

**MINUTES**  
**Troutdale City Council – Regular Meeting**  
**Troutdale City Hall – Council Chambers**  
**104 SE Kibling Avenue**  
**Troutdale, OR 97060-2099**

**Tuesday, April 12, 2011**

**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; and Rich Faith, Community Development Director.

**GUESTS:** See Attached.

Mayor Kight asked is there an agenda update?

Craig Ward replied Metro Councilor Craddick expressed her regrets that she was unable to be here this evening; she has requested to be put on our next agenda.

**2. CONSENT AGENDA:**

**2.1 ACCEPT MINUTES:** February 15, 2011 Work Session, February 22, 2011 Regular Meeting, March 8, 2011 Regular Meeting and March 15, 2011 Work Session.

**2.2 RESOLUTION:** A resolution amending Section 2, Public Safety, of the City's Fee Schedule to provide for alarm permit and false alarm fees in conjunction with Troutdale Municipal Code Chapter 8.12 and rescinding Resolution No. 2091.

**2.3 RESOLUTION:** A resolution authorizing the Mayor to sign a revised Intergovernmental Agreement (IGA) with the Port of Portland relating to the Troutdale Reynolds Industrial Property.

**2.4 RESOLUTION:** A resolution approving an agreement with the Oregon Parks and Recreation Department accepting a Recreational Trails Program grant to construct the Mt. Hood Community College greenway trail.

**MOTION:** Councilor Allen moved to accept the consent agenda as written. Seconded by Councilor White. Motion Passed Unanimously.

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

Mayor Kight asked the Boy Scouts from Troop 657 to come forward and introduce themselves. Each of the Boy Scouts introduced themselves and stated which school they attend and how long they have been in the Scouts.

Kyle Hunter, Cub Scout Leader, stated I am working with these boys to accomplish their Citizenship in the Community Merit Badge, which is why we are here this evening.

**4. PROCLAMATION:** Arbor Day – April 16, 2011

Councilor Allen read the Proclamation.

**5. REPORTS:**

**5.1** An update on Metro news and events

**5.2** Annual Financial report from the West Columbia Gorge Chamber of Commerce.

Item #5.1 was pulled from the Agenda and will be rescheduled for April 26, 2011.

Item #5.2

Councilor Anderson declared a potential conflict of interest. From August to December of 2009 I was the paid Interim Executive Director of the West Columbia Gorge Chamber of Commerce (WCGCC). My understanding is that tonight's discussion will focus on 2010, and that is a period of time that I was not anywhere near the WCGCC and had no authority there whatsoever.

David Brown, Board President for the WCGCC, stated as you know the WCGCC is an organization that serves not only the City of Troutdale, but also the cities of Wood Village, Fairview, Cascade Locks and the unincorporated city of Corbett. The WCGCC and our membership is a dynamic and diverse group of businesses that work as partners to make important contributions to our area and the region. They have vision, commitment, and they know what it takes to accomplish great things. We do represent many cities, but many of the decisions and the activities that we do as a chamber have great benefits to the City of Troutdale.

One of the major changes that we have made over the last year is we have moved from a staff driven chamber to a membership driven chamber. We have asked our volunteer board to become more active in the day-to-day operations of the chamber. We did have two fine staff members last year (1.5 FTE) and they did a fabulous job. As was reported last year, we had an intern who came to us through Work Source Oregon and she did a fabulous job; she is now a full-time staff member.

The Chamber has a lot of partnerships that have a great influence on our city and region. A few of the partnerships that we have are: Travel Oregon, Oregon Association of Convention and Visitor Bureaus, Oregon State Chamber of Commerce, East Metro Economic Alliance, Columbia-Cascade River District, East Metro Columbia-Cascade

River District Steering Committee, Columbia River Gorge Visitor Association, Mt. Hood Scenic Byway, East Metro Community Media, Try Local First, Invest Local First, Shop East County, Mt. Hood Hospitality Service Program, National Geographic, Columbia Gorge Magazine and others.

I want to mention three of the many projects that we are involved with. The first one is our Visitors Center. We have been in our new location for about 18 months now and it has proven to be a great location. The last time we moved locations our visits to the center dropped by 40%. However, this move has given us an increase of 11% over last year. 7,586 people came into the center and recorded their names in our guest book. We are aware that there were more than that, but that is the number that we could verify. The visitors came from all states. We also have visitors from other countries including the Netherlands, India, Italy, Germany, Japan, France, Belgium to name just a few. 90% of those who signed the book said they stayed in the local area, unfortunately most of them stayed in Portland. The vast majority of our guests were heading to the Gorge to view the water falls, hiking trails and historical places. Our guests also commented that what brought them to this region was the Columbia Gorge, bird watching, bicycling, the Lewis and Clark Trail, hiking, Edgefield and to check off another bucket list item. Another project I want to touch on is events. As you know since 1970 many regions and cities have used events to build local businesses and to boost tourism. This strategy seems to be a no brainer for us to pursue. Our plan is two-fold when it comes to events. The first is to use the resources to our east, the Columbia River Gorge, as one of our main features. According to the Travel Channel the Columbia River Gorge is one of the top ten wonders of the west, so it makes perfect sense for us to use this resource to pull more people into the region. The second strategy is to use what we call niche events. I am sure that you are aware that in business there is niche marketing which is simply a marketing approach where business focuses on a segment of the market and addresses the needs for product and services which isn't necessarily being met by the mainstream providers. We kind of do the same when it comes to events. One example of that is the Fall Foliage Tour which was an event that featured local artists and their work. This event lasted 10 days last year. Some of the other examples that we have discussed are walking tours, railroad days, and pioneer days. We are also looking at how we can develop events as year-long activities that will bring in fisherman, cyclists and those involved in extreme sports. The last project that we spent a lot of time on is economic development. As you know both the chamber and the city are members of the West Columbia Gorge Consortium. This is a partnership between the four cities, the state, and the chamber where we were able to hire an economic development director. On the chamber side Mr. Eatwell has been able to write and be rewarded a \$15,000 grant to begin the process of improving transportation to the industrial properties on the north side of I-84. He also was our representative to the NW Travel Writers Conference. He helped to start a new committee that will assist the chamber in writing a 5-year plan on tourism for the region. He is a great resource to us. On the city side Mr. Eatwell assisted in landing HM3 Energy that is now located in the city. He assisted Advanced Aircraft Service in their expansion, along with several other companies that are planning to expand in the city. Mr. Eatwell also developed and launched a website that lists all of the available

industrial properties in our region. This is the first for Multnomah County, and as far as our research shows us it is the first in the State of Oregon that we have found. This is only three of the many projects that the chamber has been working on this last year. Others include: writing support letters for projects within the city; speaking on behalf of the city and businesses in Salem; keeping a current visitors kiosk in the local area; supporting the move of FedEx to our city and providing every employee with a visitor packet; maintaining and supporting ongoing relationships with Mt. Hood Community College's small business development center. We are still planning on organizing SummerFest which will be bigger and better this year.

