

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

**Tuesday, December 13, 2016 – 7:00PM**

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

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

**PRESENT:** Mayor Daoust, Councilor Ripma, Councilor Morgan, Councilor White, Councilor Allen and Councilor Wilson (left at 9:33pm).

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

**STAFF:** Craig Ward, City Manager; Ed Trompke, City Attorney; Sarah Skroch, City Recorder; Erich Mueller, Finance Director; Steve Winstead, Building Official; Chris Damgen, Planning Director and Ray Young, Interim City Manager.

**GUESTS:** See Attached List.

Craig Ward states Item #11 should be pulled.

Mayor Daoust states that will be pulled.

**2. PRESENTATION:** A presentation recognizing Mayor Daoust, Councilor Wilson, Councilor Brooks and City Manager Craig Ward for their service to the City of Troutdale.

Mayor Daoust states we thought since tonight would be the last Council meeting of the year that we would appreciate some folks. We have 4 people leaving the City Council and City Manager position. We have a special gift for those people. What I want to do is start out and ask Councilor Wilson to come up. John, this is your last meeting on the City Council. John has been on the Council since 2013. He was also on the Budget Committee from 2000-2002 and 2005-2007.

Councilor Wilson states I was also on the committee to establish Urban Renewal.

Mayor Daoust states I would like to say how much I appreciated John being on the Council. John is a good communicator. Probably one of the best communicators on the Council. I really appreciated that. We have a special gift for you, John, congratulations. Corey Brooks isn't here tonight but we also have something for him. Corey was just appointed to the Council this year. He was also on the Parks Advisory Committee this

year and last year. We're going to make sure Corey gets his gift and we'll give him a round of applause too. Then finally, Craig Ward, Troutdale City Manager can you come up here? It is my privilege to say something about Craig. I worked with Craig the entire time I was Mayor. Craig has been the City Manager since 2010 and for the last 6 years or so. I have worked under 4 City Manager's during the time I have been on the City Council. Craig is on the top of my list. Craig is about the best City Manager that I have ever worked with and he is super intelligent. He has one of the best grasps of all the things going on within the City of Troutdale. He has the answer to any question you would have about any project, any situation, any person and anything that's going on in Troutdale. I've had that excellent working relationship with Craig over the years he's been here. Especially since I've been Mayor because there's always a special relationship between the Mayor and the City Manager. One of the things Craig has been good at is just keeping the entire City Council informed. He gives us weekly updates every single week on Friday and that's a positive thing. That's a tremendous asset. He's played more roles than just City Manager. Any economic development questions or contacts or proposals that come into the City of Troutdale, Craig gets them first. He's got double duty. I really appreciate our working relationship and I would like to present you with a gift to thank you.

Craig Ward, City Manager, states it is definitely my honor to accept this. These are lovely mementos of Troutdale. It's good that you made your comments before I made mine. But unfortunately in many respects they echo what you've said. You've been a fantastic Mayor. There are 2 circumstances that I particularly remember you being our leader on. One was the 2013-14 budget, we were in a situation where the economy was starting to improve but revenues weren't coming in. When I came here one of my challenges initially was to propose a budget that is sustainable and balanced, yet we had this declining revenue streak. At that time the Troutdale Energy Center had come in and that helped push that optimistic line up a bit but the conversation was drifting into what cuts we need to make to balance the budget. Over the previous couple of years we shaved down a lot of expenses and it was really coming down to people. Doug stepped up and essentially gave an optimistic view to the Budget Committee that says we've actually generated surpluses every year and it's easy to be pessimistic but the pessimism translates into people potentially losing their jobs. You turned that conversation very neatly in that discussion and made us realize that the future might be more optimistic and saved people's jobs. Good for you and thank you for that and all the employees in Troutdale. On the day of the Reynolds shooting, as I understand it, Doug got the first call about the Reynolds shooting from CNN. Can you imagine doing that? You don't necessarily know what's happening in Troutdale. He wasn't getting briefings from the Police Chief. That was just the start. It was press conference after meeting and issue after issue with the stakes being as high for our community as they probably could be. You deserve it. That was a masterful job that you did on behalf of our community and I'm happy to acknowledge that in front of the public and happy to provide your well-earned gift from the City of Troutdale.

Mayor Daoust states thanks a lot, Craig. These are a cherished bronze sculptures that we try to give to people that we love in Troutdale.

Councilor White states Corey asked me to make a brief statement. Councilor Brooks wanted to state he's sorry he didn't make it here tonight. He wanted to thank everyone for their support and he enjoyed working with staff and Councilors. He said he's going to stay active and involved in the City and he truly cares about the future of Troutdale. I want to personally thank Councilor Brooks for his sacrifice and his families sacrifice for the time it takes away to be on the Council. Good luck to Corey in the future and thanks for your service to the City of Troutdale.

**3. CONSENT AGENDA:**

**3.1 MINUTES:** November 15, 2016 City Council Work Session and November 22, 2016 City Council Regular Meeting.

**3.2 RESOLUTION:** A resolution authorizing the City Manager to execute an Intergovernmental Agreement with the Port of Portland, the City of Fairview and the Oregon Department of Transportation for the provision of right-of-way services associated with the 40 Mile Loop: Blue Lake Park-Sundial Road project.

**3.3 RESOLUTION:** A resolution approving an Intergovernmental Agreement with the City of Gresham for expanded building inspection services.

**3.4 MOTION:** A motion to appoint Wood Village Councilor Tim Clark as the Alternate on the Joint Policy Committee on Transportation (JPACT).

Councilor White states I would like to pull Item 3.3 from the Consent Agenda. I have a few questions on that item.

**MOTION: Councilor White moved to approve Consent Agenda Items 3.1, 3.2 and 3.4. Seconded by Councilor Morgan. The motion passed unanimously 6-0.**

Mayor Daoust states since agenda item 3.3 was pulled we'll talk about that now.

Councilor White states I wanted to find out if that was going to be a permanent or temporary solution of utilizing Gresham for building inspection services.

Erich Mueller, Finance Director, states the agreement is specifically constructed such that it's flexible so we can have it moved up and down in terms of volume. It has a 90 day cancellation option for any purpose.

Councilor White asks, is there a plan in progress now to replace that position or we going to plan on going forward with Gresham providing the service.

Erich Mueller responds currently we have a contracted building official. We're going to essentially change contracted vendors and have Gresham provide that contracted Building Official service.

Councilor White states it's unfortunate that the state law got in the way on that.

Councilor Allen states I wish that this had come up earlier where we would've had enough time for options.

Erich Mueller states we went through a competitive RFP process jointly with Wood Village because they were also affected. We got 4 responses with Gresham being one of them. The other 3 were from non-government type of firms. The reason it's come to Council is because we happened to select Gresham which is a government entity which requires an intergovernmental agreement.

Councilor White states I don't know if it's appropriate to take any public comment on this but I know there was a lot of positive reaction from the development community when Steve did take over that position.

Steve Winstead states the State of Oregon building division had re-written administrative rules to proclaim that architects, engineers and those that are in the trade professionally cannot be a building official or building instructor.

Mayor Daoust states thank you, Steve, for the work you've done. Given the situation we're in it just sounds to me like we've done all we can do by doing the RFP process and picking Gresham.

