

MINUTES
Troutdale City Council – Regular Meeting
Troutdale City Conference Building
223 Buxton Avenue
Troutdale, OR 97060-2099

Tuesday, February 28, 2012

1. ROLL CALL, AGENDA UPDATE

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

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

ABSENT: None.

STAFF: Craig Ward, City Manager; Debbie Stickney, City Recorder; David Ross, City Attorney; Erich Mueller, Finance Director; Scott Anderson, Chief of Police, and Rich Faith, Community Development Director.

GUESTS: See Attached.

Mayor Kight asked are there any agenda updates?

Craig Ward replied there are no updates to the published agenda, however there are a number of amended attachments and staff reports which have been provided to you this evening.

2. OATH OF OFFICE:

→ Reserve Officer Jerad Bearson

→ Reserve Officer Christopher Thomas

Mayor Kight administered the Oath of Office to Reserve Officer Jerad Bearson.

Chief Anderson stated I am very proud of Jerad. He and his partner Chris completed 280 hours at the Reserve Academy. Reserve officers are volunteers. They have a passion for law enforcement and they want to help us. Jerad comes to us with an Associates of Arts Degree in Criminal Justice. He also has a Certificate in Juvenile Corrections, which means that there is a good chance that he might be working with our School Resource Officer. He also was selected in Corvallis as Rookie of the Year as a Cadet a few years back. We are very proud of you and we are glad to have you. We have extremely high expectations for you. We also want you to know that we are here to serve you as well. My job as the Chief is to make sure that this young man gets the training that he needs and that he is protected as best we can.

Mayor Kight administered the Oath of Office to Reserve Officer Christopher Thomas.

Chief Anderson stated this young man comes to us having served in Afghanistan in the Army as a Combat Engineer. He was an assistant baseball coach for both JV and varsity. He attended Clackamas Community College and Portland State University. He is currently a security officer. He and Jerad worked together very hard as partners in the academy. Like his partner, Chris has a real devotion to this line of work. He will be volunteering like the other reserve officers to supplement the police officers that are out on the street. We truly need their service and we appreciate their service. We want to take care of you and keep you as safe as we can. We appreciate the fact that you are willing to volunteer to serve the people in Troutdale. I look forward to serving with you.

3. CONSENT AGENDA:

3.1 ACCEPT MINUTES: January 10, 2012 Regular Meeting and Work Session.

~~**3.2 RESOLUTION:** A resolution authorizing the City Manager to execute two agreements to lease space for City functions currently located in the original City Hall.~~ *(This item was pulled off of the consent agenda and added after Agenda Item #7)*

3.3 RESOLUTION: A resolution authorizing a Tax Exempt Municipal Equipment Lease Finance Agreement for a Ricoh Network Digital Printer Copier.

3.4 RESOLUTION: A resolution authorizing a Tax Exempt Municipal Equipment Lease Finance Agreement for NEC UNIVERGE SV8100 Telephone Communications System Equipment.

Mayor Kight read the Consent Agenda.

Councilor Allen stated we have a citizen that would like to comment on Item #3.2. I would like to request that this item be removed from the Consent Agenda and add it after Item #7.

Council agreed.

MOTION: Councilor Daoust moved to adopt the Consent Agenda Items 3.1, 3.3 and 3.4. Seconded by Councilor Thomas. Motion Passed Unanimously.

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

None.

5. REPORT: Update on East Metro Connections Plan from Metro staff.

Brian Monberg, Project Manager for Metro, stated thank you for giving us the opportunity to update you on the progress of the East Metro Connection Plan. I would like to first have Commissioner McKeel and Travis Stoval speak to you about the Plan. They were instrumental in crafting the 2007 MOU and getting this process underway.

Commissioner Diane McKeel stated we are here tonight as partners in this East Metro Connections Plan study. I think you are going to be excited with the progress that has been made on this study. It has been a long discussion about having this connector study done and which corridors should be included in the study. East Metro Economic Alliance (EMEA) and Travis Stoval took the lead in putting together the MOU. When I became Commissioner and Chair of the East Multnomah County Transportation Committee (EMCTC), our committee decided that they wanted to take this on as a priority. We wrote the proposal, we turned it in to Metro and we were thrilled that our study was selected. We are very excited to have all of the partners together, and to hear what Metro has to present to you regarding this study.

Travis Stoval stated today we are going to hear a presentation from Brian regarding the process of how this study has been laid out. We are not here to talk about recommendations, but they are forthcoming. It is exciting to see something that we started so long ago now come to fruition to where we potentially have some solutions. While I was at a meeting last week a person came to me and said I have been in economic development in this region for 25 years and I have not seen this level of collaboration and cooperation anywhere in the region that I am seeing right now in East County; that drives us to actually put additional resources in this region. That person said if there is any resource that we can give you during this process towards responsible economic development please let us know because we want to be a part of this success. That is what I am seeing across the region as I travel and talk to different folks. How does that roll back into this piece right here? In a month or so we are going to start seeing recommendations come out of our study. That is where we are going to be asked to actually come together in another level of cooperation and collaboration to ensure that out of this study we are able to move forward with a recommendation and an agreement that is going to allow us the highest and best return on our investment of time and effort throughout this entire process. The more we work together the better off we are at garnering both state and federal funds to make sure we get something done. That is critical to ensuring that this continues to support our economic development strategy here in East County. That is critical to bringing community wealth to East County. When I say community wealth I don't just mean dollars. Community wealth from a prospective of making sure that we have the education opportunities, we have recreational opportunities, the ability to live, work and play in a community is what I mean by community wealth, not just the financial aspects. This is what is really going to support our efforts to continue to move this forward. I will say one additional thing in regards to what else has come out of this. When they first started they said we have to look at this as a transportation study. But during the process they said, to be able to do that and have a comprehensive document that we can give back to you, we are also going to do an economic development opportunity study. That has been done and was delivered to us back in January. It is a phenomenal piece of work in regards to taking a look at East County and the key things that you need to do outside of transportation to enhance your ability to continue to develop economically in a responsible way. Mr. Kight sits on the EMEA Board and at our last meeting we talked about moving forward with a task force to review this information so that we can move forward and again be able to compete for

economic development at the local, regional, state, national and international levels. It is with great appreciation that we are here today. I have appreciation for all of the work and leadership that we have all done. We are at a monumental opportunity to really move forward and continue to show the region that we are ready to make things happen here in East County. It is EMEA's top priority to support responsible economic development.

Brian Monberg showed the Council a PowerPoint Presentation which is a progress report on the East Metro Connections Plan (copy included in the packet).

Brian Monberg stated we are here this evening to update you on the progress of this study. We are not making any decisions at this point, but we want to make sure that we are available to answer any questions you may have, and also to prepare you for the choices that we will be asking this Council and others to make this coming spring. I want to do that by answering three questions: 1) what was asked of the East Metro Connections Plan; 2) how have we responded to that request; 3) what choices will that be presenting.

