



Randy Lauer, *Mayor*

David Ripma

Alison Caswell

Jamie Kranz

Glenn White

Nick Moon

Sandy Glantz

Agenda June 22, 2021

Regular Meeting | 7:00 p.m.

Troutdale Police Community Center - Kellogg Room
234 SE Kendall Ct, Troutdale, OR 97060

- 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. Resolution:** A resolution approving an Intergovernmental Agreement with Multnomah County for the Community Development Block Grant (CDBG) Program for program years 2021-2024.
- 4. Motion:** A motion to approve the Mt. Hood Cable Regulatory Commission's 2021-2022 Annual Budget - *Norm Thomas, Mt. Hood Cable Regulatory Commission*
- 5. Public Hearing / Ordinance (Introduction, continued from 6/15/21):** An ordinance adopting text amendments to Chapters 1 and 3 of the Troutdale Development Code. - *Chris Damgen, Community Development Director*
- 6. Public Hearing / Ordinance (Introduction, continued from 6/15/21):** An ordinance adopting Zoning Map amendments on approximately 19.27 acres of land located in the Urban Renewal Area. - *Chris Damgen, Community Development Director*
- 7. Public Hearing / Ordinance (Introduced 6/8/21):** An ordinance adopting the Housing Needs Analysis - *Chris Damgen, Community Development Director*
- 8. Public Hearing / Ordinance (Introduction):** An ordinance amending the Troutdale Municipal Code Section 2.08.240: Council Expenses. - *Erich Mueller, Finance Director*
- 9. Public Hearing / Resolution:** A resolution providing for a supplemental budget for fiscal year 2020-2021, budget transfers and making appropriation changes. - *Erich Mueller, Finance Director*

10. 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

11. Staff Communications

12. Council Communications

13. Adjournment



Randy Lauer, Mayor

Dated: June 16, 2021

Meeting Participation during COVID-19 Social Distancing Order

The public may attend the meeting in person or via Zoom. Please email info@troutdaleoregon.gov by 5:00pm on Monday, June 7th to request Zoom meeting access credentials. Due to public health requirements related to COVID-19, not more than twenty-five (25) people may be physically in the meeting room at any time. City Council Regular Meetings are 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.

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/meetings 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, June 22, 2021 – 7:00PM

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

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

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

ABSENT: None.

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

GUESTS: See Attached.

Mayor Lauer asked for agenda updates.

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

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

None.

3. CONSENT AGENDA:

3.1 RESOLUTION: A resolution approving an Intergovernmental Agreement with Multnomah County for the Community Development Block Grant (CDBG) Program for program years 2021-2024.

MOTION: Councilor Ripma moved to approve the consent agenda. Seconded by Councilor Moon.
Motion Passed 6-0.

4. MOTION: A motion to approve the Mt. Hood Cable Regulatory Commission's 2021-2022 Annual Budget.

<0:02:54>

Norm Thomas, Mt. Hood Cable Regulatory Commission (MHCRC), introduced the MHCRC Director, Elisabeth Perez, the MHCRC Finance Manager, Michael Wong and the Metro East Community Media Executive Director, Tomi Douglas. (Norm Thomas read a prepared statement, attached as Exhibit A.)

MOTION: Councilor Ripma moved to approve the Mt. Hood Cable Regulatory Commission’s 2021-2022 Annual Budget. Seconded by Councilor Glantz.

VOTE: Mayor Lauer – Yes; Councilor White – Yes; Councilor Moon – Yes; Councilor Glantz – Yes; Councilor Ripma - Yes; Councilor Caswell – Yes and Councilor Kranz - Yes.

Motion passed 7-0.

5. PUBLIC HEARING / ORDINANCE (Introduction, continued from 6/15/21): An ordinance adopting the text amendments to Chapters 1 and 3 of the Troutdale Development Code.

<0:15:59>

Ray Young, City Manager, stated what the Council wants developed on this property is not the question for tonight’s discussion. The discussion tonight is to decide on zoning for the property. The suggestion from staff is that Council errs on the side of a broader zoning decision rather than narrower.