Lee Moriarty, Troutdale resident, it coincides today that the Gateway Estates subdivision will be platted by the end of the week. The situation is I've sold 13 lots and those builders want a building permit immediately. I don't know if that puts any more pressure on you it's just that we worked a long time to get these lots done and we would appreciate expediency in finding a resolution to the construction process. I actually came here for item #4 so I'm kind of out of turn. What I would like to say is not quite a year ago I came before you complaining about Public Works. I'm here to apologize for that and let you know that I'm ecstatic and extremely satisfied with Public Works, in particular with Travis. I am very grateful to Chris at Planning and to Mr. Trompke for solving our problems expeditiously. I'm here to thank you. You have a great group of people and have gone the extra mile and have been very accommodating and helpful and timely.

Councilor Wilson states thank you for coming up and complementing our staff. It's something we don't hear very often. I do think it's very important that we as a City don't interrupt service to gentlemen that are wanting to make Troutdale a better city. I think that we owe it to you to pass this resolution.

Paula Goldie, Troutdale resident, states I'm not even sure this is the appropriate time but I'm here representing the Union Employees in the Building and Planning Department and there were some things that they wanted to address to you, things that were not forwarded to them. The Building and Planning staff are deeply concerned that the proposed IGA with Gresham to provide building services for the City of Troutdale is flawed. Building and Planning staff have articulated time and again that there is a need for a Building Official to be on staff, not hired as a contractor. This is due to the ongoing and growing need for such dedicated services here in the City. City Management has instead pursued the IGA with Gresham and Building and Planning staff are agreeable to this proposal on the

condition that there exists a clear and specific pathway for oversight and processes. This will require a detailed chain of command for all existing Building staff. Moreover, the IGA must directly indicate the services and processes that will be necessary under this IGA. While these details may be available to management and others, the Building and Planning staff have been insufficiently informed of this information. The lack of transparency by management officials regarding this IGA and the associated proposed contract for Steve Winstead has proven to be exceedingly frustrating for staff. Whether this is purposeful or unintended is irrelevant. By not providing these details City Management is effectively preventing City staff from providing exceptional service to our customers. This is not acceptable. Building and Planning staff would ask that the City require Erich Mueller to specify in writing the following: Management responsibilities for the building and permitting staff; proposed contract details and specific responsibilities for Gresham and how they accompany building services provided by Gresham under the IGA; and a more complete response as to the reasoning besides simply pivoting to budgetary concerns as to why the City is unable to hire an in house Building Official. And just a couple of specific examples of questions from the Building and Planning staff. Who is Jodi Rogers's supervisor? Who does she send personnel administrative issues to? Who will be overseeing Frank Scheer, City of Troutdale Inspector, during his probationary period? Who will follow up on complaints and enforcement of building code violations? Will Gresham Building staff be on site for Troutdale customers? Do we send customers to Gresham if they need expedited service? Who will represent the City of Troutdale building services, the City of Gresham or will it be Steve? Who does the City of Troutdale Planning staff need to coordinate with in order to get comments on pending pre-applications and applications?

Councilor Wilson states I want you to know that I have always been in support of having a regular staff person and not be contracted.

Councilor Allen states I would like to speak for myself. Situations are always changing and I think Steve Winstead did a wonderful job working as our Building Official. A work session would be nice and maybe we can still do that.

Councilor Morgan asks, do we know that with Project Piper theoretically happening with Paula's concerns about staff time is that going to be an issue? I think Gresham is managing their issues. Are they going to be able to provide rapid response customer service? Is that a concern that you think is valid?

Erich Mueller responds the concern is certainly valid. I believe that there is more than adequate capacity based on the discussions with the management in Gresham of their Building services area.

Craig Ward states the same potential challenge could equally exist and frequently does with consultants who have multiple clients. You don't know who their clients are and you don't know what their priorities are or what the trade-offs are. I understand your concern about Gresham.

Councilor Morgan states I guess the point that Paula addressed is staff being the issue, having it be a permanent employee as opposed to being a third party institute.

Craig Ward states I think a lot of the points that were raised are valid and coordination does need to occur. You need to assign that need for future detailing of the responsibilities and the chain of command of the like to Ray as the first line of defense.

Erich Mueller states all the items raised are legitimate and have been discussed with Gresham management and part of what we're attempting to do is get this established so that we can then iron out the remainder of those items.

Mayor Daoust states the Council kind of set the framework for this happening when we talked about having a permanent position or not. In my mind we're doing the best and staff is doing the best that they can, given the situation we're in with the RFP. It sounds like there's flexibility enough where the Council can bring it up next year and talk to Gresham about that.

Councilor Morgan states I would entertain a work session in 2017.

Councilor Allen and Councilor White agreed.

**MOTION: Councilor Wilson moved to approve Consent Agenda Item #3.3 a resolution approving an Intergovernmental Agreement with the City of Gresham for expanded building inspection services. Seconded by Mayor Daoust.**

**VOTE: Councilor White – No; Councilor Allen – Yes; Councilor Wilson – Yes; Councilor Ripma – Yes; Councilor Morgan – Yes and Mayor Daoust – Yes.**

**Motion passes 5-1.**

#### **4. PUBLIC COMMENT:**

Mark Cramlet, Owner of Mark's Snack and Tackle, states I'm here to let you know that I'm struggling down there and I'm behind on my rent. The building was hit by Tri-Met and they've been repairing it for the last couple of weeks. It's made a difficult time extremely more difficult. I love this community and I've been in this building since 2013 and it was my greatest pleasure to own and operate it. I sincerely hope to do this for the rest of my life but I'm struggling. This morning I was approached and had a conversation with Erich and I'm deeply aware of where I'm at. My contract goes until June 15, 2017 and if it's required I will relinquish my place. If there is any way that I can continue operating I will. I wanted to approach you and let you all know and I still want to be a part of your community.

Mayor Daoust states thank you for making us aware.

Craig Ward states I recommend you hand this to Ray and have him and Mark work together to see exactly what the proposal is and see if something can be done.

Councilor White states I want to thank Mark. It takes a lot of guts and courage to come up here like that. You're more than just a business. You're an extra set of eyes and ears for the park. You're the first place people go if there's an emergency or problem. I see you looking out for others down there. I wanted to thank you for all your efforts down there.

Paul Wilcox, Troutdale resident, states I wanted to express my appreciation to Mayor Daoust for 20 years of service. I'm here tonight to do my armchair election review and I have a handout for you (a copy of the handout can be found in the meeting packet). I have 3 different things. First, how Troutdale voted overall and another thing is Troutdale is in a position of a spectrum, like a political spectrum or continuum and I've done this for a couple of previous elections. It's kind of interesting how Troutdale ends up. I'm having a hard time deciding how to apply the 2 ends of the spectrum. It's not Republican or Democrat. I discovered just today that only 1/3 of Troutdale are neither Republican nor Democrat as registered voters. Also on this chart I used precinct 4904 for the percentages because 4905 is only like 250 voters and they would have influenced but not enough to make a difference. As far as the trends go if you compare Multnomah County, Portland has 3/4 of Multnomah County's votes. The County is at the blue end of the spectrum and my figures indicate that Oregon overall as far as voting percentages is in the middle and Troutdale is on the red end. That is consistent through every single position. The other thing I was looking at was that there were 120 that submitted ballots but didn't vote for President. I also have one request for the agenda items that are coming up later, I'd request that items 9 and 10 be open for public comment.

