



# CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

## AGENDA

CITY COUNCIL – SPECIAL MEETING

TROUTDALE CITY HALL

104 SE KIBLING AVENUE

TROUTDALE, OR 97060-2099

Mayor

Paul Thalhofer

### City Council

Pat Smith

David Ripma

Bruce Thompson

Jim Kight

Paul Rabe

Doug Daoust

**Thursday August 30, 2001 – 7:00 P.M.**


(A) 1. ROLL CALL

(A) 2. PUBLIC HEARING / ORDINANCE (Introduced 8/14/01 and 8/28/01): An Ordinance making certain determinations and findings relating to, and adopting, the Troutdale Town Center Urban Renewal Plan.

*Rich Faith, Community Development Director*

(I) 3. COUNCIL CONCERNS AND INITIATIVES

(A) 4. ADJOURNMENT

  
Paul Thalhofer, Mayor

Dated: 8-28-01

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Fax (503) 667-6403 • TTD/TEX Telephone Only (503) 666-7470

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

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**August 30, 2001**

Mayor Thalhofer called meeting to order at 7:02pm.

**1. PLEDGE OF ALLEGIANCE AND ROLL CALL**

Mayor Thalhofer called on Councilor Smith to lead us in the Pledge of Allegiance.

**PRESENT:** Smith, Ripma, Thompson, Thalhofer, Kight, Rabe and Daoust.

**ABSENT:** None.

**STAFF:** Faith, Galloway, Williams, Kvarsten, Allen and Stickney.

**GUESTS:** See Attached List.

Mayor Thalhofer stated before we start tonight's meeting Councilor Kight has a statement he would like to read.

Councilor Kight stated in follow-up with the last meeting on Tuesday night, I have asked the City Attorney to prepare a script that I will read. Mayor, in the interest of full disclosure and erring on the side of caution, I want to disclose a potential conflict of interest. I own property that is within the boundaries of the Urban Renewal Agency Plan area. Several others in the city also own property within the boundaries of the Plan. In that regard, I believe I am a member of a class of people who all will be affected to the same degree as I am if the City Council adopts the Urban Renewal Plan. My property is not the subject of any of the property acquisitions identified in the Plan and I do not believe that I will derive any financial benefits or deterrents as a result of the Council's decision. However, there is the possibility that my property values will increase over time if improvements are made in the Urban Renewal Plan area. For that reason I am erring on the side of caution and full disclosure in declaring a potential conflict of interest. The City Attorney has advised me that I am not prohibited from participating in the Council's decision on this matter. So, unless there are strong objections to my participation, I will participate in that decision.

No objections stated by the Council.

**2. PUBLIC HEARING / ORDINANCE (Introduced 8/14/01 and 8/28/01): An Ordinance making certain determinations and findings relating to, and adopting, the Troutdale Town Center Urban Renewal Plan.**

Mayor Thalhoffer read the Ordinance Title and opened the Public Hearing at 7:07pm.

Faith stated I wanted to point out to you that on the basis of your decision at the last meeting the proposed Urban Renewal Plan has been modified to reflect a change in the boundary for the Plan area. As requested it eliminates the R-5 zoned properties. The new map is on page 7 of the Plan and consistent to the revision to the map itself, the legal description for the Urban Renewal Area has also been modified and that is contained in the appendix to the Plan. All of the revisions to the Plan that I had summarized at Tuesday night's meeting are still incorporated into the version in front of you this evening.

Mayor Thalhoffer asked does everyone in the audience have a copy of the Plan?

Female stated we have what was presented Tuesday night.

New copies were provided to everyone in the audience.

Councilor Ripma asked for clarification, what we had last Tuesday is the same as this packet except for the map and the legal description?

Faith replied yes.

Councilor Smith asked are there any R-5 zoned properties left in the Plan area?

Faith replied all of the R-5 zoned properties have been excluded from the Urban Renewal boundary.

Councilor Rabe asked are there any residential homes within the boundary at this time?

Faith replied yes, there are other homes, single-family, apartments, various kinds of residents but none that are zoned R-5.

Councilor Daoust asked in the Ordinance on page 2 section 9D, where it says "no residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan." If we vote on this what does this mean?

Faith replied what that is saying is that the Plan, as presently written and proposed, has no projects that would entail acquisition of property that has a residence on it thereby requiring a displacement of whoever resides there.

Councilor Daoust stated that is how I interpreted it also. I think that was some of the concerns we heard from the audience at the last meeting. If we, as a Council, adopt this ordinance, any future Councilors would still be under this same ordinance that is adopted.

Faith replied well they are under the ordinance but as you recall the Plan can be amended. There are procedures outlined in the Plan for how it is to be amended and depending on the nature of the amendment what type of process you go through.

Councilor Daoust asked so this Council or any other future Council would have to go through that amendment process that is outlined in the Plan?

Faith replied yes.

Marnie Allen stated that is correct Councilor Daoust. For the purpose of making sure that everyone understands, the major amendment process does require notice to everyone, a public hearing has to be held and there is opportunity for anyone who wishes to can participate in any decision to amend the plan to add property with a residence on it to any proposed improvements.

Mayor Thalhoffer asked this limits the Urban Renewal area to mostly commercial, there being some single-family and multi-family but not much?

Faith replied the approximately 300 acres that are within the boundary do contain lands that are zoned residential. We have R-4 zoning and we have A-2 zoning. I don't have the figures in front of me but I would venture to say that perhaps 30 to 40% of the area is zoned R-4 and A-2, which are residential zones, but they are not single-family residential neighborhoods. Those zones are intended to allow multi-family and attached housing.

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

Gail Thurber asked I would like to have some clarification on a few points. As pointed out at the last meeting, at least I made a little reference to it and I don't know if it was heard by everyone, but the exhibits are marked differently on the staff report of August 28<sup>th</sup> from the prior exhibits on August 14<sup>th</sup>. The ordinance that was passed on August 14<sup>th</sup> had attached to it what was called Exhibit A, which was the report itself. On the information that we received Tuesday, which is the same as what it is tonight, it is marked differently. There is a little bit of confusion there so I just wanted to clarify. Looking at the Agenda from August 28<sup>th</sup>, it had the Exhibits A, B and C. Exhibit A referenced the Troutdale Town Center Urban Renewal Plan, which is what we are looking at tonight, and Exhibit B referenced the Urban Renewal Report and it says revised from August 14<sup>th</sup> version. I believe tonight it still references Exhibit B. However, when the ordinance was passed, I have it here with me, it is Ordinance 708, the reference to the report is as Exhibit A not B. I wanted to raise that because I don't want confusion over this. I think it is important to have references on the material.

