

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

Tuesday, October 28, 2014

1. ROLL CALL, AGENDA UPDATE

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

Mayor Daoust asked the Young Marines to come forward and lead the Pledge of Allegiance.

Mayor Daoust asked could one of the Young Marines give us a brief description of your organization and explain what Red Ribbon Week is about.

Young Marine Bryce Tran stated I am from the Lewis and Clark Young Marines. We are a program for youth ages 8 to 18. Our goal is to practice drug demand reduction, which includes Red Ribbon Week, daily healthy lifestyle practices, keeping the community safe, and keeping our body safe and healthy because if we don't do that our future isn't going to be as bright as it can be. This week the Young Marines are participating in Red Ribbon Week which is in honor of Enrique Camarena who was an agent with the DEA. In the 1980's he was captured, kidnapped and killed while he was on a mission for the DEA. Red Ribbon Week is to honor what he did for us while working for the DEA where he helped a lot of people, communities and the nation. We want to spend this week honoring what he did to keep drugs out of our communities.

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

ABSENT: None.

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

GUESTS: See Attached.

Councilor Thomas requested a moment of silence in honor of the students of Marysville-Pilchuck High School, and their parents, in the wake of the shooting that took place last Friday.

Mayor Daoust called for a moment of silence.

2. PROCLAMATION: Red Ribbon Week – October 23 – 31, 2014

Mayor Daoust read the Proclamation.

Mayor Daoust presented a signed copy of the Proclamation to the Young Marines.

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

Paul Wilcox, resident, stated during the reading of the Springwater Area Proclamation at the October 14, 2014 Council meeting, one statement in particular caught my attention. The Mayor threatened that there would be park department layoffs in two to three years if something isn't done. First off, I don't think it's the Mayor call to decide city personnel staffing levels. The current budget calls for 2.5 FTEs, while FY 2011-12 went as low as 2 FTEs. There is not a lot of room to cut without eliminating the parks department entirely. Since budgetary considerations appear to be a major factor in considering a consolidated parks district I decided to take a look at Troutdale's current parks budget. The budgetary history on the City's website goes back as far as FY 2010-11. Rather than recite each fiscal year and its corresponding budget, I have prepared a bar graph comparison (see Exhibit A) similar to what is on the City's site. This chart clearly illustrates the budget variations from year to year. Between FY 2012-13 and FY 2013-14 the budget increased by 40%, almost \$109,000. If the current budget is in fact unsustainable, I think an explanation is in order as to why an increase of that magnitude was approved for FY 2013-14, followed by another small increase for the FY 2014-15.

4. DISCUSSION: East Metro Mediation briefing.

Chief Scott Anderson introduced Tera Cleland. Tera is the new Program Director for East Metro Mediation. Mediation is very important for us and I am glad to have Tera onboard. The Police Department makes referrals at a level where we can try to get people to end their conflict before it gets to our attention. We have been successful in many ways.

Tera Cleland, Program Director for East Metro Mediation, showed a PowerPoint Presentation (copy attached as Exhibit B).

5. PRESENTATION: Mt. Hood Cable Regulatory Commission's new TechSmart Initiative.

This item was taken up after Agenda Item #6.

6. REPORT: Follow-up report on the 2014 Troutdale Kiwanis Cruise-In.

John Leamy, Troutdale Kiwanis, stated I wanted to thank you for the City's financial support for this years' Troutdale Cruise-In. This year was bigger and better than the previous year. We had more cars and greater attendance, and a very happy Downtown Merchants Association. Because of the success this year we were able to make a substantial donation to Doernbecher Children's Hospital cancer program. We will continue to support youth activities including: the Troutdale grade schools Terrific Kids Awards, Key Club at Reynolds High School and the programs we have at the Troutdale

Terrace apartment complex. Even though our program is primarily for kids in the community, this year we were able to do a day project helping a disabled military gentleman and his wife with projects that they were no longer able to do such as cleaning up their yard, trimming the excess overgrowth, interior painting, plus partnering with Home Depot and the Navy SeaBees to rebuild their deck. We were able to help in large part because of your help, and I want to thank you for that. We are looking forward to a bigger and better event next year. We are hoping to have over 200 cars next year. This year Rob and Tana Canfield took video of the Cruise-In which is being shown on Metro East Community Media. I have provided each one of you with a copy of the video.