**5. PUBLIC HEARING / ORDINANCE (Introduced 11/22/16):** An ordinance to provide a procedure to request a building number different from the uniform system adopted by the City of Troutdale, granting authority to the Building Official to determine a building number and providing a process for appeal.

Steve Winstead, Building Official, states this is the second hearing and I was instructed at the last hearing to provide letters and notice to Mr. Neuffer and Mr. Wasson. We had legal counsel help us with an indemnification clause that would be added to an address that is off grid. This is what you have in Exhibit A. It's going to be the department's policy not to actively go out and try to change addresses. This is only going to occur when we know we have some in-fill that has to happen and addresses have to be assigned. When that does happen the resolution grants the Building Official the ability to use discretion, but in that discretion would have to be an indemnification clause. In the event that if the change of address or the address gets off the grid to a point where it could be in jeopardy of not having fire first responders being able to find the building we would not be in a position of being liable in the event of loss of life or property because a subject property was off grid. It also provides a warning or at least a notification to the property owner that we're agreeable to working with them on keeping their address. At the same time the full awareness that the major buildout they seriously could be off grid. It would give them the

option to stay on grid or go off grid. They would know what the ramifications are and that's what was asked of legal counsel at the first reading of this revised ordinance.

Councilor Ripma states in addition to indemnifying the City it also requires that the applicant gets all insurance carriers to have an endorsement on the liability policy waiving their right to recover against the City. Does that make it impossible for a homeowner who wants to keep the same house number to get fire insurance or health insurance or ambulance insurance or any other kind of insurance? I'm concerned about that.

Ed Trompke, City Attorney, states they are routinely granted on many different kinds of commercial property insurance. I haven't had a lot of experience with private homeowner policies however I have bumped into them from time to time.

Councilor Ripma states I'm concerned about it. Is that something that the insurance carrier is going to say no problem?

Ed Trompke responds I tend to believe the insurance carrier wouldn't much care about it. If they did they might say, why don't you just change the number? In a typical situation insurers don't look that hard at waivers of subrogation. They simply acknowledge that they do exist contractually from time to time and that's life. It is one of those things they deal with.

Councilor Ripma asks, would the homeowner have to get an endorsement from the insurance waving their right of recovery?

Ed Trompke states it means that if the homeowner is sued by a house guest that the ambulance doesn't get there for some reason or is delayed because the number was wrong then the homeowner's insurer could come back against the City and say the City was negligent in allowing the number not to be on grid. This waives the right of the homeowner's insurer to come against the City because the homeowner can't.

Councilor Ripma states I think asking the applicant to indemnify and hold the City harmless and assume all risk of damage I don't have much problem with that because I don't think it would ever happen. But that last sentence requiring the applicant to affirmatively go and get their insurance carrier to waive this right, what's going to happen is the applicant who is asking for this waiver is going to be told by the insurance company to change the number. The whole purpose of this ordinance, which is to fix what I think is an anomaly in the way we assign numbers we're forcing numbers onto a grid on houses that already existed. I'm wondering if it would be sufficient for the waiver that we make the homeowner sign if we remove that last sentence.

Ed Trompke states by removing it, it allows the homeowner's insurer to come back after the City and so it needs that language. I think it's important that the waiver of subrogation remain because the City taxpayers shouldn't be responsible for somebody getting hurt because somebody else didn't want to change their number and comply with city code.



Councilor Ripma states I hear you. The policy that I was trying to adopt is to say that the City won't come in and change a person's house number that has existed for decades with the City's blessing. Suddenly the City is forcing a change to adhere to what I consider an arbitrary grid that the City chose to adopt and the homeowner is the one getting the burden on this and as a policy we should try to accommodate the homeowner's existing number and in my opinion we should adjust any new buildings built around it to conform to that. I understand you saying it's not fair to have the City take on liability but as a policy what we're doing is forcing homeowner's to incur expensive inconvenience. If you think this can be adjusted so that the homeowner won't lose their insurance or be unable to obtain insurance that's fine. I'm somewhat concerned about it.

Ed Trompke states if the homeowner's insurer is liable the homeowner's insurer can then come back against the City. I didn't intend to imply that the homeowner's insurance company would pay any of these claims. It would be a claim by claim basis and a policy by policy basis. I can't predict how a particular policy or claim adjuster might respond in those cases. When you have a waiver like this you have a waiver of the right of subrogation too to make it a consistent policy that the City is not going to be liable for this.

Councilor Morgan asks, is there a way to adopt the clauses here while making an exception for those few homes?

Ed Trompke states this is not part of the ordinance. This draft language was requested by Council at the last hearing in order to show what it might look like because we talked about having language. Council asked what it might look like and this is a representation of what it might look like.

Steve Winstead states in terms of Mr. Wasson and Mr. and Mrs. Neuffer their letters of reversal have already gone out and they're not going to be impacted by whatever indemnity clause that would come from the ordinance we're looking at right now. But it could impact future development.

Mayor Daoust states bottom line is we can proceed with the ordinance itself right now and not worry about re-wording or doing anything with the indemnification draft waiver. That could be worked on later if the situation arises that it's needed. Councilor Ripma, are you okay with the ordinance itself?

Councilor Ripma responds the ordinance itself does refer in Chapter 15.30.045 to a release in the application form. Yes, as long as this exact language can be adjusted as situations arise.

**Mayor Daoust opens the public hearing at 8:17pm.**

Bruce Wasson, Troutdale resident, states it seems to me that the whole way to take care of this entire issue is to rescind the original ordinance and re-work it. I appreciate all the work that Mr. Trompke has done and I appreciate all the work by City Council and Mayor because this has been a 10 month journey for that has been quite frustrating. I would like

to thank Steve for getting this letter out and taking care of the issue for Mr. Neuffer and myself. I think it would be best to start from scratch.

Councilor Allen asks, have you read this? The base ordinance actually looks pretty good to me.

**Mayor Daoust closes the public hearing at 8:22pm.**

Councilor Ripma states I think this ordinance is okay. This is better than what we had before so I'm supportive.

**MOTION: Councilor Wilson makes a motion to accept the ordinance to provide a procedure to request a building number different from the uniform system adopted by the City of Troutdale, granting authority to the Building Official to determine a building number and providing a process for appeal. Seconded by Councilor Morgan.**

**VOTE: Councilor White – Yes; Councilor Allen – Yes; Councilor Wilson – Yes; Councilor Ripma – Yes; Councilor Morgan – Yes and Mayor Daoust – Yes.**

**Motion passes 6-0.**

Mayor Daoust calls for a break 8:04pm.

Mayor Daoust calls the meeting back to order 8:35.

**6. REPORT:** A report on plan review scoping for the Columbia River Gorge Commission.

Representatives from the Columbia River Gorge Commission did not attend the meeting.

**7. PRESENTATION / REQUEST:** An update on the Troutdale Weir Improvement Project and a request for funding assistance from the Sandy Drainage Improvement Company (SDIC).

