSA, the terms of such agreement shall supersede this ENA and any prior negotiations, and shall govern the transaction. Each Party is proceeding at its own expense and, except as hereafter may be specifically agreed in writing, neither Party will be required to reimburse the other Party for costs related to this proposed transaction. Time is of the essence of the enforceable paragraphs of this ENA.

4. If either Party reasonably determines that the potential transfer of the City Property to Eastwinds or development of the Project by Eastwinds is not in its best interest, either Party may terminate the ENA by giving written notice to the other Party of the date of termination. If the ENA is so terminated, neither Party has any financial or other obligations whatsoever to the other Party, and City may thereafter undertake negotiations for the transfer and development of the City Property with any third party it chooses.
5. The ENA will terminate on the earlier of: (1) one hundred and eighty (180) days after the Effective Date, (2) the date a subsequent definitive PSA is executed by the Parties, or (3) the date that the ENA is terminated before the conclusion of the Initial ENA Period ("Termination Date"). If the ENA is not terminated beforehand under Section 4 by the Parties or a subsequent definitive PSA is not executed by the Parties within ten (10) days of the Termination Date, the Parties will meet before the Termination Date to assess progress toward each of the Tasks set forth in Exhibit 2 to this ENA. Thereafter, unless a Party gives written notice to the other of its intent to terminate the ENA, the Parties will continue in good faith toward completion of the Tasks in Exhibit 2 through an extension period sufficient to negotiate and prepare the subsequent definitive agreement(s) that the Parties determine necessary to proceed with the Project. If the Parties do not enter into a subsequent definitive PSA within one hundred and eighty (180) days after the Termination Date, the ENA will automatically terminate, unless both Parties agree in writing to continue the ENA beyond that date.
6. Regular and direct communication between the Parties is a necessary part of all the activities contemplated by this ENA. Therefore, Eastwinds has identified Ron Garzini and the City has identified Craig Ward as the respective Parties' Lead Project Representatives. Each Lead Project Representative shall coordinate staff, legal advisors and other consultants as each deems necessary to diligently complete the Tasks set forth in Exhibit 2. The Lead Project

Representatives will schedule regular monthly meetings of project team members to address matters of mutual interest and to keep each other informed on progress and challenges.

7. The Parties will make good faith efforts to complete their respective Tasks set forth in Exhibit 2 to this Agreement prior to the Termination Date unless the Parties agree in a subsequent definitive agreement to undertake or complete any Tasks after the Termination Date.
8. The undersigned representatives are authorized to sign this ENA on behalf of their respective Parties, and agree to receive any notices sent by the other Party at the address set out below. This ENA may be signed in counterparts which, together, constitute the same agreement. Signatures by fax or pdf are binding as originals.

City of Troutdale

By: _____
Craig Ward, City Manager
219 E. Historic Columbia River Hwy.
Troutdale, OR 97060

With a copy of notices to:

Douglas C. MacCourt
Ater Wynne LLP
1331 NW Lovejoy St., Suite 900
Portland, OR 97209

Eastwinds Development LLC

By: _____
Glenn Leier
Eastwinds Development LLC.
8440 N.E. Alderwood Rd., Suite A
Portland, OR 97220

With a copy of notices to:

Christopher R. Hermann
Stoel Rives LLP
900 SW Fifth Avenue Suite 2600
Portland, OR 97204-1268

EXHIBIT 1: PROPERTY MAP AND ILLUSTRATION



EXHIBIT 2: PRECONSTRUCTION DEVELOPMENT TASKS

Eastwinds will, at Eastwinds' sole cost and expense:

- E-1 During the first 120 days of the Initial ENA Period, fund and manage a Detailed Market Feasibility Study for its proposed development of the Project, and provide a summary of the study findings to the City.
- E-2 Within 30 days after receipt of the City information described in Paragraphs C-1 and C-2 below:
 - a. If appropriate, revise the conceptual Site Development Plan and massing study of the site showing development and infrastructure components, including, but not limited to, the possible location and amount of public use components, parking, trails and sustainable/green and historic preservation project elements that may be incorporated into a development and illustrative sketches describing the proposed character of the overall project and public spaces.
 - b. Identify desirable public infrastructure on and around the site, including a conceptual street layout and pedestrian connections. The public infrastructure should address the planned roles of North Frontage Road and S. 257th Street as probable gateways to the project, and the proposed location and a conceptual design and construction cost estimates for pedestrian connections and trails.
 - c. Identify a potential development schedule and a phasing plan, taking into consideration, among other things, the time limits imposed by the ongoing environmental studies.
 - d. Identify revisions to the Troutdale Riverfront Renewal Plan, and the City's land use and zoning codes necessary to implement Eastwinds' conceptual Site Development Plan.
 - e. Eastwinds has applied for the certain loan funding from Business Oregon, and will work with the City, legal and other staff, environmental consultants, and DEQ to assess and, in Eastwinds' sole discretion, undertake (i) removal of the animal carcasses from the Eastwinds' Property as early as October 2014 and (ii) such actions as may be required by DEQ necessary for Eastwinds to obtain a Prospective Purchaser Agreement ("PPA") with respect to the City Property or other approval for the Eastwinds' Property, as determined by Eastwinds in its sole discretion.
- E-3 Identify preliminary realistic funding/financing sources for completion of pre-construction activities and a successful development, including sources, processes and timing for acquiring such resources and estimates for City financial participation.
- E-4 Once detailed feasibility studies are complete seek partners for development of the site.
- E-5 During the first 60 days of the Initial Period, draft instructions for an appraisal of the City Property that includes a value based upon its "as is" condition, although the appraisal is understood to be conducted within six (6) months of its anticipated sale or title transfer at fair market value.
- E-6 Support the Jurisdictional Transfer Agreement for the Old Kendall Frontage road (North Access) from the Oregon Department of Transportation (ODOT) to the City. Work with Simon Outlet Group (with support of City) to assure site coordination as development planning is continued.

- E-7 Draft a Purchase and Sale Agreement (“PSA”) consistent with this ENA for negotiation with the City and identify development parameters and City public infrastructure investments necessary to implement the current or a revised Troutdale Riverfront Renewal Plan through Eastwinds’ conceptual Site Development Plan.
- E-8 Define expectations for the City’s continuing participation in a PSA.
- E-9 Coordination with other owners:
- Simon – initiated by Eastwinds, and supported by the City for North Access. Eastwinds will also endeavor to coordinate its Master Plan with Simon Outlet Group.
 - Railroad – joint contact, rail underpass, Kibling extension, and leasehold owned by Union Pacific within the Master Plan area
 - ODOT – joint contact highway and trail interface
 - DLCD and Corps of Engineers regarding river access, primary contact City of Troutdale

City will, at City's sole cost and expense:

- C-1 After receipt of Eastwinds' Conceptual Site Development Plan, identify infrastructure needs to implement the Troutdale Riverfront Renewal Plan and
- C-2 After receipt of Eastwinds' Conceptual Site Development Plan, provide to Eastwinds a conceptual plan for public infrastructure that may influence Eastwinds' conceptual Site Development Plan.
- C-3 After receipt of the materials under E-2 above:
 - a. Consider and respond to Eastwinds' proposed public investments in implementing Eastwinds' revised conceptual Site Development Plan.
 - b. Assist Eastwinds to identify potential permits of non-City public agencies for Eastwinds' revised conceptual Site Development Plan.
 - c. Assist Eastwinds to identify consistency of Eastwinds' conceptual Site Development Plan with vegetation corridor, riparian zone, or similar standards and provide a rough outline of District Plan requirements or variance proposals as needed to implement Eastwinds' conceptual Site Development Plan.
 - d. Approve or disapprove the conceptual Site Development Plan.
- C-4 Consider and respond to Eastwinds' proposed instructions for an appraisal of the City's former wastewater treatment plant with the goal of mutual agreement.
- C-5 Continue to implement the EPA Brownfield Assessment Grant program with Eastwinds cooperation in the City's grant funded activities and in the DEQ Voluntary Cleanup Program, including Eastwinds' removal of the animal waste area and other remedial action activities on the City Property as needed.
- C-6 Identify the process needed to transfer the City's former wastewater treatment plant property from the City to the Urban Renewal Agency and support Eastwinds efforts to coordinate with Simon.
- C-7 Complete the Jurisdictional Transfer Agreement for the Old Kendall Frontage road from ODOT to the City.
- C-8 Define expectations for Eastwinds continuing participation in a PSA and negotiate the PSA with Eastwinds consistent with this ENA.
- C-9 Coordination with other owners:
 - Simon – initiated by Eastwinds, and supported by the City for North Access. Eastwinds will also endeavor to coordinate its Master Plan with Simon Outlet Group.
 - Railroad – joint contact, rail underpass, Kibling extension, and leasehold owned by Union Pacific within the Master Plan area
 - ODOT – joint contact highway and trail interface
 - DLCD and Corps of Engineers regarding river access, primary contact City of Troutdale



CITY OF TROUTDALE



STAFF REPORT

SUBJECT / ISSUE: A resolution adjusting the storm sewer utility fee and rescinding resolution No. 2216.

MEETING TYPE:
City Council Regular Mtg.

MEETING DATE: May 27, 2014

STAFF MEMBER: Steve Gaschler
DEPARTMENT: Public Works

ACTION REQUIRED
Resolution

ADVISORY COMMITTEE/COMMISSION RECOMMENDATION:
Not Applicable

PUBLIC HEARING
No

Comments:

STAFF RECOMMENDATION: Approve the proposed rate increase and adopt the respective resolution.

EXHIBITS:

- A. Utility fee comparison with other Cities
- B. March 18, 2014 Storm Sewer Rate and SDC Study Presentation
- C. Storm Sewer Rate and SDC Study, April 2014, FCS Group

Subject / Issue Relates To:

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

Issue / Council Decision & Discussion Points:

- ◆ The protection of the health, safety and property of residents and businesses through the provision of storm drainage systems and services is a critical function of the City.
- ◆ The City requires adequate funding for operation, maintenance and improvements to the City's Storm system.
- ◆ City storm sewer utility fees have not kept pace with increasing costs.
- ◆ Water quality requirements and watershed stewardship programs are increasing the expense of provide storm water management systems and services.

Reviewed and Approved by City Manager:

- ◆ The proposed rate increase per residential user is very small and well within a reasonable level for rate payers' means.
- ◆ Removal of the rate cap re-establishes equity in storm sewer rates.
- ◆ The City of Troutdale has the lowest total utility fees by far for all comparator cities identified. With all proposed rate increases, the City of Troutdale's typical residential utility bill will still be almost \$17/month less than the next closest comparator city.
- ◆ Needed rate increases are planned to phase in incrementally in order to avoid more dramatic increases in future years and to stay within rate payers' means, while maintaining necessary fund balances and operating coverage minimums.

BACKGROUND:

The Troutdale Municipal Code establishes Storm Sewer utility fees and authorizes the City Council to adjust the amount of the fees by resolution. Costs of personnel, materials, services, capital projects and reimbursements to other funds continue to increase. Additionally, the City needs to build capital reserves to cover the cost of anticipated future capital costs that will be needed to maintain, upgrade and rehabilitate components of the storm sewer system as they age and degrade, and as needed water quality retrofitting projects become necessary.

Concurrent with the preparation of the 2014-15 budget, staff hired FCS Group to perform a storm sewer economic and financial analysis. At a March 18, 2014 work session, the draft storm sewer economic and financial analysis was presented to the City Council (attached in Exhibit B is a copy of the presentation from that meeting). One key finding of that analysis is that the current storm sewer rates are immediately inadequate. The current rate structure, specifically capping billable impervious area at 6.2 equivalent residential units, subsidizes large commercial customers at the expense of residential and small business customers and limits the marginal revenue provided by a rate increase. At the work session, Council requested two additional scenarios be evaluated: specifically removing the cap immediately and phasing out the cap and having a flat \$1.00 per month increase to the monthly utility fee for residential users. That analysis is provided in Exhibit C.

Given the concurrent nature of the budget process with this financial analysis, staff proposed a 4% flat rate increase for consideration by City Budget Committee and inclusion in the 2014-15 budget hearings and the proposed budget.

Before you tonight are three different resolutions for adjusting the storm sewer utility fee. All three resolutions assume a 4% increase in the monthly storm sewer rate from \$1.52 to \$1.58 per thousand square feet of impervious area. For an average residential customer based on the standardized assumed impervious area of 2,700 square feet, this will result in an increase of \$0.17 per month or \$2.20 per year. This will generate a revenue increase of approximately \$9,600 per year.

The City has approximately 4,566 customer accounts. Approximately 2% of all of the customer accounts or 112 accounts, pay the storm sewer utility fee rate cap of \$25.27 per month.

Resolution Option 1 proposes immediate removal of the rate cap. This immediately restores equity to the rate structure. Removal of the rate cap would impact approximately 112 customer

accounts, including 2 churches and 4 accounts owned by the Reynolds School District. Immediate removal of the rate cap would generate an increase of approximately \$220,000 per year in additional revenue.

Resolution Option 2 proposes a phased removal of the rate cap over 4 years, with the rate cap increasing to \$100 the first year, \$200 the second year, \$400 the third year, and complete removal the fourth year (July 2017). This option aligns closest to Scenario 2 of the FCS Group Study found in Exhibit C but does not include the recommended \$1.00 flat rate increase to residential customers. Setting the rate cap of \$100 per year would generate an increase of approximately \$100,000 per year in additional revenue. Approximately 50 customer accounts would be capped at \$100 per month, including 1 church and all four accounts owned by Reynolds School District. At \$200, approximately 27 customer accounts would be capped including three accounts owned by Reynolds School District. At \$400, approximately 11 customer accounts would be capped including one account owned by Reynolds School District.

Resolution Option 3 proposes no change in the monthly rate cap. Approximately 112 customer accounts would continue to be charged \$25.27 per month.

Should the Council choose not to approve any rate increase this year, the Storm Sewer Fund's ending balance for FY 14-15 will be drawn down an additional \$9,400 below the ending balance projected in the proposed budget, as a 4% flat rate increase was assumed at the time of budget preparation. Additionally, the financial model indicates that significant increases will be required in the ensuing years to make up the lost revenue.

Staff recommends that Council adopt Resolution Option 1 and increase the monthly storm sewer rate from \$1.52 to \$1.58 (4%) per thousand square feet of impervious area and immediately remove the cap of \$25.27 per month to meet increasing annual costs in operations and maintenance, fund proposed capital projects and start to build necessary capital reserves for future system reinvestment.

PROS & CONS:

Pros:

- This rate increase maintains existing Storm Sewer services and builds reserves that will be necessary to meet increasing future expenses and fund capital projects that will be needed to sustain the system as it ages.
- The rate increases are restrained and relatively modest for the residential customer.
- Removing the rate cap restores equity in the rate structure.
- Without rate increases, the fund risks becoming unstable in future years, resulting in reduced levels of service and inability to fund needed operation, maintenance and/or capital projects.

Cons

- Increased fees to residents and businesses.
- Does not build sustaining reserves that will be necessary to meet increasing future expenses, as well fund capital projects that will be needed to sustain the system as it ages

Current Year Budget Impacts Yes (*describe*) N/A

Future Fiscal Impacts: Yes (*describe*) N/A

Increases revenue as described above and maintains stability of utility funds.

City Attorney Approved N/A Yes

Community Involvement Process: Yes (*describe*) N/A

UTILITY RATE COMPARISON TO OTHER CITIES 4/2014

Exhibit A

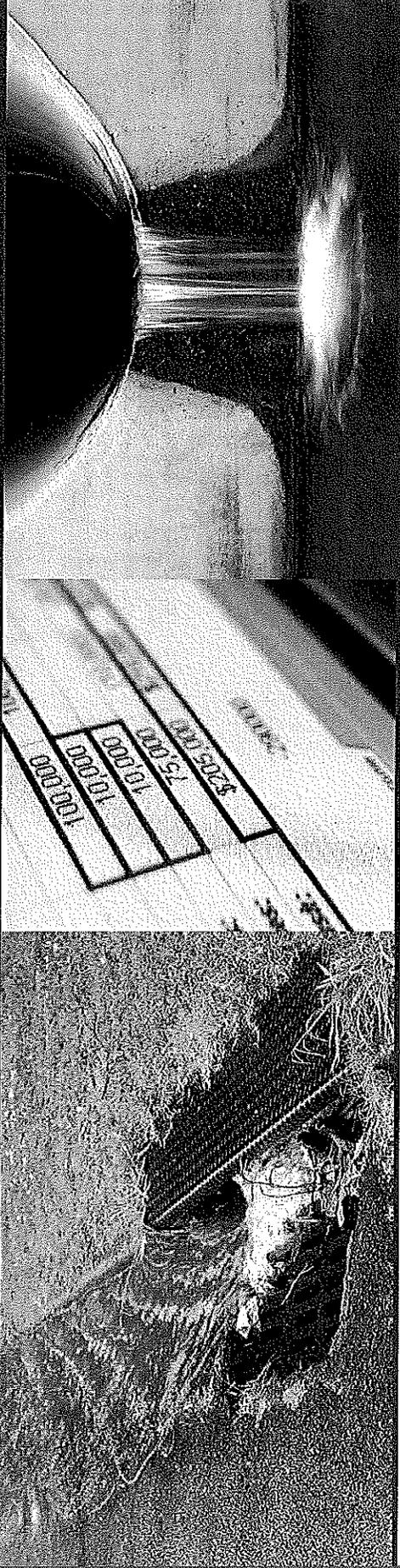
5/27/14 Council Mtg. – Item #4

CITY	POPULATION	WATER	SANITARY SEWER	STORM SEWER	STREET	PARKS	TOTAL
TROUTDALE	16,000	\$20.02	\$33.04	\$4.10	-	-	\$57.16
CORNELIUS	12,107	\$52.38	\$47.44	\$11.40	-	-	\$111.22
GLADSTONE	11,626	\$25.14	\$74.92	-	-	-	\$100.06
HAPPY VALLEY	21,275	\$29.26	\$40.00	\$9.35	-	-	\$78.61
SHERWOOD	18,567	\$54.44	\$41.36	\$13.77	\$2.00	-	\$111.57
FOREST GROVE	21,488	\$38.33	\$44.43	\$7.00	-	-	\$89.76
La GRANDE	13,182	\$31.81	\$38.05	\$4.00	\$8.00	-	\$81.86
CANBY	15,830	\$27.39	\$41.90	Combined w/sanitary	\$5.00	-	\$74.29
WEST LINN	25,250	\$23.57	\$30.71	\$5.58	\$10.31	\$11.80	\$81.97
WOOD VILLAGE	3,885	\$33.30	\$48.82	Combined w/streets	\$9.50	-	\$91.62
GRESHAM	106,000	\$40.60	\$26.30	\$9.84	-	-	\$76.74
FAIRVIEW	8,920	35.26	\$52.60	\$31.98	\$8.78	-	\$76.02
OREGON CITY	32,220	\$36.63	\$38.45	\$8.80	\$11.56	-	\$95.44
HOOD RIVER	7,167	\$32.30	\$41.75	\$8.75	-	-	\$82.80
THE DALLES	12,156	\$52.67	\$44.78	\$2.00	-	-	\$99.45
MILWAUKIE	20,400	\$31.67	\$56.76	\$13.05	\$3.35	-	\$104.83
Low income		\$31.67	\$87.41	\$13.05	.35 trip		
		\$25.63	\$28.38	\$6.53			
WILSONVILLE	19,565	\$61.93	\$46.39	\$5.10	\$6.72	-	\$120.14
Average	21,508	\$36.86	\$42.76	\$7.96	\$7.05	\$11.80	\$90.20

All cities except Troutdale, Hood River and Forest Grove charge water based on Cubic Feet
 Comparisons are based on assumed equivalent water consumption of 7,000 gal per month

Exhibit B

5/27/14 Council Mtg. – Item #4



**City of Troutdale,
Oregon**

Storm Sewer Rate and SDC Study

City Council Work Session

Presented by

John Ghilarducci

Amy Pepper



4380 SW Macadam Avenue, Suite 220, Portland, OR 97239 ■ 503-841-6543

March 18, 2014

Presentation Outline

1. Stormwater program
 - System characteristics
 - Services provided
 - Sample projects
2. Rate study
 - Background
 - Key assumptions
 - Key findings
 - Rate Scenarios
 - Comparable rates
3. SDC study
 - Background
 - SDC calculation summary
 - Comparable SDCs

Stormwater Program

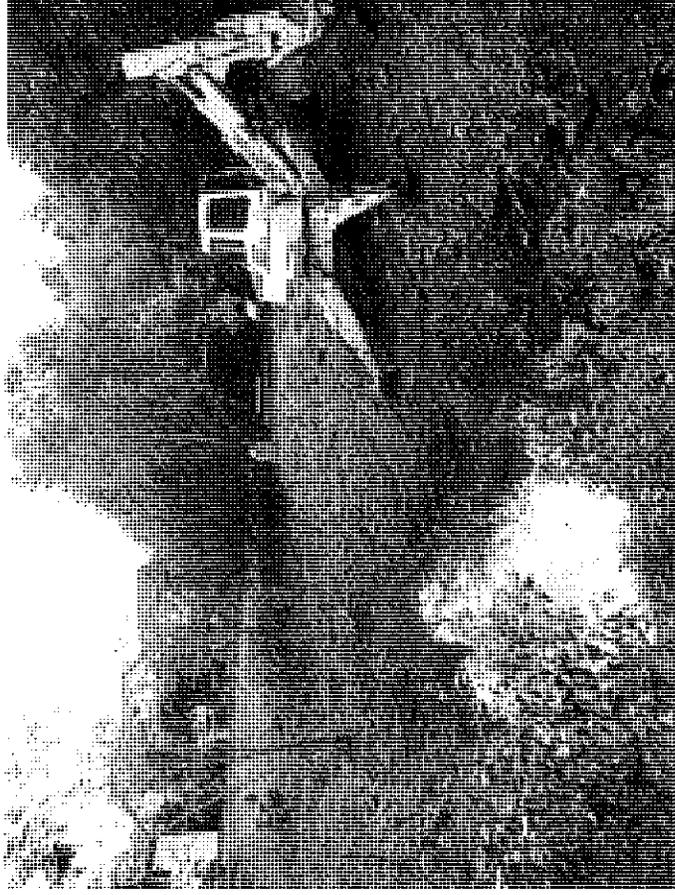
- Governing regulations
 - Clean Water Act
 - Regulates discharges to streams/rivers
 - NPDES Permit issued to City in 2007
 - Sandy River Total Maximum Daily Load (TMDL)
 - Beaver Creek water quality limited for bacteria
 - Safe Drinking Water Act
 - Regulates discharges to drywells
 - Applied for WPCF permit in 2010

Stormwater Program

- Program Components
 - Public education and outreach
 - Brochures, *Champion* Articles, workshops
 - Public involvement/participation
 - Website, Spring Cleanup event
 - Illicit discharge detection and elimination
 - Mapping, outfall inspection
 - Construction site stormwater runoff control
 - Erosion control
 - Post-construction stormwater management
 - Master Planning, Treatment standards
 - Pollution prevention in municipal operations
 - Catch basin cleaning, street sweeping, drywell cleaning

Stormwater Facility Rehabilitation

- Vegetated facilities routinely maintained annually (vegetation/trash removal)
- Periodically (every 5-10 years), facilities need more extensive maintenance



*Strawberry Meadows
Detention Facility,
Rehab in June 2013*

North Evans Outfall Rehabilitation

- Construction expected in 2014 to repair existing outfall
 - Located along slopes of Beaver Creek
 - Base has partially eroded away
 - Outfall has shifted



Rate Background

What should rates do?

- Generate sufficient revenues to sustain the utility.
- Charge for services provided.
- Recover costs equitably.
- Achieve City objectives.
 - Permit compliance
 - Flood Management
 - Environmental Protection

Rate Background

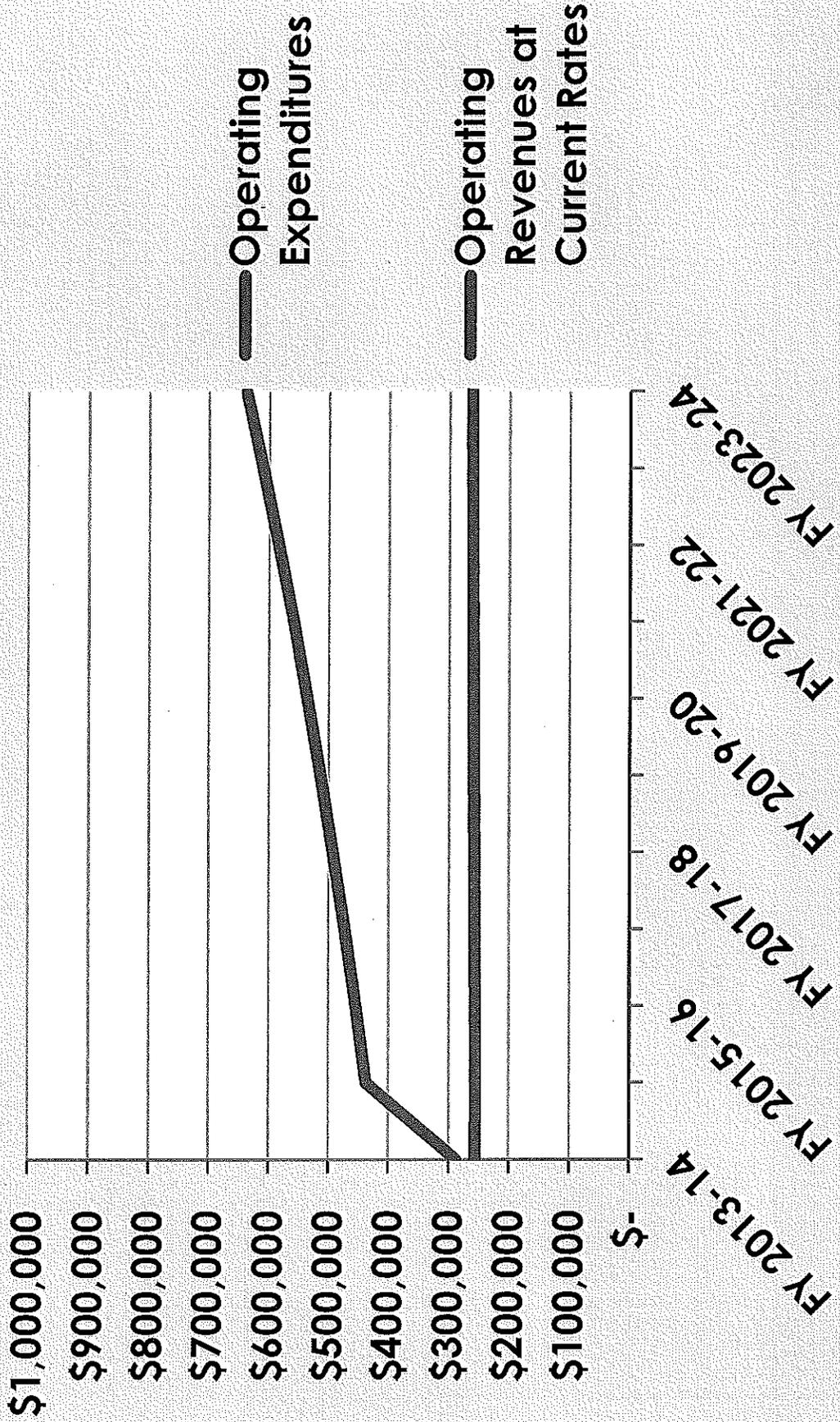
Current Rate Structure

- Equivalent residential unit (ERU) = 2,700 square feet of impervious surface area
- \$4.10 per month per ERU
- Cap of \$25.27 per month
- Customers do not pay for more than 0.38 acres (6.2 ERUs), regardless of actual impervious surface area

Key Assumptions

- Annual cost escalation
 - 3.0% for salaries and wages
 - 10.0% for benefits
 - 3.0% for materials and services
 - 4.0% for capital outlay
- Customer growth of 0.25% per year
- Operating fund maintains 30-45 days of expenditures

