



# CITY OF TROUTDALE

*"Gateway to the Columbia River Gorge"*

## AGENDA

### CITY COUNCIL – REGULAR MEETING

Troutdale Police Community Center – Kellogg Room  
234 SW Kendall Court  
Troutdale, OR 97060-2078

**Tuesday, January 22, 2019 – 7:00PM**

#### **Mayor**

*Casey Ryan*

#### **City Council**

*David Ripma  
Randy Lauer  
Jamie Kranz  
Glenn White  
Nick Moon  
Zach Hudson*

#### **City Manager**

*Ray Young*

#### **City Recorder**

*Sarah Skroch*

1. **PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.**
2. **PUBLIC COMMENT:** Public comment on non-agenda and consent agenda items is welcome at this time. *Public comment on agenda items will be taken at the time the item is considered. Public comments should be directed to the Presiding Officer, and limited to matters of community interest or related to matters which may, or could, come before Council. Each speaker shall be limited to 5 minutes for each agenda item unless a different amount of time is allowed by the Presiding Officer, with consent of the Council.*
3. **CONSENT AGENDA:**
  - 3.1 **MINUTES:** January 8, 2019 City Council Regular Meeting.
  - 3.2 **RESOLUTION:** A resolution approving an Intergovernmental Agreement with the City of Gresham for continued Building Inspection Services.
  - 3.3 **RESOLUTION:** A resolution approving an Intergovernmental Agreement between the City of Troutdale and the Sandy Drainage Improvement Company allowing each Party to retain the services of the other Party for projects and tasks, and providing a mechanism for reimbursement of costs and expenses.
  - 3.4 **RESOLUTION:** A resolution accepting a perpetual nonexclusive utility easement adjacent to NW Eastwind Drive from Veleriy and Valentina Zhiryada, and NW Freight LLC.
4. **MOTION:** A motion to appoint Councilor Kranz to serve as the Alternate on the Joint Policy Advisory Committee on Transportation (JPACT).

*Mayor Ryan*

5. **PRESENTATION:** An introduction of the Multnomah County Sheriff's Office Command Staff that will be serving as the City's Chief of Police.

*Ray Young, City Manager*

**6. RESOLUTIONS:** Resolutions approving City Financial Statements and receiving the Annual Audit Report:

**6.1** A resolution approving the City's financial statements and Comprehensive Annual Financial Report (CAFR) for the Fiscal Year ended June 30, 2018.

**6.2** A resolution accepting the report of the Independent Certified Public Accountants on the City's Financial Statements for the Fiscal Year ended June 30, 2018, the Auditor Communication Letter (SAS No. 114), and the OAR 162.10, Audits of Oregon Municipal Corporations Letter.

*Erich Mueller, Finance Director*

**7. DISCUSSION:** A discussion and direction to staff regarding the old City Hall building.

*Ray Young, City Manager*

**8. STAFF COMMUNICATIONS**

**9. COUNCIL COMMUNICATIONS**

**10. ADJOURNMENT**



**Casey Ryan, Mayor**

**Dated: January 16, 2019**

City Council Regular Meetings will be replayed on Comcast Cable Channel 30 (HD Channel 330) and Frontier Communications Channel 38 on the weekend following the meeting - Friday at 4:00pm and Sunday at 9:00pm.

Further information and copies of agenda packets are available at: Troutdale City Hall, 219 E. Historic Columbia River Hwy. Monday through Friday, 8:00 a.m. - 5:00 p.m.; on our Web Page [www.troutdaleoregon.gov](http://www.troutdaleoregon.gov) or call Sarah Skroch, City Recorder at 503-674-7258.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to: Sarah Skroch, City Recorder 503-674-7258.

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

**Tuesday, January 22, 2019 – 7:00PM**

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

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

**PRESENT:** Mayor Ryan, Councilor Ripma, Councilor Lauer, Councilor Kranz, Councilor White, Councilor Moon and Councilor Hudson.

**ABSENT:** None.

**STAFF:** Ray Young, City Manager; Kenda Schlaht, Deputy City Recorder; Ed Trompke, City Attorney; Erich Mueller, Finance Director and Travis Hultin, Chief Engineer.

**GUESTS:** See Attached.

Mayor Ryan asked, are there any agenda updates?

Ray Young, City Manager, replied there are no updates.

