



# CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

## AGENDA

### CITY COUNCIL – REGULAR MEETING

Troutdale Police Community Center – Kellogg Room  
234 SW Kendall Court  
Troutdale, OR 97060-2078

**Tuesday, September 26, 2017 – 7:00PM**

Mayor

Casey Ryan

City Council

David Ripma

Randy Lauer

Larry Morgan

Glenn White

Rich Allen

Zach Hudson

City Manager

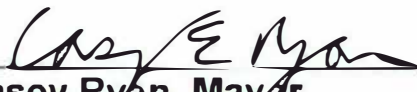
Ray Young

1. **PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.**
2. **CONSENT AGENDA:**
  - 2.1 **MINUTES:** August 22, 2017 City Council Regular Meeting.
  - 2.2 **RESOLUTION:** A resolution modifying the membership of the Town Center Committee and amending Resolution No. 2390
  - 2.3 **MOTION:** A motion accepting the nominations for appointment to fill positions on the Town Center Committee
  - 2.4 **RESOLUTION:** A resolution in support of a Halsey Street DLCD Technical Assistance Grant application.
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. **ORDINANCE (Introduced 9/12/17):** An ordinance amending Chapters 2, 3, 4, 5, 6, 7, 8, and 9 of the Troutdale Development Code by correcting errata, complying with changes to state statute, and re-establishing provisions for shared housing standards and type I variances.  

Chris Damgen, Community Development Director
5. **ORDINANCE (Introduction):** An ordinance approving the Third Amendment to the Troutdale Riverfront Renewal Plan to specify property to be acquired.  

Erich Mueller, Finance Director

6. **ORDINANCE (Introduction):** An ordinance to amending Troutdale Municipal Code sections 2.08.090, 2.08.100 and 2.08.140 relating to order of Council business and public remarks. Ed Trompke, City Attorney
7. **DISCUSSION:** A discussion on the System Development Charges (SDC) Methodology Study review. Travis Hultin, Chief Engineer
8. **DISCUSSION:** A discussion on term limits. John Wilson, Troutdale Resident
9. **STAFF COMMUNICATIONS**
10. **COUNCIL COMMUNICATIONS**
11. **ADJOURNMENT**

  
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Casey Ryan, Mayor

Dated: 9/19/2017

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

**MINUTES**  
**Troutdale City Council – Regular Meeting**  
**Troutdale Police Community Center – Kellogg Room**  
**234 SW Kendall Court**  
**Troutdale, OR 97060**

**Tuesday, September 26, 2017 – 7:00PM**

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

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

**PRESENT:** Mayor Ryan, Councilor Ripma, Councilor Morgan, Councilor White, Councilor Allen and Councilor Hudson.

**ABSENT:** Councilor Lauer (excused).

**STAFF:** Ray Young, City Manager; Erich Mueller, Finance Director; Ed Trompke, City Attorney; Chris Damgen, Community Development Director; Steve Gaschler, Public Works Director; Travis Hultin, Chief Engineer and Sarah Skroch, City Recorder.

**GUESTS:** See Attached List.

Mayor Ryan asks, are there any agenda updates?

Ray Young, City Manager, responds on item #6 the ordinance amending code sections regarding the conduct of City Council meetings, the agenda does not list all of the sections affected. The agenda should be amended to read that it also includes section 2.08.110, 2.08.120 and 2.08.230. Also the staff report incorrectly notes that it is not a public hearing. It will include public hearing.

**2. CONSENT AGENDA:**

**2.1 MINUTES:** August 22, 2017 City Council Regular Meeting.

**2.2 RESOLUTION:** A resolution modifying the membership of the Town Center Committee and amending Resolution No. 2390.

**2.3 MOTION:** A motion accepting the nominations for appointment to fill positions on the Town Center Committee.

**2.4 RESOLUTION:** A resolution in support of a Halsey Street DLCDC Technical Assistance Grant application.

**MOTION:** Councilor White moved to approve the Consent Agenda. Seconded by Councilor Allen.

**VOTE:** Councilor White – Yes; Councilor Allen – Yes; Councilor Hudson – Yes; Councilor Ripma – Yes; Councilor Morgan – Yes and Mayor Ryan – Yes.



Motion passes 6-0.

### 3. PUBLIC COMMENT

Corey Brooks, Troutdale resident, states there was something that came to my attention and it's been an ongoing thing and something that we've all talked about in the past but I'm getting more and more questions about it now. It has to do with Troutdale's website and the functionality. I know that we have the budget to do something to move forward with that and I would highly encourage it. I really feel like it's an effective tool to get information to the public.

Paul Wilcox, Troutdale resident, states I would like to publicly comment that Councilor Ripma at the last Council meeting did an outstanding job in his role as Council President. There were a couple resolutions on the agenda that he seamlessly requested public input on and it was nice that it was offered. I really appreciated that. I'd like to request that the balance of the agenda tonight also be opened for public comment line by line.

### 4. ORDINANCE (Introduced 9/12/17): An ordinance amending Chapters 2, 3, 4, 5, 6, 7, 8 and 9 of the Troutdale Development Code by correcting errata, complying with changes to state statute and re-establishing provisions for shared housing standards and type I variances.

Chris Damgen, Community Development Director, states this is the second reading of this ordinance which was introduced at your last regular meeting. These are varied administrative changes to the Development Code. The 2 items that are really more policy based are a type I variance which gives staff the flexibility to adjust a provision in the coding, a dimensional provision up to 10% of what the value might be. If you have a 20 foot setback we could make an adjustment effectively over the counter down to 18 feet without having to go through a full public review and comment period. It's a development friendly tool. The second had to do with shared housing standards. We've not received any further comments on those 2 items or any of the other items before you. Please take a look at the findings and facts in your staff report.

Councilor Allen states if I remember correctly the Planning Commission was supportive of these changes.

Chris Damgen states that's correct. The Planning Commission was unanimous in that.

**Mayor Ryan opens the public hearing 7:09pm.**

**Mayor Ryan closes the public hearing 7:09pm.**

**MOTION: Councilor Hudson moved adoption of the ordinance amending Chapters 2, 3, 4, 5, 6, 7, 8 and 9 of the Troutdale Development Code by correcting errata, complying with changes to state statute and re-establishing provisions for shared housing standards and type I variances. Seconded by Councilor Morgan.**

**VOTE: Councilor White – Yes; Councilor Allen – Yes; Councilor Hudson – Yes; Councilor Ripma – Yes; Councilor Morgan – Yes and Mayor Ryan – Yes.**

**Motion passes 6-0.**

**5. ORDINANCE (Introduction):** An ordinance approving the Third Amendment to the Troutdale Riverfront Renewal Plan to specify property to be acquired.

Erich Mueller, Finance Director, states at the last meeting this was a resolution form that the agency passed. The resolution is now forwarded to the City Council for consideration and adoption by ordinance. Tonight is the introduction and October 10<sup>th</sup> will be the second reading. As we discussed last week, this amends the existing Riverfront Renewal Plan. The only modification is adding the 2 tax lots that are currently owned by the Eastwinds Development LLC to the list of property that is allowed to be purchased by the Urban Renewal Agency. It amends the plans so that it complies with the state statute that requires property be listed before it can be acquired.

Councilor Allen states I have a reminder that there's a potential conflict because of a lawsuit I am currently in over the Urban Renewal contract.

Mayor Ryan asks, is there any update from last week? I know there was some further discussion.

Ray Young responds Mr. Trompke and myself had a very long and cooperative meeting with the general counsel for Eastwinds last Thursday. Friday I provided them a large amount of documentation and a letter with the City's position regarding purchase price. They have our response to their initial offer on this which I can't disclose numbers at this point. We're waiting for their response. We are having a meeting with AMEC, our environmental consultant and DEQ tomorrow morning to talk about potential next steps in this property.

**Mayor Ryan opens the public hearing 7:14pm.**

**Mayor Ryan closes the public hearing 7:14pm.**

**6. ORDINANCE (Introduction):** An ordinance to amending Troutdale Municipal Code sections 2.08.090, 2.08.100 and 2.08.140 relating to order of Council business and public remarks.

Mayor Ryan states we have added sections 2.08.110, 2.08.120 and 2.08.230 to this ordinance.

Ed Trompke, City Attorney, states this is a proposal for changes to Chapter 2 of the Troutdale Code that deals with how the Council meetings are governed. It's called rules of the City Council. Attached to the staff report is a complete set of titles followed by redlined proposed changes and after that are the comments in redline from the Citizens Advisory Committee. The Citizens Advisory Committee did not see 2 of these that were



added after I gave some more consideration to it. I'll walk you through each one and tell you a little about each one. The first one is in section 2.08.090 which is the order of business and it was suggested that the citizen comment be moved to prior to the consent agenda approval of minutes because members of the public might have comments on the consent agenda and didn't have an opportunity to say them at the appropriate time. The other changes are just clarification. The way that #5, public hearings is used is clear that public hearings is meant to be quasi-judicial items. It's not on legislative or administrative items because #6 talks about ordinances and all legislative action is done by ordinance. All administrative actions are done by resolution or perhaps orders. It's clear that #5 is just the quasi-judicial items. There is another code section that talks about items that were removed from the consent agenda are supposed to be considered not where they typically are by Council in the tab which is right after consent agenda. The other pieces here are pretty uneventful and just clarification. Section 2.08.100, citizen comment, this one is a little different from what the Citizens Advisory Committee recommended. The recommendation was first to make it the same as the later 2.08.140 which is public members addressing the Council on agenda items by saying first that the member of the public to desire to address Council must be recognized by the presiding officer. That is what happens now. The next piece of it is to identify yourself and that is typically the way it is always done. The next sentence talks about what will be on the agenda under public comment. This was talked about a year ago and I'll defer to Councilor Hudson or someone else because I think this is in compliance of that but I'm not 100% sure. It was to say that public comment is welcome at this time and is limited to 5 minutes unless modified by the Mayor. The Citizens Advisory Committee wanted it not to be modified by shortening it but only lengthening it. That's a significant difference between what this proposal is and what the Citizens Advisory Committee had. That's purely from a practical standpoint. I took the liberty of saying no, there are times when there can be 20, 30 or 40 people in a City Council meeting. If each one wanted to talk for 5 or longer minutes, 30 people comes out to 150 minutes which is 2 ½ hours which is the length that the Council determined the meetings shouldn't exceed anyway. That hasn't happened here but it has happened in the City of Portland where folks have tried to talk a meeting to death by getting 30 or more people signed up on the list to testify and that just gets out of hand. As long as the time isn't abused by either the Mayor in shortening it I think there needs to be flexibility. It goes on to say public comment should be directed to the presiding officer and limited to matters of community interest or relate to matters which may or could come before Council. The next piece the Citizens Advisory Committee and I disagreed again. I said that comments should not be of a personal nature and should not address political campaigns nor include personal attacks on any person. There are 2 different pieces to this. Comments shall not be of a personal nature, which goes hand in hand with the personal attacks and they should be community based. They can be because you can't stop people from talking but they should not address political campaigns. It's an admonishment and not an absolute prohibition. It's up to the Mayor or the other presiding officer to make sure it doesn't disrupt the meeting and keep it as short as possible. This next is one that did not go before the Citizens Advisory Committee but it came to me as I was looking at the section as a whole that there's no need to reconsider any portion of the consent agenda once people have had their ability to speak on it before the consent agenda is voted on. Any objections should be made then. Consent agendas are supposed to be non-controversial. Section 2.08.140 is public members addressing the Council and