<0:18:03>

Chris Damgen, Community Development Director, gave a brief overview of the staff report. He explained that Exhibit B is an expanded use table which was by request to see how this proposed zoning district would look in comparison to the other current mixed used zoning districts. He clarified there is an MU-3 zoning district proposed, there is not an MU-1 or MU-2 zoning district on the books yet. There is a Central Business District which could be considered an MU-1. There is also a mixed office housing district which could be considered MU-2. Exhibit B showcases the differentiations between what is proposed for the Confluence property and what exists already for the downtown core and for the peripheral areas. The current zoning on that property is general commercial and some mixed office housing in the southeast portion of the property. There is also an updated Exhibit B that shows feedback from the June 15th meeting.

<0:25:43>

Councilor Moon stated the last meeting went off the rails. He stated as far as the entertainment major portion, there are a lot of things in there that are cool. He thinks that options like that should be kept on the table. Saying we don’t want something is really broad and Council may not be able to envision something that a developer might propose.

Councilor Ripma stated he would be willing to allow entertainment facilities major if casinos were dropped from the definition.

<0:32:47>

Councilor Caswell thanked Chris Damgen for a good job done. She thinks it's comprehensive and she's for it. Developers are excited about the taller heights, and she thinks the city should make it as easy as possible for the developers.

Councilor Glantz stated she is fine with the height up to 75' in the URA and she's okay with Council approving the 55-75'.

Councilor White stated he thinks it's important to not waste developers time or get their hopes up by eliminating things that Council doesn't want in the Confluence Site. He's okay with the height and with how it was shown in the drawings to keep views available.

Mayor Lauer opened the public hearing at 7:41pm.

Tanney Staffenson, Troutdale resident, stated he is on the Planning Commission and was told Council has questions.

Councilor White stated some developers have stated they won't apply for variances because of the costs and the potential of not getting approved. He asked Tanney what he thought.

Tanney Staffenson replied there is always a risk. Type IV is the hardest and most risk of not being approved. With more flexibility there comes the chance of getting something you don't want. Whatever comes in front of the city, if it meets the criteria, it goes and that's how decisions are made.

Councilor Caswell asked if there would be a hang up of the process of the rest of the property if the city gets a proposal with one huge hotel and it's subject to Type IV.

Tanney Staffenson replied if part of it is subject to a Type IV, then the whole thing becomes a Type IV.

Dean Hurford, Fairview resident, gave kudos on a job well done.

Paul Wilcox, Troutdale resident, read a prepared statement (attached as Exhibit B).

Mayor Lauer closed the public hearing at 7:52pm.

6. PUBLIC HEARING / ORDINANCE (Introduction, continued from 6/15/21): An ordinance adopting Zoning Map amendments on approximately 19.27 acres of land located in the Urban Renewal Area.

<0:52:28>

Chris Damgen gave a brief overview of the staff report.

Mayor Lauer opened the public hearing at 7:54pm.

Mayor Lauer closed the public hearing at 7:54pm.

7. PUBLIC HEARING / ORDINANCE (Introduced 6/8/21): An ordinance adopting the Housing Needs Analysis.

Chris Damgen gave a brief review of the staff report. He explained that last year the HNA was passed by a resolution and then staff was informed later by the State that it had to be passed by an ordinance and pass it by June 30th of 2021 to still be in compliance with the standards. The change that has been made from the first hearing to the second hearing is they have added an additional item to the comprehensive land use plan which is the primary planning document. Staff suggested incorporating an additional sentence be added to the comprehensive land use plan for the city to establish a policy to guide development and it's future housing. Items A-D in the general-purpose statement already exist and have existed for 10 years. Staff is suggesting adding an item E, which says, encourage the development of higher income housing particularly in the Confluence Site and other opportunity sites along the Sandy River to help address identified housing needs. It's a very direct and declarative statement. It doesn't change the report, but it does put into stone the city's expectation and desire for those types of housing opportunities in specific geographical locales particularly but doesn't exclude them from other areas. He stated a couple of councilors contacted him with another idea as well, but this is the current one that's in the packet.