**2. PUBLIC COMMENT:** Public comment on non-agenda and consent agenda items is welcome at this time.

Rich Allen, Troutdale resident, stated when it comes time for decisions and so forth, you're not all going to agree. When people feel like they're heard and listened to and the process is fair, even if they don't win a vote, they'll accept that vote. Be considerate of each other and listen to each other.

Paul Wilcox, Troutdale resident, stated I went to a Gresham City Council meeting last Tuesday. They had something on their agenda that I think will be coming before the Troutdale Council so I wanted to see how they handled it. It was the locating of 5G transmitters. One thing I did notice was they have a superior sound system compared to what we have here. I thought it would improve when we moved to this location from the basement of the old City Hall but it doesn't seem to be any better. Another thing that was on their agenda was their only new Councilor, Eddie Morales, had an issue with their process of recruiting committee members. He raised some issues and you can read about it in the Outlook or the video is online. That leads me to a couple footnotes I wanted to add to my presentation last week about our selection process. We had 17 vacancies

across 5 committees. Councilors Kranz and Moon had no say in those people that are going to be serving for the next 3-4 years during those 2 Councilor's term. I didn't think that was quite right. A problem though is that 9 of those 17 were renewals so pretty much everybody that wanted in got in. If there hadn't been that many renewals some of the committees actually would've come up short. Paul read a statement to council regarding unopposed candidates for Council (see handout attached to these minutes).

**3. CONSENT AGENDA:**

**3.1 MINUTES:** January 8, 2019 City Council Regular Meeting.

**3.2 RESOLUTION:** A resolution approving an Intergovernmental Agreement with the City of Gresham for continued Building Inspection Services.

**3.3 RESOLUTION:** A resolution approving an Intergovernmental Agreement between the City of Troutdale and the Sandy Drainage Improvement Company allowing each party to retain the services of the other party for projects and tasks and providing a mechanism for reimbursement of costs and expenses.

**3.4 RESOLUTION:** A resolution accepting a perpetual nonexclusive utility easement adjacent to NW Eastwind Drive from Veleriy and Valentina Zhiryada and NW Freight LLC.

**MOTION:** Councilor Ripma moved to approve the consent agenda. Seconded by Councilor White.  
**Motion Passed 7-0.**

**4. MOTION:** A motion to appoint Councilor Kranz to serve as the Alternate on the Joint Policy Advisory Committee on Transportation (JPACT).

**MOTION:** Councilor Lauer moved to approve the consent agenda. Seconded by Councilor Ripma.  
**Motion Passed 7-0.**

**5. PRESENTATION:** An introduction of the Multnomah County Sheriff's Office Command Staff that will be serving as the City's Chief of Police.

Ray Young stated at this time I'll invite up Commander Reiser and Captain Travis Gullberg.

Commander Monte Reiser, Multnomah County Sheriff's Office, stated seated beside me is Captain Travis Gullberg. I'm here this evening to thank the City Council and City Manager as you welcome a new Chief of Police for the City. My tenure in this position is just about over and we have identified as your next Police Chief, Captain Gullberg. First, just a word about my time as your Police Chief. I'm very thankful and it's been a very extraordinary honor to serve as Police Chief for just under 3 years now. Back in the spring and summer of 2015 the Council shared a vision with the Sheriff's Office that would bring together 2 agencies and a promise of an improved cost effective policing model that would enhance public safety for the City of Troutdale. Through the transition process I feel that we have succeeded in accomplishing the vision and it's been a pleasure being involved in that transition. I give much credit to our committed uniformed deputies, detectives and sergeants, as well as my fellow command team members and our wonderful civilian staff

