

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

Tuesday, October 22, 2013

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

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

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

ABSENT: None.

STAFF: Craig Ward, City Manager; David Ross, City Attorney; and Sarah Skroch, Deputy City Recorder.

GUESTS: See Attached List.

Mayor Daoust asked are there any agenda updates?

Craig Ward replied there are no amendments to the published agenda.

2. PRESENTATION: Certificate of Appreciation for the volunteer project at Columbia Park.

Mayor Daoust stated I have a plaque and Certificate of Appreciation to present to the Church of Jesus Christ of Latter Day Saints. The certificate reads “The City of Troutdale wishes to express its appreciation for your service at the Volunteer Service Day at Columbia Park on September 14, 2013. Over 150 volunteers from the LDS Church and the City of Troutdale spent more than 500 hours helping to restore and beautify the Imagination Station play structure and park grounds.” I think that was the second time that the Church has come and worked on Imagination Station, a playground that is very dear to my heart. Some of the things that they did were: sand railings, stain the wood surfaces, sand and paint the entire wood structure, restore artwork that children put on the play structure, remove fencing on the north side of the toddler playground, rebuild the brick entrance to make it ADA approved, remove shrubs around the dumpster and replace with arborvitae, trail maintenance in the wooded area, trim trees and vegetation around Imagination Station, and add another top row of wood railroad ties where they needed to fill in with fiber fill. That’s a lot of work and we’d really like to give the folks that are here tonight this plaque.

Rick Craft and Tina Kofoed accepted the plaque on behalf of the Church of Jesus Christ of Latter Day Saints.

3. PROCLAMATION: Red Ribbon Week

Mayor Daoust read the Proclamation.

Three Lewis and Clark Young Marines were present to accept a signed Proclamation.

Mayor Daoust stated I felt that the Proclamation of Red Ribbon Week was very important. It's a huge issue within our city like it is in every city. Parents need to know where to go for help if they think their children are involved in drug and alcohol use. There is a group of parents that meet called Parents of Addicted Children Together (PACT). They meet on the 2nd and 4th Tuesday's from 7:00 to 8:30pm at the First Baptist Church 224 West Powell in Gresham and are open to others joining them. The reason I'm mentioning this tonight is that there might be some parents listening to the broadcast that might want to get engaged with another group of parents that are struggling with this.

4. PRESENTATION: Safe Routes to Schools Program – Walking School Bus video.

Mayor Daoust presented the Walking School Bus video starring Troutdale Elementary School students and staff and written and produced by MetroEast Community Media.

Several of the students in the video were present at the meeting.

5. CONSENT AGENDA:

5.1 ACCEPT MINUTES: September 10, 2013 Regular Meeting and September 24, 2013 Regular Meeting.

MOTION: Councilor Anderson moved to adopt the consent agenda. Seconded by Councilor Thomas. The motion passed unanimously.

6. PUBLIC COMMENT: Public comment is limited to comments on non-agenda items.

Claude Cruz, Troutdale Chamber President, stated I have 2 brief topics that I'd like to address. The first is that we have parking issues on the main street downtown. We've beat this horse pretty hard in the past but apparently there is no direction for resolution. I put down a few thoughts in the form of a letter. We're not asking for unavailable police resources. We as the residents and merchants on the main street need to raise our level of consciousness about this problem and work together. What the letter basically proposes is let's find a way, to enforce the laws that are on the books regarding the 2 hour limit or come up with some way where we, the people on the main street, can band together. There are probably only a handful of offenders but we don't have many parking spaces. Dr. Rial has prepared a couple of letters with the same observations, Saul Pompeyo has told me the same thing, we've experienced it at Marco Polo, and there are other merchants that have brought this to the floor. We wanted to put it in your hands for consideration and see if you can help think up ways of dealing with the problem.

Dr. Douglass Rial, Eagle Chiropractic & Massage Therapy, stated why would you, as a business owner, take up spaces for people that could be coming into your business to bring you money. We have 1 handicap space in front of my office. Multiple times a day I have seniors come in and say they couldn't find a parking place close and had to park 2 blocks away when we have owners or their employees that park their cars along the main street all day. We've asked them and talked about it with them and there is no change. It's really frustrating. In the 2 block section between Dora and Kendall there is always at least 6 to 8 cars parked there that work for or run a business in that area. Its common courtesy not to do that but some people don't see the vision of having a better attitude of helping our community work better.

Claude Cruz stated I have a question for the City Attorney. If 2 merchants along the street observe the same offending person and were able to document in an e-mail the amount of time that the space had been occupied, would that constitute sufficient evidence if the person in question were to say I wasn't there for more than an hour? Maybe we could do some self-policing and call the Police Department to report it so an officer could come down instead of having to patrol the street on a regular basis.