John Leamy showed the Council a 3-minute trailer video of the Cruise-In.

Councilor White asked is there any thought to expanding beyond cars to motorcycles?

John Leamy replied we invite motorcycles but we haven't had much of a response.

5. PRESENTATION: Mt. Hood Cable Regulatory Commission's new TechSmart Initiative.

Councilor Thomas stated I am Troutdale's representative on the Mt. Hood Cable Regulatory Commission (MHCRC). When the Council approved the MHCRC's budget in June, I noted that the MHCRC was re-thinking how we invest in our community grant funds and what we might be able to impact with sustained funding over time. As you may recall, the amount of money for community grants increased due to the MHCRC's successful negotiation of the renewed Comcast franchise. This created an exciting opportunity. The MHCRC has gone through a thoughtful, research-based process to transform the way we invest in public education. Tonight I am here to announce the launch of the MHCRC's TechSmart Initiative for Student Success.

Julie Omelchuck, MHCRC Community Grants Program Director, provided the Council with a copy of the brochure for MHCRC's TechSmart Initiative (copy included in the packet).

Councilor Thomas stated the TechSmart Initiative is a long-term funding commitment aimed at improving academic outcomes for all students in Multnomah County. The MHCRC plans to strategically invest about \$19 million over the next 10 years in local public schools. We are working with each school district to fund longer-term projects aimed at large scale improvements in education results for all kids in the county. The brochure provides more details on the Initiative. The TechSmart Initiative is aligned with the collective effort of the broader community engaged in the All Hands Raised Partnership. We are also working with Portland State University to help the districts identify effective teaching strategies, and to share those strategies across all districts. The MHCRC chose to focus on education and student success because: 1) a quality education for all students is key to the economic health of our community; 2) studies have identified technology as a necessity to transform teaching and learning environments to support each student's individual educational needs; and 3) the All Hands Raised Partnership provides a common agenda and a set of priority outcomes agreed upon

through an inclusive, broader community effort. The MHCRC is excited to leverage our local cable franchises to positively impact one of our most valuable community assets, our youth.

Julie Omelchuck stated our first inaugural grant went to David Douglas School District. It was nearly a million dollar grant to help support the pre-kindergarten through 3rd grade program at Earl Boyles Elementary School and Urban Learning Center. They have a new Early Learning wing that they just opened. They are focused on preparing their students to be ready for kindergarten. They have done some community studies and found that many of their students were about two years behind the average student when entering kindergarten, so they are focusing on kindergarten through 3rd grade for that center. Their matching resources for our grant was about \$2.6 million. One of the things that was compelling for the Commission was that the Early Learning Center is set up to be a learning lab that will help teachers state-wide. Teachers can come to the Center and observe the teaching and learning environments, so it will be helping to educate outside of this school district.

The second inaugural grant that the Commission invested in under the TechSmart Initiative is with Parkrose School District. It was a \$370,000 grant with a match of \$372,000. Parkrose School District had some bonds that helped them upgrade infrastructure but there wasn't enough funds to upgrade the infrastructure at the high school. We have helped them invest in a school-wide wireless internet system that not only provides internet access within the school buildings, but it also provides internet access on the entire campus footprint. When school buildings are closed students that need access to the internet afterhours can still access the internet. They are also investing in take-home devices for all students at the high school level that can be checked out and taken home.