who support our overall operations. I'd like to thank a number of city staff for their partnership and friendship over the past few years beginning with City Manager, Ray Young, for his terrific leadership and professional partnership. I found Ray to care very much about ensuring that Troutdale receives the best public safety possible. It's been a pleasure working for you. I really appreciate your commitment to our partnership. I'd also like to thank Erich Mueller, Chris Damgen, Steve Gaschler, Kenda Schlaht, Fred Ostler and Sarah Skroch for their friendship and partnership. Councilors, you have a great City Management team and it's been a pleasure working with them as well as with your Citizens Advisory Committee and Public Safety Advisory Committees. Regarding Captain Gullberg, on behalf of Sheriff Mike Reese and Chief Deputy Jason Gates, you have our full support for Captain Gullberg as your next Police Chief. Captain Gullberg began as a deputy sheriff in 1998 with the Sheriff's Office following 2 ½ years as a city police officer in Wyoming. Captain Gullberg has worked through the ranks of deputy, sergeant, lieutenant and now captain where he most recently served as inspector over our Professional Standards Unit responsible for creating an environment that encourages the highest standards of integrity for the Sheriff's Office. He serves in many positions to include the Major Crimes Team as a detective, a patrol sergeant and lieutenant for our River Patrol Unit. I can attest that Travis is extremely well rounded and leads a life where he balances his professional career with his wonderful family. Captain Gullberg has an impressive resume which includes management and executive leadership certificates from the Police Academy and he just recently graduated from the coveted FBI National Academy in Quantico, Virginia. Councilors, I can tell you from my recent discussions with Captain Gullberg and City Manager Young that Travis is very excited to begin in his new position. I can't think of a more qualified, respected member of local law enforcement and exemplary member of the Multnomah County Sheriff's Office to be your next and best ever Police Chief. Mayor and Councilors, I would like to thank each and every one of you to include the new Councilors. It's truly been an honor to serve you all.

Captain Travis Gullberg, Multnomah County Sheriff's Office, stated it's an honor to be here. I would like to take this opportunity to thank Sheriff Reese and partnership with City Manager, Ray Young for designating me as the Police Chief for the purposes of the contract between the City of Troutdale and Multnomah County. I have met with Ray Young and have worked with Monte over the past couple of weeks to learn more about the City of Troutdale and its business. I know that the City of Troutdale is a special place as I know it to be a great place to live, work and thrive in. I look forward to working more closely with Ray and the City's management team in the coming years as we make Troutdale a warm and welcoming community. I would like to especially thank Commander Reiser for all that he's done to assist me with this transition and for the years representing the Sheriff's Office as a designated Chief of Police for the City of Troutdale. The Council should know that while it seems like we're saying goodbye to Monte, he's actually not moving that far. He'll be in the office right next to mine. Please know that I will lean on him for his leadership and guidance as we work towards fulfilling the contract that services for the City of Troutdale. I understand the importance of public safety in the City of Troutdale. Public trust, a safe livable community and exemplary service are the cornerstones of the Sheriff's Office. I pledge to you my very best professional approach to ensuring that the Sheriff's Office provides accountability in the areas of quality, fiscally

responsible and transparent public safety services in partnership with this City Council. My priorities are to ensure our contract obligations are fulfilled and that I will always remain responsive to the City's needs.

- 6. RESOLUTIONS:** Resolutions approving City Financial Statements and receiving the Annual Report:
- 6.1 RESOLUTION:** A resolution approving the City's financial statements and Comprehensive Annual Financial Report (CAFR) for the Fiscal Year ended June 30, 2018.
- 6.2 RESOLUTION:** A resolution accepting the report of the Independent Certified Public Accountants on the City's Financial Statements for the Fiscal Year ended June 30, 2018, the Auditor Communication Letter (SAS No. 114) and the OAR 162.10, Audits of Oregon Municipal Corporations Letter.

Erich Mueller, Finance Director, stated tonight there are 2 resolutions in agenda item #6. This is one of the couple of occasions throughout the year that the Council has the opportunity to demonstrate for the record and for the audit trail that it's exercising its duties in terms of monitoring and the accountability and oversight of the City's financial affairs. The first resolution before you is for the Council to approve the financial statements so that they become the official financial statements of the City on record.

**MOTION:** Councilor Ripma moved to approve the resolution approving the City's financial statements and Comprehensive Annual Report (CAFR) for the Fiscal Year ended June 30, 2018. Seconded by Councilor Kranz.

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

**Motion Passed 7–0.**

Erich Mueller stated agenda item 6.2 is important to our standing with the financial monitoring community related to our publicly issued debt. It's one of the things we're obligated to do based on the continuing disclosure requirements that we entered into as part of the financing both for this building as well as for the full faith in credit bonds that we recently issued. The official financial statements which you just approved and made official through that resolution, the auditors have offered their opinion which is in your packet. This resolution is for you to not approve, but rather to accept their report because it's their professional opinion and it stands whether it's approved or unapproved by the client as it were. Management is responsible for development and maintaining the records and producing the financial statements. The auditor's responsibility is to conduct the tests necessary for them to express a professional opinion.

