



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, April 13, 2021 – 7:00PM

Mayor
Randy Lauer

City Council
David Ripma
Alison Caswell
Jamie Kranz
Glenn White
Nick Moon
Sandy Glantz

City Manager
Ray Young

City Recorder
Sarah Skroch

Meeting Participation During COVID-19 Social Distancing Order

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

Watch on Zoom: Submit an email to info@troutdaleoregon.gov by 5:00pm on Monday, April 12th to request to be sent an invitation to watch via Zoom.

Submit Written Public Comment: Written public comment can be submitted via email to info@troutdaleoregon.gov and must be received by 5:00pm on Monday, April 12th.

In-Person Public Attendance: Members of the public may attend the meeting in person. Attendees will be required to wear a mask and be spaced a minimum of 6 feet apart. The number of people in the room shall not exceed 25.

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:** February 9, 2021 City Council Regular Meeting.
4. **RESOLUTION:** A resolution adopting the 2020-2040 Town Center Plan.
Chris Damgen, Community Development Director
5. **DISCUSSION:** The homeless and crime problem, the destruction of Thousand Acres, and the creation of the Coalition to Save Thousand Acres.
Mayor Lauer & Councilor Caswell
6. **DISCUSSION:** A discussion about extending the temporary sewer system development charge subsidy for development of new and expanded food and beverage establishments in Troutdale.
Ray Young, City Manager & Chris Damgen, Community Development Director

7. **STAFF COMMUNICATIONS**

8. **COUNCIL COMMUNICATIONS**

9. **ADJOURNMENT**



Randy Lauer, Mayor
Dated: April 7, 2021

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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, April 13, 2021 – 7:00PM

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

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

PRESENT: Councilor Ripma, Councilor Caswell, Councilor Kranz (7:03pm), Councilor White (7:01pm), Councilor Moon, Councilor Glantz, and Mayor Lauer.

ABSENT: None.

STAFF: Ray Young, City Manager; Sarah Skroch, City Recorder; Chris Damgen, Community Development Director; and Ed Trompke, City Attorney.

GUESTS: See attached list.

Mayor Lauer asked for agenda updates.

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

Mayor Lauer stated if you are here tonight to comment about a cell tower application, please note that this will not be discussed tonight. The Planning Commission will be discussing this on Wednesday, April 28th at 7:00pm. If you have comments, questions or concerns you can email info@troutdaleoregon.gov to request a Zoom link for that meeting.

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

No public comment was received.

3. CONSENT AGENDA:

3.1 MINUTES: February 9, 2021 City Council Regular Meeting.

MOTION: Councilor Glantz moved to adopt the consent agenda. Seconded by Councilor White. Motion Passed 7-0.

4. RESOLUTION: A resolution adopting the 2020-2040 Town Center Plan.

<0:06:35>

Chris Damgen, Community Development Director, gave a brief overview of the staff report.

<0:14:52>

Councilor Glantz stated she wanted something in this document that said that unless it was an attachment or something tied to this, that the Town Center Plan would take precedence. On page 16 it talks about establishing workable, what does workable mean? Do we need that or does it just establish standards for food carts?

Chris Damgen responded with respect to the current Development Code, they are not workable. They are difficult to interpret and comprehend. We felt it was an honest representation and we'd like to see something that is workable with understanding that food carts are unique.

Councilor Glantz stated we talk about updating the Transportation System Plan and Capital Improvement Plan to accommodate for new investments. What does accommodate mean? Does that mean we make it happen no matter what? That worries her a little bit.

Chris Damgen replied some of the items highlighted in the plan are not currently in there and in order to proceed on them or secure funding for them, they have to be in the plan.

Councilor Glantz stated page 38 where it talks about the Housing Needs Analysis (HNA), it talks about how we still have 440 dwelling units across the City for development. When we did the HNA the Cherry Ridge Apartments were not included in that. Is that included in this? On page 57, we talk about looking at performing arts. She's a little concerned that it puts us in competition with Edgefield and they need all the help they can get right now. On page 78 it talks about building height restrictions are arguably the most controversial topic of the entire plan. She thought they should add "for the area outside of the URA" because she didn't feel that there were any objections to the height in the URA. On pages 110-111, when we talk about site 7, does that property outline include the property currently owned by Troutdale or is that just the Home Forward property?

Chris Damgen replied it includes property owned by the City as well as a couple of private owned properties. We treated it as a larger block area. The Home Forward owned properties are probably the slight majority of that area.

Councilor Glantz stated page 164 talks about hiring a Plan Coordinator. Is that a new position?

Chris Damgen replied the Economic Development Coordinator would be effectively the Plan Coordinator, not a new position.

Councilor Glantz stated on page 167 where it talks about needing to update the Town Center Zoning. Why was that? I know we need to put in zoning for the URA.

Chris Damgen replied the economic analysis that was done through the Main Streets on Halsey effort suggested that economically it is hard to make certain projects pencil out for development under the current height restrictions or other development standards and we should at least look at the Development Code to see if there are development standards that we would want to amend.

Councilor Glantz stated on page 170 the first bullet point talks about creating a sanctioned Main Street program. Can you describe what that is?

Chris Damgen replied a Main Street program does chamber of commerce type things. Rather than it being tied to membership it is tied to geography. It engages in promotion, business improvements, working with businesses on the Main Street, and working on any potential grant application programs that could benefit the district. In some places it is a stand-alone non-profit organization and in some places it's the responsibility of the City.

Councilor Glantz stated on page 178 it seemed extravagant to spend \$5,000 for an Adopt-a-Planter program.

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Councilor Ripma stated he is concerned about changing Sandy Avenue to a bike path. The way it's worded allows for us to study it. The budget page at the end shows that it is being studied under the Student Study program. The road profile study, on the budget page, says partially underway with ODOT/TGM grant. It's an \$85,000 budgeted item with \$75,000 unbudgeted. He thought it would be worth not necessarily adopting the Resolution tonight but waiting until we've had the Budget Committee meetings to make sure they are ok with spending all of the budget items identified in this. According to the budget page, there is a \$645,000 budget for all of the items listed and unbudgeted of that if \$405,000, so \$230,000 needs to be budgeted this year. Is that correct?

Chris Damgen replied not necessarily this year. This comes down to Council priority for what you feel is important. You could budget for some of these line items or none of them.

Councilor Ripma stated this isn't quite ready for adoption. There was an appendix page that had maps that weren't included. Has that been dropped? There is one place where this document is not final, page 79 says insert map. Let's go through the Budget Meetings to make sure everyone is on board and give us a little more time with this.

Chris Damgen replied yes, the appendices will have maps. We were trying to wait to see if we'd get an updated map layer so we would have our new property boundary at the URA to show on those maps.

<0:30:01>

Councilor Caswell stated on page 65 she'd like to remove "in pursuing higher income housing the Committee and City Council have also stated preference for home ownership opportunities in particular". It also says "this suggests condominiums and upscale townhome development could be most impactful residential patterns in the Town Center". It's great that we want people to own but let's say there is demand for apartments that are upper end or luxury then we should be open to that. She advocates for not making it so specific to Town Center.

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Councilor Kranz stated page 57 of attachment A includes The Arts, and history was left out. Troutdale has a big historical presence, and she didn't want to just shift to tangible arts or performing arts and exclude our Historical Society. Maybe the first sentence of the last paragraph could be modified to say "lastly the promotion of arts and history can be coordinated with tourism and marketing efforts". On page 73 she liked the truncated version but questioned the sentence that says "while yielding to areas of particular sensitivity that should require conservative or minimal impact". Are we losing out on protecting our natural habitats? On page 78 the 2nd sentence says "those who support this statement believe" and I was thinking of changing it to say "some stake holders believe" rather than those who support this statement.

<0:35:42>

Councilor White declared a potential conflict of interest because he is a property owner of 2 of the opportunity sites, Tract 11 West Beaver Creek and Track 12 the Peninsula Tract. Since this isn't really binding, he believes he should be able to vote on this.