Councilor White asked if the 6-year clock would start after the adoption of the ordinance.

Chris Damgen replied yes.

Mayor Lauer opened the public hearing at 8:01pm.

Mayor Lauer closed the public hearing at 8:01pm.

Mayor Lauer asked if he could hear the other option.

Chris Damgen replied the other idea was a proposition to be more specific or to have maybe a specific reference to call out what the actual need was. It would be a potential attachment C to the ordinance. It's not tied to the report itself nor is it tied to the comprehensive plan. It's effectively a document that staff would use to in setting policy or discussing policy with stakeholders or if approached by developers that staff would refer to them. Staff would be directed to refer to the attachment C to convey the city's housing needs for both affordable housing and high-income housing when discussing future policy consideration and development opportunities with interested parties.

MOTION: Councilor Glantz moved to amend to add the redlined paragraph and direct staff to attach the Exhibit C as shown and described. Seconded by Councilor White.

VOTE: Mayor Lauer – Yes; Councilor White – Yes; Councilor Moon – Yes; Councilor Glantz – Yes; Councilor Ripma - Yes; Councilor Caswell – Yes and Councilor Kranz - Yes.

Motion passed 7-0.

MOTION: Councilor Ripma moved to adopt the ordinance adopting the Housing Needs Analysis with the ordinance as amended. Seconded by Councilor Glantz.

VOTE: Mayor Lauer – Yes; Councilor White – Yes; Councilor Moon – Yes; Councilor Glantz – Yes; Councilor Ripma - Yes; Councilor Caswell – Yes and Councilor Kranz - Yes.

Motion passed 7-0.

8. PUBLIC HEARING / ORDINANCE (Introduction): An ordinance amending the Troutdale Municipal Code Section 2.08.240: Council Expenses.

<1:11:03>

Erich Mueller, Finance Director, gave a brief overview of the staff report.

Councilor Kranz stated this is a component of life that precludes certain people from being able to potentially serve. She doesn't think this is excessive in any way. It's hard to do City Council and childcare at the same time.

<1:16:33>

Mayor Lauer stated he's all for the stipend and thinks it will help with diversity on the Council and people who feel they might not have the opportunity with certain life expectations.

Councilor Glantz stated it seems like the bare minimum and she wouldn't be opposed to minimum wage so there is more flexibility. She added it probably should be at least 12-15 hours.

Councilor Moon stated \$15/hr is like buying plywood 3 months ago. It's a lot more than that. He thinks it should be increased to \$20/hr with 10-15 hours.

Councilor Ripma stated he doesn't mind increasing to \$20/hr and 10 hours.

<1:23:10>

Councilor Caswell stated she can appreciate this item and that the job of parenthood is one of the greatest jobs we have in society. She views the position of councilor as a volunteer position and not something that she expects to gain from and voting for an increase in pay doesn't seem right. It doesn't feel right for the Council to vote on, it should go to the voters. She would just as soon not have a stipend.

Councilor Glantz stated she's been in a fair amount of diversity training and providing childcare is an area that needs to be available to have a diverse representation.

<1:26:51>

Councilor White stated the \$50 per Councilor was a way to save staff time. There used to be more things to get reimbursed for, but it took a lot of steps and time. It costs more than \$50 to be a Councilor.

Mayor Lauer opened the public hearing at 8:29pm.

Paul Wilcox read a prepared statement (attached as Exhibit C).

Mayor Lauer closed the public hearing at 8:33pm.

Councilor Ripma stated an ordinance reimbursing Councilors is different from raising the stipend and would be okay. He is okay with Councilor Moon's proposal.

Councilor Glantz stated it's optional and it's public. If it's overused or inappropriate, then the public would have their say at the next election. She likes the idea of having it available to those who need it.

Mayor Lauer stated he would be okay with adjusting it to \$20/hr and 10 hours a month.

