



## CITY COUNCIL

David Ripma, *Mayor*  
*Vacant* Carol Allen  
Geoffrey Wunn Glenn White  
Jesse Davidson John Leamy

### Agenda Tuesday, February 11, 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. Resolution:**

**3.1** A resolution selecting a new Councilor to fill a vacancy on the City Council

**4. Consent Agenda:**

**4.1** A resolution recognizing the completion of the Public Improvements associated with the Sweetbriar Hideaway Subdivision and accepting them into the City's fixed asset system.

**4.2** A resolution modifying the Ad Hoc Public Safety Services Delivery Working Group

**5. Request:**

**5.1** A request from Mt. Hood Community College for the City of Troutdale to be a sponsor for the 2025 Mt. Hood Jazz Festival. - Dan Davey, MHCC Director of Jazz Studies & Festival Director, Mt. Hood Jazz Festival

**6. Presentation:**

- 6.1** An update from Mt. Hood Community College on an upcoming bond measure. - John Hamblin, MHCC Vice President for Student Development; Dan Malinaric, MHCC Foundation President; and guest Doug Walker.

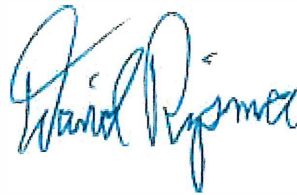
**7. Ordinances:**

- 7.1** An ordinance adopting Text Amendments to Chapter 3 of the Troutdale Development Code (TDC) - Dakota Meyer, Associate Planner

**8. Staff Communications**

**9. Council Communications**

**10. Adjournment**



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**David Ripma, Mayor**  
**Dated: February 5, 2025**

**Meeting Participation**

The public may attend the meeting in person or via Zoom. Please email [info@troutdaleoregon.gov](mailto:info@troutdaleoregon.gov) by **5:00pm on Monday, February 10th** to request Zoom meeting access credentials. You may also submit written public comments via email to [info@troutdaleoregon.gov](mailto:info@troutdaleoregon.gov) no later than **5:00pm on Monday, February 10th**. 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](http://www.troutdaleoregon.gov/meetings) [www.troutdaleoregon.gov/meetings](http://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 11, 2025 – 7:00PM**

**1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE**

Mayor Ripma called the meeting to order at 7:09pm.

**PRESENT:** Mayor Ripma, Councilor White, Councilor Davidson, Councilor Leamy, Councilor Allen and Councilor Wunn.

**ABSENT:** None.

**STAFF:** Ray Young, City Manager; Kenda Rimes, Deputy City Recorder; Ed Trompke, City Attorney; 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).

Matt Leamy, Troutdale resident, read from a self-prepared statement (attached as Exhibit B).

**3. RESOLUTION:** A resolution selecting a new Councilor to fill a vacancy on the City Council.

Mayor Ripma gave a brief overview of the resolution and stated that through a straw poll the Council recommended Zach Andrews with 5 of 6 votes in the poll for the City Council vacancy.

Councilor Wunn stated he would like the Council to look at the procedure for filling future City Council vacancies.

Mayor Ripma stated he thinks it's been a fair process. He doesn't think there's anything unfair about doing it this way. It's been done this way for a long time.

Councilor Davidson stated he would like to acknowledge what Councilor Wunn stated. He was surprised in the process that the Council wouldn't just go down the next highest candidate. It might be beneficial to look at the process.

Ed Trompke, City Attorney, stated he's not sure that it would comply with state law. It might be allowed under home rule powers, but the vacancy doesn't occur until after the person becomes Mayor, which is the following year after the election. There is supposed to be a vacancy under the state election laws at the time of the election or 90 days before depending on which statute you're looking at. He's not sure it's possible but it might be to say that in an obvious case but he's not sure there is an obvious case because what if there is a write-in candidate who wins. That would be the nonobvious decision happening. It's a little dicier than it sounds on its face, but it might be possible.

Councilor Wunn stated he thinks it's worth a conversation.

Councilor White stated it's really up to the person if they even want to run. In this case the 5<sup>th</sup> place person didn't even join the process that happened tonight so to automatically give them that position might not be the best idea.

Councilor Leamy stated he would like to see a discussion and see a public vote play into it.

**Mayor Ripma opened public comment 7:25pm.**

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

Zach Andrews, Troutdale resident, thanked the previous commentators on their comments. He thinks it's important to keep the City Council and City Staff accountable. He will continue to serve the best he can over the next 2 years. He's open to having more discussions to see how to better serve the community.

