

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

**Tuesday, September 11, 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; Charlie Warren, Public Works Director; and Travis Hultin, Chief Engineer.

**GUESTS:** John Wilson, Bill and Denise Wood, Zach Hudson, and Tom Slyter.

Craig Ward stated staff is requesting that we remove Item #2.4 from the Consent Agenda and add it to the Regular Agenda after Item 4.

Council did not object to this change.

Councilor Thomas asked that we take a moment of silence in honor of the day. It has been eleven years since we suffered the worst terrorist attack ever launched on the United States. I think it would be appropriate to take a moment of silence to honor those who lost their lives that day, those who have lost their lives since then, and those who are standing in harms way today to give us our freedom.

The Council, staff and audience members paused for a moment of silence.

**2. CONSENT AGENDA:**

**2.1 ACCEPT OF MINUTES:** August 28, 2012 Regular Meeting

**2.2 RESOLUTION:** A resolution adopting an Intergovernmental Agreement with Oregon Liquor Control Commission.

**2.3 RESOLUTION:** A resolution approving an Intergovernmental Agreement between Metro Regional Government and the City of Troutdale for funding of the Year Twenty-Three Annual Waste Reduction Program.

**2.4 RESOLUTION:** ~~A resolution authorizing acceptance of a gift of in-kind services from International Brotherhood of Electrical Workers (IBEW) Local 48 to install~~

~~additional permanent lighting on the Centennial Arch and authorizing expenditure of up to \$3,000 from the General Fund Contingency to install additional lights. *Moved to Regular Agenda, following Item #4*~~

**2.5 RESOLUTION:** A resolution correcting a clerical error in the FY 2012-2013 Budget appropriation record.

**MOTION:** Councilor Ripma moved to adopt the consent agenda (Items 2.1, 2.2, 2.3 and 2.5). Seconded by Councilor Anderson. Motion Passed Unanimously.

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

None.

**4. RESOLUTION:** A resolution adopting the City of Troutdale Water Master Plan.

Travis Hultin, Chief Engineer, stated with me tonight is Larry Magura a professional engineer with Black & Veatch, Mr. Maguar was the team leader and project manager from Black & Veatch on this Water Master Plan update.

Travis Hultin stated this Plan is a list of recommendations and the framework for managing our water system for the next twenty years. In this Plan you will find a number of recommended projects, and the forecasted financial impact of those projects if they were all implemented and totally funded. I want you to keep in mind that this Plan is a collection of recommendations and planning tools; it is not a commitment to perform every project in this Plan, or to commit to any of the financial programs that are discussed. These are recommendations. The Council will have an opportunity with each and every project to decide whether or not it will be added to the Capital Improvement Plan (CIP) for the City and whether it will be funded in any particular budget cycle, and when it comes to providing the revenue to fund projects that are talked about in this Plan the Council always retains the authority to decide reasonable and equitable rate adjustments for our water customers. The recommended projects in this Plan total \$8.1 million. These are the projects that we think will be needed over the next 20 years to do everything that we think needs to be done to the water system to make it run as well as it can possibly run. We also know that in this day and age of limited revenues and financing we can't always do everything that we would like to do.

This Plan represents months of hard work by a lot of really talented professionals on Larry's team as well as some folks here at the City. I think that you will find that the work is very credible and the recommendations are good. We hope that you find it satisfactory.

Larry Magura, Engineer with Black & Veatch, stated this document replaces the 1993 Master Plan. To create a master plan you start with all of the available information and

reanalyze it. In this case that was done with a brand new state-of-the-art computer model which is now in the City's possession. We have also provided training for City staff on how to operate and update the model.

The things that resonate with me are the excellent condition that your staff is maintaining the assets/infrastructure in, particularly the pump stations. We visited all of them and all of the pressure reducing/sustaining valves in the system and you could eat your lunch off of the floor of most of the pump stations. They are maintained at that level of quality and that is a direct bearing on the dedication of the City staff to keep things working and in good working order.