Councilor Thomas stated the TechSmart Initiative allowed us to partner with other organizations. Prior to this initiative we were just funding projects specific to cable franchise, cable TV infrastructure and hardware type of stuff. The idea behind this initiative is to try and move the needle on education. As we look at today's society kids are using I-pads and other types of small devices for their education. For the students that don't have that option this is a way to help. We are working with Reynolds and some of the other school districts to try to build up some programs. We are also working with Portland State University for the evaluation process. This Initiative is being evaluated and we are looking for things that are happening to show us proof that it is actually moving things the right direction. This Initiative is a result of the extra 3% negotiated in the last franchise; 1% is going to Metro East Community Media or Portland Community Media and the other 2% is being used to fund these grant initiatives. It is a very worthwhile opportunity for us to pursue.

7. MOTION: A motion initiating an amendment of the text of the Troutdale Development Code to accommodate urban agriculture in the General Commercial Zone, as requested by McMenamins, Inc. and referring the matter to the Planning Commission.

John Morgan, Planning Director, stated your code requires either the Planning Commission or the Council, by motion, to initiate any consideration for anything that might amend the Development Code. Before you tonight is a request to amend the commercial zone to allow urban agriculture. The substance isn't before you; this is purely asking you to put the matter on the table and refer it to the Planning Commission who will work through the details of the language. My expectation is that this will be back in front of you within three months. I think the Council is fairly aware of McMenamins interest in this and wanting to acquire the old "Pig Farm" property to use for raising vegetables to be used in their own restaurants. We are not doing anything that is real specific to McMenamins. This is an across the board change in the commercial zone rather than being focused on them.

Councilor Thomas asked why the 100'?

John Morgan stated I am not going to get into a lot of substance but the draft that was put together was based on experiences in other communities and recognizing that having a reasonable setback helps protect both the farm operation from children running through the neighborhood, as well as protects the kids from any of the noise or whatever happens on the farm. The 100' has been determined to be a good benchmark. I am not saying that is what this Council will adopt, but that is what is being put on the table to start the discussion.

Mayor Daoust asked based on what you know, and what we have been talking about lately, would this open the door to any marijuana plantations as urban agriculture?

John Morgan replied the reality is that those will be regulated quite heavily by state regulation. I don't see this in any way as giving a license to someone to grow outside the constraints of what the state law allows. But it is a concern and as we work through the language creation we need to be mindful of that and see that it accomplishes your desires.

Ed Trompke, City Attorney, stated the proposal that McMenamins has suggested for the Planning Commission to start looking at talks about food specifically and not any other consumables. It seems that marijuana is outside of the scope of the text at this point.

Councilor White asked so we are not actually asking for any kind of a zone change, this is just an addition to the commercial use?

John Morgan replied that is correct. It adds urban agriculture to use list.

Councilor White asked will that affect how the property is taxed at all?

John Morgan replied no. We don't know exactly how that particular property will ultimately be taxed. I don't know if this would create an opportunity for an agriculture tax deferral for what they are trying to do. We will learn that as time goes on.

Councilor White asked do you have any information on the sale of that property?

John Morgan replied we have been in discussions with both McMenamins and the County over a partition which needs to be created so that the land can be divided. That process is starting.

Craig Ward, City Manager, stated as far as I know there is no hesitation on either the part of McMenamins or the County to proceed with that sale. The reason that a subdivision is necessary is because the sale that the County has negotiated with McMenamins does not include the area of the Animal Control facility. The lot that the Animal Control facility is located on has to be segregated from the rest of the property.

Councilor White asked is this a temporary use? When I was on the Citizens Advisory Committee McMenamins pitched an amphitheater, housing development, hotel, etc. I hate to see our commercial land go to agriculture when we rely on that little bit of land that we have.

John Morgan replied it is temporary in that all of these decisions are economic in nature. McMenamins is a very unique business enterprise that would find value in putting commercial land to an agriculture use. I can't think of any other organization that would probably do that. They are only doing it in conjunction with Edgefield to create a greater presence of some sort there. Even though this would be allowable in other zones, the notion of highest and best use comes into play. Growing corn is not going to be the same as a market that is selling corn.

