

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

Tuesday, June 17, 2014

1. Roll Call

Mayor Daoust called the meeting to order at 7:28pm.

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

ABSENT: None.

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

GUESTS: See Attached.

2. A discussion on the sale of City property, and purchase of property.

Erich Mueller, Finance Director, reviewed his staff report (copy included in the packet).

Councilor Anderson stated if we want to entertain the sale of the old city hall building we would need to deem it surplus property, if I am reading the report correctly. We would also have to identify it by itself as a line item on an agenda, to discuss it and hold a public hearing on it. But first the Council has to agree by majority that we would like to sell the old city hall.

Craig Ward replied that is correct.

Mayor Daoust asked when would the appraisal be part of the discussion?

Craig Ward replied we have already conducted an appraisal on that property and the parking lot across the street.

Councilor Anderson asked Craig, do you think that the City owns any “surplus” property that we should entertain selling, and furthermore do you think we have needs in the future, i.e. city hall, that we should anticipate buying property for?

Craig Ward replied until we deal with the city hall question, meaning a space needs and the location of a city hall, I don’t see any downtown property as being inherently surplus. There may be small parcels of property that the City owns - I know of a park that is really almost only available to the adjacent property owners. I haven’t gone through and identified every property and had a discussion with staff as to whether or not those could be surplus. But in

the downtown area, which I think is really the focus of the Council's concern and has been for some time, I don't think we should declare any property as surplus until we have gone through a deliberative process to decide which properties may be best suited for a city hall.

Councilor Anderson stated I am not talking about just downtown. I am interested in any City owned property that staff feels that we could live without, or is there property that we should acquire. I think that is the subject of this work session. I think we need to come up with specifics.

Craig Ward stated if you want me to do an analysis of all City owned properties and establish some criteria for whether or not those have a clear public purpose at this time, or if they should be retained for a future public purpose, I can do that with the help of the Public Works Department.

Councilor Anderson stated I would like to see that.

Mayor Daoust stated the Council could declare the old city hall as surplus. That is a decision we can make.

Craig Ward replied it is. You are free to do that as long as you follow the procedure outlined.

Councilor Ripma stated we did authorize a process that we were going to follow for dealing with the new or refurbished city hall question and we are not done with that yet. It is really premature and it would be inconsistent with the direction we gave staff, and the authorization to spend money on a space needs study. Can't we wait for that? That is what we agreed to as a Council.

Mayor Daoust replied yes. I don't mean to throw the timeline off. It is more a question of how or when we would have that discussion on the old city hall.

Councilor Ripma replied after we decide whether we are going to refurbish it or not.

Mayor Daoust stated if at a work session we were talking about old city hall and what to do with it or what not to do with it, whether to sell it or keep it, would that all be discussed in one work session?

Craig Ward replied it could be. I suspect that it won't be. The reason for that is that we will have to go through the process, which may take more than one work session just to discuss space needs overall. I think that the Council could preempt that and simply reach a conclusion, but I doubt that we can have that discussion in one simple work session. I really think that we need to deliberate more on our space needs and the potential location.

Mayor Daoust stated I understand that. Maybe that is the most difficult property to discuss. Maybe there are some other simpler properties to discuss, like the old police station site. Do we have an appraisal on that site?

Craig Ward replied we do not.

Mayor Daoust stated what do we want to do with that site? We need to discuss that. Do we want to sell it or keep it? There is a lot of discussion that needs to be done just on that one piece of property.

Councilor Allen stated I think that it would be nice to get an opinion as to whether or not we want to supplement parking in the downtown. That would help determine whether we are going to use it for parking, which it is currently being used for, or whether we don't want to do parking lots in downtown. Are there any opinions or thoughts on that?

Councilor Thomas stated I think we only had an exception for 1-year on the parking lot at the old police site. Don't we have to do something with that soon?

Craig Ward stated we were given 1-year by the conditions of the conditional use to come to a conclusion about the future use of the property. I believe that was done in November or December.

Erich Mueller stated I think it was late summer or early fall.

Councilor Anderson stated Councilor Allen, to your point that could be part of the whole discussion. It could be an Option A and Option B. Option A could be sell and this is what it is worth and this is what it could be used for; Option B would be if we want to keep this parking lot here is what we would have to do and this is how much it would cost. We could weigh the two options against each other.

Councilor Thomas stated parking is an issue for the downtown and for growing our downtown. There are some things that need to be discussed before we just say lets sell it. Craig, I think I know what park you were referring to. We looked into selling that before but because of the way that it was given to us we couldn't sell it. You might want to look into that.