**MOTION:** Councilor Ripma moved to approve the resolution accepting the report of the Independent Certified Public Accountants on the City's Financial Statements for the Fiscal Year ended June 30, 2018, the Auditor Communication Letter (SAS No. 114) and the OAR 162.10 Audits of Oregon Municipal Corporations Letter. Seconded by Councilor Lauer.

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

**Motion Passed 7–0.**

**7. DISCUSSION:** A discussion and direction to staff regarding the old City Hall building.

Ray Young stated generally we have been under direction from Council that the staff is supposed to return to you with options that involve saving the old City Hall building. The options that we are presenting to you now for a decision are ones that include that option as the basis of all of them. The second thing that we have to deal with when we proceed with the options on what we do with old City Hall is the money. The City coffers do not have enough money to do any of the options whatsoever. If you've looked at the numbers and you're all familiar with the budget reports, we will end this budget year maybe \$1-2 million dollars over our base \$2 million which is barely minimum as we enter the next 5-10 years in this state. We know we're going to have issues with PERS. We have a \$5 million loan sitting out there on the urban renewal property. We know everybody talks of a recession coming and hitting us in the next couple years. Drawing down City money any further I would strongly suggest is not prudent to be considering. We are doing well and healthy financially but to put a burden such as this on our general fund would not be wise. The second thing is borrowing money. Essentially we could borrow money to do the project, \$5-6 million to do the one bigger option but on a \$5 million loan the annual payments are like \$400,000.00 - 500,000.00. Again, a burden on our general fund which is already going to have those pressures I mentioned. In terms of recommendation I believe that the best way to go to save City Hall is to ask the citizens for a bond levy. It's the one that does not put us in precarious situations financially in the next 5-10 years in case something happened that we don't want to get rid of that wiggle room that we currently have in our finances. Option #1 is to take old City Hall and make it just like the old City Hall. That building has been vacant now for 8 years. It's costing us \$8,000.00 - 10,000.00 a year to heat and security and general maintenance issues on it. The interior would have to be completely stripped out. The walls, floors, HVAC system, electrical, plumbing, etc. As you may recall, 8 years ago the staff pretty much refused to drink water coming out of the faucets because the pipes were so bad it imparted a horrible taste onto it. The building would have to be rebuilt. We also don't have any handicap requirements that have been met in that building in terms of interior with elevators and exterior with handicap parking. Part of the bigger cost is the 2 extensions on the building on the south side and the east side. They are blocking us from repairing the primary problem with the building which is the foundation on those sides of the building. They would have to be completely removed to get down to those foundations and rebuild those foundations.

Then the 2 extensions have to be rebuilt from scratch. Option #1 is to go in there and restore it to a full service City Hall and move staff back into there. There would not be enough room in the building to put all city staff in there that the public deals with and it would be cramped. At old City Hall people were sitting really close to each other, storage was a problem, access was a problem for people. It would not allow for any future growth and it would not get all staff in there that the citizens see on a regular basis. We would not have room for Engineering in there, barely room for Community Development. The bigger factor in cost too, a million dollar cost on that ticket, is because you're moving staff back in there that's 20-30 employees who will have to have cars that park somewhere and we're already going to lose probably 1/3 of the parking lot in front of the building because of that handicap access. The proposal was to take the parking lot across the street that's got 20 spots in it and put a deck over the top that you enter from 2<sup>nd</sup> Street to have ample parking there in downtown for staff and for citizens and for the uses that would be for that building. So if you're going to do it, you probably need to do it right as best we can with the limited space in that building. That option is approximately \$5 million to do that to get it done right with additional parking. Option #2, which is the one that staff recommends, is to restore City Hall to its historic proportions. Which means you go in, tear off the 2 extensions so you can fix the foundation, repair the outside, the roof and then upstairs simply becomes a large meeting hall type room. The upstairs would be a place for the Council Chambers, Municipal Court, the rec department could use it for recreation classes which we have very limited space now to use and also people in the community could rent it for community events. We would have the whole upstairs available for public use. We probably would not need to worry about the parking issue even though we would have to put handicap at the top because we wouldn't be having 20 or 30 people working there during the work day. The downstairs would simply be cleaned up and made a storage area. The downstairs is generally a lower ceiling and was cramped. We would use it for storage. You can never have enough storage with records retention policies we have and the boxes. If you go into anybody's office in this City you will see boxes and things piled all around their offices and outside their office. It would be a great place to store things because we have to keep them for a number of years. That second option is probably about \$2.5-3 million to do that second option to return that building to at least the historic proportions. That way we could make the public use of the building and we would have a nice space for City Council and Municipal Court and for other functions and classes we would want to have in that building. Option #3 would be taking option #1, restore it back to a City Hall building with offices upstairs and downstairs, City Council chambers where it is now and then provide a building out the back because we bought the house directly behind it on the southeast corner of it. So we have a little bit of property behind there so we can put a building. We would try to get a 17,000 square foot total space in the old building and the new building. Years ago the City went through at least 2 different space needs analysis with experts going through what size City Hall do we need. We had public meetings and we had a lot of forums they went through. They were talking that maybe 20,000 or 22,000 square foot size. There's a rule of thumb in the industry that says you need 1 square foot for every citizen so you're at 16,500. I said let's go with that lower number so we have some room for growth and we have a building that we can use for full service City Hall for real. That option is I think \$7.9, roughly \$8 million to go with that option to restore old City Hall, add the parking lot and add the extension