Tanney Staffenson, Sandy Drainage Improvement Company (SDIC), Board Director, states with me tonight is Bill Owen, the Lead Engineer for the SDIC. We are here this evening to give you an update on the Weir Project and we have some handouts for you (copies of the handouts can be found in the meeting packet).

Bill Owens states a weir is a storm water management structure. Normally it's passive so it's like a concrete wall. Water will fill up behind it and then when the water level gets high enough it will spill over the weir. It is one method of several that can control storm water. The weir that we're talking about in this case is not passive. It can tilt so it can go up and down depending on how high we want the water level to be in the wetland in the TRIP (Troutdale Reynolds Industrial Park) site.

Tanney Staffenson states this has been a project that's been talked about for a long and the City's been a partner in this project. This has really come to fruition rather quickly with the potential development of the TRIP property. This infrastructure has to be in place for any type of transaction to go through our property. Right now through that system we're handling 1.8 billion gallons of storm water a year. About 450 million gallons of that comes from outside the District down into the system. The District maintains the levees, pump station, the ditches and handles that water. The challenge that the District has is if you look at last year our revenue was \$236,000.00 and our expenses were more than that. With something like this on the rise and this year if we increased our assessments to our landowners by 56% which will raise another \$133,000.00 that brings us to a total of \$370,000.00 this fiscal year. That still leaves us with our operating reserves are only \$65,000.00. Our costs presently are estimated at \$959,000.00 and we received \$150,000.00 from the City of Troutdale towards this project and \$160,000.00 from the Port that gives us \$310,000.00. We did receive a loan from Multnomah County for \$375,000.00 and SDIC has a line of credit for \$110,000.00 that it can tap.

Mayor Daoust asks, that's how you would pay for this? All 4 of those components?

Tanney Staffenson responds yes.

Mayor Daoust asks, what is the bottom line request?

Tanney Staffenson responds the bottom line is right now we're \$164,000.00 short. Anticipating a 3% contingency, that puts us at almost \$200,000.00 for shortfall.

Mayor Daoust states basically you have an old weir and you need to build a brand new one.

Tanney Staffenson responds yes. Quickly, because this is really standing in the way of the Port's development.

Mayor Daoust asks, the Port knows this?

Tanney Staffenson responds yes.

Mayor Daoust asks, where is the Port in support of additional money?

Tanney Staffenson responds the Port has pledged money and they have actually contributed a lot of work to this project as far as ditches and engineering.

Bill Owens states that is absolutely true. They've done quite a bit of work along Sundial Road and improvements of culverts underneath that road. They provide quite a bit of staff support for our own staff as well and a lot of in-kind contribution.

Mayor Daoust asks, they have also pledged \$160,000.00?

Tanney Staffenson responds yes.

Councilor Wilson asks, have they pledged over that? Because that's what you're already getting, right?

Tanney Staffenson responds that is their limit.

Councilor Wilson states I would say that this is something that needs to be brought forward to the Budget Committee for consideration. As you know our own budget is pretty tight and everybody is trying to not take any money from reserves and working with what we have right now. I think this is something that somebody from Sandy Drainage should bring to the Budget Committee.

Tanney Staffenson states that's a very good suggestion. The concern that I have with that is that that would be a request that would be in July.

Councilor Wilson states you need to suggest it before the April budget. That would be where I would bring this to suggest it.

Councilor Morgan states I think this is a matter that can't be tabled. I think the Drainage District needs this and the infrastructure is very important. Especially if the TRIP property is the reason why this needs to happen as soon as possible.

Councilor Allen states I see this very similar to farming and irrigation. Basically you're at the low end area and you're taking the runoff from somebody above you. We're asking you to do something with it. We're trying to develop the TRIP property and I can see where time is of the essence. I don't see this necessarily as a development project so much as plain water management and a storm water problem. It seems like this is somewhat related to our storm water system even though the SDIC tends to take care of it.

Craig Ward states I'm looking at the map for the SDIC and I see Fairview, Wood Village and Gresham involved but I don't see any asks of them in this. I can understand that it may benefit us more but they do benefit and it would seem that a proportionate of share would be in order.

Tanney Staffenson states they do benefit. Most of the water that runs through this system is coming from Troutdale.

Craig Ward states again, it's a proportionate share that I'm looking for. I'm not saying that if most of it comes from us our proportion shouldn't be the greatest. It seems like a big ask of us and I feel it's a bit unfair to Troutdale.

Councilor White states I see this as a capacity enhancement creating more buildable space down there. Would this be eligible for the Stormwater Improvement Fund?

Craig Ward responds I presume that it would.

Erich Mueller states without having the particulars of the project I can't be definitive but SDCs generally require capacity enhancement that generally need to be in the adopted plan which can be modified. Then the question of funding a construction or an asset that wouldn't be the City's with SDC funds is a question we need to research a little bit.

Councilor White states I would like to see an effort to capture more users of the system to contribute. I understand the timing could be critical on getting this in and that's not a lot to ask for with the benefit we get.

Councilor Ripma states there wasn't anything written in the packet so I'm assuming that we're not actually deciding anything tonight. Is that right?

Councilor Morgan states there's a handout now.

Craig Ward states I agree with you Councilor Ripma, I don't think that without a staff report it would be appropriate to decide tonight. We could always put it on a future agenda if the time is urgent.

Councilor Ripma states I share some of the questions that have been raised about participation or other entities of government. At least some sort of proportionate share. We know nothing about this. Also, I question the timing urgency on something this big. The TRIP property has been under development by the Port for years. Why is it all of a sudden so urgent? If it's some secret project that can't be talked about it's just premature. I'm not opposed, particularly if it can come out of SDC money. I questioned before when SDIC came to us for money. Why all the sudden after all these years are they short on money? This sounds like a weir improvement project that must have been known about for years. The SDIC had an obligation to charge the benefitting property owners to accumulate the money for projects like this. We need an explanation of why in this case. As long as we're not asking for a decision tonight I'm raising that question. I would like when this comes back to know why is this so urgent and why couldn't it have been dealt with over time.

Mayor Daoust states that's where I'm at too. It's a presentation tonight with a request. That's what we have in front of us. We've been presented with the information and the request has been made. I'm not comfortable with a decision tonight. I still don't know what the timeline is. We keep saying it's urgent but we haven't been provided what that urgency is.

Tanney Staffenson states we have been told a timeline. We've just been told that the transaction on the property cannot move forward without the project in place. Councilor Ripma, I want to say with all sincerity, there is no conspiracy theory here. I apologize the timing is what it is. This probably should have been done in the past and it wasn't. The cost of this project increased almost \$200,000.00 since June.

Councilor White states I think it's important to remember that Tanney is our liaison with the SDIC and I trust and value his opinion greatly. I don't feel like this is the first read of this thing. We've already given \$150,000.00 towards this project. I agree with Councilor

Morgan that timing is of the essence. I think if it's holding up a potential deal that it's worth taking the money out as long as it qualifies for SDC funds and take that money and we make an effort to work on replacing it through getting funding from surrounding jurisdictions and make sure we're charging everybody that's actually using that system. We have to have a partnership with SDIC because if the City had to take over that entire operation it would cost us a lot more than this small \$160,000.00 amount. I think it's in the best interest of the City to move forward on this.