The beginning of this study was really the 2007 MOU that asked for a comprehensive corridor study. The MOU recommended that the study look at: the interchanges on I-84 at 181st, Fairview Parkway, 242nd and 257th; connections between I-84 and Highway 26; and the east/west corridor improvements from I-205 all the way to US 26 and as far south as the Sunrise Corridor in Clackamas County.

How have we responded to that request? I first want to remind you of the plan area in which we will be proposing investments for this study. That plan area composes the four cities of East County from the county line in the south to I-84 in the north, and from the Portland/Gresham border in the west to the Sandy River in the east. We began with a scope based on the MOU. We established a Steering Committee that is making decisions, as well as a Technical Advisory Committee that has been weighing in on a regular basis and doing all of the analytical work. We established goals for the project. We spent a lot of time last year identifying needs, both current as well as looking out to the year 2035 for all transportation modes. Based on that we looked at a wide range of solutions and we developed a wide range of potential solutions. We are currently crafting the evaluation, the information around those solutions. That is really where we are at with the project. As we move forward we will begin a discussion to start prioritizing those solutions and looking to get an agreement on what the priorities are and bringing those forward to the councils.

The project is a systematic look at the north-south and east-west arterials in the plan area. The project is looking to identify the current and future needs for roadway, be it congestion and capacity as well as safety. It also is looking at freight operations capacity and safety, and also the other transportation modes that round out a full transportation system. In addition to that we really are looking at the opportunities to leverage the public investments that we make in the transportation system with other public and private investments.

I also want to talk about what the project is not. Based on the analysis that we have done we are not looking at a highway connection or a single fix, or a single route. We acknowledge that there were studies in the past that looked at a parkway or highway facility. Based on the analysis that we have done there are needs that we have on our system, but for the most part those needs can be met with improvements to the arterials – both intersection improvements and specific targeted capacity improvements on the current system. As we discussed, the analysis hasn't shown the need to require a major new facility based on traffic volume and congestion, both now and in the future. But we do recognize that looking at the existing system, although it functions pretty well, there are specific areas where there is future congestion. We would be looking at targeted improvements at either intersections or potential new lane changes.

We are looking for lower cost solutions that we can implement now or in the near future. Those include things such as signal timing on the north-south corridors to improve traffic flow, as well as other improvements. As we look at the US 26 to I-84 connection, certainly the area where US 26 comes in and meets Burnside, Powell and Hogan, we are recognizing that there is future congestion there and that there are opportunities to look at improvements that will improve the entire network. In addition to that there are specific intersections along both the 242nd and 223rd/Eastman corridors. We also acknowledged that when we look at the full system, north-south connections, the connections to Clackamas County are important. The County has currently been working on 172nd/190th corridor and we do see future capacity linking into that along the 190th/182nd corridor, as well as looking at Hogan south.

We have also done a transit analysis and have looked at opportunities for potentially improving transit service. We have been working closely with TriMet; they have been a partner at the table throughout this. We have also done an analysis on where we can improve crash rates for injuries and fatalities, and there are specific locations for that. We are also trying to look at how these transportation investments can leverage the opportunity for jobs and employment.

As we move forward with information I want to talk to you about the type of choices we are presenting. In terms of the analysis we really did look at a wide range of solutions both now and in the future based on a lot of input and previous studies. We have a wide range of choices. We are doing a technical evaluation to really narrow that down. We have considered approximately 120 projects. What we hope to do is provide information on all of those projects to you and other key decision makers as we move forward to line up the opportunity and determine how we package those into a set of choices, a set of investments that we can seek funding for.

We will be providing information to our Steering Committee about how these projects perform. We looked at that analysis last year. We have done a lot of work this winter to provide information on that. We hope to begin showing those priorities at the Steering Committee meeting on March 14th and have a discussion about what are the highest priorities, and the highest priorities that have consensus and agreement that we can

move forward on. We hope to culminate that in an investment package that we hope to have to the Steering Committee in May, and bring to the Council this summer.

To really be competitive at the regional, state and federal level we need to show that these investments that we propose have a lot of benefits. We want to show that they help our economic competitiveness, that they leverage other dollars, that they have the opportunity to increase the livability or provide safety. The more partnerships and consensus that we have the more effective these will be when we advocate for them at the state and federal level. We have a real opportunity here to work together on an agreement for a set of projects that we can focus on in the near-term and long-term.

Councilor Ripma asked is there money now for any of these improvements, or is the idea that we will agree on something and then go seek the money?

Brian Monberg replied it is becoming more challenging to get money at both the local and federal level. With that said, there are opportunities. One example is the Federal Tiger Grant program. What we are really trying to do is a combination of being strategic to find those funding sources and potentially non-traditional funding sources, and look to be opportunistic with these packages. But we also recognize that with those scarce opportunities for funds it requires us to be more focused on the choices. One of the things that we will be doing with the final recommendation is bundling it with funding sources.

Councilor Ripma stated this study had high priority, but there really isn't any money set aside right now for making these improvements. We are going to go out and fight for the funds.

Brian Monberg replied there is not a specific pot of money set aside to implement the recommendations.

Councilor Daoust asked who is on the steering committee?

Brian Monberg replied it includes a wide range of people. It includes elected officials, Mayor Kight, Mayor Smith, Mayor Bemis, and Mayor Weatherby. It also includes representatives from Tri-Met and ODOT, representatives from the private sector such as EMEA, and also some stakeholder groups that include the Columbia Watershed Council as well as some other non-profits.

Councilor Daoust stated this idea of evaluating priorities and setting priorities between all of the objectives, safety being one of them, congestion being another and capacity. That is a lot of objectives to set priorities on. How many potential projects are we talking about?

Brian Monberg replied we have evaluated about 120. We have looked at seven factors and based on that we have forty-three objectives. One of the things that we have done is we surveyed the steering committee members to hear where their

priorities are. What we have heard to date is that economic development and access and mobility are real priorities, along with safety. We look to have that discussion on March 14th.

Councilor Daoust stated that sounds like a lot of staff work. If you have 120 projects and 43 objectives, to try and rank those projects is going to be a pretty difficult task. That is a lot of objectives to meet. Do you want to comment on your process; have you done your staff work?

Brian Monberg replied we have. The last few months have been a lot of work. I want to compliment the staff at the local level. We have had staff from Troutdale as well as the other cities who have been very involved particularly this last month. That technical evaluation is largely complete and where we are at now is really being able to provide that information, communicate it well and facilitate that process.

Councilor Allen stated at a previous meeting you had told me that the data is available to look at. Are there any areas where the Steering Committee is overriding what the data shows?