Faith stated we should clarify these points as they are raised. I believe we are talking apples and oranges. The ordinance that was adopted on August 14<sup>th</sup> is Ordinance #708. Ordinance #708 was not on the Agenda of August 28<sup>th</sup>. The only thing on the agenda on August 28<sup>th</sup> was the Urban Renewal Plan. So my staff report identified exhibits related to the adoption of the ordinance pertaining to the Urban Renewal Plan. It has no bearing on Ordinance #708.

Thurber asked so even though they are referenced differently like Exhibit A and B and here it is A, you had no intent...

Faith stated again you are talking apples and oranges. This is Ordinance #708 which established the Urban Renewal Agency. There is an Exhibit A attached to that Ordinance.

Thurber asked which is what, if you could just tell everyone that it is the report, is it not?

Faith replied no, this is not the same report. It is a specific report that is referenced in the Ordinance itself. It says based on findings contained in the Report on Physical, Social, Economic and Development conditions in the Troutdale Town Center Overlay District attached hereto as Exhibit A. It is all self contained with this ordinance.

Thurber asked so Mr. Faith, when we got the agenda item on Tuesday and it says exhibits and it is referenced here as "B", this is a different report?

Faith replied that is right. It is a report that is required by Statute to accompany and supplement the Plan.

Thurber asked wasn't Exhibit A with the report the background which gave all of the statistics?

Faith replied I understand there similarities. A lot of the same information that goes into the report attached to the Urban Renewal Agency Ordinance is also in the report attached to the Urban Renewal Plan Ordinance.

Thurber stated so you didn't intend, so this is not intended to represent this, it is a different report?

Faith replied yes, it is a different report. Much of the same information, but it is part of the Plan itself, it accompanies the Plan.

Thurber asked the reason I am asking about that is because of the requirements for the petition of the referendum on Ordinance 708, we have to attach the correct report, so I wanted to verify that this is the final report and it wouldn't be altered. That what goes with the petition that accompanies the ordinance, that this is the final document and there would be no alterations to this, that there are no further versions. Because here you have Urban Renewal Report revised from August 14<sup>th</sup> version.

Faith stated that is because on August 14<sup>th</sup>, the Council's agenda contained two ordinances. The first was the Agency, which is now identified as Ordinance #708, the other was the introduction of an ordinance to adopt the Urban Renewal Plan. Action has not yet been taken on that. When I spoke last Tuesday night and referenced the Urban Renewal Report revised from August 14<sup>th</sup>, it was the Urban Renewal Report that was attached to the Ordinance and the Plan that was before the Council, separate from the Agency Ordinance.

Thurber stated I noticed on the Plan for tonight, on page 24 of the Urban Renewal Plan under Council-Approved amendments, Section B. I would like to ask you why you made the change from "authorized acquisition of real property by any means including eminent domain", it was changed to read "authorized acquisition of real property for private redevelopment by any means." I was wondering what your intent was there.

Faith replied I believe it was done to clarify issues regarding, and in response to testimony that was received, fearing that the Council could go out and use eminent domain and condemn property for anything.

Thurber asked and you thought that clarified it by putting in "for private redevelopment?"

Faith replied I wish I could say I feel confident, but understand that we had the consultant working on these revisions.

Allen stated my understanding was that the word private was added in the language to clarify that the Council-Approved amendments and the process for authorizing acquisition apply when there is private redevelopment as opposed to any redevelopment. It was simply intended to clarify what that language meant.

Thurber stated I would like to strike that because I really have concerns of potential conflict of interest. After looking at the legal precedents before the court very recently, I, from a constitutional point of view, believe that taking from one private party to give to another private party is unjustified under our constitution. This Urban Renewal Plan, when I first heard about it I thought that is great. I pictured us fixing up the city and I thought that was absolutely wonderful. But after getting into it in more depth and seeing the potential for abuse it really disturbed me. Then reading precedents that have occurred throughout the Country the just clarified for me the concerns that I had. I have justifiable concerns that there is potential for abuse and as well as the fact that the Council can, if they feel they are too busy and you people are very busy people and I do appreciate the hours of time that you give to the job and you are not getting paid for it. What concerns me is you might say at some later point or another council might say, we are just too busy to look after this so we will reassign this. Again, I don't understand why the language doesn't disturb you because you seem to be fair minded individuals. Are you not concerned as well about the future when you are no longer here? Are you not concerned about the language that gives you the right to take from one private individual and give it to another party?

Mayor Thalhoffer stated I would like to have our City Attorney respond to that.

Allen stated that language doesn't at all create the right to take from one private property owner and give to another. What I would propose is that the Council can remove that language from the Plan and the Plan would still achieve its objectives and it is not necessary. If that gets at the concern Ms. Thurber is raising then the Council could consider striking the word "private" from that language.

Faith stated going back to my Tuesday night's staff report, the only thing I want to point out is I think the reason that was inserted was in order to distinguish between acquisition for private redevelopment and acquisition for public projects. The Council, as the legislative body of the City, already has the power of eminent domain in order to acquire property for public improvements. I think the intent here was that you don't put all of those kinds of acquisitions in the same category requiring a Council-Approved amendment if you see an absolute public need to acquire some property for a pump station or a water facility, that you can do those through your already authorized power of eminent domain and you do not have to make an amendment to this plan. But if it is acquisition of property for private redevelopment, that is an entirely different kind of acquisition and must go through a Council-Approved amendment and full public disclosure and a public hearing process.

Kvarsten stated another option that can be considered and acted upon tonight, at a work session we held discussing the Plan, we discussed the various ways that condemnation could be handled. Certainly the Council could remove from the Urban Renewal Agency the powers of condemnation completely and that wouldn't alter the Plan and we would still be able to achieve the objectives of the Plan. I believe if any reference to the power of the City to condemn is removed from Plan then the Urban Renewal Agency couldn't do it. That would be one option for the Council to consider tonight.

Mayor Thalhoffer asked City Attorney, can we do that tonight?

Allen replied yes you could make that amendment to the Plan tonight.

Thurber stated you still have that power. The fact that it says authorize acquisition of real property for private redevelopment by any means, gives you the power. I guess what I am trying to do, and I think you as Councilors would want to do this, is build in some safeguards.

Kvarsten stated that perhaps that could be changed to authorize the acquisition of real property through purchase. You can eliminate the "by any means" or "eminent domain".

Mayor Thalhoffer asked does anyone have a problem with that?

Council stated no objections to that change.

Thurber stated I made another suggestion on the 14<sup>th</sup>, I thought that "Council-Approved amendments shall be adopted using the same process as for Substantial amendments." I wanted a period there and the reason I wanted that is because I believe that the extra public notice was appropriate. In ORS 457 I think I read that there was a reference to the fact that you could add something like the specific purpose for which the agency is acquiring real property must be stated. I really liked that idea. That will help you as well Councilors, because then it doesn't look like something is hidden.