this lines up pretty well now with 2.08.100 for public comment. It's called citizen comment and I didn't change that but it is public in the text. Any member of the public may address the Council after the presentation of the item just like I'm presenting the item now. Staff will present the item but at the time of a quasi-judicial item which tends to be land use related and other items of business after the presentation. Each speaker must be recognized and it limits the time again as it is in 2.08.100. The presiding officer with the consent of Council, this takes at least 4 opposed, meeting and the public comment on an agenda item except where the public comment is required by law. For example on resolutions, they're not required by law so if it goes on and on Council can say they've heard enough. Finally, this one was also not in front of the Citizens Advisory Committee, public communications by Council members. All this does is creates the presumption that when a Councilor is out speaking to the public or to other entities, the Councilor is presumed to speak for him or herself unless they are authorized and tell the group that they are representing the Council and speaking for the Council rather than having it up in the air. It comes up from time to time when a Councilor is the liaison to another group. It just clarifies the presumption. This is the first hearing and you will not vote on it tonight.

Councilor Ripma states the ordinance in the packet doesn't appear to change section 2.08.110. I'm looking at the ordinance. Section 1 has the order of business, section 2 is section 100, section 3 is 140 and that's all that's in the packet. It didn't address 110 or 120 or 230. I'll just say I'm okay with that because I disagree with the changes to 110, 120 and 230. In 110 you're saying that no motion may be made or reconsidered in all or any portion of the consent agenda. I don't see why we need to restrict ourselves like that. We should be able to reconsider anything that needs to be reconsidered. The Citizens Advisory Committee didn't address that so I don't know if they liked it or not. On 230, allowing Councilors to speak and be presumed to speaking for themselves is, I think, wrong. The only reason we get interviewed is because we are Councilors and we should make it clear and the way it reads now we are supposed to make it clear whether we are speaking for ourselves or not. It seems contrary to human nature. I don't like the change. Allowing it to just default that you're speaking for yourself means you don't say anything. The implication will be taken by the public.

Councilor Hudson states I support Councilor Ripma.

Councilor Ripma states I liked the Citizens Advisory Committee markup better.

Councilor Allen states I can't help but notice that it has been used as a tool that if the Mayor did not like a particular subject then he would limit the discussion on it. When we say remarks should be limited to 5 minutes for each speaker there should be a minimal amount of time that people can count on unless the Council consulted to reduce it to a smaller amount at the request of the Mayor.

Mayor Ryan states I agree other than I think we need to have a procedure.

Councilor Morgan asks, does Reynolds School District give individuals 3 minutes or 5 minutes for a group?



Ed Trompke states most cities have either 2 or 3 for individuals and 5 for a group.

Mayor Ryan states we are very liberal on our 5 minutes. Most cities are 2 or 3 minutes.

Councilor White states I've never seen the public take that much time that it affected our meetings and I think their input is extremely valuable.

Councilor Ripma states I think that unless a different time is allowed by the Mayor with consent of the Council. I much prefer Troutdale's approach than Gresham's lights and timer. We have a tradition of allowing people to speak until we get tired of it.

### **Mayor Ryan opens the public hearing 7:42pm.**

Paul Wilcox and Diane Castillo White, Citizens Advisory Committee, states we are speaking on behalf of the Citizens Advisory Committee.

Paul Wilcox states I have a handout from an April 2016 meeting (a copy can be found in the meeting packet). This stems all the way back to at least April of 2016 where, at the time Councilor Hudson was Chair of the Citizens Advisory Committee. He made a presentation requesting some very basic changes that are actually adopted in this ordinance requesting the order of business where public comment comes before consent agenda approval. Also to have public comment for every agenda item. At the May 2016 Council meeting staff responded with some new language that essentially didn't go anywhere. This past June 2017, the Citizens Advisory Committee received a draft ordinance containing the 3 sections we addressed in our redline version. We've never seen the 3 additional sections that Mr. Trompke added to the ordinance. Exhibit C is a redline of that June draft, which we saw. It's technically not an exact redline because at the last Citizens Advisory Committee meeting there were some adjustments to our redline. So it's kind of a redline of a redline. There is stuff in there that wasn't on the original draft and I want to make that clear. As far as support for this ordinance, I talked to Will Knight, our chair person, yesterday and with the addition of these 3 sections that the Citizens Advisory Committee has never seen plus the fact that's there is still some serious differences between our redline version and the staff version I think I can safely say that the Citizens Advisory Committee would not support the staff version in its current form because of the language differences and also the addition of the 3 sections that we haven't seen previously.

Diane Castillo White states our original intent was the ability of citizens to have the opportunity to contribute to the conversation. Sometimes on discussion issues no public input was asked for with Council arriving at giving preliminary direction to staff with no public contributions. That was one of the issues that was brought up. Sometimes there might be some people in the audience that might be able to effectively contribute to the conversation. If you look at Exhibit C, #2, the Citizens Advisory Committee was unanimous in presenting this forward. I'm talking about the discussion points we had on the redline items. That one we discussed that we were assuming that proper, respectful behavior should be the norm and that the Mayor was in control of the order and the tone of the meeting. That's why we had taken that out. If you turn to the next page it goes on



to say, the stricken out portion at the very bottom, "Comments shall not be of a personal nature, should not address political campaigns or include personal attacks on any person." I'm going to give you some discussion issues. Personal nature can be positive. Example, when Paul or anybody is complimenting an individual for good service as Paul did in recognizing that Dave Ripma had done a good job. I would say that was a personal nature. A statement may be made that is truthful and making a point. Our Citizens Advisory Committee discussion point is, is it assumed that all personal nature comments are negative and lies? Our hope was that free speech would not be inhibited. Each listener in the audience would make a valued determination of content from the presenter on their own. When it lists that political campaigns should not be addressed, again it's the assumption that falsehoods would be spoken. The Citizens Advisory Committee raised a red flag on this issue with grave concern of what is freedom of speech. We discussed that open comment may be the only opportunity a citizen may have to be heard in a community forum. Our point in that was the newspaper may not pick up your story and you might be not allowed to speak on public forums and peoples Facebook pages. We were hopeful that people would have the opportunity to have the freedom of speech to do that with the Mayor taking control of the meeting.

Paul Wilcox states there is a redline difference under 2.08.100, the staff version says the presiding officer with consent of Council, in the redline change we made it was with majority consent of Council. I want to go back to what Diane was saying about the public speech and what you can say and what you can't say. I was personally really uncomfortable with actually putting something into the Municipal Code that says you can't speak on a particular subject. I also want to comment on the personal attacks. Someone could come up here and say I think a particular Councilor or 2 or 3 Councilors are on the wrong side of a particular issue and that's getting personal but, is that an attack? Some people are more thin-skinned than others but you should expect that. As far as the Citizens Advisory Committee endorsing the ordinance in its present form, I would say they would not.

Councilor White states it sounds like this was the Citizens Advisory Committee's project.

Paul Wilcox states we requested it originally.

Councilor White states it sounds like the staff changes caught the Citizens Advisory Committee off guard. I'm thinking to save time we put the cake back in the oven and get something that you all can agree on.

Councilor Ripma states I would be willing to request that staff amend the ordinance to reflect the changes from the Citizens Advisory Committee version adding that with the majority consent of Council and see if that would work and come back next time with basically the Citizens Advisory Committee version and vote on it. I did want to ask, are you okay that remarks shall be limited to 5 minutes unless a different time is allowed by the Mayor with the majority consent of Council? You had put in additional time and our concern was there might come a time when we might want to impose just a different time and possibly a shorter time. That would be the one change I would make instead of additional time to the 5 minutes. Go back to the original wording.

Paul Wilcox states I would personally be okay with that.

Diane Castillo White states I want to make a clarification. Ed has been in communication with Ryan Krueger and the Citizens Advisory Committee to get input. So there has been an ongoing conversation.

Councilor White states the Chair of the Citizens Advisory Committee, Will Knight, walked in during the discussion. I don't know if he has anything to add.

Will Knight, Citizens Advisory Committee, responds not necessarily but I think as far as that last comment goes, I think the Citizens Advisory Committee would probably be okay with that.

Councilor Hudson states my question was procedural. Since this is the first reading, can it be changed? Or does that reset it to a new first reading?

Ed Trompke states now is the time to request amendments and to direct staff to prepare the amendments.

Councilor Hudson states in that case my suggestion would be to instead of sending this back and asking other people to come up with the language, let's do the language ourselves. If we want a specific phrase in let's put it in now.

Mayor Ryan states I think Councilor Ripma was under the impression to take all of what Citizens Advisory Committee says other than the provision of being able to change 5 minutes with the Mayor and Council consent.

Councilor Ripma states that will be my proposal at the end.

Mayor Ryan states if we could all agree to that we could direct staff to bring that back to the second meeting.

Councilor Allen states I would think that there should be some minimal amount of comment that people can do. The reason why I'm thinking that is because limiting public comment should never be a political thing. There should be some minimal public comment that will occur. I don't see a rush to make these changes. We have had 9 months of a fairly smooth running Council. Thank you Mayor Ryan. I would rather get it right and if we can include the changes we're all talking about and have the Citizens Advisory Committee take it up in the next meeting and then come back to Council. I think that would be a good idea.

Councilor Ripma states my response on that is, yes. I'll propose something. I think it will be fairly simple. If we can agree my argument would be that the original proposal was made over a year ago to do this and for whatever reason we've been busy. But the Citizens Advisory Committee then took it up and has had communication and it sounds like they had a lot of consideration of it. I would suggest it's time to do it if we can agree



on the language rather than send it back because they've already given us a nice clear set of changes that I agree with except for one little point.

**Mayor Ryan closes the public hearing 8:02pm.**

Ray Young states the Council needs to realize that it's your Council meeting. You guys need to tell staff. This meeting is for you gentlemen to decide how you want to conduct it and that's perfectly fine with staff. I think the first issue that Council would address is, do you want your Council meetings to be a general forum for free speech? If your answer is yes, then make sure that's what you want. The second thing has to do with personal attacks. If you disagree with the Council member about an issue that by definition is not a personal attack. That is a disagreement on an issue. I've watched a lot of Council meetings in the last year and a half and I've had people come up and sit down here and call people liars to their face. I think that's a personal attack and inappropriate in a public meeting conducting public business. Do you want this also to be an open forum for political campaign? Do you want people to be able to come up and just say every 5 minutes they want to support a particular individual? Those are the kinds of questions that you have to answer yourself.

