

CITY COUNCIL

David Ripma, Mayor

Zach Andrews Geoffrey Wunn Jesse Davidson Carol Allen Glenn White John Leamy

Agenda Tuesday, February 25, 2025

Regular Meeting | 7:00 PM
Troutdale Police Community Center - Kellogg Room
234 SW 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. The Council and Mayor should avoid immediate or protracted responses to citizen comments.

- 3. Consent Agenda:
 - **3.1 Minutes**: January 28, 2025 City Council Regular Meeting.
- 4. Report:
 - 4.1 A report from the Parks Advisory Committee. Parks Advisory Committee Member(s)
- 5. Presentation:
 - 5.1 A presentation by Metro Councilor Simpson Ashton Simpson, Metro Councilor
- 6. Ordinances:
 - **6.1** An ordinance adopting Text Amendments to Chapter 3 of the Troutdale Development Code (TDC) Dakota Meyer, Associate Planner
- 7. Resolution:
 - **7.1** A resolution to commence the professional recruitment process for the City Manager position. Erich Mueller, City Personnel Officer & Finance Director

8. Discussion:

- **8.1** A discussion as to whether the City Council should support the Mt. Hood Community College May bond levy for facilities improvements. Ray Young, City Manager
- 9. Report:
 - 9.1 A report from Mayor Ripma on outside Committees. Mayor Ripma
- 10. Update:
 - 10.1 Public Safety Services Delivery Work Group. Ray Young, City Manager
- 11. Staff Communications
- 12. Council Communications
- 13. Adjournment

David Ripma, Mayor

Dated: February 20, 2025

Meeting Participation

The public may attend the meeting in person or via Zoom. Please email info@troutdaleoregon.gov by 5:00pm on February 24th 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 February 24th. 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, February 25, 2025 – 7:00PM

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

Mayor Ripma called the meeting to order at 6:59pm.

PRESENT: Mayor Ripma, Councilor Andrews, Councilor Allen, Councilor Wunn, Councilor

White, Councilor Davidson and Councilor Leamy.

ABSENT: None.

STAFF: Ray Young, City Manager; Sarah Skroch, City Recorder; Ed Trompke, City

Attorney; Erich Mueller, Finance Director; Marlee Boxler, Economic Development Coordinator; Erika Palmer, Community Development Director and Dakota Meyer,

Associate Planner.

GUESTS: See Attached.

Mayor Ripma 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.

Paul Wilcox, Troutdale resident, read from a self-prepared statement (attached as Exhibit A).

Stayce Blume, East County Pickleball Courts Owner, read from a self-prepared statement (attached as Exhibit B).

3. CONSENT AGENDA:

3.1 MINUTES: January 28, 2025 City Council Regular Meeting.

MOTION: Councilor White moved to approve the cons

Councilor White moved to approve the consent agenda and amended minutes. Seconded by Councilor Allen.

Motion Passed 7-0.

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Exhibit A – Self-prepared statement by Paul Wilcox

Exhibit B - Self-prepared statement by Stayce Blume

Exhibit C – Metro Update PowerPoint Presentation by Metro Councilor Simpson

Exhibit D - TDC Text Amendments to Chapter 3 PowerPoint Presentation by Dakota Meyer

Exhibit E - Self-prepared statement by Paul Wilcox

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4. REPORT: A report from the Parks Advisory Committee.

Tiffany Long, Parks Advisory Committee Chair, stated she would like to talk about the PAC's meeting last week. She said there were a lot of members of the community that came to the meeting. Among them, they got to hear from Mr. Len Otto in regard to naming the new Sandy Riverfront Park. One thing Mr. Otto said that really stood out was that people often ask him how Glenn Otto Park got its name, and he said the first thing that has to happen is you have to be dead, which they thought was very amusing. He said there's a really great opportunity to honor somebody that's done amazing things for the community that's still with us to receive the honor. The PAC heard from several other people, and it was voted unanimously that the PAC requests that the City Council name the new Sandy Riverfront Park the Sharon Nesbit Heritage Park. She stated she hopes the Council will consider the PAC's recommendation.

Mayor Ripma suggested the Council consider directing staff to bring back a document to accomplish the PAC recommendation.

Councilor Wunn stated when he was in elementary school, Sharon Nesbit came to his school. He has lived in Troutdale his entire life and he has always remembered Sharon and her name, it's synonymous with Troutdale. He applauds efforts and discussions about naming the park after her.

Councilor White stated he's happy the park will be named for Sharon. Troutdale is lucky to have her.

Len Otto, Boring resident, congratulated Sharon Nesbit. He is wholeheartedly in support of naming the park for Sharon Nesbit. He stated he taught at Troutdale Elementary for 15 years and 15 years, Sharon Nesbit took his students on a walking tour of Troutdale. That was her commitment to Troutdale. Each on of those walks took at least a half a day. She did it without pay because that's who she is. Sharon also gave numerous other tours to anybody that came to town and always sharing history with great pride in Troutdale. Troutdale is lucky, there are over 200 pages of history put together in a book over 10 years by Sharon. The Historical Society has the book available, and the library also has it. In his opinion, it's a masterpiece. He encouraged everybody to get a copy.

Marlee Boxler stated she received a driving tour from Sharon within her first month of working for the City of Troutdale. She stated it paved the way for all the work she has gotten to do for the City. A park as extraordinary as the one is taking shape along the banks of the Sandy River doesn't come around often. The same can be said for the woman they're proposing to name it after. All too often the history and stories of a community are forgotten with time but that is not the case with Troutdale and Sharon Nesbit is the person to thank for that. Sharon Nesbit is a historian, journalist and beloved local legend who has spent years weaving together the quirky sometimes absurd yet always fascinating tales that make Troutdale's history so unique. As the founder of the Troutdale Historical Society and an award-winning columnist and reporter for The Outlook, Sharon has spent countless hours digging through dusty archives, rummaging