**MOTION: Councilor Wunn moved to approve the resolution selecting a new Councilor to fill the vacancy on the City Council with Zach Andrews. Seconded by Councilor Allen.**

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



**Motion passed 6-0.**

**4. CONSENT AGENDA:**

- 4.1 RESOLUTION:** A resolution recognizing the completion of the Public Improvements associated with the Sweetbriar Hideaway Subdivision and accepting them into the City's fixed asset system.
- 4.2 RESOLUTION:** A resolution modifying the Ad Hoc Public Safety Services Delivery Working Group.

Mayor Ripma asked if anyone on Council wished to pull consent agenda item #4.2 as requested by Paul Wilcox in his public comment?

There was no request to pull agenda item #4.2.

**MOTION: Councilor White moved to approve the consent agenda. Seconded by Councilor Allen.  
Motion Passed 6-0.**

**5. REQUEST:** A request from Mt. Hood Community College for the City of Troutdale to be a sponsor for the 2025 Mt. Hood Jazz Festival.

Ray Young stated the Mt. Hood Jazz Festival has asked each year for several years for a contribution from the City. The City, of course, is not obligated to give the Jazz Festival anything however, the Council in the last 2 years has given \$5000 in 2023, \$6500 in 2024 and if the Council is going to tend to want to give some more money this year, it has to be by a motion on the record because it is not a budgeted amount.

Dan Davey, MHCC Director of Jazz Studies, presented a PowerPoint (attached as Exhibit D). He stated last year's sponsor level was \$6500. He asked Council to support the festival this year for 2025 and also the potential to consider an increased donation of \$7500.

Councilor Wunn stated Mt. Hood Community College affects a lot of people in Troutdale and he feels sponsoring music events is something he feels passionate about. He supports the festival and sponsoring.

**Mayor Ripma opened public comment 7:49pm.**

Rich Allen, Troutdale resident, stated his wife graduated from MHCC, his son did, he has helped teach there and some kids from Reynolds High School take classes there. Troutdale even shares land with the college. It's a huge part of the Troutdale community. He stated he supports the sponsorship.

**Mayor Ripma closed public comment 7:51pm.**

Councilor Davidson stated the budget is going to be a huge issue for Troutdale, but this is something he would support.

Councilor White stated he's curious of the outline of what the money is used for.

Dan Davey stated it goes towards artist fees, sound production, photography, videography, sound engineers and more.

**MOTION: Councilor Wunn made a motion for the City of Troutdale to be a sponsor for the 2025 Mt. Hood Jazz Festival in the amount of \$7500.00. Seconded by Councilor Davidson.**

**Councilor White proposed a friendly amendment making the amount \$5000.00.**

**No second on the friendly amendment.**

**VOTE: Councilor White – No; Councilor Davidson – Yes; Councilor Leamy – Yes; Councilor Allen – Yes; Councilor Wunn – Yes and Mayor Ripma – Yes.**

**Motion passed 5-1.**

**6. PRESENTATION: An update from Mt. Hood Community College on an upcoming bond measure.**

John Hamblin, MHCC Vice President for Student Development, stated he is joined by two of the members of the Friends of Mt. Hood Community College Bond (handout attached to these minutes as Exhibit E).

Dan Malinaric, Microchip Corporate Vice President of Operations and MHCC Foundation President.

Dana Stroud, MHCC District Board of Education, stated that last spring they presented to Council about the Bond and how they were considering taking action on putting the bond out to the community to vote to support the school financially. Since that presentation they have done 67 in-person events over the last 9 months so they could connect with individuals and see how they're feeling about the school and about further supporting workforce with MHCC's educational opportunities. They realized the need to share the Mt. Hood bond as not just a financial measure, it's a commitment to strengthen the local economy, expanding opportunities for education for everybody and ensuring that all of the residents have access to high quality facilities and services. During one of the recent board meetings, they unanimously voted they are ready to move forward with the May ballot to request \$136 million to support the school.