Councilor Ripma states I think it's okay to have it be a free forum. It's not been a problem. People have made attacks against me and others and I'm still here. Obviously if it starts to get out of hand we will need to do something but I like Troutdale's tradition of pretty much free forum public comment. It has served us well for all the time I've been on the Council. If somebody starts running a political campaign in public comment, I predict they won't do very well with the voters. That's my feeling. I prefer the Citizens Advisory Committee version.

Ed Trompke states the 2.08.120 public hearing and the restrictions would be announced prior to the start of the public hearing if possible, the Citizens Advisory Committee didn't like that. It's impossible to know how many people in the room are going to talk. You might need to cut down on the amount of time.

Councilor Allen states I do prefer the chance to address somebody who is unhappy. I feel bad when I'm watching somebody else be attacked.

Councilor Hudson states I was suggesting alterations to Councilor Ripma, something along the lines of these restrictions are announced prior to the start of the public hearing are subject to change.

Councilor Ripma states I wasn't even going to propose the change in 120. The Citizens Advisory Committee didn't propose it. Those were staff items. I was going just with the changes the Citizens Advisory Committee made. I just want to stick with the Citizens Advisory Committee recommendations which did not include 120 at all. The other thing was the majority consent of Council. I think Ed has a good point, saying that muddies the water. A different time is allowed by the Mayor with consent of Council means the majority of Council.



Ray Young states I find it really interesting that nobody tonight has said one word on an interesting change the Citizens Advisory Committee made which is eliminating the word citizen and the word public has replaced it.

Councilor Ripma states I would like to go with exhibit C in the packet as marked up by the Citizens Advisory Committee. The only change I propose is in 2.08.100 to go back to “a different time” is allowed by the Mayor with the consent of Council. Then that same wording is done in the quotes down below that’s announcing at the beginning of the meeting, change additional to “unless a different time is allowed by the Mayor with the consent of Council.” I would also propose we remove the changes to 110, 120 and 230 and go with just what the Citizens Advisory Committee had recommended. That would be my suggestion that the Council would direct staff to come back with the ordinance along those lines.

Councilor White states my only concern is that I hope somehow the rest of the Citizens Advisory Committee would be allowed to chime in.

**Mayor Ryan calls for a break 8:17pm.**

**Mayor Ryan calls the meeting back to order 8:25pm.**

**7. DISCUSSION:** A discussion on the System Development Charges (SDC) Methodology Study review.

Steve Gaschler, Public Works Director, states joining me here tonight is John Ghilarducci with FCS Group and Travis Hultin our Chief Engineer who is going to answer questions concerning the project. In addition to the PowerPoint presentation we gave you the report so you can get into the numbers if you want. There’s some information on System Development Charges (SDCs) that’s put together by the League of Oregon Cities that has a lot of good information. I encourage you to look at it. Troutdale has a long history of having SDCs. The SDC is a one-time fee that has growth pay for their fair share of the cost of providing these services. The rates that you adopted last May covers the operation and maintenance of the system. They do not have any component in them for capacity or reimbursing capacity. This is the legal maximum you can charge and if you’re challenged on it we would suggest that you would be successful on methodology. If you charge more than it we would say you would probably not be successful. If we do anything less than this, eventually the rate payers will have to pick up that difference. It takes time but when these projects come and we don’t have funds the only option left is to pass that cost onto the rate payers. I’ll let John walk you through the presentation and then we’ll take some time to discuss this. You’re probably a little bit surprised by this and to be honest with you, we were too. We didn’t expect it. We also didn’t realize that we didn’t have the reinvestment component.

Councilor Morgan asks, the SDCs that we raised were to modernize our fee trajectory?

Steve Gaschler responds that was the utility fee rate. It's a monthly fee that operates the system. This is a total separate fee that's a one-time fee for development. Those need to be very clear.

Councilor Ripma asks, where in the packet is the current SDCs?

Steve Gaschler responds John will show you in his presentation.

John Ghilarducci, FCS Group, states I will spend a few minutes upfront about SDC basics with some reminders and basic framework for calculating SDCs then we'll get into the results for each of the 4 services that you consider. We will summarize them and then we have some comparables for you with the caution that everybody's systems are different. SDCs are one-time payments paid at the time of development by new development. The law gives us a really good recipe for calculating SDCs. It tells us what we have to consider and how the money can be used. These are calculated based on cost of capital and you can only spend the money on capital. The calculation itself is pretty straight forward.

John Ghilarducci showed the Council a PowerPoint Presentation which outlined the System Development Charge Updates (attached as Exhibit A to these minutes).

John Ghilarducci states the idea is that the SDC is supposed to represent the share of capacity that each development will need or use. Some of it has already been built in the existing system and some of it is to be built to serve those future users. We take great care that there's no duplicate capacity in each. In the rates there are capital costs in rates, they are not expansion costs. This is the mechanism that growth pays for growth related costs. There's a lot in each of your Capital Improvement Plans (CIPs) that is about correcting the existing efficiencies, for example. We can include those costs in the SDC. Whatever is not funded in growth related or expansion costs ends up in the rates one way or another.

Councilor Morgan asks, what is the cost? Is inaction on the rates going to create a multi-percentage increase over the next 30 years if we don't act right now? The last conversation we had was about getting us onto a sustainable path so that we weren't going to be in a 40% increase in 1 year situation. Are the systems not creating enough revenues?

Steve Gaschler responds right now our current rates aren't enough to pay for the growth to pay for the capacity that they're using or reimbursing us for that. If we artificially keep them low or delay doing anything, we will lose that denominator. As we lose that it continues to shrink and we don't build any, it causes this number to go up and if we don't collect it here it's going to get passed down to rate payers.

John Ghilarducci states they're supposed to be complimentary. You have the rates for existing needs, the needs of existing customers and the SDCs for the use of future customers. If you decide not to fully recover the costs in the SDC then it forces the rates up. The one other thing about SDCs, if you miss the growth and you don't have the SDC charges in place to recover the cost of that growth there's no way to go back and get it

from that development. You can't hike up the fees on future development in order to make it up because the rules prevent us from doing that.

Councilor Morgan asks, is Troutdale going to expand or move forward with the Urban Growth Boundary and in theory expand capacity? By not addressing these issues, does that put expansion in jeopardy? Can we talk about future expansion and capacity?

Steve Gaschler responds I think that could come up. When you go to Metro who makes that decision I think that's one of the things that they will look at. If you're asking for more out here you can't even finance what you currently have, I think that's going to be a strike against you. That future stuff that you bring in, we don't go past our city boundary. None of that's in here. If you're kind of thinking that this will take care of some of that, it doesn't. I want to make that clear. This is just taking care of our boundary that we're in now. It doesn't take into consideration any additional annexed land.

Ray Young states it sets the rates for if that happens in a couple years. These new rates if you approve them would apply to that new development and bring in the funds to allow for the expansion of that area.

Councilor Morgan states if we don't accept these rates theoretically, then we may be in an adverse situation.

Ray Young states that's one of the factors that Metro will look at is how prepared are you to handle an expansion.

Councilor Allen states what I look for is, do the proposed SDCs cover the cost of growth? Do they kill off future development? On the budgetary side, are we using money wisely? These are based off of our current Master Plan, correct?

Steve Gaschler responds correct.

Councilor Allen asks Travis Hultin, how do you feel about what's being presented?

Travis Hultin, Chief Engineer, responds in my professional opinion, we worked closely with John throughout this process. I have tremendous confidence in John and his team's abilities and the accuracy and completeness and thoroughness of their work. The calculations and the methodology that they've put together I think are solid and do accurately represent what the maximum is of what we can charge. I have talked to you before about the CIP. As John went through the tables you seen many of the projects that you all approved in the CIP aren't even built into the rate raises because they are not capacity enhancing projects. When you look at the list of projects the total cost is really a fairly small portion. All those projects are needed projects and invaluable projects. I think it's important that the Council put the appropriate SDC rates in place so that we can fund those projects now and in the future when they're needed. One of the things that hasn't been mentioned that can happen is if you don't have funding for these projects it can fall on the rate payers and then you can't build the capacity. There's no way to get it for free. You have to have a way to pay for it. If you can't build that capacity then you're in a



position where maybe you can't allow expansion. That's a very important consideration. If Council is interested in seeing the City built out and grow then these systems have to be built out and we have to have that capacity.

Councilor Allen asks, when I'm looking at the Master Plan I'm specifically looking for the capacity enhancing portion of those plans?

Travis Hultin responds the Master Plans are the source and the basis. Everything you see in those Master Plans ends up in the CIP. The basis for this is really the CIP.

Ed Trompke states if you don't fund it either through rates or SDCs then you can't build it and you can't grow. That is then called a moratorium. The moratorium has a 2 year maximum after which the State comes in and takes action against the City for not being financially responsible and providing for its future residents. We don't want to go anywhere near that.

Councilor White states I'm a little confused because it says for comparison for a single family home, are you talking like the price to build a single family home? Like permit costs for new construction?

Travis Hultin states that would be the SDC for a personal family home.

Councilor White states I know you're missing the parks portion of it because I know the total is closer to \$17,000.00 currently.

Travis Hultin states we haven't done an analysis of parks as part of this process so that wasn't included.

Councilor White asks, what is the total cost going to rise to?

Travis Hultin responds if I recall correctly the current parks SDC is \$2500.00.

Councilor White states it still doesn't add up. For our current it's about \$17,000.00.

Ed Trompke states there are only 5 SDCs.

Travis Hultin states I'll try to review from memory. The current for single family home should be a ¾ inch meter. All of them added up is around \$11,000.00 and some change.

Councilor White states we've gone through SDCs quite a bit. I'm a little disappointed that none of that was brought up when we did a fuel tax or 5 year increases. There was no mention that we were also going to have to do SDCs. I think SDCs came about in 1990 or 1991. They didn't exist prior to that. The majority of Troutdale residents haven't had to pay anything. There's just such a limited inventory of property available in Troutdale. There are long term residents that have been paying into this system for a long time and then there's finally a window and chance and opportunity for development and these are difficult properties to develop. They have a lot of developmental constraints and a slope

district, for example. We're also facing the biological opinion that's coming that will add to the complications of these properties. Some of the arguments that we've had is the population we had when we built the new sewer treatment plant. We were projected a population of 30,000 and that's since been corrected. We've always been told that the sewer is overbuilt and that we'll never reach that capacity. I'm just concerned that this will be a death blow. We have trouble in Troutdale. We had to do the open for business plan in 2008 because we had so many vacancies. One of the things we determined is it's difficult for an edge city and you can't draw a circle around your customers when you're up against the Gorge or the Columbia River. The biggest stumbling block was SDCs and we waived them. They said it'll be paid out of the General Fund, we kept them at a maximum of \$5000.00. There are about 7 or 8 new businesses that are currently still operating that wouldn't be here. I know some people aren't going to bat an eye at these charges but it's really going to be a death to the small home builder and small business owner. That's what I worry about.

