



Randy Lauer, *Mayor*

David Ripma

Alison Caswell

Jamie Kranz

Glenn White

Nick Moon

Sandy Glantz

Agenda September 14, 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. Report:** A report from Senator Gorsek on the 2021 Legislative Session. – *Senator Chris Gorsek, District 25*
- 4. Resolution:** A resolution authorizing a Water SDC Postponement Agreement for water service to the CROPS Program. – *Fred Ostler, Public Works Director*
- 5. Resolution:** A resolution declaring old City Hall surplus property and initiating the disposal process. – *Ray Young, City Manager & Erich Mueller, Finance Director*
- 6. Staff Communications**
- 7. Council Communications**
- 8. Adjournment**

Randy Lauer, Mayor

Dated: September 9, 2021

Meeting Participation

The public may attend the meeting in **person*** or via Zoom. Please email info@troutdaleoregon.gov by **5:00pm on Monday, September 13th** to request Zoom meeting access credentials. You may also submit written public comments via email to info@troutdaleoregon.gov no later than **5:00pm on Monday, September 13th**. 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.

** Those attending the meeting in person will be required to wear a face mask as required by the State of Oregon and Multnomah County for all indoor public settings.*

Further information and copies of agenda packets are available at: Troutdale City Hall, 219 E. Historic Columbia River Hwy. Monday through Friday, 8:00a.m. - 5:00p.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, September 14, 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, 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; Marlee Boxler, Economic Development Coordinator; Fred Ostler, Public Works 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.

<0:04:02>

Kay Penton, Wood Village resident, stated she owns the property on the corner of 257th and Cherry Park Road. There was a sewer problem on 257th and she just paid a bill of \$61,490.00 from a problem that was not on her property. The pipe that failed was in the middle of the road. She's facing a giant bill for a problem on a public road that shouldn't be her responsibility. The responsibility of the owner ends at the curb.

<0:05:45>

Jake Salaz, Troutdale resident, stated he is one of the owners of Mt. Hood Chiropractic which is located at 257th and Stark in the Albertson's parking lot. He is bringing the persistent transient issue at his business to the attention of Council. He has documented episodes and incidences that have occurred. He wants to know his recourse and wants to know who to call. He would like to know how to handle the situation as a private business owner.

3. REPORT: A report from Senator Gorsek on the 2021 Legislative Session.

<0:08:48>

Senator Chris Gorsek, District 25, introduced his legislative assistant, Jason Hitzert. Senator Gorsek stated he shares the district with Ricky Ruiz and Zach Hudson. He explained that there have been unusual sessions due to COVID. Leadership wanted everybody to be there in person for floor activity but otherwise, via remote. Fortunately, in all of this, there is assistance from the Federal Government. He's very pleased that decent funding has been maintained in terms of law enforcement. He explained he is the Senate co-chair on Ways and Means for criminal justice. He's also on the Joint Transportation Committee and worked on the big transportation bill HB 2017. He's on Senate education and is still a teacher at MHCC and part-time at PSU. He worked on several bills, including the catalytic converter bill. It's the only bill he has had so much media interest. It will come online in January so there will be time to ramp up and keep people who steal them from taking them into local junkyards and cashing them in for money.

<0:17:22>

Mayor Lauer asked what the enforcement mechanism is with the catalytic converters and if the recycling companies have to require information when people come in to recycle them.

Senator Gorsek replied yes, the idea is to make punishments higher and a crime prevention idea, which is to make it harder to do what they're doing in the first place. The folks in the junkyards and recycling groups all came together to get something that would mandate that someone has to be able to identify themselves and prove that there is a legitimate reason for getting the recyclers to buy. The idea is to dry up the market. He stated he also worked on some issues around getting some money to counties so they can better supervise folks that have gotten into trouble with domestic violence. SB418 was passed which was designed to keep false confessions from occurring with juveniles. Interrogation is fine but the detectives are not able to use lies or deceit to get false confessions. With the American Recovery Money, a lot of new monies were brought into East County which helped to get money to the Fairview food pantry and a whole bunch of other things in East County. The idea is to take the money and put emphasis on community and helping kids.

<0:23:16>

Councilor Glantz stated she would love to see a list of where the money from the American Recovery went and she's wondering why kids were chosen as the primary focuses. She would like to hear about redistricting and any impacts to Troutdale.