Plans for the future: In January 2010 a group of our members sat down to devise a strategic plan for the chamber and that has been a great resource for us as we set our mind for the future. A few of the things we are working on for the future include:

**In the area of tourism**

- Create a committee that will study, design and implement a 5-year plan to increase tourism to the City of Troutdale.
- Create a website unique to the City of Troutdale that will focus on the area of tourism. We have secured an appropriate name for the site and it is in development right now.
- Improve on collecting data from the guests that come to the Visitors Center. We have already changed our guest book to find out if they have stayed in the region and if so what hotels they have stayed in.
- Continue marketing our city to Travel Writers and other Travel Oregon events.
- Increase our links to other travel sites via the web.
- Develop and deploy a podcast tour of our city and the region. This is a very creative and unique way to get people to our area.

**In the area of events:**

- Work with the Mt. Hood Forest Service who will be hosting a world famous mountain conference to include day trips to the City of Troutdale. This is a group of 21 famous mountains throughout the world and they go and visit each mountain every single year. We will obviously have a lot of folks from out of the United States visiting Portland and we would like to bring them to Troutdale.
- Continue our support of seasonal events such as the Tree Lighting and SummerFest.
- Expand our events from day events to 2 and 3 day events so that local hotels and businesses may benefit because of the increased stays.

**In the area of economic development**

- Continue our involvement with the West Columbia Gorge Consortium.
- Increase our writing of grants. We will be going after the TMA grant that we lost several years ago.
- Expand and improve our industrial property website, and to increase our educational program.

In talking to the major stakeholders that are being taxed by our city, we have assured them that we will do the best that we can with the portion of the tax that is given by them, and do our best to increase the activity in the area of tourism and visitors to our

city. We also assured them that within the year we will have an active tourism committee and we will begin to write a 5-year plan. As a chamber and a city we must remember that these stakeholders are being taxed 13.45%. The city receives 6%, the county receives 5.5% with the majority of that going to the Convention Center, the state receives 1% all going to Travel Oregon, and the chamber receives .95%. They are all asking us how we are helping them to bring people to their business. I believe that all of us have a responsibility to answer that question. Secondly, I think we are all aware of the costs involved in bringing tourists dollars to our city. For the last 10 years the chamber has been working hard to do our part. We are also keenly aware that even though we are grateful for the funds to run a visitors center, over the last ten years the cost of running a visitors center has increased and it will require more funding in the future. We are working hard to find additional funding for our visitors center. I am very proud of our members; they are a great group of volunteers that truly carry out our mission which is to connect commerce and communities to create economic vitality. We would like to thank the Mayor, the Councilors, the City and staff for supporting the Chamber this last year.

Mayor Kight complimented Mr. Brown on his leadership. Great things have happened at the Chamber. You and your team of volunteers and staff have done phenomenal work.

Councilor Daoust stated I have a couple of recommendations on your expense sheet. When you list the \$56,168 from local government contracts, could you show which cities are contributing to that. The second recommendation is when you list employee salary/wages it would help us if it showed what positions are being funded. Other than those two recommendations it looks very thorough.

Councilor Allen stated I see the direction that the Chamber has been going and it just keeps getting better. I wanted to know if there was anything between the lines here that concerns you.

David Brown replied membership in the non-profit is really hard to get. However, we have experienced some really good news lately as far as some major corporations choosing to join the Chamber. If we could expand that as far as membership is concerned, that is going to help the Visitor's Center a lot. The challenge we have with the Visitor's Center, as I mentioned before, is the increased cost. It limits our opportunity to market the region and the city. Most of the money going to the Visitor's Center is used just to make sure that it is staffed and that the utilities and rent is paid, etc. My desire is to expand the opportunities to promote the city more.

Councilor Anderson stated this was an excellent report. It sounds like there is energy in the building and that is always a good thing. I have some history with this as I mentioned earlier and the concern now is the same as the concern then and Councilor Allen brought it up. It is the between the lines – how do you do this on \$56,000? That is not a lot of money. For all of the things that you want to do, all of the great ideas that you have, how do you fund that on \$56,000?

David Brown stated that is only a portion of the funding. Membership and grants are going to help. But it helps to have staff to be able to write the grants and push it along. Without the volunteers and members doing what they do, we couldn't do it. Obviously more money would help to do advertising in local magazines to expand some of these ideas. Quite frankly a lot of these ideas will take manpower and some money to produce. They will remain ideas on a piece of paper unless we get creative and expand our funding.

Councilor Anderson stated it is a 51% labor cost to keep the Visitor's Center open as is. At \$12 per hour for 42 hours per week to keep it open amounts to almost \$30,000. When is the last time that the Chamber has asked for a reallocation of the transient lodging tax, or additional transient lodging tax? Has that happened before?

David Brown replied not directly. In 2007 when Diane McKeel gave her report she mentioned a study that had been done of the transient lodging tax monies across the State of Oregon. She compared us with some of the cities that are of similar size to Troutdale and basically the bottom line is that we are falling way short compared to other cities of our size. I am not proposing that we adjust the .95%, but I am aware that our hotel/motel folks are asking what is happening to the full amount of the transient lodging tax; what is being used as far as tourism is concerned.

Councilor Anderson asked is that something that we can or should look into? All of these ideas cost money and they are all great ideas. If we are lagging behind cities of our size, or chambers in cities of our size, in the contribution to the visitors center and the chamber, that is something that I think needs to be addressed.

Councilor Thomas stated the Economic Development Subcommittee is working with the Chamber and the hoteliers. They are working on a plan to bring back an option to the Subcommittee, and we will be forwarding a recommendation to the Council.

Councilor Anderson stated that would be wonderful. We all talk about wanting a vibrant Visitors Center and multi-day events that the downtown businesses want; these are all great ideas but they all cost money. I just don't see how you do it on this amount of money.

Councilor Daoust stated the most logical thing would be to do your 5-year tourism plan and come up with a total cost to implement it.

David Brown stated that will obviously impact the whole city. We need to not only have a 5-year plan, but have increments of expanding the plan along the way when it comes to funds.

Councilor Thomas stated one of the things that I have heard some concerns about is that the Visitors Center is not open very much on the weekends. Secondly, I received the 2011 Event Calendar magazine from the Outlook the other day at a convention that

I attended and I looked for Troutdale in it and didn't find anything. I wish we could be more involved in these types of things. Thirdly, I would like to thank you for your assistance to the Economic Development Subcommittee in researching some of the issues that we were charged with looking into. What we came up with is the fact that what we are providing to the Chamber and what they are giving back to us is well worth it, and that will be included in the budget report next week.