Councilor Ripma states Glenn, you're reading it wrong, in my opinion. The people who have lived here for 30 years and built the infrastructure are paying it through rates. They all had to pay into it. These SDCs, if we don't impose them, are going to be stuck on the same rate payers who paid for everything else. That's what's wrong with having them too low in my opinion. When you say the people who have lived here 30 years didn't have to pay them, how did they get built? They paid for it. And they've been paying for it all along and they're paying for it now in higher rates because every time someone builds a house that actually imposes a cost of \$19,000.00 on these systems, for the rest of us it gets spread among the rest of us to have to pick up the tab between that and the current charge which is like \$7500.00 or whatever it is. I look at it completely differently than you. Developers don't like to pay SDCs. They didn't use to have to pay them. They stuck it on the rate payers for years until we imposed these and it was a good thing we did. We compromised on the parks. It's really unfair to our current citizens who live here and are paying the rates if we don't impose at least a realistic charge for the extra burden that new development puts on the system. We're not being fair to the current rate payers if we don't impose them. Why did the water rate and the sewer rate go up so much? Is the methodology different?

Travis Hultin responds there are a couple of components to that. One is, as John described earlier, as we approach buildout the denominator of that calculation is shrinking. When you have a straight division and you divide by a smaller and smaller number the result is going to be higher and higher. The SDCs have not been adjusted since 2009. You want to get those rates in place so you don't miss that growth. That denominator continues to shrink and the rate has stayed the same and as a result it's gone up considerably. The other part to that is that we've had some Master Plan updates that there have been some additional projects identified so there's been additional costs in the rate basis. In our existing SDC rates there was not really a reimbursement component included in that rate. It was only being charged in the improvement component.

Ed Trompke states the way cities have traditionally charged the SDC, statute says it's payable at the time that the certificate of occupancy is issued, cities have refused



traditionally to follow a different statute which says that SDCs have to be able to be spread a period of 10 years. I and my firm have gotten the City of Hillsboro and Beaverton, for the first time in history, to start allowing them to be spread over 10 years and it's collected at the same time property taxes are so it doesn't hurt the small developer. The ultimate user pays it at the time they pay their taxes over 10 years. It's treated exactly the same way that an LID assessment is taxed.

Travis Hultin states the one thing to keep in mind is, remember what this is all about is banking money to build capacity and enhancing improvements. One potential weakness of that approach is you're assuming that you're not going to have to build many of those projects for at least 10 years. Because you're not going to have the money in the bank until you get to that 10 years.

Councilor Allen states those are good ideas to consider. For the benefit of those that have been exposed to this before, this isn't always new construction. It's also some modifications to existing businesses or homes.

Travis Hultin states these are based on the level of demand or impact on the system so you could for instance build a commercial business and it's 5000 sq. ft. and it's got a ¾ inch meter and 10 years down the road they decide we want to add 2000 sq. ft. even though it's the same property that's there it's now bigger so they pay that incremental difference between what they originally built and what they expanded too. Single family detached homes are standardized and the SDCs are the same unless they upsize their water meter.

Steve Gaschler states there's a 60 day notice period on this. We would like some direction from Council of what you would like to see. There will be 4 separate rate resolutions. One thing we haven't talked about is the annual inflationary escalator cost index that we bring back each year. It's a cost index that they allow us to look at every year and make an increase.

John Ghilarducci states you have to tie it to a published index but that's something you can provide for in the ordinance. Statue allows for it explicitly so usually it's the Engineering News Record construction cost index and then every year you'll look at it and it might go up 2% one year or 1% another year depending on what cost inflation has actually been.

Ed Trompke states it avoids big increases.

Councilor Morgan asks, assuming that we move forward with this, is it possible to look at the options with the banking institutions? Because I think it's great for the cost portion but to Travis's point we're looking at the UGB or other development.

Ed Trompke states cities haven't been following what the legislature required. We have to allow it. Erich and I have made phone calls to find out what programs are out there and available. Unfortunately legislature did it and it's been in the statute since 1989 and the cities have just repeatedly ignored it and refuse to go along with it.



Steve Gaschler states 2009 was the last increase and that was just the water. Transportation was increased in 2007 and the other 2, I quit looking in 2005 because I ran out of time. In 2005 they were still the same. They were always done in the end of May or first of June as part of the rate. I would like to get these in place in January and make that our update so that the builders know they're coming and they can plan their summer work.

Councilor White states it really concerns me that the increase is greater than the current charge. It looks like the price for a single family dwelling is going to be around \$28,500.00 and that's money a builder has to pay up front before they can start to build. That gets added onto the cost of the home and I think we should at least look at the CIP plans and review them. Let's find out what is capacity enhancing and what isn't. Let's see if there are some things we can trim down. It's too high.

Councilor Allen states I want to look at the CIP.

Councilor Ripma asks, did we not include the reimbursement fee because it wasn't allowed? Why didn't we include it?

Steve Gaschler responds it's not new and we weren't here so we can't answer.

Councilor Ripma states I don't remember the reimbursement fee but I do remember we decided to set the SDCs at the maximum we could because it's fairest to the existing citizens of Troutdale. I agree that this is a very major jump and I'm certainly willing to discuss compromise. I don't think we adjusted the plans for our parks we just decided to set the fee lower. We could do a compromise here but I'm not quite sure what to do. I would rather see the new developers pay what I consider their fair share.

John Ghilarducci states I would advise you to reduce the fee and leave the list in-tact if that is a direction you would like to go because in order to spend the money you have to have projects on the list. If you start taking projects off the list then you can't spend SDC money on those projects. If you were to leave the lists in-tact and just reduce the fee at least you have the full flexibility to spend the money on any of the projects on those lists.

Councilor Ripma states I think that makes sense.

Councilor Allen states I would like to review the sanitary. I don't know if others here would want to do a work session on CIPs.

Councilor Ripma states I don't mind a work session to further discuss what to do about the SDCs but I wouldn't recommend going over the CIPs.

Travis Hultin states we could maybe do that now. If you take a look at these tables (slide 8 and slide 14) showing the cost basis there's only a few projects that would be going to the improvement fee cost basis. Somebody mentioned sewer, if you look on the column on the far right, those are the only projects that actually contribute to the cost basis of the

SDC. Update/Replace PS-1 and New Force Main, that's an upgrade that will likely be needed in the industrial area with all the industrial development out there. Without that we may not be able to serve the industrial development that everyone's so excited about. Lower Beaver Creek/Troutdale Rd. Main Upsizing, that's going to result from growth in the south area in the City where we still have some residential land that's available to be developed. When that develops those lines will need to be upsized or they will not have the capacity to surcharge. When those lines surcharge it's not going to be the folks down south that are going to feel it, it's going to be the folks along Beaver Creek Lane. When those lines surcharge that means that the level of sewer in those lines come up through the manholes and up into the street.

Councilor White asks, on that sewer line, is that something the Port would chip in on typically?

Travis Hultin responds they've done everything that they feel is necessary. If you go back to the water, again, really only 2 projects that have an impact on the cost basis, a new reservoir and new well. Without another reservoir and a new well we will get to a tipping point where we won't be able to provide enough water to serve additional growth. You have to ask yourself, are you willing to cut one of those projects?

Councilor White asks, don't we currently have wells that aren't online that are at our disposal? We're not tapping into them? We only use them as backup?

Travis Hultin responds that's part of our own rural operation capacity but those were all considered in the Master Plan and the calculation of what our capacity is. I would be more than glad to come back and have a work session on the CIP but if your concerns about the CIP affects SDC rates then we could look at those but really we're just looking at those 4 projects.

Councilor Hudson states I wanted to address something, and correct me if I'm wrong, one of the reasons I would support raising the SDC charges as suggested is not keeping them artificially low. I wanted to clarify this with you, Councilor White, you said that it would negatively impact developers, especially small developers who couldn't pay that much upfront. It seems though it wouldn't be as if there were an existing business in Troutdale and we somehow raised what we were charging them and increased their expenses. If there are developers looking around for developable land in the area, if they saw a parcel that had potential but the SDC rates were such that they did not want to pursue that project, they simply wouldn't pursue that project. It wouldn't be harming the business. It wouldn't be shutting them down. They may choose a different city. Someone would eventually come along who could pay the amount upfront and they would buy that parcel and develop it. We're not negatively impacting people who are part of our community necessarily. We're setting a bar where we would like developers to come in at to cover the costs that the development would incur to our community.

Mayor Ryan states it's going to happen. These projects have to happen. Either the residents are going to pay it or the developers.



Ed Trompke states Resolution No. 2288 says if the presiding officer of any regular or workshop City Council meeting reasonably believes that such meeting will not adjourn after 2 ½ hours excluding time for public comment and public hearing then the presiding officer shall call for a motion to extend the meeting by 30 minutes. The motion requires a majority vote and the Council may pass subsequent motions to extend the meeting by 30 minutes. I did time the public comment earlier and we have reached that time. If you're going to follow the rules you're supposed to now have a vote whether to keep going for another 30 minutes.

**MOTION: Mayor Ryan moved to extend the meeting by 30 minutes. Seconded by Councilor White.**

**VOTE: Councilor White – Yes; Councilor Allen – Yes; Councilor Hudson – Yes; Councilor Ripma – Yes; Councilor Morgan – Yes and Mayor Ryan – Yes.**

**Motion passes 6-0.**

Councilor White states who it hurts is the person that owns land and has been paying taxes on it and it's finally getting right for development. The fee of development goes up over \$11,500.00 and the old fee was \$7,000.00. That's a tough pill to swallow. It also hurts current businesses that need a built in customer base. We've zoned our downtown for high density just for that purpose. When you're building multiple homes it really adds up and it's cash up front. I hate to see a fee go up so dramatically. All along we've been told that everything was overbuilt. Our sewer is overbuilt because we have a population of 30,000, our roads are County owned or State owned, we did the fuel tax, we did record rate increases and that's all stuff the new person is walking into as well. It really hurts first time homeowners.

Travis Hultin states a big chunk of the increase is in that reimbursement component and doing anything with the CIP will in no way affect the cost basis for the reimbursement.

Councilor Allen states if you look at what's going on in the area there are quite a number of people that rent and housing is now and will possibly continue to be a problem in the near future and rents are getting higher and it's becoming a very difficult problem for families. It causes me to reflect and think more than I ever was.

