



# CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

## REVISED AGENDA

### CITY COUNCIL – REGULAR MEETING

Troutdale Police Community Center – Kellogg Room

234 SW Kendall Court

Troutdale, OR 97060-2078

**Tuesday, May 8, 2018 – 7:00PM**

#### Mayor

Casey Ryan

#### City Council

David Ripma

Randy Lauer

Larry Morgan

Glenn White

Rich Allen

Zach Hudson

#### City Manager

Ray Young

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:** March 6, 2018 City Council Work Session.
4. **UPDATE:** Plurality-at-large voting for Councilors. *Paul Wilcox, Troutdale Resident*
5. **RESOLUTION:** A resolution authorizing the City Manager to enter into a lease agreement with Larch Catering for the use of the snack shack at Glenn Otto Park. *Ray Young, City Manager*
6. **PUBLIC HEARING / RESOLUTION:** A resolution pursuant to TMC 2.24.190 creating an exemption from competitive bidding requirements for a public improvement contract to install the remaining segment of the Rogers Circle to Spectro Water Main Loop, CIP WA-040. *Steve Gaschler, Public Work Director*
7. **RESOLUTION:** A resolution approving an Intergovernmental Agreement with the Regional Water Providers Consortium. *Steve Gaschler, Public Work Director*

8. STAFF COMMUNICATIONS

9. COUNCIL COMMUNICATIONS

10. ADJOURNMENT



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**Casey Ryan, Mayor**  
**Dated: May 7, 2018**

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, May 8, 2018 – 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 Morgan, Councilor White (7:03pm), Councilor Allen, and Councilor Hudson.

**ABSENT:** None.

**STAFF:** Ray Young, City Manager; Ed Trompke, City Attorney; Steve Gaschler, Public Works Director; and Sarah Skroch, City Recorder.

**GUESTS:** See Attached List.

Mayor Ryan asked, are there any agenda updates?

Ray Young, City Manager, replied the only agenda update is that you should have received a revised agenda yesterday. The consent agenda had an item regarding a public hearing/resolution that should not have been on the consent agenda. We moved it to agenda item #6.

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

Saul Pompeyo, Ristorante Di Pompello Owner, stated I want to talk about the curb extensions. They say the only place they can really do a handicap parking and meet all the requirements is in the front of my restaurant by the park. Another thing that's important to know, Multnomah County has the right to close one of the crosswalks. If we can close one of the crosswalks we could have more parking and have better handicap parking. That is something that is legal and we can do it. At the last Multnomah County meeting we were not allowed to talk. They told us if we have any issues to write a letter. I have the signed petition and I sent to Representative Chris Gorsek.

Greg Karahashi, Kurahashi & Associates, stated I came to reinforce some of the issues that I've heard from Saul. This is an important one. They keep saying at Multnomah County that the State is in control of sidewalks. I called the State and talked to the person responsible and he said that the jurisdiction that has the right to do that is Multnomah County. I have an email from saying that. So in other words they have the right to do it

themselves but they're using the State as the reason why they can't. I have a handout with all the schematics on how a small bulb out will work.

Kevin Minkoff, Troutdale resident, stated let me just dovetail on what Mr. Kurahashi said. He showed me that in the current design, if they are going to put in a handicap parking it would actually create a problem with the bike lane. Learning all of this information from both Saul and Mr. Kurahashi it seems that a redesign is needed on this project. I was quite flabbergasted to read in the Outlook where Mr. Young said, quoted in the article, "Young noted that Troutdale could always tear out the bulb outs later. In a statement regarding the \$100,000.00 that's available from a federal grant. And either we use it or lose it." I'm saying as a citizen of Troutdale, I don't want my public funds and my tax dollars spent on a build it now, tear it out later kind of basis. I would much rather lose the \$100,000.00 and come up with a proper plan design the first time that meets all the requirements and is legal is what I would rather see with my tax dollars.

Mayor Ryan stated I strongly encourage you guys to go to the Multnomah County Commissioners meeting and if you let me know when you're going I'll go with you. They have to hear from you guys. You need to put it on public record at a meeting in front of their Chair and say the same things. I feel like you guys are making good points but there's power if you testify publicly.

Greg Kurahashi stated my comment to that is, that's what we need. We need you guys to not necessarily agree that it has to be done but agree that it looks like there is something that could be better. We do want as much parking. If you brought that up I think that would help. If Multnomah County heard from people from Troutdale on the Council that this was a concern also it would mean a lot.

Councilor Allen stated I appreciate your thoughts. I think we were unanimous on wanting to reassess the design.

Mayor Ryan stated we have to remember that we do not own that road. You have to remember, as much as it runs right through our town, it is a County road.

Ray Young stated they are listening to the extent that they can. The problem is that the design was already done. We already designed a new legal handicap parking spot directly across from your restaurant. The thing is, you need a large enough sidewalk so that you can cut into the sidewalk for people to safely get out of their vehicle. We are going to be doing one directly across from your restaurant in front of Mayors Square. The Budget Committee has approved an additional 15 parking spots within a block of your restaurant and the downtown. We're in the process of changing one way streets on Harlow and Dora which will give us 6 additional parking spots which will cancel out the ones we're losing. The net gain with these 2 things is an increase of 15 parking spots within 2 blocks of your restaurant. We are increasing the parking. The original plans were modified a little bit. They did look at the idea of closing the crosswalks. The County said they would rather people get to go directly across the street and not have to cross 2 streets to get somewhere at those intersections.

