

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

Tuesday, May 25, 2010

1. ROLL CALL, AGENDA UPDATE

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

PRESENT: Mayor Kight, Councilor Hartmann, Councilor Wand, Councilor Thomas, Councilor Kyle, Councilor Daoust and Councilor White (7:41pm).

ABSENT: None.

STAFF: Ron Garzini, Interim City Administrator; Debbie Stickney, City Recorder; David Ross, City Attorney; Rich Faith, Community Development Director; and Erich Mueller, Finance Director.

GUESTS: See Attached.

2. CONSENT AGENDA:

2.1 ACCEPT MINUTES: March 23, 2010 Regular Meeting and April 13, 2010 Regular Meeting.

2.2 RESOLUTION: A resolution accepting the donation of, and the deed for, Tract A of Bellingham Park Subdivision.

2.3 RESOLUTION: A resolution granting a temporary easement to ODOT to allow construction staging for the I-84 Sandy River Bridge replacement project.

2.4 RESOLUTION: A resolution authorizing the Mayor to sign an Intergovernmental Agreement with Maywood Park for building services.

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

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

Venora Dobrowolski, resident, stated I am here to speak about the Tri-Met buses that are coming down East Historic Columbia River Highway. I live in the old 4-plex on the highway and we are being rattled apart. We have cracks where the walls and the ceiling meet. I jumped out of bed one morning thinking we were having an earthquake. If the buses go really slow (20-25mph) then it is just a mild rumble. A lot of the bus drivers are driving fast. Our main concern is not so much the speed, it is just that the speed is coinciding with this rumbling which feels like a 3.0 earthquake. We can feel it on the ground when we are out

behind our houses. I think there might be a lot of erosion from the creek, but it seems like that area is very fragile.

Mayor Kight stated Tri-Met's layover location at Glenn Otto Park is temporary while the Arch is being constructed. This Council is going to be taking up the issue of finding a different location for the layover somewhere in the downtown area. We appreciate your comments.

Anthony McDowell, founder of Sergeant McDowell's Military Relief, stated I wanted to introduce myself and my organization to the City of Troutdale. I am a 24-year veteran. I have been to the Persian Gulf and Iraq. I took the oath of a non-commissioned officer years ago and my job is to take care of soldiers. I am continuing to do so by starting up this corporation out of my own pocket. My corporation does not take any fees/wages from this, 100% goes to the soldiers. I just want to let the community know that I could use any support that they can give us to help these soldiers out in their time of need.

4. PUBLIC HEARING/ORDINANCE (Introduced May 11, 2010): An ordinance amending Troutdale Municipal Code Sections 2.08.240, Council Expenses and 2.08.245, Mayor Stipend, adding a provision establishing a city council stipend, and clarifying the purpose of the stipend.

Mayor Kight read the ordinance title.

Councilor Daoust stated we have discussed this topic a few times now, and tonight is the final public hearing. Back in October of 2009 a Subcommittee was formed to look into the council expense policy. The members of the Subcommittee include: Councilor Wand, Tanney Staffenson, Todd Pilcher and me. The Subcommittee held meetings in January and March. We presented our recommendation to the Council at a work session on April 6th. The Budget Committee also discussed this issue during their April meetings and we had the first public hearing on the ordinance two weeks ago. The purpose of the Subcommittee was: 1) to recommend changes to the Council to clarify those mayoral and council expenses which are eligible to be reimbursed; 2) to clarify the purpose of the stipend; 3) to set the amount of the mayor's stipend (\$500/month) and 4) establish a stipend for the councilors (\$50/month). We are recommending that this ordinance be adopted.

Councilor Wand stated we had a very productive discussion about a number of policy objectives including making sure that the ability to serve as a councilor or the mayor is open to people from all backgrounds, and that taxpayers have certainty about issues such as reimbursements so that everybody involved has a chance at knowing exactly what is going on and why, and the taxpayers are also protected. We put this together as a package deal and we are recommending it on that basis as well.

Council had no questions.

Mayor Kight opened the public hearing at 7:12pm.

