

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

**Tuesday, October 11, 2011**

**1. ROLL CALL, AGENDA UPDATE**

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

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

**ABSENT:** Councilor Thomas (excused) and Councilor White (excused).

**STAFF:** Craig Ward, City Manager; Debbie Stickney, City Recorder; David Ross, City Attorney; Rich Faith, Community Development Director; and Dick Bohlmann, Building Official.

**GUESTS:** See Attached

**2. CONSENT AGENDA:**

**2.1 ACCEPT MINUTES:** September 27, 2011 Regular Meeting.

**2.2 RESOLUTION:** A resolution authorizing the Mayor to sign an Intergovernmental Agreement with Reynolds School District to partner in distributing their respective newsletters.

**MOTION:** Councilor Daoust moved to adopt the consent agenda. Seconded by Councilor Allen. Motion Passed Unanimously.

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

Ken Prickett, former building official, stated two weeks ago at your work session the Building Official made a declaration that the building the Mayor built is an accessory building. If that is true I have a building permit that is issued under his watch that says clearly it is a dwelling, with a valuation of \$110,000. If it isn't a dwelling as he said, then there is also another item on this permit that says it is for a building of 1,016 feet. When you look at the plans it is 1,032 square feet of the first floor. The zoning regulations say no accessory building shall exceed 1,000 feet, which was passed by the City Council of Troutdale. So that is a violation. The Mayor keeps saying that this all happened in

2008, but in reality the building was not finalized until May of this year. Actually he did not get a rough cover, and insulation approval, until December of last year, so this is a recent affair.

David Brown, Pastor and resident of Troutdale, informed the Council of the East County Veterans Stand Down event that is happening this Saturday from 10am to 4pm at his church (The Chapel located at 27132 SE Stark). Some of the resources that will be available to the veterans include: meals, haircuts, bedding, clothes, and there will be 40 companies/organizations on-site to inform them of the benefits that are available. They anticipate approximately 200 participants.

Karen Schoff, West Columbia Gorge Chamber of Commerce (WCGCC), informed the Council of the Fall Foliage Studio Tour; the Gala opening is on October 21<sup>st</sup>. This is the second year for the event. The Tour goes through Fairview, Wood Village, Troutdale and Cascade Locks. We are partnering with the Skamania Arts Foundation and they have given us \$800 in concert tickets that will be given to folks who visit the studios. If our event is declared an event of citywide interest we would be allowed to hang a banner on the rail at 257<sup>th</sup> and Historic Columbia River Highway. We would like to be allowed to hang a banner at this location to advertise this event.

The city has requested to have ex-officio member for participation on the WCGCC's Board. We have created that position and I would invite whoever is interested in being a champion of the city to promote your events and your businesses to join us every month at our meeting which is held on the third Monday of the month starting at 11:45am for lunch and socializing; the meeting starts at 12pm.

Karen Schoff provided the Council with an invitation to the Fall Foliage Studio Tour event.

Rich Faith, Community Development Director, stated Karen is actually requesting that the Council take action tonight to declare the Fall Foliage Studio Tour event as an Event of Citywide Interest so that the Chamber can hang their banner on the rail at 257<sup>th</sup> and Historic Columbia River Highway. Since this event starts Saturday they would like to hang their banner this week.

Councilor Daoust asked do we have an ordinance that has a list of activities that we have approved? Are we short-cutting the process?

Rich Faith replied there are three categories of events; community events, special events and events of citywide interest. These are defined in the sign code. The sign code authorizes me as Community Development Director to approve banners to be hung on the rail if it is a community event or a special event. This event doesn't fall into either one of those categories; therefore, they are asking the Council to declare their event as an event of citywide interest, which would allow them to hang a banner on the rail at 257<sup>th</sup> and Historic Columbia River Highway.

Councilor Daoust asked so this is following the process?

Rich Faith replied yes.