Senator Gorsek replied that a lot of the issues in East County are gang related. One of the ways to try to tamp down that activity is to try build up resources for kids. There's also Habitat for Humanity, behavioral health resource centers and other resources. We want to get kids away from gangs and help them before they get into trouble. As far as redistricting, Monday there will be a special session. It happens due to population increases. The hope is to do something fair. If the redistricting goes through as planned, there will be very minor changes around the edges of the district. There are some very, very different maps between the republican proposals and the democratic proposals. He's hopeful that they'll be able to work out something acceptable to both parties.

<0:33:10>

Councilor Moon stated since we have a fellow business owner here talking about the homeless issue, he would like to know what the homeless issue has been like on the Senate side.

Senator Gorsek stated he understands the fatigue people feel regarding the homeless issue. During the legislative session they were able to get more money for emergency shelters for capacity improvement and navigation centers and for converting hotels to shelters, homeless operations, behavioral health incentive funds, rental assistance, the County got a behavioral health center, homeless assistance and issues around homeless camps in general. The 9th Circuit is a huge piece of the U.S. and basically you can't move a homeless person along unless there is a place for them to be sheltered. The Metro bond that passed a couple years ago is just starting to get some monies into it so there's hope for that sort of resource. There are some things on the horizon, but it is a very serious problem. It's a terrible situation.

<0:40:48>

Mayor Lauer stated the empathy and compassion that has been shown over the years has turned into enabling. There was a fire that broke out at Thousand Acres and luckily the fire department was able to get to it. It took 40 minutes for the crew to get out to it based on where it was. There needs to be action. It's lawlessness. Images of what is happening out there is unbelievable.

Councilor Kranz stated she called 911 for the fire. It's the second time this week she's called 911. It's not a unique situation.

<0:44:50>

Councilor Caswell stated she thinks everybody should be proud to have a Mayor that went out to Thousand Acres to see what is needed out there. She's wondering about the funding that was mentioned that is not Metro funding. She asked how Troutdale gains access to that funding.

Jason Hitzert stated the City can participate through Metro through their bonding program and through the department of housing and community services. Legislature has put up \$764 million for housing. Engaging with local authorities would be very helpful.

<1:01:40>

Councilor Caswell stated she had a good conversation with Representative Williams, and she understands the problem very well and has seen the proposal. She asked Representative Williams for her endorsement of the proposal. Eight people have successfully found their way out of Thousand Acres and momentum is still going. If the City could get some funding for outreach, it would be very powerful in helping the homeless.

4. RESOLUTION: A resolution authorizing a Water SDC Postponement Agreement for water service to the CROPS Program.

<1:12:27>

Fred Ostler, Public Works Director, gave a brief overview of the staff report.

MOTION: Councilor White moved to approve the resolution authorizing a Water SDC Postponement Agreement for water service to the CROPS Program. Seconded by Councilor Glantz.

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

Motion passed 7-0.

5. RESOLUTION: A resolution declaring old City Hall surplus property and initiating the disposal process.

<1:15:47>

Erich Mueller, Finance Director, stated this is the 26th meeting on this topic and reviewed the staff report. He explained there is no dramatic change, however, the history is long.

Councilor Ripma stated he is not opposed to the resolution.

<1:22:18>

Ray Young stated city staff has no interest in having the building removed or keeping the building up. The motivation is to get it off the City's obligation and to get it into a useful life.

Councilor Ripma stated he would like to correct the impression of the history on the building. The THS (Troutdale Historical Society) is not a special interest in the sense of having any monetary gain. They successfully lobbied the Council to not dispose of the building to allow it to be considered again as City Hall or for some other appropriate use. The 2020 Council Goals was to explore the options for sale of the property with some incentives for renovating it. He understands recently a very hot prospect for a buyer that would be renovating it has been identified. It's very exciting. He wants to make sure it's clear that the Council goal was to explore sale with incentives for renovating the property. The THS wanting to save City Hall is wanting what's best for Troutdale.

<1:28:10>

Chris Damgen, Community Development Director, stated it is an established business in the region, it is commercially/publicly oriented, interested in the building's history and the type of people you would hope would take an interest in taking on a historic adaptive reuse of the building. There's a lot to like with their business plan but there's also a lot of unknowns. The action tonight is to help them propel forward and start drawing up plans. Staff has enjoyed working with them.