Councilor White stated page 17 of the old document talks about updating the road profiles which concerned him. They are County owned roads so we may not have a choice in that and he'd prefer not to bring it up unless they do. The other is Sandy Avenue. He wouldn't want to close it down because it's invaluable in the wintertime when we have snow and ice. It's the only safe route up that hill and that's where the nearest hospital is so as a safety issue it's important to keep it. He worries the mobility study will cause us to shrink the road to accommodate golf carts which really isn't safe. We discussed taking over our roads and found that it would be very expensive. It will be hard for him to vote yes for this with things like that in this document. It is also a week away from budget and it would be good to see what the Budget Committee thinks. There is more in here than we can afford. He'd like it to be thinned down to what is going to be supported by Council and what they should focus on. On page 92 of the old document, it talks about the Peninsula Tract and the first preference is open space and parks. We already get complaints that all of the focus is on downtown. We have Glenn Otto Park, Depot Park, Drovers Trail, the 4 acre linear park that connects to the 40-Mile Loop, all on this side of the river. On the other side you've got Thousand Acres, the Gorge, and Lewis and Clark Park. Our goal is to have high end housing along the Sandy River, that does more for our City than adding a park there. That property is in private ownership currently and there is an RV park there now that makes a lot of money. He doesn't think they'd be interested in selling it as a park. The only way he sees the RV park change is to offer them some

transformative type zoning that relates with the Confluence Site. He doesn't think it would work with the property owners either and would like that to be changed to match the Council Goal, high end or executive housing.

<0:43:50>

Councilor Kranz stated on page 4 of the staff report, under Page 102 – New, the statement says “the rendering below shows a hypothetical proposal for commercial and civic uses on site but one that would be controversial”. She would change that to “could be controversial”. We know it could be but we don't know that it would be.

Councilor Moon stated that he looks at this being a 20-year document that is very ambiguous. We could spend 20+ hours on reviewing it but in the end, it's not binding, and a new Council could change it. He feels this is loose enough that it could be anything.

<0:48:00>

Mayor Lauer stated for a 20-year living document, we are close. This will potentially set the next step into motion, getting a developer to help us realize our goal and vision for what we want in our Town Center Plan. Everything that comes through the City will have to come in front of us. Just because we adopt this document doesn't mean that it sets anything in concrete. We can realize this vision and deliberate the different line items with the Budget Committee.

<0:52:43>

Councilor Glantz stated she has some issues if we're going to try and approve this tonight and make changes, we need to do one or the other.

Mayor Lauer stated he agrees and that is what the work session was for. We let staff know what we agreed with, what we didn't, and things we wanted them to come back with. We can pick this thing apart with a fine-tooth comb, but this is a 20-year vision and we're never going to get this 100% right.

Councilor Kranz stated she agrees, this was written specifically with maintenance built in. There will be periodic changes. High end apartments are not excluded from that statement, it's just not stated as a preference for our vision.

Councilor Caswell stated for the next 20-years we're not going to be making decisions about the Town Center specifically. This is for right now and it does steer that mind set.

Chris Damgen stated on page 13 when we are talking specifically about the community expectation for development at the URA site, the last bullet point is residential development should prioritize home ownership opportunities. If we keep that last paragraph in that Councilor Caswell discussed, there are portions of the plan where it still speaks to the general desire to secure home ownership opportunities but doesn't exclude the possibility of rental housing.

Regardless in what you do, you can be comforted that you can meet market demand and be responsive without excluding any opportunity, yet you still show preference.

<0:59:00>

Councilor Ripma stated he favored one more go around on this, it isn't quite done. Let's have the maps that Chris promised us. He doesn't think this is ready.

Councilor Kranz asked how many more years do we have to utilize the tax increment financing (TIF) for the URA infrastructure project?

Ray Young replied that he believed it was 2026.

Mayor Lauer stated he'd like the Council to send everything they spoke about tonight to staff. Let them know the changes you want to make and let staff be a little more prepared so we don't do this again. He doesn't want to rush something through that isn't 100% complete, but this document will never be complete. It will always be ever changing. Make sure all of your concerns are sent to staff before the May 11th meeting.

MOTION: Councilor Ripma moved to continue the consideration of this resolution until May 11, 2021. Seconded by Councilor Glantz.

VOTE: Councilor Glantz – Yes; Councilor Ripma – Yes; Councilor Caswell – Yes; Councilor Kranz – No; Mayor Lauer – No; Councilor White – Yes; and Councilor Moon – No.

Motion passed 4-3.

5. DISCUSSION: The homeless and crime problem, the destruction of Thousand Acres, and the creation of the Coalition to Save Thousand Acres.

<1:07:45>

Mayor Lauer stated that this is a topic he wanted to bring to the Council to start the discussion. This will never be an easy discussion and has been highlighted of late by an uptick of crime and all-around bad situations in downtown and surrounding neighborhoods. He talked about his tour of the Sandy River Delta, the numbers of people there, the amount of garbage, the destruction and neglect of the natural resources, and the discussion he had with people living there. This is a nuanced problem with many different discussions happening around a single event. He wanted to bring it up tonight, have Councilor Caswell speak for a little bit about the coalition she has started. (Councilor Caswell was having technical issues so Mayor Lauer moved to public comment)

Mayor Lauer opened public comment.

<1:12:10>

Gary Sargent, Troutdale resident, stated that the park is an awesome benefit for residents and people from all over come out here to experience it. The problems that he sees is trash and feces. There is a park use fee now which he appreciates and hopes will go towards keeping it clean. He doesn't see the cleanup happening and it keeps getting worse and worse. As residents, we want to see further progress with it. When you are walking on a trail in the middle of nowhere and there is nobody around and you come along a group of people, you carry weapons to protect yourself just for the fact that you have no idea what is going to happen out there and that's where it's unsafe.

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Saul Pompello, owner of Ristorante Di Pompello, stated he has had a business in Troutdale for 13 years and for the last 10 years he has been feeling very safe. But the last couple of years he has been robbed 5-6 times, including being robbed twice in 1 week. He is responsible for many young girls that work for him and they leave at 10-10:30pm and it is very unsafe outside. They are seeing addicted and intoxicated people walking around. We need more safety downtown Troutdale and more police patrols.

<1:17:57>

Dean Hurford, owner of Bumpers Grill and Bar, stated the new fashion statement with these people is that they cut holes in the sleeve of their shirt and have needles hanging out of their t-shirt sleeve. That isn't something that we should be proud of. He was sitting at his office in Fairview and someone was going through the garbage cans. He went out to check on them and the guy yelled at him that he was going to stab him with a switch blade. Somehow, we need a cohesive group to make this safer for people.

<1:19:43>

Mayor Lauer read public comment received by email from Cloie Cohen (attached as Exhibit A to these minutes).

Mayor Lauer closed public comment.

<1:25:17>

Councilor Caswell stated as a private citizen she has started a coalition, The Friends of the Sandy River Delta, which 41 businesses and organizations are now a part of. All of the businesses are local and impacted by the homeless issue. The mission of the coalition is to see that there is a sweep of Thousand Acres and the Sundial Island area. These areas are owned by the U.S. Forest Service and the Oregon Department of State Lands and we are working with them to get this sweep done. We have a very clear mission of working toward physically removing all of the camps and people included. She started the coalition because of their business, Firebird Bronze, which is right across the Sandy River from Thousand Acres. They had an employee shot at, someone was chased through their parking lot by person with a machete, and their tenant had to hide the person being chased. Their business would benefit from this but she doesn't think that's a problem. The benefits of this would be a

reduction in violence, a reduction in the overall crime in the City, and a reduction in the drug activity. There should be somebody that's invested in Troutdale that is advocating for Troutdale. Moving forward, conversations are extremely important. If the Department of State Lands and the Forest Service don't take action, they intend to file suit against them for negligence in maintaining taxpayer property. The coalition is taking a strong position on this issue. They have heard from Deputies that 90% of the crime is coming out of that area and they want to protect the citizens and taxpayers. Overwhelmingly the citizens that she's been talking to are in agreement.

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Lieutenant Asboe, Multnomah County Sheriff's Office HOPE Team, stated the HOPE team is the Homeless Outreach and Programs Engagement team. It's been around for about 5 years and consists of 2 Deputies and a Sergeant. The mission is to respectfully engage members of the houseless community, direct them to services, and help them to overcome the barriers to long term stable housing utilizing a philosophy of accessibility and accountability. The HOPE team spends dozens of hours a week working with members of the houseless community in the Sandy River Delta, getting them directed towards services and trying to work through some of the causes that brought them to be houseless. It is a long-term process. Along with working with the individuals, we try to work with the community down there as a whole with a goal of the individuals that are living there do so with a low impact on the environment and trying to establish a reasonable community living standard down there. We've been working to spearhead a collaborative effort with the Sheriff's Office, Metro, Department of State Lands, US Forest Service, and social service providers to begin a cleanup process. That has been going on over a period of several months. As a collaborative group, that's going to start in earnest this coming week. There will be a concerted and collaborative effort with all of those organizations to begin a cleanup of camps that have been abandoned or piles of refuse/rubbish and those types of things. There should be some substantial improvement over the coming weeks. Metro will be a big partner in doing that. They are also working with limited resources as is everybody right now. We are working under what their resources allow but they have been a great partner in working on a plan to clean up that area.

