

**MINUTES**  
**Troutdale City Council – Regular Meeting**  
**Troutdale Police Community Center – Kellogg Room**  
**234 SW Kendall Court**  
**Troutdale, OR 97060**

**Tuesday, July 10, 2018 – 7:00PM**

**1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.**

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

**PRESENT:** Councilor Ripma, Councilor Lauer, Councilor Morgan (via phone 7:05pm), Councilor White, Councilor Allen, Councilor Hudson and Mayor Ryan.

**ABSENT:** None.

**STAFF:** Ray Young, City Manager; Ed Trompke, City Attorney; Sarah Skroch, City Recorder; Chris Damgen, Community Development Director; Travis Hultin, Chief Engineer and Ryan Krueger, Associate Planner.

**GUESTS:** See Attached List.

Mayor Ryan asked, are there any agenda updates?

Ray Young, City Manager, replied item #6, the resolution regarding fee waivers, we're going to take that off the agenda because in the fall we're going to have a bigger discussion regarding fees for all events and we'll just include it as part of that packet and discuss it then.

**2. PUBLIC COMMENT:** Public comment is limited to comments on non-agenda items.

Sam Barnett, Troutdale resident, stated I'd like to thank the citizens of Troutdale in the room tonight. And also many of those tuning in on T.V. You all are those who care the most about our beautiful City of Troutdale. I have 2 topics to touch on tonight. The first is that of the petition for term limits. I ran into the petitioner and asked him what it was all about. He explained to me that it prevents councilors from serving too long on the Council with an opportunity for someone new to have a chance at winning a seat on the Council. I asked him whether or not he knew that an incumbent could lose a race even though they gained more votes than any other hopefuls in this race. He explained to me that he knew that about it. I asked him why he didn't mention that and he politely shrugged and had no credible answer. With this petition an incumbent City Councilor could lose their seat if they do not receive more votes than this, hypothetical ballot. If they do not exceed that threshold, even with the most votes, the seat would be awarded to the second place winner. I'm hoping that those of you that signed the petition out there knew this and were carefully advised of this. The cost of this campaign must have been enormous with

mailers and paid door to door canvassers. I wonder where that money came from. There are many reasons why some councilors retain their seat over multiple terms. It's simply because the citizens recognize their value and their position and trust them. To impose term limits in this convoluted way would be unfair to the citizens of Troutdale and this includes me. There are also many reasons why elections are lost. But at the top of that list is that the citizens of Troutdale prefer somebody else. That's not a hard concept to grasp. It seems tough enough for former one-term councilors Rob Canfield and John Wilson to grasp. While they both lost in the last election, Canfield by a landslide to Councilor White and Councilor Hudson beat John Wilson in not a close race. John and Rob must feel that this is their best way to come back even though the citizens have spoken. I believe that they are nothing more than sore losers. That's my first part. Because I pre-wrote this and anticipated the presence of Councilor Morgan I'm just going to pretend that he's here.

Mayor Ryan stated he's on the phone.

Sam Barnett stated it's good to see you tonight, Larry. If you remember your first race, I supported you. You vowed to serve the City. My concern is your lack of regular attendance at meetings. I get it, you're young and you have a lot going on with many convictions and aspirations. I've always said you'll go far. But let me ask you, are you here tonight because you want to be or that you have to be? If you no-showed tonight it would have been your third missed meeting in a row. A missed meeting tonight would have risked a vacation of your seat. This seems to have become a pattern. I will only suggest on behalf of myself that if you don't have time to represent the City of Troutdale on a consecutive basis and in an earnest and attentive way, that you not seek re-election. If you feel you can turn over a new leaf and show up the way everybody else does and serve the City that you took the oath to serve, my hats off to you.

Don Jones (Dinosaur Don), Troutdale resident, stated I was here a while back. I live here right down the street and in 1974 I was a 2 time Olympic gold medalist at Reynolds High School freshman year. Wrestled in New Zealand and South Africa and right here in Corbett. At a wrestling meet a guy fell on my neck and I went down and came back and lost the use of my legs for about 2 years. That was my junior and senior year. No one came from the school and I was 3 credits from graduating. All they had to do was come with the tutors or something. I was mad and I had this car and did 360's on the Reynolds football field and eluded a police officer and got caught. I got in trouble and more trouble and I'm still here. I work and I own 2 businesses but I can't make it. I'm on social security disability and still my neck goes out and my back goes out. I have nothing. There's no one out there to help me. I've spent some time down here with some homeless people and they fed me and checked on me. They shot with me with steroids and I had a head stroke. Everything I've done I just don't care anymore and I'm really tired. I live in my van. I can't make ends meet. There's a whole secret underworld of homeless people. We go from Lewis and Clark, underneath Shari's, underneath McDonalds and then next thing you know you're kicked out. We need to take care of people right now. Have medical people come down. There's people that need help and we're not getting it. I'm here to throw everything in that I ever made to help these guys out.

Ted Tosterud, Mayor of Fairview, stated I'm here to talk to you about my next project. This one has to do with plastic and the banning of plastic in East County. I was going to Wood Village last night but their meeting is next Tuesday so I will be at their Council meeting and then mine the following Wednesday. I would like to start a conversation to get together to start talking about the banning of plastic bags and then any other plastic items that we might be able to look at down the road that will help our earth and environment. I know I have a lot of support. I've had individuals that have come up to me and ask why we waited so long to do this. With Starbucks looking at banning the straws and getting into more plastic recycling, I would like to look at plastic and then absolutely Styrofoam. I'll have my city administrator get a hold of your city manager and we'll try to get a meeting date.

Eben Pullman, Chief Spokesperson AFSCME Local 3132, stated since March we've been in negotiations with the management bargaining team for a new union contract covering approximately 35 members. While we have settled many items, we are separated from a tentative agreement on other items. Of these remaining items, wages, insurance benefits, and inclusive definition of family for sick and bereavement leave issues are prominent. The management bargaining team has sought significant changes to the insurance that includes moving workers to a lower benefit medical plan and reducing the City's coverage of the premium steadily over the duration of the contract. By our estimation under the City's proposal some employees will be paying up to 20 or 30% more per paycheck for insurance than they currently do. Our current insurance benefits are reasonable and well within the norm for other cities that management and the union in the past have agreed are comparable. We don't see and have not heard a justification for this change from the management team except that they believe that their insurance proposal somehow is a better deal for employees. We believe they're wrong. In my 18 years of experience organizing and representing workers, I don't believe I've ever had the occasion to say this before but management's proposal on general wage increase is actually higher than ours right now. This is because they are attempting to buy concessions from us on insurance. We are simply seeking wage increases to help retain experienced workers, account for the rising costs of living in Multnomah County, fairly compensate workers for on-call duty and make minor tweaks to an existing system for evaluating jobs for a market based wage adjustment during the term of the contract. The rising cost of living reflected in the Portland/Salem CPI support our contention that prices, specifically housing, are rising at a rate that outstrips wages and is causing cost of necessities beyond our member's reach. We also believe that the comparables that we have provided and retention issues support increasing wages for employees in the public works operator and wastewater treatment operator classification series. Our members have an ongoing concern that management and the union monitor and make appropriate changes to reach or maintain market rates for all job classifications. Finally, we believe that it's fair and reasonable that our members, especially those that are not part of the dominant culture who do not have a nuclear or traditional family arrangements and support systems are allowed to take sick leave and care for and take bereavement to grieve the loss of special individuals who are the equivalent of close family members. If the City was to agree to our proposed more inclusive definition of family it would send a supportive message to our current and perspective employees especially people of color, LGBTQ, immigrants and others who have suffered marginalization in our society and that their families matter and the

definition is not limited to a heteronormative perspective. We have attempted to address managements concern related to the abuse of sick leave and feel that they are giving undue weight to these concerns especially considering the positive impacts associated with this type of change. We ask that you direct your management team to wrap up these negotiations and come to the table on August 1<sup>st</sup> with a proposal that meets our concerns.