Councilor White stated I would be willing to go down to the meeting as well. Maybe we could even do a letter from Council.

**3. CONSENT AGENDA:**

**2.1 MINUTES:** March 6, 2018 City Council Work Session.

**MOTION:** Councilor Allen moved to approve the consent agenda. Seconded by Councilor Lauer. The motion passed unanimously.

**4. UPDATE:** Plurality-at-large voting for Councilors.

Paul Wilcox, Troutdale resident, stated I should have included in my petition in the packets but I didn't. I know from attending a Planning Commission meeting last Monday it's really difficult for the audience to hear the speaker sitting at this table. Most of my presentation is going to be a narration basically. My visual aid is a map of the city streets that I purchased from Public Works. I highlighted in orange every street that I walked. This has been a very low tech campaign. I have 600 plus signatures.

Paul read his narrative.

Mayor Ryan asked, are you done collecting signatures?

Paul Wilcox replied yes.

Councilor Ripma stated Paul, you and I agree on just about everything else. Your energy and your dedication to the City is admirable but on this one subject I can't seem to convince you of the unwisdom of going forward with this. The poll that really counted was when the citizens abandoned this system in favor of we have now because the Councilors are more accountable. The system you're proposing requires everyone to spend a lot of money. It favors money. Outside money, inside money. These are volunteer positions that we all have here. You're saying 600 people should constitute a poll. The majority of the voters voted this down for good reasons.

Paul Wilcox stated 40 years ago.

Councilor Ripma stated 40 years ago and it's served us very well. You're only objection to it is that once in a while there's no opponent. Even it's 10 times or 20 times I contend the reasons someone who is running doesn't draw an opponent is that they're doing a good job and they don't happen to have anybody wanting to oppose them. That is not a failing of the current system. There are so many disadvantages with what you're proposing. Mayor and Councilors, we have talked about his fairly recently. Paul is within his rights to keep coming up and talking about this but the rules on how many voters are required to sign a petition are governed by state law. There is nothing we can do about them. We, as a Council, can vote to refer something to the ballot if we think it's a good idea. I don't. And I encourage you to consider the issues on it. Not just the fact that our good friend and loyal citizen, Paul, has walked the city. If you think about it, he's walked the city and has gotten very little support. I really recommend we just give it a pass.

Councilor Allen asked, Paul, have you ever paid attention to human behavior studies? It's well known that if you run 5 people together and 1 of them is different, that 1 different person has a statistical disadvantage of winning that election even if they're more qualified. When you're running at plurality-at-large it may get more difficult for the person who is different to actually win. When you get a couple candidates together or a small group there is a chance that there might be a debate that might actually be focused on issues and less about how they contrast with the others. I would also like to say, if I'm a wealthy man and I have business in front of the city, all I have to do is run both candidates I have favor with and trash the one I don't and I have a better chance of winning more seats.

Paul Wilcox stated I didn't come to argue benefits or disadvantages of plurality-at-large. I'm asking for the voters to be allowed to decide for themselves. Put it on the ballot. I have 600 signatures and that's a lot of people.

Councilor Allen stated there's a lot of people that didn't sign too.

Paul Wilcox stated the people that didn't sign didn't answer their door.

Councilor Hudson stated I worry that during my presentation in December I did not do a good enough job of communicating my reasons for supporting this. Someone told me I was being too theoretical and I didn't really communicate what I was trying to get at despite my PowerPoint. I tried to stay theoretical and very technical so I tried not to mention any names. I see now that that was actually a bad choice on my part. I would like to hear some more concrete reasons why we should support this or at least give the voters the chance to reconsider top 3 voting. When I declared my intention to run for Position 2 which was currently occupied by Councilor Brooks at the time, when I decided to do that and not to contend for the other 2 seats that were open I was making a decision that took the choice away from all voters of Troutdale. I was forcing them to choose between me and Councilor Brooks. I was making it impossible for them say they want both of those guys. Also by doing so, I was not challenging 2 other people who were on the City Council and I was giving them a free pass too. I had no option other than to choose a specific person to target and give the other 2 free passes no matter what I happened to agree with on any of their 3 positions. In doing so I had to take away a choice from voters to make the exact selection that they wanted. I had a bigger effect on the election than any one person should have on an election like that. It should be the majority of the residents of Troutdale who decide. I had a 3 way race. I ended up winning about 50% of the votes. But my total percentage was less than other candidates running for other positions. It was pointed out that former Councilor Brooks and Councilor Lauer were very, very close in their votes. They had almost exactly 50% each. This demonstrates that they were both very popular candidates. It's entirely possible that the people of Troutdale would like to have Councilor Brooks or Councilor Lauer sitting next to each other on the Council instead of me. If that were their choice I would absolutely honor that. Why should I be up here making one of them not be here? Maybe that's what the most recent election indicated. We should give them that choice. In order to for us to consider this before November we need to put it on the agenda in the future and to do so we need a second. I'm asking if there is one person who would second this for a future agenda.