David Ross replied I'll look into it. You don't need a Police Officer to write a parking citation. That can be done by the Code Enforcement Officer.

Mayor Daoust asked do you feel that between the business people themselves, soliciting self-compliance doesn't work?

Claude Cruz replied I don't think that's worked to date but I'm willing to take the additional step. The reason I drafted this letter was for joint signature by the City, the Chamber and the interested parties on the street saying this is a reminder and let's please enforce this policy. Then we'd help circulate that up and down the street. At that point people have been given due notice and if they're still intransigent then we take the next step.

Mayor Daoust asked did you bring copies of that letter?

Claude Cruz replied yes I did.

A copy of the letter is included in the meeting packet.

Mayor Daoust stated a lot of the stuff in the letter has to do with police enforcement. We'll have to talk with Chief Scott Anderson and Craig Ward.

Claude Cruz stated the next item I have is an opportunity that I think is important to Troutdale going forward. It has to do with bicycle tourism. We remain a bit of a black hole even though we're in a strategic location as the trails wrap around to go up The Gorge. We're missing basic infrastructure for bikes such as bike lock-ups so people can leave their bikes to go shopping. There is a State Program that the Chamber is pursuing that would place bike repair kiosks in very strategic locations along the trail system. Troutdale is a candidate and we might want to seek out a location to put that. Right now

we don't have any bike repair facilities in town. That's another problem that we'll have to address if we really want to be supportive of bicycle tourism which will bring in overnight visitors. I think that bears some thinking and then we need to get down to tactics on how we potentially court bicycle support business to come to town.

Mayor Daoust stated I was downtown when about 30 bicyclists with the Oregon Wheelmen's club stopped by the General Store and Celebrate Me Home which they said is their usual stop. I talked with them for a while and we talked about bike racks, where the best place to put them would be, and we found a good location near the General Store that would be out of the way.

Robert Edwards and Carla Harding, Troutdale Transmission Doctors and Auto Care, came before the Council to introduce themselves and asked if they could provide any services to the City's fleet vehicles. They exchanged contact information with Craig Ward.

7. REPORT: Follow-up report on the Troutdale Cruise-In.

Craig Ward, City Manager, John Leamy had a conflict tonight so he's presenting a letter to you in lieu of a personal presentation.

Councilor Wilson read the letter. A copy of the letter can be found in the meeting packet.

8. STAFF COMMUNICATIONS

Craig Ward reviewed the following topics:

- Annually the Multnomah County Sheriff's Office, the Troutdale Police Department, and other agencies conduct a sweep of homeless encampments. That is scheduled to occur at 1,000 Acres on October 23rd.
- The Chief is planning to use a Reserve Officer and our Code Enforcement Officer to put notes on vehicles parked downtown that have exceeded the 2 hour parking limit. He asked if we should begin ticketing? We used to have a parking enforcement officer and the position was terminated. Also business owners were complaining to us that their customers were getting tickets. Do you want us to begin writing tickets? **The Council discussed this and decided that first they wanted to proceed with the Mayor sending out a letter to the Downtown Merchants reminding them of the 2 hour limit and informing them that warnings and tickets may follow. Then Craig Ward and Scott Anderson will discuss how they want to proceed with next steps.**
- As a result of the Chief's Forum a few things have been or are soon to be implemented including reducing the speed downtown to a 20mph business district, increased enforcement of u-turns, and adding signage to public parking areas to make it clearer to visitors.
- A discussion regarding the Solid Waste Rate Review Study is ready to come before Council. Would you like to add it to the fairly heavy November 12th regular meeting, hold it as a work session following the regular meeting, or hold it as a work session on another night? **The Council wanted to hold it as a work session on a separate night, possibly with additional topics.**

- Currently we have 1 item tentatively scheduled on November 26th and there is a regular Council meeting scheduled for December 24th. Does the Council have any direction on either of those meetings? **The Council wanted to cancel the meeting on December 24th and to only hold the November 26th meeting if it was necessary.**
- The deadline for Volunteers to apply for a City Committee position is Friday, October 25th. We currently have 8 applications and 16 vacancies. We are planning to extend the recruitment with the Council's permission. **The Council wished to extend the deadline.**

9. COUNCIL COMMUNICATIONS

Councilor Thomas stated I want to make sure we don't forget about the issue of the chronic nuisance neighbor situation.