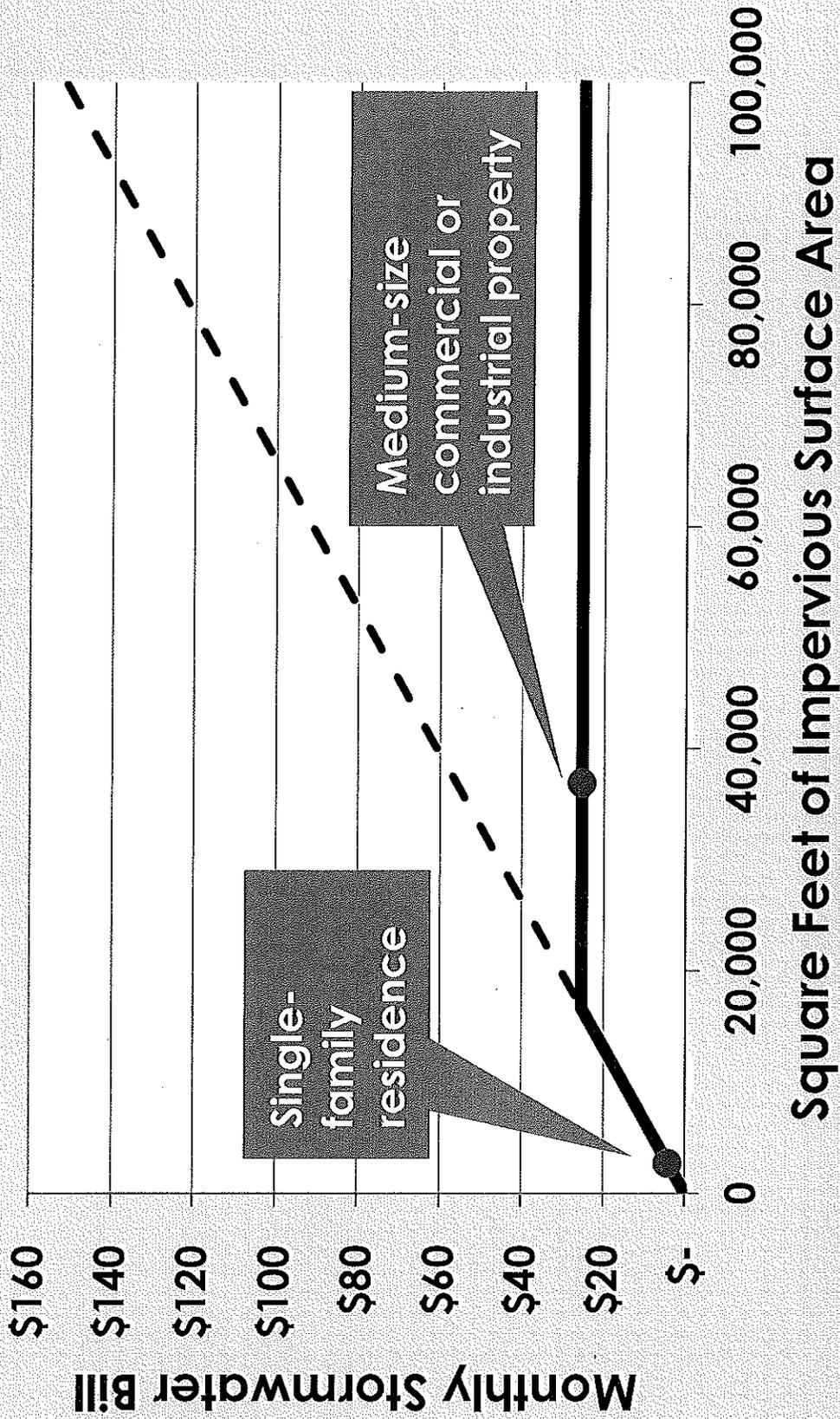
Forecast at Current Rates



Key Findings

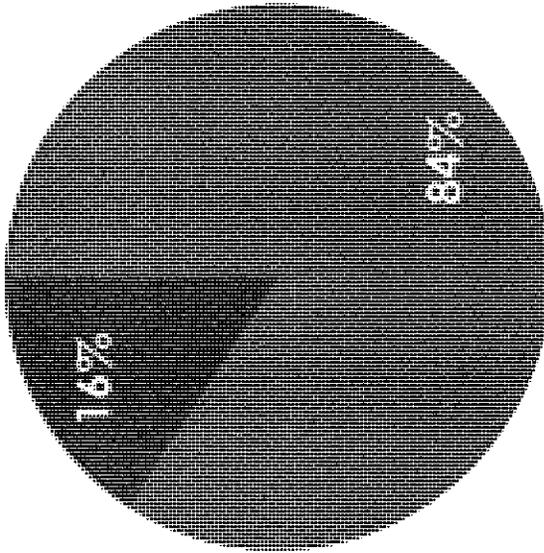
- Capital fund balance is adequate for near-term projects.
 - \$2 million in Storm Sewer Improvement Fund
- Change in budgeting practices will impact operating expenditures.
 - \$364,475 in fiscal year 2013-14
 - \$547,373 in fiscal year 2014-15
 - Reduces expenditures in wastewater utility
- Rate cap inequitable to residential customers and small business.

Impact of Rate Cap



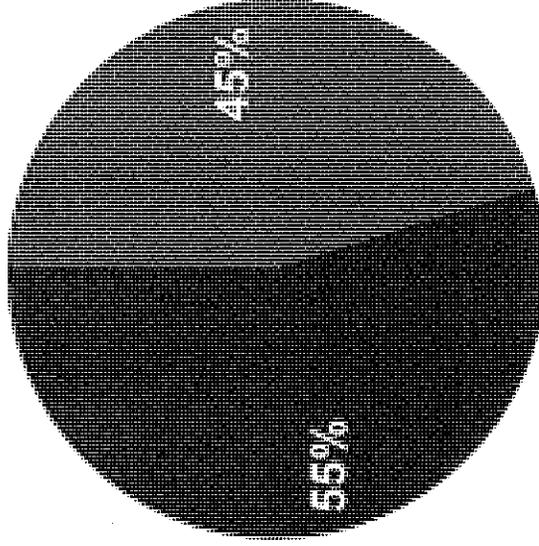
Impact of Rate Cap

Revenue Profile with Cap



■ SFR ■ All Other

Revenue Profile No Cap Proportion of Impervious Surface Area



■ SFR ■ All Other

Rate Scenarios

1. Baseline
 - Full funding of depreciation for asset replacement
 - Rate cap escalates proportionally with rates.
2. Phased-In Reinvestment
 - Four-year phase-in of system reinvestment
 - Rate cap escalates proportionally with rates.
3. Phased-Out Rate Cap
 - Raise cap for three years.
 - Remove cap in fourth year.
4. Double Phasing
 - Phase in system reinvestment
 - Phase out cap

Rate Scenarios

Baseline

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Revenues										
Rate Revenues Under Existing Rates	\$ 250,000	\$ 250,625	\$ 251,252	\$ 251,880	\$ 252,509	\$ 253,141	\$ 253,774	\$ 254,408	\$ 255,044	\$ 255,682
Non-Rate Revenues	5,177	5,180	5,385	5,438	5,608	5,633	5,988	6,566	6,601	6,620
Total Revenues	\$ 255,177	\$ 255,805	\$ 256,636	\$ 257,317	\$ 258,117	\$ 258,774	\$ 259,761	\$ 260,974	\$ 261,645	\$ 262,301
Expenses										
Cash Operating Expenses	\$ 459,748	\$ 479,003	\$ 499,346	\$ 520,858	\$ 543,628	\$ 567,753	\$ 593,294	\$ 619,556	\$ 647,395	\$ 676,989
New Debt Service	-	-	-	-	-	-	38,093	38,093	38,093	38,093
Rate-Funded System Reinvestment	242,258	244,421	260,539	260,539	274,525	287,951	316,683	319,806	323,789	326,499
Total Expenses	\$ 702,006	\$ 723,425	\$ 759,884	\$ 781,396	\$ 818,153	\$ 855,704	\$ 948,069	\$ 977,454	\$ 1,009,276	\$ 1,041,580
Annual Rate Adjustment	179.00%	4.90%	4.90%	4.90%	4.90%	4.90%	4.80%	3.00%	2.90%	2.90%
Cumulative Rate Adjustment	179.00%	192.67%	207.01%	222.06%	237.84%	254.39%	271.40%	282.54%	293.64%	305.05%
Rate Revenues After Rate Increase	\$ 697,500	\$ 733,507	\$ 771,372	\$ 811,192	\$ 853,068	\$ 897,106	\$ 942,517	\$ 973,220	\$ 1,003,947	\$ 1,035,644
Net Cash Flow After Rate Increase	671	15,262	16,873	35,234	40,523	47,035	436	2,331	1,271	683
Monthly Rates per ERU	\$ 11.44	\$ 12.00	\$ 12.59	\$ 13.20	\$ 13.85	\$ 14.53	\$ 15.23	\$ 15.68	\$ 16.14	\$ 16.61

Rate Scenarios

Phased-In Reinvestment

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Revenues										
Rate Revenues Under Existing Rates	\$ 250,000	\$ 250,625	\$ 251,252	\$ 251,880	\$ 252,509	\$ 253,141	\$ 253,774	\$ 254,408	\$ 255,044	\$ 255,682
Non-Rate Revenues	5,177	5,186	5,286	5,285	5,385	5,633	5,988	7,160	7,193	7,215
Total Revenues	\$ 255,177	\$ 255,811	\$ 256,537	\$ 257,165	\$ 257,895	\$ 258,774	\$ 259,761	\$ 261,568	\$ 262,237	\$ 262,896
Expenses										
Cash Operating Expenses	\$ 450,248	\$ 471,811	\$ 495,034	\$ 519,036	\$ 542,955	\$ 568,350	\$ 595,379	\$ 621,610	\$ 649,463	\$ 679,070
New Debt Service	-	-	195,404	-	-	-	77,821	77,821	77,821	77,821
Rate-Funded System Reinvestment	60,565	122,211	195,404	260,539	274,525	287,951	316,683	319,806	323,789	326,499
Total Expenses	\$ 510,813	\$ 594,022	\$ 690,438	\$ 779,574	\$ 817,479	\$ 856,300	\$ 989,882	\$ 1,019,237	\$ 1,051,073	\$ 1,083,390
Annual Rate Adjustment	103.00%	15.90%	15.90%	12.80%	8.10%	8.00%	8.00%	2.80%	2.80%	2.80%
Cumulative Rate Adjustment	103.00%	135.28%	172.69%	207.59%	232.50%	259.11%	287.83%	298.69%	309.86%	321.33%
Rate Revenues After Rate Increase	\$ 507,500	\$ 589,663	\$ 685,128	\$ 774,756	\$ 839,605	\$ 909,041	\$ 984,218	\$ 1,014,306	\$ 1,045,313	\$ 1,077,269
Net Cash Flow After Rate Increase	1,864	827	(24)	467	27,511	58,374	324	2,229	1,433	1,093
Monthly Rates per ERU	\$ 8.32	\$ 9.65	\$ 11.18	\$ 12.61	\$ 13.63	\$ 14.72	\$ 15.90	\$ 16.35	\$ 16.80	\$ 17.27

Rate Scenarios

Phased-Out Rate Cap

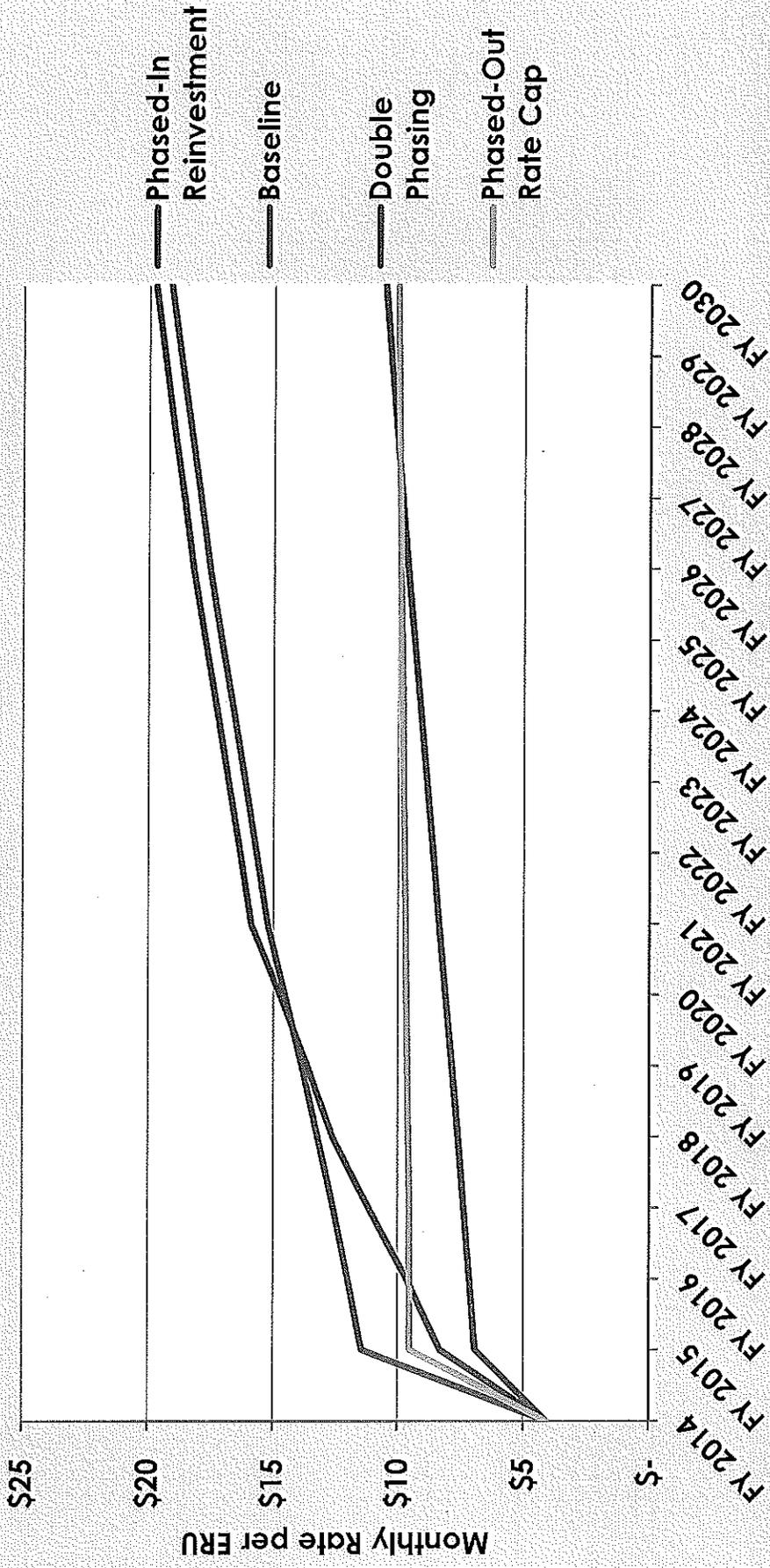
	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Revenues										
Rate Revenues Under Existing Rates	\$ 300,101	\$ 344,905	\$ 394,801	\$ 469,060	\$ 470,232	\$ 471,408	\$ 472,587	\$ 473,768	\$ 474,952	\$ 476,140
Non-Rate Revenues	5,177	5,181	5,424	5,444	5,621	5,647	6,008	6,054	6,100	6,148
Total Revenues	\$ 305,278	\$ 350,085	\$ 400,225	\$ 474,504	\$ 475,854	\$ 477,055	\$ 478,594	\$ 479,822	\$ 481,052	\$ 482,288
Expenses										
Cash Operating Expenses	\$ 459,753	\$ 482,416	\$ 506,665	\$ 535,089	\$ 556,177	\$ 578,459	\$ 602,092	\$ 627,182	\$ 653,852	\$ 682,230
Rate-Funded System Reinvestment	242,258	244,421	260,539	260,539	274,525	287,951	316,683	319,806	323,789	326,499
Additions Required for Fund Balance	774	-	-	-	-	-	-	-	-	-
Total Expenses	\$ 702,786	\$ 726,837	\$ 767,203	\$ 795,628	\$ 830,702	\$ 866,410	\$ 918,774	\$ 946,988	\$ 977,641	\$ 1,008,728
Annual Rate Adjustment	132.46%	0.00%	0.00%	0.50%	0.50%	0.40%	0.40%	0.40%	0.40%	0.40%
Cumulative Rate Adjustment	132.46%	132.46%	132.46%	133.62%	134.79%	135.73%	136.67%	137.62%	138.57%	139.52%
Rate Revenues After Rate Increase	\$ 697,609	\$ 801,759	\$ 917,746	\$ 1,095,819	\$ 1,104,052	\$ 1,111,239	\$ 1,118,473	\$ 1,125,754	\$ 1,133,083	\$ 1,140,459
Net Cash Flow After Rate Increase	774	80,102	155,967	305,636	278,971	250,475	205,707	184,820	161,542	137,879
Monthly Rates per ERU	\$ 9.53	\$ 9.53	\$ 9.53	\$ 9.58	\$ 9.63	\$ 9.66	\$ 9.70	\$ 9.74	\$ 9.78	\$ 9.82
Cap on Monthly Bill	\$ 175.00	\$ 350.00	\$ 700.00	No cap						

Rate Scenarios

Double Phasing

	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Revenues										
Rate Revenues Under Existing Rates	\$ 298,956	\$ 341,526	\$ 389,185	\$ 469,060	\$ 470,232	\$ 471,408	\$ 472,587	\$ 473,768	\$ 474,952	\$ 476,140
Non-Rate Revenues	5,177	5,178	5,321	5,437	5,621	5,647	6,008	6,920	6,957	6,975
Total Revenues	\$ 304,133	\$ 346,705	\$ 394,506	\$ 474,497	\$ 475,854	\$ 477,055	\$ 478,594	\$ 480,688	\$ 481,910	\$ 483,114
Expenses										
Cash Operating Expenses	\$ 450,165	\$ 472,146	\$ 495,843	\$ 523,913	\$ 546,098	\$ 569,581	\$ 594,466	\$ 620,718	\$ 648,543	\$ 678,123
New Debt Service	-	-	-	-	-	-	60,388	60,388	60,388	60,388
Rate-Funded System Reinvestment	60,565	122,211	195,404	260,539	274,525	287,951	316,683	319,806	323,789	326,499
Total Expenses	\$ 510,729	\$ 594,356	\$ 691,247	\$ 784,452	\$ 820,623	\$ 857,532	\$ 971,536	\$ 1,000,911	\$ 1,032,720	\$ 1,065,009
Annual Rate Adjustment	69.20%	3.20%	3.20%	3.20%	3.20%	3.20%	3.20%	2.90%	2.80%	2.80%
Cumulative Rate Adjustment	69.20%	74.61%	80.20%	85.97%	91.92%	98.06%	104.40%	110.33%	116.22%	122.27%
Rate Revenues After Rate Increase	\$ 505,834	\$ 596,354	\$ 701,320	\$ 872,304	\$ 902,468	\$ 933,675	\$ 965,962	\$ 996,460	\$ 1,026,921	\$ 1,058,314
Net Cash Flow After Rate Increase	282	7,176	15,394	93,289	87,466	81,790	434	2,469	1,158	280
Monthly Rates per ERU	\$ 6.94	\$ 7.16	\$ 7.39	\$ 7.62	\$ 7.87	\$ 8.12	\$ 8.38	\$ 8.62	\$ 8.86	\$ 9.11
Cap on Monthly Bill	\$ 125.00	\$ 250.00	\$ 500.00	No cap	No cap	No cap				

Rate Scenarios



Rate Scenarios

Sample Non-Residential Bills

	School	Small Business	Medium Business	Large Business
Square feet of impervious surface	136,600	15,678	36,940	1,945,364
Current monthly stormwater fee	\$ 25.27	\$ 23.83	\$ 25.27	\$ 25.27
Monthly stormwater fee in FY 2014-15				
Baseline	\$ 70.50	\$ 66.49	\$ 70.50	\$ 70.50
Phased-In Reinvestment	\$ 51.30	\$ 48.38	\$ 51.30	\$ 51.30
Phased-Out Rate Cap	\$ 175.00	\$ 55.40	\$ 130.52	\$ 175.00
Double Phasing	\$ 125.00	\$ 40.32	\$ 95.00	\$ 125.00
Monthly stormwater fee in FY 2017-18				
Baseline	\$ 81.38	\$ 76.75	\$ 81.38	\$ 81.38
Phased-In Reinvestment	\$ 77.73	\$ 73.30	\$ 77.73	\$ 77.73
Phased-Out Rate Cap	\$ 485.07	\$ 55.67	\$ 131.18	\$ 6,908.05
Double Phasing	\$ 386.13	\$ 44.32	\$ 104.42	\$ 5,499.00

Comparable Rates

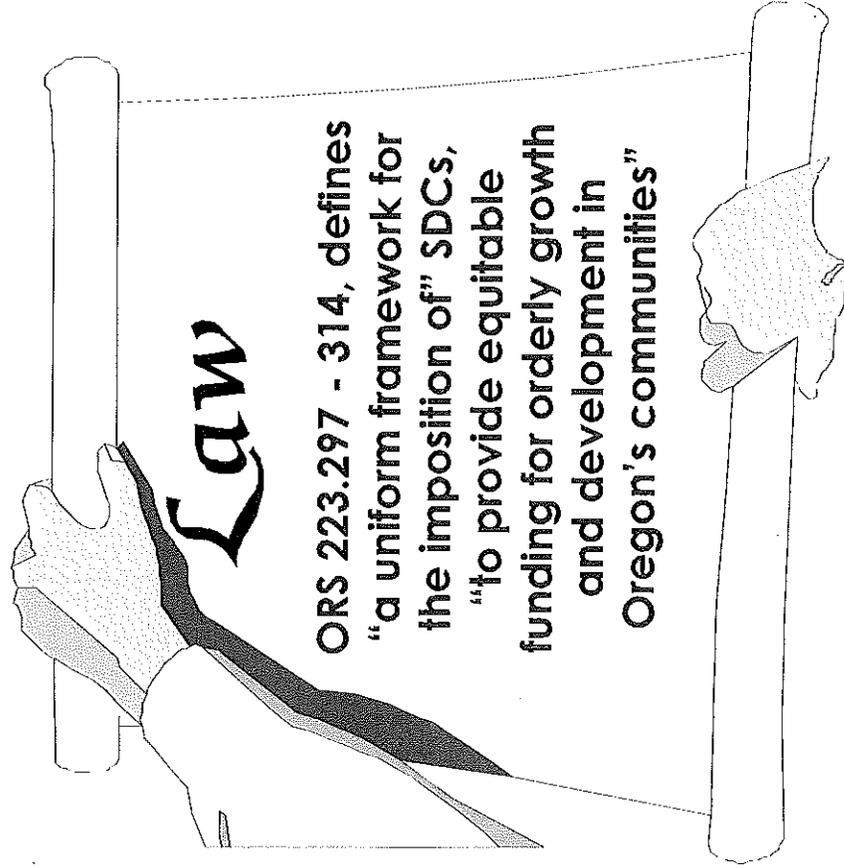
City	Monthly Storm Sewer Rate for Single-Family Residence
Sherwood	\$ 13.77
Milwaukie	\$ 13.05
Troutdale (proposed, baseline)	\$ 11.44
Cornelius	\$ 10.90
Gresham	\$ 9.84
Troutdale (proposed, phased out rate cap)	\$ 9.53
Fairview	\$ 8.78
Oregon City	\$ 8.55
Troutdale (proposed, phased in system reinvestment)	\$ 8.32
Forest Grove	\$ 7.00
Troutdale (proposed, double phasing)	\$ 6.94
West Linn	\$ 5.58
Wilsonville	\$ 5.10
Troutdale (current)	\$ 4.10
Canby	\$ -
Gladstone	\$ -

Source: City websites and staff

Notes:

- Streets, roads, and highways in Troutdale are exempt from rate.
- Runways and taxiways at Troutdale Airport are exempt from rate.
- Canby and Gladstone are considering stormwater rate.

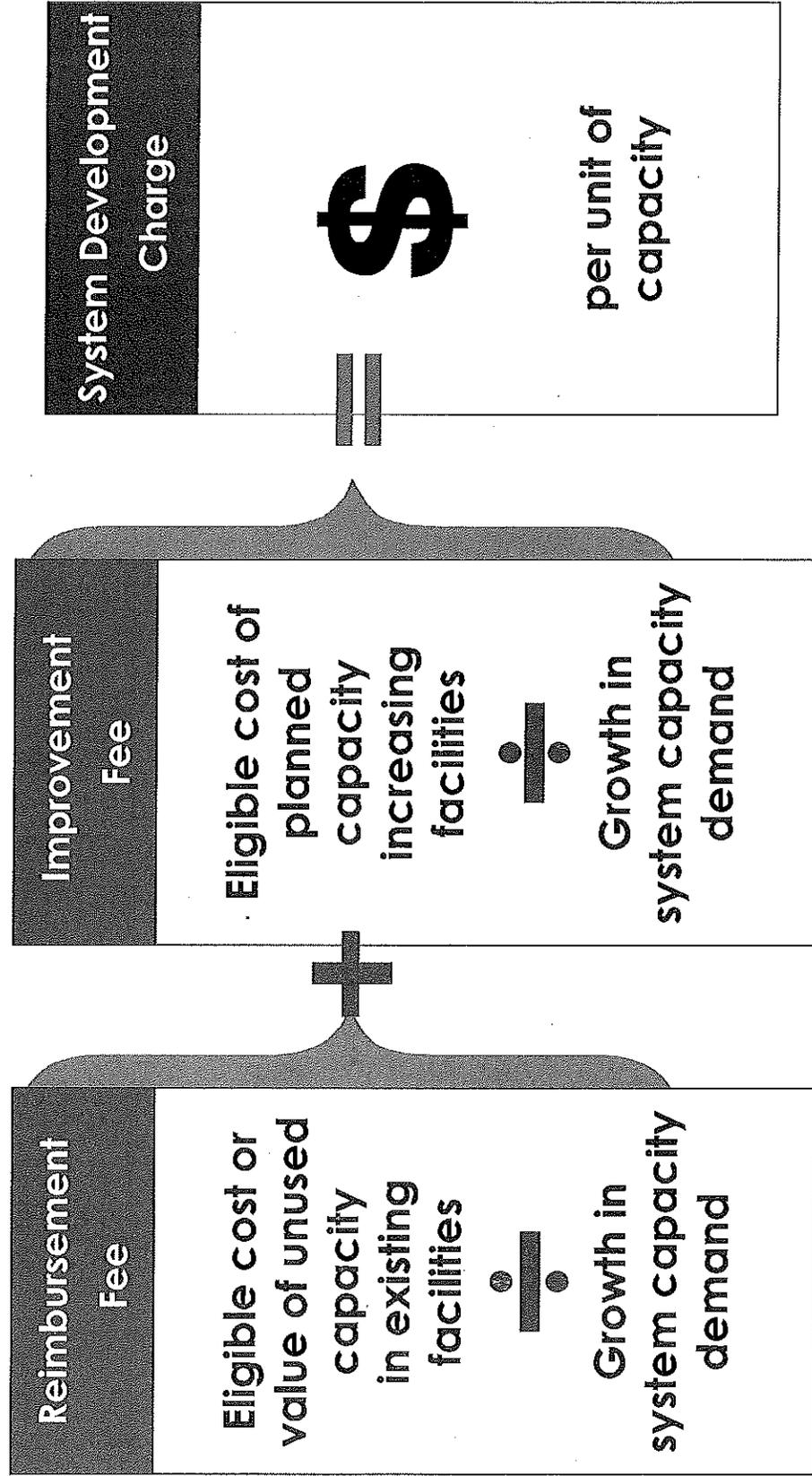
SDC Background: Law



Key Characteristics

1. SDCs are one-time charges, not ongoing rates.
2. SDCs are for capital only, in both their calculation and in their use.
3. Properties which are already developed do not pay SDCs unless they "redevelop" or expand.
4. SDCs include both future and existing cost components.
5. SDCs are for general facilities, not "local" facilities.