Councilor Morgan stated I was for referring all of these things in December and not picking and choosing what I want and didn't want. This is the scenario that happened 2 or 3 years ago with the gas tax and some of the Councilors didn't personally want a gas tax but the voters decided they wanted a gas tax. There's a lot of decisions that are crummy in American politics as of late but let the voters decide. They deserve the right to have that opportunity. That was position then and it's still my position.

Councilor Lauer stated I had the same reasoning back in December. I didn't find it appropriate that we should sit up here and decide when we're the ones that benefit or not benefit from our decision what we send to the voters to vote. I support it but if we're going to send one thing we need to move to bring it back again and talk about the 3 other things that we set aside because I don't see picking and choosing which ones that we think might benefit or might not. I think we need to bring it all back and send it all back to the voters.

Mayor Ryan stated I was all along agreeing with sending all. I can also agree to just put this one on there. I think we walk on really shaky ground when we start making decisions on what we think the voters want. Many topics that we talk about, we won't even vote that night because the Parks Committee hasn't looked at it or there's certain Councilors that didn't want the SDC's voted on unless the Planning Commission looked at it. Certain things we don't feel comfortable taking a vote on but when it comes to sending it to the voters, we feel like we know it all. I'm always going to say power to the people and let them decide. I also say that you can go out and knock on every door in Troutdale and say this is the worst idea ever and I will be mad if you vote for this. You get to do that as a citizen. So you have to wear a citizen hat and you have to wear a Councilor hat. As a Council, is it up to us to decide what the voters of Troutdale vote for? That's the issue you have to wrestle in your heart.

Councilor Ripma stated Charter amendments end up being potentially very divisive. They certainly were on the Council. The voters have enough to vote on. The ballots are long enough. This is my opinion. There's lots of things we could refer to the voters that it's our job to deal with. All kinds of decisions on what direction that the city goes, budget issues, what we spend our money on, lots of things can be referred. This is my opinion, we should only refer things if we think they're good ideas that we recommend to the voters. I don't recommend this one. Zach, you got very theoretical again. The voters wanted Randy.

Mayor Ryan stated I think it's important that this doesn't divide this Council. You can't really help but debate on where you stand with this. It doesn't make you wrong. I want to make sure everyone knows that.

Councilor Allen stated for me this is mathematics. If we go forward with this I don't know how many people are going to understand. It's statistically disadvantage the minority. It's also going to statistically disadvantage those who don't belong to a special interest.

Paul Wilcox stated when positions were voted in 40 years ago, plurality-at-large served the City perfectly fine for the first 70 years.

Councilor Allen stated I've lived in a lot of small towns and in small towns people know each other better. As you get larger like the size of Troutdale there are more people that are not going to know who you are than know who you are. It's not as easy as it is with a small town. That's why plurality doesn't work as well as you scale up.

Councilor Morgan asked, who is the minority you're talking about and who won't understand?

Councilor Allen replied these are well known behavioral studies. The minority is indicated in the study as the person who is different than the rest.

Councilor Morgan asked, they wouldn't understand what this would potentially be meaning?

Councilor Allen replied I don't know how many people read behavioral science papers.

Councilor Lauer stated I think we're getting a little lost.

Councilor White stated just for the record I want to point out that Larry's comment about the gas tax was incorrect. It was a unanimous vote to forward the gas tax to the voters.

Councilor Morgan asked, it was?

Councilor White replied yes. Sarah could probably double check that. If I'm wrong I'll apologize. But I remember it clearly. This is the fourth time this subject's come up and it seems to land on election years. It's not a popular system. Out of 260 cities, when I checked the League of Oregon Cities. What are the numbers, Paul? According to the League of Oregon Cities it's 17, when I called.

Paul Wilcox stated go read the Charters. I emailed the City Recorders.

Councilor White stated I don't think it's a popular system at all. And the cities that do, do it are very small and as Rich Allen indicated, everyone knows them.

Paul Wilcox stated Happy Valley and Lake Oswego.

Councilor White stated those are recent additions.

Paul Wilcox stated Lake Oswego for the last 40 years.

Bruce Wasson, Troutdale resident, stated as a voter in this city, I believe that this country, state and our city gives us the right to face our opponent. That means a one on one face off. That does not mean to throw in a whole bunch of people in a bag and try to shake it all up and come out with the one with the most votes. If I don't agree with Councilor White I wouldn't be able to vote against him. Not have to go through a whole school of people who may or may not get elected. Second of all, in the last 2 elections, the House District



49 which represents this city has run unopposed twice. The 2 party system is not the greatest but it works and it works very well. There is no reason why someone, even though there's 2 people filing for one seat, there's no reason why the third cannot file for that seat. If there's a vacancy and someone runs unopposed, so be it. It happens all the time. This business of plurality and getting a whole bunch of people in the bag to run for the 3 highest or 4 highest, in my opinion, is a loser. It doesn't allow me to face off the people that I don't like. This whole thing is a total waste of time.