**MOTION: Councilor Anderson moved that we mark the 2011 Fall Foliage Studio Tour as an Event of Citywide Interest. Seconded by Councilor Daoust. Motion Passed Unanimously.**

**4. RESOLUTION:** A resolution supporting the Sandy River Connections Trail Project and authorizing submittal of an Oregon Department of Transportation (ODOT) Flexible Funds Program Grant Application.

Rich Faith, Community Development Director, reviewed his staff report (copy included in the packet).

Councilor Ripma asked is the \$2,415,000 for the trails shown on the map?

Rich Faith replied it is for what is shown on the map as Phase I and Phase II. The only portion of Phase I that would not be covered by that cost is the area on the south side of I-84 where it shows two parallel paths (in yellow). The northern path is actually going to be coming across the bridge and dropping down off of I-84 behind the Outlet Mall; that is already being taken care of. Everything else in yellow on the map, which includes some retaining walls and a number of other things, would be part of that cost.

Councilor Ripma asked so this grant is not paying for the part that goes over the river?

Rich Faith replied no, it is not.

Councilor Ripma stated it is pretty expensive for what looks like a fairly limited length of trail. You did mention retaining walls, etc.

Rich Faith replied the ODOT engineers have provided us with the cost estimates. This was not scoped by our public works staff.

Councilor Ripma asked does it seem logical? It is a bike trail not a truck route. It looks like a mile or two of bike trail for \$2.4 million.

Rich Faith replied it is much less than that. The area to the north of I-84, which is just to the east of the ODOT pump station, will require quite a bit of excavation work. The grade coming from under the bridge up to Harlow Road is quite significant and they will need to do a major amount of excavating in order to keep it within the 5% slope that they are trying to maintain. I think there is considerable cost there. Retaining walls may also be necessary on the south side.

Councilor Ripma asked is it necessary that we act tonight for this to move forward?

Rich Faith replied yes it is. The grant application deadline is October 20<sup>th</sup>.

Councilor Ripma asked is a resolution required?

Rich Faith replied yes.

Councilor Daoust stated the Metro money, \$295,000, was earmarked for a different trail. Is there a problem with using that money for a different trail than what it was given to us for?

Rich Faith replied we have checked on that. A Metro representative has been part of the team that has been looking at this project and she has conferred with the Open Space folks at Metro about this and they would support use of the money as a match for this grant for this project.

Councilor Daoust asked and the additional \$20,000 that we would have to come up with for the local match would come from where?

Rich Faith replied we are not committing to that additional \$20,000. We are looking to ODOT to figure out where that is going to come from.

Councilor Daoust asked is it part of the local match?

Rich Faith replied no. The local match is 10.27% of the grant amount. Technically the local match only needs to be \$215,000. Because we have \$295,000 earmarked for trail construction related to this particular project, and it is a \$2.415 million project it seemed natural to obligate the \$295,000. If the project comes in under budget than that money will be used to continue the trail southerly across our property as far as they can take it.

Councilor Daoust stated so all we are going to come up with is the 10.27%.

Rich Faith replied no, we are actually coming up with more than that.

Councilor Daoust asked why? If that is all that is required for a local match why would we provide more?

Rich Faith replied the local match is on the amount of the grant. We are requesting \$2.1 million, the maximum amount of the grant. The local match that we need to provide is 10.27% of \$2.1 million, which is \$215,000. However, it is estimated that the cost of the project is going to exceed the amount of the grant. It is going to be about \$315,000 over the amount of the grant request. We are obligated to provide \$215,000 as a local match against the grant amount, but that would not be enough money to build the project as it is estimated. We are contributing additional money towards the full \$2.415 million project cost.

Councilor Allen asked does this complete the trail going across the river to the parks as well?

Rich Faith asked do you mean the one on the bridge?

Councilor Allen replied yes.

Rich Faith replied I am not sure once you get across the bridge on the east side what happens.

Kristen Stallman, ODOT, stated there is a 16' wide multi-use path on the I-84 Bridge and it will come down and land just adjacent to Jordan Road and at that point there will be an undercrossing that will connect back towards the Sandy River Delta property. State Parks has obtained another grant of \$185,000 to build a trail along Lewis and Clark State Park all the way down to the Historic Columbia River Highway to the Troutdale Bridge. In the future there will be a really nice loop for folks to use.