Megan Webb, Municipal Court Clerk, stated this is my daughter, Avery, and my daughter, Bailey. We're just here with a few of the represented members of the union as your employees. I just wanted to take a moment of your time and just really ask that you consider the cost of raising our insurance premiums that you're proposing and also the proposal of the higher cost insurance plan. As a single mom I have to watch every penny very carefully. And 1% is a huge increase, 2 or 3% over 3 years is a big blow to my budget. I just ask that you'd be mindful of the bigger picture and the impact that it will have on us over the years to come.

Tatjana Heinze, Parks Maintenance Worker III, stated I've been working for the City of Troutdale as a Parks Specialist for the last 13 years. I work hard and I feel that our current insurance benefits is not unreasonable and meets the needs of our members and their families. I can see no compelling reason to change to a lower benefits plan even with the VEBA contribution or for employees to have to pay a substantially higher percentage of their insurance premium. The City spends an irresponsible amount of money, time and resources just to win a battle against this staff, the most valuable resource the City of Troutdale can possess. Seasoned veteran staff are the backbone of the City. And lately even with record growth and income awarded into the City the management continues to grind down its veteran staff to the point of a seemingly record amount of staff leaving the City of Troutdale for the same positions elsewhere for far better benefits. I encourage you to consider the union package proposal and work with our team to reach a compromise that is good to all parties.

Timmer Shoop, AFSCME 3132 President, stated we have a big majority of the union members represented here in the back. I think we're over 30% of our members that are actually here at this meeting which is a really big showing of the actual members that care about this health insurance. When you compare our health insurance with our comparables, we're at a 90/10 split. None of our comparables have anything below a 90/10 split. You can't find an 11/89 split out there in our comparables. And I understood that when I got hired 12 or 13 years ago when we hit the recession why we took the increases but now that we're in a growth period I don't quite understand why the healthcare is being attacked so heavily. Thank you for your time.

Sam Barnett stated I would just like to further note the absence of Councilor Morgan. He's here. I don't accept that. This is one of my 2 points I brought up earlier. How long is he out of his seat before it constitutes an absence?

**3. CONSENT AGENDA:**

**3.1 MINUTES:** June 5, 2018 City Council Special Meeting.

**3.2 RESOLUTION:** A resolution accepting two perpetual nonexclusive utility easements along NW Dunbar Avenue from PIR Dunbar Avenue LLC.

**3.3 RESOLUTION:** A resolution accepting two right-of-way deeds from PIR Dunbar Avenue LLC for NW Dunbar Avenue right-of-way.

**MOTION:** Councilor Ripma moved to approve the consent agenda. Seconded by Councilor Lauer. The motion passed unanimously 7-0.

**4. ORDINANCE (Introduced 6/5/18, 2<sup>nd</sup> Hearing 6/12/18):** An ordinance adopting Comprehensive Land Use Plan Map and Zoning District Map Amendments on approximately 8.82 acres of land located at the intersection of NE 242<sup>nd</sup> Drive and SW Cherry Park Road.

Chris Damgen, Community Development Director, stated before you tonight is an ordinance on adopting amendments to the comprehensive land use plan map and the zoning district map. These were items that were introduced at previous council meetings and the last time you heard about it was on June 12<sup>th</sup>. I want to be very clear about what will not happen tonight and what could happen tonight depending on how you want to take it. Tonight is not a scheduled hearing evening. Meaning, you can take testimony as to the benefit of an ordinance but not on the actual contents of the application. If there is something in the findings that have been drafted that may trigger a comment or a question from a member of the public, that's fine but you cannot comment on a specific proposal in the actual land use application. If you wish to do that you would have to continue the hearing and reschedule for another hearing date. I want to make sure that that gets clearly understood by all the parties. What happened at the June 12<sup>th</sup> meeting was you had entertained a resolution to approve the findings of facts as drafted originally by staff. As you recall, staff made a recommendation for approval. Planning Commission also had a recommendation of approval that was forwarded to you with a 4-3 vote. At that meeting, the Council voted 5-2 to defeat that particular motion. However, that did not lead to final action on the actual ordinance. That is why we're here tonight. At that meeting, given that that motion was to approve the findings and therefore adopt the ordinance, we received instructions to prepare findings that would suggest a denial of the application and defeat of the ordinance, if you will. What we returned to you tonight is a draft showing the denial of the application on 2 counts of the 11 decision criteria. What we have done here is highlighted the particular criteria in the comprehensive land use plan map amendment and also in the zoning district map amendment. The two that the staff identified based on the testimony and the direction that we believe we heard from the Council were revolving around this provision, uses allowed at the proposed designation will not significantly adversely affect existing or planned uses on adjacent land. What you see highlighted in yellow is different from what you saw this evening. Staff is introducing this language tonight if you wish to in fact determine tonight that the criterion was not met. This is the language that was included in attachment A in your staff report as well. Effectively, the testimony, if you recall, revolved around 3 primary issues. Traffic was probably the most talked about issue, however, quality of life as far as concerns about visual impact to the surrounding neighborhoods was also mentioned. And also the potential impact on property values. The draft that you have before you tonight concentrates on the testimony

for traffic. Staff believes that if you intend to move forward, that is the most legally defensible argument to be made because there was no specific capital plan or exact date or timeline given for when potential improvements at the intersection of the northwest corner of the property was given. That's why we are forwarding you this draft language which suggests that the traffic impacts would have an adverse impact and because of a lack of an actual committed timeline to enact those that put too much doubt in order to see if the criterion was met. All of the other provisions that staff has prepared we believe the criterion continued to be met. However, in this situation, if one doesn't meet it the application cannot be approved. On the zoning map amendments the reason why we are looking at that change is because the zoning approval criteria has to match up with the comprehensive land use plan. If you notice on the maps on the wall we have similarly shaded colors for certain types of land uses that match the zoning district. If you're entertaining a comprehensive land use plan change going from a medium density to a high density residential you have to have a zoning district that effectively correlates with that shift. So the applicant had requested A-2 apartment zoning which only correlates with high density residential. Therefore, if you're finding that the application has not passed muster in order to do a new designation high density residential, you can't approve there for a zoning change to A-2 apartment residential. They're not compatible. Very simply, the criterion would not be met for that. We believe that that's straightforward enough and clear enough and it focuses the crux of the issue to the types of testimony you had heard on the comprehensive land use plan language that I had listed here on the screen. This is the staff presentation so we don't have a public hearing. However, in these situations the applicant does get a chance to respond. The applicant also holds the stopwatch. The applicant has the right to say we would request a temporary stop to our application. We may want to reconsider and I would just caution you that that is a possibility that the applicant may wish to entertain. Basically they could say time out. If the Council wishes to entertain that extension of time it's perfectly legal. However, staff nor you nor anybody else other than the applicant reserves that right. In Oregon, a decision has to be made within a 120 day window. A 120 day window in this case extends it until about mid-August, I believe August 22<sup>nd</sup>. You do not have another scheduled City Council meeting until August 28<sup>th</sup> so decision time effectively is tonight unless there is a desire for a special meeting or a desire from the applicant to continue the hearing. I will turn it over to the City Attorney if he wants to elaborate any further on that.

Ed Trompke, City Attorney, stated generally what you've said is right. The applicant can waive the 120 day period for any length of time the applicant would like. The City could grant or not grant a requested leave to provide more information. Typically the leave granted at the end of a hearing is for 7 days but in this case 7 days would require a special meeting. I would suggest that if the applicant is going to do it that they do push it out until the 28<sup>th</sup> of August for this decision because there's another piece of the application and then that can be waived until sometime in September, an extra 28 or 30 days after that to allow the City to get it on the calendar and let the applicant come back in and put on a hearing on that if the ordinance to change the zoning map passes.