Brian Monberg replied I wouldn't speak to decisions of the Steering Committee because they haven't made those yet. We are in the position to begin sharing that information. I think one of the important considerations is that the way we are treating this framework is that it isn't a black box; it isn't as though based on the technical work there is a single solution or a specific set of solutions. One of the important pieces is to really understand how we balance those priorities because ultimately it really is about understanding what the needs are of your community and being able to address that. We do hope to provide objective information. You saw some of the areas of congestions. I think the discussions that we have had over the last year have affirmed that. Ideally we are in a position where it resonates, and I hope it does with this Council in terms of where we are starting to see issues. There hasn't been any major disagreement on the technical analysis to date.

Councilor Allen stated so the data represents data based on engineering principles.

Brian Monberg replied that is absolutely right. There has been extensive work. Metro is one of the leaders in the Country in modeling at a regional level and looking at systems. We have done a lot of modeling analysis. The other thing that we have done is a few techniques that are actually based on best engineering practice that are relatively new. This is the first time that we have done a corridor study this way. We had a Regional Transportation Plan that was completed last year and this was an opportunity to look at some of the best practices in the engineering field. So we have done that particularly at a micro level at specific intersections. We have that information available.

Councilor Shirley Craddick stated I am here to say thank you. This study would not have happened without your support. It was the MOU in 2007 that started this

discussion, and because the four cities came together it got support at the Joint Policy Advisory Committee on Transportation (JPACT). JPACT then recommended to the Metro Council to fund this study. This study is well over \$1 million, and your city not only is contributing in-kind support, but you have given financial support for it. It is a joint study between the four cities and Metro. My goal as a Metro Councilor representing the east part of the region is to do all I can to help support economic prosperity. I believe that this study is going to really take us a long ways to help us get that. It is all about jobs. These projects that we are going to be focusing on are the projects that are going to help contribute to our economic prosperity. Congressman Blumenauer has given direction to JPACT more than once by saying give me specific projects that I can help you with. Hopefully what will come out of this is that we can get his help to move some of these forward and get federal support for them.

Councilor Daoust asked what will come back to the Council? Is it the top ten projects that will come back for us to look at, or what?

Brian Monberg replied what we will be looking to do is have a set of prioritized investments. That is really going to be dependent on the decision of the Steering Committee about how we look to set up those packages. What will be coming back to you is the recommendation from the Steering Committee, and we will be looking to get endorsements from the councils for that set of targeted priorities. We will talk about the details of that agreement as we move forward, but certainly look at having a resolution before this Council to endorse the findings that the Steering Committee has made.

Councilor Daoust asked the findings being a prioritized list of projects?

Brian Monberg replied that is right.

Councilor Allen asked does the data take into account the Port of Portland purchase of the property between 223rd and 242nd/Stark and Glisan?

Brian Monberg replied it does. Part of the analysis is that we make assumptions about job growth both now and in the future. Also recognize that there have been more detailed traffic studies specific to that site.

Councilor Thomas stated one of the things that I hope comes back from the study is what corridors we need to maintain. One of the concerns for doing the study in the first place is what do we need for the future. I am hoping that also comes back as part of the report to us.

Brian Monberg replied I appreciate that feedback; that will be one of the discussion points.

6. REPORT: Annual Financial Report from the West Columbia Gorge Chamber of Commerce.

Karen Schaaf provided the Council with a sample of their visitor's packet.

Karen Schaaf and David Eatwell showed the Council a PowerPoint Presentation (copy included in the packet).

Karen Schaaf stated we appreciate this opportunity to bring you up-to-date on our successes in the past year, and to look ahead to what we have planned for the coming year. First we must look past the idea that the sign-in book at the receptionist's desk holds the only measured success of all of our efforts. Yes, our primary goal is to increase the number of people coming to our area for relaxation and recreation. As the Designated Marketing Organization (DMO) for this region we carry a wide load of duties and responsibilities.

The front room and parlor of the Historic Kendall/Handy House welcomed visitors from five continents throughout the year. Greeted by paid staff and/or volunteers, visitors tap into a wealth of information, experience and assistance. We have a number of document racks sorted by types of brochures, flyers, maps and travel magazines. We have one rack that is almost entirely maps aimed at cyclists and hikers. But our most popular and newest feature is the two computers that we set-up to allow visitors to access the world of travel planning on the Internet. Tapping into our freely available Wi-Fi system, these desktops are pre-bookmarked with the most popular and helpful web sites and pages for the out-of-town visitors. For instance, visitors can access the Travel Oregon Website; an award winning goldmine featuring glittering nuggets of our beautiful state. One section of the site is dedicated to the West Columbia Gorge and Mt. Hood, the region for which we are the DMO. Other parts of the site present travel tools, seasonal offerings, experiences and explore Oregon. One of the other sites popular with visitors is ODOT's website that offers information on weather conditions on travel routes, and camera views that show road and traffic conditions. Even though visitors may be standing in our reception area they often access our own web site. This allows customers to get needed information while staff and volunteers are helping other travelers. They access comprehensive information on local attractions, activities, dining, shopping, overnight accommodations and our fair city. For more up-to-date information on events, sales, and last minute opportunities web surfers are directed to our FaceBook Page. Long distance travelers are able to plan eastern legs of their trips on websites of our partner DMO's further east.

With all of these newly developed capabilities and resources our numbers reflect what has been reported throughout the tourism industry in recent years. Following the trend that we have found in a number of quadrants of the tourism industry, our numbers are down from the previous year. Part of the decline we ascribe to the general tourism market, but we feel that part of the decline in visitors has resulted from our move to our current location in late 2009. Portland matched the national figures for increase in occupancy, and they are the eight-hundred pound gorilla with which we compare our tourism dollars. Statewide tourism is still in a slump that started with the collapse of the housing market as homeowners can no longer use home equity as a bank to finance their vacations. We are committed to changing that trend and pushing tourism in this

region. National Geographic's Traveler Magazine named the West Columbia Gorge among the ten most beautiful destinations on Earth. Of the over 9 million trips planned last year 76% were planned on the internet, so we intend to expand our presence on the world-wide web.

We are working with Travel Oregon and Wieden & Kennedy on their signature campaign this year, "The Gorge has something for everyone, or more accurately, anything for anyone, anytime", and their motto is "For those who are bored easily". We will promote the West Columbia Gorge to international markets in Europe and Asia as a unique and engaging destination for recreational travel. "You can spend a day here and claim to know it. But give it a week and you'll be rewarded with a month's worth of adventure, memories and rejuvenation."

We will continue our association with the Gorge Guide, a high value glossy publication promoting this area. Aside from the inside front cover we have also scheduled a two page spread that allows our businesses to have a presence in this magazine for a fraction of what it would cost if they were to advertise on their own. All twelve slots are sold. As a DMO we will take advantage of every service provided to us by Travel Oregon. We will also continue our work with local media and affiliated partners to promote events and special attractions in the West Columbia Gorge throughout the year, and to promote events and special attractions that we put on throughout the year (SummerFest, Eastside Garden Tour, Fall Foliage Studio Tour, and the Tree Lighting). As the regions DMO the West Columbia Gorge Chamber will continue our close working relationships with Travel Oregon, our DMO partners, Wieden & Kennedy, NW Travel Writers and the Columbia Gorge Arts & Culture Alliance.