behind it so you have all the square footage you need for the next 20 years for a City Hall. The last option was a combination of option #1 plus add a building. Option #4 is do #2 which is restore it to historical proportions and have City Council chambers and Municipal Court upstairs and have a large meeting hall and then you build a City Hall office building without a City Council chambers. So we make just an office building for citizens to come to pay their bills, to meet with people, to do plan reviews or engineering reviews. It becomes just the business center for the city staff and the citizens to do business in. But when we have meetings such as this we would do it in the old City Hall and the plan would be to find a space in the downtown area for that building so that it's walking distance like we do now. Those are essentially the 4 options that we are presenting. The reason that we're suggesting the cheaper option, option #2, is the reality of what the citizens are willing to pay for and what they want. As we've discussed in these meetings we would love to have a nice, bright, New City Hall for staff and the citizens to go to. That would be great but, do the citizens want to vote yes on a bond levy that's going to be \$8 to 9 million dollars for that? The second concern that staff has is that if you ask the citizens for a larger bond levy like that, what if they say no? We're suggesting that at this point in time considering all the other financial considerations the city has and the concerns we'll be facing in the next 5 years, is to suggest a nice, simple, the most inexpensive option to save that building to give a clean target for the citizens to vote up or down for and quite honestly to restore it to historical proportions I hope provides a vision that a segment of the population can get behind. Because as most of you know, a bond levy is something that the citizens and the council have to lead. Staff can put together all the paperwork and Ed can help us put together what we need to do for the bond levy and to get it on the ballot but once it gets on the ballot, staff can't be out politicking for it, we can't do materials for it, we can't do anything to help pass the bond levy. It's finding a group of citizens who are willing to push this endeavor for the citizens. It's marketing or messaging to give the citizens a nice clean choice of what they want to do.

Councilor Ripma stated with the cheap option you're not building the office space for City Hall if we go with your recommended option #2.

Ray Young stated right. You're not going to get any city offices in the building.

Councilor Ripma stated we would go to the voters to refurbish the old City Hall but that bond wouldn't build a new office space for the staff and so on.

Ray Young stated no. The downstairs would be for mechanical and storage and the upstairs would be the City Council/public use space.

Councilor Ripma asked, what would we do with the staff?

Ray Young replied it would leave us in rented space and spread out around the city. We've been this way for 8 years. Here's the thing, within 5 years we hope to have the urban renewal area sold, the \$5 million loan paid off, we'll be farther into the PERS issues and at that time we may be in a better financial situation maybe to afford building the City Hall or something different with money other than bond money at that point.

Councilor Ripma stated the office space we eventually build for staff could be attached to the old building, or not.

Ray Young stated it could be. You could always build a building behind it in 5 years.

Councilor Hudson stated refurbishing old City Hall into a community space sounds like a great idea.

Councilor Lauer stated so what we're discussing is what our direction is to you.

Ray Young stated right. Basically tell us what kind of structure we should begin to put together for a bond levy and an actual budget for that. Then we'll have to come back and you'll have to approve the bond levy to go on the ballot. We have to make a decision. Making no decision on this makes a decision because that building is falling apart.

Councilor Ripma stated if we go out for \$2 million to turn the building into a rec center and Council chambers, I'll vote for it. But if we spent \$3.5 million we could put most or at least a portion of the city staff back in there and have it be a real City Hall like it used to be and like it was for 80 years. I think people would go for it. If we were to just rehab the old building, in other words go for the cheapest option and fix it up, my ultimate hope would be that the rest of the staff would be housed in a building attached to it at some point. I just think it's logical. We own the land. I think in the end it would pencil out as cheapest. I want to save the building.