Mike Goss, resident, stated at first blush you look at something being added and as a taxpayer it looks like I get to spend more money. When you look deeper into it, as a

taxpayer I am spending less money. Right now the cost of a councilor turning in an expense report, by the time you have it approved and three or four people handle it, cut a check, make the postings to the general ledger we have already spent more than \$50 which is the amount of the councilor's stipend being approved. In reality this is a better deal than not having the stipend. The \$50 doesn't need to have an expense report. You will probably get a 1099 at the end of the year and as long as you claim it on your personal taxes, that is it, end of conversation. The city hasn't spent additional money that they would have had to spend. I think the stipend is a way to save money. The mayor gets ten times what the councilors get. I am in favor of this.

Mayor Kight closed the public hearing at 7:14pm.

MOTION: Councilor Hartmann moved to adopt the ordinance amending Troutdale Municipal Code Sections 2.08.240, Council Expenses and 2.08.245, Mayor Stipend, adding a provision establishing a city council stipend and clarifying the purpose of the stipend. Seconded by Councilor Thomas.

VOTE: Councilor Thomas – Yes; Mayor Kight – Abstained; Councilor White – Yes; Councilor Kyle – Yes; Councilor Daoust – Yes; Councilor Hartmann – Yes; Councilor Wand – Yes.

Motion Passed 6 – 0 – 1.

5. RESOLUTION: A resolution establishing a business incentive program.

Ron Garzini, Interim City Administrator, stated I need to make one correction to the staff report. We have stated 300,000 square feet of vacant space; the appropriate number should be 160,000 square feet. 160,000 square feet is a very large amount of vacant commercial space in a community. It has a lot of consequences that people may not think about. For example, it very much damages the economics of any new development. These vacant spaces are problems for banks, they are problems for the small businessmen who invest in them, and they are potential magnets for vandalism and loitering. We have had our eye on this problem. Recently there was a stimulus proposal done by the City of Molalla and we have looked at that, but it really wasn't the proper solution for us. It dealt with system development charges for housing, primarily large apartment complexes. When the City of Gresham came out with their vacant storefronts proposal it looked like a really good idea to us. David Eatwell, our Economic Development Director, Rich Faith and I tried to figure out if we could do something with Gresham's proposal that would work for Troutdale. We have taken Gresham's proposal and added to it. We feel that in Troutdale particular facilities like the former Thriftway store, Saturn facility and the Culpepper facility are also problems. We put together a proposal and presented it to the Economic Development Subcommittee, and it is now before you this evening. There is more than one problem with vacant storefronts. The fees charged by the City are certainly a barrier and they affect the economics of redeveloping. But an equally challenging barrier is how these firms are received; how are proposals received when they come to the city. We sat down and we have come up with a new standard operating procedure (SOP) that identifies how we are going to respond when folks bring a proposal to us. In the course of talking about that, Dick Bohlmann and I came

up with the idea of having him contact businesses. If the Council approves this new program tonight, Dick will be calling all of the storefront owners and making them aware of our program and informing/educating them on how they can bring proposals to the City.

Ron Garzini stated Gresham's proposal was for storefronts of 5,000 square feet or less. We stayed pretty close to their proposal for facilities under 5,000 square feet in that there will be a 100% fee holiday. The Subcommittee modified the proposal to extend the program for an additional six months through June 30, 2011. The other proposal that we have that is markedly different than Gresham is that we are proposing that 50% of all fees for facilities larger than 5,000 square feet be waived during the same fee holiday. The reason for that is facilities like Thriftway, Saturn, Culpepper and other larger facilities probably do need a bit of extra help. I will be the first point of contact for those larger facilities. The SOP will say that if you are going to redevelop a larger facility the first person you talk to will be the city administrator, and it will be the city administrator's job to plot the course for approval. That is not to say that we are going to do anything different than normal except to make sure that they get prompt, courteous, helpful service and make sure they understand the program. One of the questions asked was if you are giving a 100% fee holiday for the small facilities and a 50% fee holiday for the larger facilities, what is the cost impact going to be? If it doesn't work, there would be no impact. If it works there will be an impact but there will also be a huge amount of upside. Some of the larger facilities would be substantial employers. If the smaller storefronts were to fill up it would create more energy downtown. This is not going to be the end of Council's involvement. Each quarter you will receive a report from us on how the program is working, if it is working, and what other things do we think we need to do or is there any adjustments we need to make to the program. In the last meeting with the Subcommittee they tasked us to take a look at the undeveloped properties in the area and begin working on a program for those.

Rich Faith, Community Development Director, reviewed the business incentive program features and the affected fees (copy of the program is attached to the resolution included in the packet).