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through local lore and shaking her head at the laughable moments of the past. If there's a chronical to unfold or a forgotten piece of Troutdale's history, you can bet Sharon's uncovered it and probably added a witty comment or two along the way. Beyond her writing Nesbit has been instrumental in efforts to save and celebrate historical properties, notably the former Multnomah County Poor Farm now known as McMenamins Edgefield. Her advocacy and storytelling have played a pivotal role in preserving the rich history of Troutdale and the surrounding areas. When considering how best to honor her legacy a park stands out as the embodiment of her values and virtues. To quote McMenamins, "Sharon has an impeccable sense of really matters. Fun really matters. Laughing definitely matters. Friends and community are the core and place, and history and forum are how we frame ourselves and relate to others. Naming the new park Sharon Nesbit Heritage Park is a fitting tribute to Sharon's sense of what matters." Though often used interchangeably, the terms heritage and history have distinctly different meanings. History is the study and record of past events, people, places and actions; a factual chronological account of what happened often grounded in evidence such as documents, artifacts and other sources. It is about what happened, when and why. As a journalist, Sharon knew this better than anyone and was always sure to document it but as a storyteller she always recognized the importance of asking how. Heritage is about how people connect to their past and what they value and celebrate. It encompasses the cultural legacy and traditions passed down from previous generations. The practices, beliefs, values, art, architecture and even landscapes that a community deems important and seeks to preserve. In short, history is about what happened while heritage reflects what is cherished and how it is handed down to future generations. Sharon's recounting of Troutdale's history is a perfect blend of reverence and irreverence. The addition of historical interpretive signs throughout the park will further deepen the connection residents and visitors have to the areas rich heritage helping them engage with the history of the Sandy River and Troutdale in a meaningful way. The Sharon Nesbit Heritage Park will serve as a reminder that Troutdale's story is about more than the names and dates. The heritage is brought to life by not only remembering and honoring the stories from the past but also learning from them and perhaps even laughing along the way.

Rich Allen, Troutdale resident, stated as a young man, Troutdale was a town he went through get to somewhere else. 27 years ago, his family moved to Troutdale, and he started noticing some names and wondered about their history. Then he had the honor of meeting Sharon. She would share her stories and took him on a walking tour, and he started learning about Troutdale and it gave him a sense of belonging. Sharon made Troutdale come alive for him and his family.

Margaret Rice, former Troutdale resident, stated she made a list of accomplishments by Sharon. In 2018 she received the prestigious Oregon Heritage Excellence Award from the Oregon State Parks and the Oregon Heritage Commission for chronicling the history and events of greater East Multnomah County for over half a century and longer than that now. That included advocating in a 4-year battle for preservation of the Multnomah County Poor Farm. For 47 years she wrote her popular and well-read Gresham weekly column, Just the Other Day, about her hometown of Troutdale, East County, all over Oregon and sometimes places beyond. She wrote 3 books, It Could Have Been Carpdale, The Centennial History of Troutdale, Sunny With Occasional Tirades and she co-wrote The McMenamins Vintage

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Edgefield History of the Poor Farm with Tim Hills from Corbett. In 1967 she was a founding member of the Troutdale Historical Society going strong now for 58 years with 3 museums. She served for 30 years on the Oregon Geographic Names Board which changes incorrect, misleading and derogatory Oregon Geographic names. She has served on the following municipal committees: Multnomah County Historic Sites, Troutdale Planning Commission, Troutdale Ad Hoc Downtown Development Committee and the Troutdale Historic Landmarks Commission. She has led uncountable numbers of Troutdale walking tours for students of all ages, towns people, city officials, Troutdale Historical Society members, genealogists, government agencies, Scout Troops, garden clubs, historical societies and tourists. She has also lead tours of the former County Poor Farm and recorded oral histories of numerous local residents and conducted many field trips around Oregon. She is the only human known to have 2 brains. One is in her head and the other one fills 6 big drawers and 2 large file cabinets of notes, stories, letters, clippings, obituaries, maps, reports and more. It respectfully and lovingly called Sharon's brain. During the 2017 Gorge fire all of her files were taken to safety. In 2000 and 2018 she was Troutdale Citizen of the Year and Mayor Paul Thalhofer named her Queen of Troutdale. She has worked tirelessly and devotedly to learn, share and save Troutdale's local history.

Christopher Garza, Troutdale Historical Society Director, stated he and the Troutdale Historical Society wholeheartedly supports naming the park Sharon Nesbit Heritage Park. Sharon Nesbit was more than just a founding member of the Historical Society; she was a tireless advocate for preserving Troutdale's rich history. As the first director she laid the foundation for protecting stories, landmarks and local heritage. Beyond her work with the Troutdale Historical Society Sharon's decades of journalism and community service made her a voice for Troutdale and sharing history is not just remembered but celebrated. Naming the park in honor of her is fitting tribute to someone who dedicated her life to preserving and sharing Troutdale's story. It ensures that future generations will know her name and be reminded of the importance of history in shaping the community.

Greg Handy, Troutdale resident, stated he grew up in Troutdale his whole life. He has known Sharon since the 1960's. Everybody should be aware that Sharon has been passionate about history for 2 centuries. He had the privilege of being at the City Council meeting when Sharon made the pitch to the City Council to save Edgefield, and it didn't take her very long. Her knowledge, tenacity, her ability to tell stories, her ability to collect stories. The first time he met Sharon was at the gas station. She came in with her Mustang and she continued to come in for coffee time at what she referred to as the Handy Country Club. She has demonstrated the importance of history and the lessons that come that we all should remember from history. He's glad this is happening.

Joy Belden stated she volunteers at the Troutdale Historical Society, and she has known Sharon for a long time. She bought Sharon's Carpdale book and was astounded to find that both her father and father-in-law were written up in her book. She stated that Sharon interviewed her dad before he passed away taking smelt when he was 11 years old and a

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gunny sack from Portland on a trolley to the Sandy River and then back again. Sharon is a beloved friend.

Sam Barnett, Troutdale resident, stated he has lived in Troutdale for almost 23 years and has known Sharon for almost all those years. He agreed with everybody else ahead of him with all the wonderful things they said about Sharon. Without Sharon there would be no McMenamins. He realizes how special and small townish Troutdale still is.

Sharon Nesbit stated she didn't know about this. She stated that she has done other community's stories before for The Outlook but when she came to Troutdale there was something really special about the goofy little town. It's a wonderful little town with a charming community and charming people. Thank you.

The Council was in consensus to direct staff to bring something official forward to make this happen.