SDC Background: Calculation



SDC Calculation Summary

	Cost Basis	Unit Basis ERUs
Reimbursement Fee		
Net Reimbursement Fee Cost Basis	\$ 312,923	
Growth to End of Planning Period		3,635
Reimbursement Fee		\$ 86
Improvement Fee		
Total Capital Improvement Projects	\$ 6,855,543	
less: Cost of Existing Deficiencies	(2,982,283)	
Capacity Expanding CIP	\$ 3,873,260	
less: Existing SDC Fund Balance	(2,005,721)	
Net Cost Basis for Improvement Fee	\$ 1,867,539	
Growth to End of Planning Period		3,635
Improvement Fee		\$ 514
Total System Development Charge		
Reimbursement Fee		\$ 86
Improvement Fee		\$ 514
SDC Subtotal		\$ 600
plus: Administrative Cost Recovery	3.29%	\$ 20
Total SDC		\$ 620 per ERU

Comparable SDCs

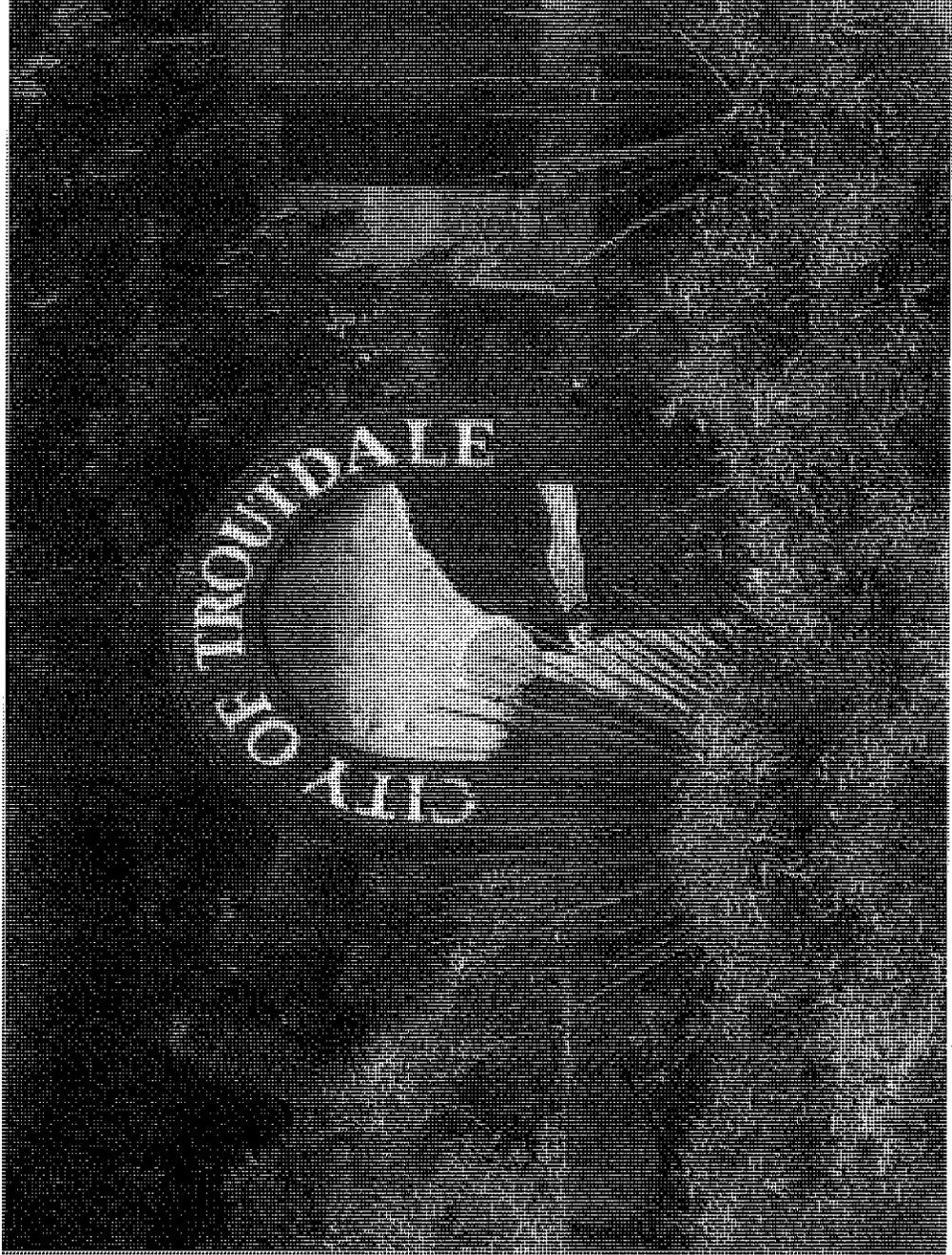
City	31000 Special SDC for Single- Family Residence
West Linn	\$ 1,083
Wilsonville	\$ 1,068
Cornelius	\$ 985
Troutdale (current)	\$ 920
Gresham	\$ 824
Milwaukie	\$ 765
Oregon City	\$ 755
Sherwood	\$ 624
Troutdale (proposed)	\$ 620
Forest Grove	\$ 500
Fairview	\$ 461
Canby	\$ 161
Gladstone	\$ -

Source: City websites and staff

Notes:

In Troutdale, 1 ERU = 2,700 sq. ft.

Questions and Discussion



STORM SEWER RATE AND SDC STUDY

This report provides a storm sewer utility financial plan that will allow the City of Troutdale (“City”) to implement the capital improvement programs (CIPs) provided in the North and South Troutdale Storm Drainage Master Plans while meeting its other financial obligations, including policy objectives. The two components of this plan are (1) the computation of system development charges (“SDCs”) and (2) a revenue requirement analysis.

SYSTEM DEVELOPMENT CHARGES

SDCs are one-time fees imposed on new and increased development to recover the cost of system facilities needed to serve that growth. This section provides the rationale and calculations for a proposed storm sewer SDC.

Methodology

An SDC can include two components: (1) a reimbursement fee and (2) an improvement fee.

Reimbursement Fee

The reimbursement fee is based on the cost of available capacity per unit of growth that such available capacity will serve. In order for a reimbursement fee to be calculated, unused capacity must be available to serve future growth. For facility types that do not have available capacity, no reimbursement fee may be charged.

Improvement Fee

The improvement fee is based on the cost of capacity-increasing capital projects per unit of growth that those projects will serve. In reality, the capacity added by many projects serves a dual purpose of both meeting existing demand and serving future growth. To compute a compliant improvement fee, growth-related costs must be isolated, and costs related to current demand must be excluded.

We have used the capacity approach to allocate costs to the improvement fee basis. Under this approach, the cost of a given project is allocated to growth in proportion to the growth-related capacity that projects of a similar type will create.

Growth should be measured in units that most directly reflect the source of demand. For the City’s storm sewer utility, growth is measured in equivalent residential units (ERUs). One ERU represents 2,700 square feet of impervious surface area, which is the average impervious surface area of a single-family residence in Troutdale.

Adjustments

Oregon Revised Statutes (“ORS”) 223.307(5) authorizes the expenditure of SDCs on “the costs of complying with the provisions of ORS 223.297 to 223.314, including the costs of developing system development charge methodologies and providing an annual accounting of system development

charge expenditures.” To avoid spending monies for compliance that might otherwise have been spent on growth-related projects, this report includes an estimate of compliance costs in its SDC rates.

A second adjustment is the deduction of existing SDC fund balance(s) from eligible costs. If this adjustment were not made, the City could collect more SDCs than it could legally spend.

Growth

Based on Resolution No. 2004, we estimate that the City will gain 9.8 million square feet of impervious surface area by the end of fiscal year 2023-24. As shown in **Exhibit 1**, this growth represents 3,635 new ERUs:

Exhibit 1: Growth in Customer Base

Recent Year Ending June 30	Additional Impervious Surface Area
2015	981,550
2016	981,550
2017	981,550
2018	981,550
2019	981,550
2020	981,550
2021	981,550
2022	981,550
2023	981,550
2024	981,550
Total	9,814,150
Impervious surface area per ERU	2,700
Total growth in ERUs	3,635
Current ERUs (FY 2013-14)	9,480
Projected ERUs (FY 2023-24)	13,114
Compound annual growth rate	3.30%
Growth share of projection	27.72%

Source: Resolution No. 2004

Eligible Costs

The City has SDC-eligible costs in both its existing storm sewer facilities and its planned capital projects.

Reimbursement Fee

Because the City’s storm sewer infrastructure has excess capacity that is available to serve growth, the City can charge a reimbursement fee as part of its storm sewer SDC. **Exhibit 2** summarizes the SDC-eligible cost of available capacity:

Exhibit 2: Reimbursement Fee Cost Basis

Component	Historical Cost	Available Capacity	Reimbursable Cost
Stormwater Improvement fee expenditures in FYE 2007	\$ 213,863	74.49%	\$ 159,310
Stormwater improvement fee expenditures in FYE 2008	-	78.50%	-
Stormwater improvement fee expenditures in FYE 2009	33,470	82.38%	27,573
Stormwater improvement fee expenditures in FYE 2010	3,354	86.14%	2,889
Stormwater improvement fee expenditures in FYE 2011	7,886	89.77%	7,079
Stormwater improvement fee expenditures in FYE 2012	110,696	93.29%	103,272
Stormwater improvement fee expenditures in FYE 2013	13,236	96.70%	12,800
Stormwater improvement fee expenditures in FYE 2014		100.00%	-
Total	\$ 382,506		\$ 312,923
Growth in ERUs			3,635
Reimbursement fee per ERU			\$ 86

Source: City staff and previous table

When the SDC-eligible cost of \$312,923 is divided by the expected growth of 3,635 ERUs, the resulting reimbursement fee is \$86 per ERU.

Improvement Fee

The City plans to construct storm sewer facilities with an estimated cost of \$6,855,543 over the planning period. Some of these facilities will benefit growth exclusively, but others will benefit existing users either partially or exclusively. Only those facilities (or those portions of facilities) that will benefit growth may be included in the improvement fee cost basis. **Exhibit 3** shows the growth-related portion of the planned storm sewer projects.

Exhibit 3: Improvement Fee Cost Basis

Project	Total Cost	Improvement Fee Eligibility	Improvement Fee Eligible Cost
SDIC Weir Improvements	\$ 100,000	100.00%	\$ 100,000
Arata Creek Drain Line Improvements	716,400	100.00%	716,400
South Arata Creek Culvert Improvements	409,371	100.00%	409,371
Columbia River Highway Bypass	530,536	100.00%	530,536
Marine Drive Culvert South of Airport	791,687	100.00%	791,687
North Graham Storm Sewer Improvements	550,000	85.49%	470,213
Beaver Creek Culvert Improvements	100,000	100.00%	100,000
North Evans Outfall Repair	50,000	0.00%	-
NW Dunbar Ave Storm Line	300,000	100.00%	300,000
3rd and Dora Pipe Upsizing	139,925	0.00%	-
21st Street Pipe Upsizing	114,113	0.00%	-
Sandee Palisade Detention Pond Retrofit	165,415	100.00%	165,415
Strawberry Meadows Detention Pond Retrofit	91,527	100.00%	91,527
Weedin Park Infiltration Facility	319,537	0.00%	-
Stuart Ridge Detention Pond Retrofit	65,069	0.00%	-
Sweetbriar Park Infiltration Facility	156,381	0.00%	-
SW Hensley/21st Avenue Infiltration Facility	198,111	100.00%	198,111
SE Evans Street Infiltration Facility	401,922	0.00%	-
Historic Columbia River Hwy Infiltration Facility	1,655,549	0.00%	-
	\$ 6,855,543		\$ 3,873,260
Growth in ERUs			3,635
Improvement fee per ERU			\$ 1,066

Source: City staff

When the SDC-eligible cost of \$3,873,260 is divided by the expected growth of 3,635 ERUs, the resulting improvement fee is \$1,066 per ERU.

If the City decides to include capacity-increasing storm sewer projects in its capital improvement plan that are not listed in **Exhibit 3**, we recommend that the projects be added to the list and that the eligible portion of those projects be added to the improvement fee cost basis. The revised cost basis should then be used to recalculate the SDC.

Recommended System Development Charge

Together, the reimbursement fee and improvement fee calculated above are \$1,152. To this subtotal, we make the two adjustments described earlier under "Methodology." First we subtract the current SDC fund balance on a per-ERU basis. Second, we add an estimate for the costs of administering the SDC program. **Exhibit 4** shows how these adjustments result in a recommended SDC of \$620 per ERU. This proposed SDC represents a decrease of 32.65 percent from the current SDC of \$920 per ERU.

Exhibit 4: SDC Components

Description	Amount
Reimbursement fee per ERU	\$ 86
Improvement fee per ERU	1,066
Subtotal	1,152
Adjustment for current SDC fund balance of \$2,005,721	(552)
Adjustment for administrative costs 3.29%	20
Total SDC per ERU	\$ 620
Current SDC per ERU	\$ 920
Proposed Change	-32.65%

Source: City staff

System Development Charge Comparisons

Although the SDCs of other cities have no bearing on our calculations and recommendation, we understand the interest in comparisons. **Exhibit 5** shows the City's current and proposed storm sewer SDC alongside those of comparable cities:

Exhibit 5: SDC Comparisons

City	Storm SDC per Impoundment
West Linn	\$ 1,083
Wilsonville	\$ 1,068
Cornelius	\$ 985
Troutdale (current)	\$ 920
Gresham	\$ 824
Milwaukie	\$ 765
Oregon City	\$ 755
Sherwood	\$ 624
Troutdale (proposed)	\$ 620
Forest Grove	\$ 500
Fairview	\$ 461
Canby	\$ 161
Gladstone	\$ -

Source: City websites and staff

System Development Charge Credits

A credit is a reduction in the amount of the SDC for a specific development. Oregon SDC law (ORS 223.304) requires that credit be allowed for the construction of a "qualified public improvement" which (1) is required as a condition of development approval, (2) is identified in the City's capital improvements program, and (3) either is not located on or contiguous to property that is the subject of development approval, or is located on or contiguous to such property and is required to be built larger or with greater capacity than is necessary for the particular development project.

The credit for a qualified public improvement may only be applied against an SDC for the same type of improvement (e.g., a storm sewer improvement can only be used for a credit for a future storm sewer SDC), and must be granted only for the cost of that portion of an improvement which exceeds the minimum standard facility size or capacity needed to serve the particular project up to the amount of the improvement fee. For multi-phase projects, any excess credit may be applied against SDCs that accrue in subsequent phases of the original development project.

In addition to these required credits, the City may, if it so chooses, provide a greater credit, establish a system providing for the transferability of credits, provide a credit for a capital improvement not identified in the City's capital improvement plan, or provide a share of the cost of an improvement by other means (i.e., partnerships, other City revenues, etc.). Such additional credits have the effect of reducing City SDC cash flow resulting flexibility when executing the SDC project list.

Indexing System Development Charge for Inflation

ORS 223.304 allows for the periodic indexing of system development charges for inflation, as long as the index used is

- (A) A relevant measurement of the average change in prices or costs over an identified time period for materials, labor, real property or a combination of the three;
- (B) Published by a recognized organization or agency that produces the index or data source for reasons that are independent of the system development charge methodology; and
- (C) Incorporated as part of the established methodology or identified and adopted in a separate ordinance, resolution or order.

We recommend that the City (1) index its charges to the *Engineering News Record* Construction Cost Index for the City of Seattle, and (2) adjust its charges annually. There is no comparable Oregon-specific index.

REVENUE REQUIREMENT ANALYSIS

This section presents a financial analysis that reveals how much rate revenue would be required to meet operational and capital needs within contractual and policy constraints over the next ten years.

Criteria

At least two separate conditions must be satisfied in order for rates to be sufficient. First, the storm sewer utility must generate revenues adequate to meet cash needs. Second, revenues must satisfy bond coverage requirements (if there are any).

Revenues should be sufficient to satisfy both tests. If revenues are found to be deficient by one or more of the tests, then the greater deficiency drives the rate increase.

Cash Flow

The cash flow test identifies all cash requirements as projected in each given year. Cash requirements include operations and maintenance expenses, debt service payments, policy-driven additions to working capital, and capital improvement costs. These expenses are compared to total projected annual revenues, including interest on fund balances. Shortfalls are then used to estimate the necessary rate increases.

Bond Coverage

The bond coverage test identifies the amount of net revenues that a utility must generate to satisfy its contractual obligation to bondholders. Net revenues are typically defined as total revenues less operating expenditures. A shortfall exists if, in a given year, the ratio of net revenues to annual debt service falls below a value specified in the bond documents. Where shortfalls exist, we calculate the rate increase that would be necessary to eliminate the shortfall.

Financial Scenarios

While the two scenarios presented here are distinct models, they share many inputs in common. Here we identify some of these common inputs, and then we describe how these models differ.

Common Inputs

Our assumptions regarding cost escalation, customer growth, and operating reserves are shared by both scenarios and are summarized in **Exhibit 6**:

Exhibit 6: Common Inputs

Annual cost escalation	3.00% for salaries and wages 10.00% for benefits 3.00% for materials and services 4.00% for capital outlay
Customer account growth	0.25% per year
Minimum fund balance	30-45 days of operating expenditures

Other common inputs include the City's adopted budget for fiscal year 2013-14 and the storm sewer utility's current rate structure.

Findings

When we apply these common inputs to a baseline projection of the storm sewer utility's financial performance, we learn three important things.

First, the utility has enough fund balance to meet its near-term capital needs. In both scenarios below, no issuance of debt is needed until fiscal year 2020-21.

Second, operating expenditures will increase significantly as a result of correctly aligning storm sewer and sanitary sewer expenses with the respective utilities removing the effective subsidy provided by the sanitary sewer utility. This change alone makes the City's current storm sewer rates (under the existing rate structure) immediately inadequate.

Third, the current rate structure—specifically, capping billable impervious surface area at 6.2 ERUs—produces two undesirable effects. Not only does this structure subsidize large commercial customers and the expense of residential customers; it also limits the marginal revenue provided by a rate increase.

Scenario Comparison and Recommendation

While storm sewer rates initially rise faster in Scenario 2, rates become similar in both scenarios by fiscal year 2020-21. Furthermore, the operating and capital needs are held constant across scenarios. We are therefore indifferent between these two scenarios.

It is important to note that, other things equal, keeping the rate cap in place will make required rate increases much larger. A rate greater than \$10.00 per ERU would likely be needed by fiscal year 2016-17 if the current rate cap remains in place.

Rate Comparisons

Although the utility rates of other cities have no bearing on our calculations and recommendation, we understand the interest in comparisons. **Exhibit 9** shows the City's current and proposed storm sewer rate alongside those of comparable cities:

Exhibit 9: Rate Comparisons

City	Monthly Storm Sewer Rate for Single-Family Residence
Sherwood	\$ 13.77
Milwaukie	\$ 13.05
Cornelius	\$ 10.90
Gresham	\$ 9.84
Fairview	\$ 8.78
Oregon City	\$ 8.55
Forest Grove	\$ 7.00
West Linn	\$ 5.58
Troutdale (proposed, Scenario 2)	\$ 5.10
Wilsonville	\$ 5.10
Troutdale (proposed, Scenario 1)	\$ 4.57
Troutdale (current)	\$ 4.10
Canby	\$ -
Gladstone	\$ -

Source: City websites and staff

RESOLUTION NO.

A RESOLUTION ADJUSTING THE STORM SEWER UTILITY FEE AND RESCINDING RESOLUTION NO. 2216

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. Section 12.06.030 of the Troutdale Municipal Code establishes a storm sewer utility fee and authorizes the Council to adjust the amount of the fee by Resolution.
2. The current storm sewer utility fee was set by Resolution No. 2216 dated June 25, 2013 and effective July 1, 2013.
3. The storm sewer utility fee should be increased 4.0% (from \$0.00152 to \$0.00158 per square foot of impervious surface) to cover increasing costs of operation, maintenance and capital projects associated with the storm sewer system.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE

Section 1. The monthly storm sewer utility fee shall be \$0.00158 per square foot of impervious surface. All residential users are deemed to have an assumed average 2,700 square feet of impervious surface and therefore have a monthly storm sewer fee of \$4.27.

Section 2. Non-residential users shall be charged at the \$0.00158 per square foot of impervious surface.

Section 3. The storm sewer utility fee shall not be imposed for impervious surface owned and maintained by the City nor for the impervious surface of a public street, road, or highway nor upon the runways or taxiways of a public airport.

Section 4. The storm sewer utility fee may be reduced by individual mitigation efforts, as follows:

- A. The responsible party must request, in writing, a reduction in the storm sewer utility fee based upon mitigation actions taken to reduce the effect of storm water flow from the property.
- B. The request must include the following minimum information:
 - (1) The calculated storm water run-off from the area in question prior to its development.
 - (2) The calculated additional storm water run-off from the area in question after its development without mitigation.

OPTION 1

- (3) The calculated additional storm water run-off from the area in question after is development with mitigation.
- (4) Drawings or other suitable details of the mitigation method(s) employed.
- C. In determining storm water run-off, a 25-year event of 24-hour intensity shall be used.
- D. Upon review and approval of the user's request, the Public Works Director may grant a reduction in the storm sewer utility fee equal to the percent reduction in additional storm water run-off achieved by the mitigation effort but in no event shall the reduction be more than 70% of the fee without mitigation.
- E. The full amount of the storm sewer utility fee shall be charged until a request for reduction is received and approved.
- F. The decision of the Public Works Director may be appealed to the City Manager. Such appeal must be in writing and submitted with 30 days after the decision is made by the Director. The appeal must state the particular matter in dispute, the reason(s) for differing with the Director, and the specific relief sought.

Section 5. Resolution No. 2216 is rescinded effective July 1, 2014.

Section 6. This resolution is effective July 1, 2014.

YEAS:
NAYS:
ABSTAINED:

Doug Daoust, Mayor

Date

Debbie Stickney, City Recorder

Adopted:

RESOLUTION NO.

A RESOLUTION ADJUSTING THE STORM SEWER UTILITY FEE AND RESCINDING RESOLUTION NO. 2216

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. Section 12.06.030 of the Troutdale Municipal Code establishes a storm sewer utility fee and authorizes the Council to adjust the amount of the fee by Resolution.
2. The current storm sewer utility fee was set by Resolution No. 2216 dated June 25, 2013 and effective July 1, 2013.
3. The storm sewer utility fee should be increased 4.0% (from \$0.00152 to \$0.00158 per square foot of impervious surface) to cover increasing costs of operation, maintenance and capital projects associated with the storm sewer system.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE

Section 1. The monthly storm sewer utility fee shall be \$0.00158 per square foot of impervious surface. All residential users are deemed to have an assumed average 2,700 square feet of impervious surface and therefore have a monthly storm sewer fee of \$4.27.

Section 2. Non-residential users shall be charged at the \$0.00158 per square foot of impervious surface. In no case shall the monthly storm sewer utility fee exceed \$100.00.

Section 3. The storm sewer utility fee shall not be imposed for impervious surface owned and maintained by the City nor for the impervious surface of a public street, road, or highway nor upon the runways or taxiways of a public airport.

Section 4. The storm sewer utility fee may be reduced by individual mitigation efforts, as follows:

- A. The responsible party must request, in writing, a reduction in the storm sewer utility fee based upon mitigation actions taken to reduce the effect of storm water flow from the property.
- B. The request must include the following minimum information:
 - (1) The calculated storm water run-off from the area in question prior to its development.

OPTION 2

- (2) The calculated additional storm water run-off from the area in question after its development without mitigation.
 - (3) The calculated additional storm water run-off from the area in question after is development with mitigation.
 - (4) Drawings or other suitable details of the mitigation method(s) employed.
- C. In determining storm water run-off, a 25-year event of 24-hour intensity shall be used.
- D. Upon review and approval of the user's request, the Public Works Director may grant a reduction in the storm sewer utility fee equal to the percent reduction in additional storm water run-off achieved by the mitigation effort but in no event shall the reduction be more than 70% of the fee without mitigation.
- E. The full amount of the storm sewer utility fee shall be charged until a request for reduction is received and approved.
- F. The decision of the Public Works Director may be appealed to the City Manager. Such appeal must be in writing and submitted with 30 days after the decision is made by the Director. The appeal must state the particular matter in dispute, the reason(s) for differing with the Director, and the specific relief sought.

Section 5. Resolution No. 2216 is rescinded effective July 1, 2014.

Section 6. This resolution is effective July 1, 2014.

YEAS:
NAYS:
ABSTAINED:

Doug Daoust, Mayor

Date

Debbie Stickney, City Recorder

Adopted:

RESOLUTION NO.

A RESOLUTION ADJUSTING THE STORM SEWER UTILITY FEE AND RESCINDING RESOLUTION NO. 2216

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. Section 12.06.030 of the Troutdale Municipal Code establishes a storm sewer utility fee and authorizes the Council to adjust the amount of the fee by Resolution.
2. The current storm sewer utility fee was set by Resolution No. 2216 dated June 25, 2013 and effective July 1, 2013.
3. The storm sewer utility fee should be increased 4.0% (from \$0.00152 to \$0.00158 per square foot of impervious surface) to cover increasing costs of operation, maintenance and capital projects associated with the storm sewer system.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE

Section 1. The monthly storm sewer utility fee shall be \$0.00158 per square foot of impervious surface. All residential users are deemed to have an assumed average 2,700 square feet of impervious surface and therefore have a monthly storm sewer fee of \$4.27.

Section 2. Non-residential users shall be charged at the \$0.00158 per square foot of impervious surface. In no case shall the monthly storm sewer utility fee exceed \$25.27.

Section 3. The storm sewer utility fee shall not be imposed for impervious surface owned and maintained by the City nor for the impervious surface of a public street, road, or highway nor upon the runways or taxiways of a public airport.

Section 4. The storm sewer utility fee may be reduced by individual mitigation efforts, as follows:

- A. The responsible party must request, in writing, a reduction in the storm sewer utility fee based upon mitigation actions taken to reduce the effect of storm water flow from the property.
- B. The request must include the following minimum information:
 - (1) The calculated storm water run-off from the area in question prior to its development.

OPTION 3

- (2) The calculated additional storm water run-off from the area in question after its development without mitigation.
- (3) The calculated additional storm water run-off from the area in question after is development with mitigation.
- (4) Drawings or other suitable details of the mitigation method(s) employed.
- C. In determining storm water run-off, a 25-year event of 24-hour intensity shall be used.
- D. Upon review and approval of the user's request, the Public Works Director may grant a reduction in the storm sewer utility fee equal to the percent reduction in additional storm water run-off achieved by the mitigation effort but in no event shall the reduction be more than 70% of the fee without mitigation.
- E. The full amount of the storm sewer utility fee shall be charged until a request for reduction is received and approved.
- F. The decision of the Public Works Director may be appealed to the City Manager. Such appeal must be in writing and submitted with 30 days after the decision is made by the Director. The appeal must state the particular matter in dispute, the reason(s) for differing with the Director, and the specific relief sought.

Section 5. Resolution No. 2216 is rescinded effective July 1, 2014.

Section 6. This resolution is effective July 1, 2014.

YEAS:
NAYS:
ABSTAINED:

Doug Daoust, Mayor

Date

Debbie Stickney, City Recorder

Adopted:



CITY OF TROUTDALE



STAFF REPORT

SUBJECT / ISSUE: A resolution adjusting the sanitary sewer utility fee, confirming the average flow rate for an equivalent residential unit and rescinding Resolution No. 2217.

MEETING TYPE:
City Council Regular Mtg.

MEETING DATE: May 27, 2014

STAFF MEMBER: Steve Gaschler
DEPARTMENT: Public Works

ACTION REQUIRED
Resolution

ADVISORY COMMITTEE/COMMISSION RECOMMENDATION:
Not Applicable

PUBLIC HEARING
No

Comments:

STAFF RECOMMENDATION: Approve the proposed rate increase and adopt the respective resolution.

EXHIBITS:

A. Utility fee comparison with other cities.

Subject / Issue Relates To:

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

Issue / Council Decision & Discussion Points:

- ◆ The protection of the health, safety and property of residents and businesses through the provision of sanitary sewer collection, treatment and disposal is a critical function of the City.
- ◆ The City requires adequate funding for operation, maintenance and improvements to the City's sewer systems.
- ◆ While the sewer system is functioning well today, future capital needs as the system ages will require funding from user fees and therefore requires the City to build reserves to prepare for the future.
- ◆ Current Sanitary Sewer utility fees will not keep pace with increasing costs of operation and maintenance and needed capital projects.

Reviewed and Approved by City Manager:

- ◆ Increase in the Sanitary Sewer utility fee will also ensure that the Sewer Fund can cover its share of Water Pollution Control Facility bond payments.
- ◆ The proposed rate increase is within a reasonable level for rate payers' means.
- ◆ The City of Troutdale has the lowest total utility fees by far for all comparator cities identified. With all proposed rate increases, the City of Troutdale's typical residential utility bill will still be \$17/month less than the next closest comparator city.
- ◆ Needed rate increases are planned to phase in incrementally in order to avoid more dramatic increases in future years and to stay within rate payers' means, while maintaining necessary fund balances and operating coverage minimums.