Chris Damgen stated my understanding is a member of Council might be presenting or offering an amendments to the staff proposal for the benefit of the public and because it

was in your actual council packet, I wanted to be sure we presented the original revised draft and if there's any amendments by one or more Councilors that could be entertained.

Ed Trompke stated when I forwarded it to the City Recorder the software in my office strips out a lot of the shading and underlining so I see that the packets that were distributed don't have them. I did bring one copy that has it so if somebody wants to see it in the actual redline that I thought went out of my office.

Chris Damgen stated at this point I'll be happy to answer any questions.

Councilor Ripma stated I'm the Councilor that requested some changes to the proposed findings for the Council because I didn't think your draft quite captured everything that happened that I intended to be in the findings going forward for the denial of this application. I'm a lawyer so this is kind of complicated. First of all, I commend the staff's draft findings regarding traffic. I think that captures that very well but there were a couple of other things that I think are defensible as reasons that the application does not meet the criteria in E, uses allowed in the proposed designation will not significantly adversely affect existing or planned uses on adjacent lands. I just have a few things I want to add to the findings that we would adopt to as in support of the motion. I'll just read the language in full.

Councilor Hudson asked, are we required to have a response first before commencing a Council discussion?

Ed Trompke replied it would be proper to have the applicant come up before we have any Council discussion. If we limit this though to Councilor Ripma's additions to the findings so that he simply discusses them but there's no discussion of them until after the applicant has time to appear, that would be the appropriate procedure.

Councilor Ripma stated the finding for section E, I suggest we say, Surrounding land uses in the area are effectively built out. To the north are commercial land uses in the form of a shopping center. To the east and south are single-family residential areas. To the west, the Gresham Vista Business Park is becoming a major job center with limited industrial uses. Furthermore, public testimony provided in advance of the hearings and at the hearings suggested that significant adverse impacts would be created by increasing density through the adoption of the map amendment. Much of the testimony centered on three primary concerns: property valuation, visual impact and traffic impact. The City Council finds that spot zoning of multi-family in what is currently a single-family zone will have several impacts. First, the taller multi-family units will loom over existing lower scale single-family properties resulting in the loss of privacy and the obstruction of views that are currently open to the sky. The increased residential density will increase the amount of neighborhood noise, and because some of that noise will be generated on the second and third stories of the multi-family structures, it will carry further into adjacent and nearby single-family properties than other noise generating activities that occur at ground level, such as traffic and many commercial uses. These changes are adverse impacts that the City Council concludes will likely result in lower property values and decreased quality of life and livability for the abutting and nearby single-family lots. Additionally, with regard to

traffic impact, the City Council has more compelling evidence to render judgment. Specifically, the increase of traffic congestion without a directly identifiable capital improvement project or explicit timetable for improvement to the intersection of Cherry Park Road and 242<sup>nd</sup> Drive was a compelling example of how the amendment proposal fails this criterion. Therefore, the City Council finds the absence of immediate action or commitment to improve the intersection to be unsatisfactory to alleviate concerns for traffic impact. As a result of the forgoing, the criterion is not met. That's what I'm proposing we put in the findings. We can discuss it later.

Michael Robinson, Attorney for Applicant, stated I'm here tonight on behalf of the applicant. Our request is simple. We'd ask City Council to set this matter over for another public hearing on August 28<sup>th</sup> at the time certain of 7:00pm. We appreciate the proposed draft findings for denial and I have to say I certainly appreciate Councilor Ripma's additional findings. I think we can fully address those issues but in order to do that we do need you to continue the public hearing and in order to comply with Oregon law we would like you to give new notice to the surrounding property owners so the public can be here and everyone has a chance to respond to the evidence. We'll also extend the 120 day period by the period of the continuance from today until August 28<sup>th</sup>. That's 49 days and if I understood your Community Development Director correctly, the current end to that 120 day period is August 22<sup>nd</sup>. A 49 day extension would take that through October 10<sup>th</sup> so the Council would have more than enough time to hold a public hearing and adopt a final decision and as your City Attorney suggested, assuming that you approve the comp plan map and zoning map amendment in August, you could hear the other applications in September and I think you'd still have enough time and if you didn't we'd be happy to extend the clock again. We hope that you'll grant our request to hear this matter in a new public hearing on August 28<sup>th</sup>.

Chris Damgen stated the actual date, based on the letter of completeness, is Thursday, August 23<sup>rd</sup>.

Michael Robinson stated just to make it easy on Council and staff we'll extend it to October 31<sup>st</sup>.

Councilor Ripma stated I want our action to be defended and defensible and I am quite prepared to grant the request of the applicant.

Mayor Ryan stated I don't know if we want more discussion.

Ed Trompke stated somebody should move then to continue this hearing until a date certain of August 28<sup>th</sup> at the 7:00pm regular meeting and if the matter passes to set the associated land use portion of it into September and direct staff to schedule that as is appropriate.

Councilor Ripma stated through the end of October.

**MOTION: Councilor Morgan moved to uphold action on agenda 4 until date certain which is August 28, 2018 at 7:00pm.**



Councilor Ripma stated plus the rest of what Ed said.

Mayor Ryan stated we have a motion there to basically open the public hearing again on August 28<sup>th</sup>.

Councilor Ripma stated and Larry, if I may clarify, should further action be required we have until the end of October to take further action.

Councilor Morgan stated yes.

Councilor Ripma stated that's your motion. I'll second it.

**VOTE: Councilor Allen – Yes; Councilor Hudson – Yes; Councilor Ripma – Yes; Councilor Lauer – Yes; Councilor Morgan – Yes; Mayor Ryan - Yes and Councilor White – Yes.**

**Motion passed 7-0.**

**5. PUBLIC HEARING / ORDINANCE (Introduced 6/26/18):** An ordinance amending Troutdale Municipal Code Sections 5.10.030, 8.24.020, 8.24.050, 13.20.115, 13.20.190 and 13.30 relating to Event Permitting in the City of Troutdale.

Chris Damgen stated you received the draft version of the ordinance and the proposed text amendments to the municipal code. There was discussion at the meeting 2 weeks ago on 3 potential items for consideration that was based on the Citizens Advisory Committee's testimony. We have not made any changes to that original draft from the first reading so any changes that you may wish to entertain would be as amendments tonight to the draft. The 3 issues had to do with the notification of time needed for businesses along a street for a street closure, the second had to do with appeals of a City Manager or designee's decision where that rests with, and the third is whether or not alcohol serving should be through a catering license or through another mechanism. With that I'll turn it over to Mr. Knight.

Will Knight, Citizens Advisory Committee Chair, stated I apologize, I was really unaware that I would need to be presenting tonight. I'll do my best to answer any questions.

Chris Damgen stated I should add, Ryan Krueger from our staff is the Citizens Advisory Committee liaison and he is here tonight too.

Councilor Hudson stated on page 3 of 12 it says, "No person shall offer for display, advertisement or sale any article or thing for three or fewer days within any park." Then it goes on to say again 3 or fewer days within a park. And I assume that's because a temporary vendor's license covers 3 or fewer days. Why the necessity for applying 3 or fewer days?

Will Knight stated I believe that was probably a copy and paste from the previous language. That wasn't something that we specifically found as an issue that we were trying to do anything on.

Councilor Morgan left the meeting via phone at 7:50pm.

Ryan Krueger, Associate Planner, stated as Will said, that is a copy and paste. There should be a redline version of this ordinance. What was stripped out of here was the special event and community event language. Otherwise, everything else is status quo.

Councilor Hudson asked, is there any reason that we should leave the "for 3 or fewer days?"

Ryan Krueger stated I would defer to Council on that decision. That wasn't something that we reviewed. It was really just cleaning up the language with regards to special events and community events because that designation no longer exists within the development code.