(Councilor White arrived at 7:41pm)

Councilor Wand asked on the state surcharge, doesn't 3% of \$0 equal \$0?

Rich Faith replied we still have to calculate the fees and they will be paid from other city funds.

Councilor Wand stated if I come into Troutdale and create a new business and I pay the business license fee that money goes into the General Fund and becomes part of the general revenues of the General Fund. Why would we have in Attachment A that the new business license fee is paid by the General Fund? The General Fund doesn't cut a check to itself. What we are doing is we are waiving the obligation of a new business owner to send a check to the city. I don't understand why we would say that the General Fund is paying itself when it is a wash.

Erich Mueller, Finance Director, stated from a terminology standpoint one thing I would like to clarify is technically we are not waiving any fees. In reality what we are doing is we are choosing to budget, as an economic development expense, a fee subsidy. We are going to subsidize that fee on behalf of the qualified applicant at either 100% or 50% based on the criteria Mr. Faith just explained. It is particularly important as it relates to SDC's that we don't set a precedent that we are going to waive development SDC's. For the SDC funds as well as the building permits we are going to go through the process of calculating all of the fees but when they go to the counter to pay they are going to write a check for certain fees that are outside of our jurisdiction (school construction excise tax, state surcharge and the Metro construction excise tax). We are going to then charge an expense account within the City's budget the remainder of those fees. The revenue item that should receive that revenue will be credited. The Council is making the choice to invest in economic development. It is important to understand that we are not actually waiving any fees.

Councilor Wand stated that is semantics.

Erich Mueller stated it is an important distinction.

Councilor Wand stated I agree with that, and I disagree philosophically with the direction that this appears to be heading. Philosophically what we are presenting in this attachment is that the City is writing a check for the benefit of business owners, and we are not. We are telling business owners who are either not here already or who are here and are looking to expand their business that if in a time of economic crisis they want to invest in Troutdale that we are going to reduce the barrier of entry to come to our city. The reduction to the barrier of entry doesn't cost the city outgoing funds at all; it is us agreeing not to charge a higher amount or the existing amount when they want to come here. We are saying that we will waive the fees and reduce your economic barrier to enter into the City of Troutdale. I am concerned that Attachment A sends the wrong message to the public misleading them to believe that we are paying something to a third party when in fact we are not.

Erich Mueller stated it is important to point out that we are not going to be paying it on behalf of them to any third party. We are going to be paying, in the case of SDC's, into those state mandated segregated funds for those SDC fees. The Parks SDC fund is not going to be inappropriately disadvantaged because we choose to incentivize and provide a business incentive. They are set up as separate proprietary fees because of the requirements for SDCs. Whether it is from the General Fund or from the Water Utility Fund to the Water SDC fund, we are choosing to pay that to that other fund. The point that Rich was making was that we are not going to be paying the fees required by other jurisdictions such as Reynolds School District, State of Oregon and Metro. We will collect those funds from the applicant and forward those funds on. Internally we are making a budgetary choice to expend city resources to subsidize those fees that are otherwise there, versus waiving them or reducing them across the board.

Councilor Wand stated what I am concerned with is the citizens of Troutdale being misled or not being told the complete story and believing that we are somehow subsidizing these businesses when what we are doing is giving them a fee holiday. We are not writing checks to any business owners.

Ron Garzini stated as a conservative person I view this as an investment. If these vacant spaces suddenly fill up there will be a lot more tax revenues for a lot of activities, there will be healthier shopping areas, a healthier community and a lively downtown. Some of these vacant properties are a problem and they can actively be converted into an asset for the whole community.

Councilor Daoust asked when the General Fund is covering a General Fund income item, how is that going to look in the line items of the budget?

Erich Mueller replied first of all just to be clear we won't be writing checks to any businesses, and we won't be writing checks to anybody else on behalf of businesses. Regarding your question, there is a ticket that is made up for these various fees that is given to the cashier and at that point it goes through a receipting process. As it relates to the budget if there is \$100 that is supposed to go into this fee category today before this program is passed, and then a week from now someone who has qualified for this program comes in, \$100 is still going to go into that revenue line item so that we are capturing what was the legitimate revenue earned for that program so when we go into the budget process for this year and in future years we have a consistent basis to know what that activity is. On the expense side we are simply going to capture that expense so that we are able to then report that within the first 90 days we had six applicants come in that resulted in four building permits, three business licenses, etc. and we ended up supplementing fees for \$714. Where exactly am I going to capture this expense in each of these lines, I haven't yet figured that out. I am not expecting this to be a large expenditure particularly in the SDC fund because in most cases, unless there is going to be a radical repurposing of an existing facility, they most likely paid all of the SDC's that were necessary when the new construction was done. Really where most of the activity in this program is going to be, as it relates to the fee supplement part, is in the building permit area.