There are two things for Council's consideration that I would like to call to your attention that we did find in the course of this study. First, you are right on the margin of having an adequate amount of storage for your existing infrastructure. We feel that Reservoir #2 is severely at risk of being damaged in a seismic event. I was involved in a similar study for Salem and they had a similar reservoir that we were able to retrofit to bring up to reasonable seismic standards. Reservoir #2 is 100' tall and it is about 60' in diameter at the base so with its height to width ratio in an earthquake it is going to shake and there is nothing to keep it from traveling off of its foundation because it is just sitting on it right now. It really does warrant an investigation of what its critical nature is. It just looks very bad to me. It may be possible to reinforce it. That is the first thing you would try to do to retain it, because otherwise it is performing fine. But it may need to be scrapped and replaced with an appropriate structure built to the current seismic code. The other item is looking at the near and middle term; the City's water supply situation does need to be looked at. You are a ground water based utility. That is great in many respects. Well #'s 3, 4, 6, 7 and 8 are experiencing steady and gradual reduction in their yield. There is an item in this Master Plan, which is in the CIP for this year and has been funded for this year, to investigate the causes for the declines and to make recommendations for what needs to be done. The simple answer is to drill another well. That is a \$1 million proposition or more. It is very likely that measures could be taken to restore most, if not all of the wells, to a normal level of performance for a considerable period of time.

Councilor Anderson asked in a seismic event, in the worst case scenario, what kind of damage would we have with Reservoir #2?

Larry Magura replied it would fail. In a credible earthquake it would probably fall over. If that occurred you would have less than two days of water in storage, assuming the other reservoirs survive the event. When was Reservoir #2 built?

Travis Hultin replied 1972.

Larry Magura stated so it is 40 years old. Normally we think they are good for 50 years or more. In 1972 there were virtually no seismic design standards in Oregon.

Travis Hultin stated Reservoir #2 is our most important reservoir. It is the reservoir that feeds Zone 1; it is our highest elevation zone. That is a reservoir that can potentially feed anywhere else in the city because it is at the highest elevation. None of our other reservoirs can reach users in every part of the city, but Reservoir #2 can. Not only is it the most vulnerable, but it is also our most important.

Councilor Anderson stated seismic events can vary anywhere from 1.0 to 7.0 or greater. What kind of seismic event are you talking about?

Larry Magura replied it would be a significant shake, probably greater than 6.0.

Councilor Anderson asked what kind of population growth does this Master Plan take into account?

Travis Hultin replied this Plan assumed our projected build-out population of just under 20,000, which we get from Portland State University.

Councilor Thomas asked what is the capacity of Reservoir #2?

Travis Hultin replied 1 million gallons.

Mayor Kight stated you indicated that this Plan is designed for build-out at 20,000 population. Did you factor in the industrial and commercial growth to the north of our city?

Travis Hultin replied yes we have. That is one of the areas that Larry's group, in preparing their forecast, focused on. We identified areas where we expect growth and what kind of growth, including our Urban Planning Area which is not even inside the city at this point but is expected to be annexed into the city by the time we reach build-out.

Mayor Kight stated I assume that you have looked at other cities similar to the City of Troutdale. In general terms, how does our water system line up with other cities of similar size?

Larry Magura replied Troutdale is rather unique in the Portland Metro area in that you are a ground water based system. All of your neighbors are taking water from the City of Portland which is the Bull Run system. Cities further to the west, like Hillsboro, get their water from the Joint Water Commission coming out of the Trask River and the Scoggins Dam on the west side. They are all service water sources and you are a ground water source. There may be some advantages to being a ground water based utility in terms of the security of the source of water.

Mayor Kight asked did you get into details like looking at the headwaters where our water supply is coming from?

Larry Magura replied no, not during the Master Plan. It could be looked at if you fund the well investigation.