Councilor Ripma states it cuts both ways though. If we don't charge people who are introducing new burdens on the system, the fair share that they need to pay to reimburse the existing homeowners, the rates are going to go up and the renters end up paying that. And everybody else does too. It seems unfair to somebody but as Zach pointed out it will get developed, something will get sold and the cost will get paid for the systems either by the general population of Troutdale that's already here or by the newcomer that's coming in and imposing the burden that's causing the cost. I think the latter is the fair way to collect. If you say it hurts the person trying to sell a lot or something, I agree, I can't deny that. If we don't do it we're subsidizing. The rest of us are subsidizing and that isn't fair either. I think we ought to think in terms of the citizens of Troutdale and what is best overall and not just people who want to develop.



Councilor White states we studied all that when we did the business plan and the entire Council and Mayor agreed to limit it to a maximum of \$5000.00 for a business. We did the math and we did all the calculations and you're actually better off getting that vacancy filled and getting the business in place because of all the taxes and fees and ongoing costs that they incur. Once they're established and able to afford those costs it actually provides so much more for the system overall. Other than the fact that this is capacity enhancing.

Councilor Ripma states the cost that wasn't paid by whoever developed something was put on the General Fund. I don't know about the numbers, Glenn.

Councilor White states they're overwhelming.

Councilor Ripma states I wasn't there. You guys did that when I was not on the Council. You would have heard arguments.

Travis Hultin states I wanted to mention that the staff is still looking for some direction on what it is that you want to see on the rate resolution.

Mayor Ryan states when you tell me this I have to trust you. This is a huge leap. We're not going from the bottom of the food chain. We're going up with Wilsonville and West Linn.

Travis Hultin states overall as a community I think we should be put in the category with Wilsonville and West Linn. I would look at it in 2 pieces. The reimbursement component and the improvement fee component. If you're not putting in the improvement fee component that means you're not going to have the money to build those projects that will be needed. Then there's the reimbursement piece, if you choose not to collect the rate on the reimbursement fees then you're basically making the choice not to pay back those existing rate payers money they already invested in the system.

John Ghilarducci states these are based on an as best as we can forecast growth and costs and capital improvements. Those things change over time so it is theoretical. But that is exactly what would happen. One of the things that we offer here from the development community in situations like this is it can be phased in over a 2 year period. That is done at times. The risk there is when you are growing, again, you're foregoing that revenue and there is no way to get that revenue back except from the rate fares. When you go through a period like everybody did in 2008, 2009 and 2010 it didn't matter because no one was growing. Now that we are seeing cities growing again, Troutdale being one of them, it's a little bit more real of a decision whether you decide to phase or not because if you don't take the full step you are giving up revenue that you need to get.

Mayor Ryan states the direction is to move forward with this.

Councilor Ripma states these are defensible SDC rates. That would be my recommendation to staff.

John Ghirladucci states the law requires a 90 day notice in advance of the first public hearing at which you will consider adopting the new charges. The methodology report has to be available for the last 60 days of that 90 day period.

Steve Gaschler states the 90 day notice went out already a while ago.

Mayor Ryan states my recommendation is to get that out there and then we can have further discussion when it's time for that.

Councilor Ripma states I agree.

Councilor Allen states I agree.

Councilor White states for future staff direction, on this type of topic I would prefer to have a work session. I have a lot more questions that I would have liked to have asked.

## **8. DISCUSSION: A discussion on term limits.**

John Wilson, Troutdale resident, states I look at the long run of things and not the short term of things. This was not brought up here to be a reflection of any current City Council.

John Wilson reads from a prepared statement which is attached as Exhibit B to these minutes.

Diane Castillo White states 28 Troutdale Mayors from 1907 to 2017 served an average of 3.75 years each. 31 Councilors from 1984 to present have served Troutdale with an average 5.8 years each. In our current political climate it's difficult not to be frustrated with the lack to trust. Troutdale Councilors receive a total stipend of \$50.00 a month. Not enough to live as a politician. In Oregon a Commissioner or State Representative race costs \$200,000.00 to win. The Governor's race will cost millions. The good news is for most small municipalities they're less about special interest. There's great opportunity to personally get to know or learn about your Councilor or Mayor. Many of Troutdale's current Councilors are known for their volunteer experience because they care about our community. The brave diverse experiences like trying to achieve a balanced budget, good city policy, deliberate legislation, maintain solid infrastructure while diligently trying to keep costs down, work with our regional leaders and propose regulations. A few of the Oregonians known for serving their cities are Pendleton Mayor Phil Houk who stepped down after 22 years of serving in city government, Mayor Bob McPheeters of Tillamook served the city he loved for 28 years and also was the President of the League of Cities and our Troutdale's own beloved Paul Thalhofer who served 22 years. Experience, wisdom, passion, vision, integrity, good listening skills, focus, attainable goals, sense of humor, efficient and humility are some of the characters considered of value in a good leader. The citizens of Troutdale are fortunate to have the freedom to choose their favorite representative without limits. At least 8 neighbors also freely choose their city leaders: Gresham, Portland, Fairview, Sandy, Boring, Wood Village, Cascade Locks, Hood River and Happy Valley. What a sad day it would be if Gresham did not have the option to select

their highly valued Mayor, Shane Bemis who is doing an exceptional job in his 15 years of service? I think that we have a lot of issues ahead of us as a Council. You all are doing great together and I feel that the City should not endorse this option and value experience and freedom of speech for the people to choose who they value to represent them.

Bruce Wasson, Troutdale resident, states I'm opposed to term limits of any kind.

Paul Wilcox states this has been addressed before with the City Organization Review Subcommittee. It was raised in that subcommittee and it never got out of the committee. Whether you're for or against term limits I don't think it's an unreasonable request to let the voters decide. Put the idea out there.

Shannon Ferruge, Troutdale resident, states me and my husband decided to buy a home in Troutdale because we like that it's still affordable, it feels safe and it's not overpopulated. I think these things have happened not by chance but because there's been volunteers, City Councilors and Mayors that have had a long term vision. I'm also against term limits because I think that people should have deep roots if you're going to come here and sacrifice your time. I think it takes a really dedicated person. My only concern with putting it before the people is these can be spun all sorts of different ways. I feel like in the past sometimes people have a label on the Council as trying to block things or trying not to move things forward when really they were trying to have more discussion over were really important to them. I think that should be looked at not just labeling people as blockers or old timers that don't want change. Not all change is good for Troutdale and again that's why I like people that have a vision to preserve what is special about Troutdale.

Councilor Allen states the majority of Council here are first termers. I question the problems trying to be resolved. I think the Council we have now is doing very well.

## **9. STAFF COMMUNICATIONS**

Ed Trompke states this is an interpretation of the street vacation that was done from Jay Ellis in May of this year. It's on Sandy Avenue between 4<sup>th</sup> and 5<sup>th</sup> Street. It's an old piece of Sandy. We vacated the street and in terms of giving the land away it's turning into a nightmare. I had 3 phone conversations and about 10 emails with Pat Ihnat who is the in house lawyer for Fidelity National Title. Chris Damgen has been trying to solve this problem too and he's also received phone calls and personal visits and lots of other problems. Lot 3 goes to Jay Ellis. It was unclear where Lot 4 went and Jay Ellis said he was going to buy it from the people across the street. It turns out that only about 2/3 of that goes to the person across the street who's disclaiming it because it's just a little sliver of land. The fifth piece that nobody knew existed until 2 weeks ago is vacated to the City because the City owns the park across the street and the County who owns the road doesn't claim it and there are no intervening lots so it goes to the City. I'm looking for a consensus of Council that nobody anticipated that the City would get this 10X15 foot parcel of ground and that my interpretation of the facts were that the City Manager should be authorized to deed it to either Jay Ellis or the person that's buying a house on the road.



I just want to get a consensus of Council that that is a fair interpretation of the vacation of the street.

Council agrees it's a fair interpretation.

Ray Young states committee applications are due by Friday, September 29<sup>th</sup>. The Town Center Committee will start on October 25<sup>th</sup> and have their first meeting. I am sorry to say Stark Street will probably not open until the following week of Friday, October 13<sup>th</sup>. This week we have the LOC conference and Councilor Lauer and Councilor White are registered and going. As part of that we're having a tour of the City on Thursday afternoon. The listening session that Governor Brown is going to have for businesses and community leaders in the Gorge is at 11:30am this Friday at the Cascade Locks Port Pavilion which is right downtown in Cascade Locks.


#### 10. COUNCIL COMMUNICATIONS

None.


#### 11. ADJOURNMENT

**MOTION: Councilor Ripma moves to adjourn. Councilor Morgan seconds. Motion passes unanimously.**

Meeting adjourned at 10:09pm.

  
\_\_\_\_\_  
**Casey Ryan, Mayor**  
Dated: 10/26/2017

**ATTEST:**

  
\_\_\_\_\_  
**Kenda Schlaht, Deputy City Recorder**

# CITY OF TROUTDALE

City Council - Regular Meeting  
7:00PM

Tuesday, September 26, 2017

## PLEASE SIGN IN

Name – Please Print	Address	Phone #
John Heamy John Wilson		503-704-7653
Diane Castillo PAUL WILCOX Corey Brooks Will Knight	TROUTDALE Troutdale Troutdale	503-888-1405 503-901-5345 503-888-9455

# City of Troutdale

## System Development Charge Update

Presented By:  
John Ghilarducci, Principal

September 26, 2017



## Outline

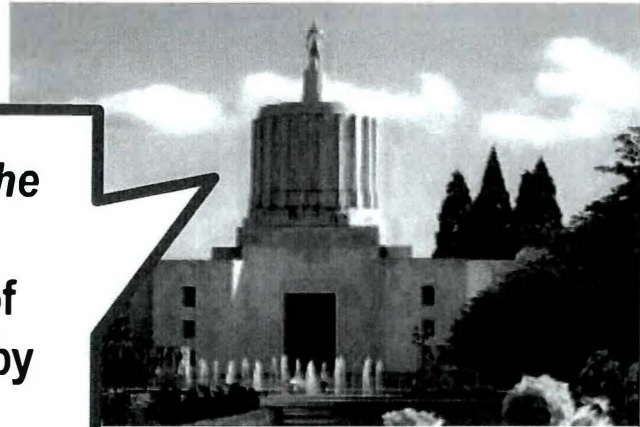
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- ◆ **Overview of SDC Framework/Methodology**
- ◆ **Review of SDC Calculations by Utility**
  - Water
  - Sewer
  - Stormwater
  - Transportation
- ◆ **Summary**
- ◆ **SDC Survey**