Councilor Daoust stated I always like to put this in perspective as to the cost to the City, but it is kind of hard to do because we don't have any estimates. Based on the current year budget impacts provided in the staff report, if we had five small businesses move into the downtown area or any other commercial area, it would come up to about \$13,000 to \$18,000 that the City would potentially have to cover. If we had three large businesses it would be around \$22,000.

Councilor Daoust stated I would like some clarification on the resolution. Section 1(A) reads, "To qualify for the Business Incentive Program a business must: (3) Not be currently located in Troutdale...", but where I get confused is when you read Section 1(B) which reads, "Notwithstanding Section 1A, a business does not qualify for the Business Incentive Program if the business: (1) Expands into adjacent existing commercial building space or relocates to a vacant new site but increases its square footage size by less than ten percent of its current size". It seems that the two sections contradict each other. We are saying a business moves into the City of Troutdale (from another city) into a vacant commercial site, but than in Section 1(B)(1) we say if it is less than 10% of their current size they don't qualify. Am I reading that wrong?

Rich Faith replied Section 1(B)(1) should only apply to a business that is currently in Troutdale; it shouldn't apply to anyone that is coming from outside of the city.

Councilor Daoust stated I think we need to clarify the language.

Erich Mueller stated I don't disagree with you that it is not entirely clear, but what we are getting at there is that it expands into an adjacent existing space. I think the assumption there is that they already occupy the space next door.

Councilor Daoust stated that is the first half of the sentence, but the second half of the sentence says, "or relocates to a vacant new site".

Rich Faith stated I think we can easily fix that by changing Section 1(B)(1) to read: ***Is currently located in Troutdale and*** expands into adjacent existing commercial building space or relocates to a vacant new site but increases its square footage size by less than ten percent of its current size.

Mayor Kight asked there is a downtown business that is looking at expanding to the upper level to add a banquet facility. Currently in the lower level he has a restaurant. Based upon this program what fees would that business pay in order to expand his business by adding a banquet facility?

Rich Faith replied it wouldn't trigger a business license because they already have one. If there are improvements or modifications that they would like to make to the upper floor then they would need to submit building plans, building permits and it is possible it could trigger some additional SDCs if there is a change of use for that space. With the adoption of this program the city will pick up those fees.

Ron Garzini stated the scenario you described, if it is a small facility it would be within the 5,000 square foot fee holiday, so the cost to the developer would be zero except for the fees owed to the other agencies.

Mayor Kight stated those would be minimal. If you had a retail storefront and they wanted to convert it to a restaurant or coffee shop would the same thing be applicable in that case?

Rich Faith replied no. If they are not occupying a vacant space they are not eligible. It is not to convert from one use to another use within an existing commercial space; it is to occupy vacant space.

Mayor Kight stated I am saying that it is a vacant storefront and if they wanted to convert it to a coffee shop or restaurant, then the same thing would apply as our earlier example.

Rich Faith replied yes. The program contemplates that a business that is moving into an existing vacant space is not necessarily going to want to take occupancy exactly as it is now, they want to make modifications to fit their needs.

Mayor Kight stated at one point we talked about reaching out to the cities of Fairview and Wood Village and having more of a comprehensive program with the other cities. Have we done that?

Ron Garzini replied I shared the program with the other administrators.

Mayor Kight asked were they receptive to the idea of doing something similar?

Ron Garzini replied I have no idea. That is up to them.

David Eatwell stated in talking about this program with the other city administrators they have different needs, different types of properties and different processes. They are interested in it and they will look at it.

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

No public comment.