BACKGROUND:

This item is being brought to the City Council after consideration by City Budget Committee and inclusion in the 2014-15 budget hearings and the proposed budget.

The Troutdale Municipal Code establishes Sanitary Sewer utility fees and authorizes the City Council to adjust the amount of the fees by Resolution. Costs of personnel, materials, services, capital projects and reimbursements to other funds continue to increase. Additionally, the City needs to build capital reserves to cover the cost of anticipated future capital costs that will be needed to maintain, upgrade and rehabilitate components of the system as they age and degrade, and maintain bond payment coverage in the Sewer Fund to prevent additional burden falling on property taxes.

The City Council adopted the Sanitary Sewer Master Plan at its November 12, 2013 regular meeting. A component of that master planning effort is an economic analysis to project future funding needs and associated rate increases. The economic analysis has been updated to align with the proposed capital projects of the adopted Sanitary Sewer Master Plan, add a system reinvestment component and more accurately reflect the division of personnel expenses between the Sewer Fund and Storm Sewer Fund. This updated analysis assumes the proposed rate increase of 4% that is included in the proposed FY 14-15 budget. It is important to note that these financial projections are based upon current assumptions and the proposed capital program. Circumstances might change over time, causing actual rate adjustment needs to be higher or lower once actual costs are known. Staff will continue to track costs and update the financial model as appropriate to help assure that rate adjustments are made to meet the financial needs necessary for fund stability.

Should the Council choose not to approve this requested 4% increase this year, the Sewer Fund's ending balance for FY 14-15 will be drawn down an additional \$101,000 below the ending balance project in the proposed budget.

A monthly Sanitary Sewer rate increase from \$33.04 to \$34.36 (4%) per equivalent residential unit is proposed to meet increasing annual costs in operations and maintenance, as well as to cover remaining bond debt payments and provide for projected future capital needs. For an average residential customer based on 1 equivalent residential unit, this would be an increase of \$1.32 per month or \$15.84 per year. This will generate a revenue increase of approximately \$101,000 per year

PROS & CONS:

Pros:

- These rate increases maintain existing Sanitary Sewer services and build reserves that will be necessary to meet increasing future expenses and fund capital projects that will be needed to sustain the system as it ages.
- The rate increases are restrained and relatively modest.
- Without rate increases, the fund risks becoming unstable in future years, resulting in reduced levels of service and inability to fund needed operation, maintenance and/or capital projects.

Cons

- Increased fees to residents and businesses.
- Does not build sustaining reserves that will be necessary to meet increasing future expenses, as well fund capital projects that will be needed to sustain the system as it ages.

<p>Current Year Budget Impacts <input type="checkbox"/> Yes (<i>describe</i>) <input checked="" type="checkbox"/> N/A</p> <p>Future Fiscal Impacts: <input checked="" type="checkbox"/> Yes (<i>describe</i>) <input type="checkbox"/> N/A Increases revenue as described above and maintains stability of utility funds.</p> <p>City Attorney Approved N/A <input type="checkbox"/> Yes</p> <p>Community Involvement Process: <input type="checkbox"/> Yes (<i>describe</i>) <input checked="" type="checkbox"/> N/A</p>

UTILITY RATE COMPARISON TO OTHER CITIES 4/2014

Exhibit A

5/27/14 Council Mtg. – Item #6

CITY	POPULATION	WATER	SANITARY SEWER	STORM SEWER	STREET	PARKS	TOTAL
TROUTDALE	16,000	\$20.02	\$33.04	\$4.10	-	-	\$57.16
CORNELIUS	12,107	\$52.38	\$47.44	\$11.40	-	-	\$111.22
GLADSTONE	11,626	\$25.14	\$74.92	-	-	-	\$100.06
HAPPY VALLEY	21,275	\$29.26	\$40.00	\$9.35	-	-	\$78.61
SHERWOOD	18,567	\$54.44	\$41.36	\$13.77	\$2.00	-	\$111.57
FOREST GROVE	21,488	\$38.33	\$44.43	\$7.00	-	-	\$89.76
La GRANDE	13,182	\$31.81	\$38.05	\$4.00	\$8.00	-	\$81.86
CANBY	15,830	\$27.39	\$41.90	Combined w/sanitary	\$5.00	-	\$74.29
WEST LINN	25,250	\$23.57	\$30.71	\$5.58	\$10.31	\$11.80	\$81.97
WOOD VILLAGE	3,885	\$33.30	\$48.82	Combined w/streets	\$9.50	-	\$91.62
GRESHAM	106,000	\$40.60	\$26.30	\$9.84	-	-	\$76.74
FAIRVIEW	8,920	35.26	\$52.60	\$31.98	\$8.78	-	\$76.02
OREGON CITY	32,220	\$36.63	\$38.45	\$8.80	\$11.56	-	\$95.44
HOOD RIVER	7,167	\$32.30	\$41.75	\$8.75	-	-	\$82.80
THE DALLES	12,156	\$52.67	\$44.78	\$2.00	-	-	\$99.45
MILWAUKIE	20,400	\$31.67	\$56.76	\$13.05	\$3.35	-	\$104.83
Low income		\$31.67	\$87.41	\$13.05	.35 trip	-	
		\$25.63	\$28.38	\$6.53			
WILSONVILLE	19,565	\$61.93	\$46.39	\$5.10	\$6.72	-	\$120.14
Average	21,508	\$36.86	\$42.76	\$7.96	\$7.05	\$11.80	\$90.20

All cities except Troutdale, Hood River and Forest Grove charge water based on Cubic Feet
 Comparisons are based on assumed equivalent water consumption of 7,000 gal per month

RESOLUTION NO.

A RESOLUTION ADJUSTING THE SANITARY SEWER UTILITY FEE, CONFIRMING THE AVERAGE FLOW RATE FOR AN EQUIVALENT RESIDENTIAL UNIT AND RESCINDING RESOLUTION NO. 2217

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. Section 12.04.030 of the Troutdale Municipal Code establishes a sanitary sewer utility fee and authorizes the Council to adjust the amount of the fee by resolution.
2. The current sanitary sewer utility fee was set by Resolution No. 2217 dated June 25, 2013 and effective July 1, 2013.
3. The sanitary sewer utility fee should be increased 4.0% (from \$33.04 to \$34.36 per equivalent residential unit) to cover increasing costs of operation, maintenance and capital projects associated with the sanitary sewer system.
4. No adjustment is proposed for the average flow rate that is represented by an equivalent residential unit.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE

Section 1. The monthly sanitary sewer utility fee per equivalent residential unit shall be \$34.36.

Section 2. The monthly additional surcharge on all sanitary sewer accounts that are connected to the sanitary sewer system through a Septic Tank Effluent Pump (STEP) station that is operated and maintained by the City shall be \$1.00.

Section 3. For the purposes of assessing the monthly sanitary sewer utility fee, an account holder will be charged for the number of equivalent residential units for which system development charges are or would be assessed unless there is a documented, long-term change in wastewater discharge by that particular account.

Section 4. An equivalent residential unit has an average flow of 180 gallons per day.

Section 5. Resolution No. 2217 is rescinded effective July 1, 2014.

Section 6. This resolution is effective July 1, 2014.

YEAS:
NAYS:
ABSTAINED:

Doug Daoust, Mayor

Date _____

Debbie Stickney, City Recorder

Adopted:



CITY OF TROUTDALE



STAFF REPORT

SUBJECT / ISSUE: A resolution adjusting the Water commodity fee, confirming other water related fees, and rescinding Resolution No. 2218.

MEETING TYPE:
City Council Regular Mtg.

MEETING DATE: May 27, 2014

STAFF MEMBER: Steve Gaschler
DEPARTMENT: Public Works

ACTION REQUIRED
Resolution

ADVISORY COMMITTEE/COMMISSION RECOMMENDATION:
Not Applicable

PUBLIC HEARING
No

Comments:

STAFF RECOMMENDATION: Approve the proposed rate increase and adopt the respective resolution.

EXHIBITS:

- A. Utility fee comparison with other cities.

Subject / Issue Relates To:

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

Issue / Council Decision & Discussion Points:

- ◆ The protection of the health, safety and property of residents and businesses through the provision of potable water and fire-fighting water is a critical function of the City.
- ◆ The City requires adequate funding for operation, maintenance and improvements to the City's water system.
- ◆ Water fees have not kept pace with increasing costs.
- ◆ Future capital needs as the water system ages will require funding from user fees and therefore requires the City to build reserves to prepare for the future.
- ◆ Upgrade needs, including seismic, connectivity/resiliency and fire-fighting upgrade projects, will be costly. The City must build services to save up if it intends to fund these

Reviewed and Approved by City Manager:

future capital expenditures and fund replacement of existing infrastructure. Some current needs are already being deferred.

- ◆ The proposed rate increase is within a reasonable level for rate payers' means. Forecasts indicate a need for year-over-year increases at a much higher rate, but staff has proposed a more modest rate increase this year in light of the slowly recovering economy.
- ◆ The City of Troutdale has the lowest total utility fees by far for all comparator cities identified. With all proposed rate increases, the City of Troutdale's typical residential utility bill will still be almost \$17/month less than the next closest comparator city.
- ◆ Requested annual rate increases are incremental in order to avoid more dramatic increases in future years and to stay within rate payers' means, while maintaining necessary fund balances and operating coverage minimums for the coming fiscal year.

BACKGROUND:

This item is being brought to the City Council after consideration by City Budget Committee and inclusion in the 2014-15 budget hearings and the proposed budget.

The Troutdale Municipal Code establishes Water utility fees and authorizes the City Council to adjust the amount of the fees by Resolution. Costs of personnel, materials, services, capital projects and reimbursements to other funds continue to increase. Additionally, the City needs to build capital reserves to cover the cost of anticipated future capital costs that will be needed to maintain, upgrade and rehabilitate components of the system as they age and degrade. Additionally, there are upgrades needed in the system for seismic resiliency, connectivity and to meet current fire-fighting standards that will require significant capital expenditures. Some of these needs are in the near future, some can be held off to out-years. However, there are already important water system rehabilitation projects of immediate need that have been deferred for a couple of years due to lack of available capital in the Water Fund. Two of the City's reservoirs are in immediate need of interior recoating, with the existing coatings failing. Continued deferral of these projects can result in damage to the steel structures and may affect water quality, which in turn will result in dramatically increased costs to repair. Additionally, for the last two budget planning cycles, staff deferred two other currently needed water projects due to insufficient funds: a water main upsizing project on 7th and Kings Byway needed to bring that segment of the system up to contemporary fire-fighting standards and a Reservoir Seismic Study that will evaluate the seismic resiliency and risk of the City's reservoirs, and identify seismic improvements needed to manage those risks to the public water supply.

In 2012, the City completed and adopted its new Water Master Plan. A component of that master planning effort was an economic analysis to project the impact of identified capital projects on water rates through FY 2022-23. The City Council has adopted the master plan and in March 2013 the Council adopted into the Capital Improvement Plan the slate of capital project identified in the Master Plan. The Master Plan economic analysis indicated that full funding of all of the user fee funded projects would require average annual rate increases of 9%/year, in addition to inflation in routine operation and maintenance costs. In FY 2014-15, staff plans to undertake a more thorough financial analysis of the Water fund with the assistance of economic analysis specialists, similar to those performed recently on the Sewer and Storm Sewer funds, to project the impact of escalating operation and maintenance costs, capital projects, and establishing

reserves for system reinvestment. At this time, a modest increase of 4% is proposed to avoid falling further behind this coming fiscal year.

Should the Council choose not to approve this requested 4% increase this year, the Water Fund's ending balance for FY 14-15 will be drawn down an additional \$60,000 below the ending balance project in the proposed budget and/or planned projects, such as well rehabilitation, may be deferred. Continuation of this trend in diminishing end balances will result in the fund becoming unstable. Additionally, capital accumulation needed to cover already deferred projects (e.g. reservoir interior recoating) will not be possible, deferring those projects even further into the future.

A monthly Water Commodity fee rate increase from \$2.86 to \$2.97 (4%) per 1,000 gallons is proposed for the Water Commodity Fee. For an average residential bill based on an average consumption of 7,000 gallons per month, this would be an increase of \$0.80 per month or \$9.61 per year. This will generate a revenue increase of approximately \$60,000 per year. Staff is not proposing increases in any of the other water-system related fees at this time.

PROS & CONS:

Pros:

- These rate increases maintain existing domestic and fire-fighting Water services.
- The proposed rate increase is significantly restrained from actual revenue needs and relatively modest.
- Without rate increases, the fund risks becoming unstable in ensuring budget years, resulting in reduced levels of service and inability to fund needed operation, maintenance and/or capital projects.

Cons

- Increased fees to residents and businesses.
- Does not build sustaining reserves that will be necessary to meet increasing future expenses, as well fund capital projects that will be needed to sustain the system as it ages or upgrade the system for seismic resiliency.

Current Year Budget Impacts <input type="checkbox"/> Yes (<i>describe</i>) <input checked="" type="checkbox"/> N/A
Future Fiscal Impacts: <input checked="" type="checkbox"/> Yes (<i>describe</i>) <input type="checkbox"/> N/A Increases revenue as described above and maintains stability of utility funds.
City Attorney Approved N/A <input type="checkbox"/> Yes
Community Involvement Process: <input type="checkbox"/> Yes (<i>describe</i>) <input checked="" type="checkbox"/> N/A

UTILITY RATE COMPARISON TO OTHER CITIES 4/2014

Exhibit A

5/27/14 Council Mtg. – Item #5

CITY	POPULATION	WATER	SANITARY SEWER	STORM SEWER	STREET	PARKS	TOTAL
TROUTDALE	16,000	\$20.02	\$33.04	\$4.10	-	-	\$57.16
CORNELIUS	12,107	\$52.38	\$47.44	\$11.40	-	-	\$111.22
GLADSTONE	11,626	\$25.14	\$74.92	-	-	-	\$100.06
HAPPY VALLEY	21,275	\$29.26	\$40.00	\$9.35	-	-	\$78.61
SHERWOOD	18,567	\$54.44	\$41.36	\$13.77	\$2.00	-	\$111.57
Com/Ind		\$23.36					
FOREST GROVE	21,488	\$38.33	\$44.43	\$7.00	-	-	\$89.76
La GRANDE	13,182	\$31.81	\$38.05	\$4.00	\$8.00	-	\$81.86
CANBY	15,830	\$27.39	\$41.90	Combined w/sanitary	\$5.00	-	\$74.29
WEST LINN	25,250	\$23.57	\$30.71	\$5.58	\$10.31	\$11.80	\$81.97
Low income		\$14.30					
WOOD VILLAGE	3,885	\$33.30	\$48.82	Combined w/streets	\$9.50	-	\$91.62
GRESHAM	106,000	\$40.60	\$26.30	\$9.84	-	-	\$76.74
Com/Ind		\$52.60					
FAIRVIEW	8,920	35.26	\$31.98	\$8.78	-	-	\$76.02
OREGON CITY	32,220	\$36.63	\$38.45	\$8.80	\$11.56	-	\$95.44
HOOD RIVER	7,167	\$32.30	\$41.75	\$8.75	-	-	\$82.80
Com/Ind		\$23.36					
THE DALLES	12,156	\$52.67	\$44.78	\$2.00	-	-	\$99.45
MILWAUKIE	20,400	\$31.67	\$56.76	\$13.05	\$3.35	-	\$104.83
Com/Ind		\$31.67	\$87.41	\$13.05	.35 trip		
Low income		\$25.63	\$28.38	\$6.53			
WILSONVILLE	19,565	\$61.93	\$46.39	\$5.10	\$6.72	-	\$120.14
Average	21,508	\$36.86	\$42.76	\$7.96	\$7.05	\$11.80	\$90.20

All cities except Troutdale, Hood River and Forest Grove charge water based on Cubic Feet
 Comparisons are based on assumed equivalent water consumption of 7,000 gal per month

RESOLUTION NO.

A RESOLUTION ADJUSTING THE WATER COMMODITY FEE, CONFIRMING OTHER WATER RELATED FEES AND RESCINDING RESOLUTION NO. 2218

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. Section 12.03.030 of the Troutdale Municipal Code establishes water utility fees and authorizes the Council to adjust the amount of the fee by resolution.
2. The current water utility fees were set by Resolution No. 2218 dated June 25, 2013 and effective July 1, 2013.
3. The water commodity fee should be increased 4.0% (from \$2.86 to \$2.97 per thousand gallons) to cover increasing costs of operation, maintenance and capital projects associated with the water system.
4. No adjustment is proposed for any charges other than the commodity charge.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE

Section 1. The monthly water user fees are as follows:

- A. Water Commodity Charge: \$2.97 per thousand gallons.
- B. Water Meter Installation Charge:
 1. For a 3/4" meter: \$254
 2. For a 1" meter: \$308
 3. For meters larger than 1": Installed by owner.
- C. Stand Pipe Charge: \$50 (3/4" only). This is for single family home construction only. The rate is for up to 90 days. For each additional 90-day period or fraction thereof, there is an additional charge of \$50.
- D. Hydrant Meter Rental Charge: A refundable deposit of \$100 is required. There is a minimum rental charge of \$25.00 plus \$1.00 per day of each day in excess of 25 days, plus metered water usage at the water commodity charge of \$2.97 per thousand gallons.
- E. Monthly Standby Fire Service with a detector check meter:

<u>Meter Size</u>	<u>Monthly Rate</u>
1 1/2"	\$6.00
2"	\$9.64
3"	\$18.19

4"	\$30.36
6"	\$61.45
8"	\$96.91
10"	\$136.00

F. Monthly Standby Fire Service without a detector check meter: Twice the rate given in Paragraph E above.

Section 2. Resolution No. 2218 is rescinded effective July 1, 2014.

Section 3. This resolution is effective July 1, 2014.

YEAS:
NAYS:
ABSTAINED:

Doug Daoust, Mayor

Date _____

Debbie Stickney, City Recorder

Adopted:



CITY OF TROUTDALE



STAFF REPORT

SUBJECT / ISSUE: An ordinance adopting a new Public Facilities Plan as an implementing element of Comprehensive Land Use Plan Goal 11 Public Facilities and Services in partial fulfillment of Periodic Review Task 3.

MEETING TYPE:
City Council Regular Mtg.

MEETING DATE: May 27, 2014

STAFF MEMBER: Craig Ward
DEPARTMENT: Community Development

ACTION REQUIRED
Ordinance - Adoption

ADVISORY COMMITTEE/COMMISSION RECOMMENDATION:
Approval

PUBLIC HEARING
Yes

Comments: Both the Citizen Advisory Committee and the Troutdale Planning Commission recommend adoption.

STAFF RECOMMENDATION: Adoption.

EXHIBITS:

- A. Planning Commission Findings of Fact and Recommendation of March 19, 2014
- B. City of Troutdale 1990 Public Facilities Plan Ordinance No. 543-O adopted April 10, 1990 and the PFP Table of Contents and Section 1 Policies *only*.

Subject / Issue Relates To:

- Council Goals
 Legislative
 Other (describe)

Issue / Council Decision & Discussion Points:

- ◆ The tasks that the City must complete as part of periodic review are governed by its approved periodic review work program. DLCD approved the City's work program on April 15, 2010. The approved work program includes tasks related to statewide planning Goal 11, Public Facilities and Services.

Reviewed and Approved by City Manager:

- ◆ Per Oregon Administrative Rules, a public facility plan is required to address facilities associated with a municipality's water, wastewater, stormwater and transportation systems.

BACKGROUND:

The City has been in periodic review since the initial notification from the Oregon Department of Land Conservation and Development (DLCD) on May 20, 2008. The tasks that the City must complete as part of periodic review are governed by its approved periodic review work program. DLCD approved the City's work program on April 15, 2010. The approved work program includes tasks related to statewide planning Goal 11, Public Facilities and Services. Specifically identified as Task 3 of the work program, the City is required to prepare and adopt a Public Facilities Plan in accordance with Statewide Land Use Planning Goal 11 and Oregon Administrative Rule 660-011-0010-45.

With funding from a DLCD periodic review assistance grant, the City hired a consultant to perform several remaining tasks of our work program, including Task 3. Since June 2012, the consultant, Angelo Planning Group, has been researching and gathering information, preparing technical memoranda, and preparing drafts of the document. The consultant presented their major findings and recommendations to the Citizens Advisory Committee for review and recommendation at the CAC's October 2012 and February 2013 meetings and to the Planning Commission on May 29, 2013 and March 19, 2014.

At its last periodic review in 1990 the City also prepared a Public Facilities Plan (that Ordinance, the Table of Contents and Policy Chapter are Exhibit B), but that document went unnoticed and unused in the years since then and was only recently discovered. The 1990 plan is seriously outdated and deficient in meeting present statutory requirements, so the proposed new plan is an entire rewrite with the exception of carrying over some of the goals and policies from the previous document.

Explanation of proposed plan

The Public Facilities Plan helps assure that urban development within a municipality's boundaries is guided and supported by types and levels of urban facilities and services commensurate with the community's needs, and that facilities and services are provided in a timely, orderly and efficient manner.

Per Oregon Administrative Rules, a public facility plan is required to address facilities associated with a municipality's water, wastewater, stormwater and transportation systems. Additional public facilities and services provided to the community's residents and businesses (e.g., libraries, police, fire and administrative services) may also be addressed in the plan, but do not carry the level of importance or the details required of the aforementioned utility services.

The information in the Public Facilities Plan is primarily based on the City's most recently updated, and in some cases adopted, Master Plans for Water, Sanitary Sewer and Stormwater, along with more up-to-date information about the status and cost of needed future facilities, where available. Information related to transportation facilities is contained in the City's Transportation System Plan, which is being updated under a different periodic review task.

The various master plans that provided the basis for the Public Facilities Plan are:

- City of Troutdale Water Master Plan (2012)
- City of Troutdale Water Management and Conservation Plan (2004)
- North Troutdale Storm Drainage Master Plan (2007)
- South Troutdale Storm Drainage Master Plan (2012)
- City of Troutdale Sanitary Sewer Master Plan (2014)

Because this plan is a composite of these individual master plans, substantive changes to the document would likely create conflicts with the base plans.

Summary of the plan elements

Goals and Policies (pp. 2-5)

This section of the document is a compilation of goals and policies taken from the 1990 Public Facilities Plan (some without change; others with modifications), from the various master plans listed above, and the addition of new ones. The goals and policies offer guidance in providing efficient and effective urban services and to protect natural resources.

Facility Descriptions and Future Needs (pp. 6-12)

This section is derived from information in the water, sanitary sewer and stormwater master plans. It provides a broad overview and description of these utility systems and highlights the future planning and facility needs discussed in those various documents.

Capital Improvement Plan (CIP) and Project Maps (pp. 13-17)

This section identifies water, sanitary sewer and stormwater infrastructure investments to accommodate expected growth and development over the next 20 years. Table 4-1 of the plan summarizes the costs of planned infrastructure improvements according to short, medium and long term timeframes. A detailed list of all planned public facility projects associated with the three utility systems is shown in Appendix A to the Plan. It includes the location, estimated cost, source of funding, and anticipated timeframe for each capital improvement project. The projects are shown visually in the three CIP maps. The Planning Commission's recommendation to the Council was that sewer line extensions within SE Jackson Park Road (private portion) and East Historic Columbia River Highway not be included in the PFP, and so those were removed from the draft it recommends be adopted.

Financing and Implementation Plan (pp. 18-19)

This section briefly discusses the financial resources Troutdale utilizes to pay for infrastructure development and ongoing maintenance needs. It also discusses increases to certain fees and charge that will be needed in order to fully fund all of the identified improvement projects.

Additional Public Facilities and Services (pp. 20-22)

This section gives a short explanation of the other public facilities and services that the City provides or coordinates with other public agencies and private entities. These include those related to parks and recreation, police, fire, education, libraries, power and telecommunication utilities, administration and other activities.

Appendix A - Capital Improvement Plan Projects (pp.25-27)

The appendix to the plan contains the complete list of planned water, sanitary sewer and stormwater projects as identified in the adopted master plans for these systems. Including this list of projects within the Public Facilities Plan does not obligate the City to build the projects or to meet the timeframe listed for the projects, although it would be the City's intent to do so. The list is included here to show anticipated infrastructure needs based on known regulatory requirements and current assumptions about growth and the direction of future development.

Special note on the draft Public Facilities Plan (PFP)

As stated previously, the contents of the PFP are primarily derived from the City's Master Plans for Water, Sanitary Sewer and Stormwater.

Relevant criteria

Adoption of a Public Facilities Plan as an implementing element of the Troutdale Comprehensive Plan is equivalent to amending the text of the Comprehensive Plan. Section 15.050 of the Troutdale Development Code establishes the following approval criteria for evaluating comprehensive plan amendments.

1. For Comprehensive Plan text amendments, compliance with the Statewide Land Use Goals and related Administrative Rules.

Adoption of a Public Facilities Plan is a required task of the City's periodic review work program. The document has been prepared in accordance with Statewide Land Use Planning Goal 11 and its related administrative rule; therefore, it logically and necessarily satisfies this approval criterion.

2. Public need is best satisfied by this particular change.

The public need that is addressed by adoption of this Plan is providing a composite of the various master plans and related documents pertaining to the City's water, sanitary sewer and stormwater systems. This plan supplements the more detailed facility plans that will guide the City's actions to accommodate expected growth for the next twenty years. It also addresses and fulfills the statutory requirements of State Planning Goal 11, Public Facilities and Services.

3. The change will not adversely affect the health, safety and welfare of the community.

Adoption of this plan provides further guidance for the City to accommodate future growth and will not adversely affect the health, safety and welfare of the community. The Public Facilities Plan addresses current conditions and future needs in order to foster positive benefits for the community.

4. In the case of Development Code amendments, the particular change does not conflict with applicable Comprehensive Plan goals or policies.

The proposed Public Facilities Plan pertains only to the Comprehensive Plan and not to the Troutdale Development Code; therefore, this criterion does not apply.

PROS & CONS:

Pros:

- Adoption fulfills part of Periodic Review Task 3.

Cons

- None.

Current Year Budget Impacts Yes (*describe*) N/A

Future Fiscal Impacts: Yes (*describe*) N/A

As the Public Facilities Plan is implemented there will be costs to the City that will be addressed within annual Capital Improvement plans.

City Attorney Approved N/A Yes

Community Involvement Process: Yes (*describe*) N/A

All meetings before the Citizens Advisory Committee and the Planning Commission were open to the public. No comments from the public at those meetings were received.

**PLANNING COMMISSION
FINDINGS of FACT AND RECOMMENDATION
March 19, 2014**

**Periodic Review Legislative Amendments to the Troutdale Comprehensive Land Use Plan,
Goal 11 Public Facilities and Services**

Proposed Public Facilities Plan

The Troutdale Planning Commission held public hearings on May 29, 2013 and March 19, 2014 to take public testimony and to make a recommendation to the City Council concerning adoption of a proposed Public Facilities Plan as an implementing element of the Troutdale Comprehensive Land Use Plan and to satisfy requirements of the City's periodic review work program. At its March 19, 2014 meeting, a motion was made and seconded that the Planning Commission reopen its hearing in this matter to reconsider its Findings Of Fact and Recommendation to the Council based upon new information considered at a special meeting on October 16, 2013 in which they discussed the Sanitary Sewer Master Plan. The Planning Commission recommended approval of the Sanitary Sewer Master Plan to the City Council with removal of the Jackson Park Road Project and the East Historic Columbia River Highway Plan Project to be consistent with removal of those projects from the PFP. Having provided the opportunity for the public to express their views on the proposal, the Planning Commission now makes and enters the following findings of fact together with its recommendation to the Council for action.

FINDINGS OF FACT

1. The City has been in periodic review since the initial notification from the Oregon Department of Land Conservation and Development (DLCD) on May 20, 2008. The tasks that the City must complete as part of periodic review are governed by its approved periodic review work program. DLCD approved the City's work program on April 15, 2010.
2. The City's approved work program includes tasks related to statewide planning Goal 11, Public Facilities and Services. Specifically identified as Task 3 of the work program, the City is required to prepare and adopt a Public Facilities Plan in accordance with Statewide Land Use Planning Goal 11 and Oregon Administrative Rule 660-011- 0010-45.
3. The City hired a consultant to prepare the Public Facilities Plan which is primarily based on the City's most recently updated and adopted Master Plans for Water and Stormwater, and the Sanitary Sewer Master Plan. Where available, more up-to-date information about the status and cost of needed future facilities has been used.