5. PRESENTATION: A presentation by Metro Councilor Simpson.

Ashton Simpson, Metro Councilor, stated he is the Metro Councilor for District 1 and also the Deputy Council President at Metro. Councilor Simpson shared a PowerPoint presentation (attached as Exhibit C).

Councilor White stated he's curious about the Expo Center property. He asked if Metro is going to try to find a place to cover the events that currently go on there.

Metro Councilor Simpson replied there's not going to be a complete overhaul of the entire site. There will be space that will still be operational throughout construction.

Councilor White stated when the Parks and Nature Bond was being presented, it was kind of promised to Council that Metro would step up and the Sandy Waterfront Park would be paid for by Metro dollars.

Metro Councilor Simpson stated he will aske about it. He asked who made the promise.

Councilor White stated it was Councilor Simpson's predecessor.

Metro Councilor Simpson stated he will find out about promises. He will have Metro staff come back and talk to Council about it.

6. ORDINANCE / PUBLIC HEARING (Introduced 2/11/25): An ordinance adopting Text Amendments to Chapter 3 of the Troutdale Development Code.

Dakota Meyer, Associate Planner, gave a brief overview of the staff report and presented a PowerPoint (attached as Exhibit D).

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Mayor Ripma opened the public hearing at 8:08pm.

Paul Wilcox read a self-prepared statement (attached as Exhibit E).

Ed Trompke stated the 475 should have a C after it, that is a typographical error, it should be 475C.950. By state law, Ordinance 882 is gone, and this directs staff to remove the text. Ordinance 882 prohibited additional marijuana retailers but that would be required by constitutional law anyway and by Chapter 475C which says you can't take away a vested right to the license to operate in the city by a subsequent ordinance. The word "additional" in #1 should also be in there (a ban on "additional"...).

Mayor Ripma closed the public hearing at 8:14pm.

MOTION: Councilor White moved to adopt the ordinance adopting Text Amendments to Chapter 3 of the Troutdale Development Code (TDC) with the following corrections: Finding 1 have the word "additional" be added prior to recreational marijuana retailers; and in Finding 3 it should be ORS 475C.950. Seconded by Councilor Andrews.

VOTE: Councilor Davidson – Yes; Councilor Leamy – Yes; Councilor Andrews – Yes; Councilor Allen – Yes; Councilor Wunn – Yes; Mayor Ripma – Yes and Councilor White – Yes.

Motion passed 7-0.

7. RESOLUTION: A resolution to commence the professional recruitment process for the City Manager position.

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

Ray Young apologized, stated it's not his nature to make work for anybody else. He put in a good word for Jensen Strategies, they've been around for a while and is the firm the City used to hire Erika Palmer and the group who had the expertise to be able to give suggestions on what it would cost to operate a Troutdale police department. He stated he's been impressed with their work.

Councilor Andrews stated he appreciates the breakdown from Erich. It looks like Jensen Strategies has a really good reputation and a great team. He asked if staff looked at any other firms.

Erich Mueller stated he deliberately did not go out and look at other firms. The timeframe involved for an RFP will take a few weeks and add to the process.

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Councilor Allen asked what days the interviews will be.

Erich Mueller stated the June 9th, 10th or 11th would be the week there would need to be the Executive Session to receive the recommended finalist candidates from Jensen's then all day on June 22nd and 23rd.

Councilor White stated he would like to make sure that there is a broad search like nationwide and not just local. He would like to advocate for a citizen involvement group or an ad hoc group.

Councilor Wunn asked if Ed Trompke participates in the interviews.

Ed Trompke stated he has not in the past. He's not opposed to it, but he personally thinks he's terrible at interviewing.

Councilor Wunn stated he would like Ed present at some point in the process on some panel.

Mayor Ripma opened public comment 8:46pm.

None.

Mayor Ripma closed public comment 8:46pm.

MOTION: Councilor White moved to approve the resolution to commence the professional recruitment process for the City Manager position. Seconded by Councilor Andrews.

VOTE:

Councilor Davidson – Yes; Councilor Leamy – Yes; Councilor Andrews – Yes; Councilor Allen – Yes; Councilor Wunn – Yes; Mayor Ripma – Yes and Councilor White – Yes.

Motion passed 7-0.

8. **DISCUSSION:** A discussion as to whether the City Council should support the Mt. Hood Community College May bond levy for facilities improvements.

Ray Young stated this is a follow up on the MHCC's presentation at the last Council meeting. There is an option of the Council supporting the bond levy or individually supporting the bond levy.

Mayor Ripma stated he supports the bonds, and he knows people aren't made of money and this will cost voters money.

Councilor Learny stated he supports this.

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Councilor Allen stated the concern she has is the fire and police money coming up and she's worried about it. She doesn't want to put her name as a representative in support.

Councilor Wunn stated he agrees with Councilor Allen. He's not comfortable supporting, not because it's not a good idea but the Council's responsibility is to the City of Troutdale and its direct needs. There are going to be some big asks of citizens coming up.

Mayor Ripma stated that what he's hearing is that Council would decline offering support as a whole and leave it up to the voters.

Councilor Davidson stated he's in line with Councilor Allen and Councilor Wunn. He thinks it's best to stay neutral.

Mayor Ripma opened public comment 8:55pm.

None.

Mayor Ripma closed public comment 8:55pm.

9. **REPORT:** A report from Mayor Ripma on outside Committees.

Mayor Ripma stated there are certain regional committees that the Mayor has the authority to make appointments, but he won't do it without consulting first. The EMCTC Committee (East Multnomah County Transportation Committee) sets transportation policy and particularly funding priorities for East Multnomah County to the extent there's funding available for transportation. Councilor Leamy has agreed to serve as Troutdale's representative on EMCTC. Councilor Allen has agreed to represent Troutdale on the Regional Disaster Preparedness Organization and Councilor Wunn has agreed to represent Troutdale on the Regional Water Providers Consortium along with Troutdale staff David Schaffer. There is one other committee that meets during the day on Thursdays, the Regional Waste Advisory Committee, it's a problem for employed people because it's mid-day. He invited anyone to join the new committee.