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Mayor Lauer asked could you come back after that cleanup event and give us a quick update or report on what was witnessed, what was cleaned, and how the whole process went in general?

Lieutenant Asboe replied absolutely. The intent is not to just go and clean it up once. It will be a long-term project to get it cleaned up and maintain the cleanliness down there. The HOPE team has also been collaborating with the community living down there and they are engaged in this cleanup process. It's really important to get their buy in on that cleanup and to help support that. In essence, to self-police to keep the area cleaner.

Mayor Lauer asked why are they being allowed to stay?

Lieutenant Asboe replied the property is split between the Department of State Lands and US Forest Service and it is his understanding that their current direction during the pandemic is that they will not move or remove active camps. In his discussion with the US Forest Service, they are looking at how they can mitigate some of the damage that's been done down there. They are working through their system on how that will work best. There is an ongoing planning group that's meeting every 2 weeks and hopefully as a group will come up with a plan that can help resolve that.

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Ray Young stated a lot of frustration from the citizens is that they feel that the rights and needs of the homeless seem to have priority over the rights and needs of the businesses and the citizens. The second thing is that this isn't some simple low impact camp. The destruction of the national forest is quite extreme and that is what has the interest of the Forest Service. The defecation and garbage is piling up and destroying the national forest. The Sandy River Delta is outside the jurisdictional limits of the City of Troutdale and we have no authority to do anything out there. The property owners, the Department of State Lands and the Forest Service, have to cooperate with MCSO (Multnomah County Sheriff's Office) and the City or nothing will get done out there. The Forest Service has been working very hard to come up with a plan. He spoke with the person in charge of this region at the Department of State Lands and they admit it's been off their radar for a while. We need to get their cooperation. Unless a crime is committed, the Sheriff's Office can't do anything unless the property owner calls the police. When a problem presents itself in Troutdale we are addressing it. There have been several homeless camps in Troutdale and we have cooperated with the HOPE team and the property owners to compassionately moved them off the private property, given them information for resources for shelter and assistance. When we have RV's we post them and if they don't move, they get towed even though it costs the City a couple thousand dollars. There is an increase in vandalism, crime and graffiti. A lot of that is floating over from Thousand Acres. The closest resource for the people living at Thousand Acres is to come over to our truck stops and downtown Troutdale. That is why we are experiencing problems and why we care so much about making sure the issue out there is resolved so they can get a safer camping spot and to make sure the citizens aren't having to deal with the bleed over from that. Metro Councilor Craddick was here a couple of weeks ago and said that they have a quarter billion dollars that the citizens have authorized for them to use to help on this homeless issue and we are continuing to work with them and encouraging them to come up with a plan sooner rather than later.

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Councilor Glantz stated she appreciates what Councilor Caswell is doing but wanted to know if she is allowed to speak as a Councilor and run a coalition as a private citizen.

Councilor Ripma asked Lieutenant Asboe if doing a sweep right now is even doable?

Lieutenant Asboe replied there is no plan to do a sweep and would say that it is not doable right now.

Councilor Ripma stated camping on public property is not legal but cities cannot kick people off of public land like they used to unless they have alternative housing for them somewhere. We have to do something about it but it feels like our hands are really tied. There should be some way to enforce the illegality of camping on public land.

Lieutenant Asboe replied the case he is referring to is Martin vs. Boise. It essentially says that law enforcement cannot cite or arrest individuals that are camping on public property unless we can provide them an accessible alternative to camping on that public property. There are 1,529 shelter beds in Multnomah County. That number is a little misleading because that is not necessarily 1,529 shelter beds that we could just put a person in today because that includes shelter beds that are specific for families, victims of domestic violence, and beds that are targeted for specific groups. In the last point in time count there was about 4,500 houseless individuals in Multnomah County, about 50% of which were unsheltered. Based on the numbers alone, the number of unsheltered houseless individuals far exceeds the number of shelter beds.

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Ray Young stated that he and his wife have worked with the homeless for a long time and a large number of the homeless will not go into shelters, they like where they are living. Metro has begun the process to find places where they can camp and be provided certain services such as latrines, garbage collection, and access to resources. We can't remove them unless we have somewhere to send them to.

Ed Trompke stated there is a lot of interpretation of the Martin vs. City of Boise case. It's a much narrower case than anybody is talking about. That doesn't mean that it doesn't imply what is being said about it. What it actually says is that cities and local government can't criminalize behavior like sitting, sleeping, and eating in public places. It doesn't say you can't do a sweep if it is a reasonable time, place and manner limitation. There's a specific comment in the case that is a footnote that says we are not saying you cannot enforce reasonable time, place and manner limitations on where people eat, drink and sleep and places like the riverbank, ecological zones that are sensitive, things like that may very well be upheld. The problem is that there is no other place to put them. He commended the City Manager for starting the conversation with Metro and asking them to find places. To their credit, they are trying to find places to move people to where the violent behavior and drug use can be minimized, services can be maximized and people can be encouraged to get through to the other side. The case does not say that you cannot do a lot of what many people say it says. It only talks about criminalizing. You could for example make people move along on the sidewalk. There are limitations, there will be mistakes made, cities will get sued, there will be people who go too far limiting the rights of the houseless, but they don't have an absolute right to live anywhere. People are going to have to use discretion but be a little pushy and force those who control some land into setting up appropriate places for them to live that have garbage pickup and toilets/port-a-potties. Local governments are going to have to start providing those services to the camp sites in order to keep them clean and sanitary. You might

want to talk about that in your budget meetings, how much is the City going to put into that. If you want to clean things up, there is a cost. It's up to you folks to figure that out. There are ways that the City can make a difference. The fact that this conversation is taking place in a constructive, non-politically charged way, is very healthy.

<1:52:02>

Councilor Caswell asked Ed if she had a conflict of interest?

Ed Trompke replied he doesn't see any conflicts. The government ethics commission is really only concerned about financial interests.

<1:54:18>

Councilor Kranz stated she was very excited to begin having these conversations. It's an important time to address the issues and concerns that are affecting the safety and livability in Troutdale. While Thousand Acres is outside of Troutdale, it does affect the business owners, politicians, constituents, everybody. She talked about her conversation with Gresham Mayor Stovall. At the forefront of his outlook was compassion. Although it is somewhat controversial, Gresham has the 24-hour rule which allows folks to stay in one place for 24 hours. They've found that to be effective even towards areas like the Springwater Trail. We're going to have a lot of dialog on this as we learn and embark on this journey. We are reinstating the Public Safety and Equity Advisory Committee. That is where Troutdale can begin, with that group, and have them dive into the topic. Metro is recommending a regional policy on camping. She asked for clarification on the concept of suing DLCD or the Forest Service. That would be the coalition suing and not the City, is that correct?

Councilor Caswell replied that would be through the coalition unless the City wants to get involved.

Councilor Kranz stated Councilor Craddick gave us two options in her letter from March 24th. Number one is develop a regional policy around camping. Right now each jurisdiction or City sets their own rules, guidelines and policies which vary and creates confusion. Number two is to create a regional call center for camp cleanup. The region would benefit to have one phone number or website that the public can access to report homeless camps. The call center would then contact the appropriate organizations for cleanup.

<1:58:18>

Councilor White stated he has seen good examples in Eugene. The homeless people don't get to pick riverfront property in a National Scenic Gorge. If this was happening in Yellowstone Park it would be national news. That's the difference with what we have. There has to be a plan to go along with the compassion of homelessness. How are we going to manage it? It can't be them managing themselves. Metro has thousands of acres of land, can't they find some place closer to services? There are no services out there. He said that he used to enjoy going out to that area but this human problem is so big and so bad that he doesn't feel safe out there. There should be warning signs posted to alert tourists. Can we as a Council look at

policies that protect us and make it easier for our Multnomah County Sheriff to help us with this situation? He thought this was being handled and it's obviously not and it won't get any better anytime soon unless we as policy makers buckle down and figure out real solutions to these real problems. It is definitely a public safety issue and that is the number one responsibility for government, public safety.

<2:02:44>

Councilor Moon stated what we are seeing in Portland and Multnomah County is 20 plus years of really bad political mandates of doing exactly the same thing as the predecessors did and expecting a different outcome. People need to get involved if we'll get any political pressure on people. Councilor Caswell has done a good job on doing a blitz on people with Facebook, Instagram, or any other social media to share pictures and videos which gets people stirred up. If you embarrass people, they'll start to realize that people are paying attention and that they should do something. Motivating fellow citizens to do something will be hugely important to get this State turned around. Oregon as a whole isn't doing good, we need to do better, and we do that by undoing 20 years of dumb policy.