Councilor Hudson stated I like the current provision on page 10 that alcohol may be permitted at events provided the event permit applicant adhere to the following requirements: #2 providing OLCC licensed staff to serve alcohol at the event. I know there was question about how we should handle alcohol and whether we should go forward with this. I think requiring the OLCC license to have to provide the kind of oversight that we would want would mean the people putting on that event would really be investing in their running of that event to the point where we would expect it would be better run and more responsible.

Ray Young stated in terms of affordability which is always an issue with using city buildings down there but also the concern about abuses in the past of alcohol, a security deposit is absolutely necessary. As a City Manager I would have no objection if you wanted to make it tougher, like \$1000.00 security deposit. But I would ask Will to comment from the Citizens Advisory Committee, was \$500.00 a magical number or it just felt right? Did they consider higher? I would like to have your direction on that for Council.

Will Knight stated the majority of the Citizens Advisory Committee wanted to see some sort of security deposit for every rental down there. It doesn't matter what you go out and try to rent, you're going to put a hold or some sort of deposit on that in case of damage. This gave us an additional option to hold an additional amount or at least a secure amount should Council decide not to have deposits on building rentals, this would be an additional deposit for specifically alcohol. That was just a number that we had kind of come up with that is, in my opinion, kind of low for the amount of damage that could potentially happen at a big SummerFest event. It's something that the Council could definitely take a look at adjusting. One of the things that we had heard from city staff was that the current way that they accept deposits is to take a check in, put it in city funds and then they have to go back after the fact and write a check back. We want to see about possibly modernizing that and using a credit card system which most places do when they put a hold on a card. With that it doesn't have any additional time, maybe a small expense with that but it would

relieve the city burden of having to write checks back and forth and in that amount we could charge a security deposit of whatever number that we felt necessary.

Councilor Lauer stated I wouldn't mind seeing it raised to \$1000.00. I think \$1,000.00 makes the person applying for the application more invested. There's more skin in the game if something does happen and if they violate this contract or something gets out of hand and they damage the building.

Councilor Hudson stated I'm looking at Exhibit B on page 11, under recommendations for event fees it says, staff recommendations none, is that no recommendation or a recommended fee of none?

Ryan Krueger replied I can understand the misunderstanding. We actually did have a recommendation on fees, we just didn't have a specific amount. We ultimately were recommending that it would probably be appropriate for the amount of staff time invested in these different events for there to be a fee charged. But we ultimately didn't have an opinion on what level we would be recommending.

Councilor Hudson stated this looks wonderful and you've done wonderful work on this matter. I thank the staff and the Citizens Advisory Committee for all the work that they've invested. I don't wish to sound like I'm complaining. I only have one question as I'm trying to imagine myself in different scenarios wanting to do something at the Sam Cox Building. Let's say a wedding reception. A wedding reception would likely have over 25 people which would make it then a medium event or something like a large birthday party. So that would then require a permit and insurance on top of the rental fees which then would add up to \$325.00 for a resident but then that would still be an extra \$200.00 on top of that. At \$525.00 that's starting to seem a bit steep for someone throwing a wedding reception or a large birthday party. I'm just wondering if that lines up with other people's expectations.

Mayor Ryan stated for a birthday party yes. For a wedding reception probably no. It's really hard to get any type of event space anywhere. I think that fee is probably still low when it comes to a wedding reception. For a birthday party, yeah, that's probably too high. If we separated those that would make more sense.

Councilor Hudson stated another possibility could be that when a party is paying a fee already for the rental space, like the Sam Cox Building, that the event permit is included within that. The permitting be part of that.

Ray Young stated these comments are good because when we finalize the fee schedule to bring to Council in the fall this is good information to have so we come with some of these ideas already incorporated and ready for you to discuss.

Councilor Hudson stated I have one more idea for event fees. There are some events that we sponsor that we give money to. We've given City money to SummerFest and then though it wasn't City money, we allotted money through the Metro grant to the Cruise-In

so in a way we were supplying them with money. It seems odd to then turn around and charge them a large portion of what we just gave to them.

Ray Young stated one of the things we will consider in the fall is that we're going to work on a fee schedule that doesn't have so many exceptions for every Tom, Dick and Harry. That we have a fee structure that provides a consistent fee structure to all classes of people. But there are certain events in our community that SummerFest may be the same kind of fee event as the Bigfoot Festival but because the community cares more about SummerFest and it's more connected with the city and history, maybe you'll want to give them a break. Staff was suggesting that you don't cut their fees in a special resolution but you say we're going to give them \$1000.00 to help towards their fees so in affect they're getting a discount where another event we're not sure if we want to support them in the same way that we support SummerFest. I think staff's going to come back with a recommendation that you kind of take it in that way, that you get to decide on a case by case basis.

Mayor Ryan stated we did have an idea of moving \$500.00 to \$1000.00 for the security deposit for alcohol.

Ray Young stated the only difference is, this deposit is specifically in the code. That would have to be modified tonight.

Mayor Ryan stated we would have to make an amendment in this ordinance based off the recommendation to \$1000.00.

Councilor Hudson stated I would be okay with \$1000.00 but I would love to see the credit card hold instead.

Councilor White stated I just want to make sure that we always keep in this ordinance the ability for events that can't be planned, like a memorial situation or a more positive situation like the smelt run, for example. Because nobody can predict when those things are going to come in or if they will at all. It wouldn't make sense to purchase a permit and hope that they come in. It would be pretty cost restrictive.

Will Knight stated I believe there was also one other suggestion that came up about additional notice to 60 days. That merits further discussion I believe.

Councilor Lauer stated I want to do 60 days instead of 30 for notifying the businesses down along the streets that are closed. I think it's absolutely doable and I think we owe it to the business community. It shouldn't be a last minute thing and they should be given the respect that is given to everybody in the community when it comes to that.

Mayor Ryan asked, is there any discussion on this? Does Citizens Advisory Committee have an issue with that?

Will Knight replied I don't believe so. We definitely involved public input with stakeholders, business owners and past event holders. During that discussion Mr. Pompeyo came in

and we kind of loosely agreed that 30 days would be appropriate notice and that's kind of what we based it on. It seems as though after a year or so of thinking about it practically 30 days doesn't seem to work and so if 60 days is more appropriate I think the Citizens Advisory Committee would stand behind that as well.

Councilor Lauer stated I think it gives the business owners plenty of time to get ready and prepare to change their schedules. Mr. Young and I had a conversation and if they don't do it then we've done our part. And that's all we can do.

Mayor Ryan asked, this is for street closures?

Councilor Lauer replied yes for street closures. This is a big event like the Cruise-In that's going to close down the whole section of the road for the majority of the day where it would impact the businesses. It's bringing people into the community but it's also limiting access for people that don't know the event is going on so it could turn away people. This would give them the opportunity to notify customers.

Mayor Ryan stated we've had some movies that have been filmed.

Ray Young stated I think we can have a rule that allows exceptions. Councilor Lauer, you're not saying that the event has already been approved and it 100% will happen on that date because sometimes approvals and traffic plans take maybe within the 60 days and things may happen. But when an event is scheduled they have to give a 60 day notice, even if it's not finalized yet, that they've selected a date that's going to cause these kind of problems and they should let the business owners know.

Councilor Allen asked, are we talking arterials or residential?

Councilor Lauer replied basically just for closing downtown and if we limit traffic to downtown.

Councilor Ripma asked, are you referring to this notice to the businesses from 30 to 60?

Councilor Lauer replied yes.

Councilor Ripma stated I'm reading on page 8 of the ordinance under notice to businesses and neighbors, "the applicant shall be responsible for ensuring notice to businesses or property owners that are to be impacted by street or sidewalk use for an event is provided no less than" and it would be changed from 30 to 60 in advance of the event. Is that the one you mean?