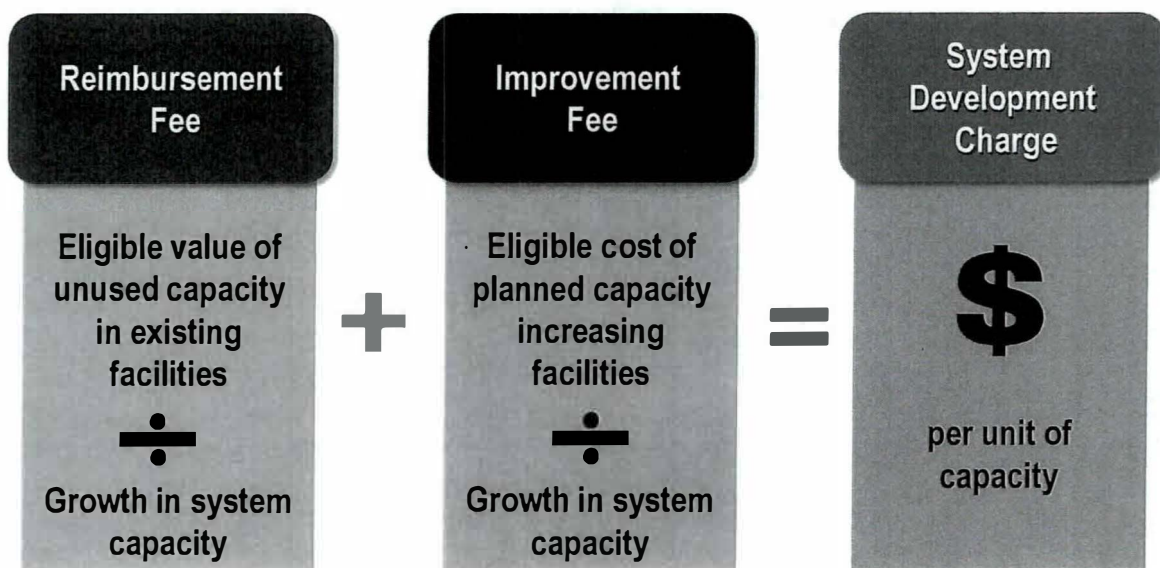


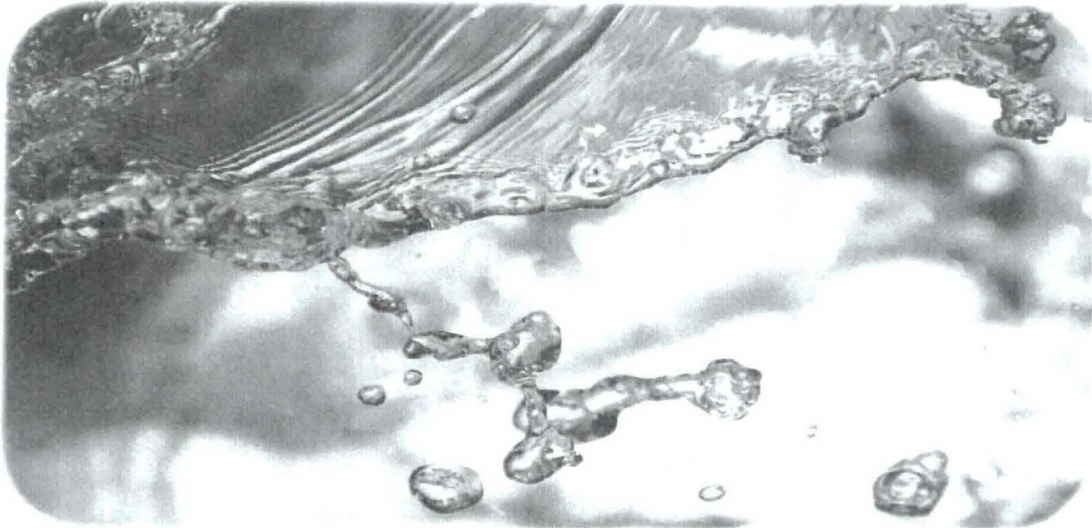
## Legal Framework for SDCs

ORS 223.297 - 314, known as *the SDC Act*, provides “a uniform framework for the imposition of system development charges by governmental units” and establishes “that the charges may be used only for capital improvements.”



## SDC Calculation Methodology





## Water SDC Calculation

**FCS GROUP**  
Solutions-Oriented Consulting



## Water System Customer Base

- ◆ **Customer base expressed in terms of “hydraulic equivalents” (HEs)**
  - Based on water meter size

Water Meter Size	3/4"	1"	1-1/2"	2"	3"	4"
Number of HEs	1.00	1.67	3.33	5.33	10.67	16.67

- ◆ **City currently serves 6,089 HEs**
- ◆ **Growth estimate based on Water Master Plan forecast of demand to buildout**
  - Average annual growth rate:  $\approx 0.98\%$
  - Projected HE count at buildout (2032): 7,043
  - Growth of 954 HEs over existing customer base



# Reimbursement Fee Cost Basis

Asset Category	Original Cost	% Utility-Funded <sup>1</sup>	% Allocable to Growth <sup>2</sup>	Amount In Cost Basis
Land & Land Improvements	\$ 399,763	72.1%	16.5%	\$ 47,561
Buildings	1,534,841	72.1%	16.5%	182,604
Piping	10,135,224	72.1%	16.5%	1,205,816
Valves	2,255,203	72.1%	16.5%	268,308
Hydrants	599,471	72.1%	16.5%	71,321
Pumps	245,304	72.1%	16.5%	29,185
Wells	2,559,446	72.1%	16.5%	304,505
Equipment	202,531	100.0%	0.0%	-
Vehicles	151,430	100.0%	0.0%	-
Reservoirs	1,445,105	72.1%	16.5%	171,928
Other	392,653	100.0%	16.5%	64,770
<b>Total</b>	<b>\$19,920,972</b>			<b>\$2,345,997</b>

<sup>1</sup>Per an analysis of historical capital contributions reported in the City's CAFRs

<sup>2</sup>Allocation of existing system capacity to growth:

Existing Maximum-Day Demand (per Table ES-1 of 2012 WSP)	3.75 mgd
Projected Buildout Maximum-Day Demand (per Table ES-1 of 2012 WSP)	4.60 mgd
Projected Growth in Maximum-Day Demand (Existing to Buildout)	0.85 mgd
 Firm Capacity of City Wells (per Page 4 of 2012 WSP)	 5.14 mgd
<b>Projected Growth in Maximum-Day Demand as % of Firm Capacity</b>	<b>16.5%</b>



# Improvement Fee Cost Basis

Capital Project	Current Cost (Uninflated)	% Utility-Funded	% Allocable to Growth	Amount In Cost Basis
Reservoir Seismic Study	\$ 86,000	100.0%	0.0%	\$ -
Reservoir No. 2 Seismic Improvements	339,000	100.0%	0.0%	-
Expand Waterline from Spectro to Galli	80,000	100.0%	73.4%	58,752
Rogers Circle to Spectro Water Main Loop	97,000	100.0%	49.6%	48,064
Urban Renewal Area to Harlow Place Loop	155,000	0.0%	100.0%	-
7 <sup>th</sup> Street – Kings Byway Water Main Upsizing	425,000	100.0%	0.0%	-
Upgrade Booster Pump Station No. 2	50,000	100.0%	0.0%	-
SW Cherry Park Road to SW Spence Rd Loop	65,000	0.0%	100.0%	-
Reservoir No. 5 w/Line to Zone 1	2,257,000	100.0%	89.0%	2,008,730
Rogers Circle to Graham Circle Water Main Loop	65,000	100.0%	0.0%	-
Well No. 9	2,269,000	100.0%	100.0%	2,269,000
Reservoir Nos. 1/3/4 Seismic Improvements	402,000	100.0%	0.0%	-
Update the Water Master Plan	100,000	100.0%	13.6%	13,547
Well Rehab/Water Quality Improvements	80,000	100.0%	0.0%	-
Zone 5 Fire Flow Improvements	2,000	100.0%	0.0%	-
Reservoir 4 Interior Coating Replacement	275,000	100.0%	0.0%	-
Relocate 12" Waterline Stark	15,000	100.0%	0.0%	-
Well 8 Video and Rehab	100,000	100.0%	0.0%	-
Water Main Replacement	50,000	100.0%	0.0%	-
I-84/Graham Road Water Main Relocation	200,000	100.0%	0.0%	-
Annual System Reinvestment	50,000	100.0%	0.0%	-
Less: Existing Water SDC Fund Balance				(40,475)
<b>Total</b>	<b>\$7,162,000</b>			<b>\$4,357,618</b>





# Water SDC Calculation

Water SDC Calculation	Reimbursement Fee	Improvement Fee	Administrative Fee	Total
Total Costs	\$2,345,997	\$4,357,618		
Growth in HEs	954	954		
<b>Charge per HE</b>	<b>\$2,459</b>	<b>\$4,567</b>	<b>\$230</b>	<b>\$7,256</b>
			<b>Existing SDC per HE</b>	<b>\$1,345</b>
			<b>Difference</b>	<b>+\$5,911</b>

- ♦ ORS 223.307(5) authorizes the use of SDCs to pay for “the costs of complying with the provisions of ORS 223.297 to 223.314, including the costs of developing SDC methodologies and providing an annual accounting of SDC expenditures”
- ♦ Administrative fee component of the water SDC reflects the following assumptions:

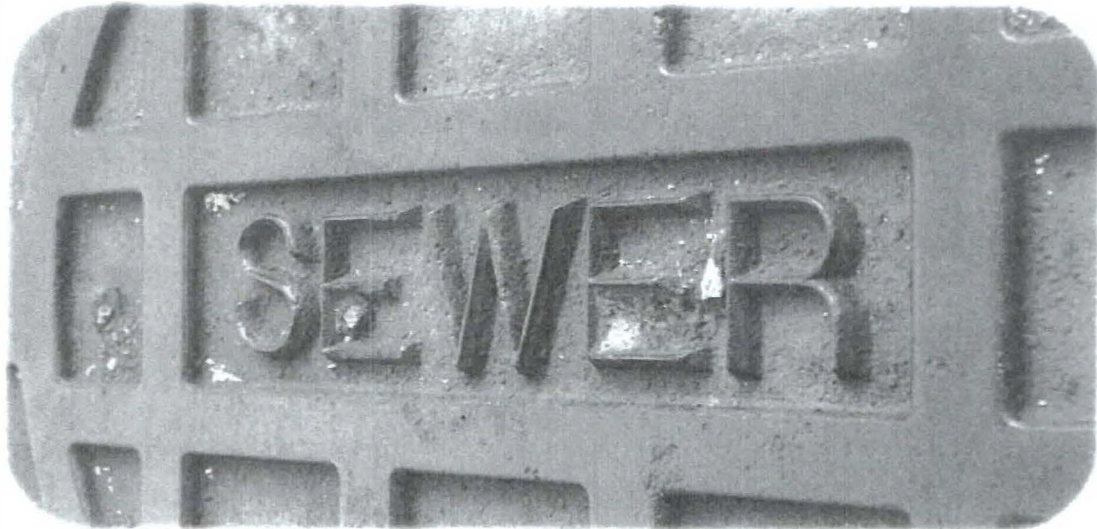
Annual administrative cost related to SDCs	\$5,000
Amortization of SDC analysis cost over 5 years	<u>2,004</u>
Total allocable administrative cost	\$7,004
Projected annual growth in HEs	30
Administrative fee per HE (Rounded)	\$230