David Brown stated the issue with being open on the weekends is on our radar. We need to have the Visitors Center open on the weekends.

**6. PUBLIC HEARING / ORDINANCE (Introduced 3/8/11):** An Ordinance amending the Troutdale Comprehensive Land Use Plan, Goal 9 Economic Development, in fulfillment of Task 2 of the City's Periodic Review Work Program.

Mayor Kight read the ordinance title.

Rich Faith, Community Development Director, stated this ordinance was introduced at the March 8, 2011 Council meeting. At that meeting I reviewed my written staff report rather extensively going over all of the details in terms of what led up to these amendments as part of our periodic review work. I am not going to repeat that information tonight, but I did provide you with a copy of the previous staff report for your information. There was no public testimony at the March 8<sup>th</sup> meeting, but the Council did have some questions regarding the proposed amendments to the Comprehensive Plan. There was one change that the Council directed staff to make to the proposed amendments that were forwarded to you from the Planning Commission, which was to delete one of the proposed policies. That policy occurs under what is called the Town Center Plan Policies which reads, *"Allow expansion of the regional retail at the Columbia Gorge Factory Stores if it is compatible with other desired development within the City's riverfront renewal site."* At the direction of Council we have deleted that policy and you will notice that this is shown in the redlined copy as being struck out, and it is completely absent from the clean version that is attached to the ordinance.

As I reported to you on March 8<sup>th</sup> this proposal (amendments) was reviewed by the Citizens Advisory Committee (CAC). The CAC endorsed the amendments and forwarded them to the Planning Commission (PC). The PC held a public hearing on the proposed amendments and has forwarded the amendments to you with their recommendation for adoption. That is also staff's recommendation.

The Council had no questions.

Mayor Kight opened the public hearing at 7:40pm and asked, is there anyone here to speak to us on this issue?

No testimony received.

Mayor Kight closed the public hearing at 7:40pm.

**MOTION:** Councilor Thomas moved to adopt an ordinance amending the Troutdale Comprehensive Land Use Plan, Goal 9 Economic Development, in fulfillment of Task 2 of the City's Periodic Review Work Program. Seconded by Councilor Allen.

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

**Motion Passed 7 – 0.**

**7. PUBLIC HEARING / ORDINANCE (Introduced 3/8/11):** An Ordinance amending the Troutdale Comprehensive Land Use Plan, Goal 10 (Housing), in fulfillment of Task 1 of the City's Periodic Review Work Program.

Mayor Kight read the ordinance title.

Rich Faith stated this companion ordinance was also introduced on March 8<sup>th</sup> and was the outgrowth of our extensive periodic review work that we have been undertaking for several years now. All of the background was provided at the March 8<sup>th</sup> meeting so I won't go through that again, but I have provided you with a copy of the written staff report from March 8<sup>th</sup>. There was no public testimony given at the March 8<sup>th</sup> meeting. However, Council did direct staff to make two changes to the proposed amendments that had been forwarded to you from the PC. The first change was to delete one of the proposed policies that came under the General Housing category of policies. That policy reads, *"Allow development of affordable housing for low-income and moderate-income residents through coordination and collaboration with local housing providers and advocacy groups to leverage funding for development of such housing."* As directed by Council that particular policy is being deleted and therefore you will not see it on the clean copy that is attached to the ordinance. The second change that the Council requested was to leave in an existing policy that was being proposed for deletion. That policy reads, *"Recognize that the Development Code should set the minimum standards and not go beyond issues which are essential for the public health, safety, and welfare."* On the redlined copy of the proposed amendments you will now see this policy is no longer stricken out, and it also appears in the clean version of the proposed amendments that are attached to the ordinance. At the March 8<sup>th</sup> hearing on this ordinance the Council had a number of questions regarding the Housing and Residential Land Needs Assessment (Exhibit B of the staff report). That report was prepared by our consultant Johnson Reid. I was unable to answer your questions on March 8<sup>th</sup> so I have invited Brandon Buckley of Johnson Reid to join us tonight to answer your questions regarding the Residential Land Needs Assessment.

These amendments were reviewed by the CAC who endorsed them and forwarded them to the PC. The PC held a public hearing and is now forwarding the amendments to you with the recommendation for adoption, which staff concurs with.



Councilor Daoust stated on Page 9 of the Johnson Reid report, Figure 7 – Projected Future Needs for New Housing Units to the year 2030 – it shows a bottom line need of 1,761 units. I see where that comes from, and that translates to 1,573 new households, which is kind of a different number but I understand that the vacancy reduces that. But the city only has the development capacity for 1,200. I recognize that your study is saying that we need about 1,500 new residential units, but we only have the capacity in the city to put in 1,200 in varying classes and values. Can you address that?

Brandon Buckley, Consultant from Johnson Reid, replied the Goal 10 housing study follows a formula that comes from the state and it is fairly well prescribed. Basically you look at the forecast into the future and compare it to the current land you have available, how it is zoned and the amount of capacity they can hold. In most communities this exercise, if you have the situation where you are finding greater need over 20 years than you have capacity for, would lead to the finding that at some point in the next 20 years the city might want to look at expanding its urban growth boundary (UGB) which of course is Metro's purview. What our study found was yes, Troutdale has roughly 15 years worth of capacity and would be exceeded in the 20 year timeframe, but that Troutdale has restrictions on where it can expand in the future so we make a note on that. Those are the general findings.

Councilor Daoust stated so the presence of the UGB was not a limiting factor, but it just kind of points out how attractive Troutdale is. We are going to need more room for the number of people that you predict will want to move here.

Brendon Buckley replied yes. It is also based on historical trends over the last decade or two decades. Again, that is what the state wants to see.

Councilor Daoust stated another thing that I noticed was that your results point to the fact that we have a shortage of ownership units (or single-family homes) and a surplus of rental units. You make the statement (in the second paragraph on page 8) that to rebalance the supply with the projected needs profile, more new ownership units will be needed than rental units while the current surplus of rental units needs to be "absorbed". I don't know what that means. What do you mean by rental units need to be absorbed?

Brendon Buckley replied basically our model looks at two different demographic factors which are income levels and age. Based on census data we figure out the tendency of people in those different demographic groups to either own or rent their homes. We apply that to the population of Troutdale and then we compare that to the current inventory of housing. What the demographic model is saying is that this number of households should be ownership and this many should be renting (of course this is an estimate) and this is the current housing inventory. Those are never going to match up exactly. Because Troutdale is a community that tends to have a higher than average income in comparison to most of the Metro area, what we find based on our model is that means that more households here are going to be likely to own rather than rent.