Councilor Kranz asked, we currently have staff in 4 locations?

Ray Young replied technically we have staff in 5 locations.

Mayor Ryan stated we need to give you guys some direction on what to do.

Councilor White stated I don't like the idea of not using the basement and having it be a rec center similar to the Sam Cox Building that we have. I'd like to see a full remodel, get a real City Hall and we always have the room for growth behind the building. I had asked for financing options as well and I'm not seeing those. I know we can borrow from funds. We could borrow from the parks fund and we have 10 years to pay it back so it's like a loan to ourselves. Any time you eliminate the bank you're going to save quite a bit of money. I only want staff back in there if we can make it nice for them. It has to be new plumbing and HVAC.

Councilor Hudson stated I much prefer the option of making a public building that's not a functional office building. It was a community center before it became an administrative building. It felt, Dave, like the thing you liked most about it was having the Council chambers in there because they had so much character. But where you put the cubicles matters a lot less as to whether it's in a historic building and I think it makes it less convenient for the cubicles and the copy machine to put them in the beautiful historic

building when I think staff can function much better with them not there. Let's let the historic building be the place where we have our ceremonial and our community uses and let the functional day to day work be done in an easier place. Our city offices are working well now. Let's just work on restoring that to its community purpose and historical character.

Councilor Ripma stated this is just a discussion tonight. I wonder about having staff come back with both the rehab options that Zach was just talking about. Would that be sufficient direction? Bring back numbers and realities for both.

Ray Young stated we pretty much have that information right now.

Councilor Lauer stated I agree with Councilor Hudson. I think going to a place where we can get the City Hall back to a community area, something that the community can use, something where we're not cramming everybody back in I think makes the most sense financially. As a citizen, I don't want to be sold anything. Councilor Ripma said the old City Hall was adequate. I don't want to be sold a multi-million dollar bond on something that's going to be adequate. I want it to be exceptional. I want it to be something that's going to sustain the city and city services long after we're all dead and gone. Also, Councilor White's recommendation of building on office space behind it. If we're adding a big green blob behind, we're not really taking into account the historic significance of the building anyways. I don't even like entertaining that option. From a citizen standpoint, I like the cheaper option with the idea of exploring an option of getting a civic center.

Mayor Ryan stated Councilor Lauer couldn't have said it any better. I don't want that building to be torn down. I want the citizens to be able to go in there and enjoy it. We have to start with the end in mind. The end in mind is we all have to agree we want to keep it. We need to start small and renovate it and keep it.

Councilor Kranz stated I definitely like the new direction of the conversation is taking. I think it would be better to go for the \$1.7 million option to look towards turning it into more of a community center/use. Then looking later on towards a new direction for City Hall to aggregate all the people we have spread across the city.

Councilor White stated this is a community center. We have the Sam Cox Building as a community center, we've got the Troutdale House right across the street that's a private ran community center. I don't think we need a fourth community center. We need a City Hall and I think the people are going to look at it from a practical sense.

Mayor Ryan stated I want a few people from the audience to come forward.

LeAnn Stephen, Executive Director for Troutdale Historical Society, stated old City Hall was a controversy from the beginning, to get it built and now to get it renovated. It was always a City Hall. It was built to be a City Hall. There was a dance hall above it but it was built to be a City Hall. The thought of the building renovated and kept is appreciated. But also there's a history that needs to be honored and appreciated.

Saul Pompeyo, Owner Ristorante Di Pompello, stated having employees drive from department to different department all day is inefficient. Check efficiency for the taxpayers.

Erin Janssens, Historic Landmarks Commission Member, stated I'm also a part of the Troutdale Historical Society. I think everybody's well aware that storage solutions and space efficiencies have been improved dramatically over the last couple decades. I think that making those spaces usable and friendly and efficient for staff is very doable, maybe difficult for some people to imagine in its current state but after a renovation that space will be exceptional. I think that we need to hold onto that realization of a professional restoration and what that can look like. There are plenty of examples of that well done throughout historic spaces in the City of Portland. Can we look at additional financing options? What do our finances look like in the future? Be fiscally responsible.