Councilor White asked by us forwarding this, we are not in any way recommending it, we are relying on our Planning Commission to review this?

John Morgan replied totally. In fact it says in my report that this in no way influences or pre-disposes the decision to be made by the Council.

MOTION: Councilor Thomas moved to initiate amendments to the text of the Development Ordinance as requested by Steven W. Abel for McMenamins, Inc., and refer the matter to the Planning Commission for a hearing and development of a recommendation. Seconded by Councilor White. Motion Passed Unanimously.

8. PUBLIC HEARING / ORDINANCE (Introduction): An ordinance approving the First Amendment to the Troutdale Riverfront Renewal Plan to extend Plan duration and redevelopment assistance.

Erich Mueller, Finance Director, stated amendments to the Riverfront Renewal Plan have three different categories. Some of them can be done by the Agency on their own (minor amendments). Substantial amendments are very extensive and require high public involvement, similar to the process that took place when the Plan was adopted. The other category is council amendments, which are first approved by the Agency by resolution and then referred to the City Council for consideration by ordinance. This amendment

falls under the council amendment category and was approved by the URA Board last week (Resolution No. 29) and was referred to the City Council for consideration.

This proposed amendment makes two primary changes to the Plan that was adopted in early 2006. One change is to extend the Plan duration and the second is to clarify the redevelopment incentives as an allowed activity under the Plan.

When the Plan was adopted in 2006 the URA was assigned the Plan by the City to implement and manage. The original Plan has a duration of 10 years, which allows for debt to be incurred all the way up until the 10th anniversary of the adoption of the Plan, and would be paid off by collection of the tax increment. There was great enthusiasm when the Plan was adopted but then there were some road blocks and the economic crisis, so a number of things delayed forward action. Recently there has been more activity but we are about 18 months away from our deadline and it would be unfortunate for us to be in a situation where we weren't able to accomplish the projects in the Plan and be able to fund them through the tax increment because we missed the deadline. The typical duration of a plan is twenty years or more. Our Plan adopted a ten year duration. Eastwinds Development has created a development vision which brings in a mix of hospitality including a conference center, hotel, restaurant, etc., as well as relating to the connections and expansion of the 40-Mile Loop and access to the Sandy River. The City and Eastwinds Development LLC have operated in an effective public/private partnership manner for the last several years working on moving things forward particularly related to the Sandy River Access Plan as well as for Brownfield rehabilitation both with DEQ and Business Oregon assistance and programs.

As it relates to the amendment to extend the Plan duration, I want to be clear that all this amendment does is extend the date, it does not in any way change the amount of the maximum indebtedness. The amount of the maximum indebtedness was established when the Plan was adopted at \$7 million. This amendment does not in any way change that \$7 million, it simply moves the date back an additional ten years by which we are allowed to incur that debt.

The other meaningful change in the Plan is to clarify the role of the Agency in being able to assist in the expenses of redevelopment. This is something that is clearly available under the statute, and it is clearly implied in the Plan, but it wasn't as explicitly spelled out as our urban renewal consultant felt it should be. As we move forward toward the property acquisition, I think it will be important to have those abilities clarified in the Plan.

There was a question forwarded to the Council regarding the Agency acting as a partner in financing a development and assisting in the fulfillment of the goals. My terminology, and my intent there, was to clarify that the Agency is going to use financial incentives for redevelopment; they are going to participate in costs at various levels; assist in the financing in that regard, not as the question had been forward in that we were necessarily going to sign on to some sort of mortgage or debt along with any private party. I just wanted to clarify my terminology there.