Basically when we did the reconciliation (page 6) we found that based on this model our estimate is that 62 more households might want to own, and there is a surplus of 322 rental units. All that means is that going forward if we find that there is going to be a future need of 500 rental units, first we factor in absorbing the 322 surplus units for a net future need of 178. Absorbing means absorbing the rental units that this model suggests are in Troutdale currently.

Councilor Daoust asked so on page 7 you have predicted through the modeling that our population growth would be just slightly over 4,000 new residents. Is there anything taken into consideration for the schools not being able to absorb 4,000 new residents, and the fact that they are overcrowded as it is?

Brendon Buckley replied no; nothing in terms of schools or the ability to provide future services or infrastructure. Fiscal and policy decisions like that are not taken into account.

Councilor Daoust stated after reading all of the recommendations that we are short on single-family homes and that we have a surplus of apartments and multi-family units, I look at Figure 9 on page 11 and the zoning of A-2, which is high density residential apartments. Is this addressing vacant land and what we would build new?

Brendon Buckley replied yes, on current buildable vacant land.

Councilor Daoust stated it says we have the capacity to build 146 apartments, but the total future unit needs is 154 additional apartments. Where does that come from? I thought we had surplus multi-family units. Why do you show that we need more in this table?

Brendon Buckley replied the surplus is current (2010). This table does not differentiate between ownership and rental housing. Some of those units that it is projecting a need for in the A-2 zone could possibly be ownership units such as a condominium development. The second column in this table shows a need for more units in A-2 and R-5 which is based on a simple projection going forward of where those future units would be allocated. Really it is a policy choice in the future to allocate those to whichever zones you would like to apply to the hypothetical new lands added to the city.

Councilor Daoust stated following up on those questions and answers regarding the Johnson Reid report, if you go to Exhibit C (proposed amendments to the Comprehensive Land Use Plan), page 3, the second sentence in the second paragraph under the Future Housing Need section says, "Housing analysis completed in 2010 projects that over 3,600 new residents...". I thought it was 4,015. Maybe that number needs to be corrected according to the Johnson Reid report. That is a minor point; the more major point is in the last sentence in this paragraph which tends to contradict what the Johnson Reid report is saying. We say that based on these factors and the zoning of remaining buildable lands a smaller percentage of these units are likely to be single-family dwellings, with attached and multi-family types making up a larger share of the

new units. I thought it was just the opposite, that in the future we wanted more single-family dwellings. In fact on page 8 (Johnson Reid report) it says the largest share (44.5%) is projected to be single-family types in the need for new ownership housing. On page 5 (Johnson Reid report) it says, "In general, this identifies a current surplus of inexpensive ownership units (including mobile home units) and a current need for more units in the median and upper price range." The staff report tends to read just the opposite of what I am reading in the Johnson Reid report.

Brendon Buckley stated when it mentions the remaining building lands, it is actually true that Troutdale now has more of the A-2 and higher density residential lands left vacant than in the single-family zones. That is one thing that it is eluding to there; looking at the remaining buildable lands, relative to what Troutdale has now, you will be looking at more building in those A-2 zones than in single-family zones.

Rich Faith stated if you are talking about our buildable lands as they are zoned and what they can accommodate, that would be correct. In our vacant buildable lands, or re-developable lands, we have greater capacity and greater number of units that could be accommodated in the multi-family category than in the single-family detached simply based upon our buildable lands inventory.

Councilor Daoust stated okay, but that is only part of the story. If I read this paragraph and I hone in on what the future housing needs are in Troutdale and I only look at that one sentence, which is only part of the story, it says we need more apartments. The other half of the story is what the rest of the need in Troutdale is and that is single-family houses and more high-end houses; that is the rest of the story for future needs. It is not just we need more apartments because we can fit them in on some vacant property that we have. I just didn't want that to tell the entire story. I would like some augmentation there to pull out some of the other findings from the Johnson Reid report.

Councilor Allen stated I know in my life I have seen good times and bad times and everything in between. I was wondering how in practice item 1-D (under the Buildable Lands Inventory) would play out, which reads, "Allow development of housing for residents at all income levels in the city." How does one practically do that? How do you build a place that rents for under \$10/month?

Rich Faith replied well maybe you are taking that too literally.

Councilor Allen stated \$0 to \$250 is one of the categories. I am just wondering how that happens in practice.

Brendon Buckley stated the policy is in there basically because it is a requirement. Part of the Goal 10 process is planning to provide housing for all the needs in your community. How you do that in practice, no one has figured that out. That is the struggle over affordable housing that every community has. For a city it is kind of a policy question on how engaged you might want to be in the affordable housing provision or working with other agencies in the community. Providing housing at the

lowest end of the spectrum is very difficult. It either means building affordable housing with restricted rents, or having certain parts of the city that provides lower cost housing.

Councilor Allen stated we state in here that homes should be built to the state standards. The only way we are going to get down to \$0 to \$250 must be some kind of subsidy.

Brendon Buckley stated the market can't build new "affordable" housing without subsidy.

Councilor Allen asked do we have a minimum size for housing?

Rich Faith replied the only thing I think we impose a minimum size on is accessory residential structures.

Councilor Allen stated I know that we limit how large a place can get. Let's say I want to build multi-residential homes that are 10 to 20 square foot homes, is that acceptable? If I come to you and say I want to do something that is ridiculous, do we have to allow it because of this statement here?

Rich Faith replied if you mean is this going to drive what we are going to allow in terms of housing, I seriously doubt that anyone would come to you and say that they are going to be building 100 square foot single-family detached homes to make them affordable and to comply with this policy. I don't view this as something that is necessarily going to come back to haunt us. The state housing rules and goals are intended to require cities to provide a range of housing types for a range of income levels. The policy speaks to that. How you achieve that is up to each jurisdiction. Nowhere in here do we say that we are going to be subsidizing housing in order to provide for the lowest income level population, but there is nothing that we could do to prevent someone if they said they were going to be building 100 square foot houses. I don't know that the market would support that. I don't know how I could prevent it as long as they can provide the basic amenities that you need to have in a dwelling unit (bathroom, kitchen and sleeping quarters).

Councilor Allen stated I guess it is really mute because you say we have to have this.

Rich Faith stated it is compliant with the state housing goal in terms of planning for and allowing for all diversity of housing types and for all income levels.

Councilor White stated on page 5 of the proposed amendments under item 2 – Attitudes, I think that it reads better as it was written, "cooperate with builders", than it does with the proposed change to "educate builders". I was just wondering what the explanation is for the change.

Rich Faith replied that was a wording change from the CAC, and it was approved by the PC. I guess the way it was worded it sounded like we were subservient to and at the

mercy of the builders and developers, and that it was up to us to cooperate with them. That is a two way street. Often cooperation is lacking because of the lack of understanding or education about the processes that we must go through and the state laws that we have to comply with. I think cooperation is a logical outgrowth of educating so that both sides understand what their roles are.