Craig Ward stated there is a lot of work in evaluating each piece of property that the City owns. The broad way in which Councilor Anderson asked the question suggests that there is a lot of work to be done to identify each property, establish criteria, and weigh each of them according to those criteria and then bring a report back to you. My guess is that will take us a couple of months.

Mayor Daoust stated we could have one work session to just deal with that. The second work session is the old police station site where we can talk about parking. I do know there is probably a potential buyer for that site if we wish to sell it that may in turn develop that as parking; it would be a private parking lot. Maybe we should tackle these one at a time.

Councilor Anderson asked do we want to give staff direction to look into the liquidation of the former police building site, or converting it into a permanent parking lot.

Councilor Thomas stated we need an appraisal of the property.

Councilor Anderson stated if we are going to sell it we will need an appraisal.

Councilor Allen stated the private parking you are talking about would otherwise be on the street, and we gain nothing.

Mayor Daoust stated Bremik might be interested in buying it for parking.

Councilor Anderson stated I am comfortable delegating to staff to put everything together on the sale of or retention and conversion to permanent parking of the old police site.

Mayor Daoust stated for that site there are other options besides parking like enlarging Mayors Square. Parking is not the only answer.

Councilor Anderson stated if we sell it, it doesn't necessarily mean that it will be parking.

Mayor Daoust stated it sounds like we need a work session and an appraisal done on the old police station site.

Councilor White asked are there any restrictions with the bond?

Erich Mueller replied there wouldn't be any limitation on us selling the property. The bond provided funds to make site improvements, which we interpreted as removing the old building. We have performed those site improvements. Nothing in the bond language requires us to retain the property or to use it for any particular purpose. **(Note: Erich misspoke – the actual language of the bond measure explicitly provides for the demolition the old building. This corrective notation was made at the direction of the Council at the July 8, 2014 meeting when these minutes were approved.)**

Craig Ward stated if I understand the Council's desire there is a consensus for staff to proceed with an appraisal and bring back a report on the former police station site. If there are no objections I will proceed with that understanding.

Councilor Thomas asked is the entire parking lot included in the police station site; is that one parcel of land?

Craig Ward replied it is one parcel of land as I understand it. We are still waiting for Multnomah County's decision on the exception to the rule for access onto Buxton. We have the 1-year timeframe where we need to address the question of whether or not we are going to pave the parking lot or are we going to do something else with that site.

Mayor Daoust stated we need to have this work session before our 1-year conditional use is up and we need to decide on the gravel parking lot and what we are going to do with that.

Councilor White stated I like the idea of getting a comprehensive list of all of our properties. I think I would need to see that before I can make a decision on any of these other specific properties.

Craig Ward stated getting the list of properties isn't that difficult. It is really the criteria and judging each one against criteria that will drag the process out.

Mayor Daoust stated another discussion is on properties to purchase. I know that there has been some discussion about purchasing the Windust property next to the new police facility.

Craig Ward stated really the first question we have to answer is what purpose we would purchase the property for. We all know, and the public is well-aware, that the location of city hall is a big issue for us and that property is certainly a candidate, among several others including property we own. I don't know what other kinds of purposes the Council may be considering, but we do have to declare our intention to acquire it for a public purpose.

Mayor Daoust stated all of these discussions circle around city hall. What are we going to do about a city hall?

Councilor Anderson stated we have the transparent process for city hall and it just needs to run its course. When we get the space needs study then we have to decide which space is best for our needs.

Councilor Thomas stated some of the other stuff revolves around the issue of whether we contract for police or not. There are a lot of contingencies going on with these properties.

Councilor Anderson stated I am really loath to purchase anything to take it off of the tax-rolls if we don't have to.

Councilor Wilson stated we can't unless we have a purpose.

Councilor Ripma stated it is a little premature.

Mayor Daoust stated it could be. When are we going to get around to discussing it rather than batting the ball?

Councilor Ripma stated I think the answer is lets see what happens with the Sheriff, and lets see what happens with the space needs study.

Councilor White stated you run the risk of the property not being available.

Councilor Ripma replied absolutely. We can hardly declare a city purpose when we have so many balls in the air. I agree, it could get sold that is always a risk.

Mayor Daoust stated purchasing a piece of property just speculating that we may need it some day in the future for some purpose is not appropriate for a City Council to do.

Councilor Allen stated it seems like there is an interest in the old police station that we are currently using for parking and we are going to need to move that parking somewhere else. There are limited options as to where we do that. I would think that the Windust property would make a good location for a parking lot to help us with that. We were talking about

needing a place for a kiosk. What safer place to park your bike than right next to the Police Station.

Councilor Thomas stated actually that is usually considered the least safe place; it is the safest place for criminals because nobody is there.