Councilor Morgan stated most elections there's a primary and plus one and it goes to the general. Are you opposed to that concept? Or are you saying everybody should run in a general not a primary? Like the City of Portland right now has a primary and if a candidate does not get 50 plus 1 and there's a million running they then go the top 2 vote getters then go to a general in November.

Bruce Wasson replied I'm talking about Troutdale. I'm not talking about Portland. That's why I'm concerned because I live here. The City of Portland can do whatever they want.

Councilor Morgan stated I'm talking about format.

Bruce Wasson replied okay this is the format we're talking about. It's what Paul is proposing. What Paul has proposed I'm opposed to, based on that. Because anybody can run as a third party candidate. I don't think this is worthy of going to the Troutdale voters.

Mayor Ryan stated there's a request on the floor.

Councilor Hudson stated to put something on a future agenda.

Councilor Ripma asked, can we debate this? The issue is whether we consider this yet again. We have considered this very same, exact issue quite a few times and we've voted it down or decided not to refer it because there is a public citizen process that's available if it has enough support to get on the ballot. It will divide the Council if we end up referring it on split vote. You might say that will be the voters chance to vote on it. We're not doing the City or ourselves any favors by referring it just because that's an easy out. Let's just refer it then we don't have to worry about it anymore. We don't have to decide. I contend it's our obligation as elected officials if we feel strongly enough to oppose the idea of even referring it. It's just a non-starter and we shouldn't do it. The voters spoke 40 years ago. I would encourage us not to do it.

Mayor Ryan asked, at some point, should there be an official vote on the record?

Councilor Morgan replied I think there should but not this one topic.

Paul Wilcox stated to summarize, for the public record, everyone except Councilor Hudson would be opposed.

Councilor Lauer stated Paul, I want to say I respect what you've done and I appreciate what you've done and I agree with what you've done but again, I can't vote to pick and choose one instead of all four. I don't think it's appropriate.

**5. RESOLUTION:** A resolution authorizing the City Manager to enter into a lease agreement with Larch Catering for the use of the snack shack at Glenn Otto Park.

Ray Young stated as you're all aware, the City owns .07 acres at the west end of the Troutdale Bridge that is zoned commercial. It was created back in 1938 as a gas station/convenience store and it's sat there ever since. It was even featured in the T.V. show Portlandia about 2 months ago as the border to Canada. There have been a number of tenants in it and quite frankly no one's been able to make it work. The last tenant, Mark, a wonderful man but he left it in the middle of the lease term and left it a mess and the City was left holding a \$9000.00 bill to the tax assessor. A couple months ago I was approached by Larch LLC which is Larch Catering which is owned by this wonderful couple, Ryan and Emily, about taking over and leasing the building to run their catering business out of it. That would be the primary reason they want the building. They currently have a facility in Portland where they prepare food but they want something closer to home which is in Corbett on the Historic Columbia River Highway. Along with that they would like to use the location to be able to have a drive-in/walk-up type food establishment for limited hours primarily during the summer because, honestly when I first met them I told them that if you want to make a living selling food out of this building you will fail. Nobody's been able to make it work and it's dead in the winter time. The couple enticed me into this because their primary purpose of business is a place to prepare their food for catering. They're very good caterers. I've had their food. Councilor Hudson has had their food. They know what they are doing with food. That's their primary source of income and the food walk-up/drive-up is simply an add-on amenity for our neighboring park here. To enhance their chances and make it a more attractive amenity place I thought it was wise to allow them to serve alcohol on-site with beer and wine only and not to leave the site. A lot of people like going and sitting on a patio overlooking the Sandy River and having a glass of wine. I think it's a nice amenity to have. And as part of this process we checked in with the Parks Advisory Committee and we found no objection from them on regarding the limited sale of alcohol. The only problem we've had with alcohol has been at the Sam Cox Building when they have private affairs in there. They go crazy and we've cut off alcohol in that building. We've always prohibited alcohol down in the park. This is a different situation. Both of them have experience in restaurants. Ryan has managed restaurants and has been an alcohol monitor. He was at McMenamins for 2 years and managed all of their alcohol sales and made sure it was done properly under OLCC. They seem to have a plan and they seem to have good experience. This is an intriguing possibility for the city so I would like the permission to be able to engage in this lease with them.

Emily Cafazzo, Larch Catering, stated thank you so much for having us this evening. I am Emily Cafazzo and this is Ryan Domingo. The food we cook features many local, seasonal and organic ingredients as possible. In our food we try to tell the story of Oregon and showcasing its incredible seasonal bounty. I began my career as a chef at 19 as a pastry chef. I started working as a personal chef in 2010 on my days off just to have a

closer connection to the people that I cook for. That is a passion that we would like to bring to this business as well. Ryan has studied marketing/business at the University of Portland and for the last 10 years has been managing some amazing restaurants including a Michelin star restaurant in Brooklyn. We share a passion for food, hospitality and local ingredients that brought us home to Oregon. The Gorge became our home in 2015 in Corbett. We found a lot of joy and success cooking for our local community and catering events in the Gorge including Bridal Veil Lakes, Bridal Veil Lodge and the Troutdale House and even beyond that in Portland and the Willamette Valley.