TROUTDALE CITY COUNCIL MINUTES

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February 11, 2025

Exhibit A – Statement by Paul Wilcox

Exhibit B – Statement by Matt Leamy

Exhibit C – Statement by Paul Wilcox

Exhibit D – Mt. Hood Jazz Festival PowerPoint Presentation by Dan Davey

Exhibit E – Mt. Hood Community College Upcoming Bond Measure Handout

Exhibit F – Text Amendments to Chapter 3 PowerPoint Presentation by Dakota Meyer

Exhibit G – Statement by Paul Wilcox

John Hamblin stated the bond matters because MHCC serves as a cornerstone of education, workforce development and community engagement. With enrollment increasing and their infrastructure aging their ability to provide quality education and career training is at risk. As a reminder, this bond will allow the college to upgrade and modernize classrooms and facilities ensuring students have access to modern learning environments, expand career and technical education programs directly aligning with local industry needs, improving campus safety and accessibility creating an environment where all students, employees and community members thrive and to invest in sustainable and cost effective infrastructure improvements reducing long-term operational costs, increasing efficiencies and improving environmental responsibility.

Dan Malinaric stated they are asking about economic development impact. The community college has an economic development impact of more than \$350 million a year to the local community. This bond was design to focus on the essentials. It's estimated to cost 25 cents per \$1000 of assessed value or about \$5 a month for the average homeowner. It also brings about that positive economic and community impact. Supporting the bond is an investment in the local community. MHCC produces skilled graduates who contribute to the businesses, hospitals and public services. For example, they graduated 236 healthcare workers and 66 of those are nurses, 27 cybersecurity specialists, 18 automotive technicians and 47 childcare workers to name a few.

Dana Stroud stated by reinvesting in the initial \$12 million that it took to build the campus for the first time passing a bond, it would be massive for them. They would be able to strengthen their programs and close critical labor gaps that a lot of their local businesses are struggling through. MHCC is the main educational conduit for people that live in Troutdale. They have 16 different unions that provide immediately well-paying jobs for people that live in Troutdale and all the way to Hood River and out to 205. They know their impact of \$350 million annually that is brought back into the area through all of the jobs that are created and the salaries for the staff that work there, it really matters. The projects that would be funded by the bond will create local construction jobs, generate more economic activity and enhance the property values in Troutdale. This is an opportunity to leverage the public investment for long-term growth and sustainability. In a lot of ways, it's about protecting the initial investment that the community already put forward when it was decided to build the college. They recognize the importance of fiscal responsibility, and the college has won awards for its fiscal transparency. This bond has been carefully structured to maximize the community benefit and minimize the taxpayer burden. Strong financial oversight and accountability measures are already in place to ensure that funds are used efficiently and effectively.

Dan Malinaric stated as a local workforce partner with MHCC Microchip is officially supporting the measure also. As a community member he is also supporting it and advocate it as a strong local community college that protects and supports local industry. He represents the semiconductor industry in East County. There are a couple of significant semiconductor

companies not too far from here and they have a big impact on the local area and then of course a large number in the Portland Metro area. He urged the Council to support the bond.

Dana Stroud stated the goal is to have the support of all of the local city councils. They are publicly asking the Council to endorse the MHCC bond.

Ray Young suggested putting the measure bond endorsement on the agenda for February 25<sup>th</sup> or March 11<sup>th</sup>.

Ed Trompke stated that each Councilor can individually endorse the bond measure without discussion of the rest of the Council.

**Mayor Ripma opened public comment 8:11pm.**

None.

**Mayor Ripma closed public comment 8:11pm.**

Mayor Ripma stated the college is a huge asset to the community and the bond is a very worthy cause.

**7. ORDINANCE (Introduction 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 F).

Councilor White asked if the Planning Commission has had a chance to see the final draft before it came to Council.

Dakota Meyer stated he did not send it back to the Planning Commission. There were edits that were made and they were made on the edits based on the discussion and what was asked specifically but he did not send it back to them to review Friday.

Councilor White asked if there is time to send it to the Planning Commission before Council sees it again.

Dakota Meyer stated he could bring it up tomorrow at the PC meeting.

Ed Trompke stated that the Chair did call him to ask about it. It was read to him, and he looked at it and it does exactly what it's supposed to do.

**Mayor Ripma opened the public hearing 8:31pm.**

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February 11, 2025

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Exhibit G – Statement by Paul Wilcox

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

Ed Trompke stated the spelling errors and all that can all be adopted but as far as 882 being rescinded, under the way the statute is written it no longer has any effect so at this point in time you could rescind it and that would be the clean way to do it. The other way to do it is to have the City Recorder notify the municipal code people to take those pieces off because they are no longer in affect.