Councilor Wilson stated people with \$2,000 to \$3,000 bikes are not going to park them up there and then come downtown to go shopping. They want their bikes within their view.

Councilor White stated I look at the amount of investment that we already have all around that Windust property. I look at it more as a civic center. If this town is going to have a civic center it is really the only option. There is a connection with the Police Station and Public Works and anything else we might want to put in there – city hall, parking, a free-standing library, or a future fire station. To me when I look at that piece of property it just screams civic center.

Councilor Allen stated or a community center park area.

Councilor Wilson asked do we know when the space needs analysis will be done?

Erich Mueller replied in conversations with the architect we talked about finding a date for the kick-off as the Mayor's Town Hall meeting sometime in July. The first part would be to gather the public's expectation of what they expect to have in a city hall building from a services and function standpoint. Then they need to do the internal interviews and measuring. If we start in July I am hoping we could bring a preliminary report to you sometime in the early fall.

Councilor Allen stated it seems to me that if we don't do the old city hall then the Windust property becomes the next best place for a new city hall. If we go ahead with the police contract with the Sheriff's office that building can actually only hold the patrol portion and not the administration which they would want close by. It is not that we don't have a need for the property, it is that we have too many options, too many needs for the property. I think it would be a mistake for us to let that one go.

Erich Mueller stated in terms of what has been referred to as the Windust property, there are actually two pieces of property between the Police Facility and 257th. There is one lot that is directly across the cul-de-sac and then there is a lot that is behind that over to 257th.

Councilor Anderson stated I think this whole discussion is very premature. I don't think there has been any building on that property in the 18 years I have lived here. I really don't get the urgency. Secondly, we have to do our space needs. We dedicated ourselves to a process that we need to see play out. That may take a year but that is what we signed up for.

Councilor White stated there were other properties mentioned – the Sam Cox property. Out of respect to that family we should make a timely decision on whether or not we are interested in that property. I think they pulled the property off the market to give us time to consider it. The other piece of property mentioned previously is also owned by Mr. Windust

and is near Glenn Otto Park. The City owns all of the property along Beaver Creek from the Caboose until you hit Mr. Windust's property. If that property becomes city owned property we could actually have a trail along the Beaver Creek that comes out right where the footbridge is to go into Glenn Otto Park.

Mayor Daoust asked is that property for sale?

Frank Windust replied yes.

Councilor White stated it could also be used for additional parking for Glenn Otto Park; parking continues to be a problem there.

Mayor Daoust stated we have a couple of imminent purchases we need to discuss, if the Council agrees.

Council voiced that they were interested in discussing these properties.

Mayor Daoust asked if we have a piece of property that we want to consider purchasing what is the process?

Craig Ward replied the proposal made to us previously was that the Cox property be considered as a park, and somewhat similarly the property you are speaking of next to Beaver Creek would be a trailhead/parking lot. Those are both public purposes and they are both legitimate to convene an executive session to discuss. We will proceed to do that if that is your direction.

Councilor Anderson stated I am fine with the parking lot.

Mayor Daoust stated then lets schedule an executive session on those two pieces of property.

Councilor Anderson stated I'm not really comfortable with the other one.

Mayor Daoust stated we can talk about it.

Craig Ward stated we will proceed to schedule an executive session on both of those properties.

Mayor Daoust stated we have the price for the Cox property; we don't know much about the Windust property.

Craig Ward replied we have the property owner's suggested price for the Cox property. We don't have an appraisal on either one of the properties. That may be a subsequent step that we will need to conduct.

Mayor Daoust asked can we have the executive session before we have the appraisal?

Craig Ward replied of course. If I am not directed to conduct an appraisal on these two properties then you won't have the information in the executive session resulting from the appraisals.

Mayor Daoust asked what is the cost of an appraisal?

Craig Ward replied it will be several thousand dollars for both.

Erich Mueller stated I believe the city hall appraisal was about \$6,000. It is a commercial property. The Cox property would fall more into a residential appraisal. I am not familiar with the other piece of property.

Councilor Ripma stated we can have the executive session without the appraisal. I think we should do that and just talk about whether or not we want to go forward with an appraisal.

Councilor White stated I agree.

Ed Trompke stated non-commercial properties might run about \$2,500 to \$3,000.

Mayor Daoust stated lets have the executive session first.

3. Discussion on relocating council meetings and municipal court to the Police Facility Community Room.

This agenda item was rescheduled to July 8, 2014 following the regular council meeting.

4. Adjourn:

Meeting adjourned at 8:07pm.

Doug Daoust, Mayor

Approved July 8, 2014

ATTEST:

Debbie Stickney, City Recorder