Councilor Lauer replied yes.

Councilor Ripma stated it doesn't really say street closure. And then under d., if the applicant is not able to provide notification 60 days prior to the event, the event shall not occur without consent of the city manager. I just want to make sure that's what you're referring to.

Councilor Lauer stated it doesn't say closure. It just says impacted by street and sidewalk or sidewalk use.

Councilor Ripma stated then down under 6b section 2 (13.30.070B2), "for all events that require ODOT, Multnomah County Sheriff's Office and Multnomah County approval, all application materials shall be required not less than 60 calendar days prior to the event." That's not notice. That's something else. That's requiring ODOT, Multnomah County or the Sheriff's office approval which is what street closures are. I just wanted to make sure that we're in the right area here. What you're referring to is the notification.

Will Knight asked, it may be worth then looking at changing that word from use to closure then?

Mayor Ryan replied I don't think so.

Councilor Ripma stated so the changes from 30 to 60 are in 13.30.070 A5, B and D. I'm okay with that.

**Mayor Ryan opened the public hearing at 8:21pm.**

Claude Cruz, Troutdale resident and also as a representative of the Citizens Advisory Committee, stated clarification for Councilor White's question regarding what was in the PowerPoint, it was really the intent that we have to have an escape hatch through the City Manager for special circumstances. There was concern voiced on the Citizens Advisory Committee that that not be treated as a Plan B with high frequency. It was never intended to be phased out but closely watched and regulated. One of the questions posed at the end of my presentation was, how do we monitor the use of that alternate path so that it does not get overused? It was suggested that perhaps we have an annual review presentation by the City Manager of those exception cases just to make sure that the frequency was low and the circumstances were reasonable. The other thing is, the Citizens Advisory Committee has not received guidance, we're trying to help put in place a regular structure that treats everybody evenhandedly. And we understand that there's history in events like SummerFest which are in a sense in a privileged position but we were also really advocating that the city, through its staff or through Citizens Advisory Committee, scrub the existing list. There's an MOU between the City and the Chamber and it needs to be revisited to cover primarily SummerFest, Tree Lighting and maybe one other event. But then there is also a list that exempts entire organizations and whatever events they may want to put out. We were strongly recommending that that be narrowed down to specific events from specific organizations that the city sees special merit in. Because at the end of the day there's a finite kettle of bucks that the City's going to want to invest across any applicants. There has to be some systematic way of doling that out intelligently. So just some clarification.

**Mayor Ryan closed the public hearing at 8:24pm.**

Councilor White stated prior to voting I want to declare a potential conflict of interest because my wife, Diane, is a member of the Citizens Advisory Committee, but I don't feel it will influence my decision here.

Mayor Ryan stated if there is no more discussion we have 2 amendments that we need to vote on.

Councilor Hudson stated and I would like to propose one later too.

**MOTION: Councilor Lauer moved to amend the alcohol deposit from \$500.00 to \$1,000.00. Seconded by Councilor Hudson.**

**Ray Young stated it's 13.30.120 on page 10 of 12.**

**Councilor Lauer stated I retract that motion.**

**MOTION: Councilor Lauer moved to amend 13.30.120 alcohol permissions Section A-1 to provide a security deposit in the amount of \$1,000.00 instead of the \$500.00. Seconded by Councilor Allen.**

**Councilor White stated I was hoping to make a suggestion prior to the motion. I know how hard the Citizens Advisory Committee worked on this. They spent a year and a half on this. It would be my preference to send that back to them as a possible correction rather than just voting it here tonight. Just an idea.**

**Councilor Lauer stated I think from the testimony that Mr. Knight gave, it seemed like \$1,000.00 would be okay. I feel comfortable and he's nodding yes.**

**Councilor White stated alright, good enough.**

**Sarah Skroch, City Recorder, stated just before I call the roll I'll let you know that Councilor Morgan left the meeting so I won't call his name.**

**VOTE: Councilor Allen – Yes; Councilor Hudson – Yes; Councilor Ripma – Yes; Councilor Lauer – Yes; Mayor Ryan - Yes and Councilor White – Yes.**

**Motion passed 6-0.**

**MOTION: Councilor Lauer moved to amend the code 13.30.070(A) permit application requirements, section 5 subsection b and d to read 60 days in advance notice instead of the 30 days as written. Seconded by Councilor Ripma.**

**VOTE: Councilor Allen – Yes; Councilor Hudson – Yes; Councilor Ripma – Yes; Councilor Lauer – Yes; Mayor Ryan - Yes and Councilor White – Yes.**

**Motion passed 6-0.**

Ray Young stated if I could offer one more suggestion for another one because if you look down to timeliness for submission under B right below that, there are a couple 30 day notices there. So if you have to give notice for a closing or an encumbrance of a street but you have to do it before you even have to submit your application I'm wondering if you want to change B 1, the two 30 days to 60 days there also. It does allow City Manager exception if necessary but I'm just wondering if you want to be consistent.

Councilor Hudson asked, what if your event does not require a traffic plan? What if it's a smaller event?

Ray Young replied that's true. You wouldn't have to do the 60 day notice. I'm just concerned about people coming in and saying, I have to give notice before I have to apply.

Councilor Hudson stated if you were conducting an event that's going to include closing the streets you should be doing that 60 days in advance. But this still allows people conducting small events to apply 30 days in advance because it's not going to impact traffic at all. This could include little events down at the Sam Cox Building.

Ray Young stated it's not fatal to the whole thing but maybe put something in it like unless you're asking for a street closure then you have to do it 60 days in advance.

Mayor Ryan stated really this is all about street closure.

Councilor Lauer stated I see your point and I see Councilor Hudson's point. The only reason why I didn't include it is because section 5 is notice to businesses and neighbors.

Ray Young stated Ed and I were talking. I think under timelines maybe if you put a sentence at the beginning of #1 (13.30.070B1) except where a 60 day notice is required above, all event sponsors shall submit applications 30 days except for submission shall be 60 days where a 60 day notice is required above. That may be an intro to B 1 down there.

Ed Trompke stated that way it puts a person on notice that they should look above and not simply assume they file 30 days before the event. Except where 60 day notice is required for businesses. In which case they have to file 60 days in advance.

**MOTION: Councilor Hudson moved to make the amendment as stated by Ray Young (13.30.070B1, at the beginning of the sentence add "Except where a 60 day notice is required above, all event sponsors shall submit applications 30 days except for submission shall be 60 days where a 60 day notice is required above"). Seconded by Councilor Lauer.**



**VOTE: Councilor Allen – Yes; Councilor Hudson – Yes; Councilor Ripma – Yes; Councilor Lauer – Yes; Mayor Ryan - Yes and Councilor White – Yes.**

**Motion passed 6-0.**

Councilor Hudson asked, can I check something for clarification, Ed? On page 8 in 5 subsection d, is interpreted to be specifically related to street or sidewalk use. Is d understood to be referring specifically to those kind of events?

Ed Trompke replied yes because it refers to the 30 day notice which is now 60.

Councilor Hudson stated but doesn't apply when no businesses or neighbors are being impacted.

Ed Trompke replied correct. Do you want me to read what I have written as part of the previous motion?

Sarah Skroch replied sure.

Ed Trompke stated it's except where 60 days' notice is required in A6 above, in which case 60 days prior submission is required, then it goes into the all event sponsors shall submit.

Councilor Hudson stated these are non-substantive changes that I think need clarification. Page 1 of 12 under 5.10.030, temporary licenses, I think the "as" that has been stricken is supposed to stay, if I'm reading it correctly. Otherwise we end up with such special beer.

Ed Trompke asked, can I clarify that? I said something wrong when I was reading to Sarah. Where I said, on page 8, I said 6A and it should be A5b above.