4. The Citizens Advisory Committee reviewed and discussed the major elements of this Plan in October 2012 and February 2013. The CAC supported the Plan and has referred it to the Planning Commission for approval.
5. Adoption of a Public Facilities Plan is a required task of the City's periodic review work program. The last Public Facilities Plan (Ordinance No. 543-O) was adopted April 10, 1990, during the last periodic review. The document has been prepared in accordance with Statewide Land Use Planning Goal 11 and its related administrative rule; therefore, it logically and necessarily complies with this State Planning Goal.
6. The public need is satisfied by adoption of this Plan because it provides a composite of the various master plans and related documents pertaining to the City's water, sanitary sewer and stormwater systems. This plan supplements the more detailed facility plans that will guide the City's actions to accommodate expected growth for the next twenty years.
7. Adoption of this Plan provides further guidance for the City to accommodate future growth and will not adversely affect the health, safety and welfare of the community. The Plan addresses current conditions and future needs in order to foster positive benefits for the community.
8. Notice of the public hearing has been provided in accordance with applicable law.
9. At its May 29, 2013 hearing the Planning Commission had substantial concerns regarding the population forecast model input and subsequent results.
10. At its May 29, 2013 hearing, the Planning Commission requested that sanitary sewer line extensions 3 and 4 as listed on page 26 of the May 20, 2013 draft of the PFP be excluded from the project list.
11. The Planning Commission closed the May 29, 2013 hearing in the matter and a motion to recommend the Public Facilities Plan with amendments was made. The first motion failed with a tie of 3 yes and 3 no. The motion was reconsidered and the vote was 4 yes and 2 no. At its March 19, 2014 meeting, a motion was made and seconded that the Planning Commission reopen its hearing in this matter to reconsider its Findings Of Fact and Recommendation to the Council based upon new information considered at a special meeting on October 16, 2013 in which they considered the Sanitary Sewer Master Plan. The Planning Commission recommended approval of the Sanitary Sewer Master Plan with removal of the Jackson Park Road Project and the East Historic Columbia River Highway Plan Project to be consistent with its request that those projects be removed from the PFP. The amendments requested to the PFP at its May 29, 2013 hearing included the following:

- a. At the Planning Commission’s motion of May 29, 2013 hearing to amend the findings to move an amended paragraph from page 13 of the draft PFP into the Purpose Statement as the second-to-last paragraph on page 1 was made and seconded. The motion passed 5 to 1. The amended paragraph is to read:

It should be noted that there is no obligation on the part of the City to build the projects as described in the PFP or to meet the timeframe listed for the projects. The project list may be included as part of the Comprehensive Plan to show anticipated infrastructure needs based on known regulatory requirements and current assumptions about growth and the direction of future development. The list is intended only to provide a general indications of the facilities needed to support future growth. If growth trends change, or if new regulations re imposed on the City, or if technologies emerge that satisfy needs using different methods than those assumed in master plans, the City may revise its public facilities investment strategy without amending the Comprehensive Plan or PFP.

The Planning Commission finds that the PFP document has been amended to match the motion.

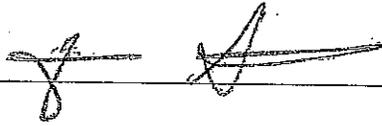
- b. At the Planning Commission hearing of May 29, 2013, a motion to amend item 7.6 Schools was made and seconded and passed 5 to 1. The amendment changes the text to read: *The Reynolds School District, the Gresham-Barlow School District, and Mt. Hood Community College....*

The Planning Commission finds that the PFP document has been amended to match the motion.

- 12. The Planning Commission recognizes and affirms that the contents of the PFP are primarily derived from the City’s Master Plans for Water, Sanitary Sewer and Stormwater already adopted by the City Council.
- 13. The Planning Commission further acknowledges that there may be need to modify the Plan to correct spelling errors, for improved consistency throughout the document, and for clarity of meaning. Consequently, the document that is forwarded to the City Council may include a number of nonsubstantive changes that the Planning Commission has not reviewed but directs to staff. The Plan that ultimately goes to the City Council for adoption, shall be in substantial form with the one approved by the Planning Commission.

RECOMMENDATION

In view of the above findings of fact, the Planning Commission recommends that the Troutdale City Council adopt the proposed Public Facilities Plan dated February 5, 2014 (Exhibit A) that reflects the revision requested by the Planning Commission on May 29, 2013 and reaffirmed on March 19, 2014, as an implementing element of the Comprehensive Land Use Plan in partial fulfillment of Periodic Review Task 3.



Tanney Staffenson, Chair
Troutdale Planning Commission



Date

EXHIBIT A

**DRAFT PUBLIC FACILITIES PLAN
DATED FEBRUARY 5, 2014**

This document is Attachment A of the Ordinance

EXHIBIT B

CITY OF
TROUTDALE
PUBLIC FACILITIES
PLAN

Ordinance No. 543-O
Adopted April 10, 1990

ORDINANCE NO. 543-0

AN ORDINANCE ACCEPTING THE CITY'S PUBLIC FACILITIES PLAN AND AUTHORIZING ITS TRANSMITTAL TO THE STATE OF OREGON FOR REVIEW AND APPROVAL.

WHEREAS, cities in the State of Oregon are required, as part of their Periodic Review Process, to prepare "Public Facilities Plans" in accordance with State House Bill #2295 (1983) and OAR 6660-11-00 (October 1984); and

WHEREAS, the purpose of a Public Facilities Plan is to ensure that the requirements of the Oregon Department of Land and Conservation Division (DLCD) Goal 11 (water, storm, sanitary sewer and transportation facilities) are adequately addressed and implemented in urban areas; and

WHEREAS, the Troutdale Citizens Advisory Committee held public meetings and discussed the Public Facilities Draft Plan and recommended its approval to the Planning Commission; and

WHEREAS, the Troutdale Planning Commission held a public hearing on February 21, 1990, and recommended its adoption to the Troutdale City Council;

WHEREAS, the Troutdale City Council held a public hearing on March 13th, 1989; and

WHEREAS, it is in the best interest of the City of Troutdale to adopt the Draft Plan and forward it to the State of Oregon for review and concurrence accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THAT:

1. The Public Facilities Plan be transmitted to the State of Oregon as required by statute for review and approval.
2. Staff continue to update this plan with historical, inventory and factual data.
3. Staff be allowed to modify the plan element sections with full hearing and concurrence of the Troutdale Planning Commission and City Council.

PASSED BY THE COMMON COUNCIL OF THE CITY OF TROUTDALE THIS
10TH DAY OF APRIL, 1990.

YEAS 6

NAYS 0

ABSTAINED 0

Sam K Cox
Sam K. Cox, Mayor

Date Signed April 11, 1990

ATTEST:

Valerie J. Raglione
Valerie J. Raglione
City Recorder

PW85:3

CITY OF TROUTDALE
DRAFT
PUBLIC FACILITIES PLAN

PROJECT STAFF

GREG WILDER, DIRECTOR OF PUBLIC WORKS
GERARDO ORTEGA, ENGINEERING TECHNICIAN
MARION BERG, DEPARTMENT SECRETARY

FEBRUARY 13, 1990

CITY COUNCIL 1990

SAM K. COX, MAYOR

MARJORIE SCHMUNK
PAUL THALHOFER
RON BURGIN

GENE BUI
SHARLYN JACOBS
HARRY FOWLER

PLANNING COMMISSION

WALTER POSTLEWAIT, PRESIDENT
BRUCE THOMPSON, VICE PRESIDENT

DON LABARRE
GARY STONEWALL
DALTON WILLIAMS

LARRY NICHOLAS
CHUCK WOLSBORN
JIM WAKEMAN

CITIZEN ADVISORY COMMITTEE

ERIK SOMIRS
GINA WHITE
SANDY EMRICK
ROBERT SCHMORL

GENA WILLIAMS
KRISTI DE SYLVIA
KAREN BERGER-KIMBER

ADMINISTRATIVE STAFF

PAMELIA L. CHRISTIAN, CITY ADMINISTRATOR
JIM JENNINGS, CITY ATTORNEY
GREG WILDER, PUBLIC WORKS DIRECTOR

COMMUNITY DEVELOPMENT STAFF

SCOTT CLINE, COMMUNITY DEVELOPMENT DIRECTOR
SUZANNE BARKER, DEVELOPMENT TECHNICIAN
KATHY CROWDER, CLERK

BRENT COLLIER, CHIEF OF POLICE

TABLE OF CONTENTS

PUBLIC FACILITIES PLAN OUTLINE

- 1.000 POLICY(S)
- 1.100 GENERAL
 - .110 FINDINGS SUMMARY
 - .120 POLICY STATEMENT
 - .130 IMPLEMENTATION STRATEGIES
 - .131 Planning & Provision
 - .132 Coordination & Monitoring
 - .133 Standards
 - .134 Developer Requirements
 - .140 CAPITAL IMPROVEMENT PROGRAM
- 1.200 WATER SUPPLY AND DISTRIBUTION
 - .210 FINDINGS SUMMARY
 - .220 POLICY STATEMENT
 - .230 IMPLEMENTATION STRATEGY
- 1.300 SANITARY SEWAGE COLLECTION AND TREATMENT
 - .310 FINDINGS SUMMARY
 - .320 POLICY STATEMENT
 - .330 IMPLEMENTATION STRATEGY
- 1.400 DRAINAGE COLLECTION AND DISPOSAL
 - .410 FINDINGS SUMMARY
 - .420 POLICY STATEMENT
 - .430 IMPLEMENTATION STRATEGY

1.500 TRANSPORTATION

.510 FINDINGS SUMMARY

- A. General
- B. Trafficways
- C. Public Transit
- D. Heavy Rail
- E. Air
- F. Bikeways

.520 POLICY STATEMENT

- A. General
- B. Trafficways
- C. Public Transit
- D. Heavy Rail
- E. Air
- F. Bikeways

.530 IMPLEMENTATION

- A. General
- B. Trafficways
- C. Public Transit
- D. Heavy Rail
- E. Air
- F. Bikeways

2.000	INVENTORY AND EVALUATION
2.100	GENERAL
2.200	WATER SUPPLY AND DISTRIBUTION
.210	GENERAL
.220	SUPPLY
.221	Potable Water Wells
.222	Supply Interconnects
.223	Water Quality
.224	Fire Demand Analysis
.225	Condition Assessment
.230	STORAGE
.231	Reservoirs
.232	Fire Storage Analysis
.233	Condition Assessment
.240	DISTRIBUTION
.241	Fire Network
.242	Booster Facilities
.243	Fire Demand Analysis
.244	Condition Assessment
.250	SUPPORT FACILITIES & SERVICES
2.300	SANITARY SEWERAGE COLLECTION AND TREATMENT
.310	GENERAL
.320	COLLECTION SYSTEM
.321	General
.322	Collectors, Trunk & Interception Lines
.323	Pump Stations
.324	Condition Assessment
.330	TREATMENT SYSTEM
.331	General
.332	Plant
.333	Condition Assessment
.340	OUTFALL AND SLUDGE DISPOSAL
.341	General
.342	Outfall Facilities
.343	Sludge Disposal

.344 Support Facilities & Services
.345 Condition Assessment

2.400 DRAINAGE COLLECTION AND DISPOSAL

.410 GENERAL

.420 COLLECTION SYSTEM
.421 General
.422 Collector, Trunk & Interception Systems
.423 Condition Assessment

.430 PUMPING AND OUTFALL FACILITIES
.431 General
.432 Detention & Retention
.433 Pumping
.434 Outfall
.435 Condition Assessment

.440 SUPPORT FACILITIES AND SERVICES

2.500 TRANSPORTATION

.510 GENERAL

.520 TRAFFICWAYS
.521 Arterial Streets
.522 Collector Streets
.523 Local Streets
.524 Bridges
.525 Condition Assessment

.530 PUBLIC TRANSIT
.531 Bus
.532 Light Rail

.540 HEAVY RAIL

.550 AIR

.560 SUPPORT FACILITIES AND SERVICES

3.000 NEEDS AND REQUIREMENTS

3.100 GENERAL

3.200 WATER SUPPLY AND DISTRIBUTION

 .210 GENERAL

 .220 SUPPLY

 .230 STORAGE

 .240 DISTRIBUTION

 .250 SUPPORT FACILITIES & SERVICES

3.300 SANITARY SEWERAGE COLLECTION AND TREATMENT

 .310 GENERAL

 .320 COLLECTION SYSTEM

 .321 General

 .322 Collectors, Trunk & Interception Lines

 .323 Pump Stations

 .330 TREATMENT SYSTEM

 .331 General

 .332 Plant

 .340 OUTFALL AND SLUDGE DISPOSAL

 .341 General

 .342 Outfall Facilities

 .343 Sludge Disposal

 .344 Support Facilities & Services

3.400 DRAINAGE COLLECTION AND DISPOSAL

 .410 GENERAL

 .420 COLLECTION SYSTEM

 .421 General

 .422 Collector, Trunk & Interception Systems

 .430 PUMPING AND OUTFALL FACILITIES

 .431 General

 .432 Detention & Retention

 .433 Pumping

 .434 Outfall

 .440 SUPPORT FACILITIES AND SERVICES

3.500 TRANSPORTATION
 .510 GENERAL
 .520 TRAFFICWAYS
 .521 Arterial Systems
 .522 Collector Streets
 .523 Local Streets
 .524 State & Interstate
 .530 PUBLIC TRANSIT
 .531 Bus
 .532 Light Rail
 .540 HEAVY RAIL
 .550 AIR
 .560 SUPPORT FACILITIES AND SERVICES

SECTION 1

P O L I C I E S

PUBLIC FACILITIES PLAN

- 1.000 POLICY(S)
- .100 GENERAL
- .110 FINDINGS SUMMARY

The City of Troutdale experienced rapid growth in the mid through late 1970's. See chart "Population Analysis & Projections." Since that time, growth has been moderate averaging some 30 to 40 dwelling units a year. However, recent commercial and industrial activity has created demands for new facilities.

The City's pro-active posture towards development and expansion has required the construction and installation of the facilities and infrastructure necessary to provide service to all those properties west of the Sandy River within our jurisdictional boundaries. Recent annexation activity has resulted in an expanded land base not yet provided adequate services. Current development pressures on this recently annexed property call for a planned and systematic extension of service(s).

The City's existing infrastructure is relatively new and very little short term consideration is needed for replacement projects. The City has, however, replaced some of its existing facilities that were technically substandard. Additional wastewater treatment plant capacity and associated facilities will be required prior to 1994.

The ability of the City to provide adequate levels of water, sewer, drainage and transportation services to the community is a tool that encourages development. Inadequate services and planning serve the opposite. Troutdale, via its pro-active policies for development and expansion, provides a superior level of service in all its public facilities. Current wastewater treatment and drainage planning efforts will insure this posture both in the short and long term growth of the City.

.120

POLICY STATEMENT

It is the policy of the City of Troutdale to provide advance construction of major public facilities including water, sewerage services, surface water drainage, and access. It is also the City's policy that the cost of providing these services shall be provided in the most cost effective manner and equitably distributed through the recipients of such services via system development charges, direct construction requirements of local benefit, easement and rights-of-way dedication, etc.

.130

IMPLEMENTATION STRATEGIES

.131

The City will be the primary planner and provider of facilities and services to the general population, homes, developments and businesses as follows:

- A. Water supply, storage and distribution.
- B. Sanitary sewer collection.
- C. Transportation (roads, mass transit, bicycle paths).¹
- D. Drainage (both point and non-point sources of surface and ground water).²

.132

The City will monitor, coordinate and regulate, where appropriate, the following as they affect the residents, homes, developments and businesses in the community:

- A. Utilities (electrical, telephone, natural gas, cable television, etc.).
- B. Transportation facilities (mass transit, rail and air).³
- C. Solid waste collection.
- D. Other necessary public facilities located within the City.

.133

The City's Development Standards document will require that adequate facilities exist or can be provided as part of any development proposal prior

to issuing development permits. The "phased" issuance of permits pending the proposed construction or extension of facilities will be allowed. No final certificate of occupancy, however, will be issued until all required facilities and services have been constructed and placed in service.

.134 A development may be required to extend, modify, improve or otherwise construct additional facilities necessary to serve their needs. The City will actively work with an approved development proposal to expedite the construction of these facilities and will, as long as existing bonding capacity allows, work with potential developers and developments for funding mechanisms such as local improvement districts, capital monies set aside through the collection of system development charges, revenue bonds, general obligation bonds, etc.

Foot-
notes

1) For local facilities and in cooperation and coordination with the State, Metro and County for regional facilities.

2) For local facilities and in cooperation and coordination with other affected jurisdiction, and the Sandy Drainage District.

3) For local facilities and in cooperation and coordination with Metro, the Port of Portland and heavy rail service providers.

.140 CAPITAL IMPROVEMENT PROGRAM

A. PURPOSE

The City shall develop, maintain, review and adhere to a Capital Improvement Program designed to:

- Protect the Health, Safety, and Welfare of its citizens, business owners, and properties.
- Further the policies of its Comprehensive Development Plan.
- Support the established levels of service and improve the service levels as is economically viable.

- Provide methods and procedures for the equitable distribution of costs in accordance with the benefits received.

B. CONTENTS

The City's Capital Improvement Plan shall include the following major elements:

- A Facilities Plan containing the master plan(s) for: water supply, storage and distribution; drainage systems and facilities; wastewater collection, treatment and sludge disposal; transportation facilities including road systems, mass transit, bike paths, hiking trails, etc.; park and greenway facilities; all other capital systems or facilities the City anticipates it will need by the year 2005. This plan shall also prescribe the timing of the construction for those elements set forth for the duration of the planning period.
- The Capital Investment Program shall describe the methods and procedures used to implement the Facilities Plan. These methods shall include any regulatory issues and requirements, organizational and financial techniques, etc. The Plan shall also include methods and procedures for a Periodic Review and update of the Plan and any of its components.

C. EXCEPTIONS

Public Facilities and Capital Investment plans and programs are designed to serve the will of the people, the policies of the Council and to encourage input and participation. There are, however, day to day exceptions and modifications required for the successful staff level administration of these plans and programs, and these exceptions will be allowed generally as follows:

- Administrative changes or modifications to a project which are minor in nature and do not significantly impact the integrity of the project or its general description, location, sizing, capacity or other general characteristics established.

- Technical or environmental modifications brought about by federal, state, county or city regulatory changes that have a direct impact on any proposed project.

D. REVIEW AND ACCEPTANCE

The City Administrator or designated officer shall review designs, approve plans, inspect construction and recommend the acceptance of public improvements to the City Council. The City Administrator may establish administrative guidelines, policies and procedures to protect the health, welfare and safety of its employees and citizens.

ORDINANCE NO.

AN ORDINANCE ADOPTING A NEW PUBLIC FACILITIES PLAN AS AN IMPLEMENTING ELEMENT OF COMPREHENSIVE LAND USE PLAN GOAL 11 PUBLIC FACILITIES AND SERVICES IN PARTIAL FULFILLMENT OF PERIODIC REVIEW TASK 3.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. The City has been in periodic review since the initial notification from the Oregon Department of Land Conservation and Development (DLCD) on May 20, 2008. The tasks that the City must complete as part of periodic review are governed by its approved periodic review work program. DLCD approved the City's work program on April 15, 2010.
2. The City's approved work program includes tasks related to Statewide Planning Goal 11, Public Facilities and Services. The last Public Facilities Plan (Ordinance No. 543-O) was adopted April 10, 1990, during the last periodic review. As such, specifically identified as Task 3 of the work program, the City is required to prepare and adopt a Public Facilities Plan in accordance with Statewide Land Use Planning Goal 11 and Oregon Administrative Rule 660-011- 0010-45.
3. The City hired a consultant to prepare the Public Facilities Plan which is primarily based on the City's most recently updated and adopted Master Plans for Water and Stormwater, and the Sanitary Sewer Master Plan. Where available, more up-to-date information about the status and cost of needed future facilities has been used.
4. The Citizens Advisory Committee reviewed and discussed the major elements of this Plan in October 2012 and February 2013. The CAC supported the Plan and referred it to the Planning Commission for approval.
5. The Troutdale Planning Commission held public hearings on May 29, 2013 and afforded the opportunity for public testimony. No citizens spoke or provided written comments at that hearing. The Planning Commission identified some concerns with the draft Plan but passed a recommendation for approval with changes to the draft it had considered.
6. Subsequent to the May 29, 2013 action of the Planning Commission, a special meeting of the Planning Commission was held on October 16, 2013, to consider the proposed updated Sanitary Sewer Master Plan. Verbal and written testimony from citizens was taken at that meeting. Objections to plans to extend sanitary sewer down the private part of SE Jackson Park Road and on East Historic Columbia River Highway east of the Sandy River were raised. Following that meeting, the Planning Commission recommended approval of the Sanitary

Sewer Master Plan to the City Council with removal of the Jackson Park Road and the East Historic Columbia River Highway projects and that they also be removed from the Public Facilities Plan.

7. Following the outcome of the special meeting of October 16, 2013, the Troutdale Planning Commission re-opened its hearing in the matter of the Public Facilities Plan on March 19, 2014 to update its findings in light revisions to the Public Facilities Plan draft identified on May 29, 2013 and October 16, 2013. The hearing was posted in the legal notices of the Gresham *Outlook* and citizens were provided an opportunity to comment: no citizens spoke or provided written comments prior to the close of the March 19, 2014 hearing. On March 19, 2014, the Planning Commission approved Findings of Fact recommending adoption of the proposed Public Facilities Plan as an implementing element of the Troutdale Comprehensive Land Use Plan and to satisfy requirements of the City's periodic review work program.
8. Adoption of the Public Facilities Plan satisfies the Comprehensive Land Use Plan text amendment criterion that Statewide Land Use Planning Goals are met. Adoption of a Public Facilities Plan is a required task of the City's periodic review work program which is part of Statewide Land Use Planning Goals. The Public Facilities Plan has been prepared in accordance with Statewide Land Use Planning Goal 11 and its related administrative rule; therefore it logically and necessarily complies with this Statewide Planning Goal.
9. Adoption of the Public Facilities Plan satisfies the Comprehensive Land Use Plan text amendment criterion that the public need is best satisfied by this particular change. The public need is satisfied by adoption of the Public Facilities Plan because it provides a composite of the various master plans and related documents pertaining to the City's water, sanitary sewer and stormwater systems. This Public Facilities Plan supplements the more detailed facility plans that will guide the City's actions to accommodate expected growth for the next twenty years. It also addresses and fulfills the statutory requirements of State Planning Goal 11, Public Facilities and Services.
10. Adoption of the Public Facilities Plan satisfies the Comprehensive Land Use Plan text amendment criterion that adoption of the Public Facilities Plan provides further guidance for the City to accommodate future growth and will not adversely affect the health, safety and welfare of the community. The Plan addresses current conditions and future needs in order to foster positive benefits for the community.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE

Section 1. A new Public Facilities Plan is hereby adopted as shown in Attachment A.

**YEAS:
NAYS:
ABSTAINED:**

Doug Daoust, Mayor

Date _____

Debbie Stickney, City Recorder

Adopted:

CITY OF TROUTDALE
PUBLIC FACILITIES PLAN



REVISED DRAFT February 5, 2014

*With Revisions to the May 20, 2013 Draft Considered by
the Planning Commission on May 29, 2013*

Prepared by

Angelo
planning group

Table of Contents

1.	Purpose Statement.....	1
2.	Goals and Policies.....	3
3.	Public Facilities System Descriptions	7
	3.1 Water System	7
	3.2 Wastewater Collection System	9
	3.3 Storm Drainage System	10
	3.4 Transportation System	13
4.	Capital Improvements Plan (CIP)	14
5.	Financing and Implementation Plan	19
	5.1 Water System	19
	5.2 Wastewater System.....	19
	5.3 Storm Drainage System	20
	5.4 Transportation.....	21
6.	Additional Public Facilities and Services in Troutdale	22
	6.1 Parks and Recreation.....	22
	6.2 Police.....	22
	6.3 Solid Waste and Recycling	22
	6.4 Other City Services	23
	6.5 Fire and Emergency Response Services	23
	6.6 Schools.....	23
	6.7 Libraries	23
	6.8 Utilities.....	24
7.	Plan Implementation	25
	Appendix A: Capital Improvements Plan	27

1. Purpose Statement

Oregon Administrative Rules (OAR) 660-011-0010 through OAR 660-011-0045, relating to Statewide Planning Goal 11, require cities and counties in Oregon to develop and maintain Public Facilities Plans to help assure that urban development within their boundaries is guided and supported by types and levels of urban facilities and services appropriate for the needs and requirements of the community, and that facilities and services are provided in a timely, orderly and efficient arrangement. Public Facilities Plans also are intended to serve as a framework for development within a city's urban growth boundary (UGB).

The Troutdale Public Facilities Plan (PFP) is intended to further the purposes of Statewide Planning Goal 11. The PFP includes the following information:

- Goals and policies as part of the City's Comprehensive Plan to guide planning, constructing and financing public facilities.
- Narrative descriptions of existing and planned water, wastewater and storm drainage facilities.
- Capital improvement plan for future construction of facilities. The plan contains information about all facility costs, schedule and funding sources.
- General financing plan indicating how the City plans to finance current and planned facilities and services.

Per Oregon Administrative Rules, public facility plans are required to address facilities associated with water, wastewater, stormwater and transportation and that is the primary focus of this document. Additional public facilities and services provided to Troutdale residents (e.g., libraries, police, fire and administrative services) also are briefly described in Section 6 of this Plan, but in less detail.

The information in this plan is based on the most recently updated City Master Plans for Water, Wastewater and Stormwater, along with more up-to-date information about the status and cost of needed future facilities, where available. Information related to transportation facilities is found in the City of Troutdale's Transportation System Plan (2014) and hereby incorporated by reference in this Plan.

It should be noted that there is no obligation on the part of the City to build the projects as described in the PFP or to meet the timeframe listed for the projects. The project list may be included as part of the Comprehensive Plan to show anticipated infrastructure needs based on known regulatory requirements and current assumptions about growth and the direction of future development. The list is intended only to provide a general indication of the facilities needed to support future growth. If growth trends change, or if new regulations are imposed on the City, or if technologies emerge that satisfy needs using

different methods than those assumed in master plans, the City may revise its public facilities investment strategy without amending the Comprehensive Plan or PFP.

It is expected that this Plan will be revised in the future to reflect updates to specific master plans, significant proposals for new development within or outside the city that prompt the need for review of public facilities plans, or other similar factors or events.

2. Goals and Policies

The following are goals and policies and implementation measures as part of the City's Comprehensive Plan under the *Public Facilities and Services Element*. They are organized by general topic. These goals and policies are consistent with state law, existing City policies and practices, and facility master plan recommendations, and are intended to promote efficient and effective provision of urban services and to protect natural resources.

General Goal and Policies

Goal: Ensure the cost-effective provision of water, wastewater, and surface water management facilities for property owners, residents and businesses within the urban growth boundary of Troutdale.

Policies

1. Ensure that urban development is provided with adequate public services.
2. Promote efficient use of urban and urbanizable land through effective provision of adequate public facilities and services.
3. Adopt, periodically review and update long range master plans for the City's water, sewer, and storm drainage systems.
4. Adopt and periodically update the Public Facilities Plan, an implementing element of the Comprehensive Plan, for development of public services and facilities in conformance with the policies of the Comprehensive Plan.
5. Comply with state and federal regulations for utility systems.
6. Finance the provision of public facility improvements and expansions in an equitable manner through the use of system development charges, developer funded/constructed improvements, easement and rights-of-way dedication, and other appropriate funding tools.

Water Supply and Distribution

Goal: The City of Troutdale shall provide reliable and efficient potable water supply, treatment and distribution services to meet the current and future needs of Troutdale residents, businesses and other system users in an orderly and sustainable manner.

Policies

1. The City shall be the sole public water service provider to all users within the City limits.
2. The City will encourage development and annexation that makes orderly and efficient use of its water system capacity.
3. The City will provide for the advanced construction of facilities to allow for growth and development commensurate with the City's Comprehensive Land Use Plan as budget allows and only where private development is not reasonably expected to directly provide such facilities.
4. The City will base decisions to construct additional water facilities on the capital improvement project list included in this plan, consistent with the Water Master Plan, and as updated by the City Public Works Department through its annual capital improvement and work planning efforts.
5. The City will comply with all local, state and federal water quality and quantity standards and regulations.
6. The City will recover degraded operational source capacity in its existing wells to the extent feasible.
7. The City will protect the physical performance of the existing wells to maintain capacity and improve reliability.
8. The City will develop and protect its existing water rights.
9. The City will develop new source capacity, as needed, to meet future water demands consistent with the City's Water Master Plan.
10. The City will conduct system upgrades needed to improve flow distribution and pressure throughout the water system.
11. The City will continue to improve the resiliency of the water system in order to survive emergency incidents and natural disasters – particularly earthquakes.
12. The City will encourage programs and incentives to reduce unnecessary water consumption by customers of the City's water system.