Exhibit A to my staff report shows the proposed revisions to the Riverfront Renewal Plan in redlined format. The substantial changes are:

- On the first page under the Introduction, the last paragraph makes clear that the original Plan had a 10 year duration and with this amendment we are changing the duration to 20 years.
- Page 2 clarifies the ability to support private development and redevelopment assistance to property owners and developers; financial incentives for redevelopment activities. This reference is made on several other pages throughout the Plan.
- On page 10 under the projects, Item H – Redevelopment through New Construction or Rehabilitation – this section spells out clearly that the redevelopment through new construction and rehabilitation is being added as an urban renewal project. This is important from a terminology standpoint; under the statute that activity is available. That allows for the acquisition of property by the Agency and provides the ability for the Agency to acquire the property and to assist owners or developers with or without financial assistance by the Agency.
- On page 25, Section XI – Duration of Plan – this is where we are changing the duration of the plan from 10 years to 20 years.

Councilor Thomas stated on page 10, Section H – Redevelopment through New Construction or Rehabilitation. Is that referring to the list on page 9? My understanding is that all we can really do is infrastructure as far as urban renewal financing goes.

Erich Mueller replied the ability to do redevelopment through new construction or rehabilitation is a project just like the projects listed on page 9. It is another project category that is allowed under the statute. The redevelopment flexibility that an urban renewal agency has is far greater than what a city has. In terms of pursuing the goals and objectives that are in any particular urban renewal plan, being able to demonstrate that it helps accomplish the goals of the agency and the very broad one of eliminating blight and improving economic conditions, there is a great deal of flexibility. I don't want to categorically state that it is only infrastructure.

Councilor Ripma stated I always thought the original Plan allowed us to support private development and redevelopment through assistance. Wasn't the Agency, under the original Plan, able to acquire property for redevelopment? I just assumed those things were already in there.

Erich Mueller stated having reviewed the Plan with our consultant she was surprised that these items were not in the Plan. Having them more explicitly stated is the common practice. There are some phrases in different parts of the Plan that imply it, but in terms of what the statute allows, you are allowed to spend money on projects. The Plan sort of implies that we are going to do some of those things but it doesn't list it as a project. We are trying to be explicit that these things are authorized. The Plan also implied that we had the ability to acquire property. However, the statute requires that the property to be

acquired be explicitly listed. That was part of what the Second Amendment that URA approved last week.

Councilor Ripma asked are the powers for an agency to be able to support project development, or buy and sell property, are these common powers?

Erich Mueller replied they are very common. In reviewing a number of other plans, and discussions with our consultant, our Plan is much smaller than most. It was very targeted and very focused when it was adopted. Many plans have a much larger area and have a wider variety of tools that they intend to use, many of which would be available to us but our particular zone doesn't have some of those things to apply it to so those things weren't incorporated into our particular plan document because they were not relevant.

Councilor Ripma stated I always assumed that the Agency was going to be able to support private development and redevelopment and to acquire or sell land. I think it is good that we are making it explicit that we can do that.

Councilor Allen stated in the objective A3 – support private development and redevelopment through assistance to property owners and developers. Do we have a dollar figure that we are targeting here?

Erich Mueller replied not at this point. We are simply trying to make clear that this is a qualified project. Projects are what are allowed under the statute for funds to be expended on. This simply provides us the authorization, sort of the framework. What exactly would be done will be some sort of subsequent consideration that the Agency would take based on the specifics. This provides the capability but doesn't specify a dollar amount and certainly doesn't commit anything.

Councilor Allen stated I would think it would be important to any developer to know what they can expect from the City. It's the unknowns in transactions involving money that create ill feelings. I wish we would think about the process and how we are going to go about figuring out how much money we are willing to put into the project.

Erich Mueller stated there are essentially three documents that sort of interact and govern how the URA functions. One is the Plan document, another is the By-Laws and the third document that we haven't taken any action on is the Report on the Plan. That is the document that has all of the financial tables. The statues indicates that you are supposed to demonstrate the financial feasibility of the Plan and estimate the general costs of the projects and the timeline in which they are to be entered into. Ours was adopted back in 2006 and circumstances didn't allow those visions to proceed. Until we have further refinement on what Eastwinds' vision is, we don't really have a way to refine those tables.