Ray Young stated one of the differences between restoring it to staff being in there versus the historical public space is there is a lot of expense involved in making it habitable for staff and citizens to come into 2 different floors. You really have to improve downstairs and do what you can to expose the ceilings because it's pretty low ceilings right now downstairs. You have to have a second bathroom, rebuild the 2 extensions, the elevator, interior walls and interior work.

Erin Janssens stated sitting on the Town Center Committee we held numerous outreach meetings and finding out what was important to people in Troutdale. Resoundingly what came back over and over again is really their strongest appeal and attraction is its historic and small town charm.

Diane Castillo-White, Troutdale resident, stated I helped the police get into this building. I think we were the only bond that passed at the time. We had positive messaging. I think this is an easy sell. We need get back into City Hall. It does become a civic center because we're going to have the bike hub across with the Chamber with the renovation of The Depot with additional parking there as well. There is extra space at the Public Works building. I've talked to employees. I have asked employees what they think about moving back into old City Hall and they were fine with going back into doing that. As a taxpayer I'm not interested in acquiring another community center.

Rich Allen, Troutdale resident, stated I do remember old City Hall and I think you're going to have reluctance from staff to want to go back to what they remember it being. Renovated places can be made very nice. However, I do see that there is going to be a point where you do need an extension to get everybody there and be comfortable. I hope the Council will consider something that is architecturally complimentary to the existing old City Hall.

Ray Young stated one of the things that we would consider as staff is if we do the cheaper option, return it to Council chambers, Municipal Court and rec center and we keep renting space for staff, by the time this project is done in 4 or 5 years by then the URA \$5 million

is paid off. Hopefully, it's being developed, we've got all new tax revenues coming in from buildings out there and the TRIP property is fully developed and maybe McMenamin's has done more building, we've got the Eagle Ridge Apartments on the tax rolls. We're getting close to the end of PERS. In 5 years we're probably in a different financial situation to where we can decide what we want to do. For 8 years the staff has been in rental space and I'm suggesting we leave them in rental space for 5 more years because I think our finances in the city will look a little different than they do now.

Mayor Ryan stated ultimately I just want to keep the building. My vote stands with whatever I think is the best chance of keeping that building. And I do have to keep the employees of our city in mind.

Councilor Ripma stated keep in mind that we're here representing the voters and the taxpayers. We want city staff to be functional and efficient. We have a higher loyalty to do what's right in the long run.

Councilor White stated I think we need to look at more financing options. Maybe borrow from a fund and start this project without a bond being passed and make that bond as low amount as possible. That way there's buy-in from the general fund.

Ray Young stated there's a couple things to consider. If you noticed in the staff report the Parks SDC fund has \$1.4 million at the end of this year. We already have 3 loans against it now. If we took out more money loaned against it, it would cost the general fund \$100,000.00 to \$125,000.00 a year in debt service and then we wouldn't have the money for a number of years if we do need to build a new park because it wouldn't be there.

Mayor Ryan stated we're not voting tonight. We're going to come back with a resolution.

Ray Young stated let's firm up both options and make sure we feel good about them.

## **8. STAFF COMMUNICATIONS**

Ray Young stated Councilor White, Councilor Moon and Councilor Lauer are going with me on Thursday down to the Capitol for LOC Day at the Capitol and we're meeting with Representative Gorsek and Senator Monnes Anderson. Note that the County is trying to get input on the next 5 to 10 years of road improvements in the County. If you or the citizens want to give feedback there's going to be options with that. Tomorrow evening Councilor White and I will be at the quarterly fire meeting where we'll meet the new Fire Chief of Gresham. We are already planning a party for Earth Day on April 27<sup>th</sup> at Helen Althaus Park.

## **9. COUNCIL COMMUNICATIONS**

Councilor Kranz stated I attended my first EMCTC meeting on the 14<sup>th</sup> of January and we talked about RTO grants which are the grants that they're going to have out for public. I have different phases of information if we want to talk about it at any of the sessions coming up. Basically between April and June they're going to solicit and receive project

proposals from jurisdictions and regional agencies. Metro is looking for ideas and projects that will reduce carbon consumptions.

Councilor White stated I was at the last Planning Commission meeting and the County is working on a project for salmon passage on Cochran Road. It's the back way into Mt. Hood Community College. They actually had to make a request to use the old code because we just passed the FEMA regulations over Christmas and it was going to make it very difficult for them to pull project off. It just shows me that we still have time, we didn't implement it until February 1<sup>st</sup>. We're waiting for that report from the attorney on a class action suit to possibly revisit that code. The County was even complaining of FEMA's timeline. They said they usually would've had 5 times that amount of time for an ordinance like that to be passed. It's a thing that concerning me and I think it's going to continue to be a problem for other developments in the future. The engineers on the project are discovering that the FEMA maps indicating a higher flow than they're actually experiencing.