Councilor Allen stated I have folks from other cities talking to me about this. It is not just a Troutdale desire to complete the 40-Mile Loop; it is a regional desire. I like the idea because it gets us closer to where we want to be. I think there will be help in the future to complete this. What projects will not be completed because we put the money towards this project?

Rich Faith replied this money was intended to construct the trail across our property as well as the adjacent Eastwind property, which is in our urban renewal area.

Councilor Allen stated that segment really goes nowhere if we don't have this part done.

Rich Faith replied right. We may not be able to get it under the railroad; we still have to negotiate an easement with the railroad to go under the bridge. If there isn't money to construct a trail under the I-84 bridges than our trail basically stops. I guess it would take you onto a bench but it wouldn't be improved and I don't think we would desire to have people continue north under the I-84 bridges unless it was a paved trail and constructed according to our standards.

Councilor Allen asked so this is a logical step?

Rich Faith replied yes.

Councilor Anderson stated this is progress for our urban renewal area. I agree with you Rich. I think by doing this it is going to make it more attractive to do the other side. I think it is going to open up some more monies. I agree with Councilor Ripma that at a blush \$2.4 million for a trail of this size is a lot of money, but I trust the ODOT engineers and city staff that it is being put in the right place. I think our desire is to get urban renewal moving forward and this is progress towards that.

Mayor Kight stated I want to thank ODOT, especially Kristen, and city staff for working hard to make this happen. I think this is a logical step. This is the missing link. We don't want to be touted as the city with a bridge to nowhere, i.e. the 16' wide multi-use path. I fully support it.

Mayor Kight asked is there anyone here that would like to speak to us on this issue?

No testimony received.

**MOTION: Councilor Anderson moved to adopt a resolution supporting the Sandy River Connections Trail Project and authorizing submittal of an ODOT Flexible Funds Program Grant Application. Seconded by Councilor Allen. Motion Passed Unanimously.**

## **5. STAFF COMMUNICATIONS**

Craig Ward updated the Council on the following:

- The International Brotherhood of Electrical Workers (IBEW) local chapter has committed \$12,860 toward permanent lighting for the Arch. That is based on a cost estimate that they received from a contractor to complete the job. That is a verbal agreement that I received today. There are some details that still need to be worked out. We should be able to get this done this year. I will bring that proposal back to the Council if there are fiscal ramifications for your approval; if there aren't any than I presume that I can proceed with that agreement with the understanding that those direct costs will be picked up by IBEW.
- The kitchen at the Sam Cox Building is completed.
- We have been soliciting for volunteers for committees. October 28<sup>th</sup> is the deadline. If we don't receive enough applications we may need to extend the deadline.
- I was anticipating putting the discussion of the Council's goals on the agenda for the Budget Committee work session. It was pointed out to me that the Budget Committee is not just the Council and these are the Council's goals. We could schedule consideration of this at the October 25<sup>th</sup> agenda, which is a fairly light agenda if Council agrees. **Council discussed and directed staff to schedule a Council work session to discuss the goals.**
- November 22<sup>nd</sup> and December 27<sup>th</sup> are our standard 4<sup>th</sup> Tuesday meetings for the Council. We are looking for direction from Council if you plan to go ahead with both of these meetings. **Council discussed and agreed to go forward with the meeting on November 22<sup>nd</sup> if there is enough business to warrant a meeting, but agreed to cancel the December 27<sup>th</sup> meeting.**
- Caswell Gallery Auction: Rip Caswell has approached us about the possibility of the new police facility being an ideal location for one of his bronze sculptures. I have discussed that with the Chief and the committee that is working on the facility. There is really no place designed to handle a large bronze sculpture in the police facility. There is some artwork planned for the new facility. Is the Council willing to direct that we participate in the auction? The auction is the 25<sup>th</sup>

and 26<sup>th</sup> of October. I am prepared to go to the preview of the artwork; I provided that list to you in an email I sent today. ***Council discussed the opportunity to acquire some sculptures at a very good price from a local icon; some Councilors favored this, others were hesitant. Council directed staff to schedule this topic for discussion at a special meeting on October 18<sup>th</sup> following the Urban Renewal Agency meeting.***

## **6. COUNCIL COMMUNICATIONS**

Councilor Anderson stated the Sam Cox kitchen looks fantastic; excellent job by the staff.