9. PUBLIC HEARING / RESOLUTION: A resolution providing for a supplemental budget for fiscal year 2020-2021, budget transfers and making appropriation changes.

<1:37:57>

Erich Mueller gave a review of the staff report.

Councilor White asked if this money is coming out of contingency.

Erich Mueller replied much of it is coming from contingency but some of it is based on the additional resources like the \$596,000 CARES money and it's showing as income and then expense.

Mayor Lauer opened the public hearing at 8:46pm.

Mayor Lauer closed the public hearing at 8:47pm.

Erich Mueller reported that an additional expenditure item arrived just after the meeting packet was published and requested an amendment to the proposed resolution. The food cart pod development known as the Troutdale Station was provided a \$30,000.00 Town Center Sewer SDC subsidy under the existing program.

MOTION: Councilor Moon moved to amend the proposed resolution to increase the transfer from Contingency to the Tourism and Economic Development division by an additional \$30,000.00. Seconded by Councilor Ripma.

VOTE: Mayor Lauer – Yes; Councilor White – Yes; Councilor Moon – Yes; Councilor Glantz – Yes; Councilor Ripma - Yes; Councilor Caswell – Yes and Councilor Kranz - Yes.

Motion passed 7-0.

MOTION: Councilor Ripma moved to approve the resolution providing for a supplemental budget for fiscal year 2020-2021, budget transfers and making appropriation changes, as amended. Seconded by Councilor Moon.

VOTE: Mayor Lauer – Yes; Councilor White – Yes; Councilor Moon – Yes; Councilor Glantz – Yes; Councilor Ripma - Yes; Councilor Caswell – Yes and Councilor Kranz - Yes.

Motion passed 7-0.

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

<1:51:45>

Ray Young gave a brief overview of the staff report and explained the matter is on the agenda for discussion as Councilor Caswell and Councilor Ripma requested. Staff has no recommendation or position on what Council does in this regard but maybe a greater subsidy or a longer subsidy than what is currently in place.

<1:54:59>

Mayor Lauer stated he is in favor of 60% across the board, throughout the city and limited to 1 budget cycle. He is not in favor of 0% SDC and understands the need for assistance. He wants to make sure new establishments pay at least a little bit into the system they will be using.

<1:58:28>

Mayor Lauer left the meeting and Council President Ripma took over running the meeting.

Councilor Glantz agreed with Mayor Lauer.

Council President Ripma stated he talked to Rip and Alison Caswell. When things started to open up in Multnomah County, he thought it should be given a further look at extending or increasing. He had hoped Council could act on it tonight.

Councilor Caswell stated she expected that Council would be able to vote tonight. She would like to get a consensus to make a recommendation to staff to draft a final resolution. The

overview says it's a marketing initiative for restaurants exiting Portland and to get them to move to Troutdale. There are bare spots in the downtown area, and it would be a good opportunity. Her proposal is a 100% subsidy for only fine dining and sit-down restaurants for 18 months, capped at \$150,000 and based on fixtures, not seats.

<2:07:48>

Council President Ripma stated he was against the full subsidy before, but he's convinced it's worth a try with a targeted window starting January 1, 2022 - June 30, 2023, with 100% subsidy. He's also in favor of changing the methodology on how SDCs are calculated and be paid out of the General Fund.

Councilor Kranz stated she is in favor of looking at how SDC funds are calculated but she wants to stick with the same May 11th resolution. She doesn't want to give away all the taxpayers money to private business and she doesn't want to waste staff's time on an item that Council already declined. She prefers to defer it to the end of the year.

<2:10:14>

Councilor White stated he thinks where Council's divided is, we never really got a chance to look at the numbers. In 2008 everything was waived and back then there was a paid economic development person who never brought in a single business.

Councilor Glantz stated the issue she has with 100% is that it could potentially go to 1 maybe 2 businesses and she doesn't think that's a program, it's a taxpayer giveaway. She the number of restaurants opening in Portland is significantly higher than the ones closing. She doesn't see a mass exodus.