Sanitary Sewer Collection and Treatment

Goal: The City of Troutdale shall provide reliable and efficient sanitary sewer collection and treatment services to meet the current and future needs of Troutdale residents, businesses and other system users, and to protect the land and water resources of the City and State, in an orderly and sustainable manner.

Policies

1. The City of Troutdale shall be the sole provider of public sanitary sewer collection and treatment services to all properties within the City limits.
2. The City will encourage development and annexation that makes orderly and efficient use of its wastewater collection and treatment system capacity.
3. The City will base decisions to construct additional wastewater treatment facilities on the capital improvement project list included in this plan, consistent with the Sanitary Sewer Master Plan and as updated by the City Public Works Department through its annual capital improvement and work planning efforts.
4. The City will continue its efforts to reduce inflow and infiltration into the wastewater collection system to the extent such reductions are documented to be cost-effective and/or required by State or Federal regulation.
5. The City will periodically update its Sanitary Sewer Master Plan to maintain current and relevant planning for provision of sanitary sewer facilities and services.
6. The City will monitor the flows to pump stations identified in the Sanitary Sewer Master Plan as having the potential need for future improvements and periodically assess the need to provide increased pumping capacity.

Storm Drainage Collection and Disposal

Goal: The City of Troutdale shall provide a reliable and efficient storm drainage management system that reasonably limits risks to people, property and the environment from both the quantity and quality of the City's urban storm water runoff, in an orderly and sustainable manner.

Policies

1. The City, in conjunction with Multnomah County, ODOT and the Sandy Drainage Improvement Company, will cooperatively provide storm water collection, treatment and discharge services to properties within the city limits.
2. The City will prepare and apply development methods and standards consistent with those established in the City's Storm Drainage Master Plans and other subsequent storm drainage planning efforts.
3. The City will work cooperatively with Multnomah County and the Sandy Drainage Improvement Company to establish and implement drainage plans for South Troutdale Basin (Beaver Creek and Sandy River) and North Troutdale Basin (Arata Creek, Salmon Creek and Columbia River).
4. Drainage plans for specific developments will favor onsite retention and infiltration over offsite discharge; provide treatment for water quality; provide for management of existing and projected on and off-site flows; emphasize the use of natural drainageways and systems; minimize the use of impervious surfaces; provide

drainage easements; incorporate on-site detention facilities, where appropriate; and implement other strategies identified in the City's Storm Drainage Master Plans and consistent with standards in the City's Development Code.

5. Drainage facilities and practices will comply with state and federal water quality standards and requirements.
6. The City will use parks, greenways and open spaces to help manage and mitigate the impacts of stormwater runoff and drainage on natural drainageways and storm drainage facilities.
7. The City will regulate development to prevent erosion, control and mitigate stormwater runoff and protect water quality.
8. The City will implement and apply erosion control standards and best practices to minimize discharge of sediments from construction sites.
9. New development will be designed to manage stormwater drainage on-site to the maximum extent feasible and limit storm drainage runoff outside project boundaries.
10. The City will implement community education and outreach to inform developers, property owners and other community members about stormwater management issues and steps they can take to reduce pollution related to stormwater runoff.
11. The City will continue to monitor the stormwater system to detect and eliminate illicit stormwater discharges.
12. The City will continue efforts to minimize stormwater pollution discharges related to municipal operations.

Transportation

Goals and policies associated with transportation facilities are found in the City's Transportation System Plan and are hereby incorporated by reference.

3. Public Facilities System Descriptions

3.1 Water System

Overview

The City of Troutdale owns and operates a State-regulated municipal water system that consists of 64 miles of underground conveyance piping ranging from 2-inch to 12-inch in diameter, seven groundwater wells with approximately 6.3 MGD nominal combined production capability, four reservoirs with a total storage capacity of 6 million gallons, two booster pumping stations, and various other appurtenances. Water from the City's wells is chlorine-treated for taste and odor, but none of the wells require chlorination for disinfection. The City supplies all of its own water needs through its groundwater wells, but also maintains interties with the Cities of Gresham, Wood Village and Fairview for reciprocal emergency supply.

The City operates seven wells (2, 3, 4, 5, 6, 7 and 8). Most of the City's original water supply wells were installed between 1978 and 1981; Well 8 and Well 5 were subsequently added to the system in 1993 and 2007, respectively. Well #1 was taken out of service and disconnected many years ago due to TCE (trichloroethylene) contamination at the wellhead resulting from adjacent industrial activity, and is now maintained only for aquifer monitoring purposes. The City owns four on-line reservoirs, with two booster pump stations that provide additional pressure where needed.

The City's distribution system conveys water from the municipal wells, reservoirs, and pump stations to the customers and is divided into six pressure zones by pressure regulating valves (PRV's). Each pressure zone is interconnected to the next lower pressure zones through PRVs located within the distribution system. The PRVs are adjusted manually by the City operators to provide balanced flow and appropriate working pressures to the distribution network.

In 2012, the system served a population of about 16,000 residents with about 4,745 service connections, including approximately 4,400 residential, 175 commercial, 45 industrial, 15 community service, 70 fire-standby, and 40 irrigation accounts with an average day demand of 1.7 MGD and peak day demand of 3.7 MGD. The City does not currently provide water service east of the Sandy River, though that area does contain properties within the City limits.

Planning and Future Facility Needs

A **Water Management and Conservation Plan** was completed for Troutdale in 2005, pursuant to OAR 690-315 and OAR 690-086, in order to obtain relief from limitations imposed as part of an extension of two of the City's six water rights, which would have caused significant reductions in the City's water supply. The Oregon Water Resources Department (OWRD) declared that two of the City's water right permits have the "potential

for substantial interference with the nearest surface water source, namely Sandy River,” and thus limited water withdrawal under those rights.

The plan includes a description of the existing facilities at the time of the plan, projections of 20-year water needs, identification of resource issues, a 20-year supply strategy, and new or updated conservation and curtailment plans. Water conservation measures proposed in the plan focus on reducing peak demand by three customer classes – residential, commercial, and industrial, with a focus on the outdoor water use of residential customers.

The **2012 Water Master Plan** features in-depth analysis of existing conditions including an inventory and assessment of water supply wells, finished water storage and booster pumping, and the distribution system, as well as an evaluation of water quality and water rights. The City currently holds seven separate water permits for municipal use with a cumulative total permitted capacity of 5,606 gpm (12.49 cfs or 8.07 MGD¹).

The City’s Water Master Plan assumes that future development through 2032 will include in-fill of existing developments, development of three proposed Urban Growth Areas (Northern Urban Plan Area, Southern Urban Plan Area, and Urban Renewal Area), and development of the Troutdale-Reynolds Industrial Park and Strebin Farms. The Water Master Plan was based on a then-projected increase in population between 2012 and 2032 of 3,816 people, with a total average day water demand of 2,130,517 gallons per day (gpd) in 2032.

The 2012 **Water Master Plan** documents the following needs related to water source, distribution system, and finished water storage and booster station facilities.

Source

The City overall has sufficient water right capacity to meet current and projected demands in year 2032. In order to develop and maintain sufficient source capacity as well as develop and protect sufficient water rights capacity, the following measures were recommended.

- Enhance the operational source capacity using existing wells.
- Protect the physical performance of the existing wells to maintain capacity and improve reliability.
- Fully develop and protect existing water rights.
- Develop new source capacity.

¹ Assuming 24 hours of constant water production

Distribution System

To ensure effective operation of the distribution system, the city should confirm the connections to other water systems are functional. Control valves should be operated at least annually to confirm their functionality.

Finished Water Storage and Booster Stations

Potential future strategies and improvements associated with these facilities include the following.

- A structural evaluation for each facility is needed to determine upgrades required to meet current seismic code, especially the stand pipe Reservoir 2.
- Each reservoir needs flexible connections and seismic shut-off valves on all pipe connections to the reservoirs. Steel reservoirs number 2, 3 and 4 need to be anchored to their foundations to prevent “walk-off” failure during an earthquake.
- Currently, each reservoir is monitored by SCADA for recording water levels only. Issues with vandalism at Reservoir 3 and past issues with Reservoir 4 could be addressed by adding surveillance equipment and appropriate signage.
- A portable onsite generator for Booster Pump Station 2 and Reservoir 4 could be installed to maintain pressure within the system and level sensor functioning during power outages.
- Booster Pump Station 1 is under-capacity and should be upsized in case an emergency condition occurs for a prolonged period of time.

3.2 Sanitary Sewer System

Overview

The City provides wastewater collection and treatment services to its residents, commercial establishments, institutional customers, and a number of industries. Sewer service is provided only to customers within the city limits. An area along the privately owned portion of Jackson Park Road includes approximately 20 residences that have their own sanitary septic systems. Several homes located on the east side of the Sandy River are connected via a septic tank effluent pump system to the City sanitary sewer system at the west end of the Historic Columbia River Highway bridge. Approximately 27 other residences on the east side of the Sandy River are on privately-owned sanitary septic systems.

The topography of Troutdale influences how the sanitary sewer system was constructed and will continue to be upgraded in the future. Gravity sewers convey the flow down gradient and toward the Troutdale Water Pollution Control Facility. Pump stations convey flows up hills, across extraordinarily flat plains, and over divides, ultimately discharging into the gravity sewers where physically possible. The City’s system includes a total of 10

pump stations, over 53 miles of sanitary sewer pipes throughout the city and a wastewater treatment plant located in the northern portion of the city near the Sandy River.

Planning and Future Facility Needs

A **Sanitary Sewer Master Plan** was prepared for Troutdale in 2013 in order to identify future sewer planning needs and facilities. The plan includes a description of the existing facilities at the time of the plan, projections of facility needs through the year 2040, and a capital improvement and financing plan.

The Sanitary Sewer Master Plan features in-depth analysis of existing conditions including an inventory and assessment of sanitary sewer system facilities, including sanitary sewer pipe, force mains and pump stations. The Plan incorporates hydraulic modeling of the City's sewer system to identify hydraulic capacity deficiencies in the existing wastewater sewer collection system for both existing and future planning scenarios. This analysis also assesses rainfall derived infiltration/inflow (RDII) conditions to help identify potential system deficiencies. The Plan also incorporates a capacity analysis to determine hydraulic capacity issues associated with current and future development planning scenarios.

The Sanitary Sewer Master Plan documents the following needs related to sanitary sewer facilities.

- Selected sanitary sewer pipes will need to be replaced throughout the city to accommodate future sanitary sewer flows based on the future hydraulic modeling analysis.
- Four pump stations may require upgrading to convey future flows. If and when these stations will need upgrading will depend upon the timing and type of future development.
- New sanitary sewer lines will be needed to accommodate potential future development in the Troutdale Reynolds Industrial Park and other undeveloped lands.

3.3 Storm Drainage System

Overview

The City of Troutdale is divided into two distinct north and south drainage areas. The North Troutdale drainage basin is located generally north of Historic Columbia River Highway and drains into the Columbia River (via the SDIC pump station). The South Troutdale drainage basin is located generally south of Historic Columbia River Highway and drains into the Sandy River, its tributary Beaver Creek and underground injection facilities.

Storm water runoff within the North Troutdale drainage basin is primarily collected and transported in open channel systems. The exceptions to this are culverts for road crossings, local drainage collection systems in the uppermost Arata Creek drainage basin within

Wood Village, the Troutdale Airport, the Frontage Road/I-84 area and the Troutdale Reynolds Industrial Park. Land situated below the floodplain in the North Troutdale drainage basin – largely in the area north of Salmon Creek and in Fairview – provides flood storage during peak storm events. The Sandy Drainage Improvement Company (SDIC) is responsible for maintaining the floodplain water surface levels within the low-elevation areas of the North Troutdale drainage basin. The SDIC maintains the Columbia River levee and operates the storm runoff pumping station, where most runoff generated within this drainage basin is directed.

A significant portion of the South Troutdale drainage basin discharges into underground injection control (UIC) facilities (dry wells). This drainage infiltrates and is not collected by storm system structures or open channels. The bulk of the South Troutdale Basin is served by a storm water collection system consisting of several sub-basins that discharge to Beaver Creek and the Sandy River. The City maintains 16 outfalls in the South Troutdale drainage basin that include 14 outfalls along Beaver Creek and 2 outfalls along the Sandy River.

Planning and Future Facility Needs

The City maintains separate master plan documents for the North Troutdale and South Troutdale drainage basins. The South Troutdale plan incorporates a smaller plan that was developed specifically for the South Troutdale Road area.

The **North Troutdale Storm Drainage Master Plan** (2007) provides an overview of the drainage basin, analyses of existing and projected future basin hydrology conditions, runoff analysis, proposed capital improvement projects, and public involvement. The plan also includes an evaluation of the 2004 Stormwater Management Plan (SWMP) and Best Management Practices (BMPs) that were recommended in the SWMP and that the City proposed to implement to meet National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Separate Storm Sewer System (MS4) requirements. Future conditions assumed for modeling in the plan were defined as full build-out of the basin expected by 2020 within the City's urban growth boundary and based on zoning at the time of plan preparation.

The **South Troutdale Storm Drainage Master Plan** (2012) addresses existing study area characteristics, an evaluation of the storm system capacity (hydrology and hydraulic model development and results), storm system water quality evaluation (including identification of "opportunity areas"), and an "integrated management strategy" that includes proposed capital improvement projects (CIPs) necessary to meet future needs. The City's 2009 Comprehensive Land Use Plan was used in conjunction with an inventory of vacant land to develop future land use assumptions associated to determine future drainage conditions and needs.

The City operates under a Phase II NPDES MS4 permit requiring the City to reduce pollutants discharged from the City's storm drainage system. The City's existing MS4 Storm Water Management Plan includes a range of programmatic, non-structural, and source

control activities managed by the City. The South Troutdale Storm Drainage Master Plan includes structural controls and improvements to address NPDES MS4 requirements.

The **South Troutdale Road Storm Drainage Plan** (2009) addresses a specific part of the South Troutdale drainage basin. The plan was prepared after land in the South Troutdale Road area was annexed to the city and development in the area was anticipated. The plan area is comprised of five parcels totaling approximately 100 acres, is generally bounded by Beaver Creek on the west, SE Stark Street on the north, South Troutdale Road on the east, and SE Strebin Road on the south, and includes provisions for roadway drainage of Troutdale Road. The plan is intended to identify feasible locations for discharge to Beaver Creek, document water quality treatment alternatives and possible locations, develop design criteria and prepare conceptual design of the drainage network, develop a system model for the concept drainage network, and develop a final system map for development of the selected network alternative, along with estimated costs for the drainage system.

Storm drainage system needs identified in the **North Troutdale Storm Drainage Master Plan** are associated with a series of “trouble spots” related to the duration of flooding, depth of flooding, locations of traffic disruptions, potential flooding of businesses or homes, backwater effects from surface streams, and conveyance limitations (e.g., pipe size). Proposed projects to address these existing and projected trouble spots include the Salmon Creek Weir, Arata Creek conveyance in the Dunbar Avenue area, north Arata Creek conveyance from Marine Drive to Salmon Creek, South Arata Creek culvert improvements, Columbia River Highway railroad underpass (bypass conveyance), and improvement of the culvert at the Marine Drive curve south of the Troutdale Airport. Projects and strategies to address these areas include:

- Completion of drainage conveyance improvements, culvert improvements, and roadway bypasses.
- Implementation of a variety of best management practices to reduce the impacts of drainage on drainage systems and water quality.

Storm drainage system needs identified in the **South Troutdale Storm Drainage Master Plan** include:

- Measures needed to address ten pipe segments which are expected to experience flooding under either existing or future conditions.
- Sixteen (16) capital improvement projects (CIPs) intended to address flood control, water quality, and integrated flood control/water quality in this drainage area based on an evaluation of specific opportunity areas and associated regulatory requirements, as well as existing and future drainage conditions.

The **South Troutdale Road Storm Drainage Master Plan** includes management alternatives for six local drainage areas in the study area, where all drainage flows toward Beaver Creek. Specific recommended projects include:

- Use of a continuous swale to treat runoff from South Troutdale Road (Drainage Area 1).

- On-site treatment of runoff from Drainage Area 2 with discharge to Outfall 2.
- On-site treatment of runoff from Drainage Areas 3 and 4, with discharge from Drainage Area 3 via an outfall on the north side of the wetland (Outfall 3) and discharge from Drainage Area 4 to a pipe system with an outfall on the south side of the wetland (Outfall 4).
- Treatment of runoff from South Troutdale Road (Drainage Area 5) in a series of stormwater swales along the western side of South Troutdale Road, with final discharge to the wetland at Outfall 5.

3.4 Transportation System

Information about existing and future transportation facility conditions and needs is found in the City's Transportation System Plan and is hereby incorporated by reference.

4. Capital Improvements Plan (CIP)

Overview

The City of Troutdale's Public Facilities Plan (PFP) calls for significant investment in infrastructure to accommodate expected growth and development over the next 20 years. A summary of planned improvements associated with water, wastewater and stormwater drainage facilities is presented in Table 1 below, with more detail provided in Appendix A. Information about the cost of transportation facility improvements is included in the City's Transportation System Plan and hereby incorporated by reference.

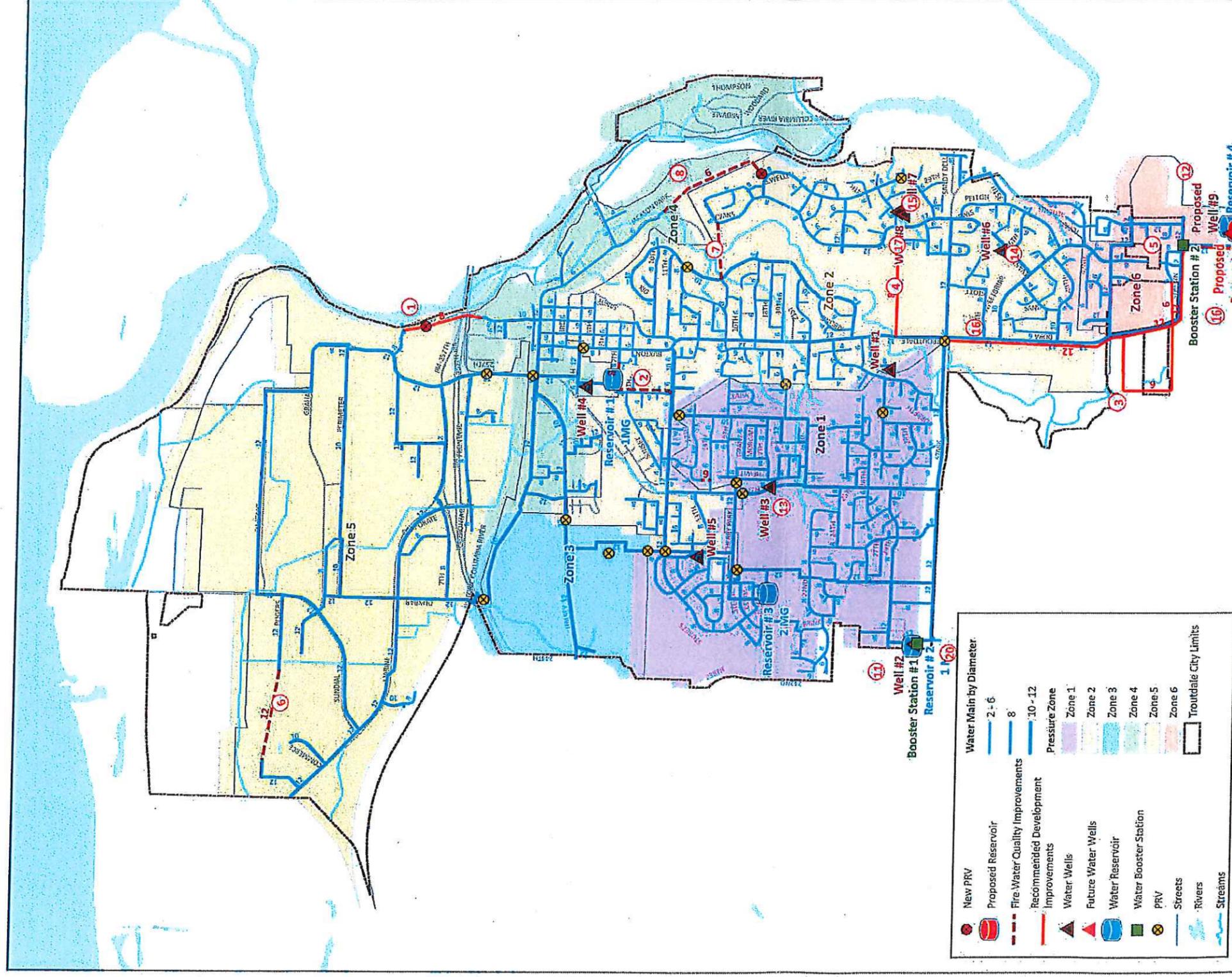
The level of investment for public facilities is based on cost estimates for planned projects in the City's adopted master plans for water, sewer, storm drainage, and transportation. A list of all planned public facility projects associated with water, wastewater and stormwater drainage facilities is included in Appendix A. It indicates the location, estimated cost, source of funding, and estimated timeframe for each capital improvement project. All cost estimates are expressed in year 2012 dollars.

Table 4-1: Summary of Planned Improvements

Public Facility	Short-term (Yr. 1 – 5)	Medium-term (Yr. 6 – 10)	Long-term (Yr. 11 – 20)	Total
Water				
<i>Connectivity</i>	\$896,500	\$760,000	\$470,000	\$2,126,500
<i>Supply</i>	\$953,900	\$2,047,200	\$3,998,900	\$7,000,000
<i>Incident Resiliency</i>	\$75,000	\$0	\$645,000	\$720,000
Total	\$1,925,400	\$2,807,200	\$5,113,900	\$9,846,500
Sanitary Sewer				
<i>Sewer pipe upgrades</i>	\$1,204,000	\$1,204,000	\$2,409,000	\$4,817,000
<i>Pump station, force main upgrades</i>	\$976,250	\$976,250	\$1,952,500	\$3,905,000
<i>Sanitary sewer pipe extensions</i>	\$783,250	\$783,250	\$1,566,500	\$3,133,000
Total	\$2,963,750	\$2,963,750	\$5,927,500	\$11,855,000
Storm Drainage				
<i>North Troutdale Storm Drainage Plan (2007, 2012 updates)</i>	\$2,719,400	\$212,600	\$0	\$2,932,000
<i>South Troutdale Storm Drainage Plan (2012) *</i>	\$462,400	\$455,300	\$1,193,500	\$2,111,200
<i>South Troutdale Road Storm Drainage Plan (2009) – Alternatives 1 and 5</i>	\$0	\$290,400	\$290,400	\$580,800
Total	\$3,181,800	\$958,300	\$1,483,900	\$5,624,000
* Cost estimates include two alternative estimates for one project; total combined costs will be less than indicated, depending on which option is selected.				

Public Facility	Short-term (Yr. 1 – 5)	Medium-term (Yr. 6 – 10)	Long-term (Yr. 11 – 20)	Total
Total Investment	\$8,070,950	\$6,729,250	\$12,525,300	\$27,325,500

Maps indicating the location of specific improvements are shown on the following pages.



Water CIP Projects

Connectivity Improvements

- 1. Pressure Zone 5 Fire Flow Improvements
- 2. 7th Street - Kings Byway Water Main Upsizing
- 3. Serve South Urban Plan Area
- 4. Serve Streblin Farm Area
- 5. Rehab Booster Pump Sta. 2
- 6. Rogers Road Loop
- 7. Beaver Creek Crossing
- 8. Jackson Park Road Waterline

Supply Improvements

- 11. Well 2 Perform. Monitoring
- 12. New Well 9
- 13. Well 3 Design/Rehab
- 14. Well 6 Design/Rehab
- 15. Well 7 Design/Rehab
- 16. New Reservoir 5 with Line to Zone 1
- 17. Well 8 Design/Rehab

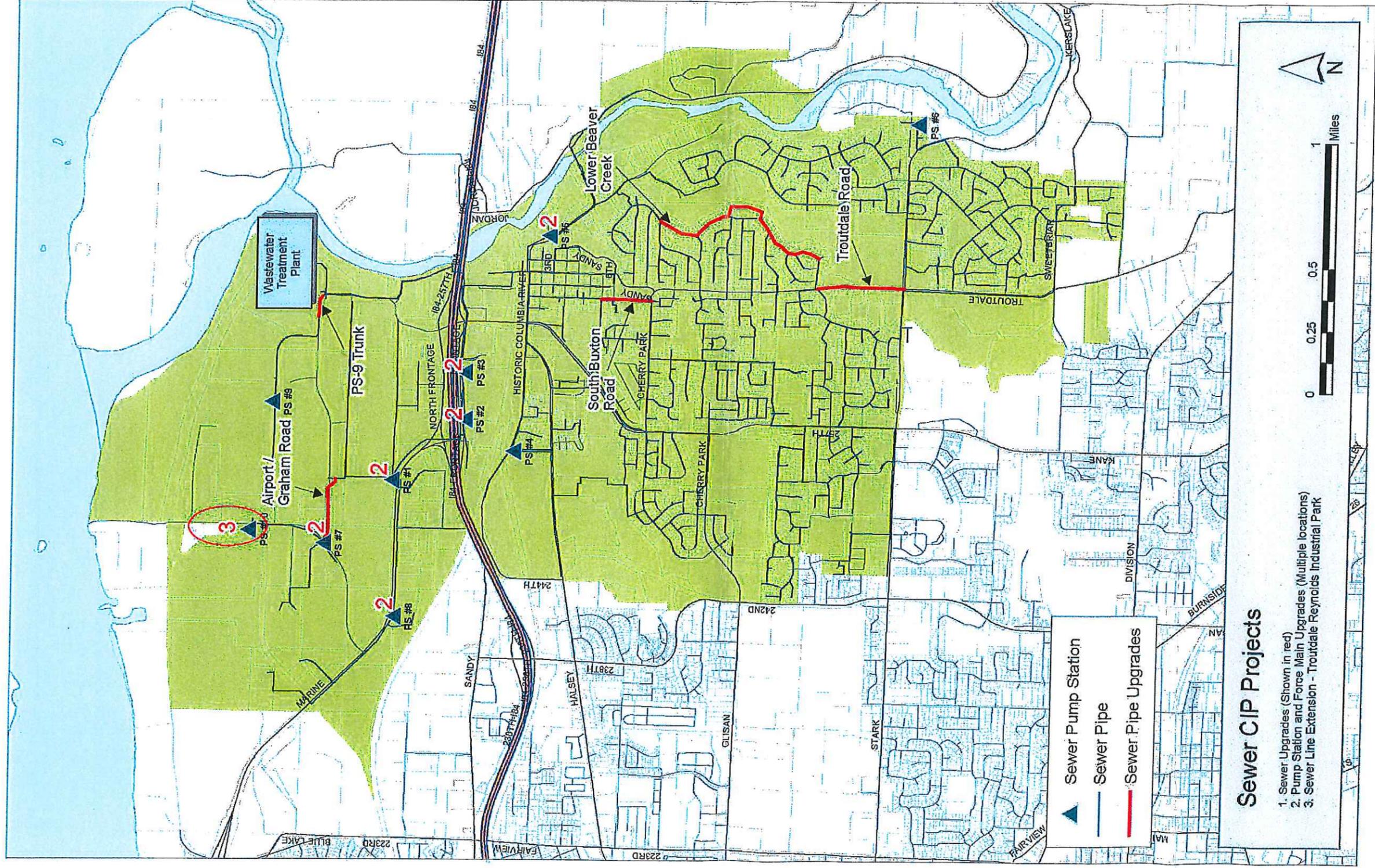
Resiliency Improvements

- 20. Reservoir 2 Seismic Improvements

Other CIP Projects not shown on Map

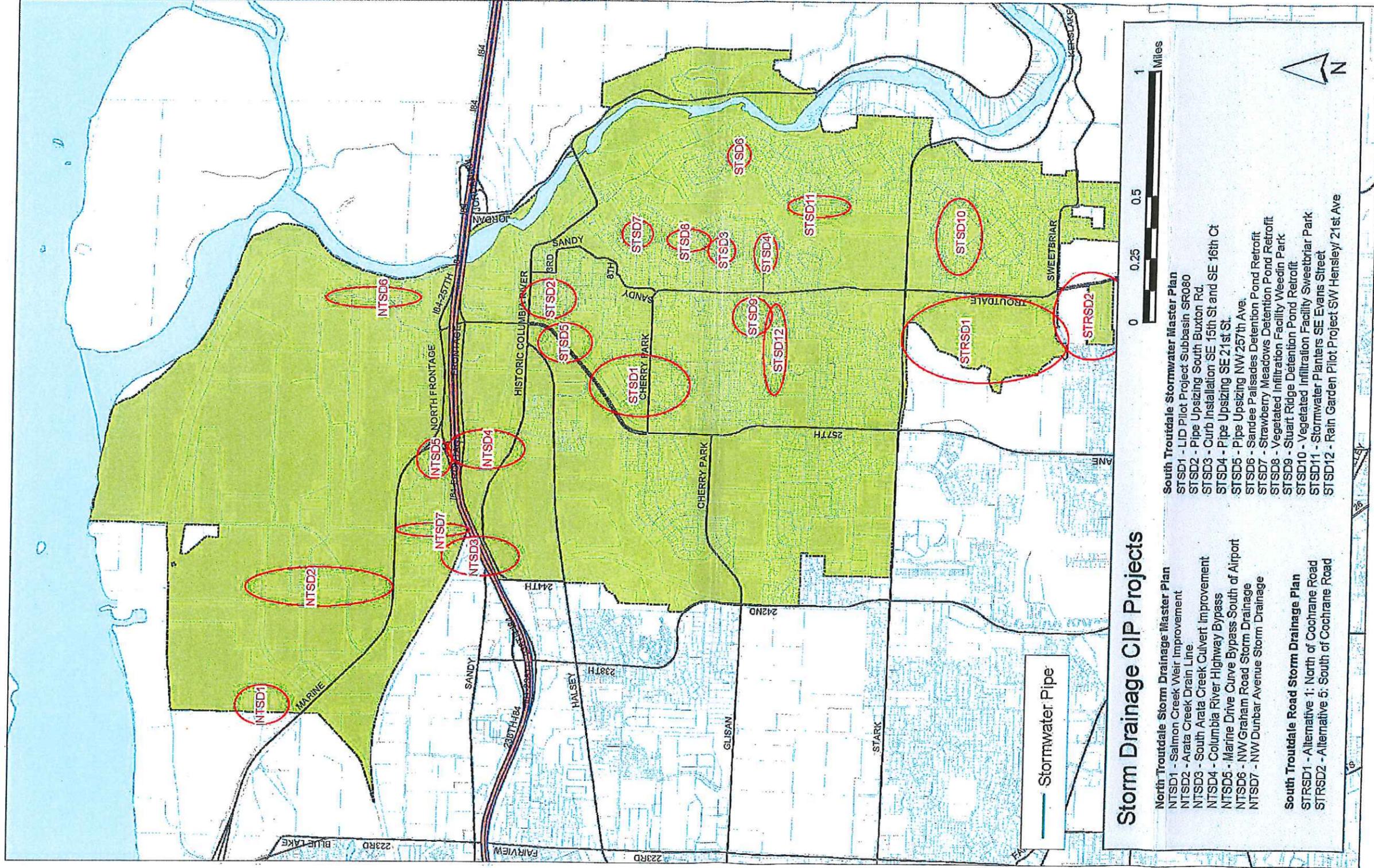
- 9. Comprehensive Well Assessment
- 10. Recoat Interior of Steel Reservoirs
- 18. Improving Water Quality
- 19. Reservoir Seismic Study (all 4 reservoirs)
- 21. Seismic Improvements for Reservoirs 1, 3 & 4