10. UPDATE: Public Safety Services Delivery Work Group.

Ray Young stated he is preparing a letter to go to Gresham asking them nicely to give a 3-year phase-in period for the amount they want. Wood Village has done their letter. It wasn't until September of 2024 that the City of Troutdale became aware that they were going to change the rules of the game as opposed to covering what additional costs they incurred by covering Troutdale, they now want Troutdale to be an equal payor of all Gresham residents which is a substantial change in the last 30 years. Troutdale hasn't had time to adjust to that budgetarily. The City of Gresham started planning for knowing they were going to have huge increases in their fire and police approximately 2 ½ years ago. Then they had to go through a bond levy that failed. Last Thursday staff finally got a response from Multnomah County Sheriff regarding the police contract and the response was underwhelming. They want Troutdale to have the service TROUTDALE CITY COUNCIL MINUTES

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that they think the City should have and pay the price they think Troutdale should pay. On Thursday at 4pm the contract negotiating committee will be meeting to discuss a response to MCSO and maybe up the pressure.

11. STAFF COMMUNICATIONS

Ray Young provided the following staff communications:

- Committee recruitment is kicking off next week, applications accepted until 4/25.
- Two invitations were sent to Council members, the first is the City of Gresham is doing their State of the City Luncheon on March 18th. It's \$25 and you can let Sarah Skroch know, and she will schedule it. The second one, Metro is doing a mixer for newly elected people on March 13th at the Zoo and everyone is invited.

12. COUNCIL COMMUNICATIONS

Councilor Davidson welcomed Zach to the Council. He stated he's excited for a full Council.

Councilor Leamy stated there needs to be something done about the speeding in downtown Troutdale.

Councilor Andrews stated he appreciates the warm welcome and asked for any helpful insights.

Councilor Allen welcomed Zach to Council.

Councilor Wunn stated he's excited for Ray and his retirement.

Mayor Ripma welcomed Zach to Council. He stated he's devastated to lose Ray; he's done a great job. He's delighted with the Parks Advisory Committee report. He stated he is still working on the Tad's property zoning correction.

Councilor White welcomed Zach to Council. He stated that he's still getting calls about 2nd Street and people parking on both sides of the road making it a one-way street. The people living there are having trouble turning in and out of their driveway. He would like to see the smelt run opened up this year. Maybe the Council could send a letter saying how important it is for locals; it draws a big crowd.

13. ADJOURNMENT

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

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Meeting adjourned at 9:18pm.

Dated: June 5, 2025

ATTEST:

Kenda Rimes, Deputy City Recorder

February 25, 2025

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CITY OF TROUTDALE

City Council – Regular Meeting 7:00PM Tuesday, February 25, 2025

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Digue CasilloUhite	1225EHISTONIC	503888-1405
Greg & SUE HAMDY	1105 SWHALSCY	666-4441
Chris 3 Angul Garza	3181 NE 73rd St	503-209-8120
KVITH Rudisill	·	
Sharon Nesbitt		
JAZON CAMOOD	· · · · · · · · · · · · · · · · · · ·	
Franks Stevens		
Tiffany fore		T09-720-0156
Stance Blune		50331479RJ
Margaret Rice		503-310-8927
Len Otto	BORING, OR	5032008103
Sharon Nesbit		
Zach Heden	755 SE Bener Creek.	503-320-3649
SAMUEL P. BARNETT		
Bettanner Loetz	Portlernd	503-666-4369
Rich Allen	Troutdale	0008-512-8060
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02.25.25 City Council Regular Meeting Zoom Guests

Name (origir Email	Join time	Leave time	Duration (minutes)
Troutdale Cc troutconf@troutdaleoregon.gov	2/25/2025 18:38	2/25/2025 21:19	161
Testimony Table	2/25/2025 18:38	2/25/2025 21:19	161
Carol	2/25/2025 18:38	2/25/2025 21:18	161
Jesse Davidson	2/25/2025 18:38	2/25/2025 18:40	3
City of Troutdale	2/25/2025 18:38	2/25/2025 21:19	161
Paul Wilcox	2/25/2025 18:40	2/25/2025 21:18	159
Jesse Davidson	2/25/2025 18:40	2/25/2025 18:54	14
Troutdale Cc troutconf@troutdaleoregon.gov	2/25/2025 18:41	2/25/2025 21:19	158
Troutdale Cc troutconf@troutdaleoregon.gov	2/25/2025 18:41	2/25/2025 21:18	157
Carol Reynolds	2/25/2025 18:42	2/25/2025 21:18	157
Glenn White	2/25/2025 18:45	2/25/2025 21:19	154
Shelly	2/25/2025 18:48	2/25/2025 20:25	97
Councilor Leamy	2/25/2025 18:49	2/25/2025 21:18	150
Jesse Davidson	2/25/2025 18:54	2/25/2025 21:18	145
Dakota Meyer - Troutdale Associate Planner	2/25/2025 18:56	2/25/2025 20:17	81
Geoffrey Wunn	2/25/2025 18:59	2/25/2025 21:18	140
Adrian Koester	2/25/2025 19:06	2/25/2025 21:18	133
Tiffany Long	2/25/2025 20:30	2/25/2025 20:40	10
Tiffany Long	2/25/2025 20:40	2/25/2025 21:13	34
TiffanyLong	2/25/2025 21:13	2/25/2025 21:19	6

Exhibit A

2/25/25 Council Mtg. Item #2

Mayor and Councilors,

There are a couple of entries in the 1/28 minutes that require correction. However, first I want to compliment whoever is preparing the minutes. The minutes are very comprehensive and detailed. The two errors I found are one easily mistaken spelling, and the other was actually an accurate transcription of the speaker misspeaking.

The spelling error is on page 7 printed, page 9 online, in the paragraph under VOTE. There are two entries of Sheriff Dan Staton's name, but misspelled Stayton, like the Oregon city south of Salem, rather than correctly as Staton. I know this because I was in the Council chambers when he was making the MCSO proposal ten years ago. Name spelling can be challenging based on audio alone. For example, there's a Willcox, Arizona, spelled with two I's.

The other is not technically a transcription error, because it was true to what was said, but the speaker was mistaken. This occurs on page 10 or 12, under Council Communications. The speaker is Mayor Ripma. The last sentence in the paragraph reads "He met with Senator Merkley and Maxine Dixon a few days ago..." I listened to the Zoom recording and confirmed that Maxine Dixon is the name uttered. Of course, our U.S.

Representative's name is Maxine Dexter, and she should probably be identified by her office title.