Councilor Allen stated I am sure they are anxious to know, so lets think about what that process would be. I am just asking that we put some thought into it.

Councilor Wilson stated we have to know where they are going before we know where we are going.

Councilor Thomas stated I like the idea of the pre-budgeting, but if you don't know what the project is how can you pre-budget for it? We have a budget that far exceeds the \$7 million we can even attempt to borrow...

Councilor Allen interrupted and stated I am actually talking about the process not the budget.

Councilor Thomas stated but we have a proposed budget put together of what we think the project is going to cost. Once the development is put into place and Eastwinds, or whoever buys the property, says this is what I want to do, then we can actually look at the numbers. At this point you are just throwing numbers at a dart board and I don't know what that is going to accomplish. All we are doing here is approving the Plan for the URA to operate under.

Councilor Allen stated I am not talking about the numbers, I am talking about the process to derive at the numbers.

Councilor Thomas stated but the process will be driven by the developer and what they want to do.

Craig Ward stated I think your point is well taken. We do need to think through the process and this is part of that process to anticipate some of those needs down the road. We will have many amendments to the Plan that will be necessary.

Councilor White stated I agree with Councilor Allen, I don't want to give a false expectation. On page 3 where it talks about the trail and access to the Sandy Riverfront portions of the property, it also says, while protecting the riparian zone. I am reading that as the riparian zone is hands off. I just want to be sure that it is clear that we intend to showcase the Sandy River as part of this project. We promised to the voters when they approved this that they were going to have access to the wild and scenic Sandy River. I want to make sure that is not being overlooked.

Councilor Ripma stated just to be clear, what we are adopting, if we approve this ordinance, doesn't commit the City to any financial assistance or to buying and/or selling property.

Erich Mueller replied all this does is clarify that you have those capabilities. The Agency would have the authority to do these things, not that they are committing to do any of them with any particular party or for any particular dollar amount.

Mayor Daoust opened the Public Hearing at 8:14pm and asked, is there anyone here who would like to speak to us on this issue?

Paul Wilcox, resident, stated I want to be clear that whatever I am saying is not a knock at Eastwinds. I read the changes in this document and I counted five references to the City providing financial assistance to the developer. I am kind of wondering where this money is coming from. My understanding from reading the urban renewal paperwork is that there is \$7 million available. My assumption is that a good portion of that is going to be required for infrastructure like water, sewer, road, or the footbridge across the railroad tracks. I am not sure how far that \$7 million will go. If any portion of that \$7 million is part of this financial incentive or assistance, and if it is not part of the \$7 million is it from property tax dollars. It is kind of vague as to what is being talked about as financial incentives and assistance to the developer.

Mayor Daoust stated Erich, can you respond to his question?

Erich Mueller replied what is in the language is to provide the capability, it doesn't obligate the Agency to do anything at any particular dollar amount. A common example is subsidizing system development charges to help incentivize development. In my limited understanding of what the Eastwinds proposal is, there will be several hundred thousand dollars of system development charges that will be required for that development. A typical financial assistance that is provided in an urban renewal area is that there may be a subsidy for some portion of those system development charges. That is what is allowed for under these changes, but it is not an obligation.

Craig Ward stated as development occurs the property becomes worth more and therefore it generates property tax in excess of what it did pre-development. Those property taxes can then be used and re-programmed back into the cost of public infrastructure. The reason we created an urban renewal district was to provide the capability to be able to re-route that money back for the purposes of subsidizing the project. That is anticipated in this. But as Erich has pointed out it will all come down to the nature of the development, how much money is invested, how much property value increase may be generated, and then the decision by the URA of how much of those funds, and that is only for the tax increment. There are other components as well that may be re-invested to help make the project succeed.

Paul Wilcox stated I want to follow-up on Councilor Allen's question, in defense of Eastwinds, I wonder what their expectations might be. There are no dollar figures being spoken of. I don't want their expectations disappointed by you promising something and not delivering.