Councilor White stated I have a concern regarding the new FEMA Flood Insurance Rate Map panels (flood panel maps). We're faced with a hard deadline that could affect our ability to purchase flood insurance for our community. In my opinion this issue is every bit as complex as Title 13. I've been asked to oversee this and I've been corresponding directly with FEMA. We still aren't getting all of our questions answered. I'm worried that the clock will run out and this has such important implications for our town. I'd like to ask the Council if we should hire an attorney for our upcoming work session? They can advise us and interpret what these new panel maps mean for our citizens. Craig Ward and David Ross don't have time for this issue and that's why I'd like to bring in outside help. Our original deadline was this past summer but it was pushed back to October or November and now it looks like it will be delayed even further.

Councilor Allen replied it's a complex enough issue that I would be nervous going into it without some professional advice.

Councilor White replied I'm trying to be conscious of money and everyone's time but this represents our most valuable land in Troutdale. I think an attorney should interpret what this means for Troutdale citizens. We don't really have an expert in the City working on this right now. Elizabeth says she's not an expert on the flood panel maps and she's the only staff person that would even be remotely qualified to do it.

Mayor Daoust asked do you have an attorney in mind?

Councilor White replied I have a short list of attorney's that I could recommend.

Councilor Anderson stated Glenn is vested in this issue and I'm confident that if he feels that's what we need then I support it.

Councilor Thomas stated my reservation about bringing an attorney into the room at this point is that we don't know that the plan has been penciled out yet. I think having an attorney is a good idea, I just wonder how useful it would be when we don't have something clearly defined for them to look at to render an opinion on.

Councilor White replied I think a good starting place would be when they changed the data and we ended up with a 1 foot increase. Christine Shirley said that it was either due to a mistake or a mathematical error. Now I'm being told that it was always a foot higher and that the old maps were just difficult to read. To me, that's when you need a lawyer in the room to sort things like that out.

Councilor Thomas asked are there some questions that we could get narrowed down?

Councilor White replied I can prepare a list of priority questions if that makes you feel more comfortable. There are other issues, this is just 1 example.

Mayor Daoust asked what do we need to do to move this forward?

Craig Ward replied we'd need somebody who has proven expertise in this area. It sounds like Councilor White has some attorneys in mind. I'd want to review the attorney list with David and check their credentials for this type of work. We'd need to define the scope of work pretty tightly. I think you can assume that they would attend 2 or 3 meetings and write a memo or 2, it will probably cost us around \$2,000 to \$3,000. That may be an exaggeration but you need to be prepared for that level of investment.

Mayor Daoust stated we all trust Councilor White. This puts the weight on his shoulders to come up with this.

Councilor White replied I realize money is tight but I've waited as long as I dare to regarding this situation.

Councilor Ripma asked is it possible that FEMA will come back with the same water level that we have now or something more agreeable?

Craig Ward replied we've received draft reports that aren't ready for public release. What we saw in their preliminary drafts is that the model increased the potential 100 Year flood hazard risk for some properties and decreased it for others. It isn't as simple as it being up or down a foot, it's spotty.

Councilor Allen stated I heard a couple of things that I'd like to support tonight. One of which was the idea about writing a letter to the downtown businesses regarding parking. The other thing I'd like to support is bicycle racks. It's a shame being who we are and where we are that we don't have any.

Councilor Thomas replied I did find 1 bicycle rack that I didn't know existed because I almost tripped over it. It's near the old City Hall, in front of River Trails.

Councilor Wilson stated after our work session on Parks SDC's I started digging more into some of the things that I had questions on and that opened up more questions. One question was the amount of park space it shows that we need at build out. Also, there is

\$1.9 million dollars scheduled for land purchases which would include the Strebin property and we're getting that given to us for no charge. There are also SDC's in here that are questionable to whether or not they qualify. If we leave the total at \$13 million even though we're going to possibly lower the SDC rate to \$5,000, a future City Council could choose to come in and raise it. I really feel that we need to work on this to get rid of the things that may be a fantasy. When we had large developers building homes here I think they could afford it without affecting their livelihood. Now we have a small group of independent builders and they feel \$5,000 is out of line. Before we make a decision we need to go through and dwindle this down. We might be able to get it under \$5,000.

Councilor Thomas replied regardless, any future City Council could raise it if they wanted to.

Councilor Wilson stated that's fine but I'd like to get this list narrowed down because we don't need an extra \$1.9 million for property that we aren't going to buy because it's being given to us. Personally, I feel there are just numbers plugged in there thinking that building would continue to increase and we'd have these big builders in here and we're not now.

Mayor Daoust replied Travis Hultin is bringing forward a resolution with the \$5,000 SDC rate. That's what we'll be discussing. It was my understanding that we needed to clean up the Capital Improvement Plan and there are some things in there that are wrong but we had time to do that without changing the resolution.

Councilor Ripma stated the \$5,000 rate was set as a compromise so we didn't have to go through the whole thing.

Councilor Wilson replied I think we need to go through it.