We will continue to focus local resources on raising tourism in the region to its full potential with a 5-year strategy to concentrate marketing and product development for maximum benefit. We will continue efforts to improve our web site. Though it currently looks good and presents a good deal of information, we are bringing administration of the web site in-house to shorten time required for updates. We will work with the Mt. Hood Scenic Byway Steering Committee to continue efforts to change the route so that it goes through downtown Troutdale. That includes efforts to find the resources to build a structure that will serve as a trailhead at the entrance of the Scenic Byway somewhere in downtown Troutdale. We are now, and will continue to coordinate with bike tour groups to find accommodations locally. We are also working with organizations to bring bigger and better competitive events to the area. As a marketing focus cycling can extend the shorter seasons of our hoteliers into later fall and earlier spring.

Obviously this ambitious work plan is not without its challenges. Currently SummerFest competes with two other major events in East County on the same day - the Gresham Art Walk and the Scottish Highland Games at Mt. Hood Community College. This affects attendance at SummerFest and forces parade participants and concessions to choose. There are no dates in the summer that are without conflict. But moving SummerFest back one week greatly improves our chances of getting the best

concessions and parade participants, and also increases attendance at SummerFest. With your approval we will make the change in our event calendar. Our other challenge pertains to the visibility of our Visitors Center. Visitors constantly ask for directions to the Visitors Center at other storefronts because our office does not jump out in the street and say here we are. We will work in the coming year to increase our physical presentation from the street.

As is the case with every public agency you can imagine financial resources establish the boundaries of our reality. Our income and expense values have not varied that much from 2010 to 2011. We had a decrease in salaries with the layoff of our operations manager, John Leamy, in March. From that point a portion of Marcia's time and salary were attributed to operations. Actually John continued to assist operation functions as a volunteer. In fact what does not show up in QuickBooks are the more than 1,200 volunteer hours that allowed us to keep the Visitors Center open six days a week throughout the year. Through reliance on volunteers and personal expenditures by Board Members we are able to control costs and maintain services to our members. For instance one Board Member personally covered more than \$1,300 in travel accommodations and registration fees for staff and Board to represent the Visitors Center at various tourism meetings and conferences throughout the state this year. Our short-term goal is to find resources in the form of a grant from the Metro Tourism Development Fund. Our long-term goal of our Strategic Tourism Plan and Task Force is to demonstrate that in time the City of Troutdale will see more property and lodging tax revenue for each dollar invested in the West Columbia Gorge Visitor Center. According to Travel Oregon for every dollar spent marketing tourism your area will see on average \$193 in increased visitor spending. Also according to Travel Oregon for every dollar spent marketing tourism you will see \$8 in increased tax revenue for the state and local governments.

We hope that now, and into the future, you see a continued partnership with the West Columbia Gorge Chamber of Commerce as a good investment in tourism and community development. Our business community needs hope, a reason to expect a viable future and a viable road that gets us there, and we believe we are that road.

Councilor Daoust stated one of your questions was about changing the date of SummerFest to July 28th. I have also noticed the conflict with the Highland Games; it seems to be a local area split between the crowds. I don't know how much difference it makes to Troutdale, but it seems that it would make a difference. How big of a challenge would it be to change the date since it has always been on the same weekend in July?

Karen Schaaf replied that is why we are presenting it to you. We just noticed in past years that several council members were anxious to get to another event after the parade ended. I know that the Artwalk is a huge draw for concessions and artists, and it is growing every year. We have already put it on all of the event calendars as the 3rd weekend, but we can update web sites and change the date. It is really at your pleasure as to when you would like to hold it.

Councilor Daoust stated so you are a designated marketing organization (DMO). What does it take to be a DMO?

Karen Schaaf read the description of a DMO, "Typically a DMO is a Chamber/Visitor Association or Convention/Visitor Association who is charged with promoting visitors to the destination and may or may not receive funding through a city/county local lodging tax. For the Mt. Hood Gorge region the identified DMO's are: Clackamas County Tourism, Hood River County Chamber of Commerce, The Dalles Chamber of Commerce and the West Columbia Gorge Chamber of Commerce. It is a company or entity involved in the business of increasing tourism to a destination or improving its public image."

Councilor Daoust stated during your presentation you said that you kept the Visitors Center open six days a week by using volunteers. So were you open on Saturdays?

Karen Schaaf replied we are open for a short day, either 9am or 10am to 1pm. We are not always open in the winter on Saturday.

Councilor Anderson asked Mr. Mueller, have you reviewed the financial statement that came with this report?

Erich Mueller, Finance Director, replied yes. In accordance with what is in the Municipal Code I am supposed to determine whether it uses a comprehensive method of accounting, and it does. I have not audited the statement. I have not gone to their office and reviewed their files. It is in a consistent and appropriately presented accounting form.

Councilor Anderson stated there is a profit of \$11,274.

David Eatwell replied if we were a for-profit company it would be called a profit, but actually those are reserves that will be put into signage and increased marketing. Our total marketing budget for the year is under \$2,000.

Councilor Anderson asked so the money is in the account?

David Eatwell replied yes, the money is there.

Mayor Kight asked is there any other conflicts that we may run across by changing SummerFest to July 28th?

Karen Schaaf replied the summer season is very short so there will probably always be conflicts. It is just a matter of choosing the date that has the least amount of conflict. The date it is currently held on probably poses the greatest conflicts for our festival.

Councilor Anderson stated David I apologize for cutting you off. On the \$11,000 you said it was going to be used for?

David Eatwell replied we are in the process of looking at everything that we do so that we can redirect monies that have been spent in some ways in the past towards doing what we really need to be doing in a much bigger way, which is marketing. The idea that an organization with our responsibility to market has spent under \$2,000 a year in marketing is really hard to defend. I would like to see that changed.

Councilor Anderson stated I think your report said that 3,000 people came in during peak hours and 2,100 came in during the off peak hours. Is the bigger day for tourism on Monday or Saturday?

David Eatwell replied Monday is a surprising day. I know a lot of merchants that close on Monday, but it has been my experience in the three cities that I have worked in and ran the visitors centers, that Monday can be a very big day and there are a lot of merchants who lose a lot of money because they close on Monday.

Councilor Anderson asked is there any consideration being given to a wrap-around week like Wednesday thru Sunday, or Tuesday thru Sunday and taking a day off in the middle of the week, or staffing that with volunteers so that you have the A-Team on for the weekends?

David Eatwell replied we are looking at all of those possibilities.

Councilor Daoust stated you are looking for feedback on the July 28th date. Have you checked with anybody else about changing that date, like the business folks?

Karen Schaaf replied we have actually been approached by the Gresham Chamber of Commerce because their Art Walk is that weekend, and they said that no one else is probably going to change their dates and perhaps we might consider changing.