Councilor Moon stated I met with Mollie in Parks recently about doing movies and community oriented stuff. We'll probably be doing 2 movies and then maybe 1 concert.

Councilor Hudson stated remember that the Council last year unanimously passed an endorsement from the Council of a statewide plastic bag ban. As I understand it, Representative Gorsek is actually sponsoring exactly this bill. We spoke and we were heard. Also, twice last year we had citizens at 2 different meetings come up and speak about things that Troutdale can do for our homeless population. Senator Monnes Anderson has publicly expressed support for measures that support people experiencing housing and stability.

## 10. ADJOURNMENT

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

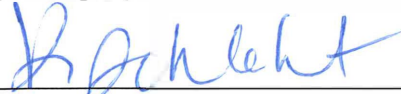
Meeting adjourned at 9:19pm.



Casey Ryan, Mayor

Dated: February 13, 2019

**ATTEST:**

  
Kenda Schlaht, Deputy City Recorder

# CITY OF TROUTDALE

City Council – Regular Meeting  
7:00PM

Tuesday, January 22, 2019

## PLEASE SIGN IN

Name – Please Print	Address	Phone #
Amber Myers	KAD Blvd (MCPS)	501-292-9992
Dasha Gierneha		503-753-6851
DAVID WILSON	TROUTDALE	
Michael Spalko	Gresham	503 860 0045
DAVID PARIS	TROUTDALE	503-489-5252
Andrew Paris	Troutdale	503-909-4517
Glen Mackey	Troutdale	503-989-5605
Jose Intican	Gresham	
Morelia Garcia	Gresham	
Joselyn Muñoz	Troutdale	
Saul Pompey	Troutdale	
Rich Allen	Troutdale	503-512-8060
Lynn Stephan	Troutdale	503-816-6763
Siller Medina	troutdale	971 703 0888
Aracely Mendez	Troutdale	503 820-1622
KRIN JANSSENS		
Rodrigo Vargas	Portland	503-891-8120
Tracy Chipres	Portland	503-814-8
Venecia Ramos	Portland	971-336-3130

## Exhibit A

January 22, 2019 Council Meeting Minutes

I am making these requests early-on in this newly-formed Council's term because I've observed how long it can take for decisions or actions to occur, allowing for delays and postponements. While it is still fresh in everyone's mind, I would like to yet again address the problem with unopposed candidates for Council, as occurred this past November. It is a serious disservice to voters to deny them a say in who will or will not represent them for the next four years. I would therefore request that plurality-at-large, or top-three voting, be forwarded to the voters by the Council as a Charter Amendment ballot measure at the earliest opportunity. I realize that this is a large "ask" considering that three incumbent Councilors have directly benefited from the current procedure, even if inadvertently. I ask that public-interest be put ahead of self-interest.

Another request I have is that this Council re-visit previously established Council goals, which were never reviewed or updated by the 2017-18 Council. If there are no goals being used as guidance, the Council becomes a strictly "reactive" body rather than a "proactive" one. An example of a past goal which is long overdue is to take up charter review, which hasn't been convened as a citizen-based committee since 1994.

Gresham, a much larger neighboring city, requires the formation of a citizen committee every eight years. If the Council chooses not to act upon the above-mentioned method of electing Councilors that could certainly be one of several election-related issues a charter review committee could be tasked with addressing. I don't believe it would be unreasonable for them to encourage the Council to forward to the voters not only the option of plurality-at-large, but also term limits, and a two-year Mayoral term. I would point out that on the latter, the Mayoral term being changed from two years to four years, was the result of a 1994 charter amendment which was forwarded to the voters on a 4-3 vote by the Council, the swing vote not surprisingly being cast by the incumbent Mayor. The methods for filling vacancies on Council, both Councilors and Mayor, could also stand to be looked at more closely. Another election-related idea which has been proposed is resign-to-run, which applies to a Councilor running for Mayor midway through their term. In the event that the Councilor becomes Mayor, someone is "appointed", rather than elected, to serve out the remaining two years of that term, again denying voters any choice.

Submitted by:

Paul Wilcox

1/22/19