Ryan Domingo stated thanks again for having us. We couldn't be more excited about the opportunity to cook our food for a larger audience. We've been doing catering for the last 3 plus years but we've both been working in the food industry for over a decade. For us, food is really our median for the joy of life. Our mission for the Sugar Pine Drive-In at the Glenn Otto Park is really to add value to the community through foods with nostalgia and simple comfort foods. We want to add value by providing an amenity to the patrons of the park, the City of Troutdale and its residents and also all the people who venture to the Gorge. We want them to come through Troutdale. It's very special to us that we live on the Historic Highway in Corbett, a place we love so much. We've been searching for an opportunity to build community. This came up and we're really excited about it. This space will be a family friendly neighborhood restaurant. It's warm and we have an inviting service and consistent offering of food and beverages. Things that are important to us is preserving history. There's a lot of history on the building and on the road. We've done a lot of research and we would love to keep it as much as is as possible. The food offering itself is going to be simple like soft serve ice cream, sandwiches, snacks and refreshing beverages. We would love for beer and wine to be a compliment to our comforting menu. The alcohol licensing that we would like to apply for is officially called a limited on premise for preapproved catering. It's a dual purpose license and the only catering specific license that OLCC offers. That's so we can purchase and get deliveries of wine and beer to our location to serve at off site events. It would allow us to do limited beer and wine on the premises which to us means the very limited space patio deck. I want to make a couple more points and that's the beverage program is only as good in relation to the alcohol. Lots of state and family programs are only as good as the eyes and ears and mouths implementing and enforcing its rules and adapting to challenges. Our contention that's there's responsible adults will be less likely to imbibe on the beach and in the park if they knew they could enjoy cold alcoholic beverages at the Sugar Pine Drive-In.

Councilor Ripma stated welcome to Troutdale. We're delighted to have some use made of that building. It's been a sad series of failed enterprises there, unfortunately. This idea of running the catering business from there and just being a restaurant as part of that, that's a new one. Your one star restaurant in Brooklyn, is that Brooklyn, New York?

Ryan Domingo replied yes. It's a Portland based restaurant called Pok Pok.

Councilor Ripma stated that's very impressive. Is there a sugar pine somewhere near that building? I was curious where you got the name.

Emily Cafazzo replied so Larch is tied to Larch Mountain in Corbett but it also is a tree so we wanted to keep it in the woodland family. They're also the king of all the conifers. They have them a little further eastern southern Oregon into California.

Ryan Domingo stated a lot of our food focuses on regional ingredients.

Councilor Ripma stated this OLCC license is for off-site events. As part of the catering package, you would offer whatever beer and wine as part of a catering package and that would also give you the right to serve it on premise there. Is that just for consumption on the deck? Or could they take it away from the place?

Ryan Domingo replied the license would be for on premise. We would determine what that means. We don't know the exact footprint of the property itself but for us that means the patio deck. It's the space we can supervise most.

Councilor Ripma stated you mentioned it as a gathering place but it's not a very big place. Are you thinking of having events on the perimeter of that building?

Emily Cafazzo replied for us, a lot of it is like your local coffee shop. It's where you run into your neighbors, meet friends or have lunch. We do hope to have some catering dinners, especially in the off season in order to supplement our income where you would book your tickets in advance with a limited 20 person event. It would be like a beautiful 5-course meal.

Ryan Domingo stated our catering schedule is so busy. We'll be doing 20 weddings this year and working corporate events and small dinner parties. We would like to really just provide an additional amenity for the park. It's a great opportunity for us to grow. With approval, at some point, we may like to address the patio itself and its weather ability year around. Our hours would be 11:00am to 6:00pm Wednesday through Sunday.

Councilor Allen stated I see this as an advantage to our local area and enticing people to come here more often. Is there anything in these agreements that concern you?

Emily Cafazzo replied we've read through it and we can't think of anything of concern.

Councilor Allen stated for the City Manager, are there any local businesses that might consider the alcohol as a city subsidized competitor?

Ray Young replied no because what we've done is that lease pricing that we've established, we had a commercial broker come in years ago to give us an opinion on what it should rent for per square foot and they're also going to be putting a fair amount of money into restoring the inside. We're going to make sure that we get enough money to cover our maintenance and taxes. We're not subsidizing. We're getting our cost out of it.

Councilor Morgan asked, are we still in the hole in regards to taxes owed and money owed?

Ray Young replied no. After Mark left us hanging we brought it current. So it's off the tax rolls for this current year. This is why this lease begins July 1 because that's the new tax year.

Councilor Morgan asked, how long have you guys been operating this business?

Emily Cafazzo replied since 2015.

Councilor Morgan asked, you are currently located in what city?

Emily Cafazzo replied our home is in Corbett but we have a commercial kitchen in Portland.

Councilor Lauer stated I think all the previous things that have been there started out with the best intentions and maybe they didn't work out that way. But you guys have an amazing business plan. I'm excited for that. What I'm also excited about, for our City Manager, is maybe signing you to an exclusive contract to start catering our budget meetings.

Councilor White stated welcome. I noticed in the original plan that you were not going to serve alcohol. My concern there is there was problems in the Sam Cox Building. My concern is most people don't realize that's a separate lot. I'm worried about a conflict of not allowing it in the Sam Cox Building and then allowing it in your location. Is that something that's going to come before us at a later date?