Councilor Daoust asked what does the rest of the Council think?

Mayor Kight stated I am fine with it. There doesn't appear to be other conflicts. As you pointed out there will probably be minor conflicts especially since our summer is so short in Oregon. Competing against the Highland Games is very difficult.

Councilor Thomas stated one of the questions I didn't hear an answer to that Councilor Daoust asked was did you talk to the local merchants about things that they may have planned for that weekend.

Karen Schaaf replied no, I did not.

Councilor Thomas asked wouldn't you think that would be rather important?

David Eatwell replied this question was posed to us very recently by Gresham.

Karen Schaaf stated last year at the end of the parade folks were telling me they had to go because they had another event to go to. To me that spoke pretty loudly that there is just a lot of pressure that day.

Councilor Anderson stated with all due respect, it doesn't matter what we think about when SummerFest is we will be there. We pay money to people to put on SummerFest. We can't micromanage everything and it is not our job. Tell me when a good day for SummerFest is and I will be there. But make sure that everybody is in agreement. If there are conflicts there are conflicts, I get that. Every Saturday in the summer there will be a conflict with something somewhere. If our event stands out and people want to attend it they will make a point to attend it. Whether councilors have other events to go to, I believe is irrelevant; we are not the target audience, the citizens of Troutdale are.

David Eatwell stated the problem is that the Highland Games and the Artwalk in Gresham are two of the biggest events of the summer and to go up against them makes it really difficult to put on a good event.

Councilor Thomas stated I understand. If you want to move it to the 28th it really doesn't make any difference to me. My concern is that you talk to the downtown merchants who will be affected and get their thoughts before you change the date.

Councilor Anderson asked how is fundraising going for SummerFest? How are the sponsorship sales going?

Karen Schaaf replied really good.

Councilor Anderson asked what is really good? And where are the hoteliers at? They are the ones who levied the charge, where are they at with what you are doing?

David Eatwell replied they have not seen this presentation, but we have dealt with the hoteliers in setting up the 5-year strategic plan and the whole plan of taking a more strategic approach to marketing and developing our image and our way of pushing tourism. One of the other ways that Troutdale is different is that in most places a large portion of that 6% that currently the City of Troutdale keeps goes into the local tourism development organization. We only receive .95%. Our goal over the next five years is to be able to prove to you that you will come out ahead by giving us a larger share of the lodging tax dollars because you will get more in property tax and lodging tax by letting us invest that money in tourism development. First we have to put together the plan and bring that back to you. We are working with the hoteliers, Multnomah Falls, Vista House and our other partners.

Karen Schaaf responded to the earlier question regarding fundraising/sponsorship for SummerFest. The Port of Portland is on board. Waste Management is the entertainment sponsor. Crown Point Refuge is part of the Kids Zone, and Kiwanis is

considering also being a sponsor of that. Plaid Pantry will sponsor the Chalk-It-Up. Bank of the West and ReMax are also sponsors.

Councilor Anderson asked what is the percentage of the increase over last year's year-to-date in terms of monies pledged?

Karen Schaaf replied we are still looking for a presenting sponsor, which is the big one at \$3,000. We are still looking for the parade sponsor at \$2,000. We still have a ways to go, but we are ahead of the game this year.

Councilor White asked what is the history of having SummerFest on the specific Saturday? Is there any significance to that date?

Karen Schaaf replied I am not sure.

Councilor Ripma stated I don't know either. But I also don't have a problem with moving it.

Councilor White asked would it make more sense to move it ahead rather than behind because if folks are experiencing limited funds they may only choose one event.

Karen Schaaf replied that would put it very close to the 4th of July. The earlier in the month the more chance there is for rain.

Councilor White asked can anyone volunteer to work at the Chamber?

Karen Schaaf replied yes.

Councilor White stated I just wonder how sustainable it is to try and stay open on Saturday with volunteers. The Historical Society has a lot of difficulty staffing with volunteers. Sometimes the inconsistency of being open one week and not the next is almost worse than not being open and having consistent hours.

Karen Schaaf replied we are definitely at capacity right now. Nothing is more golden than the paid employee whose job is to focus and be there, and if you can pay them a living wage they are not out looking for something better. The good thing is that there is new excitement in the Chamber and in tourism and we have already had 3 people come to us wanting to volunteer.

Councilor Daoust stated I keep coming back to the July 28th date for SummerFest. There is no formal process for that, right? There is nothing in writing that says who is going to select what the date is. You are just coming to us out of courtesy.

David Eatwell stated for some reason the date of SummerFest is in the MOU.

Councilor Daoust stated and all of your announcements so far say it is on the 21st.

Karen Schaaf stated SummerFest is kind of our partnership with you. This is a Troutdale City event that we partner with you to do, so it is really important for us that we talk to you about the date and that you are comfortable with the date change.

Councilor Daoust stated I do agree with Councilor Thomas though that the business people downtown may have a concern or an opinion about this. It would make sense to me to ask them.

Councilor Allen stated in the subsequent MOU it does say a Saturday in last half of July.

David Eatwell replied that is in the new version.

Mayor Kight stated in summary I think what the Council is saying is that if you want to pick July 28th it appears that most of us are fine with that date. But I think as a courtesy you might want to check with the downtown merchants and get their feedback.

7. RESOLUTION: A resolution authorizing the City Manager to sign a Memorandum of Understanding with the West Columbia Gorge Chamber of Commerce.

Craig Ward stated the genesis of this revised Memorandum of Understanding (MOU) was that in the time that I have been here as every event begins to mature and gets closer to the event date we keep referring back to the MOU and we kept finding that the MOU was obsolete. It had obligations that were no longer current. There are a variety of housekeeping changes that need to be made. At one point it occurred to me that we have the Visitors Center which is key to our overall relationship, and the MOU didn't even speak to the Visitors Center. To me it made sense to blend these two sets of responsibilities – managing events and managing the Visitors Center. The funding that goes into managing the Visitors Center really supports the Chamber. It is really critical to us to have that Visitors Center, after all they are the West Columbia Gorge Chamber and there is nothing that says it has to be in Troutdale but I think that they recognize that our allegiance to the Chamber might diminish considerably if the Visitors Center were not operated in Troutdale. This MOU cleans up some of those housekeeping related issues, while also incorporating the Visitors Center in it. In our earlier negotiations we talked about keeping the Visitors Center open on both Saturday and Sunday, but the Chamber asked that we focus it on Saturday only and not obligate them to Sunday. We are not trying to dictate exactly how the Visitors Center is operated, but I think the MOU appropriately blends the two sets of responsibilities. Most of the MOU deals with the operation of these events that they have been managing for us. The proposed MOU brings it current with what we are doing now for managing events, and also notes the Visitors Center and the financing that goes towards that.