Female asked could I have a clarification about where these items are that she is discussing?

Thurber stated under Council-Approved amendments on page 24 and 25.

Councilor Ripma stated if we put your previous suggestion of "Council-approved amendments shall be adopted using the same process as for substantial amendments" we have no need for a section called Council-Approved amendments, they are all substantial amendments. I don't have a problem with that.

Allen stated what I heard Ms. Thurber state was that you were concerned about future properties being added to this Plan and wanting it to go through a process. Adding future properties to this Plan that the city is interested in acquiring, is a substantial amendment, so it will go through that process and everyone would be mailed a notice.

Thurber stated point of clarification. I am not talking about adding property to that border. What I am talking about is deciding that, say we look at a piece of property within the boundary and we decide we are going to take that piece of property and we are going to sale it to a private developer.

Allen stated if that property acquisition would exceed \$500,000 it would be a substantial amendment that would go through the process. If it was less than \$500,000 it would not. When I say the process, the only difference in the process is mailing notice to everyone in the City of Troutdale, the other is the notice will be provided, published and a public hearing will occur. It's not the difference between the substantial process and no process at all, it is the difference between whether the City wants to mail a notice of those amendments to everybody.

Thurber stated I would like to see safeguards so that it is fair and so that the perception of fairness is there and that there won't be abuse of the process. I think for further protection, I think it would be a good idea that the people associated with the Plan should make, like Councilor Kight did, full disclosure of any potential conflict of interest due to family members that may stand to profit from the Plan. Not just the Council, but all the people of the City, the people that have been very instructive in putting this all together, that people associated with the Plan and the Planning Commission disclose any potential conflict of interest.

Kvarsten stated as you are all aware, but I am not sure that the audience is aware, throughout the State of Oregon all City Councilors, Planning Commissioners and all Chief Executive Officers are required to report every year to the Oregon Government Ethics Commission a Statement which lists all property owned within the limits of the boundary that they are associated with. I believe it also requires a list of businesses that you are partners in and those kinds of things. They are filed every year and if they are not filed there are stiff penalties and they keep those on file.

Thurber asked is that information open to the public?

Kvarsten replied yes.

Allen replied further, all elected officials are required to disclose any potential conflict of interest. The Government Standards and Practices Commission from the State of Oregon



monitors and enforces that and any citizen who believes that someone has not disclosed a conflict of interest can file a complaint.

Councilor Kight asked your initial response to forming the Urban Renewal Agency, would you still like to see this go forward and see areas within the city redeveloped and improved?

Thurber replied I believe that if this city makes the process easy for private developers and makes a system so that you can facilitate development, I don't think it is necessary for an agency to identify the properties, buy them and then transfer them to a developer. I believe it can be done through the free enterprise system. Even though I see properties that are blighted within that area, I still maintain the right of those individuals to have the property rights they have and not have the government come in and say this place is run down therefore we are taking it and you don't have a choice. I don't agree with that. I would like to see the area enhanced, I just don't want to see any kind of abuse occur. I think we can enforce the clean up through ordinances. I think that is more effective and fair.

Councilor Kight asked are you aware of how the north side of downtown was developed? Are you aware that the city made a major capital investment and was able to go forward and develop the north side otherwise, as we sit here tonight we wouldn't have it. In other words, if we would have waited for private development as your scenario is drawing, we wouldn't have the north side tonight.

Thurber asked did you have to take it by condemnation?

Councilor Kight replied no.

Thurber asked did you just make an offer to someone?

Councilor Kight replied right. That is what an Urban Renewal Agency can do. I think you focused on the negative component of the Urban Renewal Agency and not necessarily on the positive side. I understand your concerns about condemnation, but lets be clear, the City has those powers now, of eminent domain, to take property. We don't have any unusual powers under the Urban Renewal Agency, is that correct Ms. Allen.

Allen replied correct.

Councilor Kight stated we want to make that clear to you and the audience. One of the reasons we are forming this Agency, is not to take other peoples property but to improve the Troutdale area and improve the livability of it.

Lois Branch stated I live in the RV Park on the Sandy River. I would like to know what blighted means?

Kvarsten replied "blight" for purposes of urban renewal can be defined in many ways. Not just the typical blight that people associate with urban renewal in central cities where there are dilapidated buildings. If you will note in the Plan, the points that identify the blight in

Troutdale, almost all relate to the lack of transportation, and lack of access, lack of roads in specific areas, lack of specific things in the City's public works infrastructure. Again, while we think of the word blight in some other terms, the statutory definition, what we have to say exists in order to enact the plan can include all of those things. There are cities throughout Oregon, (Tualatin, Wilsonville, Salem, Hillsboro and Grants Pass) that use urban renewal and if you look at their urban renewal area it is not what you would think of as blight. Again it is an area that because of the lack of streets, water, sewer or those kinds of things, development can't proceed in the way the community envisioned.

Branch asked the RV Park is in the Plan area and I would like to know why that area would be considered blighted? It is well taken care of and it is safe.

Kvarsten replied the other thing that I failed to mention is that "blight" doesn't have to be in every square foot of the urban renewal boundary. As I mentioned, some of those other cities, they adopted an urban renewal area that is quite large and within that urban renewal area there can be \$1,000,000 business or \$1,000,000 residences, very nice areas. The point is that somewhere within that area there is "blight", whether it is lack of roads or whatever. By being included in that area it in no way is describing your property, the RV Park, as blighted.

Branch asked I would like to know, as long as it is included in there, what you have in mind for the park.

Kvarsten replied there are no projects anticipated or planned for that area. Part of the urban renewal plan is you have to identify and authorize projects that the Urban Renewal Agency can do. I will have Rich check, but I don't think that there is anything in that area that is included in the Plan.

Councilor Daoust stated the only thing that might be is a trail.

Kvarsten replied that's right.

Branch stated there are rumors going around that you want to build city hall down there.

Kvarsten replied no.

Branch stated I personally would never want to own a house again. I have a nice yard and I don't want to give up my lifestyle and I love Troutdale. I would just hate to see something happen to the park.

Councilor Ripma stated we don't plan to change a thing down there.

Kvarsten stated urban renewal is a tool, it is a mechanism to implement a plan. The major components that this Urban Renewal Plan was to implement things included in the Troutdale Town Center Plan, which was adopted in 1998 after extensive public participation and public hearings, to implement the vision for the old sewage treatment plant site and the County Farm property. Those are the three planning documents that urban renewal is intended to

implement. Urban renewal districts typically follow a planning boundary, that hence the proposal. The City Council has decided to eliminate part of that from the Plan, but it is typical to follow planning boundaries of previously completed work and efforts. It is a tool to implement what was already been identified in those plans.