Mayor Kight suggested that it read, have valuable service, educate and provide a collaborative environment for builders and developers...

Councilor Anderson stated I would suggest changing it to “promote mutual cooperation with builders and developers”. I get your point, but educate might go too far the other way. Promoting mutual cooperation, you understand where we are coming from and we understand where you are coming from and we want to work together to get this done.

Council agreed to change the wording to “...and promote mutual cooperation with builders and developers...”

Councilor Anderson stated on page 5 of the Johnson Reid report, Figure 3, the profile of current housing supply, if I am reading this correctly it tells me that right now we have 432 homes between \$230,000 and \$690,000. Is that what that table is telling me?

Brendon Buckley replied yes.

Councilor Anderson stated so that is what it is telling me for right now, today. But if I go to page 3, Figure 2, Estimate of Current Housing Needs, it is telling me that we need over 3,200 units in that same price range. Is that correct?

Brendon Buckley replied yes.

Councilor Anderson asked what does that tell you?

Brendon Buckley replied what it is saying is that Troutdale has a great bulk of homes in the range of \$160,000 to \$230,000 (on page 5, Figure 3), and that Troutdale is still a location for more affordable housing (more upscale).

Councilor Anderson stated so that is based on Johnson Reid's estimate of what we currently need versus what is actual (shown on page 5).

Brendon Buckley replied correct.

Councilor Anderson asked were these housing valuations done in 2010?

Brendon Buckley replied these were from the latest census, American Community Survey, which was updated in 2009.

Councilor Anderson asked so it doesn't reflect the current real estate foreclosure market?

Brendon Buckley replied no.

Councilor Anderson stated I think the valuations are off. I think Councilor Daoust hit the nail on the head. We can look at weather models and it can tell us that it is going to snow in six days, but there are a lot of things that happen between now and then, especially pertaining to schools and other mitigating factors. I like the report; it is an eye opener. It promotes dialog and a bigger discussion that we are going to need to have at some point. But, I am just a little concerned about the valuations. That is a massive number, 3,200 versus 400. I have to think that the current housing supply, the \$160,000 to \$230,000, is indicative of where the market is right now. I am glad you clarified this for me. I think it is probably a formulaic misnomer.

Brendon Buckley replied it is formulaic. The table on page 3 is basically taking current income levels and various assumptions about what is affordable and what down payments people are making, and it makes an estimate of the housing they can afford. If you look at the two tables what you are seeing is that Troutdale is a place with relatively high incomes where people can find relatively affordable homes for those incomes.

Councilor Thomas stated in Exhibit C (the proposed amendments) under Future Housing, the last sentence in the second paragraph - my concern is that what I am hearing when I talk to citizens in Troutdale is that they don't want more multi-family housing. The way this is written is that this implies that we want them to build multi-family, and that is not what I am hearing from the reports; that is not where our need is.

Mayor Kight asked can we strike that language?

Councilor Daoust stated I had asked to have that paragraph augmented by using the information from page 8 of the Johnson Reid report where it talks about comparison of future housing needs to current housing inventory. There are a couple of paragraphs that could be taken from that section and plugged into the Future Housing Section of Exhibit C.

Councilor Thomas stated that makes sense to me. The biggest issue here when I talk to citizens is that they don't want to see another apartment complex. The report says we need more high-end homes and this contradicts that and it contradicts what most of the citizens that I have talked to want.

Councilor White stated I think there is one exception of where we do want to see high density and that is in the Town Center.

Councilor Daoust stated we do have 5.9 acres of A-2 zoning that we haven't built on yet, so we can't strike it completely.

Council worked with staff to modify the language in the second paragraph under the Future Housing Need section of the proposed amendments, and agreed to the following changes (deleted text is ~~crossed out~~ and new text is in ***bold italics***):

“As the local population increases and diversifies, a variety of new housing types will be needed in the area. Housing analysis completed in 2010 projects that over ~~3,600~~ ***4,000*** new residents might move to Troutdale over a 20-year period. It is ~~anticipated that over 1,700 new dwelling units will be needed to accommodate new residents, changing demographics of current residents, and to replace aging housing stock.~~ Based on these factors, and the zoning of remaining buildable lands, a smaller percentage of these units are likely to be single-family dwellings, with attached and multi-family types making up a larger share of new units. ***There is a need for 1,761 new housing units by 2030, with a stronger emphasis on new ownership units. This is because analysis of the current supply finds a shortage of ownership units, and a surplus of rental units. Therefore, to rebalance the supply with the projected future need profile, more new ownership units will be needed than rental units, while the current surplus of rental units needs to be absorbed.***

***Of the new units needed, the largest share (44.5%) is projected to be single family types, due again to the stronger need for new ownership housing. The remainder will be some form of attached housing. The projected preferences for future unit types are based upon historically permitted units from the past ten years, cross referenced with the profile of currently available buildable lands, and how that will shape future inventory.***

In addition, the Council agreed to change the language in item 2-a under Buildable Lands Inventory to read:

- a. Recognize that builders and developers are providing a necessary and valuable service and educate ***promote mutual cooperation with*** builders and developers in carrying out the Comprehensive Plan Housing Policies.

Mayor Kight opened the public hearing at 8:28pm.

Karen Schaof, Board Member of the West Columbia Gorge Chamber of Commerce and a realtor, stated I find this very exciting and interesting. I think that our future is here; I think that this housing issue is going to be upon us much sooner than 2030. The reason that I say that is because we have more commercial and industrial properties at our doorstep than anywhere else in the Portland Metro area. With FedEx moving in and the Port of Portland saying they have been talking with prospective tenants who are interested in purchasing or leasing the next phase of their development. With FedEx having 750 employees only 34 of them own homes in our area. If we want to encourage people who work in our community to live in our community, than we need to start planning for that now.

Councilor Anderson asked in your opinion, do we have a demonstrated need for homes right now that are in the \$350,000 to \$690,000 price range?

Karen Schaof stated rather than trying to answer your questions tonight I would like to know what your questions are and I can go back and find the answers.

Councilor Anderson stated my question is according to our consultant's report we have very few, if any homes, over \$350,000 currently available.

Karen Schaof asked do you mean houses that are for sale today?

Councilor Anderson replied in current inventory. We have 22 homes between \$350,000 and \$460,000. We have 8 between \$460,000 and \$690,000 and nothing over \$690,000.

Karen Schaof asked did you pull the information from the RMLS?

Brendon Buckley replied no; it is from the census.

Karen Schaof stated I can pull it from the RMLS (Regional Multiple Listing Service) for Troutdale and I can find out the exact number of homes in every price range on any given day and I would be more than happy to do that for you.