<2:14:46>

Councilor Moon stated he has talked to some business owners and one of his hang ups was that a lot of people have paid SDCs, and now they're free. It's not good optics. He thinks Council should consider meeting in the middle at 75/25 to extend it to more than 1 or 2 businesses.

Council President Ripma opened public comment at 9:17pm.

Glenn Mackey, Troutdale resident, stated he is in favor of the idea. He doesn't know a lot about it. He opened a business in Troutdale because the fees were waived about 10 years ago. Anything that can be offered as an incentive will be positive.

Taney Staffenson stated he was looking at how the Town Center Plan was linked into this as far as SDC subsidies. In the Town Center Plan meetings, they talk more about methodology. Basing this on seats is nuts. SDCs are paid for the impact that you have on the system. He thinks waiving them is a hard place to be.

<2:21:04>

Brent Perry, Portland resident and one of the Owners of the Discovery Block, stated he give some good information on costs/incentives. He suggested Council to look and see that there

is an opportunity to attract or lure someone to Troutdale. Restaurants tend to bring in other businesses. Think about changing the methodology.

Dean Hurford stated restaurants are really the excitement of a neighborhood and we should be trying to make Troutdale more vibrant. If you are business friendly, listen to the business owners. He suggested going with 100%.

<2:29:28>

Rip Caswell, Troutdale resident and Business Owner, stated he understands that some people might say they paid SDCs but if you look at the restaurants in town, they all came in during the open for business time. They got in with zero. Troutdale is in a competition for bringing business into town. Troutdale is Podunk city with wind, ice and there needs to be incentives to get businesses here. Troutdale's rates are more equal to cities that are more desirable to be in. The restaurants have been unfairly charged. Businesses are closing and he doesn't think Troutini is coming back. He doesn't want to go to downtown Portland, but he wants to go out on a date night and would like a nice restaurant to go to. This is an investment. Troutdale was built on public/city partnerships.

<2:35:00>

Kristi Villani, Gresham resident and Troutdale Business Owner, stated it's sad seeing the building in downtown sitting empty. She stated if a brewpub went in, there would be so many jobs, visitors, etc. She suggested investing in downtown Troutdale so businesses will come. Consider throwing out the idea of missing out on not getting that money and consider it an investment.

Martin Burlus, Troutdale House Owner, stated the Discovery Block used to be a diner and they had a water/sewer system. He asked if the new building adds more stress because of the larger size of the building.

Ray Young replied every piece of property comes with some credits or no credits. If there are credits on the property, they get passed to the new owner. If there is an increase in a use, there is an incremental impact on the system, not just the pipe. There are pump stations, lift stations, clarifiers, etc.

Council President Ripma closed public comment at 9:45pm.

<2:48:09>

Councilor Caswell stated addressing the \$150,000 and Councilor Moon's concern of whether 1 person would cap that out, she asked if Councilor Moon if he would be willing to increase the cap to allow for more businesses.

Councilor Moon replied he would, but he doesn't know if the votes or support would be there.

Council President Ripma stated he's hearing from at least 4 council members to direct staff on what to bring back: 100% subsidy of the restaurant SDCs starting January 1, 2022, extending for 18 months and total cap of \$200,000 and it can always be raised later. He would favor it.

Councilor Moon stated he thinks it should be \$150,000 and then it can be revisited if need be.

Council President Ripma stated leave it at \$150,000. He asked Council if they were in favor of the proposal for direction to staff.

Councilor Glantz stated she is not in favor of having this for one business. She thinks it's an unfair distribution of burden.

Councilor Kranz reminded Council that there have been 3 people who have qualified to get the incentive since it opened up. She favors what Councilor Moon said about a fair distribution. She's very firm at keeping it at 60% because the taxpayers have to pay for infrastructure. She would like Council to keep that in mind. She would like Council to be very strategic about what their role is as a volunteer.