Cathy Lomarth stated I also live in the RV Park. I notice on page 8 of the Plan, under pedestrian ways, items 2 A and B, where exactly are those in relation to the RV Park?

Faith replied I failed to bring my Town Center Plan with me tonight but I believe that specific project is identified in the Town Center Plan. What the Town Center Plan showed was the desirability of having a trail along the Sandy River.

Councilor Kight stated isn't it part of the 40-mile loop?

Faith replied it could be. The idea was to provide a trail connection that would take you from the main downtown area along the Sandy River all the way to Glenn Otto Park and across the Sandy River Bridge.

Lomarth asked so that would be adjacent to, along the riverbank of the RV Park?

Faith replied yes. That notion, if I recall all that went on in the preparation of the Town Center Plan, of having a trail or promenade was one that the property owners at that time supported. They raised the idea of, if in the future they choose to redevelop their site that they could see the possibility of having a public trail and perhaps a promenade that they might be involved in developing on that site. The Urban Renewal Plan does not list as a project to acquire any of this property to do that. It just simply contemplates assisting, should the present or future owners of that site choose to redevelop the site, the Urban Renewal Agency could assist in some public improvement of a public trail.

Lomarth stated I don't know how the rest of the park residents feel about it, but I would be a little bit nervous. I respect the idea of having public access but I would feel a little less safe than I do now.

Scott Northcoat stated I have been a resident of the City of Troutdale since 1986. I don't come down here very often to raise a ruckus because overall I have been real happy with the quality and livability of the city. Some of the language in the Urban Renewal Plan does bother me and that is why I am here tonight. I understand the need for improving the city and attracting business and development but I don't believe it should be done at the private citizens expense. Some of the language I have read in the proposed plan, I share Ms. Thurber's concerns, that it may not be you gentlemen sitting here interpreting that language ten to fifteen years from now. I share Ms. Thurber's concerns that there needs to be some checks and balances to avoid abuses of this ordinance. I have done quite a bit of research on this. I am going to go back to a very brief reading to Amendment #14 of the Bill of Rights to the US Constitution that was passed by Congress in 1866 and ratified in 1868. "Amendment #14, Bill of Rights, Section 1: no state shall make or enforce any law which shall abridge the privileges or immunities of citizens of the United States. Nor shall any state

deprive any person of life, liberty or property without due process of law. Nor deny to any person within its jurisdiction equal protection of the law." Oregon State Constitution, articles that were added to or amended. This is from the 2000 edition: "Article 1, Section 18, Private property or services taken for public use. Private property shall not be taken for public use, nor the particular services of any man be demanded, without just compensation; nor except in the case of the state, without such compensation first assessed and tendered; provided, that the use of all roads, ways and waterways necessary to promote the transportation of the raw products of mine or farm or forest or water for beneficial use or drainage is necessary to the development and welfare of the state and is declared a public use." Reading these and the intent of these statutes and laws were to give the private citizen guaranteed protection that there had better be good public use before a governmental body exercise the right of quick take or eminent domain. As a side note, Measure 7, which we all voted on last year and which was passed is now held up in the courts. ORS 457, I have read through this and everywhere in here it talks about the rights of eminent domain and it is all about public use and that is why the statement in here about private redevelopment, I find that very incongruous with what our Founding Fathers intended. There is room for abuse the way this is written and that is my concern, not that you gentlemen would do it, but the potential is there. "ORS 457.020, Declaration of necessity and purpose, Section 5: the acquisition, conservation, rehabilitation, redevelopment, clearance, re-planning and preparation for rebuilding of these areas, prevention or reduction of blight and its causes are public use purposes for which public money may be spent and private property acquired and are governmental functions of the state." Everywhere you read it is about public use, it is not about private redevelopment. "Section 6: the exercise of the power of eminent domain and the financing of the acquisition and preparation of land by a public agency for such redevelopment or urban renewal is likewise a public use and purpose." Nowhere in here have I found the word private.

Allen asked Mayor, would you like me to clarify?

Mayor Thalhoffer replied yes.

Allen stated first off we should start by acknowledging that I think it is fair to say that the City agrees with the comments that Mr. Northcoat has raised. The City does not intend, nor would it go about acquiring or taking property from private individuals without paying just compensation, without providing due process of law. The requirements in the Urban Renewal Plan and in the State Law apply to everything that the City does and will do under the Urban Renewal Plan. It will not acquire any property but for a public purpose. That would be required under the Statutes for eminent domain and under the Plan. I think that it is important to recognize that I think there is agreement between what is required for the City to acquire private property. That process and compensation and justice will be done in that process.

Northcoat stated only if as earlier, when Ms. Thurber and Mr. Faith, only if that statement in the Council-Approved amendments "by any means for private redevelopment" only if that statement is stricken.

Allen stated I think it is fine for the Council to strike that but I also think that it is important to clarify that that language did not give the Urban Renewal Agency the authority to acquire property without providing due process of law and without compensating the property owner.

Mayor Thalhoffer stated I think we have agreed to strike that language.

Allen stated at which point most of this discussion becomes mute.

Councilor Daoust asked could someone read page 24, the correction to that sentence that we have made?

Kvarsten stated I think if it is the direction of the Council, the motion would be to approve the plan and eliminate any reference to eminent domain or condemnation within the plan completely.

Councilor Daoust stated so eliminate the sentence.

Kvarsten stated then the only property the Agency could acquire would be that property listed in the document. Lets just say for example, we go through the process five years from now and another property is identified for purchase and we can't reach agreement, then the Urban Renewal Agency couldn't expend funds to condemn the property.

Councilor Ripma stated that would mean the only property that the Agency would acquire would be by purchase of a willing seller.

Northcoat stated I would be much more agreeable to that language. As far as addressing the due process issue that the City Attorney was speaking to, page 24, looks like the wording has been changed substantially in the Plan under Council-Approved amendments. One of the last statements here is "Council-Approved amendments shall be adopted using the same process as for substantial amendments except that additional notice provisions of ORS 457.120, the 1999 edition, shall not be required. Generally this means that notice of public hearing before the City Council to individuals or households within the City of Troutdale shall not be required." Some people may say that is not really due process of law, that additional notice provision of ORS 457.120, but again that was a safeguard that was put in here to assure due process. My question is why would you want to bypass part of the additional notice provisions? What would be a situation where you would want to bypass that?