MOTION: Councilor Daoust moved that we adopt the resolution establishing a Business Incentive Program with an amendment to Section 1(B)(1) as follows: Is currently located in Troutdale and expands into adjacent existing commercial building space or relocates to a vacant new site but increases its square footage size by less than ten percent of its current size. (Underlined text is new text added) **Seconded by Councilor Wand.**

Councilor Wand stated Troutdale is open for business. One of the things that we have recognized in this economy is that our small businesses are having a difficult time getting access to capital. As people lose their jobs and businesses go out of business we look to ourselves to try and find another way to make a living. If our city government and our state increases those barriers for us to get back on our feet and start our small businesses up again, it makes the economic crisis last longer than it needs to. What we are doing today is trying to reduce the barriers to starting your own business and getting back on your feet. In the City of Troutdale we know that we have empty storefronts, we know that we have residents that are hardworking and are looking for the chance to take their startup capital and spend it on inventory, or spend it on the furnishings or equipment they need to start a successful business instead of spending that money on fees to the city. This is a small step; it is not a solution in and of itself. I am proud of what we are accomplishing here today and I expect that it will pay great dividends in the future.

Councilor Thomas stated I agree with Councilor Wand. In addition to this resolution the Economic Development Subcommittee is also going to look at how we can deal with existing vacant property that needs to be developed and look for incentives for doing that. This is just a start in trying to make Troutdale more open for business and to make it easier for businesses to locate in Troutdale.

Councilor White stated there is going to be a second part to this. We are not done by any means. There are other pieces of the puzzle that need to come into place to make this a successful program.

Councilor Daoust stated one of the things going on behind the scene is that the Economic Development Subcommittee also saw the Standard Operating Procedure (SOP) that goes with this program. The SOP outlines a process for responding to inquiries regarding this program.

Mayor Kight stated on a regular basis I meet with developers but because of the nature of the transaction it doesn't hit the public venue. With my background in real estate we often say if you want to kill a deal just tell the general public what is going on. I am doing everything I can, and I know that the councilors are as well, to try to attract developers on a regular basis. I don't think a minute goes by that we don't have people looking at our downtown. We are seeing more economic activity than I've seen in the last two or three years. I am very hopeful that this program will be a major encouragement for our downtown, especially the Marino block.

VOTE: Councilor Thomas – Yes; Mayor Kight – Yes; Councilor White – Yes; Councilor Kyle – Yes; Councilor Daoust – Yes; Councilor Hartmann – Yes; Councilor Wand – Yes.

Motion Passed 7 – 0.

6. REPORT: A recommendation from the Citizens Advisory Committee about a City sponsored community garden.

Rich Faith, Community Development Director, stated with me tonight is Jan White Chair of the Citizens Advisory Committee (CAC) and Les Perry the Vice-Chair of the CAC. This is an initiative of the CAC that came up in January. With the current economic recession the CAC discussed trying to do something that would assist folks in Troutdale that are experiencing difficult times. The idea that came to the top was having the City sponsor a community garden that would be available to Troutdale residents who don't have the means to grow their own food. The CAC gathered information about community gardens and programs from other communities. We invited some folks to our meetings that have experience at managing community gardens. At the same time members of the CAC went around to look for potential sites for a community garden. Since we are talking about a City sponsored community garden they looked at city owned properties, mainly parks. After examining a number of parks they have settled on Sunrise Park as the best candidate for the garden. After settling on the location the CAC spent a lot of time working on the details and they put together an information sheet on community gardens that outlines what it will take in order for the City to get behind this and sponsor a community garden. We are getting a late start in terms of trying to get this up and running this year so we are looking ahead to make the preparations for next year. Tonight the CAC is here to present their report and recommendation, and they are asking for your support and endorsement.

Jan White, CAC Chair, reviewed Exhibit A of the staff report which outlines the program and what is needed to have a community garden (copy included in the packet).

Jan White stated also included in your packet is a draft contract/release of liability form which we would like the City Attorney to review. There is also a draft of the garden rules and gardener responsibilities and registration form. We would like to have the beds completed by February 2011.

Les Perry, CAC member, stated the CAC discussed the material that should be used for the raised beds. I had mentioned that I use treated lumber for my raised beds and the question was asked whether that leaches into the soil. If you make them out of untreated lumber they won't last very long. One of the members of the committee said he lined his with plastic, but that leaches into the soil also. We still need to resolve the issue of what material we will use. We discussed what to use between the beds for pathways to make them ADA accessible. Gravel wouldn't be good for folks in wheelchairs, but we could leave some of the paths with grass and I would be willing to mow it. We talked about having 20 beds, 3x10' in size. We also talked about what we would use in the way of fertilizers and pesticides. I would hope that we could keep it organic or natural. We have talked about year-round gardening; you can certainly garden here twelve months out of the year. We have also talked about planting a row for the food bank or some other agency that needs fresh produce for people.