Councilor Ripma stated the "as" is in there in the clean version.

Councilor Hudson stated page 3 of 12 under 13.20.115 vendor licenses and conditions, I would like to strike "for 3 or fewer days" in both instances in the first sentence. The idea being that it is always true for however many days and specifying 3 or fewer days creates a condition where you'll want to ask, what about selling for more 3 days which is irrelevant. Thirdly on the same page under 13.20.190 alcoholic beverage consumption, could we change the director to the city manager or his or her designee?

**MOTION: Councilor Hudson moved to amend 13.20.115, Vendor license – Conditions, striking "for 3 or fewer days" in both instances in the first sentence; and also 13.20.190, Alcoholic beverage consumption, to change director to the city manager or his or her designee. Seconded by Councilor Ripma.**

**VOTE: Councilor Allen – Yes; Councilor Hudson – Yes; Councilor Ripma – Yes; Councilor Lauer – Yes; Mayor Ryan - Yes and Councilor White – Yes.**

**Motion passed 6-0.**

Mayor Ryan stated I will entertain a motion to approve the ordinance.

**MOTION: Councilor Ripma moved adoption of an ordinance amending Troutdale Municipal Code Sections 5.10.030, 8.24.020, 8.24.050, 13.20.115, 13.20.190 and 13.30 relating to Event Permitting in the City of Troutdale as amended. Seconded by Councilor Allen.**

**VOTE: Councilor Allen – Yes; Councilor Hudson – Yes; Councilor Ripma – Yes; Councilor Lauer – Yes; Mayor Ryan - Yes and Councilor White – Yes.**

**Motion passed 6-0.**

**6. RESOLUTION: A resolution rescinding Resolutions No. 1772 and 2061 which had designated special pricing for various entities that use city owned property.**

**7. RESOLUTION: A resolution renaming a segment of NW Graham Road as NW 257<sup>th</sup> Drive.**

Chris Damgen stated we are talking about a segment of Graham Road which is effectively the northern extension of 257<sup>th</sup> Drive, north of the I-84 freeway interchange. As you know, the road continues to the north, it's towards the eastern side of the Troutdale Airport heading up to the treatment plant before it makes a really hard 90 degree turn and heads to the west and goes along the south side of the Amazon facility where it eventually truncates into Sundial Road. The City has complete ownership of that roadway between where the traffic light is north of that to Sundial Road. South of it ODOT has control of that roadway which its signs say 257<sup>th</sup> Avenue, their actual road index says it's Graham Road and then further to the south of it just south of the interchange on the south side of Frontage from the north of the intersection of the outlet mall entrance the County takes over jurisdiction. So we are dealing with a roadway with 3 different agencies. Our situation is pretty acute right now. We have a situation where we are seeing some additional development along Graham Road particularly on the east/west component of Graham Road. This is becoming problematic from an addressing perspective because what happens is when we deal with addressing decisions, addressing is performed on a grid. Addressing relies on streets that follow a north/south or an east/west orientation. A typical addressing practice is that numeric roads are effectively north/south oriented and it's for the major arterials such as 257<sup>th</sup>, 242<sup>nd</sup>, 238<sup>th</sup> and 223<sup>rd</sup>. East/west roads are effectively named. The situation with Graham Road is that Troutdale, until only in recent history, never had jurisdiction over Graham Road. It was an assumed road that served these agricultural areas and then eventually the industrial areas. As we annexed into it we did not rename Graham Road. The addressing problem is that addressing in most cases you would like it to be sequential. In Graham Road's case because you have a north/south

alignment and then an east/west alignment we have a disjointed and non-sequential addressing situation. Which is a big public safety concern as well as for a navigational or simply just pulling up your maps on your smartphone that is presenting a problem for location and trying to find your way around. The request we have tonight is a resolution to simply rename the north/south alignment of Graham Road, which is effectively the extension of 257<sup>th</sup> Drive, to 257<sup>th</sup> Drive. We would then work with ODOT and the County to clarify the signage of which there's only a little bit of signage to contend with. We're talking about effecting roughly 30 properties. The majority of which are actually Port of Portland owned properties, either their own or leasable spaces and hangars. There are a couple of businesses that would be effected. We have notified the businesses of the intent to rename the street. If this resolution is successful there would be an additional time for the businesses to be notified of any addressing change of which there would also be a period of time as established by normal addressing procedure for the post office and emergency services to give them time to change their actual address. We're running into these issues where we're having new addresses being generated and it is effecting the ability for one business in particular to obtain occupancy.

Councilor White stated I talked to Ray Young about this one because I know what a burden it is to change addresses and it's costly. He indicated that the people are experiencing trouble now because of the problems mentioned by Chris. I think it's a good move that we go forward with this.

Councilor Ripma asked, did we get any objection from anybody?

Chris Damgen replied we received no written objection. People were notified of the resolution tonight so if they wanted to comment they were certainly welcome to.

**MOTION: Councilor Lauer moved to adopt the resolution renaming a segment of NW Graham Road as NW 257<sup>th</sup> Drive. Seconded by Councilor Ripma.**

**VOTE: Councilor Allen – Yes; Councilor Hudson – Yes; Councilor Ripma – Yes; Councilor Lauer – Yes; Mayor Ryan - Yes and Councilor White – Yes.**

**Motion passed 6-0.**

**8. UPDATE: An update on City Hall options.**

Ray Young stated I'm going to invite FFA to come up and have a seat up here first while I do their introduction and why we're here and what we're doing. As you all know we've got our old city hall that's been vacant now for 7 years. It continues to degrade and without a decision what to do with the building the decision may be made for us because it may become irretrievably dilapidated if we don't make a decision. In March FFA, the architects who the City hired to research the cost to reconstruct the building, were here and gave you some costs on 3 different options on the building. At that work session staff received some recommendations from Council on how to go next. From that work session 2 general things were heard by staff. Number one, City Hall needs to be fixed and retained as public space. And second of all, you would like to know, what would it cost to restore

City Hall not only the historic City Hall but add the additions back onto it also? As you recall, because of the foundational problems the additions from '77 and '88 had to be removed to get down to the foundation to fix them so Council wanted to know what it would cost to actually restore the building to the same square footage that it had prior to vacating in 2011. Tonight FFA is back with that cost estimate for that option and one other. Just so you'll know, you are not being asked for a decision tonight and you're not even necessarily being asked for a discussion tonight. What I want to do is report to you on these options and I would ask that you take these options and this information and mull it over for the next 6 weeks on the break and talk to your constituencies on the break because either option is going to require a bond levy since the City does not have the funds to do either project from cash. We're going to have to ask the citizens for a bond levy to do it anyway. I would like you to consider the options and talk to your constituencies to get a feeling for what option is most amenable for the citizens to want and which levy amount is likely to be passed, one or both or neither. That's why we're having this report to just give you some information to think about. Option A rebuilds City Hall to the way it was in 2011, returns the extension to it and the square footage. It would allow us to squeeze most of the staff that the public deals with in the building. You'll note in the staff report that I did refer to this as the sardine solution. With the number of staff that we have if you were to put everybody back in that building, I would tell you it's not optimal. If optimal work space for an employee is 10 by 10, we're only going to be able to get 8 by 8 here. We're only able to have one conference room in the building for meetings. The room between people will be less than what is optimal for an environment. But we could likely make that work. There are several drawbacks. It doesn't give us any ability to expand, no more room for staff 10, 20 or 30 years down the road as the City grows. Engineering would not be able to be put into this building for sure. Public Works has suggested because engineering works so much with Community Development and citizens that we would really like to have engineering as part of the general City Hall for citizens and developers to be able to access at one location. So they would not be able to be in this building. There would be a shortage of workspace. We would have no storage. We would use every available square inch to put staff in this building. It still is a 100 year old building that has to be maintained, if you choose that option. The other thing that Option A would require is we strongly encourage the Council to include in that plan a parking decking over the parking at 2<sup>nd</sup> and Kibling. Currently 2<sup>nd</sup> and Kibling has 20 spots and if you put a decking over the top of it you could access it from 2<sup>nd</sup> Street and you could access the lower portion from Kibling. It's still about \$1 million to add that amenity to it to add parking. There has to be handicap parking at the top because the main entrance will be at the top so we'll have to put a level handicap spot which will take about 3 of the spots that currently exists in front of City Hall. That would leave us with 7 spots in front City Hall and leave us with 20 in the parking lot across the street. If we put money into restoring City Hall we have to have adequate parking. Option B is if we restore City Hall to the historic configuration which means it doesn't have the '77 and '88 extensions. We would create a large public space upstairs, we orientated for a City Council Chambers and a Municipal Court space upstairs. It's a large space that can be rented out for events. Just in talking to our friends across the street at the Troutdale House they think it would be cool to have a larger public space across the street that they would rent for events that they have at their location that aren't big enough. We would take the basement which has low ceilings as it is and we would turn that into simply records