Councilor Ripma stated in the staff report under the pros and cons it makes reference to \$60,700; I don't see that in the MOU. I am wondering where that number comes from. Under the pros it says if the lodging tax revenues fall below or expenses exceed \$60,700 then the Chamber will assume financial and operational responsibility. The con

says if the lodging tax revenues exceed or expenses fall below \$60,700 the Chamber may make operational adjustments.

Craig Ward replied that is a reflection of some of the negotiations that took place. We were at one point talking about the \$60,700 being their annual operating expense and how we might handle circumstances where the .95% produced more or less than that amount. As it evolved into the form that you see now, that \$60,700 is probably not really relevant because it is the .95% that the MOU addresses. This year the .95% didn't bring in \$60,700 and the Chamber is effectively eating the difference if that is their actual operating expense. All this really means is if the .95% doesn't cover their annual operating expenses the Chamber will absorb the difference somehow to keep the Visitors Center open, and if the .95% exceeds that \$60,700 then the Chamber will use that for additional operating expenses of the Visitors Center.

Councilor Ripma asked is the Troutdale lodging tax the principal local government contract that funds the Chamber? Are any of the other cities paying?

Karen Schaaf replied it funds the Visitors Center not the Chamber. I don't believe any of the other cities are contributing at this time.

Councilor Anderson asked have the hoteliers seen the MOU?

Karen Schaaf replied no.

Jatin Patel, Holiday Inn Express, stated my family has owned this hotel since 2001. I think you brought up a very good question in terms of getting the hoteliers involved. I do want to say on a positive note, Karen has reached out to discuss her positive energy towards what she would like to do. However, speaking to some of the other stakeholders in the hotel community, we haven't been involved in the process of what we want out of all of this. The MOU has been written and there has been discussion between the City and the Chamber, but the hoteliers have never been asked what we want. I've brought forward what we want, which is more money to be used toward marketing. However, the situation is that all of the current funding is being used to run the Visitors Center so there is no money left for marketing.

Councilor Thomas stated based on the answer to Councilor Anderson's question, all of the money today is going to operations and not to marketing.

David Eatwell replied the earlier question was what about the \$11,000 that is currently in the bank.

Karen Schaaf stated you could take all of that money and use it on one super website, and what you would have is one super website and you would still need to pay someone to man that. That will generate leads and that requires someone to take care of those leads. What we do as a Chamber of Commerce is we leverage ourselves with Travel Oregon who has a super website; they put millions into Travel Oregon. They go

globally with it; they translate it into Chinese and they are going into Europe and all over the world. They will bring the people to Oregon and then as the DMO for the Mt. Hood Gorge we have our own space within the Travel Oregon web page where we put our attractions so they can be seen globally, and that takes staff time. We take the money that you are giving us and we leverage that money using other opportunities in the state.

Councilor Thomas stated I understand that. But the concern that I am hearing when I talk with the hoteliers is that the .95% is really their money. They came and said that we would like to self-tax ourselves and promote marketing. You can leverage it all into one pipe if you want, or you can leverage it into multiple pipes; it really doesn't matter. It is the marketing that is the key here. It is my understanding that they are not necessarily as interested in funding the Visitors Center as they are in marketing the area to get folks into their hotels. That was the purpose for it in the first place.

Karen Schaaf asked do you think that Travel Oregon is a way to do that?

Councilor Thomas replied Travel Oregon is one of many tools.

Karen Schaaf stated another way of marketing is leverage with our partners in town to purchase cooperative ads, and that way it doesn't cost the Chamber anything. What does cost though is staff time to manage the page and to get the people together.

Councilor Daoust asked is it a new requirement that the Chamber will maintain a broad form commercial general liability insurance policy with coverage of not less than \$1,000,000 combined single limit per occurrence, and as an annual aggregate, for bodily injury, personal injury or property damage?

Craig Ward replied yes. We were really quite concerned that the Chamber was managing events on our behalf and our insurance carrier needed to be reassured that they in fact were carrying the liability coverage that really protects us should something go wrong. I don't think that we can claim to be independent of the Chamber in this situation, so that was an added requirement.

Councilor Daoust stated that language is duplicated in the MOU. Regarding that liability insurance, I did not see that as a cost in your budget.

David Eatwell replied that is actually covered by the operations. We have three different classifications in our accounting system. There is the visitor/tourism budget, operations (providing services to membership), and economic development. All of those share in the cost of general overhead, which is the building, utilities, etc.

Councilor Daoust asked how expensive is it to have that \$1,000,000 insurance policy?

David Eatwell replied I am not sure. I looked into increasing it from \$1,000,000 to \$2,000,000 and I found out that was about \$500. Everywhere I have been before it has always been \$2,000,000 and I was surprised that it was only \$1,000,000.

Councilor Daoust asked is there any other part of the operations budget that we might be interested in that would answer some of our questions? What does the operations budget cover?

David Eatwell replied primarily things like the luncheons that we started having for members; that is a membership service. Anything that is a service directly to our members comes out of operations, which is covered by membership dues.

Councilor Daoust asked so the membership dues pay for this insurance policy?

David Eatwell replied I believe so.

Councilor Anderson stated prior to adopting this MOU I have heard some things that cause me question. I have read the ordinance, and we have talked about a lot of things. But the one question that I am personally unclear about is what happens if someone else wants to come along and petition for a visitor's center?

Mayor Kight stated that is a good question. The answer is that they can do it in the next cycle. We have things already lined up with SummerFest and other events that we are already locked into.

Karen Schaaf stated the State recognizes the WCGCC as the DMO. We actually officially represent the area of Fairview, Wood Village, and Troutdale and all the way to Cascade Locks.

Councilor Anderson stated that is great, but that still doesn't answer my question.

Karen Schaaf replied they would have to actually go to all of the conventions, etc. There is a lot involved that we didn't tell you about. There are events almost every month that we go to. There is DMO meetings, regional meetings, a Governor's tourism event every year. We are very well connected. These people would have to come in and probably spend a year connecting themselves and then get the recognition of Travel Oregon if they want to be a DMO.

Craig Ward stated I think that response, while valid is a bit off point. That would all be true if it was necessary to be a DMO in order to operate our visitor center. There is no statutory requirement or city policy that says that. I think it is an advantage for the Chamber. I think the fundamental question is could we competitively bid the operation of a visitor center. I am sure that the answer to that is yes. This is a draft goal that the Council has put forward to consider and I will talk later about scheduling the follow-up work session to go over that. I guess that I would ask for that issue to be brought forward and considered then. There are some legal ramifications to changing our

ordinance in which the .95% for a visitor center is dedicated to the WCGCC. We would have to amend that ordinance and there are consequences to doing that and I would like to get into more detail about that in the work session where we discuss that goal.