Allen replied notice would be published and would be available for anyone who wanted to request notice, I am sure the City would accommodate and mail that notice. In the interest of saving mailing out notice to everyone in the City for things that are not substantial amendments, that change was recommended. Certainly the Council could consider whether or not they wanted to eliminate or amend that.

Kvarsten stated one example is lets say the Urban Renewal Plan says that an authorized project is a sidewalk from A Street to D Street and because of the course of developments over the years, the Urban Renewal Agency and the Council now feels that it is now

appropriate to extend that sidewalk from M Street to Z Street, then that would be a minor amendment and you would still go through the process and it would be noticed and heard by the City Council. I think that is typically the kinds of things that are minor amendments, changes to the plan, different projects that kind of thing. Clearly, as we have already discussed, condemnation of property is completely out of the question and eminent domain is out of the question. Lets say the city just wants to purchase some different property, that is a major amendment and everyone is noticed.

Northcoat stated my concern was the language originally under Council-Approved amendments. If you are going to authorize the acquisition of real property for private redevelopment by any means, including eminent domain and identify such parcels for acquisition. Because that language is in there along with the language of no additional public notice, to me that implies a lot of room for no due process.

Allen stated but that language doesn't prohibit anybody from coming to the meeting, it doesn't eliminate the public hearing. All it does is eliminate mailing an individual notice to everybody in the city. There may be people who live in the city that are not at all interested in that particular item, obviously if it is property that is affected or if there is someone who wants notice of everything, they could make that request. It is simply trying to eliminate an overly burdensome requirement. There is still a published notice, public hearing, there is still would be input and participation.

Northcoat stated if this clause stands, as far as acquisition of real property for private development, with or without private development, by any means including eminent domain, we are talking twenty-five years.

Councilor Daoust stated we just verbally agreed that we were going to strike that sentence.

Female asked could we have a motion on that?

Mayor Thalhoffer asked Ms. Allen how would that motion be worded?

Allen stated the Council would move to adopt the ordinance adopting the Urban Renewal Plan as amended to eliminate reference to eminent domain throughout the plan.

Thurber stated it is not the eminent domain, it is the development by any means. I thought we had agreed to strike that clause out, the one that says authorize acquisition...

Mayor Thalhoffer stated we did.

Thurber stated but there wasn't a motion made.

Mayor Thalhoffer stated we will first have the public hearing portion and after we close the public hearing we will then make a motion that will incorporate these changes.

Thurber stated do you mean that the public can't make a motion?

Mayor Thalhofer replied no. The process is that the City Council makes the motions and votes. We are the elected representatives of the City.

Allen stated Mayor, if I could clarify, part of my recommendation to adopt a plan that eliminates all reference to eminent domain is because that is not the only language in the plan that deals with eminent domain. My advice would be that we go through the entire plan and remove other language in the plan that refers to exercising the powers of eminent domain.

Councilor Ripma stated what would happen is as amended the plan would not include the power of eminent domain. The Agency would not have the power of eminent domain. We could acquire property by purchase from willing sellers on an agreed price, but the Agency would not have the power of eminent domain.

Thurber stated that is well stated. I appreciate that, I think we are agreeing on that.

Councilor Ripma stated I think it is an improvement.

Mayor Thalhofer stated we all agree to that.

Councilor Daoust asked before we make a motion and set things in concrete, if the Agency desires to acquire real property, purchase real property, in fact we added \$1,000,000 to acquisition of real property in the Plan. What amendment process does that go through?

Kvarsten stated the only property that can be purchased by the Urban Renewal Agency is the property identified in the Plan. The only property currently identified in the Plan is the County Farm Property Councilor Daoust. If for some reason there is a parcel that the Agency wants to cooperatively buy, reach an agreement with an owner, for the Agency to buy that you would have to go through a major amendment, which requires mailing of notice to every household in the city.

Councilor Daoust asked even though under substantial amendments, authorization to acquire real property is not listed, we are just assuming that it is a substantial amendment? Since we are taking that sentence out under Council-Approved amendments, do we need to include it under substantial amendments?

Allen replied I think that is one matter for the Council to decide on. You can either include it to the substantial amendments or you can remove the reference to acquiring property by any means including eminent domain and delete the reference to private redevelopment and leave just the authorization to acquire property as a Council-Approved amendment.

Thurber stated I really like Councilor Ripma's suggestion of putting in "authorize acquisition of real property from willing sellers."

Mayor Thalhoffer stated what we are going to do is have a break and we are going to draft some language that we will come back with that incorporates what we have all agreed to and what we think that you want and we will read it. That will be part of a motion at the conclusion of the public hearing.

Councilor Rabe asked Mr. Northcoat, with regards to the sentence on page 25, what kind of editing is it that you wanted?

Northcoat stated as long as the language of acquiring property by any mean including eminent domain and private development, as long as that is stricken, that is a major threat that is removed. I am not as concerned with the conclusionary portion. My only concern is that if somebody was abusing that prior language, I wanted the whole city to know. But if we don't have that potential there, I think that fixes that.

Mayor Thalhoffer stated notice is very important.

Thurber stated I think the problem with just the notice in the paper, I would rather have us as a city pay, I know it is expensive, but I would rather have that mailing done so everybody gets a notice.

Mayor Thalhoffer stated we could certainly change it. Ms. Allen, any major change to this plan, everybody in the city is going to get noticed, is that right?

Allen replied right, any substantial amendment. Another idea that the City Recorder just brought up for you to consider is that the city could also provide notice in the Champion that gets mailed out to everyone which is already mailed out and it wouldn't be an additional charge.

Councilor Rabe stated that is a more efficient way.

Thurber stated and it is a cost effective way. I agree with that.

Northcoat read two recent decisions from the National Law Journal in regards to eminent domain and quick take. A copy of the article can be found in the packet.

Mayor Thalhoffer stated I have been in City government in Troutdale since 1980 and to the best of knowledge we have never had one condemnation.

Mayor Thalhoffer called for a 10-minute break at 8:31pm and asked the City Attorney to draft some language for a motion.

Mayor Thalhoffer reconvened the meeting at 8:55pm.