Councilor Morgan states we're also talking about a hypothetical project that's \$150 million capacity. That's important to underscore. I have a motion that I would entertain that underscores what Councilor Ripma mentioned because I think that the timing is the biggest important thing. I would like to know the percentage of Troutdale's runoff in this area or in this project. I would like to see if we could direct staff to solicit a cost share with Gresham, Wood Village, Fairview and the Port. I would like to see if this qualifies for SDC because if it does then I think we have full authorization to move forward as soon as possible. That would be my recommendation.

Mayor Daoust states those are the same question I had and the same questions Councilor Ripma had also.

Craig Ward states I think your points are well taken if it qualifies for SDC. SDC eligibility is always a challenge and I don't want to jump to conclusions.

Councilor Allen states I take it that we can have staff start working on answering these questions for us and get the ball moving right away.

Councilor Morgan states yes, I just want to reinforce that I really would like staff to work in conjunction with our liaison and SDIC.

**8. PRESENTATION:** A presentation on the status of the proposed comprehensive update to the Troutdale Development Code from the Planning Commission in preparation of the future public hearings.

Taney Staffenson, Planning Commission, states this evening I have Jamie Kranz from the Planning Commission and Vice Chair Brian Sheets from the Planning Commission with me. I want to give you a little history because this goes back a ways. In July of 2013 part of the Troutdale Planning Commission work plan was to review the Development Code and was tasked to the Planning Commission by the City Council. The project was initially to review several sections and chapters of the Code. Overall it was an attempt to streamline the code and reduce barriers to development. The project expanded by approval of the City Council to include all sections and chapters of the Troutdale Development Code. In November of 2013 the Planning Commission held its first work session on the Development Code. This project was in addition to all the other workload and responsibilities the Planning Commission has so it was addressed as time permitted. Since that first work session we've had 33 public meetings that includes regular meetings, work sessions and hearings. I want to thank the members of the Planning Commission, Shirley Prickett, Marv Woidyla, Frank Grande, Brian Sheets, Jamie Kranz and Sandy

Glantz for the work that they did and all the hours they put into this project. I also want to thank staff. Rich Faith, Steve Winstead, John Morgan, Steve Sparks, Chris Damgen and Craig Ward. Senior Planners were Elizabeth McCallum, Mark McCaffrey and Chris Damgen. City Attorney Ed Trompke put in a lot of time as well as Shelby Rihala and Dan Olsen. In Public Works we had Travis Hultin, Steve Gaschler and Craig Ward our City Manager. We had a lot of staff changes going through this and it delayed the completion of the project but we feel that in the end it gave us a better product. We had a lot of eyes and a lot of input and opinions from a lot of people. This draft is the attempt by the Planning Commission to implement the input from the community, landowners, committee members, citizens and also comply with State, Metro and County regulations. As you review the draft of the code we prepared for the public hearings we welcome your comments and questions and we thank you for the opportunity, patience and support that you have afforded us during this process.

Brian Sheets states we had a really good time getting a feel for exactly what's going on with the development community as well as how to make things easier for people to work with Troutdale City staff and to understand the Development Code better and making sure Troutdale continues to be a livable community. It's an attractive place for people to work and a good place for people to bring a business here. We were trying to get the Council the best product that they have to make a decision on and see if this is something that you're willing to adopt.

Jamie Kranz states I wanted to say thank you for the opportunity. I was only involved with half of the timeline through this product and it was incredibly interesting to learn a lot. As a volunteer for the City it's a great place to start with the Code and it was fun. I appreciate the support from Council.

Mayor Daoust states when we started this way back I thought this is going to be a big job for the Planning Commission in addition to your normal meetings. That's the outstanding thing about this. You all have really done a lot of work on this. You had 33 public meetings. That's above and beyond. When Tanney talked to me about putting this on the agenda tonight I thought it was good thing because this is the Council that charged you guys with doing it. I really appreciate you coming forward but this could take all night long. So I suggested he just present it tonight, hand it over to us so we can appreciate it and read it. I think it's appropriate that this particular Council get handed this work.

Tanney Staffenson states one of the things we were looking at trying to do was a redline version because that's one of the first things I like to see what changed. There's a number of drafts and they're highlighted and redlined. There was no way to have an effective redline version when things move from one section to another section.

Councilor Morgan states I want to thank your leadership and everybody's time and effort on this product. When was the last time prior to this that it had been revamped?

Tanney Staffenson responds I don't know that it had been revamped since 1990.

Chris Damgen, Planning Director, states the full comprehensive adoption of the code was 1990. There have been about 45-48 text amendments since that time and Troutdale was very different community back then.

Brian Sheets states I really want to point out the leadership that Tanney has brought to the table on this. He was a real driving force behind it and he would not let this pass or get pushed aside or get delayed more than it possibly could have. He took charge of it and really made it happen.

Councilor White states I know it took 3 ½ years and it couldn't have been done without the stability of the Planning Commission. I appreciate it and you took a lot recognition from your peers and I appreciate your thoroughness. My goal would be to get it implemented for this upcoming goal season. Anything that we can do to get it implemented I want to do that.

**9. RESOLUTION:** A resolution revising and updating the Columbia Cascade Enterprise Zone Program Policy.

Erich Mueller, Finance Director, states the two items that follow here are related but are separate. The first item is dealing with our existing policy as it is and is being prompted to be looked at because of Project Piper. It is no means specifically limited to Project Piper. The Enterprise Zone was established back in September of 2007. Policies were adopted then the State of Oregon made the approval back in 2007 and in the 9 years since that was adopted and implemented there has been changes in the law and changes in circumstances that caused this existing policy to be stale and dated. The Enterprise Zone is a State program that communities have to apply for. The purpose of it is to encourage development, growth, expansion of employment, business and industry in commerce throughout all regions of the State. The all regions of the state is relative because a lot of the overall program was designed to address kind of a one size fits all from the State's standpoint. There are 69 Enterprise Zones currently in the State and all across the State and 54 of those are rural. There are 15 that are urban and 10 of them are here in the Portland Urban Growth Boundary. The rules and requirements are similar and different for each of those categories which makes it a bit complicated. We are one of those 10 in the Cascade Columbia Enterprise Zone. There used to be a cap in terms of the number and there had to be a competition in order to get the legislature to remove the cap so any sponsor can meet the qualifications and get a zone designated. There is still requirements related to local economic hardship which is one of the criteria required for an enterprise zone to be considered for authorization. The program provides a property tax exemption for eligible companies, not all qualify, related to their new property and investments. It's not for property that's currently in existence. The statutes provide for the 2 parts of the program, 2 program periods. There is a basic 3 year period which basically functions under the State's statute requirements and essentially if there's enterprise zones authorized and the eligible company meets that criteria that the State has spelled out they receive the exemption. It's more of an administrative process and there can be local conditions imposed and particularly in an urban zone which we are one and have adopted some of those which is the policies I'm bringing to you for some adjustment. There is a second stage, an optional extended abatement period which can