Councilor Anderson replied fair enough. But before we obligate ourselves to this MOU, I would really like to look at amending Chapter 3.08 to make this a competitive bid process similar to the police station or any other contract that we extend. This is in essence a contract, but what we have right now is we are obligating the .95% to one organization and we have very little recourse. Our downtown merchants are not happy, our hoteliers are questioning it. It is great that you are a DMO, but Multnomah Falls is going to do just fine; they are going to get a million visitors or more every single year. I am more concerned with the folks and the events here, and the vibrancy of our downtown. I am concerned about Edgefield's lack of involvement in SummerFest and have been for some time. I haven't heard anything that has changed that. If somebody else can do it I want to make it so that somebody else can try. If the WCGCC submits the best proposal and we all agree on that, great. But right now we are completely hamstrung.

Councilor Ripma stated this MOU is written with a termination clause at the end requiring a written notice 1 year in advance of the first day of the next fiscal year in order to terminate the MOU. Does our current MOU have that language in it?

Craig Ward replied I don't believe that it does.

Councilor Ripma stated that would be inconsistent with what Councilor Anderson is talking about. It deserves more discussion if we are going to consider other applicants to contract with, which is a fair point and I think it might be a good idea. In that case it is my opinion that we shouldn't adopt this MOU, we should discuss it.

Councilor Thomas stated if you don't adopt this MOU, then the current MOU stays in effect.

Councilor Ripma replied right. It has its problems but it doesn't happen to have that termination language. If we are going to discuss opening it up then we need to back off and think about what we are doing.

Councilor Thomas stated at this point we don't have a motion on the floor.

Councilor Ripma replied no we don't. I am in favor of not putting one on the floor.

Councilor Allen stated I am going to want to hear what Councilor Anderson has to say.

Councilor White stated I just picked up on something. I am not really that involved with the Chamber but just from this meeting tonight I can clearly see a disconnect between the hoteliers and our downtown businesses that you are representing. I definitely have

some concerns. I also think that it is best to have competition and fairness when it comes to contracts. I would like to pursue this further.

Mayor Kight asked do you want to do that in a work session?

Councilor Anderson replied I think we will defer to Craig. It will be part of our goal setting work session, is what he said.

Mayor Kight stated I would do this as a stand-alone topic; I wouldn't blend it in with the goal session. I think it appears to be complex enough that we may want to have this as a separate item.

Councilor Allen replied I would support that.

Councilor Ripma stated it will require some discussion.

Councilor Thomas stated the ordinance itself is on a proposed agenda for the Economic Development Subcommittee meeting.

Councilor Ripma stated that is a good place to start.

Mayor Kight called for a break at 8:38pm and reconvened at 8:47pm.

3.2 RESOLUTION: A resolution authorizing the City Manager to execute two agreements to lease space for City functions currently located in the original City Hall.

Mayor Kight read the resolution title. Councilor Allen had requested that this item be pulled from the Consent Agenda.

Councilor Allen stated I wanted to hear what John Wilson had to say.

John Wilson stated after the last meeting I called Dick Bohlmann and talked to him about the restrooms in the current building that we are meeting in since it is a public building. This has been a public building for many years. These restrooms don't meet the ADA requirement as Dick stated, but yet we are using it as a public meeting place, which he said was a problem. He stated that he was going to see how this building was approved prior to 1992 and then get back to me; I have not heard back from him. If the restrooms meet the current public use of this building, then they should be able to meet the other public uses including the city council, planning commission and court. There is not a lot of difference in the size of these restrooms compared to those at the current City Hall, so I am wondering if they even meet the ADA requirement. I feel that if we are meeting here temporarily now, and the new proposed location is only temporary, we should be able to get an exception from the ADA requirements for the bathrooms, since we are going to have to modify the new ones anyways. There are wants and needs and we should be looking at the needs of the new city council chambers and not our wants. The needs are that we need a place to meet temporarily; we keep saying it is a

temporary thing. We don't know how long that is going to be I must admit; it could be a year or longer, but in any case it is temporary. The wants are that we want a place that is going to cost another \$5,000 for improvements to a building that is not ours. If we are going to make an investment, we should make an investment in our own building. Then we are going to have another \$10,000 a year, plus, for space that will only be used for about half of each month. I don't feel that we are getting our monies worth out of a \$10,000 a year building. That \$10,000 that we would be paying for rent could be reinvested into the PERS program, temporary employees for the parks and other city needs. A wall could be built here at the City Conference Building (CCB) instead of a hallway and we could move the YMCA offices to the front room and we could readjust the other offices as needed so that the kids don't have to see people in court. The cameras, either in the new temporary building or the CCB would be mounted so there wouldn't be an issue of having to set-up and take down for each meeting. I would ask that before you approve a rented space, that we do a better study of the current building that we are in. I think there was a number thrown out of \$100,000 to upgrade this building. I would like to see a more accurate estimate before we just go forward with a new space. The set-up and break-down, I think is minimal as far as the tables. I think we could find some volunteer groups that could take care of that. I think at the last meeting someone mentioned that it takes 10-15 minutes to get this broke-down before everybody left. With our reserves continuing to be deflated, the City and Council should be concerned with stretching each dollar and finding a savings. I personally believe that this \$10,000 would be a savings that we could use in another part of our budget. I hope that I have changed some minds.

Craig Ward stated there are pros and cons, nobody will deny that. There are expenses either way. I don't think that we can give ourselves a pass on ADA accessibility of the structure if we lease it. I realize that we are occupying buildings now, and have been in buildings that are substandard from a handicapped accessibility standpoint; it has been that way for several years. This is not about that; this is really about how it should be over the next few years. I think that we simply perpetuate an exposure that we may have for ADA accessibility. The more publically we use this building for meetings, the greater that exposure. I don't want to build a record to that affect any more than I already have. I think that it is a significant concern. But if it is a risk that the Council chooses to take, staff will certainly accommodate whatever desire the Council has. There are pros and cons to this building. This space is larger. We have done a floor plan for the other space and it is considerably more constrained, but we think that it is suitable. The proposal that we have from the Maydews for the Antiques Gallery includes a rate for both spaces together and a different rate for the space above only. The staff report, resolutions and leases assume the combined space. If you chose to go with the upstairs only, I would replace the amount of money with the amount that they had quoted to us for the upstairs only. It is doable. We are at the Council's pleasure.

Councilor Thomas stated my concern with renting space for the council chamber and court room is that I don't think we have done due diligence regarding how this building (CCB) could be modified. Our Building Official threw out a number of \$100,000, which

seem high to me. Without the due diligence I don't think it is really appropriate for us to go ahead and just rent a space until we find out whether or not this building could work. It sounds like there are things that need to be done to this building anyway. In the long-term it may be smarter to address that now and take care of it instead of just dumping \$10,000 a year into another space for 25-30 meetings a year. That is my major concern; I don't think that we have adequately looked at this building to see how it could be reconfigured and what we would need to do that. The other two spots I think are fine.