I also want to congratulate our police for their response to the unfortunate issue that took place last Thursday. It was handled with professionalism, which is normal for our police department. They did an exemplary job, especially Sgt. Shrake on the public information disseminated to the media; very well done.

My fellow Councilors highly recommended that as a first-time councilor that I attend the League of Oregon Cities (LOC) conference. It was an excellent experience. I came out of the conference with a couple of things. First, is the need for the Troutdale to have an official Facebook page if for nothing else to communicate meetings and recruit possible committee volunteers. It can be whatever form we make it. I have asked Craig about this and I really believe it is something that we need to look into and make a staff priority. A lot of other cities are doing it and getting response from their local communities. It is a very good communication mechanism and I think it is something that we should embrace.

At the LOC conference I had the opportunity to spend a lot of time with neighboring Mayors and Councilors, and our own Mayor. I had a good conversation with Mayor Weatherby. I would like to ask that Mayor Weatherby attend our October 25<sup>th</sup> meeting to explain to us his idea for this Multnomah County Coordination Committee (MC3) committee. I have not heard from Mayor Weatherby, in this setting, what our role would be. He also has some thoughts on some other issues that I would like to hear. If I have Council's support I would like to have Mayor Weatherby included on the agenda for October 25<sup>th</sup>.

Councilor Daoust stated I think that is a good idea.

Councilor Allen stated I would support that.

Councilor Ripma stated if he is available, yes.

Mayor Kight stated I just received some additional information regarding MC3. I received a call from the staff person for Mayor Sam Adams and she is going to be sending out a letter to all of the cities to let them know that while the City of Portland appreciates the consideration for MC3, at this time they are not interested in being part

of that group. Also, it was formalized by the City of Gresham that they also do not want to be part of that group. If we did have MC3 it would be down to the three cities. It would kind of dilute what we have with the East Multnomah County Transportation Committee (EMCTC) where we have ODOT, Port of Portland, the three cities, Metro and other government agencies. Essentially MC3 would be kind of EMCTC light. I am not sure we necessarily want to go that direction, but if you want to have him come and talk about it we can.

Council Daoust stated there might be an opportunity to brainstorm with Mayor Bemis in Gresham as to how to bring them in. It would be worth a discussion.

Councilor Ripma stated I agree with the Mayor. I think MC3 is dead as it was proposed. I don't want to schedule Mayor Weatherby to come here and talk about it if he doesn't want to. We can invite him to talk about his regionalization ideas.

Mayor Kight stated the other idea that Mayor Weatherby has is the idea of the three cities merging into one city. There could be efficiencies by having one of the cities annexed into Troutdale, or we annex into Fairview or Wood Village. There are always costs and staff time involved in doing the studies because they are going to be looking for direction and information.

Mayor Kight stated at the LOC conference I made contact with several state directors which I think could be helpful for us. There is a regional partnership of state agencies and there are different groups within the State of Oregon and they are looking for success in these different regions and hopefully we can direct them out here to Troutdale and see how they can help with either our urban renewal property or other areas in our downtown.

I would like to give a shout-out to Pastor Dave Brown for the great work he has done on this Stand Down event for our veterans. This is the first time a Stand Down event has been hosted in East Multnomah County.