Ray Young replied there is no alcohol allowed in the Sam Cox Building.

Councilor White stated there's a lot of underage drinking at the river itself. Are you going to be utilizing the drive-thru window?

Emily Cafazzo replied yes.

Councilor White stated don't take any offense to any of these questions. I've seen where people have taken it over and started to struggle so they tried to do other things to make it. Do you have any plans for lottery machines at some point? Is that allowed in the contract?

Emily Cafazzo replied absolutely not.

Councilor White asked, what about food carts?

Ryan Domingo replied we tried our hand at food carts and we decided it wasn't for us.

Councilor White stated that is a historic building. I would just hope that you would check with our Historic Landmarks Commission before you start doing alterations to that building.

Bruce Wasson, Troutdale resident, stated I'm torn on the alcohol issue with this. It's a very deep problem for me. I realize there's going to be controls but you can only control so much. A drunk driver hit me in front of the base hospital. Alcohol was obviously involved. I came very close to being killed. There are many places in this city where you can get alcohol. A family friendly park I don't think should be one of them. I came so close to death and I never want to go through that again. When you okay something like this I want you to be extremely careful because there are people's lives at stake. When you vote on this I want you to think of the long term consequences.

Diane Castillo White, Troutdale resident, stated I like Pok Pok a lot. I had the pleasure of meeting Emily and Ryan and I'm excited. I've always wanted something to be a Portland quality restaurant in Troutdale. I'm still concerned about alcohol. I think they're going to be good stewards of the property. I want to remind you that Jack Glass's contract said no alcohol on the premises. I talked to an officer and I talked to the caretaker. The caretaker is constantly picking up beer bottles and cans. There's alcohol in flasks in the bins at the Sam Cox Building. The Citizens Advisory Committee has recommended a proposal on a one year alcohol trial in the Sam Cox Building and that gave us a way to propose to you guys a way to control it since people bring it in anyway. If allowed, have appropriate insurance and require an OLCC server and a security guard. Also, my preference is to supplement the alcohol with gourmet coffees. I love to support local businesses and having quality coffee and food to me is very exciting. I want the park to remain a family friendly atmosphere. I am okay with alcohol at special events. I'm hoping to give you guys the option of the one year trial that was proposed by the Citizens Advisory Committee at the Sam Cox Building. As the Citizens Advisory Committee, our proposal is that possibly you consider a one year trial. That would be my only suggestion at this point. I also welcome you and I'm very excited about you coming to Troutdale.

Councilor Lauer asked, was that your suggestion or the Citizens Advisory Committee?

Diane Castillo White replied the Citizens Advisory Committee, collectively, we had agreed so far. We're not done with the process. We're presently working on it. There was one no so far.

Councilor Lauer asked, is it normal for the Citizens Advisory Committee to make recommendations like that about new businesses coming into Troutdale?

Ray Young stated I think what you're getting here is, there's 2 issues. One issue is the Sam Cox Building which for years there was private parties and they served their own booze and nobody watched out for it and they trashed the place and it was horrible. The Citizens Advisory Committee and the Parks Advisory Committee got involved in reducing that so they couldn't do it at all then they gave it a one year experimental period to do it. And now the Citizens Advisory Committee is talking about doing that again, allowing alcohol in the Sam Cox Building itself with alcohol monitors and strict controls. She's just suggesting a one year test period for this property.

Councilor Lauer asked, again, is that a normal thing for the Citizens Advisory Committee to do to evaluate new businesses coming in and selling alcohol?

Diane Castillo White replied we're not evaluating them. I'm recommending that as an individual. I'm telling you what we're doing at the CAC because we're looking at event permitting.

Councilor Allen stated my stepfather was French and it wasn't uncommon at dinner time to have a glass wine. It enhances the experience. The real question here isn't whether alcohol is good or bad, it seems like it's more an issue of when there's an excess and when it spills over into the park. Could there be a drink limit?

Diane Castillo White replied I wouldn't want to limit the business. I think Emily and Ryan are responsible and will do a good job in overseeing the process.

Councilor Ripma stated I think the whole reason for this long and important discussion about alcohol on this lease is because of the history at the Sam Cox Building. The Citizens Advisory Committee would not normally weigh in on any business that's opening in Troutdale. This one isn't just any business. It's leasing from the City and in our city park. I don't think a business open from 11 to 6, Wednesday through Saturday is going to be a problem where they allow it right on the deck.

Mayor Ryan stated I get it with the Sam Cox Building and the park. I'm a banker and I do a lot of business plans and your business plan is excellent. The difference between me and a bunch of people having their wedding reception at the Sam Cox Building is I have no skin in the game. This is your livelihood and reputation. If you guys allow drinking there and you don't do it right you get a bad name in the community. I trust you 100%. You want someone to enjoy a beer with your fine food. You want someone to pair wine with whatever you're doing. The kind of food you're serving isn't going to be the normal type people who probably are going to overdo it in my opinion. I don't think you need a one year deal. You guys are going to hold yourself accountable because you don't want to go out of business.

Ryan Domingo stated I wanted to mention that we have to reapply every year for our OLCC license.