Data source: City of Troutdale, Esri, Black & Veatch



Sewer CIP Projects

- 1. Sewer Upgrades (Shown in red)
- 2. Pump Station and Force Main Upgrades (Multiple locations)
- 3. Sewer Line Extension - Troutdale Reynolds Industrial Park



Storm Drainage CIP Projects

North Troutdale Storm Drainage Master Plan
 NTSD1 - Salmon Creek Weir Improvement
 NTSD2 - Arata Creek Drain Line
 NTSD3 - South Arata Creek Culvert Improvement
 NTSD4 - Columbia River Highway Bypass
 NTSD5 - Marine Drive Curve Bypass South of Airport
 NTSD6 - NW Graham Road Storm Drainage
 NTSD7 - NW Dunbar Avenue Storm Drainage

South Troutdale Road Storm Drainage Plan
 STRSD1 - Alternative 1: North of Cochrane Road
 STRSD2 - Alternative 5: South of Cochrane Road

South Troutdale Stormwater Master Plan
 STSD1 - LID Pilot Project Subbasin SR080
 STSD2 - Pipe Upsizing South Buxton Rd.
 STSD3 - Curb Installation SE 15th St and SE 16th Ct
 STSD4 - Pipe Upsizing SE 21st St.
 STSD5 - Pipe Upsizing NW 257th Ave.
 STSD6 - Sandee Palisades Detention Pond Retrofit
 STSD7 - Strawberry Meadows Detention Pond Retrofit
 STSD8 - Vegetated Infiltration Facility Weed-in Park
 STSD9 - Stuart Ridge Detention Pond Retrofit
 STSD10 - Vegetated Infiltration Facility Sweetbriar Park
 STSD11 - Stormwater Planters SE Evans Street
 STSD12 - Rain Garden Pilot Project SW Hensley/ 21st Ave

6. Financing and Implementation Plan

The City of Troutdale uses a combination of strategies to finance the development and maintenance of its public works infrastructure. The following discussion provides an overview of the financial structure in place to support Troutdale's infrastructure and development and ongoing maintenance needs.

6.1 Water System

The City's Water Fund is an "enterprise fund" that pays for the operation, maintenance and repair, and some capital improvements of the City's water system. The primary revenue source for the Water Fund is the monthly user fee paid by the water customers. Other significant revenue sources are installation fees for new services and penalty fees paid on delinquent accounts. The City will rely on a dedicated Water System Development Charge (SDC), other developer funding, and the State Revolving Fund (SRF) to fund projects already in the City's CIP and improvement projects recommended in the 2012 Water Master Plan. Operation and maintenance projects, not eligible for SDC funding, identified in the Water Master Plan will be funded by user fees. To provide full funding of all of the recommended projects, the City's user fee would have to be increased by an average of 9% per year for the next 20 years.

SDCs are authorized by state law (ORS 223.297-314) and the Troutdale Municipal Code (Chapter 12.02). Chapter 12.02 addresses basic methodology, exemptions, credits, refunds, and appeals. The detailed methodology for calculating SDC's for each set of public services and facilities is provided in separate resolutions and is outlined in a department directive from the Public Works Director and a worksheet for the public. The City's water SDC is based on Hydraulic Equivalents (HEs) per meter and meter size.

To provide full funding for the all of the identified improvement projects, water SDC rates would need to increase by approximately 10.2% to account for the development of the various CIP projects over the next 20 years. Increases should occur at the time that projects are added to the city's adopted CIP. Developer-funded CIP projects are funded entirely by the developer of the property, and in the 2012 Water Master Plan, this includes service in the South Urban Plan Area and the Strebin Farm Area. The CIPs that are expected to be funded partially by the State Revolving Fund include a new well and a new reservoir. The City may need to use the State Revolving Fund in conjunction with SDCs in order to finance these larger CIPs. It is assumed that these state loans are the only debt that the City will take on for water projects.

6.2 Sanitary Sewer System

Similar to the Water Fund, costs to provide sanitary sewer services, including operation and maintenance, staff and other needs are paid for primarily through sewer utility rates. Capital improvement costs are paid through a variety of sources, including utility rates,

SDCs, developer contributions, local improvement districts (LIDs) and outside funding sources (e.g., state grants or revolving loan funds).

As part of the Sanitary Sewer Master Planning process, an economic and financial model was prepared to ensure that revenues will be adequate to pay for the estimated cost to provide sanitary sewer services and build needed capital improvements. This analysis indicates the following:

- System Development Charges will need to be adjusted to reflect updated administrative and capital improvement costs, and to reflect the proportion of costs to be funded through SDCs. The City's sanitary sewer SDC is expected to decrease from a current rate of approximately \$4,500 per equivalent residential unit (ERU) to just over \$3,400 per ERU. These rates also will be indexed to account for the cost of inflation and will be adjusted annually to reflect inflationary factors.
- Sanitary sewer rates are projected to increase by just over five percent annually in each of the next four years (i.e., FY 2015 through FY 2018) to help pay for a combination of debt service on existing general obligation bonds, as well as future capital improvements and other annual costs.

Projected utility and SDC rate changes are based on a variety of assumptions and may need to be adjusted further to the extent that conditions change over time. The City will closely track its costs as they become available and compare them to assumptions used in the Sanitary Sewer Master Plan. If significant changes occur, the City will revisit the analysis and make appropriate changes

6.3 Storm Drainage System

The City's storm drainage system is funded through a combination of user fees (on the monthly utility bill) and SDCs. The City's stormwater SDC is based on impervious surface area. All single-family detached homes are deemed to have the same (2,700 square feet) impervious surface area for the purpose of assessing SDCs.

Drainage in the North Troutdale drainage area is managed in collaboration with the Sandy Drainage Improvement Company (SDIC), ODOT and Multnomah County. The SDIC is responsible for maintaining the floodplain water surface levels within the low-elevation lands of the North Troutdale drainage basin. It maintains the Columbia River levee and operates the storm runoff pumping station to which most runoff generated within this drainage basin is directed. The City and Multnomah County operate local storm water collection systems that feed into SDIC facilities. Multnomah County and SDIC have their own revenue sources, and the City's CIP includes funding support for certain improvements to the SDIC systems that receive discharges from the City's systems.

6.4 Transportation

Information about funding for transportation facilities is found in the City's Transportation System Plan and is hereby incorporated by reference.

7. Additional Public Facilities and Services in Troutdale

In addition to addressing core public facilities associated with water, wastewater, stormwater and transportation, the City of Troutdale provides or coordinates with other public agencies and private entities to provide a variety of other public facilities and services, including those related to parks and recreation, police, fire, education, libraries, utilities, administration and other activities. This chapter very briefly describes those activities and identifies sources of additional information about them.

7.1 Parks and Recreation

The City manages and maintains a variety of parks, recreation facilities, trails and natural areas. Park facilities include mini-parks, neighborhood, community and special use parks. The City's 2006 Parks Master Plan guides future planning for operation, maintenance and improvement of existing facilities, and also identifies additional, future park and recreation facility needs. The Parks Master Plan includes a set of goals and objectives for parks and recreation, a list of proposed park system improvements, estimated costs of parks projects and a proposed strategy for funding future improvements and operations. In addition, school facilities operated by the Reynolds School District and Mt. Hood Community College provide additional recreational facilities and opportunities for Troutdale residents, as do state and regional parks operated by the Oregon Department of Parks and Recreation and Metro. A copy of the Parks Master Plan and other current information about park and recreation facilities and services and programs can be found on the City's website.

7.2 Police

The City provides 24-hour police services using a combination of over 20 sworn officers and professional staff members, along with a group of dedicated volunteers who serve as reserve officers, office assistants and chaplain. The Police Department is comprised of the Patrol Services, Support Services, Investigations, School Resource Unit and Administration Divisions. The Department also assigns police officers to the East Metro Gang Enforcement Team (EMGET) and Tri-Met Transit Police, using independent funding from those programs. In addition, officers work a variety of specialty assignments designed to provide tactical, investigative and operational skills that benefit the City of Troutdale and inter-agency teams throughout the Metropolitan area. Additional information about police services and facilities can be found on the City's website.

7.3 Solid Waste and Recycling

The City's Solid Waste and Recycling Division provides coordination, education, and management services related to residential and commercial solid waste, collection, disposal and recycling.

The City of Troutdale administers a franchise agreement with a private waste hauling company for solid waste and recycling hauling services. Waste Management of Oregon is the current waste hauling contractor under franchise with the City of Troutdale. The Public Works Department manages the franchise agreement with the City's contracted waste hauling company. Regional solid waste and recycling efforts also are coordinated by the Metro regional government. Current information about local solid waste management and recycling services and programs is available on the City's website.

7.4 Other City Services

In addition to the facilities and services described above, the City of Troutdale provides general administration, land use planning and zoning, building plan review and inspections, engineering and record management services. These City functions currently operate out of multiple buildings, including separate facilities for planning and zoning, police, public works, city hall/courts and administration. Given the disparate nature of these locations and the recent closure of the former city hall and administration building due to structural problems, the City is considering development and construction of a new city hall or city services building. Future planning for such a facility will be the subject of a separate planning effort (outside the Public Facility Plan).

7.5 Fire and Emergency Response Services

Fire protection is provided by Gresham Fire and Emergency Services, under contract to the City of Troutdale. More information about current fire and emergency response services and facilities can be found on the City of Gresham's website.

7.6 Schools

The Reynolds School District, the Gresham-Barlow School District, and Mt. Hood Community College provide public education in Troutdale. Reynolds school facilities within Troutdale (as of 2012) include Sweetbriar and Troutdale elementary schools, Walt Morey Middle School and Reynolds High School. Mt. Hood Community College has three primary campuses, all outside of Troutdale. However, the main campus abuts the southern Troutdale boundary and it also provides programs and services at a number of off-campus sites, including at Gorge Winds Aviation and Reynolds High School within Troutdale. More information about these educational facilities and services can be found on the Reynolds School District and Mt. Hood Community College websites.

7.7 Libraries

Multnomah County provides library services to Troutdale residents, including through the Troutdale branch library which opened in 2010, as well as through a variety of online and

other mobile services. More information about these services can be found at the Troutdale library and the Multnomah County website.

7.8 Utilities

Portland General Electric Company (PGE) and Northwest Natural Gas Company provide energy services to local residents. Comcast and Frontier Communications provide local telephone and cable television service options. A variety of other internet, mobile phone network and other entities also provide additional telecommunications and information services to Troutdale residents.

8. Plan Implementation

The City of Troutdale's Public Facilities Plan is implemented through a combination of local plans, infrastructure design and operational standards, and development code provisions. Implementing plans include:

- Water Master Plan (2012)
- Water Management and Conservation Plan (2004)
- North Troutdale Storm Drainage Master Plan (2007)
- South Troutdale Storm Drainage Master Plan (2012)
- South Troutdale Road Storm Drainage Master Plan (2009)
- Transportation System Plan (2013)
- Sanitary Sewer Master Plan (2013).

Infrastructure design standards include:

- Troutdale Municipal Code, Title 13. Street Trees, Park and Recreation Areas
- Troutdale Development Code (various chapters)
- Public Works Construction Standards – Streets (Parts I and II), Water (Parts III and IV), Storm Sewer (Parts V and VI), and Sanitary Sewer (VII and VIII).

Financing is supported by:

- City of Troutdale System Development Charges Methodology Resolutions (Water, Sanitary Sewer, Transportation, Storm Water, Parks)
- City of Troutdale Municipal Code, Title 12. Public Works
 - Chapter 12.02 (System Development Charges)
 - Chapter 12.03 (Water System)
 - Chapter 12.04 (Sanitary Sewer System)
 - Chapter 12.05 (Streets and Sidewalks)
 - Chapter 12.06 (Storm Sewer System)
 - Chapter 12.07 (Pretreatment Program)
 - Chapter 12.08 (Public Improvements)

- Chapter 12.12 (Right-of-Way Management)

- Annual City budget authorization.

Intergovernmental coordination is implemented through the following arrangements:

- **Water Services.** The City of Troutdale is the sole provider of potable water services within the boundaries of the City. It has interties and emergency service agreements with the cities of Gresham, Fairview and Wood Village.
- **Sanitary Sewer Services.** The City of Troutdale is the sole provider of sanitary sewer services within the boundaries of the City.
- **Storm Drainage.** The City is the primary provider of storm drainage services within the City. Multnomah County and the Oregon Department of Transportation provide storm drainage facilities associated with their respective roadways, and in certain cases the City and County systems interconnect. The Sandy Drainage Improvement Company provides storm drainage and flood control facilities and services in the North Troutdale area in conjunction with the City's systems, as described in the Public Facilities Plan and the North Troutdale Storm Drainage Master Plan. The City coordinates storm drainage services with that District pursuant to those plans, as well as with the Oregon Department of Environmental Quality, the Oregon Department of Transportation, Multnomah County, neighboring jurisdictions, and City residents."

Appendix A: Capital Improvements Plan

WATER			Water Plan Listed Cost	Cost 2012 \$s	Project Schedule			Priority	Year	Funding Source
Item	Type	Project Title Description/ Location			Short-term (0-5 years)	Medium-term (6-10 yrs)	Long-term (10-20 yrs)			
1	WC	Pressure Zone 5 Fire Flow Improvements	285,000	\$285,000	\$285,000			High	2013-2015	
2	WC	7 th Street – Kings Byway Water Main Upsizing	\$370,000	\$370,000		\$370,000		High	2017-2018	User fees
3	WC	Serve South Urban Plan Area	412,000	\$412,000	\$412,000			High	2014-2016	Developer
4	WC	Serve Strebin Farm area	185,000	\$185,000		\$185,000		High	2017-2018	Developer
5	WC	Rehab Booster Pump Sta. #2	199,500	\$199,500	\$199,500			High	2014-2015	User fees
6	WC	Rogers Road Loop	205,000	\$205,000		\$205,000		High	2020-2021	Developer, SDC
7	WC	Beaver Creek Crossing	110,000	\$110,000			\$110,000	High	2022-2023	SDC
8	WC	Jackson Park Road Waterline	360,000	\$360,000			\$360,000	High	2024-2025	Developer
		Total Connectivity	\$2,126,500	\$2,126,500	\$896,500	\$760,000	\$470,000			
9	WS	Comprehensive Well Assessment	55,000	\$55,000	\$55,000			Medium	2013-2014	User fees
10	WS	Recoat Interior of Steel Reservoir	775,000	\$775,000			\$775,000	Medium	2028-2030	User fees
11	WS	Well 2 Perform. Monitoring	5,000	\$5,000	\$5,000			Medium	2013	User fees
12	WS	New Well 9	1,975,000	\$1,975,000	\$438,900	\$1,097,200	\$438,900	Medium	2015-2023	SDC, SRF
13	WS	Well 3 Assessment/Rehab	100,000	\$100,000	\$100,000			Medium	2015-2016	User fees
14	WS	Well 6 Assessment/Rehab	125,000	\$125,000	\$125,000			Medium	2016-2017	User fees
15	WS	Well 7 Assessment/Rehab	100,000	\$100,000			\$100,000	Medium	2026-2027	User fees
16	WC	Reservoir 5 to Zone 1 Line	1,965,000	\$1,965,000			\$840,000	High	2024-2027	User fees
17	WS	Well 8 Assessment/Rehab	1,800,000	\$1,800,000	\$180,000	\$900,000	\$720,000	Medium	2016-2025	User fees
18	WS	Improving Water Quality	100,000	\$100,000		\$100,000		Medium	NA	User fees
		Total Supply	\$7,000,000	\$7,000,000	\$953,900	\$2,047,200	\$3,998,900			
19	WIR	Reservoir Seismic Study	\$75,000	\$75,000	\$75,000			Low	2012-2013	User fees
20	WIR	Reservoir 2 Seismic Improvements	\$295,000	\$295,000			\$295,000	Low	2028-2030	User fees
21	WIR	Reservoirs 1, 3, 4 Seismic Improvements	\$350,000	\$350,000			\$350,000	Low	2029-2032	User fees
		Total Resiliency	\$720,000	\$720,000	\$75,000	\$0	\$645,000			
		Total Water	\$9,846,500	\$9,846,500	\$1,925,400	\$2,807,200	\$5,113,900			

Item	SANITARY SEWER		Sewer Plan Listed Cost	Cost 2013 \$\$	Project Schedule			Priority	Year	Funding Source
	Type	Project Title Description/ Location			Short-term	Medium-term	Long-term			
1A	Pipe	Sewer pipe upgrades South Buxton Road	501,000	501,000	\$125,250	\$125,250	\$250,500		NA	User Fees, SDC
1B	Pipe	Sewer pipe upgrades Lower Beaver Creek No. 1	414,000	414,000	\$103,500	\$103,500	\$207,000		NA	User Fees, SDC
1C	Pipe	Sewer pipe upgrades Lower Beaver Creek No. 2	452,000	452,000	\$113,000	\$113,000	\$226,000		NA	User Fees, SDC
1D	Pipe	Sewer pipe upgrades Lower Beaver Creek No. 3	450,000	450,000	\$112,500	\$112,500	\$225,000		NA	User Fees, SDC
1E	Pipe	Sewer pipe upgrades Lower Beaver Creek No. 4	578,000	578,000	\$144,500	\$144,500	\$289,000		NA	User Fees, SDC
1F	Pipe	Sewer pipe upgrades Lower Beaver Creek No. 5	411,000	411,000	\$102,750	\$102,750	\$205,500		NA	User Fees, SDC
1G	Pipe	Sewer pipe upgrades Troutdale Road	1,112,000	1,112,000	\$278,000	\$278,000	\$556,000		NA	User Fees, SDC
1H	Pipe	Sewer pipe upgrades Airport/Graham Road	646,000	646,000	\$161,500	\$161,500	\$323,000		NA	User Fees, SDC
1I	Pipe	Sewer pipe upgrades PS 9 Trunk	253,000	253,000	\$63,250	\$63,250	\$126,500		NA	User Fees, SDC
		Sewer Pipes Total		4,817,000	\$1,204,250	\$1,204,250	\$2,408,500			
2A	PS/FM	Pump Station/Force Main Upgrades PS-1	2,695,000	2,695,000	\$673,750	\$673,750	\$1,347,500		NA	User Fees, SDC
2B	PS	Pump Station Upgrades PS-2	369,000	369,000	369,000				NA	User Fees, SDC
2C	PS	Pump Station Upgrades PS-5	454,000	454,000	\$113,500	\$113,500	\$227,000		NA	User Fees, SDC
2D	PS	Pump Station Upgrades PS-7	145,000	145,000	\$36,250	\$36,250	\$72,500		NA	User Fees, SDC
2E	PS	Pump Station Upgrades PS-9	242,000	242,000	\$60,500	\$60,500	\$121,000		NA	User Fees, SDC
		Pump Station and Force Mains Total		3,905,000	3,905,000	\$976,250	\$976,250			
3	Ext.	Reynolds Industrial Park sewer extension	3,133,000	3,133,000	\$783,250	\$783,250	\$1,566,500		NA	SDC
				3,133,000	\$783,250	\$783,250	\$1,566,500			
		Total Wastewater	11,855,000	11,855,000	\$2,963,750	\$2,963,750	\$5,927,500			

Item	STORM DRAINAGE		Drainage Plan Listed Cost	Cost 2012 \$\$	Project Schedule			Priority	Year	Funding Source
	Type	Project Title Description/ Location			Short-term	Medium-term	Long-term			
NTSD1		Salmon Creek Weir Improvement	\$150,000	\$163,100	\$163,100			2012-2015	SDC, user fee	
NTSD2		Arata Creek Drain Line – Marine Dr to Salmon Creek	\$202,000	\$219,700	\$219,700			2012-2015	SDC, user fee	
NTSD3		South Arata Creek Culvert Improvement	\$568,000	\$617,700	\$617,700			2012-2015	SDC, user fee	
NTSD4		Columbia River Highway Bypass	\$391,000	\$425,200	\$212,600	\$212,600		2012-2017	SDC, user fee	
NTSD5		Marine Drive Curve Bypass South of Airport	\$532,000	\$578,600	\$578,600			2012-2016	SDC, user fee	
NTSD6		NW Graham Road Storm Drainage	\$550,000	\$598,200	\$598,200			2012-2016	SDC, user fee	
NTSD7		NW Dunbar Avenue Storm Drainage	\$303,000	\$329,500	\$329,500			2014-2016	SDC, user fee	
				\$2,932,000	\$2,719,400	\$212,600	\$0			
STSD1	FC/WQ	Low Impact Development (LID) Pilot Project Subbasin SR080*	\$50,000	\$50,000		\$50,000			SDC, user fee	
STSD2	FC	Pipe Upsizing South Buxton Road	\$130,100	\$130,100	\$130,100				SDC, user fee	
STSD3	FC	Curb Installation Between SE 15th Street and SE 16th Court	\$2,500	\$2,500	\$2,500				SDC, user fee	
STSD4	FC	Pipe Upsizing SE 21st Street	\$106,100	\$106,100		\$106,100			SDC, user fee	
STSD5	FC	Pipe Upsizing NW 257th Avenue*	\$522,700	\$522,700			\$522,700		SDC, user fee	
STSD6	WQ	Sandee Palisades Detention Pond Retrofit Subbasin SR220	\$153,800	\$153,800		\$153,800			SDC, user fee	
STSD7	WQ	Strawberry Meadows Detention Pond Retrofit Subbasin BC210	\$85,100	\$85,100	\$85,100				SDC, user fee	
STSD8	WQ	Vegetated Infiltration Facility (Retention Pond) Weedin Park (Subbasin BC300)	\$297,100	\$297,100			\$297,100		SDC, user fee	
STSD9	WQ	Stuart Ridge Detention Pond Retrofit Subbasin BC590	\$60,500	\$60,500	\$60,500				SDC, user fee	
STSD10	WQ	Vegetated Infiltration Facility (Rain Garden) Sweetbriar Park (Subbasin BC920)	\$145,400	\$145,400		\$145,400			SDC, user fee	
STSD11	WQ	Stormwater Planters (Green Streets) SE Evans Street (Subbasins BC510 and BC520)	\$373,700	\$373,700			\$373,700		SDC, user fee	
STSD12	WQ	Stormwater Planters (Green Streets) SW 21st Avenue (Subbasin BC200)	\$184,200	\$184,200	\$184,200				SDC, user fee	
		Total South Troutdale Drainage		\$2,111,200	\$462,400	\$455,300	\$1,193,500		SDC, user fee	
STRSD1		Alternative 1 - North of Cochrane Road	\$308,545	\$335,600		\$167,800	\$167,800	Unknown	Developer	
STRSD1		Alternative 5 - South of Cochrane Road	\$225,486	\$245,200		\$122,600	\$122,600	Unknown	Developer	
		Total South Troutdale Road Drainage	\$534,031	\$580,800	\$0	\$290,400	\$290,400			
		Total Storm Drainage		\$5,624,000	\$3,181,800	\$958,300	\$1,483,900			

* These two projects represent two different alternatives to meeting the same need; only one project will be completed, reducing the overall cost of the combined CIP projects accordingly.



CITY OF TROUTDALE



STAFF REPORT

SUBJECT / ISSUE: An ordinance adopting text amendments to Comprehensive Land Use Plan Goal 11 Public Facilities and Services in partial fulfillment of Periodic Review Task 3.

MEETING TYPE:
City Council Regular Mtg.

MEETING DATE: May 27, 2014

STAFF MEMBER: Craig Ward
DEPARTMENT: Community Development

ACTION REQUIRED
Ordinance - Adoption

ADVISORY COMMITTEE/COMMISSION RECOMMENDATION:
Approval

PUBLIC HEARING
Yes

Comments: Both the Citizen Advisory Committee and the Troutdale Planning Commission recommend adoption.

STAFF RECOMMENDATION: Adoption.

EXHIBITS:

- A. Planning Commission Findings of Fact and Recommendation of March 19, 2014
- B. City of Troutdale 1990 Goal 11 Text.

Subject / Issue Relates To:

- Council Goals
 Legislative
 Other (describe)

Issue / Council Decision & Discussion Points:

- ◆ The tasks that the City must complete as part of periodic review are governed by its approved periodic review work program. DLCD approved the City's work program on April 15, 2010. The approved work program includes tasks related to statewide planning Goal 11, Public Facilities and Services.
- ◆ As property develops in Troutdale, the policies of Goal 11 and the Public Facility Plan instruct staff and developers as to what is expected of developers and what is expected of the City. There are no Troutdale Development Code text amendments associated with the Goal 11 text amendment.