11. STAFF COMMUNICATIONS

Ray Young provided the following staff communications:

- No Planning Commission Meeting tomorrow
- City Offices will be closed Monday, July 5th to honor the 4th of July holiday
- Historic Landmarks Commission will be having its first meeting 6/24
- First Friday is July 2nd
- There will be one more Council meeting on July 13th before summer break begins

12. COUNCIL COMMUNICATIONS

Councilor White congratulated Good Coffee on their Grand Opening.

Council President Ripma reminded everyone that the Harlow House Museums open on July 3rd.

Councilor Caswell stated that Grateful Coffee and Floral is new to downtown Troutdale.

13. ADJOURNMENT

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

Meeting adjourned at 10:04pm.



Randy Lauer, Mayor
Dated: August 25, 2021

ATTEST:



Kenda Schlaht, Deputy City Recorder

June 22, 2021 City Council Regular Meeting Zoom Guest List

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
MetroEast		6/22/2021 18:42	6/22/2021 22:04	203
Troutdale Conferencing	troutconf@troutdaleoregon.gov	6/22/2021 18:43	6/22/2021 22:04	202
Sarah Skroch	troutconf@troutdaleoregon.gov	6/22/2021 18:44	6/22/2021 22:04	200
Michael		6/22/2021 18:48	6/22/2021 18:48	1
Testimony Table		6/22/2021 18:48	6/22/2021 22:04	196
Rip Caswell	rip@caswellsculpture.com	6/22/2021 18:49	6/22/2021 22:04	196
Nick Moon		6/22/2021 18:53	6/22/2021 18:53	1
Testimony Table		6/22/2021 18:53	6/22/2021 22:04	191
Nick Moon		6/22/2021 18:53	6/22/2021 22:04	191
Paul Wilcox		6/22/2021 18:55	6/22/2021 22:03	189
Dave Ripma	dripma@sharpplabs.com	6/22/2021 18:57	6/22/2021 22:04	188
Randy Lauer	randy.lauer@troutdaleoregon.gov	6/22/2021 18:57	6/22/2021 21:00	123
Sandy Glantz	sandy.glantz@airship.com	6/22/2021 18:57	6/22/2021 22:04	187
Jamie Kranz		6/22/2021 18:57	6/22/2021 20:17	80
Ray Young	ray.young@troutdaleoregon.gov	6/22/2021 18:58	6/22/2021 22:04	187
Tyler Cole		6/22/2021 18:58	6/22/2021 20:43	105
Michael		6/22/2021 18:59	6/22/2021 19:00	2
Elisabeth Perez	elisabeth.h.perez@portlandoregon.gov	6/22/2021 18:59	6/22/2021 19:15	16
15039972827		6/22/2021 19:00	6/22/2021 19:16	17
Michael Wong (Michael)		6/22/2021 19:00	6/22/2021 19:16	17
Chris Damgen	troutconf@troutdaleoregon.gov	6/22/2021 19:00	6/22/2021 20:24	84
Kristi Villani		6/22/2021 19:02	6/22/2021 22:01	180
Glenn White		6/22/2021 19:03	6/22/2021 22:04	182
Dean Hurford	hurford@comcast.net	6/22/2021 19:17	6/22/2021 22:01	164
Jean Ice	jeanannice@comcast.net	6/22/2021 20:02	6/22/2021 21:40	99
Brent Parry		6/22/2021 20:04	6/22/2021 22:01	117
Jamie Kranz		6/22/2021 20:17	6/22/2021 22:03	107

City of Troutdale Council: June 22, 7:00pm, Regular Agenda

Talking Points

(Introduce self) And

Elisabeth Perez, MHCRC Director

Michael Wong, MHCRC Finance Manager

Tomi Douglas, Executive Director, MetroEast Community Media

I am here to highlight a couple of the many MHCRC activities over this past year; AND to seek your approval of the MHCRC Fiscal Year 2021-22 Fund Budget.

I believe you have the proposed budget in your meeting packet.

As a reminder, the Mt. Hood Cable Regulatory Commission is an intergovernmental partnership among Troutdale, Gresham, Fairview, Portland, Wood Village and Multnomah County.