**Mayor Ripma closed the public hearing at 8:36pm.**

## **8. STAFF COMMUNICATIONS**

Ray Young provided the following staff communications:

- The new Representative at Congress, Maxine Dexter, is having a controlled access public swearing in on February 20<sup>th</sup>.
- City Offices will be closed Monday the 17<sup>th</sup> for President's Day.
- 5 years ago, the Council and Budget Committee approved an electronic media specialist, Kevin Mooney, who oversees all of the City's websites, Facebook, Instagram and Twitter to keep information flowing. An indication of the success of that position is that 5 years ago the City had only 2500 followers on Facebook and today there are over 8000 followers.
- Quick update on the status of the fire contract – Yesterday afternoon at Gresham City Hall, Mayor Ripma and himself and the Mayors of Fairview, Wood Village and Gresham and City Managers met for a meeting. The City Managers have been working the fire contract for months and they thought it would be best for the Mayors to sit down and talk face to face since they're the elected representatives of their cities. If you want to know the issues they're struggling with, check the packet out from last nights meeting at the PSWG where he attached a letter that he had sent to the Gresham City Manager and Mayor last week. The most important thing to understand is that Gresham is pursuing a methodology to charge the 3 Cities that is significantly different than the 30 years of contracts had been based upon in terms of how the 3 Cities are charged. Traditionally over the years the 3 Cities have paid what it cost Gresham to add service to their areas. It wasn't equal partners or sharing in the total cost of the Gresham Fire Department because there are a number of costs that Gresham Fire Department would have whether they covered the 3 Cities or not. All of the Councils and City Managers thought it was reasonable they pay the increased cost over the last 30 years. That usually worked out to anywhere between 60-80% of what a Gresham resident might pay for the service. Gresham over the years has gone through struggles to afford to pay for their fire/police, the same thing that almost every city in Oregon has gone through. They have gone through a process of struggling with asking their citizens to pay more through utility fees and a local option levy that was passed last spring. Their premise now is that the 3 Cities need share the pain of their citizens of what the Gresham residents have to pay now for

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February 11, 2025

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those services. From his point of view, Gresham is operating under some wrong assumptions. They will say that the 3 Cities have been subsidized by them for all these years which is factually not correct because the cities have paid exactly what their burden has been over the years. Gresham believes that the 3 Cities are equal partners and should pay equally and we're really not because nobody asked the cities when they hired the last fire chief. Nobody asked us when they approved the last budget for the fire department. We're customers, not partners with them. They get to decide how they want to charge us and so they have decided that starting in the new contract on July 1<sup>st</sup> they will charge us at a population based per capita rate that is roughly the exact same as Gresham residents pay. After the meeting yesterday it became very clear to the Gresham Mayor and City Manager that the 3 Cities need time to absorb the huge increase cost. There has been no ramp up time. The negotiations are at a point now that the 3 Cities are each supposed to put together a letter that will hopefully agrees on what the ramp up period would be and explains individually by the 3 Cities why they need that ramp up period and a time to increase their income to meet the increased requests from the City of Gresham.

## **9. COUNCIL COMMUNICATIONS**

Councilor White stated that when the City first started the fire contract process, he was thinking there needs to be a viable option alternative. Hopefully there's still time to look into that. It's the only leverage the City has in negotiating a deal.

Councilor Leamy stated he will be attending the memorial service for Terry Tipsord on Thursday. He stated he was a long-time friend and he's thankful for the difference Terry made in Troutdale.

Councilor Allen thanked Ray Young for the clarification regarding the fire contract negotiations. It's important to her that the citizens know what the City is up against. She's really concerned and frustrated that if Gresham is wanting Troutdale to pay such a huge increase that Troutdale won't have a seat at the table. She's wondering if there's any way to negotiate it. It's a high increase.

Ray Young stated staff has pushed back on that. He stated he and Councilor White are on the 4 Cities User Group, which means they go and sit down with the Fire Chief and their people every other month and they give a report to the cities on what's happening. They have offered a different model under the new contract where there's some type of user group that actually gets to give input into decisions they're making but in reality, it's meaningless. The Gresham City Council is never going to give any meaningful input from the 3 Cities into the fire department.

Councilor Wunn welcomed Zach Andrews to the City Council. He echoed what Carol said about the PSWG. He thinks what they need to work hard on is getting language in the contract that

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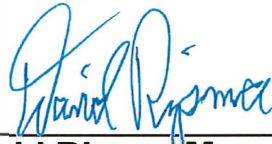
holds them accountable for something and gets Troutdale some sort of visibility within that department and having a voice and able to represent the City.