Mayor Kight asked how are the wells regenerated and what is the source?

Travis Hultin replied most of our wells are in the Troutdale Sand and Gravel Aquifer, which is a very large aquifer in this area. Just about anyone in this area that has a well field is in that aquifer. It is recharged by groundwater. So far I haven't heard of anyone having serious issues immediately, but there is a lot of discussion about the future of that aquifer and how it can be better managed as more and more people drill wells into it. There are actually groups forming to discuss that issue.

Councilor Daoust asked because we are ground water based, when you say Wells 3, 4, 6, 7 and 8 have experienced gradual declines, what level are we talking about?

Larry Magura replied they are able to satisfy existing demands. They would have trouble meeting full build-out demands right now. The cause of concern is that the trend is down.

Travis Hultin stated in many of those wells we have seen a decline of as much as 40%, and up to 60% in some cases, from their original capacity when they were first drilled and test pumped.

Councilor Daoust asked how do you measure such a large aquifer as far as decline and supply?

Travis Hultin replied you don't really measure the aquifer itself. You look at the performance of the wells. The most common way to measure the performance of a well is a term called specific capacity, which is the ratio of how much static water is in the well column to how much water it can produce. When you look at the trends on specific capacities there is a general downward trend and in some cases the totality of that is quite significant - 40%, and in some cases as high as 60%. That is basically a number that gives you what the yield of a well is. You can look at just the pumping rates, but as the static water level of the aquifer fluctuates that affects what that pumping rate would be so it is not a true test. You have to relate it to the level of water in the aquifer.

Larry Magura stated Well #7 is right at the action level for arsenic. If that was your only source of supply you would have to be considering treatment to remove arsenic, which is an easy thing to do. But since the water from Well #7 is blended with other wells and dilutes the arsenic to below actionable levels you are fine. One of the things that the ground water investigation that is in your current budget will do is investigate this.

Councilor Allen stated we monitor these wells with software at this time. When we did work on Well #5 did we do work to improve its pumping capability?

Travis Hultin replied Well #5 is a new well. When it was first installed we could actually pump more than we were allowed to pump; we had more capacity than our water right allowed. We have actually already seen some decline in that well and that is something that we are going to want to watch closely. We expect well yields to decline overtime. Like any machine they wear out and they have to be redeveloped from time to time. With some of the redevelopment work that we have done we have not gotten back as much capacity as we would have liked to. The traditional approaches that we would do to rehab these wells aren't giving us the results that we would like to see. That is why the comprehensive well assessment project is recommended. With that project we will get a ground water hydrologist and a water quality expert to do a lot more testing and analysis on these wells to determine how we can improve the yields and sustain them.

Mayor Kight asked if this was your system and you had limited funds, what top three projects would you pick to enhance the system?

Larry Magura asked enhance the reliability or capacity?

Mayor Kight replied both.

Larry Magura replied the ground water supply issue would certainly be the number one issue. Next I would say is the assessment of all of your reservoirs from a seismic stability standpoint. It is not a huge amount of money, probably less than \$100,000 to study all four reservoirs. Another thing I have done on a number of other reservoirs around Oregon that I would highly recommend for you is to add seismic activated shutoff valves on all of your reservoirs.

Councilor Thomas asked when you rehab a well, what does that mean?

Travis Hultin stated there are a number of techniques. There are mechanical techniques and the most common are surging and bailing where you basically are pumping and sucking water in and out through the screens to clear the fouling from the screens. That is often combined with chemical treatment. If you have any biological fouling, because there are iron eating bacteria that can start growing on the screens and plug them up, there are other chemical treatments that you can apply depending on the nature of the problem. That is why the well assessment is important. You actually go in and take a close look at each well and try to determine the root cause of the declining yield for that particular well and then apply the right tool for the job.