Councilor Thomas stated at your last meeting there was discussion about including some fruit trees or something specifically designed for a community garden that could be donated to various food agencies. Is that still part of the proposal?

Jan White replied yes; I forgot to include that page.

Rich Faith stated there will have to be a formal arrangement or agreement with the two volunteer garden managers since they are not employees of the city but they will certainly be representing the city.

Adam Young, volunteer garden manager, showed the Council a picture of the proposed layout of the garden beds and the proposed orchard (copy not submitted into the record).

Councilor Thomas recommended that the CAC and the volunteer garden managers work with the Parks employees to come up with a viable pathway surface that is ADA accessible.

Councilor Kyle asked have you contacted the entire neighborhood for their input?

Les Perry replied we have not done that but it would be wise to get their input.

Councilor Kyle stated I think this is a wonderful idea, and probably everyone around the park will also.

Rich Faith stated there is another project that is going on concurrently and that is the construction of the parking lot at Sunrise Park which is part of the Master Plan that the Council adopted in 2006. We now have a design engineer that has been hired to help us

design the parking areas. As soon as we have a preliminary design the intent is to have a public meeting and invite the neighbors where we will show the layout of the parking areas and the community garden area.

Councilor Daoust stated there is a potential to have quite a few cars parked on the corner during nice weather. Will the parking lot go in before next year?

Rich Faith replied I am hopeful. If everything goes according to plan we might have that constructed before this year is over.

Councilor Daoust asked where is the water source?

Adam Young replied it is about 20' south of the corner of the beds.

Mayor Kight asked is it one person per bed?

Jan White replied yes.

Mayor Kight stated so basically there will be 20 people signing up for this.

Jan White stated it could also be 20 groups or families.

Mayor Kight stated I particularly like the piece about growing food for the food bank. Do you have any idea of what kind of support you might have for this?

Jan White stated Portland has a waiting list of 1,400 people for theirs.

Councilor Wand stated please consider Snow-Cap as one of the agencies that you contribute your produce to. I was wondering what the zoning is in the park and whether or not you need to go through a conditional use permit process.

Rich Faith replied the park is zoned Open Space and we will treat this as part of the park. We are going to go through a Type I land use review for the parking areas. It was my desire to combine the two, so we will do one land use application that will look at both the parking and the community garden which will afford the opportunity for neighborhood input.

Councilor Wand stated I really do like the idea of having fruit trees, maybe a walnut tree.

Councilor Hartmann stated earlier in the year I was very interested in the community garden conversation with Mt. Hood Community College. They have student groups that would probably be willing to help out. Also this year is the 100-year celebration for the Boy Scouts and this type of work would qualify as part of their merit badge program.

Councilor White stated this Council receives the minutes from your committee meetings and we are very appreciative of the work you are doing. Is the city going to be paying for the water?

Jan White replied that was our hope.

Councilor White stated if you can get redwood or cedar then you won't have a problem with the chemicals and it will last almost as long as pressure treated wood. I may be able to help you with a supplier for that. Aesthetically the redwood and/or cedar would look really nice. Rather than having everyone trying to grow everything in their garden, I was thinking about a concept of having one gardener do all strawberries and another person does carrots and so on. At the end of the season you could share the harvest.

Les Perry stated my daughter participates in a community garden in Washington and one of their requirements is that you must grow something for the food bank.

Adam Young stated our raised beds are made out of 4" fir and they have been there for seven years without much deterioration at all.

Councilor White stated I am not as interested in running a garden off-site, but I would be really interested in attending your meetings from an educational standpoint. Gardening is one of those things that just when you think you know it all someone has a better idea and technique. I would like to see you offer that as an option. With that I am kind of envisioning a co-op and we could buy seeds in bulk.

Councilor Thomas stated 20 spaces won't take very long to fill up and then we will be looking at expanding the garden. I think there is probably room in Sunrise Park to do that. I would ask the Community Development Director to look at moving the water source when you are putting in the parking lot and expand the pipe size if needed.

Councilor Kyle stated if you are going to do any education you might want to start with mulching to cut down on the water usage.

Mayor Kight asked is there anyone here that would like to speak to this item?

No testimony received.