Mayor Daoust stated we've already had a work session on this. We made a decision to have a resolution brought back to us in 2 public hearings. Let's talk about it at the public hearing. We're not going to redo the work session tonight. The only thing we could do ahead of time would be to talk to Travis and have him remove the \$1.9 million from the model and see what a difference that makes.

Councilor Allen asked does Travis have permission to do that?

Craig Ward replied we'll be happy to support Councilor Wilson's request to go through the model.

Mayor Daoust stated I have a few loose ends that may have been discussed before. I'd like to remind Council that we've asked Craig Ward to focus on the Urban Renewal area as his highest priority and what I'm bringing up tonight is not a higher priority than that.

Mayor Daoust asked where are we at with Mark's Snack and Tackle?

Craig Ward replied it's tentatively on the agenda for November 12th.

Mayor Daoust stated that is a City owned building where we have an agreement for somebody to operate in that building. We have the same situation with the Troutdale Historical Society and the Depot Museum. Do we have an agreement with them to use the Depot Museum?

Craig Ward replied I've asked a couple of times and so far we haven't located a written agreement.

Mayor Daoust stated it's not the highest priority but something we probably should do.

Councilor Ripma replied I agree. We thought there was one but we've never been able to find it.

Mayor Daoust stated I would like to move forward with doing some activity on the old City Hall building. I'd like to have an appraisal done if the Council agrees and decide if we're going to put it up for sale or not. I see no reason to drag our feet on that.

Councilor Ripma replied I thought we were going to get a proposal along the lines of the one we got on the CCB.

Craig Ward stated a report from Brian Lesser is tentatively on the agenda for November 12th for both the CCB and the former City Hall site. Essentially they determined that using a comparable design on the former City Hall site would be around \$400,000 more. They aren't doing any additional work on that as a result.

Councilor Anderson stated given that information, I'm fine with an appraisal.

Councilor Ripma asked can't we wait to hear what they say first?

Mayor Daoust replied sure.

Councilor Thomas stated I think we should go ahead with an appraisal because every time we get into a discussion the question of the property's worth always comes up. We need an appraisal to evaluate what our options are.

Mayor Daoust stated if I can remind you, we have a standing offer for the old City Hall building already. We put it on hold a few months ago because we didn't have an appraisal and we didn't know what we were going to do with the old City Hall building.

Craig Ward asked is there a consensus that I should go ahead and conduct an appraisal?

The consensus of the Council was to obtain an appraisal.

Mayor Daoust stated we got a variance from the Planning Commission for the old Police Station parking lot. It's only approved for 1 year. After that then the City either has to barricade it off or decide the future of that property. I'm bringing this up because 1 year can go by really quick. In the next few months we're going to have to talk about what we want to do with that property.

Craig Ward stated another option would be to pave it.

Councilor Anderson stated I think we should put it on a February or March agenda with our options and vote on it before the tourist season ramps up.

Craig Ward stated there is another option. The City could appeal the variance. I believe the City Council is the appellant body of a Planning Commission decision.

Mayor Daoust asked what would happen if we appealed?

Craig Ward replied the request was for a 2 year time period and the Planning Commission chose to give us 1 year.

Mayor Daoust stated I would really like to have Christmas lights on the Arch. I'm not talking about the blue looking LED lights, either colored or white bulb Christmas lights that we can hang from the bottom of the Arch. I don't know if we can find someone or if the Chamber wants to take that on but I'm planting the seed.

Mayor Daoust stated the next item I wanted to bring up is the previous City Council did not allow any Troutdale Champion articles to be written by members of the City Council. So none of us can write articles for the Troutdale Champion.

Councilor Ripma replied I believe the Champion has been better. I don't think we should change that.

Councilor Anderson stated I would agree.

Mayor Daoust stated the reason I'm asking is that I started to write an article about the filming crews that have come into town. I gave it to Debbie and she said that Councilors aren't allowed to write articles for The Champion so she and Craig are taking it on. Do you ever want to write an article in The Champion?

Councilor Thomas stated I think the way it is today is the right way to have it.

Councilor White stated I'd like to have the ability to suggest an article to hand over to staff.

Mayor Daoust replied I think we have that latitude.

Councilor White stated I personally wouldn't mind if we had a Mayor's forum. I think Doug could really contribute well to the article. I know there have been problems in the past but I don't foresee that trouble.

Mayor Daoust asked would you consider a Mayor's Forum?

The Council wanted to keep the policy as it is with no Council articles.

10. ADJOURNMENT

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

Meeting adjourned at 8:48pm.

Doug Daoust, Mayor

Approved December 10, 2013

ATTEST:

Sarah Skroch, Deputy City Recorder