storage and official storage for the City. It would be quite usable space down there for a storage area. Part of the proposal that you're going to hear is that instead of putting the city staff back in there we would propose an office building. Not a full blown City Hall with City Council Chambers, Court Chambers and all of the amenities that many cities have. But we do an office building for the city business to be done. This building, when you exclude the Council Chambers and the storage down below it has an effective space of about 6,500 square feet for staff. If we were to build an office building of approximately 10,000 to 11,000 square feet we would have room for all city staff and it would be built in a configuration that would allow expansion in the next 20 or 30 years. The drawback to that option is it's a greater cost. They will explain the cost between the two options. It may not be a big enough difference in terms of the cost if you're still asking the citizens for money. We don't yet have a site for that office building but we believe we can find an acceptable location within the core area and walking distance of all the other things that we have downtown and walking distance to the historic City Hall which would then be a Council Chamber, Municipal Court and public space. So those are options A and B and why we're giving those 2 options. I'm going to turn it over to FFA to go through the PowerPoint and the specifics and their PowerPoint is in your packet if you want to follow along.

Ian Gelbrich, Associate Partner, FFA, stated I'm joined here today with John Pete who is one of our Project Architects and Karl Refi who is one of our Project Designers. What we thought we would do in the presentation is run through the options that we brought to you last time during the work session and just touch briefly on those and then launch into what we've been asked to do by staff. Previously presented at the March 6<sup>th</sup> work session we looked at 3 options which we titled 1, 2 and 3. Option 1 was to just renovate the existing building which included removing the additions which are part of the problem with the foundation leaking and the soil movement. We need to remove those foundations and additions to get to the foundations to repair. Option 2 we looked at actually creating an addition to the building and doing everything that was part of Option 1 and then doing a 2 story addition to the back of the site. This would allow for all the City Hall functions to exist in one location. Then option 3 was a completely new City Hall in a different location.

Karl Refi, FFA Architecture, stated let me be clear that in both scenarios we are preserving the original building and we have budgeted to make them structurally sound and seismically upgraded and to provide new plumbing, electrical and mechanical infrastructure. The differences are the amount of square footage that is preserved and to the degree and approach we've taken to the interior buildout. With Option A, this concept seeks to preserve as many City Hall like and public services as possible in the available building. As we had previously proposed taking off the east wing and south wing of the building so we can get down there and remediate the foundation and the waterproofing.

Karl Refi showed the Council a PowerPoint presentation on Options A and B (a copy of the presentation is included in the meeting packet).

John Pete, FFA Architecture, stated in addition to updating the graphics and design we also updated the costs for your reference. We have a summary of the existing building renovation which includes the additions, structural, foundation repairs and also prices in

the improvements to the interior. That comes in around \$3 million for the existing building renovations. And then parking construction is \$1.2 million. Your total construction cost is \$4.2 million and then we've added 30% which we call soft costs, such as zoning and permitting fees, furniture and all the miscellaneous costs that go into a project above your direct construction costs. So the total project cost for Option A would be \$5.5 million.

Karl Refi stated Option B takes a more minimal approach to the construction and allowing more flexibility for different sorts of uses on the interior. In this scenario we've taken off the east and southern additions and concentrated on the original floor of the building. We're taking more of a core and shell approach to it. We do provide modern restrooms, an elevator, a lobby and a little bit of storage but the balance of the space is really left as flexible. We've indicated here that it could be used for Council Chambers or different sorts of events or meetings and community functions with the lower level leftover wide open for various storage room and mechanical functions. This plan does not accommodate daily city services and that's where we get into the next item for a potential office building.

Councilor Allen asked, why would you need an elevator downstairs as mechanical and storage? Aren't elevators expensive?

Ian Gelbrich replied they are expensive. If you have any future use downstairs with the need to be occupied you would need to put in an elevator.

John Pete stated these numbers in comparison to the existing building renovation comes in at \$1.7 million and this doesn't include the additions or any type city buildout inside. Then building a new 10,000 square foot building including a site improvement is about \$4.9 million. So we're estimating a total construction of \$6.7 million and when you include the soft costs it's \$8.7 million.

Councilor Ripma stated I'm the big advocate for returning to old City Hall and have been ever since we got out of it. Ray did a great job of defending staff's desire to have a new building. That is not what we need to do, in my opinion. We need to do what's best for the citizens of Troutdale. The old City Hall which had been there and served as City Hall for decades was perfectly functional when it was closed. I practically forget why it was closed. Option A will be \$3 million dollars for going back to the old City Hall as compared with \$8.7 million to do Option B. I think this is easy. We should go back to the old City Hall. If in some future date we need more office space we can add it later. This gets us back to old City Hall and it's less than half the cost. The parking wasn't added in the other one. The parking we can deal with separately. We need to go back to the old City Hall whether we need to do a bond or not. Paul Wilcox sent us all something how Happy Valley had raised \$4 million dollars on some sort of funding that costs \$400,000.00 a year. We should look at all the options of how to pay for it. But it's a lot easier to pay for \$3 million than \$8.7 million.

Councilor Hudson stated with respect I disagree with the assertion that in the future they can more office space. It's much harder because we can't simply start building off the edges of the historic building. I think it would be much harder to add cubicle by cubicle as

we need it rather than getting ourselves a new and modern building for office functions and the historic building for recreational and ceremonial functions.

Councilor Ripma stated I am grateful that the Council wants to preserve the building and I'm good with Options A and B, either one. If we needed to we could still add to that land in back. I am simply an advocate for the numbers speaking for what's possible and doable and what the citizens really want.

Councilor Lauer stated I was going to say also with the utmost respect, I think we are at the future days now. I think we're there. I think the future is now. I think we're at the time where we need to look for more space. I think preserving the City Hall to its historic functions with the historic awning is what we need to do. I think it's the right thing to do for the community. But I also think the right thing for the City staff is give them a space where they can do what they're expected to do day in and day out.

Councilor Ripma stated if we can figure out a way to raise the money.

Councilor White stated it's no secret that parking has been a problem in our town so I think doing the parking like we're going to do at the police station is a great idea. I miss old City Hall like Dave does but the direction was we purchased the house behind City Hall and tore it down to gain space there. I kind of like the Option A. I don't want to block the ability to access that area for additional office space. We also have this room too. This is a lot of space that we own that we didn't have back when we were in the old City Hall. I definitely like the idea of getting everyone back under one roof.

Ray Young stated I worked in that old City Hall with city staff since early 1980's. It worked well for staff but I think if you ask current staff who worked in the old City Hall and retired staff that worked in the old City Hall, even though it's not going to be the same building if we go back, it did feel cramped. I will say it's not just about comfort for staff because a happy and comfortable staff is a productive staff that has adequate space to meet the citizens and work for the citizens and there is a value. It's an indeterminate value. But there is some value in having better space for staff that citizens do benefit from. As always, we're trying to give you options and trusting you to make the best decisions for the citizens and when you make the decision we will salute and we will institute it.