Roman York stated I would like to follow-up on what Mr. Northcoat said. I would like to acknowledge that you do this job on a voluntary basis and you like the rest of us have to earn money and do all the chores of daily life and you don't probably have enough time to spend



on everything that is put in front of you. I have 11 years of experience with various senior employees in this city. Some of you know about it. I don't really care about airing the dirty laundry in public in detail, but I would urge you to keep a more watchful eye on Public Works and Administration and what is put in front of you. I submit to you that the urban development plan that is sort of a package, it has a fancy wrapping and a cheap product inside. It is more like a booby trap inside an envelope that could blow up in our faces. There are many other ways to achieve development. There is a part of my life you are probably not familiar with, but before I became an airline pilot I was in real estate development. You are probably familiar with some of the projects such as the London Bridge, Bank of America and Fountain Hills. I have a great deal of experience with development. As you know, we were our own general contractor, I am certified as a general contractor and builder in four states. So perhaps I know a little bit about building. Gail and I were in front of you pointing out flaws, we had to prove our credibility and hire our own engineering company to point out some of the deficiencies of our public works, which we paid for from our pocket and with huge emotional distress. This is not what brings business to the city, this is not how you build. When you hire a private contractor and he is trying to put your sewer in and he says I have to charge you \$25,000 to do that because the specifications they gave me will be so hard to meet, some of the products have not been made for the last three years. I came under the deadline and the city contractor comes in at 10:00 and said I need \$6,000 cash by 1:00 and the job gets done.

Mayor Thalhoffer stated can you bring this more in line with the subject.

York stated we can develop our city and do it through private enterprise with a lot less scheming and planning from City Hall. We need to become a friendly City Hall where we have people treating outside developers/builders equally and justly and don't gouge us on building permits, system development charges, which have skyrocketed since we built our home. I know a little bit about it, we had to pay for all those things. We all have to, when the economy slows down, tighten our belts. It seems that word is not in the vocabulary for our government employees. It is just give, give, give, take, take, take, and we know better than anybody else. Good development will occur if we open up to other people and other ideas. Frankly there has been a lot done in this town, but at the great hardship of a lot people. I think we can accomplish a lot more than through urban development plan by making the city attractive to builders and other people. We have one of the most desirable locations, with all of the things we have been put through, I would have moved a long time ago if it wasn't that we loved the location. The seven of you need to sit down and do a little bit of clean up inside this place and clean up our act and I think you will see magic happen in this town. People will flock to this town to develop and we will have enough money. As far as I can see when I look through this whole project, I see a new city hall. New city hall, more bureaucracy, more regulations, more power grab, this does not bring the business to town. I guarantee you that. If we have a city that functions like a little secret society, things won't happen. Only a small group of people benefit at the suffering of others. The blighted areas, I have a comment, I suspect that the blighted area is brought upon us because for how many years have I been coming down to City Hall to suggest change or to say we need to clean up certain parts of neighborhoods, do you think anything happened? Erik, I am sorry if I embarrass you, on August 2<sup>nd</sup> when I gave you the brochure I mentioned about the discarded old mattresses,

you did promise me that it was going to be taken care of. Two weeks later you promise the same thing. It is still in the same condition.

Kvarsten stated as you are aware, the City processed over 1,100 nuisance complaints last year. My commitment to you was that we would look into it. As you know, private property rights are very dear to a lot of people, so whenever we are pursuing a matter on private property that involves abatement of a nuisance, we have to go through, as I am sure you would appreciate, a very lengthy notice process.

Mayor Thalhoffer stated can we keep this on the issue please.

York stated the blighted areas, we wouldn't have as much of it, and the urban development plan and the expenses that we have. Our city would be much cleaner and more attractive to tourists and people if we cleaned up within a few blocks of City Hall. We don't have to use rules and regulations, it takes a little persuasion. Sometimes a little friendly knock from the City Council or a reminder from City Hall. I realize that we have old people that maybe need help. If we spend money to pay some volunteer crew as much money as we spent on the expensive consultants, this part of the city would look much better.

Mayor Thalhoffer stated this is a public hearing on the Urban Renewal Plan.

York stated I see the whole project as basically a power grab, tax grab and we are redirecting taxes from this straight to City Hall. Again, it is a small group of people making decisions. When these decisions are recommended to you, it is staff. When citizens make comments, it is usually overridden by staff and City Council always listens to staff. We no longer know who the "staff" is. We need to know who is responsible and I think the word "staff" should be struck off the books so we know who is designing the project and what is being done. I would still recommend to you that if this is such a good idea, you should not make the decision on your own. If you think this is such a great plan, please do what Gresham does, they are required to take it to the people. I don't see why our City Council has a problem giving it to the vote of the people. I think that everyone that has come down here would agree that that is the proper way. We are starting a petition to take it to the people. I would rather not do that. My preference would be that we talk about it and that you listen more to the voice of the people than these voices of staff, lawyers and consultants because the City is not lawyers, consultants and a few public works employees, most of whom don't live here. The architects of this plan don't live in this town and they are making decisions about our livelihood. The Frank's, one of the words that they used that really stuck in my mind was livability. I think if you are going to accomplish livability in this town, it is through input from citizens who have this town at heart. I am going to say to Mr. Faith, he made a statement "Troutdale is my canvas, I am like an artist, and I paint on it." Well most artists go and buy their own canvas and paints and don't use tax payers money to do that. This is why I am passionate about the issue. Property rights are very dear to me. Participation in the government is very dear to me. I would feel much better about our government if the government was listening.

Thurber stated I believe our government has listened to us tonight.

York stated I am trying to make a point, it was on the radio today that the trust in the government is at an all time low.

Thurber stated but this is a response and I really appreciate it.

York stated I appreciate it but I want to go one step farther. I am really asking, give us a vote on this. Don't make the decision for 14,000 people. This plan scares me. If the plan is so good, please give it to the vote of the people.

Thurber stated I just want to thank you all. You have done a good job of listening to us tonight.

Diane White stated I would like to thank you for listening to the people. I know you have always had the people's best interest at heart on all issues. Everything has been addressed that I was concerned with this evening. Last meeting Councilor Ripma and Daoust discussed a blue ribbon committee, although I don't agree with it, I believe there are a lot of issues that are extremely important and that it should be discussed at the Planning Commission level. I would like a couple of private citizens to be allowed to participate in the discussion at the Planning Commission level.

Mayor Thalhoffer stated the Planning Commission holds hearings and you have the right to come to a hearing and give your input just like you are tonight so you can be involved as much as you want to be and they will listen just as we have.

Councilor Rabe stated if you are willing to do the reading, the documents are available to you.

Councilor Ripma stated any citizen can request the materials.

Councilor Daoust stated I would like to clarify that what I recommended to the Council is the same as what the Planning Commission recommended. They recommended that an Urban Renewal Advisory Committee be established as a component of the citizen involvement efforts. Actually what I was proposing to the Council was to have a citizen group that could be comprised of the Planning Commission plus other citizens. I don't actually know that the Planning Commission wants to be the advisory committee to the City Council, we haven't asked them. I wanted to clarify that because I feel strongly about that. It was floated by the City Council Tuesday night but I didn't get much of a positive response, so I guess that is our answer, that we prefer to stick with the Planning Commission as the advisory committee.