<2:05:16>

Mayor Lauer stated this is just a first discussion. Nobody here is going to solve the homeless epidemic or the problems that are ailing Troutdale, State Lands, Multnomah County, Portland or Oregon. For anyone that wants all out sweeps to happen, it's not going to happen. For anyone that wants compassion to take over and to create low-income housing and believe all these people need is a key to a door, it's not going to fix it. The problem is so nuanced and there are so many things going into this problem that if we come at it from only one angle, nothing will get done and we'll only hit more brick walls. We have to determine the different angles to come at this problem so we can have different ideas for solutions. This won't go away anytime soon. This conversation isn't over, it'll continue and he will do his part in making sure it continues. Councilor Caswell is doing her part on continuing the coalition. City staff is doing their part in trying to incorporate all of the different stakeholders. MCSO and the HOPE team will continue to do their good work in reaching out to the people that want the services and help but just don't know how to get it. It will continue, we'll push forward, and hopefully what we do curbs the crime and violence that is coming out of that area and surrounding areas and help everyone have a better livability experience. That includes all the business owners in Troutdale as well.

<2:08:08>

Councilor Glantz stated thanks to Councilor Caswell for clarifying the conflict of interest. What about having increased patrols whether it's security or police from the standpoint of public safety for the interim?

Mayor Lauer replied security would be more of a private situation. Councilor Kranz mentioned the implementation of a new Committee that we have that is centered around public safety and equity and this could definitely be inside the purview of that group to start that conversation. A bigger conversation is coming down the road.

Mayor Lauer stated it is coming up on 9:10pm and there is another big topic to discuss. If anyone has additional public comment, please forward it him or the City Manager, Ray Young, and they will respond. There will be more opportunities for more public comment.

6. DISCUSSION: A discussion about extending the temporary sewer system development charge subsidy for development of new and expanded food and beverage establishments in Troutdale.

<2:10:26>

Ray Young gave a brief overview of the staff report.

<2:16:16>

Mayor Lauer opened public comment.

Chris Damgen read public comment that was submitted by email from Sam Purvis, Good Coffee; and Valerie Hunter, Happy Valley Station (attached as Exhibit B to these minutes).

<2:20:28>

Saul Pompello, owner of Ristorante Di Pompello, showed a PowerPoint presentation to the Council (attached as Exhibit C to these minutes). He believes that the City doesn't need to subsidize the Sewer SDC charges, the City should change the formula to be similar to Gresham's by charging by the fixture (number of toilets or sinks) rather than the number of seats in the restaurant.

<2:26:24>

Pat Hanlan, owner of the Discovery Block, stated he wanted to discuss a short term SDC moratorium. He sees a unique opportunity in that restaurants are going out of business, fleeing Portland, and looking for other locations. We should try to grab those opportunities in Troutdale and he thinks the way to do that is a short-term moratorium on SDC's. The SDC's, even with the sewer subsidy, are a real impediment to taking advantage of the opportunity to bring restaurants from Portland or any area into Troutdale. SDC costs are just too far ahead of rent costs. This will eventually catch up if we are able to force some competition for space but as of now, there is no competition for space. We've spent a lot of time looking at lease rates versus tenant build out costs, including construction, permits and SDC's. Because of the imbalance between what a landlord or developer can charge for rental rates and what it costs to build out a restaurant, we've left with two choices: leave the space unrented and wait for the market to turn or pass a portion of the SDC cost to the tenant. In the old days you could do that but now you can't because there is too much uncertainty out there with restaurants, they are too nervous, and frankly SDC's are very high in Troutdale and surrounding cities. You can succumb to leasing long term tenants that carry lower build out costs which eliminates restaurants, bars and lounges, and most retail. What it does is add commercial. If you want insurance agents, attorneys, and other businesses on ground floor space, which kills the momentum of a downtown core, then that's what you're going to get because SDC's are a big

factor. SDC costs for a restaurant in their building would be \$90,000 to \$225,000 (depending on the number of seats), even with the sewer subsidy, and it would take 3 years of rent to recover the SDC costs before they would see any return on capital. If we don't add a vibrant successful restaurant to the Discovery Block or other building downtown, we will lose any momentum that we had. Without downtown momentum, we don't see lease rates rise, and if they don't rise or there are no SDC moratoriums, then we don't see restaurants, bars or retail coming in. Without higher lease rates it will not be economically feasible to build their east building which is a blight. This vacant lot further damages the downtown momentum. Having a losing rate of return on our current building causes us to hurt the opportunity to build the east building and so it goes for the entire downtown area. We need bold action, which will likely benefit the Discovery Block but could also greatly benefit the community.

<2:34:28>

Dean Hurford, owner of Bumpers Grill and Bar, stated look at how much money has been spent on the Discovery Block in the downtown core area of Troutdale. Cascadia Partners did a presentation about 6 months ago about public private partnerships and how important it is to help people get going. He urged the Council to consider a public private partnership saying he'd much rather see someone spend millions of dollars in our community and have the City spend a little bit to motivate them to get there than have it all be just public money. Let's go back to the lifeblood of HC3 (Main Streets on Halsey) committee to create something great from Fairview through Troutdale. We need to take advantage of what is handed to us right now. We have the opportunity over the next 10 years to be the next cool factor. The cool factor of these cities are bakeries, pubs, restaurants and things like that. He is urging people to look outside the box and help subsidize or as Saul said relook at how we got to where we are. If a sewer line is 6 inches, then there is only so much sewer or water that can come out of that line. Why do we need to charge by the seat? He said that if he didn't own his building, Bumpers would be long gone. Try to help people come to town, to want to be here, try to motivate the entrepreneur to be part of the program. In the long run, the community is going to be a much better place by bringing the cool factor to Troutdale.

<2:38:20>

Brent Perry, owner of the Discovery Block, stated that they started Bremik Construction 16 years ago in downtown Troutdale. They also own other properties in Troutdale, so he is very vested. What is the sewer impact for a 100-seat restaurant that sells pastries that are not made on-site versus a 40-seat restaurant that is cooking everything on-site with a lot of fixtures? It should be based on a fixture count and that's really the correct way to look at how a restaurant taxes the services of a city. Troutdale has an opportunity right now to take advantage of the exodus of restauranteurs that have to leave Portland that want to be in the local area. Take advantage of that opportunity and seize it by incentivizing people to come here. Your short-term give is for a long-term gain. For every dollar spent by a patron at a restaurant, the benefit to the City is probably 2 to 3 fold by those people going there and walking down to buy something else down the street.

<2:41:19>

Tanney Staffenson, Troutdale resident, stated this comes back to the report on the SDC's when we raised them 154%. A lot of people said please don't do that, it will price us out of the market. It sounds like that is what has happened. Now we are trying to figure out what to do. There are not many municipalities that charge restaurant SDC's based on seats. Over the long haul we need to look at the methodology. What is it that we are doing and what is it that we are asking to come out of the SDC's. Just the stormwater system alone, 86% of that was donated to the City yet we have to take care of it. The SDC's aren't a magic bullet. That's one of the reasons we talked about SDC's in the Town Center Plan, because of what it's doing to us from the inside.

Mayor Lauer closed public comment.

<2:43:24>

Councilor Glantz asked if we budget for \$100,000 and \$150,000 in requests come in, how do we handle that? Secondly, are we still a year away from looking at how to revise those SDC's charges?

Ray Young replied the utility rate resolution expires in 1 ½ years and that is about how long it will take to do a study to find out if there is a better way to do it and if we should follow Gresham.

Councilor Glantz asked what about the \$100,000 budgeted, would we limit it there?

Ray Young replied we could go over budget if Council approves it. We do budget adjustments a couple times a year. It's good news/bad news, if you spend \$100,000-\$200,000 of citizens money from the General Fund that may be considered bad, if you spend that much and it brings restaurants to the City then maybe it's good. It's a policy decision that the Council has to decide on. The Budget Committee meets next week and that line item can be modified however the Committee and Council chooses. We proposed \$100,000 because that is what we had last year and only spent \$12,000. Depending on what you tell staff that you want to do tonight it may potentially have a bigger budget impact.

<2:50:15>

Councilor Ripma stated he favors continuing the subsidy and is happy to look at the methodology but that's not what we're really talking about. How long would Mr. Hanlan envision a moratorium on SDC's?

Pat Hanlan replied coming out of COVID, he thinks 12-18 months. One of the key things to remember is that it's only money spent if you are successful.