This raises the larger question as to what's the mechanism for addressing false or misleading statements made in meetings after the fact, or in other words, fact-checking?

Submitted by:

Paul Wilcox

Troutdale

2/25/25

Exhibit B

2/25/25 Council Mtg. Item #2

Statement for City Council Meeting – East Metro Leaders Roundtable Housing Summit

On January 17, we convened the East Metro Leaders Roundtable (EMLR) Housing Summit at Mt. Hood Community College, bringing together over 170 registered attendees to address the pressing housing challenges facing East County—challenges that are not receiving the attention they deserve from our elected leaders.

EMLR is a diverse coalition of business, education, health care, community, faith, and political leaders from Boring, Corbett, Damascus, Fairview, Gresham, Sandy, Troutdale, Wood Village, and unincorporated areas of Multnomah and Clackamas counties. Together, we represent a region of over 210,000 people, a population that, if incorporated, would be Oregon's second-largest city.

The summit was structured into focused sessions covering:

- Housing resources and how we can better utilize them,
- Efforts by local governments to address housing needs,
- · Homeownership opportunities,
- Houselessness and supportive housing,
- Housing infrastructure and alternative housing models, and
- Rural housing challenges unique to our region.

This event was a first step in a larger effort. We hope to host another summit soon and ultimately hold them twice per year to continue this critical dialogue and drive meaningful action.

For this summit, our key objectives were to:

- 1. Get leaders from different sectors talking together in the same room about expanding housing supply.
- 2. Break down barriers and silos to foster collaboration and develop actionable solutions.
- 3. Learn about new funding sources and innovative housing strategies that have been successful in other parts of Oregon.

The strong turnout and productive discussions made one thing clear—East County cannot afford to be ignored any longer. We need regional coordination, leadership, and action to move beyond talk and toward real solutions.

We urge this council to prioritize housing, commit to collaborative solutions, and participate in our next session as an active partner in bringing East County to the attention of all of our elected officials. The momentum is here—now is the time to act.

Thank you for your time this evening. I look forward to hearing from you.

Metro Update | District 1

Troutdale City Council

February 25, 2025

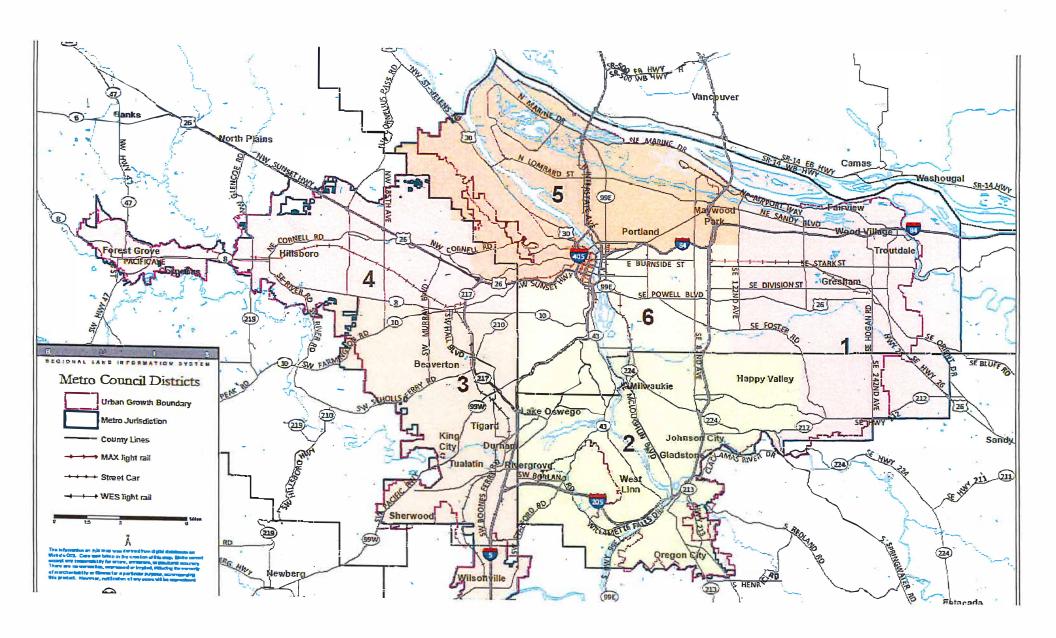


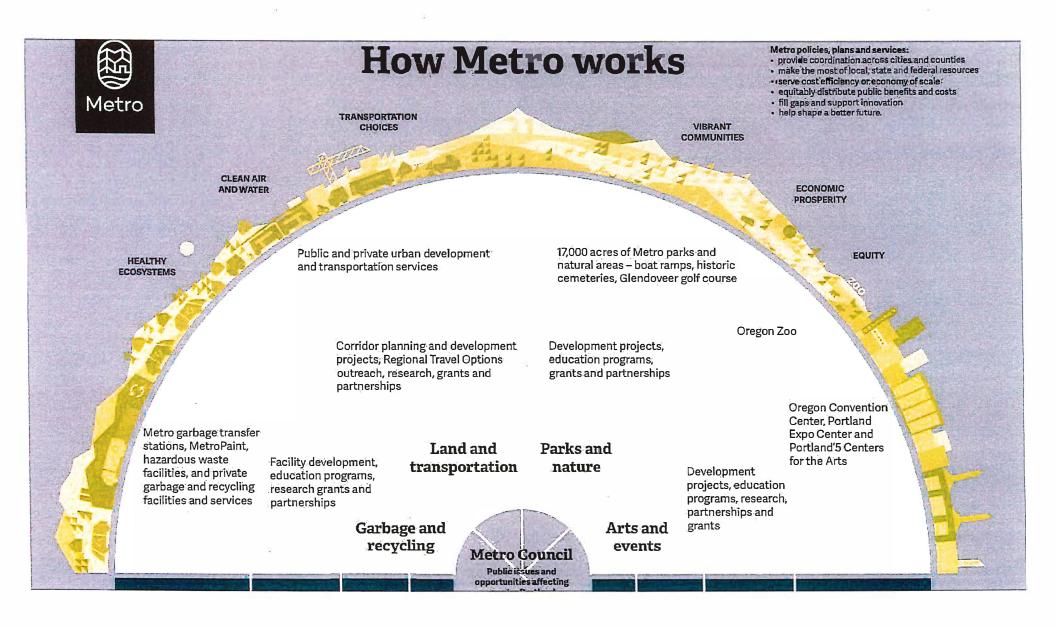
Presentation overview

- 1. Metro Overview
- 2. UGB Update
- 3. Expo Future
- 4. Housing
- 5. BIG Announcement!