Councilor Glantz asked if the property can be sold without it being declared a surplus.

Erich Mueller replied, no.

Councilor Glantz asked if Council has discretion on conditions of sale once it goes to surplus.

Erich Mueller replied Council will have complete discretion over the process and will have to approve any deal.

Ed Trompke, City Attorney, stated it's ultimately a Council decision what happens.

<1:32:17>

Councilor Glantz stated on some of the findings of fact, some seemed not needed. On page 2 of 4, number 9, about the election. She doesn't think it's a fair representation. Just because the voters turned it down doesn't mean they don't want history preserved.

Mayor Lauer replied he would argue the opposite of that and state that the taxpayers rejected the opportunity to fund the construction of old City Hall based on the bond that was presented to them on the ballot.

Erich Mueller stated the results of bond election were included as part of laying out the series of the findings starting in 2011.

<1:36:12>

Councilor Ripma stated rather than rewrite the findings, he proposes only using #13, 14 and 16 and not wordsmith all the others. Instead of all the history of it, just take paragraph 13 declaring that the City is the owner of the property and identifying the property, paragraph 14 saying that the City's current operations have no use for the property, and it should be declared surplus and then paragraph 16.

<1:41:08>

Councilor Kranz stated there have been 25 meetings with a lot of facts and documents for the past decade. She doesn't know that it's necessary to have all the findings of fact. She agrees with Councilor Ripma but would also like to keep #1 because it seems to be an identification of what is being talked about.

Councilor Moon stated he agrees. He thought it was too much information. He's in favor of what is being done and agrees with keeping #1, 13, 14 and 16.

Councilor Caswell stated she thinks there is overthinking. She thinks that by stating everything wrong with it is devaluing it.

<1:47:36>

Mayor Lauer stated the interested party has been given every single document about the building including architectural information, cost to repair, etc.

Ray Young stated in preparing the resolution, staff wanted to lay out the whole history in one document.

Councilor White stated he's having a hard time declaring the property surplus when the location for City Hall hasn't been resolved. He thinks Council should have an executive session and he thinks Council should move with caution. He doesn't think the City has explored potential for

other civic use. The resolution looks like it needs to be rewritten, a tour is in order for the building and the building should have never been vacated.

<1:55:48>

Ed Trompke stated executive sessions dealing with real estate can't be for discussion of the general needs of the city for office or other space. They can only be to direct a team of negotiators about the sale of real property.

Councilor Caswell stated she supports Dave's changes.

Mayor Lauer opened public comment at 8:57pm.

Councilor Ripma read an email from Troutdale resident Sharon Nesbit. It stated she has read the resolution and would prefer language that was less justification and more a statement of fact. She has no objection to the resolution's ultimate goal, but she doesn't like the tone. City Hall needs a chance.

Greg Handy, Troutdale resident, stated we're talking about history here. The building became surplus in 2012 when it was vacated. He hopes that the City dives into all the resources of people in the business of creating special spaces from old buildings.

Councilor Ripma continued with Sharon Nesbit's email. City Hall needs a chance. To that end, selling it as surplus property may be the answer, but the emphasis should be on restoration and reuse.

Rip Caswell, Troutdale resident, stated the longer the City holds onto the building the more dilapidated it becomes and lessens the chance for someone to save it. He thinks it's time to let it go.

Paul Wilcox, Troutdale resident, stated when it comes to marketing the property itself the first decision is whether the building stays or goes. He's surprised someone is interested in it. When the City is doing research on preparing the property, look at deconstructing the building rather than demolition to recycle and reuse materials.

Mayor Lauer closed public comment at 9:05pm.

MOTION: Councilor Caswell moved to approve the resolution declaring old City Hall surplus property and initiating the disposal process with Councilor Ripma's changes (including findings #1, deleting findings 2-12, including findings 13-14, deleting finding 15 and including finding 16). Seconded by Councilor Ripma.

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

Motion passed 6-1.

6. STAFF COMMUNICATIONS

<2:08:48>

Ray Young provided the following staff communications:

- Movies in the Park will be moved to Friday, September 24th with a double feature
- Recycling event will be 11/20 with shredding and E-recycling
- The Parks Master Plan survey will be active for all of September
- Troutdale Terrace Apartments will be the location for the rent burdens meeting on 9/29
- The 9/28 City Council meeting is cancelled due to a light agenda and will be combined with the 10/12 City Council meeting

7. COUNCIL COMMUNICATIONS

<2:11:11>

Councilor Glantz thanked staff for being proactive and letting people know about the explosion in Troutdale.