<2:52:30>

Councilor Caswell showed the Council a presentation (attached as Exhibit D to these minutes).

Councilor Caswell stated businesses are looking to relocate. If we don't do anything, we'll fall behind if we're not competitive. She proposes a special incentive for restaurants to attract them to our town. We have a lot going for us and we want to be the cool factor for them. We need to differentiate ourselves somehow and the people that are struggling will be looking for what a community can offer them. She is proposing to change SDC calculation for restaurants from per seat to per fixture and \$0 in SDC's for 18 months. These 2 things can make a huge difference in the marketability of Troutdale. The benefits far outweigh any risks because if nothing comes in during the 18 months then there is no impact. If we change the way SDC's are calculated, it'll reduce the amount that we need to take from the General Fund. She would also propose that this be limited to the downtown area. Realtors have the ear of restaurants and and if we market to them then we get in front of these people. She has talked to the Portland Metropolitan Associate of Realtors and the East Metro Association of Realtors and they are on board for marketing it. The reason behind \$0 SDC's is because that is a great sound bite, it's something exciting for people to talk about. Restaurants, bakeries or anywhere that people gather is what ties a community together and makes people stay and spend time as opposed to get in and get out. There's nothing to keep them in town, nothing to look forward to. We have some fantastic culinary minds coming out of Portland right now. Troutdale just so happens to be starved for that. What a great opportunity there is for both to meet. There may be an investment on the part of the City however if we lose sight of the overarching vision then we've missed a huge opportunity that may never come around again.

<3:02:37>

Councilor Kranz stated she is in favor of extending the temporary sewer system development charge subsidy and also in favor of reviewing how the SDC charges are calculated.

Councilor White stated in 2008 during the big economic crash we did the Open for Business plan which was limited to downtown and we waived all fees completely. We had an Economic Development Director that we were paying to bring us business but nothing worked quite as well as when we gave them that chance. We got new businesses including Brewligan's (currently The Way Out Inn), Shaken (currently Troutini), Ristorante Di Pompello expanded (opened the upstairs), and Ali's Dog Spa. We still had to pay for it out of the General Fund but the rate was much lower then. We need to look at getting the rate where it needs to be. That way if we waive the fees to get business, it's not dramatically impacting our General Fund.

Councilor Moon stated he thinks it would be money well spent. It's like a fuse, one big place comes in which turns into an anchor for two more places and it goes on and on. He likes \$100,000 and putting it at \$0 SDC's. It could be the difference between getting something really great and something maybe not so great. We need to task ourselves with fixture count versus seat count. Let's try to be the government that moves a little quicker and gets things done.

<3:09:00>

Mayor Lauer stated that he was on Council when they voted to increase the SDC rates. He came at it from two perspectives, as a small business owner and a public utility worker. You

want a restaurant badly but guess what, if your water doesn't flow and the sewer doesn't leave your building, it doesn't matter how nice your restaurant is. While we need to focus on business and economic viability in our City, we also need to focus on infrastructure. When we voted for that, no one saw what last year brought us and the downturn of the economy. He is absolutely in favor of continuing the subsidy as it's written now and like last year, drastic times call for drastic measures. He wants to look into some sort of recalculation so we are a little more desirable for some of the potential businesses that we could get here in Troutdale. He is for keeping it citywide, not just in downtown, and putting a sunset on it when the economy starts picking back up.

Councilor Ripma stated let's ask staff to come back with an extension of the current moratorium, an analysis of the cost of an 18-month full moratorium, and a timeline for changing the methodology.

Councilor Moon asked if we do this 18-month moratorium, the follow up question would be does everyone have the stomach for \$100,000? And what happens if we spend all of that?

<3:13:20>

Mayor Lauer stated that is a yes for me. This is seeming like a pandemic subsidy in response to what is going on with the restaurant industry. He agrees with everything Councilor Ripma said and a scan of the room shows a similar consensus.

7. STAFF COMMUNICATIONS

<3:14:19>

Ray Young provided the following staff communications:

- We are taking applications for City Committees. We still need a lot of applications. Please encourage people to apply.
- Next Monday night is the first Budget Committee Meeting which begins at 6:00pm. Please review the budget and view the video links on the website for background information. Direct any questions to Erich Mueller or myself.
- The Planning Commission is meeting tomorrow night to discuss zoning for the Urban Renewal area.
- The moniker for our tourism site is Explore Troutdale. We now have Twitter, TikTok, and Facebook. We see this as an opportunity coming out of COVID and we want to get people to explore Troutdale.

8. COUNCIL COMMUNICATIONS

<3:16:35>

Councilor White reminded Council that they have 2 days left to file their Statement of Economic Interest. He also said that he heard Metro will no longer be giving the City Community Enhancement grant money. He was disappointed and wondered if there was anything we could do about it.

Ray Young replied that the IGA with Metro expires on June 30th and we don't have an agreement for next budget year. He understands that Metro is working on a new agreement. We will likely take a year off but the program should be back in budget year 2022-2023.

Councilor White requested that Ed look into our policies concerning houselessness to make sure there isn't a loophole or gap where we end up with a problem similar to what is going on in the National Scenic Gorge. He also thanked Bremik Construction for sponsoring a tour and Councilor Caswell for arranging it.

9. ADJOURNMENT

<3:18:53>

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

Meeting adjourned at 10:19pm.



Randy Lauer, Mayor
Dated: August 25, 2021

ATTEST:



Sarah Skroch, City Recorder

April 13, 2021 City Council Meeting Zoom Guest List

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
KOIN News	koinnewsam@gmail.com	4/13/2021 18:23	4/13/2021 22:19	237
Troutdale Conferencing	troutconf@troutdaleoregon.gov	4/13/2021 18:32	4/13/2021 22:19	227
Sarah Skroch		4/13/2021 18:33	4/13/2021 22:19	226
Saul_2		4/13/2021 18:39	4/13/2021 22:19	220
phanlinmsn.com		4/13/2021 18:40	4/13/2021 22:19	219
MetroEast		4/13/2021 18:42	4/13/2021 22:19	218
Ed's iPad		4/13/2021 18:49	4/13/2021 22:19	210
Chris Damgen	troutconf@troutdaleoregon.gov	4/13/2021 18:50	4/13/2021 21:45	176
dean hurford		4/13/2021 18:50	4/13/2021 22:14	205
Troutdale Conferencing	troutconf@troutdaleoregon.gov	4/13/2021 18:52	4/13/2021 22:19	207
Nick Moon		4/13/2021 18:53	4/13/2021 22:19	207
Alison Caswell		4/13/2021 18:55	4/13/2021 20:12	77
Paul Wilcox		4/13/2021 18:55	4/13/2021 22:19	204
Glenn White		4/13/2021 18:55	4/13/2021 18:59	4
Kelly Broomall	rip@caswellsculpture.com	4/13/2021 18:56	4/13/2021 18:59	3
Randy Lauer		4/13/2021 18:57	4/13/2021 22:20	203
Dave Ripma	dripma@sharplabs.com	4/13/2021 18:57	4/13/2021 22:19	202
Felipe Hidalgo iPhone		4/13/2021 18:58	4/13/2021 21:10	132
sampurvis		4/13/2021 18:58	4/13/2021 20:33	95
Alexander Lumiere		4/13/2021 18:58	4/13/2021 22:19	201
Ray Young	ray.young@troutdaleoregon.gov	4/13/2021 18:59	4/13/2021 22:19	201
Sandy Glantz	sandy.glantz@airship.com	4/13/2021 18:59	4/13/2021 22:19	200
Rip Caswell	rip@caswellsculpture.com	4/13/2021 18:59	4/13/2021 20:11	72
Lt. Doug Asboe	doug.asboe@mcso.us	4/13/2021 19:00	4/13/2021 21:10	131
Kelley Graham		4/13/2021 19:00	4/13/2021 20:54	115
Glenn White		4/13/2021 19:01	4/13/2021 22:19	199
Brent Parry		4/13/2021 19:01	4/13/2021 22:19	199
jarvistown		4/13/2021 19:02	4/13/2021 21:10	129
Jamie Kranz		4/13/2021 19:03	4/13/2021 19:42	40
Martha Pompeyo		4/13/2021 19:03	4/13/2021 19:06	3
matthew		4/13/2021 19:03	4/13/2021 22:12	189
Rian Hakala's iPhone		4/13/2021 19:05	4/13/2021 21:10	125
Valerie Hunter (valerieshunter)		4/13/2021 19:23	4/13/2021 20:44	82
Jamie Kranz		4/13/2021 19:36	4/13/2021 22:19	163
Craddick		4/13/2021 19:52	4/13/2021 21:10	79
Martha Pompeyo		4/13/2021 19:56	4/13/2021 21:41	105
Rip Caswell	rip@caswellsculpture.com	4/13/2021 20:14	4/13/2021 22:19	125
Alison Caswell		4/13/2021 20:15	4/13/2021 22:19	124

From: Cloie Cohen <cloiecohen@gmail.com>

Sent: Tuesday, April 13, 2021 1:18 PM

To: Randy Lauer; David Ripma; Alison Caswell; Jamie Kranz; Glenn White; Nick Moon; Sandy Glantz

Subject: several concerns and a question

Hello Mayor and City Council Members,

My name is Cloie Cohen and my family and I own a home on Beaver Creek. My husband's family has lived in Troutdale/Fairview for several generations, and both of us grew up in the area. All to say, we're highly invested in the well-being and livability of Troutdale.