Councilor Anderson stated that would be helpful. In the report the estimate of current housing need in those same price ranges tells us that right now we have 2,283 households needed today and yet our current inventory says we have 30. I am curious if this reflects the current market conditions, which I don't believe it does, but to what degree, and to what degree do you see that market coming back.

Karen Schaof stated the predictions are that for the next year we may see prices decrease another 3% to 5%, and then it is predicted after that time you will see improvement in the prices. There are still 7 million foreclosed homes in the pipeline nationally right now. As those work themselves out, and I think they are talking 2013 for that to happen, that will keep the prices lower.

Councilor Thomas stated I think we are comparing apples to oranges. The RMLS can tell you what is on the market right now. The numbers that they gave us are based on price ranges from two years ago. I think the real question is how valid are those numbers, not so much what can we sale in the future. I understand the need for houses in certain ranges, but also over the last two to three years the housing prices have dropped at least 30%. What you are saying is absolutely true; there are still a lot of the short-sales and foreclosures, plus the folks that want to sale that are waiting. Those all have a big impact on the future market. We have a report here and I think the question that is being asked, at least from my perspective, is do these numbers actually justify today. I don't think they do. Based on two years ago it can't.



Karen Schaaf stated 2008 was our peak and it has been going down ever since.

Mayor Kight closed the public hearing at 8:35pm.

**MOTION: Councilor Daoust moved to adopt an ordinance amending the Troutdale Comprehensive Land Use Plan, Goal 10 Housing, in fulfillment of Task 1 of the City's Periodic Review Work Program with the changes to Exhibit C that we have already discussed. Seconded by Councilor Anderson.**

**Mayor Kight asked is everyone clear on what the motion is and the changes that have taken place?**

**Council indicated that they all understood the motion and the changes.**

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

**Motion Passed 7 – 0.**

Mayor Kight called for a break at 8:36pm and reconvened at 8:46pm.

## **8. APPOINTMENTS:**

**8.1 Metro Policy Advisory Committee (MPAC) – Alternate**

**8.2 Joint Policy Advisory Committee on Transportation (JPACT) – Representative and Alternate.**

Councilor Ripma stated when Troutdale recently voted on our selection for MPAC we didn't vote on an alternate. Wood Village and Fairview supported Troutdale's vote for Norm Thomas as MPAC representative, and voted for Wood Village Councilor Stanley Dirks as the alternate. To complete the selection process Troutdale needs to vote for an MPAC alternate.

**MOTION Councilor Ripma moved for the selection of Stanley Dirks as MPAC Alternate. Seconded by Councilor Anderson.**

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

**Motion Passed 7 – 0.**

Councilor Ripma stated Troutdale, Wood Village, Fairview and Gresham are jointly represented on JPACT currently by Shane Bemis as the representative, and Dave

Fuller of Wood Village, who is resigning, is currently the alternate. Shane Bemis wants to continue as the JPACT representative. The Metro representatives of our cities are distributed with Shane Bemis from Gresham as the representative for JPACT, Norm Thomas from Troutdale as the MPAC representative, Stanley Dirks from Wood Village as the MPAC alternate, and there is no one at present from Fairview. I recommend that we support Lisa Barton Mullins from Fairview as the JPACT alternate. She is willing to serve. Fairview has already voted for Shane and Lisa, and I understand that the other cities are ready to do that. This provides for sharing the representation among the four cities; that helps us cooperate to our mutual benefit.

**MOTION: I move that Troutdale vote for Shane Bemis as JPACT Representative and Lisa Barton Mullins as Alternate.**

**Mayor Kight stated there is some additional information that I would like to share. I spoke to Mayor Dave Fuller and he has not resigned as the alternate to JPACT. I think it might be a little premature on the part of our city council to preempt the process by going ahead and voting for an alternate when in fact Dave Fuller has not resigned from that position.**

**Councilor Ripma stated this comes up every two years and we haven't acted on it yet. Has Fuller decided not to resign?**

**Mayor Kight stated I am telling you that as I spoke to him this evening and he said he is not resigning at this point and time.**

**Councilor Ripma stated I talked to him myself, not this evening, but he told me that he was resigning. I might add that Fairview has already acted in support of Shane Bemis and Lisa Barton Mullins. I suggest that we move forward because it is time to renew the appointments and we could make a change. Jim, do you really think that Dave is not going to resign?**

**Mayor Kight stated I think we will know that when he sends in his letter of termination. To date the City of Wood Village has not received a letter of resignation from their Mayor Dave Fuller for the alternate for JPACT.**

**Councilor Ripma stated I suggest that it doesn't necessarily make any difference to what we have to do here tonight. If the council is ready to move forward I would still urge support for my motion because I truly think that Dave Fuller is planning to resign. It is either that or re-appoint him, but he made it quite clear to me that he wasn't interested and that is why I put this on the agenda. While I appreciate the new information, I would recommend to our council that we follow Fairview's lead and go forward.**

**Mayor Kight stated well if you want to go that direction you can Councilor Ripma, but it is the prerogative of the mayor to designate those who are going to serve on outside committees. JPACT has a very specific process of looking at all**

candidates for people that want to serve in the primary position or the alternate position. That being the case I would designate myself, given the variety of transportation projects that we have facing our city, not the least among of them is improvements to Exit 17, Graham Road and 257<sup>th</sup>. Fairview on the other hand does not have the same level of transportation projects that our city has. I think it is also important that we have somebody of experience serve at the JPACT level, keeping in mind that the councilor that you are referring to has never even served on EMCTC, our local transportation group, let alone at the Metro level. I think in this particular case experience counts. If you want to go that direction you are getting ahead of the process and that is not the process we have to follow. We have a list of candidates, and I am going to designate myself. As I mentioned earlier I have the prerogative to do that and that is not something that this council votes on at this time. We will have that opportunity once the ballots are sent out by the City of Gresham.

Councilor Daoust stated well I guess we are both getting ahead of the process then if you are nominating yourself.

Mayor Kight replied exactly.

Councilor Daoust seconded the motion on the table, and called for the vote.

Mayor Kight asked Mr. Ross to weigh in.

David Ross asked what motion is on the table?

Councilor Ripma stated I moved for the appointment of Shane Bemis as JPACT Representative and Lisa Barton Mullins as Alternate. That would be Troutdale's appointment.

David Ross stated and Councilor Daoust seconded that motion. So there are two candidates for the alternate position.

Councilor Ripma stated only one has had a motion and a second. But if we would like to pause and see if there is another candidate that receives a motion and a second, I am happy to do that.