Mayor Ripma stated one of the things he is tasked with as Mayor is appointing some of the councilors to various regional outside committees where they represent Troutdale on various subjects. He has received consensual appointments for John Leamy on the East Multnomah County Transportation Committee, Carol Allen on the Regional Disaster Preparedness Organization and Geoffrey Wunn on the Regional Water Providers Consortium.

## 10. ADJOURNMENT

**MOTION:** Councilor Wunn moved to adjourn. Seconded by Councilor Leamy. Motion passed unanimously.

Meeting adjourned at 8:55pm.



**David Ripma, Mayor**  
**Dated: April 15, 2025**

**ATTEST:**



**Kenda Rimes, Deputy City Recorder**

**City Council – Regular Meeting  
7:00PM**

# PLEASE SIGN IN

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## February 11, 2025 - City Council Work Session Zoom Guests

Name (original name)	Email	Join time	Leave time	Duration (minutes)
Troutdale Conferencing	troutconf@troutdaleoregon.gov	2/11/2025 17:25	2/11/2025 18:59	94
Kenda Rimes		2/11/2025 17:25	2/11/2025 18:59	94
Testimony Table		2/11/2025 17:25	2/11/2025 18:59	94
City of Troutdale		2/11/2025 17:25	2/11/2025 18:59	94
Paul Wilcox		2/11/2025 17:25	2/11/2025 18:59	94
jesse.davidson		2/11/2025 17:26	2/11/2025 17:31	6
Victoria Rizzo (Victoria's iPhone)		2/11/2025 17:29	2/11/2025 18:59	91
Geoffrey Wunn		2/11/2025 17:29	2/11/2025 18:59	91
Carol		2/11/2025 17:29	2/11/2025 18:59	90
Shelly		2/11/2025 17:30	2/11/2025 18:59	89
Troutdale Conferencing	troutconf@troutdaleoregon.gov	2/11/2025 17:31	2/11/2025 18:59	88
jesse.davidson		2/11/2025 17:32	2/11/2025 18:29	58
Councilor Leamy		2/11/2025 17:34	2/11/2025 18:59	86
Erin's iPhone (2)		2/11/2025 17:47	2/11/2025 18:43	56
Zach Andrews		2/11/2025 18:22	2/11/2025 18:59	37
Jesse PPMC OR RN		2/11/2025 18:28	2/11/2025 18:35	8
Jesse PPMC OR RN		2/11/2025 18:36	2/11/2025 18:59	24
iPhone		2/11/2025 18:41	2/11/2025 18:43	2

## **Exhibit A**

2/11/25 Council Mtg. Item #2

Mayor and Councilors,

Since this is non-agenda and consent agenda time, I want to address Consent Agenda Item 4.2, the Resolution making significant changes to the membership of PSWG. There was one position removed, one position added, and a transfer from one position to another. This much change warrants a public explanation beyond consent agenda approval. Not everyone is going to track down the actual Resolution or even know where to find it. Decisions and recommendations made by the PSWG will affect every Troutdale resident so it's important who is a member and how and why they were selected. I request that the PSWG resolution be removed from the Consent Agenda and the changes explained. I also saw that the Municipal Code language surrounding consent agenda hasn't been revised or updated since 1994. It's long overdue for a refresh.

Submitted by:

Paul Wilcox

Troutdale

2-11-25

## Exhibit B

2/11/25 Council Mtg. Item #2

I would like to address the process of filling council vacancies. I believe in our current situation, the method chosen was inefficient and outdated. While Section 28 of the City Charter tasks the Council with filling the vacancy; it leaves the process on how to make that decision up to the Council. Under our old system of voting, each Councilor ran for a specific position. This resulted in a group of winners and a group of losers. The winners took their place on the Council and the losers were all on equal footing. So, a process like the one used to make tonight's decision was necessary. It is a process that still works well for vacancies that come up mid-term, but also a process that does not make much sense and seems to potentially clash with Section 23 of the City Charter when used during or directly after an election cycle.

Two years ago at a meeting very similar to tonight's, concerns were raised about the process being used to fill a vacancy that was not able to be addressed on the ballot, and as far as I can tell in the time since, nothing has been done to address them.

It has been known since August 2024 at the filing deadline that there would be five vacancies after the November election since both candidates for Mayor were current Councilors. Therefore, one would have to resign unless the statistical anomaly of a write-in candidate won the office of Mayor, but nothing was done to address the concerns or prepare for this eventuality.