Each of these jurisdictions appoints community representatives to the Commission. I am your representative.

The MHCRC has oversight, enforcement, and public benefit responsibilities for the cable services franchises with the cities and the County.

Troutdale has two cable service franchises: Comcast and Zply.

The MHCRC navigates ever changing technology and public policy to support community needs for:

- local authority over public right-of-way and compensation by cable companies;
- a consumer watchdog to assist subscribers with issues;
- and local solutions for addressing local representation in media and digital equity issues.

Over this past year, the MHCRC has provided many services to our communities and residents.

- The MHCRC continued its work with public school districts under the TechSmart Initiative for Student Success. Portland Public, David Douglas, Gresham Barlow, Reynolds and Centennial school districts all have active grants serving students throughout Multnomah County. The MHCRC launched the Initiative in 2014, seeking to make total investments of up to \$16 million to provide technology and evaluation resources to TechSmart schools in order to positively impact academic outcomes. The final year of the research initiative is school year 21-22; \$15.5million in grants has been awarded. The MHCRC works closely

with Pacific, Research & Evaluation (PRE) to evaluate the initiative's progress. PRE will prepare a final report detailing the progress made and lessons learned.

About 268 classroom teachers in five school districts are currently supported by resources provided under the TechSmart Initiative.

- The Community Technology Grants annual competitive round awarded 14 new grants to community organizations and institutions in FY20-21. These grants leveraged over \$960,000 in matching resources.

The grants are responsive to needs identified by the community and support organizations to use technology in addressing their issues. For example, an MHCRC grant is supporting local nonprofit organization Growing Gardens to create and disseminate educational video content in both English and Spanish related to backyard food production, nutrition, cooking with fresh produce, and food justice.

- The MHCRC provided funding and franchise enforcement support to Open Signal and MetroEast Community Media. This past year, these two community media organizations produced over 1,800 hours of original local programming. They also trained over 831 residents in digital and media literacy skills.
- The MHCRC addressed consumer protection issues both broadly and with individual subscribers. For example, the MHCRC helped resolve complaints about clear information on subscribers' bills, delayed service remediation, delayed remediation of hazardous incidents, on-time appointments, phone-answering timeframes, and service fees.
- The MHCRC implemented outcomes from the Community Technology Needs Ascertainment, and numerous discussion sessions with community leaders, to begin negotiations with Comcast Corporation for renewal of its Cable Franchise Agreement with the City of Troutdale.
- Now onto the money...
- I'm happy to report that, once again, the MHCRC received a clean audit for FY 2019-20. The full audit document is available on the MHCRC's website.
- The MHCRC proposed FY2021-22 Fund Budget is on page 5 of the budget document.

Actual revenues in FY19-20 increased about 1% for Troutdale over the previous fiscal year, following a 5% decrease the year before of about \$8,734. Currently, the MHCRC forecasts this trend to continue to increase based on the first three quarters of FY20-21 revenues.

The MHCRC has been closely monitoring this trend and anticipating implications for local government franchise fee revenues and revenues that support MHCRC community grants and other programs. The FY2021-22 budget reflects a projected decrease in franchise fee and PEG/I-Net fee revenues.

- Troutdale's allocation to fund the MHCRC operating budget for FY2021-22 is \$20,701 - Or - another way to view it is that the City spends about 12% of its cable franchise fees on franchise administration.
- The annual budget allocation from all the jurisdictions collectively funds about 43% of the MHCRC total operating budget.
- The remaining portion of the MHCRC operating budget is funded by other resources mostly to administer the dedicated capital fee revenues and related programs, such as community technology grants and MetroEast Community Media.
- More detail on the MHCRC Operating Budget is contained in Appendix 1, page 8, of the proposed budget.

The MHCRC is opting to increase use of interest revenue to supplement the operating budget and fund certain one-time projects in FY21-22, including:

- Comcast and Zply franchise renewal negotiations, and
 - A strategic planning process with the Jurisdictions to guide possible changes to the IGA and the MHCRC after FY2021-22.
- Before closing, I want to thank the Mayor and Council for supporting this county-wide partnership among the jurisdictions for the past 27 years.