# Schedule of Water SDCs

Meter Size	Multiplier	Water SDC
3/4" x 3/4"	1.0	\$7,256
1"	1.7	\$12,338
1-1/2"	3.3	\$23,947
2"	5.3	\$38,459
3"	10.0	\$72,560
4"	16.7	\$121,178

- ♦ Water SDC increases with meter size to reflect potential capacity needs
- ♦ Multiplier based on industry-standard flow equivalency ratios (based on a 3/4" meter)



## Sewer SDC Calculation

### Sewer System Customer Base

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- ◆ **Customer base expressed in terms of Equivalent Residential Units (ERUs)**
  - Represents average sewer flow of a typical single-family home
- ◆ **City currently serves 6,417 ERUs**
- ◆ **Growth estimate based on Sewer Master Plan assumptions/projections**
  - Residential: Based on population growth
  - Commercial/Industrial: Based on engineer's estimate of current/future customer base
  - Projected future ERU count: 7,471
  - Growth of 1,054 ERUs over existing customer base



## Reimbursement Fee Cost Basis

Asset Category	Original Cost	% Utility-Funded <sup>1</sup>	% Allocable to Growth <sup>2</sup>	Amt. Included In Cost Basis
WPCF – Land & Land Improvements	\$ 1,608,960	56.1%	52.1%	\$ 470,846
WPCF – Buildings	732,467	56.1%	52.1%	214,349
WPCF Infrastructure	17,536,684	56.1%	52.1%	5,131,931
Other Land & Land Improvements	109,488	44.0%	14.1%	6,800
Other Buildings	81,616	44.0%	52.0%	18,693
Manholes	1,547,245	44.0%	30.7%	209,406
Piping	3,683,739	44.0%	30.7%	498,561
Pumps	62,158	44.0%	52.0%	14,236
Lift Stations	1,940,749	44.0%	52.0%	444,493
SCADA System	183,566	44.0%	14.1%	11,400
Equipment	49,395	100.0%	0.0%	-
Vehicles	653,187	100.0%	0.0%	-
Other	2,213,686	100.0%	14.1%	312,342
Subtotal – Existing Assets	\$30,402,940	57.3%	42.7%	\$7,333,056
Less: Outstanding Debt Principal	(677,600)	100.0%	14.1%	(95,607)
<b>Total</b>	<b>\$29,725,340</b>			<b>\$7,237,449</b>

<sup>1</sup>Per an analysis of historical capital contributions reported in the City's CAFRs

<sup>2</sup>Based on remaining capacity in existing facilities:      % Capacity Remaining

Water Pollution Control Facility	52.1%	(1.34 of 2.57 mgd of Dry Weather Average Daily Flow)
Pipes	30.7%	(Based on capacity/length of City sewer mains)
Lift Stations	52.0%	(2,648 of 5,089 gpm of pumping capacity)
Other	14.1%	(1,054 of 7,471 ERUs)



## Improvement Fee Cost Basis

Capital Project	Current Cost (Uninflated)	% Utility-Funded	% Allocable to Growth	Amount In Cost Basis
Wastewater Operations Annex Improvements	\$ 35,000	100.0%	0.0%	\$ -
Onsite Water Recycling System at WPCF	150,000	100.0%	0.0%	-
Upgrade Pump Station #2 (Husky PS)	408,000	100.0%	0.0%	-
Pump Station Emergency Backup Power	200,000	100.0%	0.0%	-
Airport to Graham Road Sewer Main Upsizing	714,000	0.0%	100.0%	-
South Buxton Road Sewer Main Upsizing	554,000	100.0%	36.0%	199,440
Upgrade/Replace PS-1 & New Force Main	2,973,000	100.0%	43.0%	1,278,390
Upsize Pump Station #7 (Sundial PS)	160,000	0.0%	50.0%	-
Lower Beaver Creek/Troutdale Rd Main Upsizing	3,776,000	100.0%	30.6%	1,153,778
WPCF Upgrades	750,000	100.0%	0.0%	-
Update Sanitary Sewer Master Plan	100,000	100.0%	14.1%	14,110
SDC Project	30,000	100.0%	0.0%	-
Secondary Clarifier Drive Rebuild	70,000	100.0%	0.0%	-
Blower Efficiency Project	200,000	100.0%	0.0%	-
Site Preparation GSA	100,000	100.0%	0.0%	-
Stark Street Culvert Replacement Sewer	50,000	100.0%	0.0%	-
Capital Projects per FY2015-16 Budget	575,164	100.0%	0.0%	-
Annual System Reinvestment	50,000	100.0%	0.0%	-
Less: Existing Sewer SDC Fund Balance				(184,428)
<b>Total</b>	<b>\$10,895,164</b>			<b>\$2,461,289</b>



# Sewer SDC Calculation

Sewer SDC Calculation	Reimbursement Fee	Improvement Fee	Administrative Fee	Total
Total Costs	\$7,237,449	\$2,461,289		
Growth in ERUs	1,054	1,054		
<b>Charge per ERU</b>	<b>\$6,866</b>	<b>\$2,335</b>	<b>\$219</b>	<b>\$9,420</b>
			<b>Existing SDC per ERU</b>	<b>\$4,495</b>
			<b>Difference</b>	<b>+\$4,925</b>

- ◆ **Administrative fee component of the sewer SDC reflects the following assumptions:**

Annual administrative cost related to SDCs	\$5,000
Amortization of SDC analysis cost over 5 years	<u>2,004</u>
Total allocable administrative cost	\$7,004
Projected annual growth in ERUs	32
Administrative fee per ERU	\$219



## Stormwater SDC Calculation

## Stormwater System Customer Base

- ◆ **Customer base expressed in terms of Equivalent Residential Units (ERUs)**
  - Based on average impervious area of a typical single-family home (2,700 SF)
- ◆ **City currently serves 11,363 ERUs**
- ◆ **Growth estimate based on assumed annual growth rate of 0.5%**
  - Projected future ERU count: 12,555
  - Growth of 1,192 ERUs over existing customer base

## Reimbursement Fee Cost Basis

Asset Category	Original Cost	% Utility-Funded <sup>1</sup>	% Allocable to Growth <sup>2</sup>	Amount Included In Cost Basis
Land	\$ 3,071	18.2%	9.5%	\$ 53
General	2,971,714	18.2%	9.5%	51,242
Flow Spreader	28,093	18.2%	9.5%	484
Manholes	1,159,082	18.2%	9.5%	19,986
Catch Basins	1,715,117	18.2%	9.5%	29,574
Piping	4,172,519	18.2%	9.5%	71,948
Treatment	102,126	18.2%	9.5%	1,761
Storm Filter Vault	121,950	18.2%	9.5%	2,103
Dry Wells	265,578	18.2%	9.5%	4,579
Outfall	154,916	18.2%	9.5%	2,671
<b>Total</b>	<b>\$10,694,166</b>			<b>\$184,403</b>

<sup>1</sup>Per an analysis of historical capital contributions reported in the City's CAFRs

<sup>2</sup>Based on growth share of total ERUs (1,192 of 12,555 ERUs, or 9.5%)

# Improvement Fee Cost Basis

Capital Project	Current Cost (Uninflated)	% Utility-Funded	% Allocable to Growth <sup>1</sup>	Amount In Cost Basis
Salmon Creek Weir Improvements	\$ 950,000	43.0%	100.0%	\$ 410,000
Graham Road Storm Drainage	275,000	100.0%	100.0%	275,000
Beaver Creek Storm Drainage	100,000	100.0%	100.0%	100,000
Rehabilitate and Upgrade North Evans Outfall	145,000	100.0%	0.0%	-
Update N. Troutdale Storm Drainage Master Plan	100,000	50.0%	9.5%	4,747
SW 14 <sup>th</sup> Street Drainage Improvement	15,000	100.0%	0.0%	-
Columbia River Highway Bypass	466,000	100.0%	56.0%	260,960
North Arata Creek Drain Line Improvement	760,000	100.0%	100.0%	760,000
South Arata Creek Drain Line Improvement	678,000	100.0%	100.0%	678,000
Sandee Palisades Detention Pond Retrofit	170,000	100.0%	0.0%	-
Marine Drive Culvert Bypass	635,000	100.0%	50.0%	317,500
NW Dunbar Avenue Storm Line	361,000	100.0%	0.0%	-
SE 3 <sup>rd</sup> Street & SE Dora Avenue Main Upsizing	149,000	100.0%	0.0%	-
SE 21 <sup>st</sup> Street Main Upsizing	122,000	100.0%	0.0%	-
Strawberry Meadows Detention Pond Retrofit	98,000	100.0%	0.0%	-
Hensley Road Storm Drainage – N/S Leg	50,000	100.0%	0.0%	-
Stuart Ridge Detention Pond Retrofit	73,000	100.0%	0.0%	-
SDIC Pump Station Upgrade, Phase II	602,000	100.0%	65.3%	393,360
Unified Storm Drainage Master Plan	150,000	75.0%	9.5%	10,680
Budgeted Stormwater Design Projects	25,000	100.0%	0.0%	-
Water Quality Facility Rehabilitation	25,000	100.0%	0.0%	-
North Evans Outfall Rehabilitation	100,000	100.0%	0.0%	-
Annual System Reinvestment	50,000	100.0%	0.0%	-
Less: Existing Stormwater SDC Fund Balance				(1,923,705)
<b>Total</b>	<b>\$6,099,000</b>			<b>\$1,286,542</b>

<sup>1</sup>Based on input from City staff.