Mayor Ryan stated the truth is if you're not good tenants we'll ask you to go away. We need to put some trust in you.

Ryan Domingo stated if anyone has any questions about our house policies and what rules we'll have in place we'll be happy to answer those.

Councilor White stated I think we should notify the Sheriff's Office and AMR that alcohol will be served in that building.

**MOTION: Councilor Morgan moved to approve the resolution authorizing the City Manager to enter into a lease agreement with Larch Catering for**

the use of the snack shack at Glenn Otto Park. Seconded by Councilor White.

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

**Motion Passed 7 – 0.**

**6. PUBLIC HEARING / RESOLUTION:** A resolution pursuant to TMC 2.24.190 creating an exemption from competitive bidding requirements for a public improvement contract to install the remaining segment of the Rogers Circle to Spectro Water Main Loop, CIP WA-040.

Steve Gaschler, Public Works Director, stated we have an opportunity to take advantage of a local developers improvements to his property. It's OK Express and they are a trucking company. As part of the development they have to extend the waterline through their property which is within 700 feet of a waterline that's on another cul-de-sac. And it's a project that's a part of our CIP. Normally what we would do to install that is put that out for bid and go through a process. We're coming to you to ask for an exemption from that process. This will save the city money and time and get this piece of infrastructure in as scheduled. These opportunities don't come up very often.

**Mayor Ryan opened the public hearing at 8:48pm.**

**Mayor Ryan closed the public hearing at 8:48pm.**

**MOTION: Councilor Morgan moved to approve the resolution pursuant to TMC 2.24.190 creating an exemption from competitive bidding requirements for a public improvement contract to install the remaining segment of the Rogers Circle to Spectro Water Main Loop, CIP WA-040. Seconded by Councilor Lauer.**

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

**Motion Passed 7 – 0.**

**7. RESOLUTION:** A resolution approving an Intergovernmental Agreement with the Regional Water Providers Consortium.

Steve Gaschler stated a while back we had the Regional Water Providers Consortium come and make a presentation for the Council. We had a pretty good discussion about what the advantages would be to join that group. After that discussion Council said that they would be willing to consider this if staff brought back a resolution at a later date. We thought this was an opportune time to bring this resolution before the Council. As the Public Works Director, I think this is beneficial for the citizens of Troutdale. Otherwise, I



wouldn't have brought it in here. It's a good organization. It's similar to a business association where businesses band together to handle issues and speak as one on common ground. I do strongly support this and hopefully the Council will support it also and approve this IGA. I've given you quite a bit of information on what the benefits are. If the IGA is approved the Council needs to appoint one of its members to represent the city on the governing board along with an alternate. And somebody from our staff will be assigned to attend the technical advisory committee which meets regularly also. In Section 4 it talks about that they have no authority to direct the City on the operation or anything to do with its water system. They're just here to support us and be a resource and to network.

Councilor Allen stated this is one of those things that if it's something Council wants to do, I'm going to go with it. However, I like the decision made off of what it actually is. This actually has very little to do with disaster preparedness. I don't think it's going to mean a whole lot in the area of improved service but I do see it as potentially helpful in working with other governments in the area.

Councilor White stated I respect Steve's opinion on this but I'm a little more cautionary. I asked the City of Wilsonville why they dropped out of it and they said it was financial. I contacted Metro as well because they dropped out. Their bill was \$25,000.00 a year. They said that since we do all the planning and engineering and support work for these regulations they didn't feel they needed to contribute to \$25,000.00. That concerns me. At the 4 City Fire User Board meeting I was able to ask Chief Greg Matthews if he felt this would be any benefit as far as like emergency preparedness or help with the Gorge fire and he said, absolutely not in his opinion. Ray was there. I asked Fairview and Wood Village if they were going to join this group and they said, absolutely not. They didn't want to spend the money on it. I think it's a bit of redundancy. We have the Champion which does a great job. The information is really coming from Metro and we are a member of Metro. We pay Metro to do this kind of service already. I'm not in support of this for fiscal reasons.

Councilor Morgan stated the reason I'm in support of this is, the question that I asked when they came to us was around the planning for resource allocation for the dump. We have these conversations a lot how we want to expand and have more houses on the other side of town but the shared resources, well planning, water management we can't talk about these things and not actually put the effort into tackle those issues as a community. I will support this with the condition and understanding that the goal long term is to expand the other part of town.

Councilor Ripma stated in the staff report you say that currently the city budget is \$10,000.00 for conservation and management and that our cost for joining this, the City's cost, is \$8600.00. Do we spend the \$10,000.00 usually?

Steve Gaschler replied it varies. It runs between 5 and 10. It kind of depends on what we're doing. It goes up and down. I don't think we did last year. With that said, if we go out and spend it I don't think we do a very good job of doing it on our own. I think it would be a big help to have our partners join in with us on this. I would like to introduce Ernie

Platt. He has been around here a long time. He worked for the Home Builders Association for many years and now he's currently on the board of Sunrise Water. Ernie's the chair of the board. He can probably tell you a lot more about it than I can.

Councilor Ripma stated I understand that the consortium group meets at Metro. The meetings occur at Metro.