It has been known since November 2024 exactly where the 11 candidates and any additional write-in votes ranked, and the will of the voters in terms of the results, again nothing was done to address the concerns raised the last time this situation arose.

At the January 14, 2025 meeting I was of the impression that due to the language in Section 23 of the City Charter the candidate with the next highest vote tally, in this case Paul Wilcox, would be appointed. When I raised those concerns with members of this current Council ahead of that meeting, I feel they were dismissed. The decision was made without any Council discussion to ignore the seven remaining candidates who had just run, their filings with the County, their voters guide statements, their campaigning, all data about their rankings and the voice of the constituency, in favor of opening up applications to anyone who wanted to be part of the Council without having to do any of the work; while at the same time asking those previous candidates to jump through yet another hoop – doing just what has been done in the past regardless of whether it was the best option or even appropriate. I think it is telling that of the seven remaining candidates, only two chose to apply to this process.

I have been asked to be patient and let this Council work to fix these issues, but I feel like I have to keep pushing this to that we don't end up sitting here in two years talking about the same issue yet again. I request that whenever possible in the future this Council should defer to the voice of the voters, abide by the City Charter and apply the process in Section 23 that Charter to vacancies created during or as a result of elections rather than creating new processes that circumvent the citizens.

Matt Leamy  
2/11/25

## Exhibit C

2/11/25 Council Mtg. Item #3

Mayor and Councilors,

I'm going to start by addressing the resolution language.

Under point #1, Section 27 A 4 states: The office of the mayor or councilor becomes vacant if the incumbent resigns.

Under Point #5, Section 28 A states: A vacancy in the office of councilor shall be filled by appointment by a majority of the council.

Neither makes any reference to calling for an application process.

Under Point #4, the applications are not in fact in the regular meeting packet, but in the work session packet.

Also, under Point #5, it states "the person selected shall complete the term of Councilor Ripma." In fact, the person appointed to replace Mayor Kight on Council in 2009 did not complete the term.

First off, I'd like to start with a short history review. Since the 2000 election, there's been an incumbent mid-term Councilor running for Mayor in every election except 2012. This means that a Councilor Position vacancy occurring was a known possibility. Until this year a mid-term Councilor had only been elected Mayor once, in 2008. Of course, since both Mayoral candidates this election were mid-term Councilors, a Councilor vacancy subject to appointment was guaranteed.

As a side note, Lake Oswego has resign-to-run to ensure that the vacancy created by a mid-term Councilor being elected Mayor is subject to election by the voters.

Back in the 70s when "Top Three" election of Councilors was in effect, Councilor vacancies occurring around election time, or as the result of an election, were filled by the next-highest vote-getter. That wouldn't be a viable option under elect-by-position. However, under the top vote-getters method, a voters' preference hierarchy is already in place.

More recent practice, under both elect-by-position and top three, has been to solicit for applicants, whether election candidates or not. In fact, the election time appointees in 2009 (Hartmann), 2011 (Anderson; Matt Wand to House), and 2023 (Wittren) were all non-candidates. It's also worth noting that when citizens had an opportunity to weigh-in on the two most recent appointees they were both rejected by the voters.

Now, to address the current situation. If the vote totals had been reversed between myself and Councilor Davidson, as a Councilor my staunch position would have been to appoint him to the Mayoral-created Council vacancy with no further discussion required, as the voters' next most-favored candidate. I would give precedence to the voters' numerical support over that of six Council members. Of course, expressing this opinion prior to the Council's decision on how to appoint would have appeared extremely self-serving. As some of you may recall, I took a similar position when the vacancy created by the election of non-resident Nick Moon needed to be filled. Rather than appointing the remaining candidate, a non-candidate was appointed. In fact, the candidate who received 2,604 citizen votes received absolutely zero Council support. Then, and now, the Council shouldn't be putting their collective thumbs on the scale when there is a publicly-supported candidate. Any consideration of a non-candidate applicant would be a further insult to the voters. I'd suggest that you ask the non-candidate applicants why they weren't on the ballot last November. None of them have any voter support whatsoever. A fitting summary for all of the above is provided by an excerpt from an October 21, 1976 Gresham Outlook article by Sharon Nesbit. The reporter states, regarding a pending vacancy due to a resignation "...the council traditionally fills vacancies by appointing an unsuccessful candidate to the post." It goes on to quote Mayor Sturges. "We're not required to do that," said Sturges, "but after all it's an unpaid job. After the election we have a list of people who have indicated their willingness to serve." Of course, this was when top three was in effect.