I'm writing to the whole Council as I'm hoping my concerns and questions might bring about a conversation that seems increasingly necessary.

I've recently come across the work of the Coalition to Protect Thousand Acres and am concerned by several things.

As elected officials, what I'm reading from Mayor Lauer and Council Member Caswell in the Facebook group comes off as partisan, and I don't get the sense that they are truly representing all Troutdale residents. It seems that the "hat" they're wearing at any given moment isn't totally clear to them, and I think this is an essential skill/awareness for those who are serving on behalf of Troutdale residents. It seems that you especially Council Member Caswell, are advocating for your business. So which hat are you wearing and when?

Mayor, your appearance on the Lars Larson Show is very concerning. Mr. Larson continues to refer to COVID as the "china virus", I'm wondering why you would join him, and especially as a representative of our town. Truly, I hope you know what this says to your constituents. I imagine that my Asian neighbors do not feel any safer knowing the leader of their city is aligning with someone like Mr. Larson.

Council Member Caswell, aside from the failure of empathy I'm seeing in the Facebook group, I also am concerned about the lack of moderation in the comments. A woman made a bigoted statement about the LGBTQ community and it's remained.

So my questions for the Council are:

- Why is this work happening outside of our city's government?
- Why not an official task force within the city to address the homeless folks in our community?

I'm not familiar with the conflict of interest policies or code of ethics that guide Troutdale's elected officials, but this work of the coalition, being led by those elected to represent all residents, doesn't seem to pass the smell test. And aside from the rhetoric that is increasingly divisive rather than inclusive, it doesn't seem like a productive way to actually solve the problem.

I'm grateful for those of you who are working hard to protect Troutdale and represent all of us.

Sincerely,
Cloie Cohen

Sarah Skroch

From: Chris Damgen
Sent: Tuesday, April 13, 2021 8:36 PM
To: Samuel Purvis; Alison Caswell
Cc: Ray Young; Sarah Skroch
Subject: RE: Sorry I couldn't stay on the call! But wanted to send this along.

Received, thanks. We will enter it into testimony.

Thanks,
Chris

CHRIS DAMGEN

City of Troutdale | Community Development Director
office: 503-674-7228 | chris.damgen@troutdaleoregon.gov

From: Samuel Purvis <sam@goodwith.us>
Sent: Tuesday, April 13, 2021 8:33 PM
To: Alison Caswell <alison@caswellsculpture.com>; Chris Damgen <chris.damgen@troutdaleoregon.gov>
Subject: Sorry I couldn't stay on the call! But wanted to send this along.

Hey Alison & Chris (as I know you both on the call)

Bummed I wasn't able to stay on for the full call and speak in person. I had some family commitments starting at 8:30!

I just wanted to say that I'm happy to be a resource for this conversation however you need to use me. I loved hearing the passion and commitment to Troutdale from the discussion tonight about the town center plan. Fantastic.

I think the approach of 'recruitment' is a great one for Troutdale. Putting our cafes in a number of very healthy & vibrant areas in the past 6 years has for sure made a case to me personally in re: to the positive impact that great food and beverage, and just good ground floor retail programming in general has on a neighborhood and a community.

In the last two years we committed to two new projects (a new HQ cafe & roastery in downtown Troutdale, and a location at the PDX Airport.) We have also been engaged in 5 other serious (future) lease discussions on two locations in Beaverton, one in Hillsboro and another in Vancouver. I can say without doubt that each city's approach to recruitment, and recruiting businesses, and the way developers / landlords were able to represent those incentives in their offers to us for sure have made a difference in our previous commitments and continue to make a meaningful difference in the new leases we are heading towards signing.

Like I said, I would love to be a resource any way I can and happy to always answer any questions on what our experience has been on these issues... all that to say, I think taking both a short term and long term recruiting approach will pay dividends for the city far beyond the incentives on the table.

My best

Sam

Sarah Skroch

From: Chris Damgen
Sent: Tuesday, April 13, 2021 8:48 PM
To: Happy Valley Station
Cc: Sarah Skroch; Ray Young
Subject: RE: Sewer SDC Credit Community Meeting

Entering Valerie Hunter's comment for the record as well.

Thanks,
Chris

CHRIS DAMGEN
City of Troutdale | Community Development Director
office: 503-674-7228 | chris.damgen@troutdaleoregon.gov

-----Original Message-----

From: Happy Valley Station <happyvalleystation@gmail.com>
Sent: Monday, April 5, 2021 11:42 AM
To: Chris Damgen <chris.damgen@troutdaleoregon.gov>
Cc: Sarah Skroch <sarah.skroch@troutdaleoregon.gov>
Subject: Re: Sewer SDC Credit Community Meeting

Thank you!

> On Apr 5, 2021, at 11:23 AM, Chris Damgen <chris.damgen@troutdaleoregon.gov> wrote:

>

> Hi Val, I will ask that our city recorder (Sarah Skroch, copied on this reply) to provide you a link to the meeting once it's available. If you can't make it, we can submit your comments as part of the public record.

>

> Thanks,

> Chris

>

> CHRIS DAMGEN

> City of Troutdale | Community Development Director

> office: 503-674-7228 | chris.damgen@troutdaleoregon.gov

>

> -----Original Message-----

> **From:** Happy Valley Station <happyvalleystation@gmail.com>

> **Sent:** Monday, April 5, 2021 11:13 AM

> **To:** Chris Damgen <chris.damgen@troutdaleoregon.gov>

> **Cc:** Valerie Hunter <happyvalleystation@gmail.com>

> **Subject:** Sewer SDC Credit Community Meeting

>

> Hi Chris, how do I sign up for the meeting itself?

>

> Public Comments:

>

>

> To whom it may concern my name is Valerie Hunter and I am looking at bringing in a 18 Cart food cart pod to City of Troutdale. The attraction of the location had a huge deciding factor to the SDC credit program for restaurants that City of Troutdale was offering. It really helped me decide on the location with 2 main reasons... 1 involvement of having a restaurant prosper with team effort and 2 the opportunity to put more costs into the product itself vs the SDC initial costs.

>

> I really hope we can keep this opportunity open during such hard times and restaurant closures happening around Portland. Troutdale is such a huge hub for the Greater SE Area of Portland and with so many fast foods in the area it would be great to have more restaurants with family attractions in the area.

>

> Just this costs alone savings would be upwards of \$350,000 that really would not make it possible with the cost of construction these days to continue. That plat form I am building here is so different in style that to have to pay on a community establishment for an area of all age brackets to meet and feel invited no matter what or who you are; is something most places can not obtain or create such an environment. This really will be a destination asset to the City of Troutdale for many years to come.

>

> I would hope that you look at staying or increasing the SDC Credit program for another year.

>

> Respectfully

>

> Valerie S Hunter

> Owner of Happy Valley Station and hopefully Troutdale Station

>

>

>



**WATER METER SIZING WORKSHEET
COMMERCIAL OR MIXED USE**

R3

Rockwood Control #:21- R3

Building Permit Number:

Service Address:

(1)	(2)	(3)	(4)	(5)	(6)	(7)
Type of Fixture	Fixtures in New Structure	Fixtures in Existing Structure	Fixtures Removed	Total Fixtures	Fixture Values	Total Fixture Unit Value
Bar Sink	+				x 2.0	=
Bathtub or Tub/Shower	+				x 4.0	=
Clinic Sink	+				x 3.0	=
Clothes Washer	+				x 4.0	=
Dishwasher	+				x 1.5	=
Drinking Fountain	+				x 0.5	=
Hose Bibb, 1st One	+				x 2.5	=
Hose Bibb, Each Additional	+				x 1.0	=
Kitchen Sink	+				x 1.0	=
Laundry Sink	+				x 1.0	=
Lavatory Sink	+				x 1.5	=
Mop or Service Sink	+				x 3.0	=
Shower	+				x 2.0	=
Urinal, 1.0 GPF	+				x 4.0	=
Urinal, >1.0 GPF	+				x 5.0	=
Water Closet, 1.6 GPF	+				x 2.5	=
Gravity Tank	+					=
Water Closet, 1.6	+				x 5.0	=
Flushometer Valve	+					=
Water Closet, >1.6	+				x 8.0	=
Flushometer Valve	+					=

Note: Fixture units for flushometers are approximate values. Values may be adjusted by District staff on a case-by-case basis. This worksheet does not take into account additional, site-specific water using equipment. Please refer to you engineer for gpm requirements not included on this form, and provide that information to the District.