Reviewed and Approved by City Manager: 

BACKGROUND:

The City has been in periodic review since the initial notification from the Oregon Department of Land Conservation and Development (DLCD) on May 20, 2008. The tasks that the City must complete as part of periodic review are governed by its approved periodic review work program. DLCD approved the City's work program on April 15, 2010. The approved work program includes tasks related to statewide planning Goal 11, Public Facilities and Services. Specifically identified as Task 3 of the work program, the City is required to prepare and adopt amendments to its Comprehensive Land Use Plan Goal 11 policies in accordance with Statewide Land Use Planning Goal 11 and Oregon Administrative Rule 660-011- 0010-45. The amendments coordinate with the City's proposed Public Facilities Plan.

With funding from a DLCD periodic review assistance grant, the City hired a consultant to perform several remaining tasks of our work program, including Task 3. Since June 2012, the consultant, Angelo Planning Group, has been researching and gathering information, preparing technical memoranda, and preparing drafts of the document. The consultant presented their major findings and recommendations to the Citizens Advisory Committee for review and recommendation at the CAC's October 2012 and February 2013 meetings and to the Planning Commission on May 29, 2013 and March 19, 2014.

The last time the text of Goal 11 was revised was during the 1990 Periodic Review. The text is seriously outdated and deficient in meeting present statutory requirements, so the proposed new plan is an entire rewrite of Goal 11.

Explanation of proposed plan

State law requires a Comprehensive Plan to include an element on public facilities and services. Pursuant to OAR 660-011-0045 (Adoption and Amendment Procedures for Public Facility Plans), a public facilities element must include:

- List of needed facility projects (descriptions are not required)
- Maps showing the location of proposed facility projects
- Policies or an urban growth management agreement designating the provider of each public facility system.

The proposed amendment to Goal 11 of the Comprehensive Plan (Attachment A of the Ordinance) substitutes all current text (Exhibit B) with the information items listed above. Needed sanitary sewer, water and storm drainage system projects, taken directly from the Public Facilities Plan, are presented both as a table and in maps. Information related to coordination between the City of Troutdale and other water, sewer and storm drainage providers in the area is provided. The amended text references the City's adopted Public Facilities Plan for more detailed information about existing and future public facility needs.

The current Goal 11 text (Exhibit B) does not have goals and policies typical of other Goals in the Comprehensive Land Use Plan. The current Goal 11 text was adopted under the last Periodic Review September 27, 1990 / Ordinance No. 558-O.

The Planning Commission asked at its May 29, 2013 hearing if the project list in the Public Facilities Plan also needed to be in the Goal 11 text. According to the consultant, this information is required in the Goal 11 text under the state requirements.

Relevant criteria

Section 15.050A Planning Commission Recommendation / Approval Criteria of the Troutdale Development Code establishes the following approval criteria for evaluating comprehensive plan amendments.

1. For Comprehensive Plan text amendments, compliance with the Statewide Land Use goals and related Administrative Rules.

This text amendment goes hand in hand with adoption of a PFP, which is a required task of the City's periodic review work program. That Plan was prepared in accordance with Statewide Land Use Planning Goal 11 and its related administrative rule. This text amendment is necessary in order for Goal 11 of the Comprehensive Plan to complement and support the PFP. Therefore, it logically and necessarily satisfies this approval criterion.

2. Public need is best satisfied by this particular change.

The public need addressed by this amendment avoids overlap or redundancies between the Comprehensive Plan and the Public Facilities Plan. Because the latter document serves as an element of the Comprehensive Plan and provides detailed information drawn from the master plans for city water, sanitary sewer and storm sewer services, Goal 11 of the Comp Plan needs only provide basic information about these facilities. This text amendment also satisfies public need by clarifying the relationship of the two documents.

There was no public comment at either Planning Commission hearing (May 29, 2013 and March 19, 2014) nor were written comments submitted.

3. The change will not adversely affect the health, safety and welfare of the community.

Adoption of this text amendment to Goal 11 of the Comprehensive Plan supports other required work under periodic review Task 3, that promotes and positively affects the health, safety and welfare of the community.

4. In the case of Development Code amendments, the particular change does not conflict with applicable comprehensive plan goals or policies.

The proposed text amendment pertains only to the Comprehensive Plan and not to the Troutdale Development Code; therefore, this criterion does not apply.

PROS & CONS:

Pros:

- Adoption fulfills part of Periodic Review Task 3.

Cons

- None.

Current Year Budget Impacts Yes (*describe*) N/A

Future Fiscal Impacts: Yes (*describe*) N/A

City Attorney Approved N/A Yes

Community Involvement Process: Yes (*describe*) N/A

All meetings before the Citizens Advisory Committee and the Planning Commission were open to the public. No comments from the public at those meetings were received.

PLANNING COMMISSION
FINDINGS of FACT and RECOMMENDATION
March 19, 2014

Periodic Review Task 3
Amendment to the Troutdale Comprehensive Land Use Plan
Goal 11 Public Facilities and Services

The Troutdale Planning Commission held public hearings on May 29, 2013 and March 19, 2014 to take public testimony, and to make a recommendation to the City Council, concerning adoption of a proposed amendment to the Troutdale Comprehensive Land Use Plan relating to Statewide Land Use Goal 11 (Public Facilities and Services) as part of Task 3 of the City's Periodic Review Work Program. Having provided the opportunity for the public to express their views on the proposal, the Planning Commission now makes and enters the following findings of fact together with its recommendation to the Council for action.

FINDINGS OF FACT

1. The City has been in periodic review since the initial notification from the Oregon Department of Land Conservation and Development (DLCD) on May 20, 2008. The tasks that the City must complete as part of periodic review are governed by its approved periodic review work program. DLCD approved the City's work program on April 15, 2010.
2. The City's approved work program includes tasks related to statewide planning Goal 11, Public Facilities and Services. Specifically identified as Task 3 of the work program, the City is required to prepare and adopt a Public Facilities Plan in accordance with Statewide Land Use Planning Goal 11 and Oregon Administrative Rule 660-011-0010-45.
3. On May 29, 2013, the Planning Commission recommended an updated Public Facilities Plan to the City Council for adoption as part of this text amendment, to be adopted as an implementing element of the Comprehensive Plan. Because it presents detailed information about existing and future public facility needs and contains goals and policies to guide the City in providing efficient and effective urban services, the Public Facilities Plan will be the City's primary policy document for addressing statewide planning Goal 11. For this reason, Goal 11 of the Comprehensive Plan needs to only provide basic information about water, sanitary sewer and storm drainage facility needs.

4. The proposed amendment to Goal 11 of the Comprehensive Plan consists of eliminating all current text and replacing it with only those informational items spelled out by statute or administrative rule.
6. The text amendment satisfies the approval criteria of Troutdale Development Code 15.030 Planning Commission Recommendation:

Criterion A.1: For Comprehensive Land Use Plan text amendments, compliance with the Statewide Land Use Goals and related administrative rules.

This text amendment goes hand in hand with adoption of a new Public Facilities Plan, which is a required task of the City's Periodic Review Work Program. The Public Facilities Plan was prepared in accordance with Statewide Land Use Planning Goal 11 and its related administrative rule. This text amendment is necessary in order for Goal 11 of the Comprehensive Plan to complement and support the Public Facilities Plan.

Criterion A.2: Public need is best satisfied by this particular change.

The public need that is addressed by adoption of this amendment is to avoid overlap and redundancies between the Comprehensive Plan and the Public Facilities Plan. This text change also satisfies public need by clarifying the relationship of the two documents.

Criterion A3: The change will not adversely affect the health, safety, and welfare of the community.

Adoption of this text change to Goal 11 of the Comprehensive Plan supports other required work under periodic review Task 3, which by its very nature is intended to promote and positively affect the health, safety and welfare of the community.

Criterion A4: In the case of Development Code amendments, the particular change does not conflict with applicable Comprehensive Land Use Plan goals or policies.

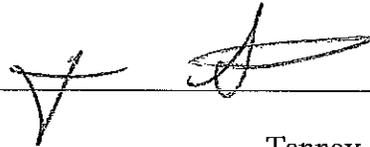
This criterion does not apply as this is not an amendment to the Development Code text.

7. Notice of the public hearing has been provided in accordance with applicable law. A public comment period was opened by the Chair during both hearings before the Planning Commission:
 - No citizens spoke or submitted written comments at the May 29, 2013 hearing in this matter.

- No citizens spoke or submitted written comments at March 19, 2014 hearing in this matter.

RECOMMENDATION

In view of the above Findings of Fact, the Planning Commission recommends that the Troutdale City Council adopt the proposed text amendment to Goal 11 Public Facilities and Services (attached Exhibit A) of the Troutdale Comprehensive Land Use Plan as part of Task 3 of the City's periodic review work program.



Tanney Staffenson, Chair
Troutdale Planning Commission

3/28/2014

Date

EXHIBIT A

EXHIBIT A IS THE PROPOSED AMENDMENT TO THE TEXT OF
TROUTDALE COMPREHENSIVE LAND USE PLAN GOAL 11

This document is Attachment A of the Ordinance

GOAL 11 - PUBLIC FACILITIES AND SERVICES

The City of Troutdale has prepared a Public Facilities Plan (PFP) which contains policy, inventory, and planning sections. This document should be referenced for specific information about the sewer, water, storm sewer, and street systems.

The City provides many public facilities and services which are necessary to accommodate new growth. The location and timing of these services determines when and where development can occur. Troutdale has prepared plans for the essential facilities such as water, sewer, and streets in order to manage growth in an orderly and systematic manner. The City has adopted a Public Facilities Plan which is reviewed and updated annually. The PFP serves as the principal tool to guide the phasing of all public facility improvements.

Since 1976, most neighborhood improvements have been constructed in conjunction with new residential developments. Major capital improvements such as water reservoirs, wells, sewer trunk lines, and sewage treatment plant expansion have been financed generally through the formation of local improvement districts (LIDS) or FmHA loans. The City has also enacted various system development charges (SDC) for sewer, water, and streets that require new development to contribute a fair share for services expended in anticipation of growth. Federal funding such as the Community Development Block Grant (CDBG) Program has provided another source of project funding. The City's recent major public works projects have been largely financed by CDBG funds, matched by local resources.

SEWER AND WATER

Existing and proposed improvements to the City's water system have resulted in adequate capacity to serve anticipated growth. The present wastewater treatment plant capacity has been expanded to 1.6 million gallons per day and present usage is running at approximately 60-70% capacity. The local street network has been vastly improved with the widening of Stark Street and the extension of 257th Avenue. Developers of new developments will be required to construct local streets which will include the installation of storm sewers to help complete the City's system.

POLICE

The City provides 24-hour police services.

FIRE

Fire protection is provided by Gresham Fire Department, under contract.

SCHOOLS

The Reynolds School District and Mt. Hood Community College provide public education in Troutdale.

OTHER SERVICES

The City of Troutdale provides general administration, land use planning and zoning, building plan review and inspections, engineering, record management, and maintenance of City parks, streets, and water and sewer facilities.

Portland General Electric Company (PGE) and Northwest Natural Gas Company provide energy services to local residents. General Telephone Company (GTE) and Paragon Cable provide telecommunication services.

ORDINANCE NO.

AN ORDINANCE ADOPTING TEXT AMENDMENTS TO COMPREHENSIVE LAND USE PLAN GOAL 11 PUBLIC FACILITIES AND SERVICES IN PARTIAL FULFILLMENT OF PERIODIC REVIEW TASK 3.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. The City has been in periodic review since the initial notification from the Oregon Department of Land Conservation and Development (DLCD) on May 20, 2008. The tasks that the City must complete as part of periodic review are governed by its approved periodic review work program. DLCD approved the City's work program on April 15, 2010.
2. The City's approved work program includes tasks related to statewide planning Goal 11, Public Facilities and Services. Specifically identified as Task 3 of the work program, the City is required to prepare and adopt text amendments to Troutdale's Comprehensive Land Use Plan Goal 11 Public Facilities and Services in compliance with Statewide Land Use Planning Goal 11 and Oregon Administrative Rule 660-011-0010-45. The current text of Goal 11 was adopted September 27, 1990 (Ordinance No. 558-O) during the last periodic review.
3. The City hired a consultant to prepare the Public Facilities Plan which is primarily based on the City's most recently updated and adopted Master Plans for Water and Stormwater, and the Sanitary Sewer Master Plan. Where available, more up-to-date information about the status and cost of needed future facilities has been used.
4. The Citizens Advisory Committee reviewed and discussed the major elements of the amendment in October 2012 and February 2013. The CAC supported the amendment and referred it to the Planning Commission for approval.
5. The Troutdale Planning Commission held public hearings on May 29, 2013 and March 19, 2014 to take public testimony and to make a recommendation to the City Council concerning adoption of the amendments to satisfy requirements of the City's periodic review work program. No public testimony or comments were received prior to the close of the hearing. The Planning Commission unanimously passed its Findings of Fact and Recommendation for adoption of to the Council on March 19, 2014 with the removal of the Jackson Park Road and East Historic Columbia River Highway projects from the Goal that were identified in its decision on the Public Facilities Plan.
6. Adoption of the Goal 11 text amendment satisfies the Comprehensive Land Use Plan text amendment criterion that Statewide Land Use Planning Goals are met. Adoption of the amendment is a required task of the City's periodic review work

program which is part of Statewide Land Use Planning Goals and coordinates with the new Public Facilities Plan.

7. Adoption of the Goal 11 text amendment satisfies the Comprehensive Land Use Plan text amendment criterion that the public need is best satisfied by the particular change.
8. Adoption of the Goal 11 text amendment satisfies the Comprehensive Land Use Plan text amendment criterion in that the adoption will not adversely affect the health, safety and welfare of the community. The policies of Goal 11 address current conditions and future needs in order to foster positive benefits for the community.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE

Section 1. The text of Troutdale Comprehensive Land Use Plan Goal 11 Public Facilities and Services is hereby amended to read as shown in Attachment A.

YEAS:
NAYS:
ABSTAINED:

Doug Daoust, Mayor

Date _____

Debbie Stickney, City Recorder

Adopted:

ATTACHMENT A
to Ordinance #



CITY OF TROUTDALE

**Proposed Amendment to the
Troutdale Comprehensive Land Use Plan**

Amending:

**Troutdale Comprehensive Plan Goal 11
Public Facilities and Services**

Relating to:

Task 3 of the City's Periodic Review Work Program

This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

Explanation of Amendment. The text of current Goal 11 of the Troutdale Comprehensive Land Use Plan is being eliminated in its entirety and replaced with the following text and maps.

GOAL 11 – PUBLIC FACILITIES AND SERVICES

Public Facilities Plan

The Comprehensive Plan provides basic information about water, sanitary sewer and storm drainage facility needs over the next twenty years, including a list of needed projects, maps showing the locations of those projects and policy language regarding coordination with other providers of these services in Troutdale. More detailed information about existing and future public facility needs is found in the City's Public Facilities Plan adopted by the City as an implementing element of this Comprehensive Plan.

Needed Facility Projects

Per Oregon Administrative Rule requirements, the following public facility project list is incorporated in this Comprehensive Plan, consistent with the City's adopted Public Facilities Plan (PFP) and individual infrastructure Master Plans for water, sanitary sewer and stormwater drainage facilities. However, inclusion of this list in the Comprehensive Plan does not result in an obligation on the part of the City to build the projects listed below as described in the PFP or to meet the timeframe listed for the projects in the PFP. The project list is based on known regulatory requirements and current or previous assumptions about growth and the direction of future development. The list is intended only to provide a general indication of the facilities needed to support future growth. If growth trends change, or if new regulations are imposed on the City, or if technologies emerge that satisfy needs using different methods than those assumed in master plans, the City may revise its public facilities investment strategy without amending the Comprehensive Plan or PFP

Sanitary Sewer System

<i>Sewer Pipe Upgrades</i>
Sewer pipe upgrades South Buxton Road
Sewer pipe upgrades Lower Beaver Creek No. 1
Sewer pipe upgrades Lower Beaver Creek No. 2
Sewer pipe upgrades Lower Beaver Creek No. 3
Sewer pipe upgrades Lower Beaver Creek No. 4
Sewer pipe upgrades Lower Beaver Creek No. 5
Sewer pipe upgrades Troutdale Road
Sewer pipe upgrades Airport/Graham Road

Sewer pipe upgrades PS 9 Trunk
<i>Pump Station and Force Main Improvements</i>
Pump Station/Force Main Upgrades PS-1
Pump Station Upgrades PS-2
Pump Station Upgrades PS-5
Pump Station Upgrades PS-7
Pump Station Upgrades PS-9
<i>Sewer System Extensions</i>
Reynolds Industrial Park sewer extension

Water System

<i>Connectivity Projects</i>
Pressure Zone 5 Fire Flow Improvements
Serve South Urban Plan Area
Serve Strebin Farm area
Rehab Booster Pump Sta. #2
Rogers Road Loop
Beaver Creek Crossing
Jackson Park Road Waterline
Reservoir 5 to Zone 1 Line
<i>Supply Projects</i>
Comprehensive Well Assessment
Well 2 Perform. Monitoring
New Well 9
Well 8 Assessment/Rehab
Well 3 Assessment/Rehab
Well 6 Assessment/Rehab
Well 7 Assessment/Rehab
Improving Water Quality
Recoat Interior of Steel Reservoir
<i>Resiliency Projects</i>
Reservoir Seismic Study
New Above Ground Storage Reservoir
Reservoir 2 Seismic Improvements
Reservoirs 1, 3, 4 Seismic Improvements

Storm Drainage System

<i>North Troutdale Drainage Projects</i>
Salmon Creek Weir Improvement
Arata Creek Drain Line – Marine Dr to Salmon Creek
South Arata Creek Culvert Improvement
Columbia River Highway Bypass
Marine Drive Curve Bypass South of Airport
NW Graham Road Storm Drainage
NW Dunbar Avenue Storm Drainage
<i>South Troutdale Drainage Projects</i>
Low Impact Development (LID) Pilot Project Subbasin SR080*
Pipe Upsizing South Buxton Road
Curb Installation Between SE 15th Street and SE 16th Court
Pipe Upsizing SE 21st Street
Pipe Upsizing NW 257th Avenue*
Sandee Palisades Detention Pond Retrofit Subbasin SR220
Strawberry Meadows Detention Pond Retrofit Subbasin BC210
Vegetated Infiltration Facility (Retention Pond) Weedin Park (Subbasin BC300)
Stuart Ridge Detention Pond Retrofit Subbasin BC590
Vegetated Infiltration Facility (Rain Garden) Sweetbriar Park (Subbasin BC920)
Stormwater Planters (Green Streets) SE Evans Street (Subbasins BC510 and BC520)
Stormwater Planters (Green Streets) SW 21st Avenue (Subbasin BC200)
<i>South Troutdale Road Drainage Projects</i>
Alternative 1 - North of Cochrane Road
Alternative 5 - South of Cochrane Road

Public Facility Provider Policies and/or Agreement

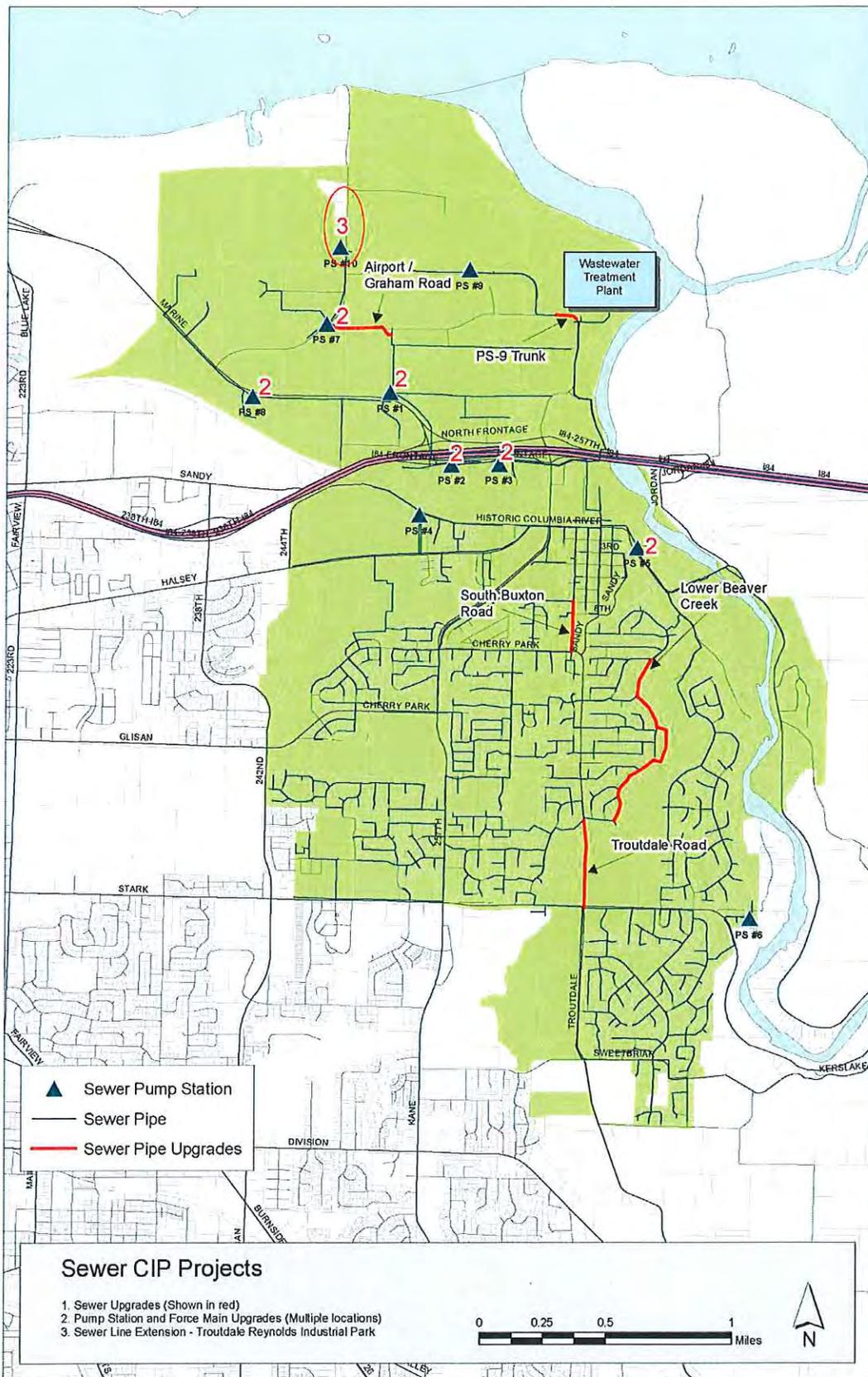
Following is a summary of information related to coordination between the City of Troutdale and other water, sewer and storm drainage providers in the area.

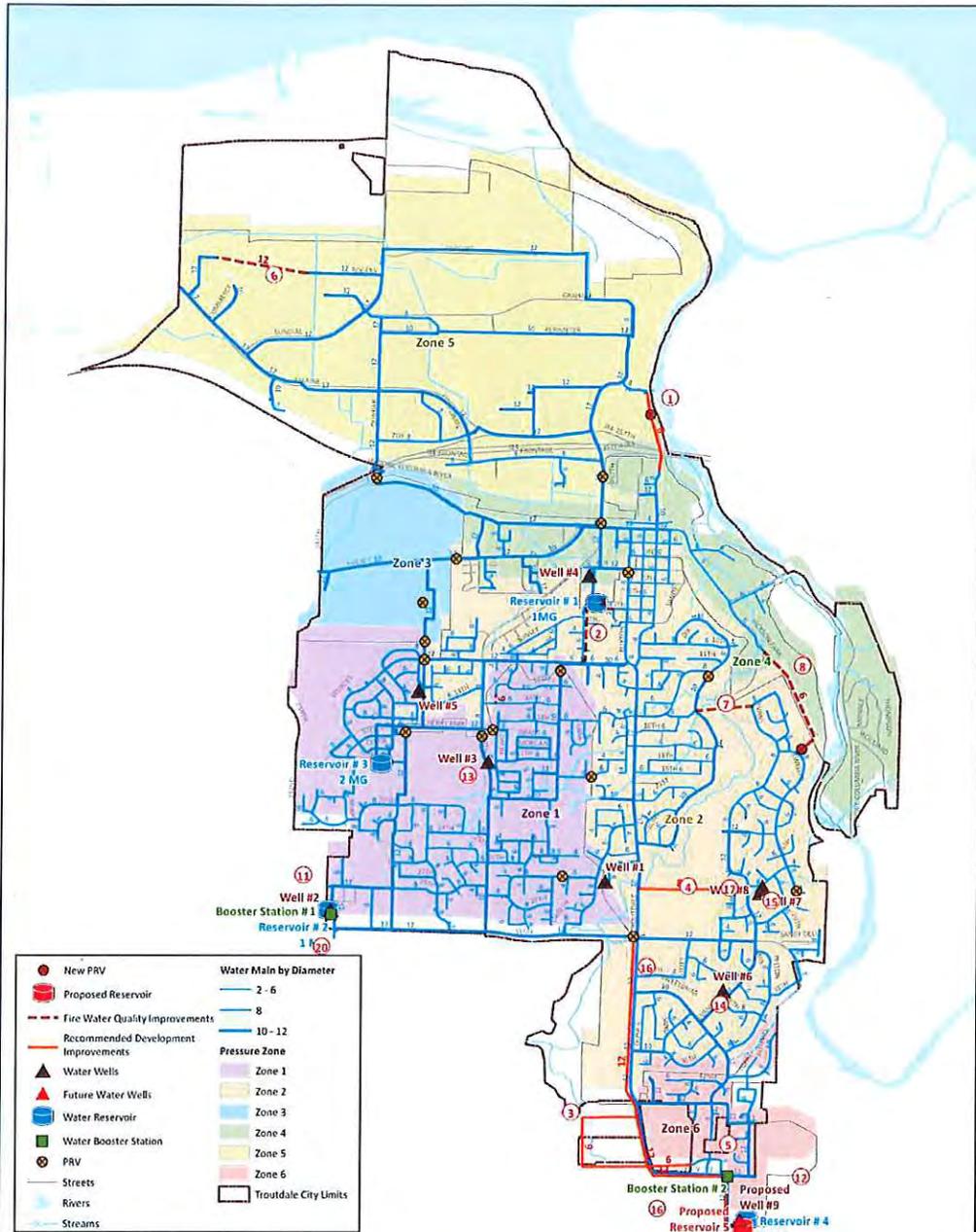
- **Water Services.** The City of Troutdale is the sole provider of potable water services within the boundaries of the City. It has interties and emergency service agreements with the cities of Gresham, Fairview and Wood Village.
- **Sanitary Sewer Services.** The City of Troutdale is the sole provider of sanitary sewer services within the boundaries of the City.

- **Storm Drainage.** The City is the primary provider of storm drainage services within the City. Multnomah County and the Oregon Department of Transportation provide storm drainage facilities associated with their respective roadways, and in certain cases the City and County systems interconnect. The Sandy Drainage Improvement Company provides storm drainage and flood control facilities and services in the North Troutdale area in conjunction with the City's systems, as described in the Public Facilities Plan and the North Troutdale Storm Drainage Master Plan. The City coordinates storm drainage services with that District pursuant to those plans, as well as with the Oregon Department of Environmental Quality, the Oregon Department of Transportation, Multnomah County, neighboring jurisdictions, and City residents.

Maps of Needed Projects

The maps that follow show the location of needed projects for the City's water, sanitary sewer, and storm drainage systems.





Water CIP Projects

Connectivity Improvements

1. Pressure Zone 5 Fire Flow Improvements
2. 7th Street - Kings Byway Water Main Upsizing
3. Serve South Urban Plan Area
4. Serve Stiebin Farm area
5. Rehab Booster Pump Sta. 2
6. Rogers Road Loop
7. Beaver Creek Crossing
8. Jackson Park Road Waterline

Supply Improvements

11. Well 2 Perform. Monitoring
12. New Well 9
13. Well 3 Design/Rehab
14. Well 6 Design/Rehab
15. Well 7 Design/Rehab
16. New Reservoir 5 with Line to Zone 1
17. Well 8 Design/Rehab

Resiliency Improvements

20. Reservoir 2 Seismic Improvements

Other CIP Projects not shown on Map

9. Comprehensive Well Assessment
10. Recoat Interior of Steel Reservoirs
18. Improving Water Quality
19. Reservoir Seismic Study (all 4 reservoirs)
21. Seismic Improvements for Reservoirs 1, 3 & 4



Data source: City of Troutdale, Esri, Black & Veatch