Presenting today

Ashton Simpson
Metro Councilor, District 1
Ashton.Simpson@oregonmetro.gov





UGB Update

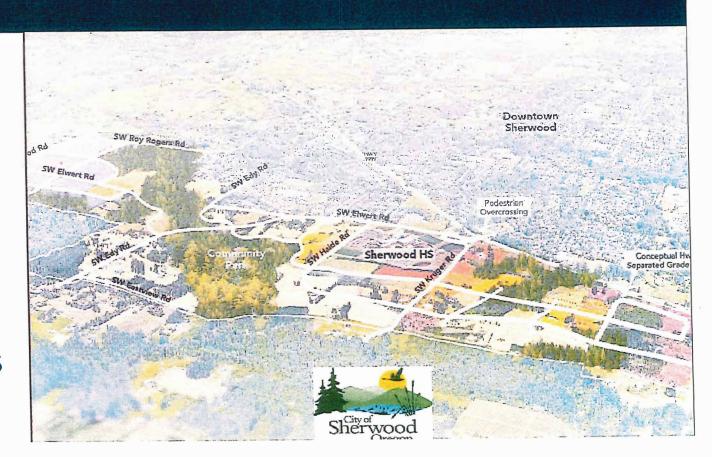


2024 UGB expansion – Sherwood West

1,200 acres

50+ acres for high-tech manufacturing

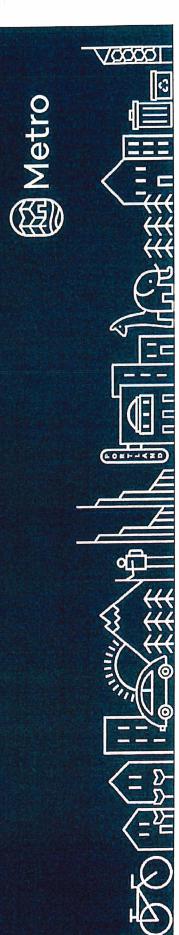
Room for >3,000 homes



6

Expo Sports Future

A hub for community, sports, families and history



Expo Sports Future

A one-of-a-kind sports tourism, community and commemorative facility

- Public-private partnership
- Serves local community (youth and adult sports) plus sports tourism
- Fulfills major gap in regional need



8

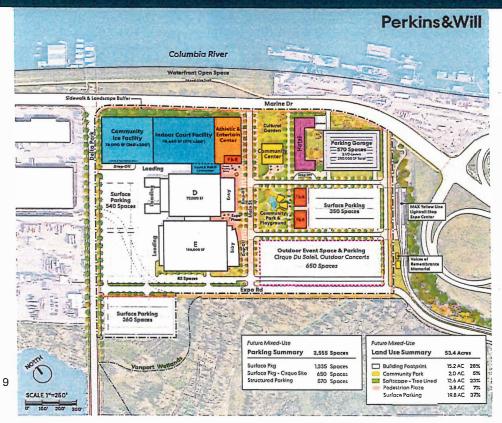
Community benefit, economic impact

Sports:

- Twin-sheet ice rink
- Nine basketball courts or 16 volleyball courts
- Sport support spaces
- Food and beverage
- Family entertainment

Community:

- 15,000-SF community center
- Garden, park, playground
- Commemorates Expo's history



New Redevelopment Scenario - Future Mixed-Use

Court & Ice Facility

Program Summary

- ☐ Existing Expo Halls D&E
- Temporary Outdoor Events / Cirque Du Soleil Repurpose of Historical Hall Materials
- Pedestrian connection around site

New Sports Facilities (Indoor)	176,640 SF
Community Ice (2 Ice Sheets)	78,000 SF
Court Facility (9 BB, 18 VB)	98,640 SF
On-Site Amenities	85,120 SF*
Athletic and Entertainment Center	65,170 SF*
Fitness/Training	12,000 SF
Sports Medicine	3.000 SF
Meeting Space/Classrooms	6,000 SF
Offices	8,000 SF
Family Entertainment Center	15,000 SF
Food & Beverage	5,000 SF
C	

On-Site Amenities (Future Mixed-Use) 69,000 SF

15,000 SF

15.000 SF

☐ Hotel☐ Food & Beverage

ubtotal plus Grossing Factor

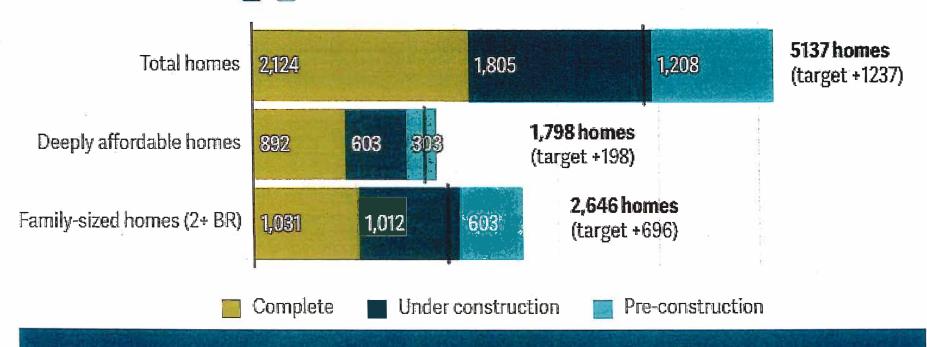
Community/Event Space

Housing and Homelessness

Progress toward affordable housing; possible changes to SHS

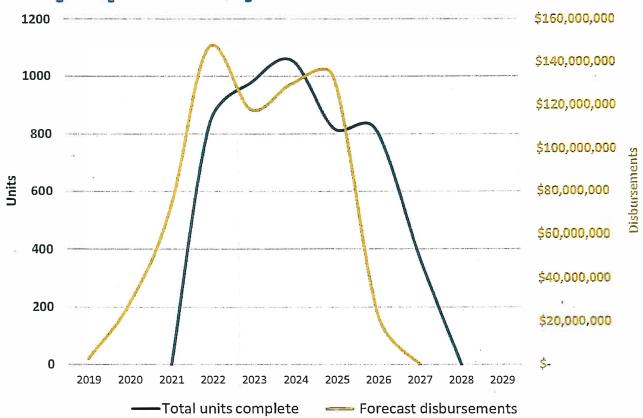


2018 Metro Affordable Housing Bond: Exceeding goals



Metro's housing bond is projected to achieve about 130% of its production target, providing affordable housing for 9,000 to 15,000 people.