INSTRUCTIONS

- Column 2: Enter the total number of each fixture type intended for the completed new structure.
 - Column 3: If the project has an existing structure that will be utilizing the same water meter, enter the total number of each fixture type currently in the existing structure.
 - Column 4: Enter the number of fixture connections that will be permanently removed from the new structure.
 - Column 5: Sum of column 2 and 3 minus column 4.
 - Column 6: Per unit value of each fixture type.
 - Column 7: Enter the number of column 5 times column 6.
- Note: There may be SDC credit if existing meters are permanently removed. SDC fees are not assessed to fire lines. Fees are due at the time water service installation is paid. Call the District at 503-665-4179 with any questions.

Fixture Unit Count (Column 7 Total)	Required Meter Size
0 - 22	5/8" meter
22.5 - 37	3/4" meter
37.5 - 89	1" meter
89.5 - 286	1.5" meter
286.5 - 532	2" meter
532.5 - 1,300	3" meter
1,300.5 - 3,600	4" meter
3,650.5 - 8,200	6" meter

Small Restaurant

25 seats



System Development Charge Estimate

April 10, 2021 @ 11:25:46 PM

PROJECT NAME

RISTORANTE DI POMPELLO

PLEASANT VALLEY (PV) TOTAL

\$18,778.00

WATER AND WASTEWATER

WATER CHARGE

Proposed Water Meters	
Size	Quantity
1"	1
	None

Pleasant Valley (PV)

\$8,060.00

WASTEWATER CHARGE

Pleasant Valley (PV)

\$10,718.00

Big Restaurant

250 seats



System Development Charge Estimate

April 10, 2021 @ 11:27:19 PM

PROJECT NAME
RISTORANTE DI POMPELLO

PLEASANT VALLEY (PV) TOTAL
\$45,068.00

WATER AND WASTEWATER

Proposed Water Meters

Size

1.5"

Quantity

1

None

WATER CHARGE

Pleasant Valley (PV)

\$19,345.00

WASTEWATER CHARGE

Pleasant Valley (PV)

\$25,723.00



City of Troutdale System Development Charge

Worksheet and Agreement
(Revised January 1, 2021)

Instructions: The applicant must complete the applicable shaded areas and submit this form to the Permit Specialist at least two weeks prior to issuance of building permits.

I. General

Project Name: Restoranite Di Pompello Project Owner: _____
 Project Address: _____ Contact person: _____
 Property ID/Map/Tax Lot #: _____ Contact phone: _____
 Type of Business: Small Restaurant - 25 Contact address: _____
 New development, change in use, expansion or new tenant

If you prefer digital correspondence please provide a contact email address _____

II. Water System Development Charge, based on Hydraulic Equivalents (HE) @ \$8,076/HE:

Water Size	HE's per Meter	Cost per Meter	# of Meters	HE's	Cost
3/4"	1	\$8,076.00			
1"	1.7	\$13,729.20	1	13,729.20	13,729.20
1-1/2"	3.3	\$26,650.80			
2"	5.3	\$42,802.80			
3"	10	\$80,760.00			
4"	16.7	\$134,869.20			
6"	33.3	\$268,930.80			
8"	53.3	\$430,450.80			

Subtotal, Water System Development Charge = \$13,729.00
 Improvement Fee: \$13,729.00 Administrative Fee: \$0.00

III. Sanitary Sewer System Development Charge, based upon Equivalent Residential Units (ERU's) at a rate of \$10,485/ERU: NOTE: There is a minimum of one (1) ERU for any parcel receiving sanitary service

Land Use	Units	ERU's/Unit	# of Units	ERU's	Cost
Single Family / Duplex	Dwelling Units	1.00			
Tri-plex or Greater	Dwelling Units	0.70			
Manufactured / Mobile Home	Dwelling Units	0.88			
Trailer / RV Park	Spaces	0.30			
Hotel / Motel	Rental Units	0.36			
Lounge / Bar / Tavern	Seats	0.06			
Restaurant	Seats	0.12	25	10,485	31,455.00
Pizza Parlor	Seats	0.09			
Laundromat	Washers	1.52			
Office	1,000 ft ²	0.06			
Retail (Dry Goods)	1,000 ft ²	0.08			
Retail (w/ Consumable Areas)	1,000 ft ²	0.18			
Church	Seats	0.02			
School	Occupants	0.04			
Pre-paid sewer reservations	Each	-1.00			

Subtotal, Sanitary Sewer System Development Charge = \$31,455.00
 Improvement Fee: \$31,455.00 Administrative Fee: \$0.00

Total \$ 45,184.00



City of Troutdale
System Development Charge

Worksheet and Agreement
 (Revised January 1, 2021)

Instructions: The applicant must complete the applicable shaded areas and submit this form to the Permit Specialist at least two weeks prior to issuance of building permits.

I. General

Project Name: Ristorante Di Pompello Project Owner: _____
 Project Address: _____ Contact person: _____
 Property ID/Map/Tax Lot #: _____ Contact phone: _____
 Type of Business: Big Restaurant - 250 Contact address: _____
 New development, change in use, expansion or new tenant

Big Restaurant

250 seats

ii. Water System Development Charge, based on Hydraulic Equivalents (HE) @ \$8.076/HE:

Meter Size	HE's per Meter	Cost per Meter	# of Meters	HE's	Cost
3/4"	1	\$8,076.00			
1"	1.7	\$13,729.20			
1-1/2"	3.3	\$26,650.80	1		26,650.80
2"	5.3	\$42,802.80			
3"	10	\$80,760.00			
4"	16.7	\$134,869.20			
6"	33.3	\$268,930.80			
8"	53.3	\$430,450.80			
Subtotal, Water System Development Charge					\$26,650.80

Improvement Fee: _____ Reimbursement Fee: _____ Administrative Fee: _____

iii. Sanitary Sewer System Development Charge, based upon Equivalent Residential Units (ERU's) at a rate of \$10.485/ERU: NOTE: There is a minimum of one (1) ERU for any parcel receiving sanitary service

Land Use	Units	ERU's/Unit	# of Units	ERU's	Cost
Single Family / Duplex	Dwelling Units	1.00			
Tri-plex or Greater	Dwelling Units	0.70			
Manufactured / Mobile Home	Dwelling Units	0.88			
Trailer / RV Park	Spaces	0.30			
Hotel / Motel	Rental Units	0.36			
Lounge / Bar / Tavern	Seats	0.06			
Restaurant	Seats	0.12	250	10,485	314,550.00
Pizza Parlor	Seats	0.09			
Laundromat	Washers	1.52			
Office	1,000 ft ²	0.06			
Retail (Dry Goods)	1,000 ft ²	0.08			
Retail (W/ Consumptive Areas)	1,000 ft ²	0.18			
Church	Seats	0.02			
School	Occupants	0.04			
Pre-paid sewer reservations	Each	-1.00			
Subtotal, Sanitary Sewer System Development Charge					\$314,550.00