allow the local governing board to enter into a written agreement and provide 2 additional years on top of that first 3 year that's part of the basic program. Most everywhere else in the State there's a substantial 150% of County average wage required. That is a challenge of course in the Urban Growth Boundary given the population and given the compensation levels. That will require for the 3 year by County \$73,000.00, \$80,000.00 and \$98,000.00 for Clackamas, Multnomah and Washington Counties. In history you may recall Troutdale has had 2 Enterprise Zone companies apply and the first was Fed-Ex and it was a basic 3 year program exemption that Fed-Ex received that followed the 2 years of construction and process exemption that they received. The second company was the Troutdale Energy Center which they applied for an extended abatement and we brought that discussion to the Council and there was an extended enterprise zone agreement approved with the Troutdale Energy Center and then the project ultimately was cancelled by the project sponsor. The program was adopted in Resolution No. 1901 back in September of 2007. There is a number of minor revisions, clean-ups, texts and wording that are included. Our current policy has a program of existing job quality criteria that is the average of all hourly, full-time wages must be 150% of the Oregon minimum wage for the 3 year tax abatement. Legislature made changes in its last session which changed the minimum wage statutes and put into effect a series of increases as well establish 3 different zones within the State with 3 different scales of minimum wage required which is outlined in Exhibit D. There is a standard rate that applies, there is a non-urban counties area that applies and then there is a Portland Metro area which applies. In the Portland Metro area we fall into that category based on these changes that are outlined in Exhibit C and the changes in the minimum wage rate there would be an escalating change in the required minimum amount that the enterprise zone company would have to pay over the course of their 3 year or 5 year program based on how our existing policy is readily in place. Starting out with \$14.63 an hour and ending up at \$22.13 an hour before they completed their 5 year period. While those are desirable wages it becomes a challenge for a large production environment for those level of hourly rates to be required. One of the other aspects of the changes that are proposed is to address the change in the criteria. The ORS provides for and many other jurisdictions make use of the criteria the ORS provides for which is compensation criteria rather than strictly the hourly wage which allows companies then to qualify meeting the job quality criteria by counting not just the hourly amount but also the benefits that are paid. It encourages not just wages but it encourages jobs with benefits rather than just jobs. See changes in Exhibit B.

Mayor Daoust states those are the 2 main changes. We're going from 150% of the minimum wage to 125%. That's one change, right?

Erich Mueller responds we're going from 150% of just the hourly rate to 125% of the hourly rate being both wages and paid benefits combined. That's the first change. The other bullet points there in Exhibit B are there to support the definition of that change.

Mayor Daoust states if we left it the way it is right now we require them to pay \$14.63 an hour. If we changed it today we would only require \$12.19. We're basically saying we're going to lower it a little bit.

Erich Mueller states that's in recognition to the change that the State made to the minimum wage. There hadn't been a definitive rate change in the scale since 2003 I believe. There had been some adjustments but there hadn't been a change on the ORS scale since prior to that. The State made a substantial change in the minimum wage scale since we had adopted the program back in 2007. Back in 2007 150% requirement resulted in \$11.70 an hour. That was the requirement. The State has made a significant change such that we move closer to the target where we had been and why we were trying to encourage that higher rate. This helps by adjusting both the formula as well as the percentage. It helps us adjust to the expectation that these aren't minimum wage jobs. These are jobs pay more than minimum wage and they also provide benefits. That's the nature of the change in the configuration on those proposed edits. The other major change besides some of the editorial is the extended 5 year program effectively reflecting what the City has done in the past clarifying and making it part of the policy that indicates that the Council may, it's not obligated to, it may extend the basic 3 year agreement for up to another 2 years for a total of 5 years.

Councilor Morgan asks, besides compliance with the State requirements for work source, minimum wage requirements and wage requirements for full-time workers what else does this do?

Erich Mueller responds I attempted to make as few changes as possible to the existing policy. The primary goal was to remove what I viewed as a disincentive for a company to consider an enterprise zone investment given how our current policy was structured and what that wage formula would result in. In order to make us not undesirable to land a project. We're making use of additional State requirements to our advantage.

**Councilor Wilson left the meeting at 9:33pm.**

Mayor Daoust states we have to come up with a new enterprise zone language in a year and a half anyway.

Erich Mueller states yes and no. Not necessarily. The existing authorization expires on June 30<sup>th</sup> of 2018. The process then is a window open 6 months before that. The existing zone sponsor can apply to what is referred to as re-designation. So we'll basically apply back to the State requesting that they renew our enterprise zone for another 10 year term. We'll have to work with the State at the point and it could be a little bit challenging for us because the local economic hardship requirements are still a requirement. The standard criteria is household median income is 80% or less of the State median income or unemployment rate is 2 percentage points or more above the State unemployment rate. Neither of those are ones that we could qualify on today. The State over time has developed additional criteria that can help build a straight sufficient local economic hardship that their director can feel comfortable approving a new application or a re-designation. I'm reasonably hopeful that should the Council choose to pursue a re-designation that we will hopefully be able to qualify.

Mayor Daoust states given Project Piper it would be prudent if we approve this resolution tonight. Is that the bottom line?

Erich Mueller states Project Piper is sort of what's driving why it needed to be brought to you today. I think really anytime since the State had adopted the change in the minimum wage structure created those 3 different categories and so forth. The policy needed to be updated. We simply didn't have a potential project looming that kind of prompted it to the front of the line. This is a generic program and it would apply to any enterprise zone applicant. If Project Piper doesn't go forward whoever might be the next company that might decide to apply for the enterprise zone this would apply to.

Councilor White states one of the things I would like to see added would be possible additional incentive if we attracted a business to the TRIP property that would utilize the Troutdale Airport and there's something we talked to the Port about, there's 4 years before their plan to shorten the runway and narrow the runway and pretty much diminish the operations down there, if we could somehow attract a business to the TRIP property that would utilize the airport and maintain its current size saving a lot of businesses that are currently down there I would like to see some effort to write some language like that into this ordinance. Even if it has to come separate and down the road I understand. I think we owe that airport a last ditch effort to maintain its current size and operation. If we could attract someone that's going to use that airport for shipping purposes or landing business jets it's going to need that additional runway space. This Councilor would be willing to provide an additional incentive because it helps some long time businesses that are currently down there and would keep them from having to relocate or lose them altogether. I consider it a great valuable asset to the City of Troutdale.

Erich Mueller states I think I understand what you're saying and off the top of my head I don't quite know how to think about structuring an incentive in that regard. I wouldn't suggest it if it's probably something that we could have flexibility to address an extended abatement agreement. The framework and structure around the 3 year program is more structured by the State program so the local has a little bit less flexibility to be creative there. Potentially if there was somebody that came in and wanted to help provide an incentive under a 5 year program there potentially might be a way to draft that into the extended agreement because each applicant from extended abatement program requires an individual writ agreement between the zone slots and the company. That could be something that we could insert into exactly how that would look like we would need to talk to the company to find out what we need. It's certainly possible to do. Since its resolution based it's a little bit easier to accomplish versus an ordinance.

Councilor Morgan states I have a motion if there is no more debate. I move adopting of a resolution revising and updating the Columbia Cascade Enterprise Zone Program Policy.

Councilor White asks is there going to be public comment? I see some hands.

Mayor Daoust responds I don't think so. I'll second that.