Metro's affordable housing bond will be fully spent by 2027



SHS is making a difference.

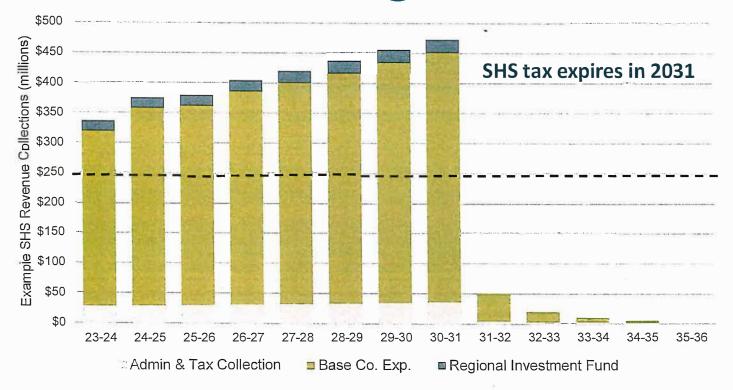






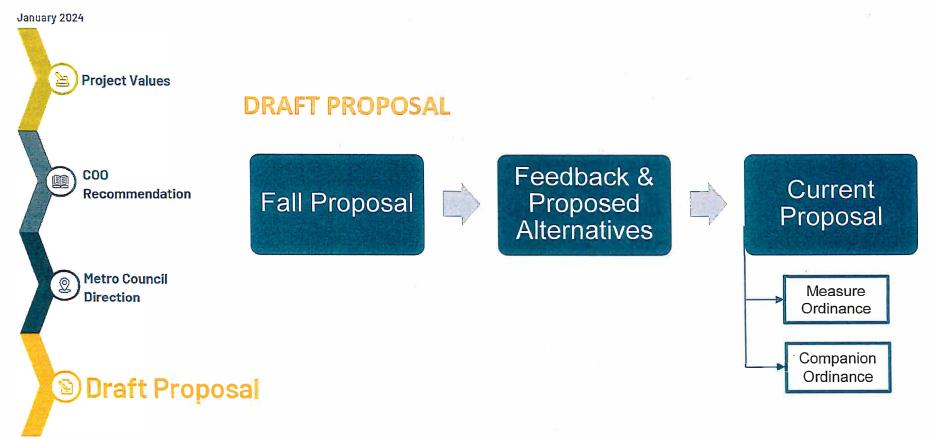
3-year tri-county totals, July 2021 through June 2024

If we do nothing



2020 estimate: SHS revenue at \$248 million per year

Listening, responding and learning

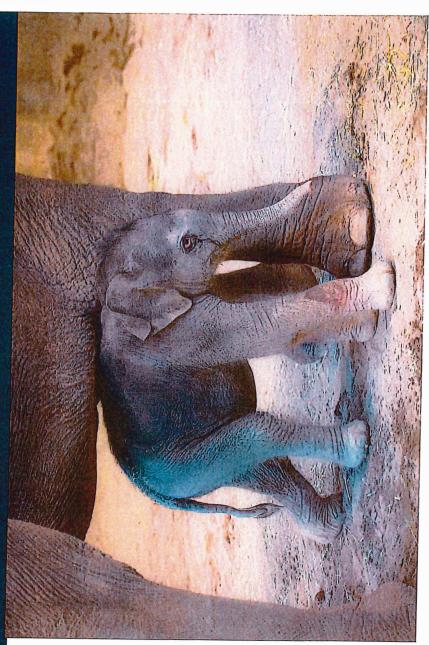


$\sqrt{0000}$ 图 Metro BIG Announcement! off

Baby Elephant Tula-Tui

The Oregon Zoo's newest resident was born Feb. 1.

She's happy, playful, gaining seven pounds a day and worth a visit.



-

Building Bridges Mixer

Get to know us!