Councilor Hudson asked, are we doing ourselves a disservice by delaying a decision?

Ray Young replied it already has some leaking inside but I don't think 6 months is going to matter. But right now we're doing the best we can to maintain it. We go there regularly. Today Parks was there all day long cleaning the outside of it and leaves and everything so we are still maintaining it.

Ian Gelbrich stated just to further answer the question about timing. You may be aware that right now in the marketplace the construction market is going nuts. What's driving that is a labor shortage leftover from the recession. The contractor market is going through the roof which if you look at the numbers that we've presented here they seem high compared to what we would've had 2 or 3 years ago. Right now we're almost seeing

escalation in construction costs of potentially even 1% per month. As you're factoring your cost the longer you delay the more things get expensive.

Councilor Allen stated my question if I may address Councilor Ripma here, the Council Chambers takes up a large amount of space, is it your desire to be back into the old Council Chambers or could it be used for office space and we stay here?

Councilor Ripma replied my desire is to go back to the old Council Chambers. Let's face it, this still looks like a temporary operation here with folding tables and chairs. That was a Council Chambers befitting the great City of Troutdale. It wasn't grandiose, it was friendly. I think the Council Chambers should be in that building.

Councilor White stated I just want to point out too that everyone fit in that space when we'd have a big issue or the Scouts for example. They don't fit in this room. And the lobby was a great help as well for overflow. I don't want to block the ability to get behind the building.

Councilor Hudson stated if we were to make a decision on just A or B, we could move forward with designing and planning for a bond. We could do that part first because there are so many steps. It would be so frustrating to get to the point where we come up with designs 6 months from now and then say okay, let's go forward with a bond and then we have to start planning the bond. If we could start things now and other things will continue as our timeline continues, it seems to me. If we could just choose between A and B we could even start making plans for where the funding will come from which is the necessary first step.

Councilor Lauer stated I appreciate where you're going because I like the fact that we're thinking ahead. We could move steps forward. My question is, are we able to make a decision tonight even though it's just an update?

Ray Young replied I didn't intend for you to.

Mayor Ryan stated we can direct staff to come back after the break with some ideas.

Councilor White asked, why don't we have staff bring to us an update on funding mechanisms?

## **9. STAFF COMMUNICATIONS**

Ray Young stated the League of Oregon Cities conference is September 27<sup>th</sup> through the 29<sup>th</sup> and so far Councilor Allen and Councilor White are intending to go. Let Sarah or I know if you're going so we can register you and hopefully find lodging for you. SummerFest is July 21<sup>st</sup> and the Cruise-In is on Sunday, August 5<sup>th</sup>. Imagination Station is going really well. Hopefully you've watched it online. Every day, seven days a week, somebody is working on Imagination Station. Leathers has a crew here working on it already. I think we're probably going to be done by the end of July and then they'll pour the foundation on it. We're hopefully going to have the grand opening later in August. This



Thursday at noon Sugar Pine Drive-In is having their grand opening. Troutdale Elementary School is having their big grand opening on August 22<sup>nd</sup> at 6 o'clock in the evening. The old one is gone if you haven't noticed in the last week. It is torn down. The committee recruitment is going on. If you have any friends, neighbors or anybody you want to see on city committees, we're taking applications until the end of August. For those of you who are seeking re-election, August 28<sup>th</sup> is the last day to file. Check with Sarah and she can get you the information to refile for your positions. We will not have a meeting until August 28<sup>th</sup> unless there is by some stretch of the imagination that the current ballot initiative people get 1500 signatures in the next couple weeks. That would be the only reason there might be a special meeting called. Other than that, have a great 6 weeks off and we'll look forward to seeing you on August 28<sup>th</sup>.

## 10. COUNCIL COMMUNICATIONS

Councilor Allen stated I thought this meeting went very well with good input from everyone.

Councilor Hudson stated to those of you watching at home, SummerFest is coming up. If you would like to be in the parade please get in your applications ASAP. We are already starting to arrange the order that people are going to march in and the staging areas. If you want to get in, now is the time.


Councilor Ripma stated everyone have a happy summer.

Councilor White stated I've been asked by the Chamber to coordinate with the Council and Mayor if they're going to be in the parade. They want to know who is going to be in attendance and if we're going to be driving in a car. If you would just contact me and we'll let them know as soon as possible.

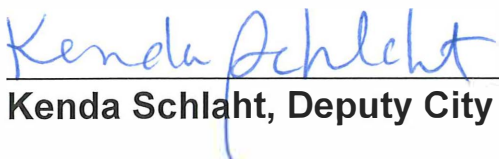
## 11. ADJOURNMENT

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

Meeting adjourned at 9:30pm.

  
\_\_\_\_\_  
Casey Ryan, Mayor  
Dated: 8/30/2018

**ATTEST:**

  
\_\_\_\_\_  
Kenda Schlaht, Deputy City Recorder

# CITY OF TROUTDALE

City Council – Regular Meeting  
7:00PM

Tuesday, July 10, 2018

## PLEASE SIGN IN

Name – Please Print	Address	Phone #
MICHAEL ROBINSON	1211 SW 5th Ave, Suite 1900 PORTLAND, OR 97204	(503) 796-3156
NOEL DEAL	19949 NE HALSEP APT 109 GRESHAM	
HENRY C. FONG	1021 NE 365th CORBETT	503-200-2959
Timothy Slight	8927 NE Paris ST-OR	
Chad Pullman	6025 E. Burnside OR	
GARY DUNN	1527 SW BERRYESSA RD	
Wayne Schulte	2009 SW 5th Ave La	503-666-5759
Ed Tosterup	Fairview	
Mark Schuld	2100 SE Belmont St Portland, OR 97214	
Paula Goldie	Troutdale	—
TANNY STAFFORSON	1325 NW Cor Ru Ny	503-319-5782
Robert + Maureen	2260 SW 18 Way	503 665 0056
PAUL A. CHARPENTIER	2120 S.W. STURGEON LN	503 253 5946
Breery Paul	39265 Sunic St	
Diane Castle	1225 E HISTORIC	503 888 1908
Vincent C. Smith	1225 E Hist.	830-876-6902
Megan Webb	28080 SE Hwy 212	—
Ryan Lagura	Cascade Locks	—
Kellie	4219 NW Sage Loop, Camas, OR	—
PAUL MITCHELL	536 Buxton TROUTDALE	503 559-9309
Carolyn Flaherty	2035 SW Montmore Way Tdl	—
Sally Sawidz	1980 SW Montmore	666-1105
SAMUEL P. BARNETT	437 SE Canal Cir, Trout.	442-9151

Name – Please Print	Address	Phone #
Claude A. Giza	1097 E. 11st Col. Park Hwy #123 <del>Troutdale</del>	503 799-9667
Shirley and Charles Angell	2339 SW 23rd St, Troutdale	(503)6675919
Virginia Welch	2133 SW Larsson Ave	503 669-7264
Brenda Howe	2550 SW. Indian Mary Ct	503 667-4462
Susan Howe	u	u
Tatjana Heinze	city of Troutdale	503-758-5374
Peter Robasz	1522 SW North Starr	971-409-8006
Debra Ann Mullister	811 NE 22nd Ct. Gresh	503-4816011
Rene Thorsell	2240 SW 10th Way	
Heidy E. Portis	806 SW Morganway	503-7574018
Sandy Glantz	4450 SE Sweetwater Ln	971-344-4240
Will Knight	Troutdale	503-888-9455
Victoria Pizzo	Troutdale	

Meeting Date: 10 July 2018

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