Mayor Kight stated as you were speaking Councilor Thomas I was having a vision of what it would take roughly to make some changes to this building. You forget that we are trying to use this building almost on a daily basis. You are talking about a pretty major remodel on this building, as well as the bathrooms, while at the same time you are asking the public to utilize the building. Chances are that if they were to remodel the bathrooms, there wouldn't be any bathrooms for probably at least a month. I am guessing that it would probably take 60 days to put in walls, enlarge the bathrooms, etc. that is a major remodel on this building. At the same time we have the City Attorney's office, his assistant and secretary as well as the YMCA all going on at the same time. There is a lot of comingling of activity in this building. You would have to displace these people; they wouldn't be able to work while that remodeling is going on.

Councilor Thomas replied you have valid points. I have seen a lot of commercial businesses completely redesign their businesses with thousands of customers coming through per day and they set up some temporary outdoor facilities to handle that. It is doable. It isn't without a certain amount of inconvenience. As we get down the road, some of the people in these offices will be moving to other locations. I don't see that necessarily as an argument against looking at the building to see what can be done before we go ahead and commit to a \$10,000 per year contract.

Councilor Ripma stated there were other reasons why I favored renting the space. I am a lover of old buildings, but this building has zero character. This was an old post office. We were told by the Building Official at the last meeting that remodeling the bathrooms to make them ADA compatible would cost \$100,000. That was off the top of his head, but it will be expensive. The staff time to bring everything for court and so on over here, instead of being in the same building where the documents are is not a minor thing. I would question the idea of using volunteers; that probably runs into all kinds of other problems. We are getting both the upper and lower floors for \$2,363 a month; I don't know the cost to just lease the upper floor. Rents are rock bottom right now. I also think there are other intangible benefits. It would put more activity downtown. We are a little off from downtown at the CCB. The parking that we have at City Hall would be available for use. To me the idea of trying to spend the money here to remodel this building was not persuasive. I heard you John last time, and I thought about it. I know you think it would save money. I actually question that it would save any money; it could easily run into more money and while we would wind up owning a remodeled building, it still would be the same building that it is and we will probably replace it as

soon as we can; that may be 30 years from now. I am still in favor of going forward with the leases.

Councilor Anderson thanked John for being active and staying on top of this. I have a feeling that once you do a certain amount of remodeling and cross a certain threshold everything opens up and all of a sudden you have the those unintended consequences. If this was in a private building I know that is the case, but in a public building I am unsure. Aside from what Councilor Ripma said and aside from what I said at the last meeting, I think we should all get in wheelchairs and park in the parking lot and roll up here to the door, and then we will talk about hardships.

Mayor Kight stated Councilor Anderson you bring up an excellent point. At the other building they could park at grade and roll in the front door. They would have a very difficult time trying to get in here. You are correct, there is a certain percentage and I don't want to quote what that percentage is, but if you start remodeling this building you open up the entire building to ADA requirements, and you have to upgrade all of the plumbing, electrical and HVAC. I think it could easily run \$100,000.

Councilor Anderson stated I don't think for a minute that this is an anti-handicapped thing, this is purely fiscal management. When I make inference about getting in a wheelchair and rolling up Buxton, that is not a handicapped thing, I think that is a genuine hardship.

Councilor Daoust stated when I heard the \$100,000 cost I had second thoughts; I thought it was an inflated cost. I really don't know. But even if it were half of that cost, \$50,000, that is the cost to lease the other building for five years at \$10,000 a year. You raise a valid objection John and I thank you for that. In my mind I am considering the cost. I think renting a space at \$10,000 a year will be less cost than trying to remodel the space at the CCB. I have to agree with Councilor Ripma. I don't think we would save any money by staying here. If it costs \$50,000 to remodel the CCB, that could still be more than we pay to lease the lower floor downtown.

John Wilson stated but it would be ours; it would be an investment in our building.

Councilor Daoust replied yes. I don't know how much added value it would make to this building and whether it would be worth it or not.

Councilor Thomas stated under the same analogy, if you are spending \$10,000 that is \$10,000 that you would not have to spend that you could put into this building for improvements. You could argue it both ways.

MOTION: Councilor Ripma moved to adopt a resolution authorizing the City Manager to execute two agreements to lease space for city functions currently located in the original City Hall. Seconded by Councilor Daoust.

VOTE: Mayor Kight – Yes; Councilor White – Yes; Councilor Allen – Yes; Councilor Daoust – Yes; Councilor Ripma – Yes; Councilor Anderson – Yes; Councilor Thomas – No.

Motion Passed 6 – 1.

John Wilson stated as we move forward and begin looking at what to do with the current City Hall building that we are now vacated out of, I really feel that there should be a group of citizens assembled to review that; a blue-ribbon team to help make a decision to help sell that decision to the community to move forward. As you know the first and second time we tried to pass the police station it fell flat on its face until there was citizen involvement. Urban renewal, when it was tried to be passed through city hall it fell flat on its face until there was a team put together and an independent PAC assembled to help sell it to the community. If you see fit, I would recommend a citizen team be put together for that.

8. STAFF COMMUNICATIONS

Craig Ward, City Manager, updated the Council on the following:

- ➔ Staff is proposing that we have a work session on March 20th for goal setting.
- ➔ The second floor has been poured on the police facility. We will be scheduling a tour for the Council and Public Safety Advisory Committee members.

9. COUNCIL COMMUNICATIONS

Mayor Kight stated at the last East Multnomah County Transportation Committee (EMCTC) meeting one of the subjects that was brought up was the MC3 Coordinating Committee. EMCTC is looking to morph into the next level, which is not only looking at transportation but also land use. We are going to ask Jane McFarland with Multnomah County to forward the bylaws to Mr. Ward to share with the rest of the Council so we can have a discussion as to whether or not we want to approve having EMCTC changed over to MC3.

Councilor White stated last week I attended the Police Awards Banquet at McMenamins Edgefield. The Public Safety Advisory Committee put that event together. It was an excellent event. Sergeant Shrake was named as Officer of the Year.

Councilor Daoust stated today the Economic Development Subcommittee had a presentation from Betty Dominguez of Home Forward. This group focuses on jobs, transportation and housing. They focus a lot of their abilities on workforce housing, in other words housing for lower income folks. They can issue their own tax-exempt bonds and they have access to other financing tools. Some of the buildings they have built around the Metro area are really nice looking buildings. They were just planting a seed and providing us with information and knowledge to see if it could fit into anything we want to do in Troutdale.

Councilor Ripma stated Home Forward was formerly the Housing Authority of Portland (HAP), they just changed their name.

Councilor Thomas stated I also attended the Police Awards Banquet, and I wanted to personally thank McMenamins for hosting the event, and the PSAC for putting together the event; it was excellent. I think Sergeant Shrake is going to enjoy the gift from the City Council (a gift certificate from Tads).

I want to follow-up on what Councilor Daoust said about Home Forward. The Subcommittee would like to discuss this more to see how it could fit in Troutdale.

10. ADJOURNMENT:

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

Meeting adjourned at 9:17pm.

Mayor Jim Kight

Approved April 10, 2012

ATTEST:

Debbie Stickney, City Recorder