Consensus of the Council was to go forward with the community garden at Sunrise Park.

7. STAFF COMMUNICATIONS

Ron Garzini stated earlier in the meeting the Council mentioned that you were interested in having a work session related to the Tri-Met parking issue. We would like to do an analysis of several locations and have a meeting with council and go over the pros and cons and considerations of each location. I am assuming that we would invite someone from Tri-Met. If councilors have suggestions of sites send them to me or the Public Works Director.

Councilor Wand stated before we invite anyone from Tri-Met lets talk about whether this is a personnel issue, or whether it is a site location issue, or whether it is the road. Lets distill this down a little bit more before we do that.

Ron Garzini asked when would you like to do that?

Councilor Thomas replied as soon as possible.

Councilor Wand stated I am in favor of a work session, I just don't want to include Tri-Met at this point.

Ron Garzini asked would you like it as a separate meeting? Or we have meetings on the 8th and the 22nd of June.

Mayor Kight stated why don't we plan on the 22nd, and maybe we can have a work session before the city council meeting. I think Councilor Wand brings up a very good idea.

Councilor White stated I have a concern that by June 22nd we are already going to be into our swim season at Glenn Otto Park and I think we are going to miss the boat. I think if we can move this to the June 8th meeting that makes more sense to me.

Ron Garzini stated that is fine with me.

David Ross asked what is it that we are trying to do specifically? What would be the purpose of the work session?

Mayor Kight replied to look for a different location for the layover for the bus. The current location at Glenn Otto Park was slated as a temporary location because of the construction of the Arch in downtown.

David Ross stated I am not sure that is correct because the layover was on 2nd Street not where the Arch was being constructed.

Councilor Wand stated what I thought the work session was going to be about was to identify the problem (*this is in reference to the testimony given earlier under public comment*). Is the problem road quality, bus driving standards or location? First we need to identify what the problem is that we are trying to solve, then we can brainstorm solutions.

David Ross stated I think public works and Tri-Met are negotiating a license that talks about putting in something permanent, I am not so sure that this was intended to be temporary.

Councilor Kyle stated that was my feeling also.

Mayor Kight asked you mean the location at Glenn Otto Park?

David Ross replied yes.

Councilor Kyle stated that is exactly right.

Ron Garzini stated today I emailed the Council a report I received from Travis. I think a few of you have probably seen that already. There is no commitment to Glenn Otto Park at this point, I know that. To fully accommodate them with their long-term needs there will be a

financial investment that will have to be made. I guess my impression, having studied this a little bit now, is that this is not going to be an easy process and the reason is because nobody is going to want a bus staging area near their house. Anywhere we send this off to, based on what I have been told, there will be someone on the other end that is not enthused about being the bus staging area. We have a subcommittee meeting on the 8th at 4:30 so three of you would already be here and we could have a 6pm work session and have 1 hour for this topic on the 8th if you want.

Council agreed to have a work session at 6pm on June 8th.

Ron Garzini stated on June 8th the Subcommittee will meet at 4:30. We will provide dinner and start the council work session at 6pm to discuss the Tri-Met issue. I would encourage you to read the materials that we sent you and if you have any questions or would like any preliminary staff work done let me know and we will put all of the information together. I will not invite Tri-Met unless someone tells me to.

Councilor Thomas stated there have been several complaints since all of the bus stops in downtown were moved. Some are complaining that they have lost their handicap parking spot. The thought was that the bus stops would be moved back to the original location when the Arch was completed. What we are talking about tonight is where the bus lands at the end, but there are also other issues regarding Tri-Met with the fact that they moved bus stops, threw up barricades that said they were temporary, took away a lot of parking and moved some parking around. Most of the business owners believed that when the Arch construction was done they would go back to where they originally were and that hasn't happened yet.

Ron Garzini stated I will have to ask the staff.

Mayor Kight stated let's take up this discussion at the work session on the 8th.

8. COUNCIL COMMUNICATIONS

Councilor Kyle stated downtown at the Convention Center they had rolled out the E-Start Electric Commercial Delivery Vehicle. The first customer for this vehicle is going to be FedEx. The vehicle that we saw today is electrical and runs very clean and quiet. Utility companies or small delivery companies that typically don't travel more than 100 miles a day would be looking at these vehicles. They rolled the vehicle out here because Oregon is very environmentally conscious. The recharge takes 8 hours, the top speed is 50mph and it weighs 12,000 pounds. The thing that shocked me is that it costs \$150,000.