**MOTION: Councilor Morgan moves to adopt the resolution revising and updating the Columbia Cascade Enterprise Zone Program Policy. Seconded by Mayor Daoust.**

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

**Motion passes 5-0.**

**10. DISCUSSION:** A policy discussion for an extended Enterprise Zone Agreement for a fourth and fifth year for a potential project in the Troutdale Columbia Cascade Enterprise Zone.

Erich Mueller states this one is more related specifically to Project Piper and what has been communicated. As mentioned in the Budget Committee meetings the City is under 2 strict NDAs so we're not in a position to comment about the specific company. I will say that there is not a definitive deal, there are continued discussions and continued interest but the dotted line hasn't been signed. There is an interest on Piper's standpoint to see how the City will approach the enterprise zone update that was addressed in the previous item because under the 3 year program a company applies and it's processed administratively and it doesn't need to come to the Council. They've also requested, made an inquiry and desire a consideration of the 5 year extended program. As I mentioned, Project Piper is a hypothetical or potential project. The anticipated investment exceeds \$150 million so it's similar scale and scope in some ways to the Fed-Ex project. Their job configuration is distinctively different from Fed-Ex's job configuration whereas Fed-Ex has lots of shortened shifts with peak volume with a large number of people in and when the trucks come in and so on. There are no 8 hour shifts. This potential company has a typical model of full-time, 10 hours a day 4 days a week type of schedule. They operate on full-time jobs and they have some seasonality just to give them some volumes and terms of activity but they are full-time with a larger number of full-time year around positions. From the preliminary discussions they're going to be able to meet the criteria that was established in the item that was just adopted. The extended program based on the State's statutes specify that there is additional criteria that are required in order to have an extended agreement. One of the significant items in other jurisdictions that are in the Urban Growth Boundary area that had extended programs is a 25% Community Service fee. A service fee is typically charged on the taxes that they are going to be able to abate based on the enterprise zone program. It varies a little bit jurisdiction to jurisdiction. I tried to zoom in on nearby and Gresham to see what they do and how they have a program. A side note, most of the other jurisdictions that I've looked at have adopted a policy program that basically assumes everybody is going to get a 5 year. I didn't feel that as though that was something this Council would be necessarily interested in entertaining at this stage given the limited number of applicants we've had. We don't have a lot of familiarity with the process. Portland being the largest has 55 different companies currently active.

Mayor Daoust states basically you want Council direction on the terms of the Community Service fee so that a decision and approval could be made early next year. You're looking for Council direction tonight on how we want to structure a Community Service fee?

Erich Mueller responds that is the prime aspect of the differential terms of additional conditions that I'm looking for guidance on. Troutdale Energy Center had a Community Service fee that was part of what Council adopted as part of the extended abatement program. This is another one and what I'm suggesting here is what I've seen in Hillsboro, Portland and Gresham. Those jurisdictions apply 25% of fee for each of the 5 years or all 5 years. What we had done with the Troutdale Energy Center was what we used to do which is apply the fee only to the 4<sup>th</sup> and 5<sup>th</sup> years.

Mayor Daoust states if we did it all 5 years your estimate is we could bring in \$2.4 million over that 5 year period.

Erich Mueller responds that's definitely an estimate. The estimate is based on other estimates.

Councilor Morgan states my recommendation is to be in line with other cities and would be to direct staff to begin to negotiate 5 years at 25%.

Councilor Allen states basically we have an enterprise zone to attract companies. What about during the build process? Those who use local contractors to do the actual build? It benefits us if we have a strong local company.

Erich Mueller responds I have not seen anything that specifically addresses use of local contractors in any of the other policies.

Ed Trompke states I don't know that there's a need for that. I feel like there is a good local work source and workers that come from not too far away.

Councilor Allen states I wonder if maybe we can encourage local work sourcing.

Ed Trompke states we can encourage it. I don't know that any other cities here do it because it hasn't been a problem if you do have a skilled work source in construction trades.

Mayor Daoust states you want Council direction tonight so you can bring something back in writing next year which at that time it would be more appropriate for public comment. What degree when we do get it back in writing once Project Piper makes a decision to come out to what degree is this negotiable with them? Are they going to look at our written 4 and 5 year programs and suggest something different, are you open to that? Is that a possibility that they would be involved also?

Erich Mueller states certainly the negotiating process is going on with them over drafting the language. They certainly as a business want to pay the least amount. So of course

they're in favor of not paying more fees. The trade-off as I mentioned is that there is a significant tax benefit for them in the range of about \$9 million dollars in gross.

Councilor Morgan asks, can we have clarification what work source you eluded to?

Erich Mueller responds the work source requirement was something in the existing program. That is part of the State statute requiring that the 3 year or 5 year program of the company had entered into a 1<sup>st</sup> Source Work Source Oregon agreement which is the way our language is talked about if we're targeting East County you can't make it a firm requirement that you can only hire people from a certain geographic area because it basically becomes a discrimination on folks that don't live in that area. The work source agreement is to target East County. There's also a business procurement plan expectation and they're also supposed to work toward buying local.

Mayor Daoust states I'm agreeing with Councilor Morgan. If we're going to provide Council direction on assurance of a community service fee I'm okay with the 25% for 5 years. I hear Councilor White about the airport use credit although I'm a little less certain how we would word that. I'm not sure how we could handle that one but maybe you could think about that. That's going to be tougher.

**Craig Ward asks, so we're to proceed then with essentially the Gresham model?**

**Mayor Daoust responds yes. Councilor Ripma, are you okay with that?**

**Councilor Ripma responds yes, I agree.**

**41. MOTION: A motion to offer defense of pending litigation.**

## **12. STAFF COMMUNICATIONS**

Craig Ward, City Manager, states the December 27<sup>th</sup> meeting is potentially on the calendar in case the Council chose to have a meeting. At this point I'm not aware of any agenda items for December 27<sup>th</sup>. Beyond that I have some final thoughts since this is my final staff report. I've been guided by a phrase I heard somewhere, when they go low we'll go high. In that spirit I want to acknowledge my gratitude for the honor and privilege of being your City Manager for 6 years. Any credit I claimed during that period must be shared and rightfully so with the Mayor, City Council and the staff. Together we weathered some pretty heavy storms but we kept Troutdale moving forward and I'm proud of that. I am happy to announce that with a little bit of luck on Project Piper the Troutdale budget should be sustainable. I'm proud of the role that I and the Council and the staff have played in that. I would like to take you back to Troutdale in 2010 when we were climbing out of a situation where we had some pretty substantial layoffs. At the time the economy generally seemed to have bottomed out but our property tax revenues were sliding. As we were looking at budget forecasts and we were looking at how we were going to deal with issues we had a lot of challenges. I've already spoken to one of the roles that Mayor Daoust played in encouraging us to be optimistic and we have had no layoffs in my tenure.