**MOTION: Councilor Ripma moved adoption of a resolution adopting the City of Troutdale Water Master Plan. Seconded by Councilor Thomas.**

**VOTE: Councilor Ripma – Yes; Councilor Anderson – Yes; Councilor Thomas – Yes; Mayor Kight – Yes; Councilor White – Yes; Councilor Allen – Yes; Councilor Daoust – Yes.**

**Motion Passed 7 – 0.**

**2.4 RESOLUTION:** A resolution authorizing acceptance of a gift of in-kind services from International Brotherhood of Electrical Workers (IBEW) Local 48 to install additional permanent lighting on the Centennial Arch and authorizing expenditure of up to \$3,000 from the General Fund Contingency to install additional lights.

Charlie Warren, Public Works Director, stated the original item we had on the consent agenda assumed that we were going to add to the existing lights on the Centennial Arch by hiring a contractor, Electrical Construction Company, to light up the word “Troutdale” on the top which was missing from the original plan. After we got the cost estimate from Electrical Construction Company we contacted IBEW and they indicated that they would hire Electrical Construction Company on our behalf and pay them to do this job just as they did the original contract. This has now reverted back to more or less the original resolution that you had for the previous project which is that IBEW is hiring the company to come in and install the lighting for a portion of the Arch (just the word Troutdale). The only portion that the City is going to have to do is the flagging and traffic control. There was also a plaque in the original agreement, a press release and general coordination. There will be some additional expenses which is why I am proposing \$3,000 as a maximum. We are hoping it will be less than that. We are asking for your acceptance of the gift from IBEW and authorization for the additional expense.

Council had no questions.

Councilor Thomas thanked IBEW for the generous offer.

**MOTION:** Councilor Thomas moved to adopt a resolution authorizing acceptance of a gift of in-kind services from International Brotherhood of Electrical Workers (IBEW) Local 48 to install additional permanent lighting on the Centennial Arch and authorizing expenditure of up to \$3,000 from the General Fund Contingency to install additional lights. Seconded by Councilor Anderson.

**VOTE:** Councilor Ripma – Yes; Councilor Anderson – Yes; Councilor Thomas – Yes; Mayor Kight – Yes; Councilor White – Yes; Councilor Allen – Yes; Councilor Daoust – Yes.

**Motion Passed 7 – 0.**

Mayor Kight stated we want to thank IBEW. They have stepped up not only once but twice. It was not their fault that the word Troutdale was not lit up, that was apparently the design.

**5. STAFF COMMUNICATIONS**

Craig Ward, City Manager, informed the Council that there is a Work Session scheduled for next Tuesday night at 6:30pm to provide briefings to you on the potential impact of coal trains on the City.

At this time we have only identified one item for the September 25<sup>th</sup> Council meeting, which is a motion to establish the structure of the City Hall Advisory Committee. We are presuming that there will be 5 to 7 members on the committee with maybe 1 or 2 Councilors on the committee serving as the Chair. We have advertised this in the Champion and we have already received a few inquiries; one person interested does not reside in the City or own a business in the City. We don't know what the Council wants, so if you have any direction for me I would like to hear that so that we can configure our recommendation around your desires.

Councilor Thomas asked if that is the only agenda item scheduled for September 25<sup>th</sup> could it be moved to the first meeting in October?

Craig Ward replied yes.

Councilor Thomas stated this is a city committee and it should have the residents of the City involved.

Mayor Kight asked does everyone concur with that?

Councilor Anderson stated I would concur with that.

Councilor White stated I assumed that is what would take place.

Councilor Allen stated anything that happens the citizens would be paying for so they should be voicing their opinion.

Councilor Daoust agreed.

Councilor Anderson stated if there is only one agenda item for September 25<sup>th</sup> I would say we should roll this item forward to October 9<sup>th</sup> and cancel the meeting on the 25<sup>th</sup>.

Councilor Ripma agreed.

Councilor Thomas stated you commented on councilors being on the committee; I would like to see a couple of council members on it, but no more than that.