Mayor Daoust closed the Public Hearing at 8:21pm. The second hearing on this ordinance will be on November 25, 2014 because we will not be having a meeting on November 11th because of the holiday.

9. STAFF COMMUNICATIONS

Craig Ward stated there is no council meeting on November 11th which is Veterans Day. On November 18th there will be a work session at the Police Facility Community Room

on the new city hall space needs. The next regular council meeting will be on November 25th.

10. COUNCIL COMMUNICATIONS

Councilor Thomas thanked Chief Anderson for reaching out to the Marysville-Pilchuck High School community and offering assistance.

Councilor Ripma stated we have a tradition in Troutdale of kids coming downtown on Halloween night, which is this Friday. I want to invite anyone, parents and kids, to go down to the Depot where the Troutdale Historical Society will have at least a couple of witches there from 4-6pm with goodies.

Councilor White stated I attended the fund raiser for Officer Potter. I appreciate everyone who showed up.

Councilor Allen stated for those concerned about how much they pay for fire service on the east side of the Sandy River, that issue is still being worked on and has not been dropped. The first home I purchased was in Marysville, Washington so it hits close to home.

Councilor Wilson reminded folks to get their vote in; exercise your right. Every vote does count.

Mayor Daoust stated every vote does count. Last Monday I had the extreme good opportunity of meeting with the Cub Scout Pack 177. The Police Facility Community Room was filled with Cub Scouts and their parents. They wanted to know what a mayor does. They had some good questions.

This week I was at a mayors and county chairs meeting with Tom Hughes of Metro. The mayors and county chairs from Multnomah, Clackamas and Washington counties get together and talk about issues common to us. One of the discussions was on the Urban Growth Boundary (URG) Report that is in draft right now. This council previously discussed the idea of proposing an expansion to the UGB south of the City.

Metro uses a model that takes into account future populations that are moving into the Portland Metro area, and the zoning that the cities currently have or that they wish to have. The model predicts whether they need to expand the UGB or not given all of the assumptions that are put into the model. Input from each city is included in the model. I got the impression that Metro was going to recommend that there is no residential needs to expand the UGB. There are a few cities that are actually increasing their density within the UGB; Hillsboro being one of them and Cornelius is another one. Milwaukie on the other hand is proposing to reduce density. When you add all of these things up and Metro runs it through their model, I was getting the impression that the bottom line was going to be no residential needs for additional UGB expansion, which is I think what we were talking about proposing in the next round. It is too late for Troutdale to get involved in this round. There is some discussion about the City of Portland increasing density and taking

on so many thousands of residential units. Damascus is a big question mark as to what to do with them in the Report. Right now, at least from what I heard, they are not included but they are waiting to see how the November vote turns out on their comprehensive plan. If Damascus was included in the UGB there is quite a bit of potential to add more residential units just in Damascus. Wilsonville wants to add single-family housing to match the commercial and industrial development that has been going on in their city for the last few years. There are all these factors being put into this model. Along with this there was a housing preference study about what type of housing people prefer, and how far they want to live away from work. That is all included in this analysis.

Councilor Anderson stated East Metro Economic Alliance will be hosting Metro at our December 13th meeting to discuss the Urban Growth Report.

Mayor Daoust stated on Wednesday, November 12th at 10am the Multnomah County Sheriff's Office will honor those in the agency and in the community who have made significant contributions to their agency during the past year. They have invited us to attend the awards ceremony at the Multnomah Building – 501 SE Hawthorne. Officer Jeremy Costello will be receiving a Life Saving Award.

11. ADJOURNMENT:

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

Meeting adjourned at 8:33pm.

Doug Daoust, Mayor

Approved November 25, 2014

ATTEST:

Debbie Stickney, City Recorder

Exhibits referenced in these minutes can be located in the meeting packet or in the microfilmed copy of the minutes.

