

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

Tuesday, December 12, 2006

1. Roll Call

Mayor Thalhofer called the meeting to order at 9:02pm

PRESENT: Mayor Thalhofer, Councilor Gorsek, Councilor Ripma, Councilor Thomas, Councilor Canfield, Councilor Kyle, and Councilor Daoust.

ABSENT: None.

STAFF: John Anderson, City Administrator; Jim Galloway, Public Works Director; Rich Faith, Community Development Director; and Sarah Skroch, Office Support Specialist.

GUESTS: Jim Laubenthal, Port of Portland; Erin Shea, Gresham Outlook; and Jim Kight.

2. Port of Portland Update on Reynolds Site Development

Jim Laubenthal, Port of Portland, stated he was the Project Manager for the Reynolds Metal site.

Jim Laubenthal presented the Council with a PowerPoint presentation which can be found in the meeting packet materials.

Jim Laubenthal stated about three weeks ago the Port of Portland filed for annexation of the piece of the property that is located in Troutdale's planning area. The last step that needs to be done to complete our purchase of the site is for Alcoa to enter into a consent judgment with the Federal Court. The piece that remains for the Superfund cleanup is a groundwater pumping system that removes fluoride contaminated water and that system is almost finished. As part of our purchase agreement, we will operate that system for them.

Jim Laubenthal stated he was involved with the Columbia Cascade River District (CCRD) study which identified the market opportunities in this area as manufacturing and flex space that has a combination of office, industrial, and warehouse distribution.

Councilor Gorsek asked if the two interior dotted polygons on slide 4 were existing electrical?

Jim Laubenthal replied yes, Bonneville Power Administration (BPA).

Councilor Gorsek asked will the 40 Mile Loop trail go through the riparian areas on the Sandy River and Columbia River?

Jim Laubenthal replied yes there's been a lot of talk about a trail on this site. It will tie into the area you are working on at the old sewage treatment plant site. We've also applied for the first phase of the trail which will be from the spot on slide 5 that says 40 Mile Loop up to Sundial Road through a State Grant program.

Councilor Ripma asked are the BPA area's being annexed?

Jim Laubenthal replied that PGE signed up for the annexation and that he believed that BPA did sign up. There is a little piece of land to the left of the area labeled as wetlands that couldn't get annexed.

Councilor Ripma stated you mentioned attracting manufacturing, mixed use, and warehousing. Is there a plan to characterizer the mix you are going to try to attract or are you opening it up to first come, first served?

Jim Laubenthal responded they didn't identify certain areas or certain types of uses. We are approaching this partially as a public agency but we also earn 97% of our revenue from business transactions. There is a lot of demand for warehouse distribution activities given the transportation connections along I-84 and by the airport. There are also manufacturing opportunities that I've talked with the State about. I think there'll be a mix but I can't give you a percentage?

Councilor Ripma asked if they will have a plan for what they're going to attract at some point?

Jim Laubenthal replied in the Rivergate area, located at the confluence of the Columbia River and Willamette River, we have warehousing but there is a mix of food processors and manufacturing. Some are high intensity in terms of jobs.

Councilor Ripma and Councilor Thomas voiced their concern of having an overabundance of warehouses at the site with low wage jobs.

Councilor Canfield asked if they look for specific types of businesses to be located there or what the market would support there?

Jim Laubenthal responded that we are looking more broadly at what the market can support. We're competing with other parts of the region and even other states.

Councilor Daoust asked have there been any discussions about an airport expansion?

Jim Laubenthal responded not specifically to this project.

Councilor Daoust asked have you brainstormed with ODOT about any transportation issues, enhancements, freeway off ramps, or anything like that?

Jim Laubenthal replied yes. One of the things that we're looking at with the 4 Cities is the 257th interchange. We are trying to get some additional monies that would be spent early on to provide a better right turn coming down the access road which is a long term project that is needed.

Susie Lahsene, Port of Portland, stated that east county cities have identified about 6 priority transportation improvement projects for the CCRD. By putting that together in one package you'd be able to attract quality development. It also requires that there are transportation improvements needed for that to function effectively. The Troutdale interchange is one of the key improvements that needs to be made. The CCRD group has been able to secure \$1 million in funding from the Transportation Reauthorization Bill so ODOT can make some interim phase 1 improvements to the intersection of Frontage Road and 257th Avenue as well as examine the next step for interchange improvements. The other identified projects include improvements to Sandy Boulevard, 223rd Avenue, and a potential study of extending 238th Avenue North.

John Anderson stated that Portland and Gresham are using enterprise zones and urban renewal significantly. We could talk about how that is used and whether or not it is something the small cities would need to entertain in order to be competitive in attracting these industries.

Jim Laubenthal responded there are lots of opinions on this subject. In the Rivergate area there's an enterprise zone that the City of Portland established. That is one of the few tools available in the State of Oregon. The enterprise zone has an impact on property tax revenues for a period of time for a local jurisdiction. The CCRD study will determine if it's worth looking at. The City of Portland is building the Airport Way area with an urban renewal district from 82nd Avenue to 185th Avenue. It also helped build some of the Airport Max Project. It's a very powerful tool but brings out a lot of controversy.

Councilor Gorsek stated that there are two large potato chip plants here. Has any of them considered moving to a much better place?

Jim Laubenthal responded that's an interesting dilemma. The soils are a challenge. With the airport being close by and the rail activity, the consistency of the soil isn't stable because of too much vibration.

Councilor Gorsek stated discussions about redoing the I-5 Interstate Bridge are hot. Past development has occurred more in Clark County and there are more and more connections between East Clark and East Multnomah Counties, yet there is no good bridge access. Has anyone considered that in the longer term?

Susie Lahsene responded ODOT has decided to focus on the I-5 bridge for the foreseeable future because it will take quite a bit of energy and money. They have also recognized that looking forward, they are going to need to look at other corridors.

Councilor Daoust asked is BPA willing to move any of their power lines?

Jim Laubenthal responded no, they are the least flexible. There are a couple of places where there are empty towers but they still have an easement right to run a power line. The BPA is not very interested in talking with us at all.

3. ADJOURN.

**MOTION: Councilor Gorsek moved to adjourn. Seconded by Councilor Daoust.
Motion passed unanimously.**

Meeting adjourned at 9:42pm.

Paul Thalhofer, Mayor

Approved April 10, 2007

ATTEST:

Sarah Skroch, Office Support Specialist