David Ross stated I think under the terms of the Charter and our Code the Mayor can nominate himself to be the candidate. He has the authority to appoint to non-city committees and this is a non-city committee. As I have already outlined, I believe that he has the authority to designate himself as a candidate. I would frame the vote in that context.

Councilor Daoust stated that is fine. JPACT has their own bylaws and they say that if there are names that are being forwarded by the cities they will take a mail ballot, but it is based upon consensus field of candidates. That tells me that if the

city councils vote to forward names for the representative and the alternate, that is a consensus field of candidates. It is fine if Jim wants to nominate himself, but we can also go ahead and take a vote as a city council.

David Ross stated as I read the JPACT Bylaws, which are not a model of clarity, they read “will be appointed through the use of a mail ballot of all represented cities based on a consensus field of candidates developed through a forum convened by the largest city.” To me that would suggest that Gresham has to go through, or have some process, where they determine which elected officials are interested in doing this. From that process the consensus field of candidates is developed and then each council would vote on that consensus field. That is how I read it; I have never seen it done before so I don’t know how it has been done in the past.

Councilor Daoust stated well it probably has never been done before because the four cities probably agreed on who the representative and alternate was going to be. That may still be the case here. We may have four cities nominate Bemis and Barton Mullins, then we will have the name of Jim Kight added to the ballot. It is easy if all four cities say Bemis and Barton Mullins are our choice and that is the consensus field of candidates. If Jim Kight throws his name in then we will have to go through this process of a ballot.

Councilor Thomas stated in the past we have just voted on the two reps, the primary and secondary, as a council and that is what has went forward.

Debbie Stickney stated I believe in the past years the consensus of candidates has been decided at the 4-Cities meetings where all four cities are represented. That consensus field of candidates is then voted on by each council and the results are forwarded to Gresham. We haven’t been holding 4-Cities meetings, so I believe that is what is missing in this process.

Councilor Ripma stated I would suggest that we take a vote on the motion and see where we are. Then I would like a chance to discuss with Jim whether he wants to go forward.

Mayor Kight stated I will answer that right now, the answer is yes.

Councilor Thomas asked for a point of order; the question has been called.

Mayor Kight asked can we vote on this motion?

David Ross asked the motion is?

Councilor Ripma stated the motion is that the City Council votes for Shane Bemis as JPACT Representative and Lisa Barton Mullins as Alternate.

**David Ross stated the obvious alternative motion would be to vote between the two candidates who are running for alternate because I don't believe under the Bylaws of JPACT there is any choice as to who is going to be the member. Don't the Bylaws say that Gresham for one term will be the member and then the next term is the alternate?**

**Councilor Ripma stated no, it is not quite that; they have to be one or the other but it doesn't alternate.**

**Mayor Kight stated but traditionally it has alternated between the 3 cities and Gresham as far as the primary.**

**David Ross stated and Gresham is supposed to lead the process. Has there been any process?**

**Councilor Ripma stated I talked to Shane Bemis a couple of times about this, and I have talked to Kelsey Newell who is the staff person for JPACT. I suggested the process would be what we have done in the past which is that each city take a vote on who they want and forward it to Metro, and Kelsey said to forward it to Gresham and have Gresham forward the final results to Metro. She said that would be acceptable.**

**Councilor Allen asked are we able to send forward more than one name to Gresham and let them decide based on the process?**

**David Ross stated the way I am reading it is that council is supposed to vote on a presented slate of candidates, so the answer to your question I think is no. Presumably there is a slate of candidates, council would vote on the alternate and the member and send that information in.**

**Councilor Thomas stated at this point Fairview has already voted and sent their information forward.**

**Councilor Ripma stated that doesn't bind us. The process would be to send it to Gresham. May we vote on the motion?**

**David Ross stated there is no procedural impediment to voting on it.**

**Councilor Ripma stated then I would like to vote on the motion.**

**Councilor Daoust stated I called for the vote, so let's vote.**

**Mayor Kight stated so your legal advice is that we can go forward with it?**

**David Ross replied there is a motion and a second on the floor and the question has been called. There is no reason that the vote at this point can't take place.**

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

**Motion Passed 5 – 2.**

Councilor Ripma stated Jim, you are in affect saying that you are better than Lisa Barton Mullins. It is unfair, ungenerous, and it is not true. A good reason for supporting the vote that we just took would be that the cities need to work together; let's not have Troutdale try to grab two of the four positions. We already have the MPAC rep. Lisa Barton Mullins is going to do a find job for us. I just can't believe that you want to make an appointment, and particularly of yourself. You don't even want to ask us and it is actually over our objection. I ask you to please not go that route. Let's just support Shane and Lisa.

Mayor Kight stated I do support Shane. I also was elected to support the city for which I am the mayor. As I mentioned in my previous comments we have a variety of transportation projects that are underfunded that need to go forward if we are going to see economic development to the TRIP property. I have knowledge of all of these projects, not only for our city but the other cities as well. I severed for several years on JPACT. As we are well aware, it is very important to have those relationships in order to be effective. Unfortunately, I have not seen this councilor and I have nothing against Lisa Barton Mullins, but I think it is important that we have someone with experience. Experience does count. I would think that if she is interested in the transportation piece for East Multnomah County and wants to represent all four cities she might want to start at East Multnomah County Transportation Committee (EMCTC), at least get her feet wet. But to go from having no transportation background to the level of JPACT at Metro, I think frankly is fool-hearty. Frankly you are not going to be all that effective representing the cities in East County.

Councilor Ripma stated Larry Cooper has been the EMCTC representative for years. He recommended Lisa Barton Mullins as an excellent councilor, and Mike Weatherby concurred without hesitation. It is the alternate position that we are talking about. Shane Bemis will still be there as the JPACT Representative. Give her a chance.

Councilor Allen stated in these types of situations I would prefer to hear from all interested parties prior to motions and voting.

Mayor Kight stated I am not sure what you are saying. You would like to hear from Lisa Barton Mullins?

Councilor Allen replied from the Troutdale City Council, I would prefer to hear from all interested parties prior to a motion and a vote.

Councilor Ripma stated I didn't invite Lisa Barton Mullins to come because I didn't think there was going to be any controversy. I understand your point and it is well taken. But let's just proceed. We have taken a vote and I ask that it be forwarded to Gresham. If Jim wants to put his name down also that is his prerogative, he is the Mayor. I do once again ask him not to.

Mayor Kight stated just so the staff has clarity, I will designate myself as the alternate for JPACT from Troutdale.