Councilor Daoust stated just in case anyone was wondering about the smoke that was coming from the Sandy River Delta about ten days ago, it was from the Forest Service doing a prescribed controlled burn to control invasive plants.

Councilor Hartmann stated at the last meeting I informed you about how my career was moving forward. There is a significant amount of time contributed to the work we do on the city council. When I started on the city council I was partially employed and self-employed with plenty of time to give to council and I participated in a lot of community events. Over

time I suffered a layoff and then I was given an opportunity with an emerging company. The company has now doubled in size and consequently I have become the lead on our most recent project and with that new duty my ability and capacity to serve on the council is lacking. I am formally resigning at the end of this meeting tonight. It is a bittersweet separation. This year has been a tremendously rewarding year as far as growth professionally. At the Arch dedication we were each asked to write something to put in the Time Capsule and I would like to share that with you. Councilor Hartmann read the letter that will be enclosed in the Time Capsule.

Mayor Kight presented Councilor Hartmann with a Certificate of Appreciation and a bronze sculpture from Caswell Gallery entitled "Rainbow Splendor".

Councilor Wand stated Councilor Hartmann is more humble than he ought to be. The reality of the situation is that he now leaves us to be with his children, both his own and adopted, to resume duties as a foster parent for children in need. That is a tremendous service. Secondly, he is the Cub Scout Leader for our boy's Cub Scout Pack. That organization is always looking for strong leaders and I couldn't be happier that my boys will continue to be working with Councilor Hartmann. Thank you.

Councilor Wand stated this weekend is Memorial Day and consistent with a tradition that goes back several decades, the local Cub Scouts Packs will be at the Willamette National Cemetery Thursday evening for a flag ceremony, and also to place a single American Flag at each and every headstone in the cemetery.

Councilor Wand stated I was discussing with the Mayor a couple of things today and he mentioned some of the local businesses that are hiring and we kicked around the idea that maybe there is an opportunity for the city to have a public job posting board that we could make available to Troutdale businesses.

Councilor Daoust stated I have had some folks say that they have went on the web page for FedEx to see what their process is for applying for a job and it is not easy to figure out.

Councilor Wand stated that would be a good link for us to put on our web site.

Mayor Kight stated we could contact FedEx and see if there is another venue that is more user friendly.

Councilor Thomas thanked Councilor Hartmann for his service to the City. You have earned my respect and admiration. I have appreciated your tenacity on the City Council and how you have approached being a councilor. In the past year and a half I have seen remarkable growth in you not only personally but professionally. I thank you for the opportunity to serve with you.

Councilor Daoust stated I totally understand where you are coming from Councilor Hartmann. It is a sad day for Troutdale that we are losing our youngest, most passionate councilor. I know I speak for the rest of the Council when I say that we will really miss you.

Councilor Kyle stated we wish you the best of success.

Mayor Kight stated I want to get the Council's buy-in on the Mayor's 2nd Annual Downtown Clean-up. In the past we have had volunteers like Bob Whipps pressure wash curbs and sidewalks and clean-up many of the areas around downtown. The City replaced trees that had been damaged, we put the hanging flower baskets up and we put up new banners. We want to be ready and prepared for the tourists that come to Troutdale. I am looking for the endorsement of the City Council to go forward with this project.

Councilor Thomas asked do you have a date?

Mayor Kight replied not yet, but it will be as soon as possible. We will make up a flyer and try to get the merchants to freshen up their storefronts and if they can't do it we will have volunteers that are willing to do that. The City will contribute by providing the hose for pressure washing. They have two pressure washers but they would like to have one more, maybe the City could donate one to use for the downtown cleanup. We also need access to water hydrants.

Councilor Daoust stated it is a great project and I think we should go ahead with it. I would like to be kept informed if there are any issues that pop up, or if there are any concerns. It should be the City Council that is sponsoring this and not just the Mayor.

Mayor Kight stated tonight I received a call that a very close friend of ours lost their daughter to cancer. With the blessing of the City Council, I would like to dedicate this City Council meeting tonight to Jeanette's memory.

9. ADJOURNMENT:

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

Meeting adjourned at 9:50pm.

Jim Kight, Mayor

Approved August 24, 2010

ATTEST:

Debbie Stickney, City Recorder