In closing, I would encourage appointment of the next highest vote-getter applicant for having a level of voter support entirely lacking with the non-candidate applicants. I'd also recommend that Council take a serious look at how election-created vacancies are filled so as to not continue to disenfranchise voters when a two-year position is being filled. A Charter Amendment wouldn't be unreasonable.

Submitted by:

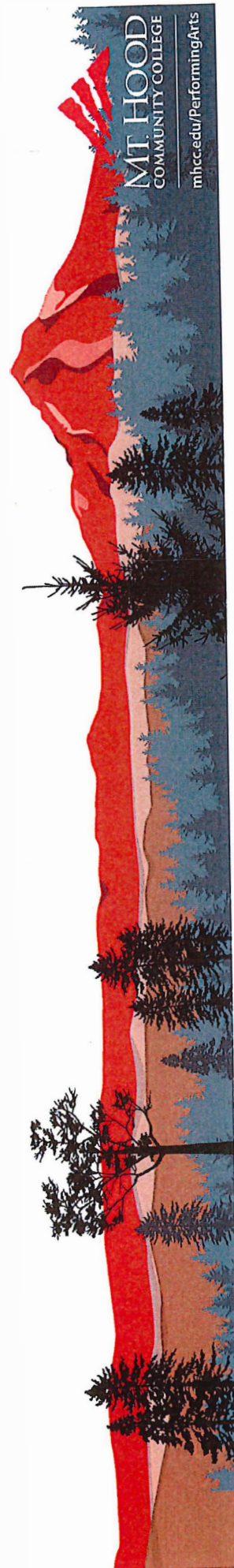
Paul Wilcox

Troutdale

2-11-25

## Exhibit D

2/11/25 Council Mtg. Item #5





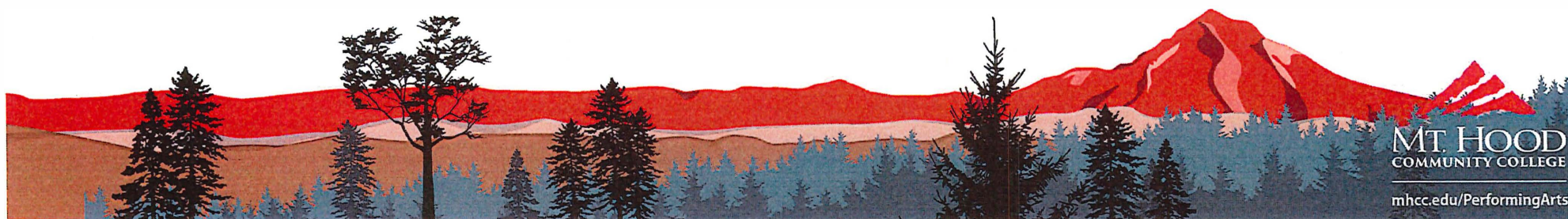


## Dan Davey

Mt. Hood Jazz Festival Director  
MHCC Director of Jazz Studies  
Instructor of Music

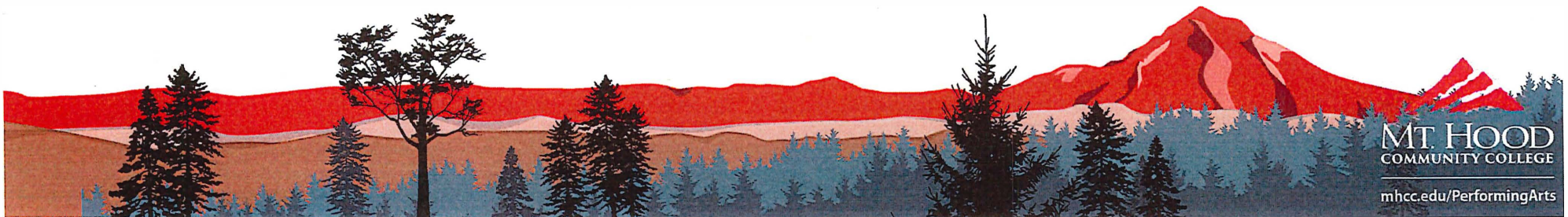
Daniel.Davey@mhcc.edu  
503-491-707

[mhcc.edu/JazzFestival](http://mhcc.edu/JazzFestival)  
[facebook.com/MtHoodJazzFest](https://facebook.com/MtHoodJazzFest)  
[Instagram.com/MtHoodJazzFestival](https://Instagram.com/MtHoodJazzFestival)