We spent a lot of time in 2010 assessing development options for the Urban Renewal Area. One of those that we found was that in order to see the property redeveloped and have it taken seriously we needed to clean up the contamination of the site. In November of 2010 the voters passed the bond to fund the new police station. I know many of you were involved in that and I applaud you for that. One other point, in December of 2010 Jim Kight was Mayor and in 2011 we were full speed ahead in building the new police facility which was accomplished on time and on budget. We had some distractions in 2011 aside from building the police station. Remember the shed investigation? That was sucking a lot of political capital and a lot of staff time and a lot of attorney's time. It was intense. I'm happy to remind everyone that that situation was resolved out of court and all permit conditions were satisfied and patience and persistence paid off. I want to complement the Council because I know that you and the Council members were under a lot of heat on that issue as was I. We also continued working on an MOU with Eastwind and it was another quiet year in Troutdale. In 2012 the Troutdale Energy Center gave us hope. We kept working on Urban Renewal and there's never been a year that we haven't continued to crank away on that. We had to address how to evaluate demolition cleanup costs throughout all of the properties in the Urban Renewal. In 2013 we had the big debate about the 3 City Merger. This was a bad idea that I was glad to see aborted. There was the downtown visioning which was an interesting exercise that showed us where Troutdale's downtown area can go in the future. We proceeded on our City Hall efforts and conducting a space needs assessment. We had our first notice of the Draft Flood Insurance Rate maps that were coming out and we had the Troutdale/Fairview Fire Study that we worked on with Portland State University early in the fire contract negotiations. We had the issues on Edgefield North and what they wanted to do. Those blackberries have all been cleared out. We had serious issues with Edgefield McMenamins and Planning. Which happened to coincide deeply with the change in State Code on marijuana dispensaries as far as a timing standpoint. We got a grant and we had the participation of Eastwind to create the Sandy River Access Plan. Somewhere in all of that I accepted the responsibilities of being the acting Planning Director and the acting Facility Manager along with being City Manager. In 2014 both the police department and the emergency services fire contracts were both negotiated and to be executed in implemented in 2015. The Historic Highway restoration and the Centennial Celebration were beginning to be planned. We did a lot of work on Bike Hubs and Gorge Bike Hubs planning processes and a lot of work on Public Facilities and started revising the Development Code all in 2014. We negotiated an exclusive negotiating agreement with Eastwind. Nothing however, could eclipse my memory that year of Emilio Hoffman and the tragedy at the high school. Our police were outstanding. Everybody from the school resource officers who first responded to Joel Wendland directing the SWAT team and Scott Anderson and Doug Daoust leadership speaking on behalf of the community and leading us through that nightmare. This has been the longest 6 ½ years of my professional life. Troutdale has been a challenge and that continued into 2015. Fire and Police contracts came to fruition and we bask in the glow of our professional and cost effective emergency services. We developed options to team up with other entities to expand our recreation program and that took a lot of time and energy and the result was ideal by which I mean Fairview and Wood Village are doing their own recreation programs now. Which is exactly what I and Mollie King really hoped for. Meanwhile the quest to advance the Urban Renewal Area continued. The sheep pit was removed that year and we got the

EPA Brownfields grant which we are continuing and are close to completing. Thank goodness to Councilor Allen. I applaud your decision to suspend City Hall planning because we have enough on our plates this year. There's a lot of complicated issues surrounding that and I'm looking forward to coming to your Grand Opening and standing in the back of the crowd and clapping when I see the New City Hall. In 2016 we got an Urban Renewal Area letter of intent executed and it is being implemented. We have a growing and improving partnership with the Port of Portland for development of TRIP that will be very important to us in the future. I will count as one of my career highlights my advice to hold out for more than the PDC was offering of the postal service. That was a tough decision on the staff to make. I'm proud of the decision I made and I'm proud of the decision that the Council made. As Erich showed in the mid-year Budget Committee meeting we have reached to be confident that our general fund may soon be sustained and that's a very proud comment. It is my privilege to acknowledge our outstanding staff. I think that has improved fairly recently and I have to admit that Erich Mueller has been invaluable. His guidance has kept Troutdale on course during all of the struggles we've had. Along with senior staff who performed responsibilities professionally and ethically. I'm going to list a few names and I know I'll probably forget some and I apologize for that. Amy Pepper, Chris Damgen, Daron Smith, Denise and Mike Sorensen, Ed Trompke, Joel Wendland, John Copeland, Kelley Graham, Marc Shrake, Mollie King, Monte Reiser, Noel Deal, Sarah Skroch, Scott Anderson, Steve Gaschler, Tim Seery and Travis Hultin. All these people were rocks as far as I'm concerned as I was working here and I could always depend on them to deliver what they said they would do and to give me their ethical and informed professional feedback to issues that were pending. I've been very fortunate to have the support of Mayor Daoust during my tenure. Doug was an excellent Mayor and the kind of professional that every City Manager hopes to serve. Thank you. And thank you also to John Wilson, Larry Morgan, past Councilors Norm Thomas, Matt Wand and Eric Anderson and the rest. Finally, I want to wish Ray Young good luck. I hope that the skills that Ray brings to Troutdale in this job will depend more upon his experience as a Judge than upon his experience as a divorce attorney. I also wish good luck to Casey Ryan and the new Council. It's been a wild ride for me but I'm confident the City is on the right track now. In closing, I can only say thanks and good luck, Troutdale.

### **13. COUNCIL COMMUNICATIONS**

Councilor White states I wanted to thank the Multnomah County Sheriff's Office, SnoCap, Public Safety Advisory Committee, Walmart and Jon Brown's family and everyone who participated in the Annual Toy Drive. That was another big success. I feel like the weir needs to get on the agenda sooner rather than later. I'm also concerned about the Bicycle Hub with some loose ends and there is some time sensitive grant money that's at stake. I want to wish everyone a very Merry Christmas.

Councilor Allen states the Toy Drive was good. I want to thank Craig Ward for his service to the City as well as Mayor Daoust, Councilor Wilson and Councilor Brooks.

Councilor Ripma states thank you Doug and John and Corey and Craig for your service. I wish everyone a Merry Christmas and Happy New Year.




Councilor Morgan states I echo the same sentiments to Councilor Brooks and Councilor Wilson and to Craig Ward and his wife Jill and Marianne and Doug in your new journey as being a public citizen. Merry Christmas and Happy Kwanzaa.

Mayor Daoust states I only have one thing tonight. I want to appoint Casey Ryan to the East Multnomah County Transportation Committee and that's an outside committee so I can go ahead and appoint him and Casey can take my place. I want to wish everybody a Merry Christmas and a Happy Holiday season.

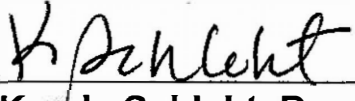
**14. ADJOURNMENT**

**MOTION: Councilor Morgana moves to adjourn. Councilor Allen seconds. The motion passes unanimously.**

Meeting adjourned 10:25pm.

  
\_\_\_\_\_  
Casey Ryan, Mayor  
Dated: 5/17/17

**ATTEST:**

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

# CITY OF TROUTDALE

City Council – Regular Meeting

7:00PM

Tuesday, December 13, 2016

## PLEASE SIGN IN

Name – Please Print	Address	Phone #
Paula Goldie	Troutdale	
Luc Moriarty	Bain	
Bill Owen	Mult. Co. Drainage District	
Randy Laney	TROUTDALE	
Robert Canfield	Troutdale	
PAUL WILCOX	TROUTDALE	
Bruce Wagner	Troutdale	
Diane Castillo White	Troutdale	
Carol Allen	TROUTDALE	
Jamie Franz	" "	
TANNY STAFFINSON	" "	