Mayor Thalhoffer stated in response to that, I heard that the Planning Commission made no recommendation as to who should be the advisory committee.

Councilor Daoust no they didn't.

Mayor Thalhoffer stated you said that they did.

Councilor Daoust stated no. The Planning Commission recommended that an Urban Renewal Advisory Committee be established, that is what they recommended.

Faith stated what Councilor Daoust said is correct. The Planning Commission made a recommendation that you the City Council establish an Urban Renewal Advisory Committee. They did not specify who that committee should be or how many members there should be. When I presented that to you at the August 14<sup>th</sup> meeting, I then said that staff would recommend that you appoint the Planning Commission.

Councilor Kight asked do they oppose being appointed as the advisory committee?

Faith replied I don't even think that came up for discussion.

Mayor Thalhoffer stated if the Council wants to appoint one or two other members to the committee in addition to the Planning Commission members, that is something we can do.

Councilor Rabe asked if the Planning Commission were the advisory committee, they would meet separately, correct.

Faith replied we might need some direction from you.

Kvarsten stated we could bring back to Council several options for you to consider.

Councilor Rabe asked but it wouldn't be the order of business as they conduct it today?

Faith replied no I wouldn't say that this is going to be part of their agenda as the Planning Commission. It could be held on the same night but will be conducted as two separate meetings.

Mayor Thalhoffer asked Mr. Kvarsten, you are going to bring back some options for us to consider.

Kvarsten replied yes.

White stated I would like to participate at that level if possible.

Mayor Thalhoffer asked is there anyone else who would like to speak to us?

No additional testimony received.

Mayor Thalhoffer closed the Public Hearing at 9:22pm.

**MOTION: Councilor Ripma moved to adopt the Ordinance making certain determinations and findings relating to, and adopting, the Troutdale Town Center Urban Renewal Plan as set forth in our packet with the following amendments:**

**On Page 1 of the Troutdale Urban Renewal Plan, which is Exhibit "A", the first sentence of the second paragraph is amended to read: "The Troutdale Town Center Urban Renewal Plan (which is referred to as "the Plan") authorizes the use of urban renewal powers and authority as described in Chapter 457 of the Oregon Revised Statutes ("ORS 457") except the Urban Renewal Agency shall not acquire property by eminent domain".**

**On page 21 of the Plan, Section IX A – Property Acquisition shall read as follows: "1- The Plan authorizes the acquisition of real property for public improvements by negotiating an agreement with willing sellers or by other willing conveyance, where such land is required for urban renewal projects to be undertaken under the Plan. 2- Acquiring property by eminent domain is not authorized. 3- Land acquired for public facilities (city hall, parks and parking facilities) will occur only following identification of such property by means of a Minor Plan Amendment. 4- The Plan authorizes the Agency to acquire the property(ies) listed below and to dispose of such property by sale, lease or other means to a private party for any use in conformance with the Plan." The wording under "Properties To Be Acquired" remains unchanged.**

**On page 24 of the Plan the second to the last sentence under Section B Council-Approved Amendments is as follows: "Authorize the acquisition of real property through a negotiated agreement with a willing seller".**

**And in the last sentence on Page 24 of the Plan shall read: "Council-Approved amendments shall be adopted using the same process as for substantial amendments".**

**Seconded by Councilor Kight.**

**Councilor Ripma stated as I said when we enacted the Agency, I wish we didn't have to do this. I think that we would be doing a disservice to the citizens of Troutdale by not doing so. Part of the reason for that is there is simply no other way for the City to finance the construction of the river front park along the Sandy River, the acquisition of the Pig Farm from the County and other worthwhile projects. The way the tax system is in Oregon now, are hands are tied as far as raising our tax base, which is no longer possible. The City is unable to finance new projects like that. Projects like parks don't happen by private development, they are public investments. I think the Citizens of Troutdale, when they agreed to move the sewer plant to another site, I voted for it and I thought all along that they wanted to see a park down there, including other things also. I have reluctantly gone along with the Urban Renewal Plan, I think**

the changes made tonight, removing the power and the abuses that could possibly occur by use of eminent domain, are a real improvement to the Plan. I favor it and I agree with the Mayor, Troutdale has a history of not condemning property. We buy from willing sellers only. I think it was only theoretically a possibility that there could have been abuse, but you never know. I respect the citizens for coming forward and working with us on this. I do think what we have ended up with is a better plan with more protection for the public. I strongly endorse this ordinance.

Councilor Kight stated I want to thank all the citizen involvement that we have had. Gail Thurber, Roman York, Mr. Northcoat and others who have given testimony have helped us develop this particular document to the degree that it protects private property rights. Short of not doing that we would have made a major mistake. Like Councilor Ripma, I don't like the idea necessarily of having urban renewal but we recognize that there are certain sections of the city that are either blighted or underdeveloped. I think all of us know what a blighted area is, if our home is well taken care of obviously it is not blighted, if you have a vacant parking lot and it is filled with blackberries and hasn't been maintained, that is obviously blighted. Nonetheless, we are looking to make public improvements to Troutdale that will increase the livability of our community. I cite as an example our downtown. For 75 years there was no north side to downtown. The City stepped up to bat. We put up the money, tax payer dollars that we are going to recapture, to put in a parking lot. That enabled the developer to put his capital investment on the property that he sells and for folks to build beautiful buildings. We are looking at the sewer treatment plant property. That is going to require major capital investment for streets, curbs, sidewalks and other things to attract private development. We wouldn't want to make a major investment in our new sewer treatment plan and allow that property to sit for another 75 years before it is developed. For that and for other reasons I am going to support this motion.

Councilor Smith stated I support the motion but I still wish we didn't have to. I think we are opening up a can of worms. We, as Councilors, know our financial situation and if we want to have a progressive city we are going to have to take the bull by the horns and go forward. Because of the tax situation, we just don't have the money to do a lot of things. We put a lot of time in as Councilors and we always try to get people to come to the meetings and participate. It is too bad that the only time they come is when they have something that upsets them or affects them. They should take more interest in Council meetings that way they would be more aware of the problems that we have as a city. I do agree with the other Councilors that if we want to progress, acquire, build and to grow, we are going to have to go with this whether we want to or not.

Councilor Thompson stated I am going to vote for this ordinance. Like the others, I wish there was some other method for doing it, but there isn't. It provides the needs for development with funds that are not available by other means. We are limited in the types of funding mechanisms that we can use and this one provides the funding mechanism for the infrastructure that we need to provide for the development. It is a

process that is fair and just and protects private property rights as we have done by the amendments tonight. I am going to vote for the ordinance.