With that support, the MHCRC has successfully convened community members and public agencies to steward and creatively leverage resources and regulatory authority to amplify the benefit for all.

We are excited to work with you, your city staff, and our communities to explore and discover how to leverage and learn from our successes to adapt to the evolving needs of our city and communities.

- I thank you for your time today. As always, please contact me or the MHCRC staff with any questions, ideas, or concerns.

And to conclude, I respectfully request that the City of Troutdale Council approve the MHCRC FY2021-22 Fund Budget.

Exhibit B

June 22, 2021 Council Meeting Minutes

Mayor and Councilors,

First of all, I support the proposed changes that staff has provided since the 6-15-21 Council hearing, which include removing Age-restricted housing, Residential facility, and Entertainment facility (major), as well as making approval for 55' to 75' height limits a type 4 hearing. Looking more closely at the allowed uses listed for the MU-3 zoning district, I would also question including Shared dwellings, which is defined as "Dwelling, Shared. A dwelling unit in which five (5) or more bedrooms are rented or leased. Shared dwelling units include boarding houses, rooming houses, and the like. Shared dwellings are multi-family residential units." I'd liken shared dwellings to residential facilities, which are slated to be removed as a permitted use.

I also question why Office (up to 15,000 s.f.) calls for specific standards S, while General retail (up to 15,000 s.f.) is permitted P outright. Chapter 3.094 D. 1. calls for office space under 15,000 s.f. to be located in a multi-story structure, but the same is not required of retail spaces of the same size.

An additional question is in regard to an apparent inconsistency between duplexes, triplexes, quadplexes, and townhouses. Duplexes, triplexes, and quadplexes call for the following under Chapter 3.094:

3.094 Specific Use Standards. The following uses shall adhere to the particular standards for this zoning district as outlined in this Section.

A. Duplexes, triplexes, and quadplexes shall:

1. Have a minimum building height of 25 feet.
2. Have rear-loading garages and access points from alleys.

There is no such requirement under townhouses. According to the definitions of each, the only difference is that duplexes, triplexes, and quadplexes are constructed on a single tax lot, while each townhouse, whether two units or multiple units, are constructed on individual tax lots. A duplex and a two-unit townhouse would be visually indistinguishable. One final note on Chapter 3.094 is that Section letter "E" appears to have been skipped over.

Submitted by:
Paul Wilcox
Troutdale

Exhibit C

June 22, 2021 Council Meeting Minutes

Mayor and Councilors,

While I appreciate Councilor Kranz's particular circumstances, I don't support changes that will specifically benefit some Councilors and not others. I would be more inclined to support raising the Councilor stipend going forward. Of course, this would not immediately benefit Councilor Kranz because incumbent Council members cannot see their stipends raised during their current terms according to the language in 2.08.245. "The amount of the stipend shall not thereafter be increased during the term of office of the mayor or councilor." I'm not sure why staff has included a stipend increase for Council members in the last few budgets when increases can only apply to future Council members.

I looked up the Hood River Resolution No. 2019-03 that's being used as an example, and it differs from what is being requested in a couple of significant ways. First of all, it applies to not only City Council members, but city committee members as well, but with an important caveat in regard to Council members. The second to last paragraph reads "BE IT FURTHER RESOLVED that this resolution shall not apply to the currently seated members of the City Council but shall apply to any subsequently elected or appointed Council members." This is a common exception included to avoid the appearance of office holders voting themselves raises or special benefits.

I also wanted to point out that the financial impact figure of \$135.00/month is only for one Council member. If all members were eligible and chose to use it, the cost could be \$945/month, or \$11,340/year. If the Hood River model of including committee members were followed, potential costs could be much higher than that.

While doing a search for Oregon cities which might cover childcare expenses for Council members (I didn't find any), I did run across a non-profit group called politisit.org that reimburses parents who wish to attend government meetings.

Submitted by:

Paul Wilcox

Troutdale

6-22-21