## **9. STAFF COMMUNICATIONS**

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

- There will be an open house on code enforcement and neighborhood watch on April 23<sup>rd</sup> at 10am at the City Conference Building on Buxton.
- We had a request from a member of the public to bring back for Council consideration the question of changing the amusement device fee. Our rules provide that a citizen can request that an item be put on the agenda. That is scheduled for April 26<sup>th</sup>.
- We have had several requests for work sessions. As you recall we only schedule one work session per month so it is important to identify what our priorities are for those work sessions. The pending work session topics are: **1)** Property maintenance options (to deal with properties that have fallen into disrepair and to discuss what our choices are to address those problems). I am assuming that is the Council's top priority and we are prepared to bring that forward for the May 17<sup>th</sup> work session; **2)** business recycling; **3)** Title 13; **4)** downtown parking and bus improvement. My recommendation would be that we bring Title 13 reconsideration to the Council at the June work session. We may be able to discuss both business recycling and downtown parking and bus improvement in the same meeting, but that wouldn't occur until July. That is my recommendation based on conversations I have had with council members. If you have alternative opinions or priorities I would like to hear them.

Councilor Thomas stated I would put Title 13 at the bottom of the list myself.

Councilor Anderson asked how long has the downtown parking been an issue?

Mayor Kight replied about ten years.

Councilor Anderson stated I think that should go second if it has been ten years.

Councilor White stated I would agree. Title 13 got resurrected kind of abruptly and it is such a complex issue that the more time we have for discovery the better.

Craig Ward stated so I am hearing the preferred order of priority is: Property maintenance, downtown parking, business recycling, and Title 13.

Councilor Thomas stated over the past nine years the city really hasn't done anything in regards to the Marino property. There are some things going on there that really concern me. I think we need to get the County Health Department, DEQ and the Fire Department involved to look at those buildings because they are potential hazards. At one time somebody dumped some Clorox down underneath the burned out building to take care of issues with standing water. I am sure that the Clorox is still there. We have vector control issues, we have rats and I would guess since all of those buildings appear to be leaking that we have toxic mold situations. Nobody should be in those buildings and they should be condemned appropriately by those different agencies. I really think that property maintenance issue, and all of these other things, need to be dealt with post-haste. I think we ought to look at the other possibilities available to us through state law to remediate that situation as soon as possible.

Councilor Anderson stated I think all of the options would come up at the work session.

Council agreed with the order of priority outlined by Craig Ward.

Craig Ward stated we will look into those additional items that Councilor Thomas raised today and see if there is something more that we can do before the May 17<sup>th</sup> work session.

## **10. COUNCIL COMMUNICATIONS**

Councilor Daoust stated I was going to bring up the Marino property tonight; I will go on record as agreeing that it is a health, safety and nuisance priority for the City. I spoke to Rich Faith about the Mt. Hood Community College (MHCC) greenway trail that is going in (the agreement was on the consent agenda this evening). I asked Mr. Faith if we could get the students of MHCC involved. I do realize how expeditious we have to move this project along; we have a contractor already lined up to design the trail and amenities. I would like this project to have a tie with the students at MHCC and just keep them abreast of what is going on back there. I can do that by just checking in and providing (from staff) information to the students in the engineering and planning classes.

Mayor Kight stated today we kind of co-hosted the Polish Delegation. A Mayor, council president, and a couple of city managers from some small cities in Poland attended. It was hosted by the City of Fairview. They set up a tour at the FedEx building, and this evening they are attending a Trail Blazer game.

Councilor Thomas stated I was approached by Terry Smoke, owner of the General Store, about some flags they have to commemorate 9-11. Mr. Smoke was wondering if the city could purchase the flags at half price, roughly \$300 to \$400, and put them up on the 10 Year Anniversary of 9-11 this year. I think we could get the Boy Scouts to put them up. He has 32 to 36 flags. I thought it sounded like a good idea and I told him I would bring it up tonight.

Mayor Kight asked where do you propose to get the money from?



Councilor Thomas replied I don't know yet. I mentioned this to Charlie Warren and asked him what his thoughts were and he said he could probably come up with the money from the parks fund. I also ran the idea by Craig Ward and he suggested that I bring it before the Council for consideration.

Mayor Kight asked did Mr. Ward identify a funding mechanism?

Councilor Thomas replied no.

Mayor Kight asked do you have anything else Councilor Thomas?

Councilor Thomas stated yes. In looking at the council expense reports I noticed that the expense reports for the Mayor have been rather large over the past year. I would like the council to do a formal investigation consisting of Councilor Daoust and Tanney Staffenson reviewing the reports to see if those expenses are actually justified.

Councilor Daoust asked could Todd Pilcher also assist with this. Todd Pilcher and Tanney Staffenson were both on the original committee that looked into this issue.

Councilor Thomas stated that would be great. I forgot that Mr. Pilcher was part of that committee.

Councilor Daoust stated back in May of 2010 we adopted the ordinance, so it has almost been a year, so I guess it is timely to look at this. I would need staff to pull together the council and mayor expenses. Maybe we could wait until the end of April and schedule something for the second council meeting in May to coincide with when we adopted this a year ago. Well, actually I guess this wouldn't be a report to the council; it would just be checking into the expenses and the appropriateness of them. So it would really be a report. All I need from staff is the expenses and we will take it from there; we don't need to schedule anything.

Craig Ward stated that shouldn't be a problem. We have already pulled those together at least once and we would be happy to update them through the end of April.

Mayor Kight stated Councilor Thomas, it would have been nice on your part if you would have come to me if you had some concerns and had a private conversation with me first.

Councilor Daoust stated that is the way we should handle this; so that is the way we will handle it.

Councilor Anderson stated the Reynolds Tomorrow Survey results were recently released. Over 900 folks participated in the survey and the direction that was given to the Board was very clear cut. Over 300 people who do not have children in the school participated; I think that is a valuable component that is missing from the input regarding

where our school district goes. The information from the survey was absolutely fascinating and so I look forward to seeing what the Reynolds School Board is going to do. I don't think it will solve the issue of overcrowding unfortunately, but I think there will be some pretty significant changes to what happens next year at Reynolds. It is all very encouraging and I want to commend the School Board for taking that action.

Councilor Anderson strongly encouraged the administration and the faculty at Mt. Hood Community College to come to an agreement and think of the bigger picture. That institution is valuable and has been for years. While I understand the verbiage and the emotions are high in these negotiations, I hope that someone can take a look at the bigger picture and get both sides to the table so they can get an agreement and we can move on with our fine community college in this area.

Councilor Ripma stated on Sunday, April 17<sup>th</sup> the Troutdale Historical Society is holding our regular monthly meeting at 2pm at the City Conference Building. Sharon Nesbit, Troutdale Historian, will be interviewing a gentleman who used to work at the Handy Gas Station and has lived in Troutdale all of his life.

#### **11. ADJOURNMENT:**

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

Meeting adjourned at 9:28pm.

**Mayor Jim Kight**

**Approved April 26, 2011**

**ATTEST:**

**Debbie Stickney, City Recorder**