One of the tours I took while at the LOC conference was a tour of the city hall for the City of LaPine, Oregon. They have a population of about 1,600. They have a real nice city hall that they are remodeling. They purchased an REI real estate office that had closed. The building was built for \$1.6 million and they are spending about \$189,000 to do a remodel. I was thinking of our own city hall. This 90 year old building, built in 1923, is worn out. We have had this scaffolding up for some period of time. My understanding is that it is not just the rafters up in the ceiling, but we also have problems with the foundation of the building. We have yet to receive a complete report and the cost of the improvements, if they are able to be done at all. Knowing the age and condition of this building I think ultimately this Council needs to look at replacing this building.

Councilor Allen stated I want to publically express my appreciation for the work that the Port of Portland has been doing.



I would like to know what it would take to give Mayor Weatherby an agenda item so he could talk to us about the items that he is interested in.

Mayor Kight stated I will put it on the agenda if he is available.

Councilor Daoust stated they are building the parking lot at Sunrise Park, and I guess a community garden will be coming by next planting season. The price of the parking lot came in at \$213,000 and we had only budgeted \$150,000 for the parking lot. The Parks Advisory Committee (PAC) gave the green light to go ahead with the project. Will the difference between the estimated cost of \$213,000 and the \$150,000 we budgeted come from other parks improvement fund projects? Is that something that should come before the Council when we are spending an extra \$60,000 on a project? Are we just going to proceed without the Council being involved? It is an innocent question; I am not trying to point any fingers, I just saw this in the PAC minutes.

Rich Faith stated in the Parks Improvement Fund in the 2011-12 Budget there is over \$900,000 budgeted for various projects. Those include projects that are being funded totally or partially from our share of the Metro bond local allocation. We have \$591,000 total of Metro money being earmarked for three different projects. There is also money in the Parks Capital Improvement Fund that has been budgeted for various projects, including the parking lots. There is sufficient money budgeted this year to cover the \$60,000 additional cost for the parking lots, but that could mean that money may not be available for other projects that were identified and included in this year's budget.

Councilor Daoust asked would an example be the Mt. Hood Community College "back forty" project? Would that be one of the projects impacted?

Rich Faith replied potentially. These projects are a little soft in that we don't even have the final construction plans and the engineers estimate for that project, yet we put money in the budget to pay for it which is comprised of three different funding sources. There is the Metro bond money, Oregon Parks and Recreation grant, and there is actually money from the Parks Improvement Fund.

Councilor Daoust stated I guess my question is when does the Council get involved. If it is your understanding and Craig's understanding that it is within the Parks Improvement Fund and all we are doing is moving money around between parks projects, then the buck stops with the PAC. That is how I took this. If that is not the case and the Council should be involved with a \$60,000 shuffle between parks projects; that is my question. I don't need an answer now, but I would like an answer.

Craig Ward stated we will prepare a response to you in writing.

Councilor Ripma stated you mentioned that the IBEW union donated \$12,000 to light the Arch. Did the Arch have an architect's plan? I have not seen any plans for how that is going to be designed.

Craig Ward stated I know that there was a permanent lighting design for the Arch. We gave that information to IBEW and they handed it off to a contractor to get an estimate. The contractor's estimate is that which I quoted you, which IBEW said they would cover. There were some modifications to the lighting; the lighting had changed from one type to another. Dick and I worked to determine whether or not the new type of lighting was consistent with the overall plan with the electrical code and the like. Dick declared that it was. It seemed like a reasonable substitute. It is in conformance generally with the architects or engineers design, whoever did the original work for the Arch.

Councilor Ripma asked is that publically available, the plan?

Craig Ward replied we can provide it.

Councilor Ripma asked could you send that to me.

Craig Ward replied yes.

Councilor Allen stated I did look at the kitchen at the Sam Cox Building and it looks like a beautiful job.

Mayor Kight stated lighting of the Arch will improve considerably from the Christmas rope lights that are on the Arch currently. Will it be done before Christmas?

Craig Ward replied it is possible.

## **7. ADJOURNMENT:**

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

Meeting adjourned at 8:20pm.

**Mayor Jim Kight**

**Approved October 25, 2011**

**ATTEST:**

**Debbie Stickney, City Recorder**