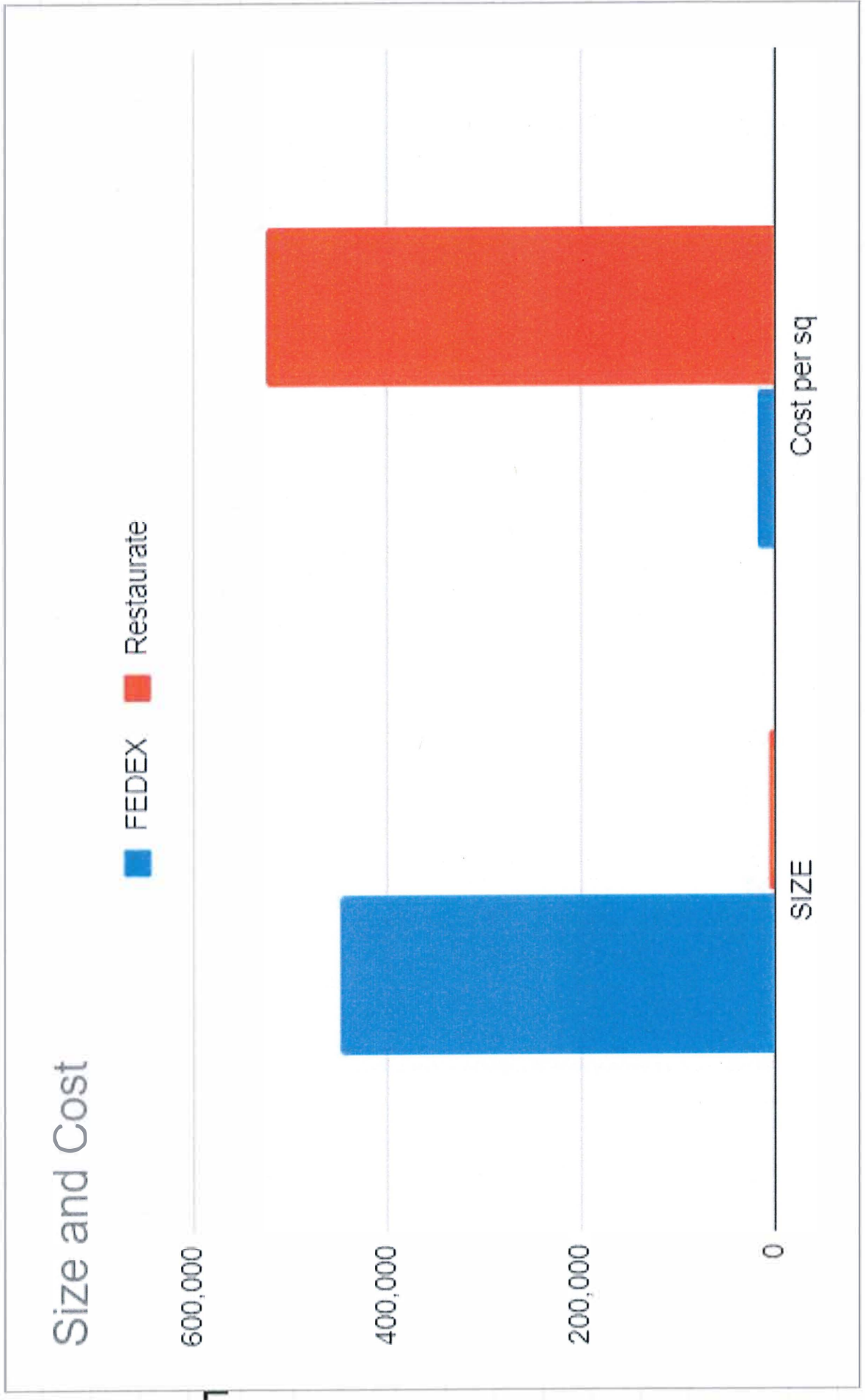
Net change to current ERU total = _____
 Improvement Fee: _____ Subtotal, Sanitary Sewer System Development Charge: _____
 Reimbursement Fee: _____ Administrative Fee: _____

Total \$ 341,200.80



	Water	Sewer
Gresham - Small	8,060	10,718
Troutdale - Small	13,719	31,435
Gresham - Big	19,345	25,723
Troutdale - Big	26,650	314,250

Comparison Fedex vs Big Restaurant Square Feet Cost



Water and Sewer



Month	Water	Sewer
March 2020	110.75	318.67
April 2020	128.47	318.67
May 2020	110.75	318.67
June 2020	106.32	637.34
July 2020	156.42	675.65
August 2020	227.52	675.65
September 2020	213.30	675.65
October 2020	189.60	675.65
November 2020	165.90	675.65
December 2020	317.58	675.65
January 2021	75.84	676.65
February 2021	90.06	675.65
March 2021	146.94	675.65
Total	\$2,039.45	\$7,675.20



There is a big opportunity for Troutdale due to COVID



The opportunity

- Since March 2021, there have been at least 94 restaurant closures in Portland
- People don't feel safe in Portland because of the crime

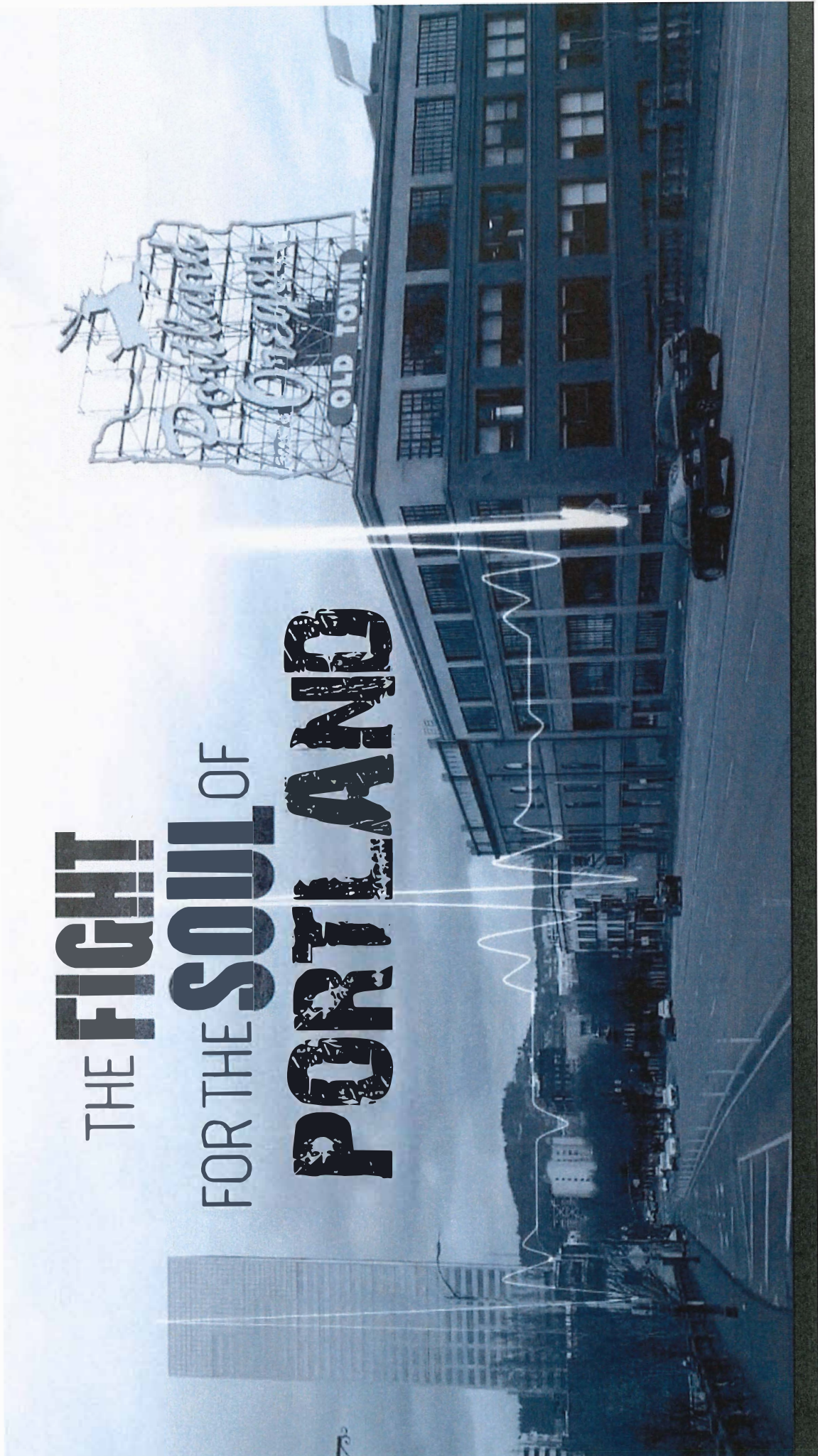
The result:

A mass business exodus spilling out of Portland



Sorry WE'RE
CLOSED

THE **FIGHT**
FOR THE **SOUL** OF
PORTLAND



What this means

Businesses are relocating.

If we do nothing, we will fall behind other cities in attracting quality to our town.

This means we need to offer a special incentive so they'll come here.



What are our needs?

Take a look at our town- we are anemic. Every empty space costs us perception, tourism and degrades our cohesiveness as a community.

It's easy for us to get used to the empty plots. Think of it from a visitor's perspective, though.

We need more restaurants to revitalize our town