Councilor Anderson stated I would agree. I think it should be a citizen committee advising us of where our next city hall should be and what it should look like.

Craig Ward stated on October 9<sup>th</sup> we will bring forward a staff report with recommendations based on your direction. If you have any additional thoughts please let me know.



Craig Ward stated we are in the process of negotiating a Disposition and Development Agreement (DDA) with Eastwind Corporation for our Urban Renewal site. We are hoping to bring this forward to the Council on October 23<sup>rd</sup>. We will also need an Urban Renewal Agency Special meeting that same night so that both agencies can take action on the DDA.

## **6. COUNCIL COMMUNICATIONS**

Councilor Anderson stated I was privileged enough to attend the Reynolds/Beaverton football game last Friday night. Our community came out in droves. We bann'd together; we sat and talked to each other. There is nothing like a high school football Friday night to make that happen. This Friday Reynolds plays McKay at Mt. Hood Community College. If you really want to see your community and talk to the people who our decisions affect and get unfiltered, benign feedback, go to a football game and just listen. Support Reynolds High School; they have a great team this year. I would like to see all of my fellow Councilors at the game this Friday.

Councilor Thomas stated I attended the Open House for the new Police Facility. I want to thank staff and the members of the Public Safety Advisory Committee for setting up an excellent program, and I want to thank the Police Department for providing an excellent tour of the new facility. Everyone I talked to was very impressed with the new facility.

Councilor Thomas stated I would like to give the Mayor an opportunity to hopefully correct his error that he made and appoint someone different to the Chamber of Commerce Board.

Mayor Kight stated this week I attended the East Multnomah County Transportation Committee and as an outcome of the I-84 Corridor study Multnomah County applied for a grant and they are going to start the design process for 238<sup>th</sup> Drive.

Councilor White stated in the Gresham Outlook on Friday, August 10<sup>th</sup> Mayor Kight writes in his guest column, "Keep in mind this isn't the full report but a carefully crafted document". He continues to write, "But what is clear, is that a political opportunist has wasted public taxpayer's dollars to further his own career". There are two points Mayor Kight is sadly wrong about. The first, the investigation was not politically motivated. It was initiated to provide our fellow councilor a fair unbiased assessment of how a shed turned into a 2,032 square foot house in a floodplain. Mayor Kight asked the Council to resign and in a letter to the Oregonian wrote, "The Council should be making plans to reestablish their credibility. They should take immediate steps to personally reimburse the City for the \$30,000 or whatever the final amount is to be determined, apologize to city employees and the citizens of our City and/or resign." He never mentions that he voted for the investigation. He writes to the Oregonian, "When we received an email that the amount being spent for the investigation was going to double from \$15,000 to \$27,000, not a word was heard; not a single voice of protest was raised in opposition". Jim doesn't mention that he also did not raise opposition.

Finally, I ask that Mayor Kight stop asking the Council (that he wants to continue to lead for the next four years) to resign and pay for a report that he also approved. Mayor Kight, you cannot continue to have it both ways.

Councilor White stated the Police Facility Open House was a beautiful event. I felt that Norm Thomas deserved to be mentioned because he was the Chair of the Friends of Troutdale Police and without that citizen effort that building would not have been built.

Councilor Allen stated I also appreciated the folks who volunteered at the Open House for the Troutdale Community Police Facility.

Councilor Allen asked I would be curious as to when we could have a discussion as to whether to release the full report or not. Any thought by the Council?

A number of the Councilors replied not right now.

Councilor Daoust stated I also attended the dedication of the Community Police Facility last Friday and it was standing room only. It was a much larger crowd than anticipated and the tour took a long time because there were so many people that wanted to see the facility. I was honored to be there. A lot of folks came up to me with very positive comments about the facility.

## **7. ADJOURNMENT:**

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

Meeting adjourned at 7:48pm.

**Mayor Jim Kight**

**Approved October 9, 2012**

**ATTEST:**

**Debbie Stickney, City Recorder**