# Stormwater SDC Calculation

Stormwater SDC Calculation	Reimbursement Fee	Improvement Fee	Administrative Fee	Total
Total Costs	\$184,403	\$1,286,542		
Growth in ERUs	1,192	1,192		
Charge per ERU	\$155	\$1,079	\$117	\$1,351
Charge per Impervious SF	\$0.0573	\$0.3998	\$0.0433	\$0.5004

Existing SDC per ERU \$920  
Difference +\$431

Existing SDC per Impervious SF \$0.3408  
Difference +\$0.1596

- Admin. fee component of the stormwater SDC reflects the following assumptions:

Annual administrative cost related to SDCs	\$5,000
Amortization of SDC analysis cost over 5 years	<u>2,004</u>
Total allocable administrative cost	\$7,004
Projected annual growth in ERUs	60
Administrative fee per ERU	\$117





## Transportation SDC Calculation

## Transportation System Customer Base

- ◆ Customer base expressed in terms of PM Peak-Hour Trips
- ◆ Trip projections based on the 2005 Transportation System Plan:

	PM Peak-Hour Period
Number of Vehicle Trips (2000)	12,250
Projected Number of Vehicle Trips (2025)	18,800
Average Annual Growth Rate (2000 – 2025)	1.7%
Estimated Number of Trips (2017)	16,392
<b>Incremental Growth (2017 – 2025)</b>	<b>2,408</b>
<b><i>Growth Share of Total</i></b>	<b>12.8%</b>



## Reimbursement Fee Cost Basis

- ◆ Based on fund expenditures in lieu of existing assets

Fiscal Year	Transportation SDC Fund Expenditures	% of Capacity Remaining <sup>1</sup>	Amount Included In Cost Basis
2006-07	\$ -	50.0%	\$ -
2007-08	63,823	55.0%	35,103
2008-09	122,934	60.0%	73,760
2009-10	643,000	65.0%	417,950
2010-11	-	70.0%	-
2011-12	-	75.0%	-
2012-13	757,000	80.0%	605,600
2013-14	22,103	85.0%	18,788
2014-15	190,402	90.0%	171,362
2015-16	409,564	95.0%	389,086
<b>Total</b>	<b>\$2,208,826</b>		<b>\$1,711,648</b>

<sup>1</sup> Based on 20-year amortization of annual Transportation SDC Fund expenditures



## Improvement Fee Cost Basis

Capital Project	Current Cost (Uninflated)	% Utility-Funded	% Allocable to Growth <sup>1</sup>	Amount In Cost Basis
Improve NW Graham Road	\$ 3,400,000	16.2%	0.0%	\$ -
Downtown Parking Lot	50,000	100.0%	0.0%	-
Downtown Parking Study	51,000	100.0%	25.0%	12,750
Columbia Gorge Bike Hub	85,000	0.0%	0.0%	-
ADA Transition Plan for PW Facilities	15,000	100.0%	0.0%	-
Primary Access to Urban Renewal Area	3,197,000	100.0%	0.0%	-
Bicycle Parking in the CBD	31,000	100.0%	0.0%	-
Shared Roadway Pavement Markings	62,000	100.0%	0.0%	-
Pedestrian Crossings / Traffic Calming in the CBD	150,000	40.0%	0.0%	-
Improve Stark Street from 257th to Troutdale Road	3,690,000	10.0%	50.0%	184,500
Construct Pedestrian Accessways	120,000	100.0%	0.0%	-
Improve SW Hensley Road - N/S Leg	300,000	100.0%	50.0%	150,000
Signal at Buxton/Historic Columbia River Highway	250,000	20.0%	36.8%	18,391
Reconstruct and Improve NW Dunbar Avenue	468,000	100.0%	50.0%	234,000
Pedestrian Bridge from CBD to URA	3,074,000	100.0%	0.0%	-
Backage Road (Marine Drive Extension)	9,737,000	12.0%	36.8%	429,609
Update the Transportation System Plan	100,000	100.0%	12.8%	12,809
Sidewalk Infill	75,000	100.0%	0.0%	-
ADA Infill/Upgrades on Public Street	250,000	100.0%	0.0%	-
Less: Existing Transportation SDC Fund Balance				(562,393)
<b>Total</b>	<b>\$25,105,000</b>			<b>\$479,666</b>

<sup>1</sup>Based on input from City staff.



# Transportation SDC Calculation

Transportation SDC Calculation	Reimbursement Fee	Improvement Fee	Administrative Fee	Total
Total Costs	\$1,711,648	\$479,666		
Growth in P.M. Peak-Hour Trip-Ends	2,408	2,408		
<b>Charge per Peak-Hour Trip End</b>	<b>\$711</b>	<b>\$199</b>	<b>\$85</b>	<b>\$995</b>
		<b>Existing SDC per Peak-Hour Trip-End</b>		<b>\$723</b>
		<b>Difference</b>		<b>+\$272</b>

◆ **Admin. fee component of the transportation SDC reflects the following assumptions:**

Annual administrative cost related to SDCs	\$5,000
Amortization of SDC analysis cost over 5 years	<u>2,004</u>
Total allocable administrative cost	\$7,004
Projected annual growth in P.M. peak-hour trip ends	82
Administrative fee per P.M. peak-hour trip end	\$85



# Sample Transportation SDCs

Customer	Unit of Measure <sup>1</sup>	Adjusted Trips per Unit <sup>1</sup>	Number of Units	Transportation SDC
Single-Family Home (Detached)	Dwelling Units	1.02	1.00	\$1,015
Apartment	Dwelling Units	0.67	1.00	\$667
Gas Station (8 Pumps)	Fueling Positions	5.48	8.00	\$43,621
Specialty Retail (2,000 SF)	1,000 SF	5.02	2.00	\$9,990
High-Turnover Restaurant (3,000 SF)	1,000 SF	7.35	3.00	\$21,940
Shopping Center (87,120 SF)	1,000 SF	1.86	87.12	\$161,233

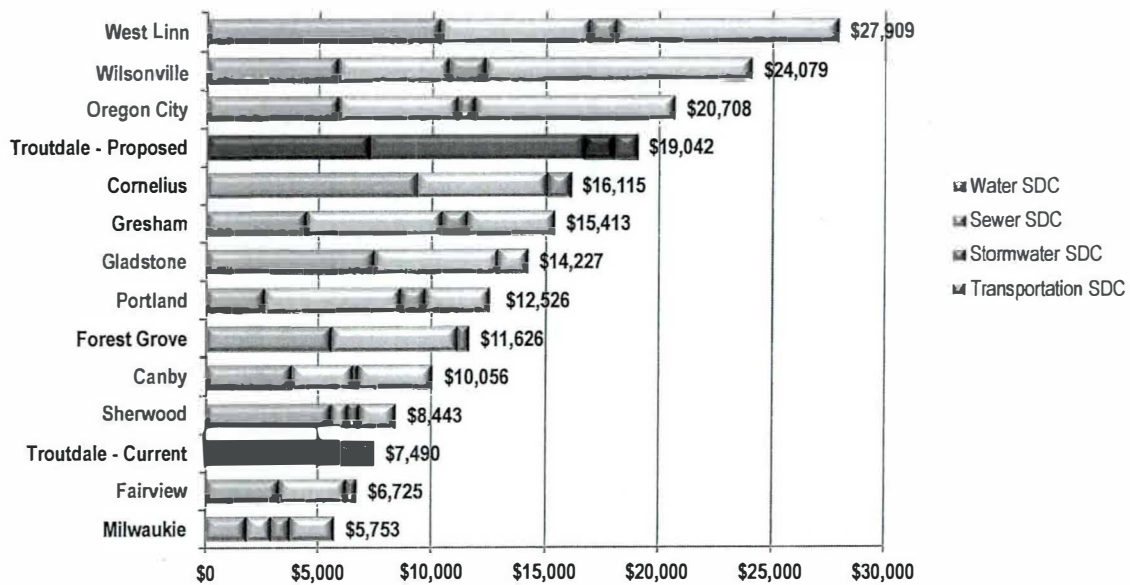
<sup>1</sup>Based on the Institute of Transportation Engineers' Trip Generation Standards.



# SDC Calculation Summary

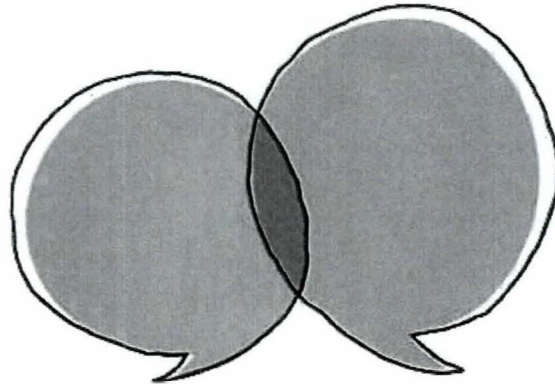
Type	Reimbursement Fee	Improvement Fee	Administrative Fee	Total	Unit
Water	\$2,459	\$4,567	\$230	\$7,256	HE
Sewer	\$6,866	\$2,335	\$219	\$9,420	ERU
Stormwater	\$155	\$1,079	\$117	\$1,351	ERU (2,700 SF)
Transportation	\$711	\$199	\$85	\$995	PM Peak Hour Trip-End

# SDC Comparison (Single-Family Home)



# Questions and Discussion

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Principal / Vice President  
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## Exhibit B

September 26, 2017 Council Meeting Minutes

The Founding Fathers of our country never intended politics to become a lifetime career for any individual.

The practice of term limits goes back at least as far as Ancient Greece and Rome, both societies which had elected officials rather than a royal family or a theocracy. In the United States, term limits date back to the colonial period. Within the United States, policies on term limits for officials elected to state or local offices vary, with some localities enforcing them and others having no such policy.

John Adams said, "Without [term limits] every man in power becomes a ravenous beast of prey".

Term Limits can help break the cycle of slates.

Term Limits will encourage people to run for office.

Term Limits will break the power special interest groups (cronyism).

Term Limits will bring diversity of people and fresh ideas to the Troutdale City Council.

Serving as a member of the Troutdale City Council is not supposed to be a career.

City Council's thrive when new ideas are allowed to flourish. When the same old people sit in the same old seats year after year, this can lead to stagnation and a lack of fresh decision making. The Troutdale City Council works best new people are allowed to bring in new ideas and come up with plans that exist outside of the box.

### Opponents of Term Limits

Critics in the term limit debate claim that they can be arbitrary and end up preventing the best person for a job from serving in it; at times, experience is more important than fresh perspectives.

Term limits are not necessary because members of the City Council must be regularly re-elected. If they are not doing a good job in office, we can simply vote for someone else. While this would happen in an ideal world, historically the incumbent is re-elected 90% of the time.

I feel that Lake Oswego term limits work the best for Troutdale. I would suggest that the Troutdale City Council put this one on the May ballot with the following verbiage:

No Troutdale City Councilor, including those serving on July 1, 2018, may be elected to a City office, or any combination of such offices, for a period to exceed eight (8) consecutive years.

The City Council says it wants to be transparent and should let the Citizens of Troutdale decide if they want term limits. If you are against terms limits campaign against them but let the citizens decide. If you don't then you are being less than transparent and don't feel that the citizens of Troutdale would not make the right decision on how it wants their city government to operate.



**Oregon City:** No person shall be elected to the office of commissioner for more than two terms of four years in any ten year period.

**Lake Oswego:** No Councilor, including those serving on July 1, 1980, may be elected to a City office, or any combination of such offices, for a period to exceed eight (8) consecutive years.

**Tigard:** The elective officers of the City shall be a Mayor and four councilors who together shall constitute the City Council. At the general election held in 1990, and every fourth year thereafter, a Mayor shall be elected for a term of four years. No councilor shall serve the City as councilor for more than eight consecutive years, nor shall the Mayor serve as Mayor for more than eight consecutive years. In no case shall any person serve on the City Council for more than twelve consecutive years. These limitations do not apply to the filling of an unexpired term.