Ernie Platt stated the board meetings occur at Metro. The other meetings occur at the City of Portland Water Bureau.

**MOTION: Councilor Lauer moved adoption of a resolution approving an Intergovernmental Agreement with the Regional Water Providers Consortium. Seconded by Councilor Morgan.**

**VOTE: Councilor Hudson – Yes; Councilor Ripma – No; Councilor Lauer – Yes; Councilor Morgan – Yes; Mayor Ryan – Yes; Councilor White - No and Councilor Allen – Yes.**

**Motion Passed 5 - 2.**

## **8. STAFF COMMUNICATIONS**

Ray Young stated I want to make sure that you keep on your calendar for June 5<sup>th</sup> we're still on track for having an appeal regarding a development issue. I think Chris has sent you an email regarding the Sheldon Development issues. Keep June 5<sup>th</sup> open for an additional meeting. The Town Center Committee has a meeting May 23<sup>rd</sup>. They're having an open house from 4 to 8 on May 23<sup>rd</sup>. Monday we had a lighting meeting with a couple of downtown business people. The County came and talked about upgrading our mercury vapor lights and we're moving to LED which will consume less power. The cleanup in Troutdale was very popular over the weekend. We've had a lot of traffic with Waste Management over the last couple of days because they forget a couple streets and they're going back tomorrow and finish picking things up. There was also some people who didn't read their instructions very well. They either brought out too much stuff or too big of stuff and they weren't picked up and they were given slips with a number to call to try to figure out how to get rid of their stuff. We're working to clean up the little problems that we had with that. It went well overall. Leathers is moving up their timeline on Imagination Station. They want to get going sooner than later. We are currently scheduled to tear down on Saturday, June 16<sup>th</sup>. Within 2 weeks after that they're going to come in and build the brand new one. The design has been reviewed and approved by the Parks Advisory Committee. By the end of July we should have a new Imagination Station going. We are hiring a lady with vast experience in assembling volunteers. She's going to come and work part-time/temporary for about 4 to 6 weeks for us to gather up and advertise and help Tim Seery to get our volunteers together the best we can. Finally, the URA is still on track. We're finishing up our contract to put it out to bid and we are going to hopefully be moving dirt by the end of the summer out there.

## **9. COUNCIL COMMUNICATIONS**

Councilor Ripma asked, are the bump out issues being handled? Is it with the County now?

Ray Young replied it's with the County now. They reviewed my letter and they sent us a long letter explaining their position on things. The engineer said we need to have the extensions. He didn't like the original design and the County came back and said they talked to him and they redid their designs. They have made adjustments based upon our concerns. I think we're going to be able to reduce any adverse impacts overall. That's what I'm hoping at this point.

Councilor Ripma stated I commend the Mayor for offering to go down to the County. They will listen. I will not be available on June 5<sup>th</sup>.

Councilor Lauer stated if we don't have a meeting before Mother's Day, Happy Mother's Day.

Mayor Ryan stated this is going to hit home for Zach a little bit. Sometimes I think we lose sight of different parts of our community and the Reynolds School District is experiencing major cuts and laying off some teachers. This has nothing to do with Councilor Hudson. I'm extremely disappointed in our school district. Not just because of the cuts but what got us to these cuts. Leaders in our city need to start putting some pressure on the leaders at the high school, board members and the new superintendent coming in. We deserve better. I understand Reynolds High School isn't our school but it's in our city. They're our residents. I have my kids coming home and they're crying because their music teacher is getting laid off. The thing is that we have the pulpit to put some pressure on some of these people. We deserve better in our community. We're graduating like 60% of our kids. The reason our budget is getting cut is because people are saying they don't want to go here. So they live in Troutdale and go to Barlow. My daughter's 3 closest friends are going to Barlow. They're saying they don't want to go to Reynolds and it makes me sad because my kids have been in there since kindergarten and I won't move my kids. I beg you guys to put some pressure on some of these people. We can't continue to just say it's okay to only graduate 60%. And it's not okay that our varsity baseball team won's one game or we can't fill the basketball team when there's 2000 students there. It's a culture there of not succeeding and it's not right. We demand better and it starts with us talking and saying we want better.

Councilor White stated I get really nervous this time of year with the Sandy River because we get some good weather and the lifeguards haven't started yet. They won't be there until Memorial Day. The temperature of the water is a real danger and it's very misleading to people. There was a gentleman that jumped into the Columbia recently to save his son and he rescued his son, he made it back on the dock and then died of hypothermia. It's a real serious situation. I recommend to wait until it warms up. Even though it's nice and hot outside, that river takes a long time to warm up. Wait until the lifeguards are present. On the curb extensions, I know it's their road but it's ours now and I think we should


always observe our voice and not just roll over for that. I think we know what's best for our city. I appreciate Ray's work with the lights too.


Councilor Allen stated I appreciate our Mayor and Councilor White willing to go to a Multnomah County meeting to discuss the curb extensions. I also appreciate the rest of the Council's support.

**10. ADJOURNMENT**

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

Meeting adjourned at 9:11pm.

  
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**David Ripma, Acting Mayor**  
Dated: 5/25/18

**ATTEST:**  
  
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**Kenda Schlaht, Deputy City Recorder**