Mayor Thalhofer stated I will be supporting the motion as well. I think it is so important to note that the people came forward Tuesday night and again tonight and gave us some areas where we needed to make changes. We had a rather heated meeting on Tuesday night, which is unfortunate, but at least it brought some things to our attention that we otherwise perhaps would not have thought about. We appreciate your willingness to come forward and speak to us and give us some ideas. I think we did listen and we have made some changes that you recommended. The boundary change was the first one you recommended and that is one of the things that I wanted to get taken care of as soon as possible. This is how democracy works. People come to a public hearing and give us their input, we listen carefully to it and then we, as responsible Councilors, will make some adjustments based upon the testimony. That is how democracy should work and it has worked well in this case. I know some of you don't think the Council should be the Urban Renewal Agency but I stick to my guns when I say, what better group of people is there in the city to be the Urban Renewal Agency, seven people who are elected by the people. When we are gone there will be seven other people whom also will have been elected by the people of this city. That is the appropriate group in my opinion. I think the advisory committee is necessary so we have some more input and I think a public hearing every step of the way, which we will have at the advisory committee level and at the City Council level. People will be notified and we want you to be here to give us your, what I consider to be real sound advice that you have given us here. We haven't agreed with you on every point, but that is probably not going to happen anywhere. There are two sites that we need to address in this Urban Renewal plan, the sewer treatment plant site and the Pig Farm. Based on your participation in this process, I would invite you to come and apply for some positions on our citizen involvement committees. We need good people like you folks to help us. The reason I am not in favor of, I don't oppose a vote of the people, but I don't think it is necessary in this case because we have thrashed out the elements of this plan that are really obnoxious to people and it delays us all the more. Now if there is a vote by the people, so be it. I have no problem with that but I am not going to request one at this time. If there is one I think the people will see fit to pass the Urban Renewal Agency. One of the reasons they will do that, in my opinion, is because they made a huge investment in the sewer treatment plant site. They voted \$16,000,000 out of their own pockets to move the sewer treatment plant. Some people told me, when we first started trying to get the plant moved, that it could never be done that it was impossible and the people would not go for it. But they did and by a pretty good margin. Now it is our responsibility and your responsibility to help us make sure that we get the proper development in the sewer treatment plant site, that we do what we promised to do and that is to have a tasteful development down there which would have adequate public amenities and also would pencil out so it would not be a drag on the citizens of Troutdale financially. For all of those reasons I feel that we are on the right track. I thank you for helping us and I hope you come to any meeting which involves the Urban Renewal Agency and other Council meetings where we have matters of this magnitude before us.

Councilor Rabe stated I have been waiting for a mechanism to improve that unsightly area since I moved here in 1979. I have been looking at that sewage treatment plant forever. The first improvement was the moving of it to a less visible area. This seems to be, although I am not keen about a debt that extends a quarter of a century, but it is a mechanism for us to improve that area. There are certain aspects of the concept plan that I would like to see changed and in time we will see whether or not that happens. I agree with the other Councilors, that this mechanism may not be the best mechanism but it seems as though it may be the only mechanism by which we can make these kinds of changes on this kind of scale. If we allow properties to sit and be sold by just real estate and development, I am afraid that might not have what I would call a cohesive development, one that would be more complimentary to what we have already put in. I didn't want to see a hodgepodge type of development occur down there that would be within the building code but not necessarily cohesive. So this seems to be a way to take care of that. There are many folks that have some concerns, I think these concerns of trust, of reliability, authenticity, of people holding to their word, are genuine concerns. I think that there has never been any particular evidence that supports those perspectives. I would urge those of you who are listening to be cautious about who you elect, ask them their opinion about future developments. Through that kind of involvement there is some assurance that what you hope to see in your community will in fact become a reality.

Councilor Daoust stated I have always seen the positive side of the Urban Renewal Plan. I don't have reservations about implementing urban renewal because I have always seen it as a valuable tool that can be used, in the proper circumstances, when the need exists. The need does exist here. I have always viewed it as a positive, this is a tool we can use to assist in development. Never once did I consider what powers I could abuse or what power I have as an Urban Renewal Agency. That is not even part of my vocabulary. What I saw was the positive part, having that tool available for the city. I have always consistently thought that I am glad we are getting into this. I do though, strongly advocate an urban renewal advisory committee that is involved with public decision making beyond just testifying in front of another group. I think it would also add to our credibility of asking the public to get actively involved by being part of this advisory committee. To be honest with you, I don't know that the Planning Commission does want to be that advisory committee.

**VOTE: Councilor Smith – Yes; Councilor Ripma – Yes; Councilor Thompson – Yes; Mayor Thalsofer – Yes; Councilor Kight – Yes; Councilor Rabe – Yes; Councilor Daoust – Yes.**

### **3. COUNCIL CONCERNS AND INITIATIVES:**

None.



**4. ADJOURNMENT:**

**MOTION:** Councilor Thompson moved to adjourn. Seconded by Councilor Kight.

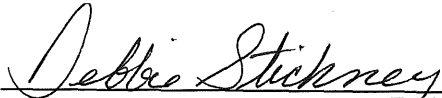
**VOTE:** Councilor Smith – Yes; Councilor Ripma – Yes; Councilor Thompson – Yes;  
Mayor Thalhofer – Yes; Councilor Kight – Yes; Councilor Rabe – Yes;  
Councilor Daoust – Yes.

Meeting was adjourned at 9:45pm.

  
Paul Thalhofer, Mayor

**Dated:** 10-10-01

**ATTEST:**

  
Debbie Stickney, City Recorder

# CITY OF TROUTDALE PUBLIC ATTENDANCE RECORD

**Thursday, August 30, 2001  
CITY COUNCIL SPECIAL MEETING**

PLEASE COMPLETE THE FOLLOWING

NAME <small>(please print)</small>	ADDRESS	PHONE #
Paula Watari	2122 SW Cerise Wy 97060	667-5945
Marilee Thompson	1810 SE Levellyn 97060	661-2861
Steve Pearson	501 SE Hawthorne 97214	
Agnes Fischer	1670-633 Old Columbia Hwy 97020	503-5100-2107
Skeet Grentner	633 Old Hist. Col. Rvr Hwy 97020	503-680-1463
Fryna Gien	" " " " " "	503-492-522-103
Robert Meason	" " " " " "	503-492-5100
Mike V. Galt	" " " " " "	" " " "
Lain Branch	" " " " " "	503-680-2238
Steve Swank	" " " " " "	705-4713
Gail Thurber	P.O. 160 SE 4th St.	
R. York	" " " " " "	
SCOTT NORTHCOTE	2076 S.W. SUNRISE CR	503-669-7135
Marion Mames	633 Old Col. Hwy	503-703-1006
Diane White	1225 E. Historic Col. Rvr	503-669-9759