Councilor Ripma stated it is very sad. He thanked council for a good meeting. He shared that Zach Hudson had a booth at First Friday and complimented him.

Councilor Kranz stated she is excited about all the economic development going on. She's really excited for the momentum and revitalization.

Councilor Moon stated he has reached out to other cities on permitting and he's hoping in the next couple of months to put it all together and do a presentation for Troutdale and Gresham.

Councilor Caswell stated that on 9/25 at 10am, volunteers will be picking up trash at Thousand Acres. She is coordinating the event and can be contacted if you are interested in helping.

Mayor Lauer stated he walked around Thousand Acres, took pictures and videos and spoke to some people out there. He will post the pictures and videos on his social media. A lot of things are happening, some good stuff but he doesn't want to turn a blind eye to the negatives happening in the region.

8. ADJOURNMENT

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

Meeting adjourned at 9:17pm.



Randy Lauer, Mayor
Dated: October 14, 2021

ATTEST:



Kenda Schlaht, Deputy City Recorder

091421 City Council Regular Meeting Zoom Guest List

Name (Original Name)	User Email	Join Time	Leave Time	Duration (Minutes)
KOIN Assignment Editor	koindesk@gmail.com	9/14/2021 18:34	9/14/2021 21:19	165
Speaker Table	troutconf@troutdaleoregon.gov	9/14/2021 18:42	9/14/2021 21:19	157
Troutdale Conferencing	troutconf@troutdaleoregon.gov	9/14/2021 18:43	9/14/2021 18:43	1
Sarah Skroch	troutconf@troutdaleoregon.gov	9/14/2021 18:43	9/14/2021 21:18	155
MetroEast		9/14/2021 18:43	9/14/2021 21:19	156
Randy Lauer Mayor	randy.lauer@troutdaleoregon.gov	9/14/2021 18:44	9/14/2021 21:17	154
Troutdale Conferencing	troutconf@troutdaleoregon.gov	9/14/2021 18:47	9/14/2021 21:17	151
Nick Moon		9/14/2021 18:49	9/14/2021 21:17	148
Glenn White		9/14/2021 18:54	9/14/2021 21:19	145
State Senator Chris Gorsek		9/14/2021 18:56	9/14/2021 20:12	77
Paul Wilcox		9/14/2021 18:56	9/14/2021 21:17	141
Alison Caswell		9/14/2021 18:57	9/14/2021 19:20	24
Ray Young	ray.young@troutdaleoregon.gov	9/14/2021 18:58	9/14/2021 21:17	140
Sandy Glantz	sandy.glantz@airship.com	9/14/2021 18:59	9/14/2021 21:17	139
Jason Hitzert - Sen.				
Gorsek's Office	jason@hitzerts.com	9/14/2021 18:59	9/14/2021 20:12	73
Dave Ripma	dripma@sharplabs.com	9/14/2021 19:00	9/14/2021 21:00	121
Carol		9/14/2021 19:00	9/14/2021 21:17	138
Fred Ostler		9/14/2021 19:01	9/14/2021 19:10	10
Rip Caswell	rip@caswellsculpture.com	9/14/2021 19:02	9/14/2021 19:20	19
Jamie Kranz		9/14/2021 19:09	9/14/2021 21:17	128
Fred Ostler		9/14/2021 19:10	9/14/2021 20:53	103
Sandra Lancaster (OrondoDad)		9/14/2021 19:20	9/14/2021 20:22	63
sandra		9/14/2021 19:20	9/14/2021 19:20	1
Alison Caswell		9/14/2021 19:21	9/14/2021 19:27	7
Marlee Boxler - City of Troutdale		9/14/2021 19:21	9/14/2021 21:17	116
Rip Caswell	rip@caswellsculpture.com	9/14/2021 20:13	9/14/2021 21:17	65
Ed's iPad		9/14/2021 20:54	9/14/2021 21:17	24
Dave Ripma	dripma@sharplabs.com	9/14/2021 21:00	9/14/2021 21:17	18
Alison Caswell		9/14/2021 19:27	9/14/2021 19:28	1
Alison Caswell		9/14/2021 19:28	9/14/2021 21:17	110