Thursday, March 16 4:00 – 6:00 p.m. Oregon Zoo



9

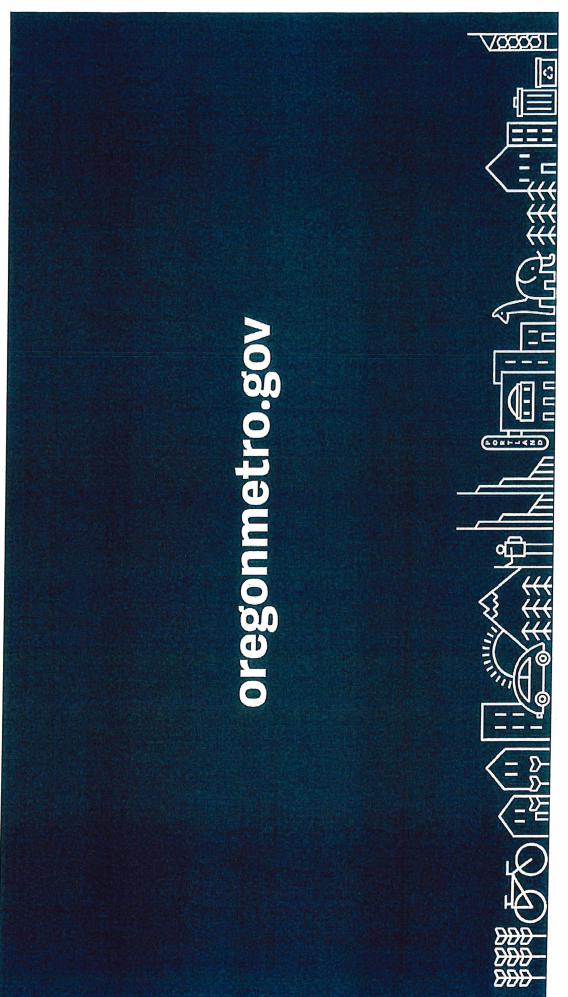


Exhibit D 2/25/25 Council Mtg. Item #6

City Council

THE APPLICATION

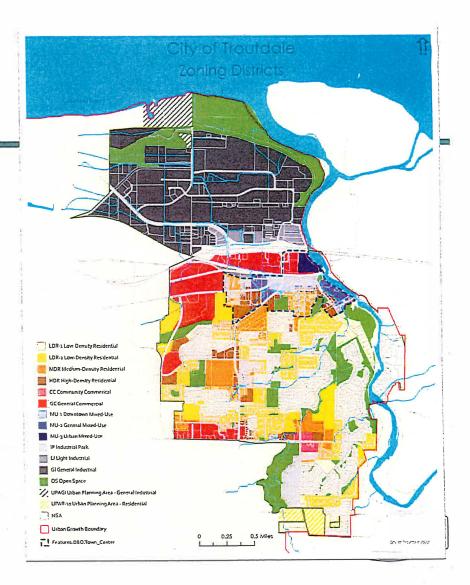
[CASE FILE 75-17]

Zoning Map

 The following areas represent the zones affected by this <u>application</u>: General Commercial (GC), GRAY Light Industrial (LI), and DARK GRAY General Industrial (GI).

Requests:

• Update the Use Tables for the GC, LI, and GI zones to change the Marijuana Facilities use from a "Not Permitted" to "Conditional" use.



TDC SECTIONS, PROPOSED AMENDMENTS

- TDC Chapter 3
- TDC 3.320 Use Table for Commercial Zoning Districts
 - Change Marijuana Facilities from Not Permitted in the GC zone to Conditional Use.
- TDC 3.325 Additional Requirements
 - Add clarification to 3.325.A to address community colleges.
- TDC 3.420 Use Table for Industrial Zoning Districts
 - Change Marijuana Facilities from Not Permitted in the LI and GI zones to Conditional Use.



PROPOSED TEXT AMENDMENTS

- TDC 3.320 Use Table
 - Change Marijuana Facilities from Not Permitted in the GC zone to Conditional Use.
- TDC 3.420 Use Table
 - Change Marijuana Facilities from Not Permitted in the LI and GI zones to Conditional Use.

Land Use	CC	GC	Specific Standards
Vehicular and equipment services			50
Fueling stations	С	P	
Repair shops	N	P	
Sales or rentals	С	С	
Lodging facilities	P	P	
Bed & breakfast inns	N	N	
Entertainment facilities (major)	С	С	
Entertainment facilities (minor)	P	P	
Storage facilities	N	N	
Marijuana facilities	N	ЪС	3.325.A

IP	П	GI	Specific Standards
P	N	N	3.440.H
P	P	P	5.200
С	N	N	3.440.D.1
С	С	N	
N	УС	₩ C :	3.440.F
С	P	P	3.440.D.1
С	И	N	3.440.D.1
N	P	P	3.440.K
	P P C C C N C C	P N P P C N C C N NC C P C N	P N N P P P C N N C C N N NC NC C P P C N N



PROPOSED TEXT AMENDMENTS

- TDC 3.325 Additional Requirements
 - Add clarification to TDC 3.325.A to address community colleges.

3.325 Additional Requirements

A. Marijuana Facilities licensed and authorized under state law, when not located within one thousand (1.000) feet of real property which is the site of a public or private school or a public park. For purposes of this subsection, "within one thousand (1.000) feet" means a straight-line measurement in a radius extending for one thousand (1.000) feet in every direction from any point on the boundary line of the real property comprising an existing public or private school or public park. This buffer shall not apply to new schools or parks located within one thousand (1.000) feet of an existing Marijuana Facility. For purposes of this Chapter, a public or private school includes a community college or other institution where students under the age of eighteen (18) receive instruction to receive academic credits that apply towards elementary, middle, or high school grades K through twelve (12) and which may also apply towards college advancement credits.



PROPOSED FINDINGS [TDC 6.1120] TEXT AMENDMENT APPROVAL CRITERIA

- A. The proposed change to the Development Code does not conflict with applicable Comprehensive Land Use Plan goals or policies.
- B. The proposed change is consistent with the applicable Statewide Planning Goals.
- C. The proposed change is consistent with the applicable provisions of Metro Code.
- D. Public need is best satisfied by this particular change.
- E. The change will not adversely affect the health, safety, and welfare of the community.

These criteria are met.



PROCEDURE [TDC 2.065]

- Type IV Land Use Application
- PC Recommendation to Council
- City Council is the decision-making body
- Notice
 - Newspaper
 - Online
 - DLCD



COUNCIL ACTION

- PC recommends approval to City Council
- Adoption Hearing Actions
 - Confirm, amend or reverse PC's recommendation
 - Enact or defeat all or part of the ordinance
 - Remand some or all of the proposal to PC



Exhibit E

2/25/25 Council Mtg. Item #6

Mayor and Councilors,

Just so we all start out on the same page I'll be referring to the Ordinance specifically, which is on page 71 in the packet.

As I mentioned two weeks ago, the Planning Commission had not seen the Ordinance prior to it being in the Council packet. Likewise, the group had not seen the revised version that's in the current packet.

I see that the Ordinance has been completely rewritten and the language has been revised regarding the effects of the defeat of Measure 26-248. That's a fairly significant rewrite between the first and second readings. I'm surprised that the previous wording passed muster by the City Attorney. The way it read before would appear to sow doubt and confusion, although the actual code revisions were very straightforward, changing three table entries from the letter "N" to the letter "C", signifying not permitted and conditionally permitted.

I also see the addition of a reference being made to removing the text of Ordinance 882 from the municipal code. I'm wondering if Ordinance 887 should be treated similarly. On the other hand, while Ordinance 882 was in place it did have a measurable effect, so deleting the text doesn't erase that. I also don't follow the reference to ORS 475.950 under point #3. Is that an incorrect number? I'm guessing it should be ORS 475C.950. An additional correction I would suggest under point #1 is that the ban applied to "additional" marijuana facilities, the word additional being missing from the ordinance text.

We should also remember that this entire situation was the result of prior staff negligence and lack of oversight, and the ill-advised moratorium resulted in thousands of dollars in lost shared tax revenues to the city. Submitted by:

Paul Wilcox Troutdale 2-25-25