# About the Festival

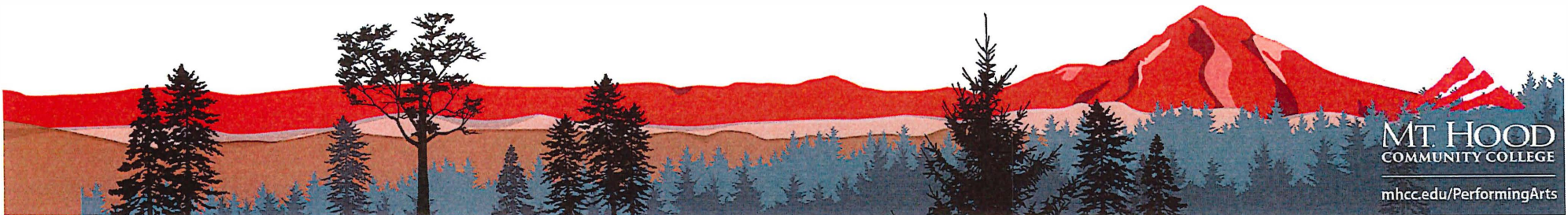






# MHJF History

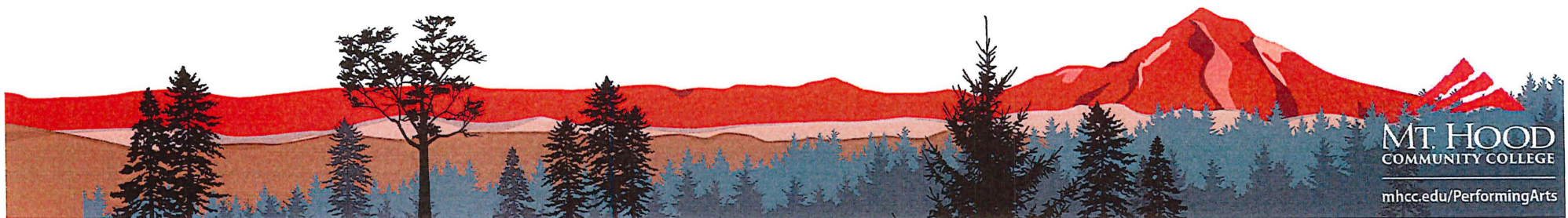
The Mt. Hood Jazz Festival began at Mt. Hood Community College in 1982 and was produced by the Gresham/Mt. Hood Jazz Association (GMHJA) which was a non-profit, public-benefit corporation whose goal was to "promote the appreciation of jazz as a unique American art form."





# MHJF History

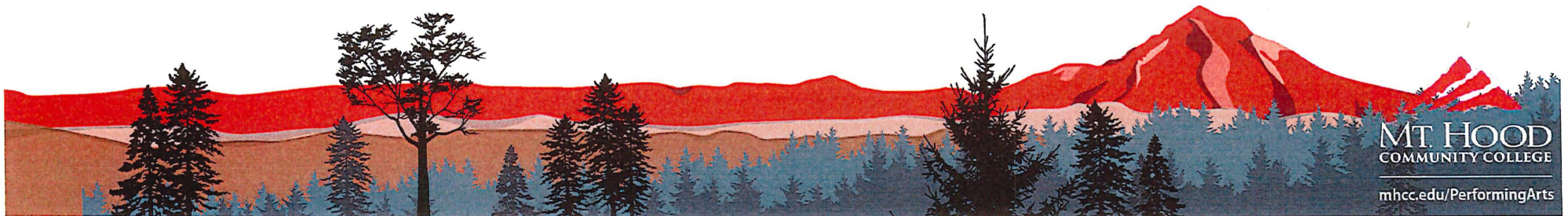
At its height, the festival drew crowds of 30,000 people to listen to the top performers in the jazz industry, including Sonny Rollins, Dave Brubeck, Tito Puente, Arturo Sandoval and B.B. King. After moving off-campus in the early part of this century, the festival was last held in downtown Gresham in 2014.





# Northwest Jazz Band Festival

- For 43 years, the college has hosted an educational festival on campus, which continues today.
- This festival attracts over 75 high school and middle school jazz ensembles along with their families, friends, and educators.
- School jazz ensembles perform before a panel of adjudicators, receive feedback on their performance, and earn ratings that place them among other bands from across the Pacific Northwest.
- They attend masterclasses with professionals and have access to all of the performances at the festival.

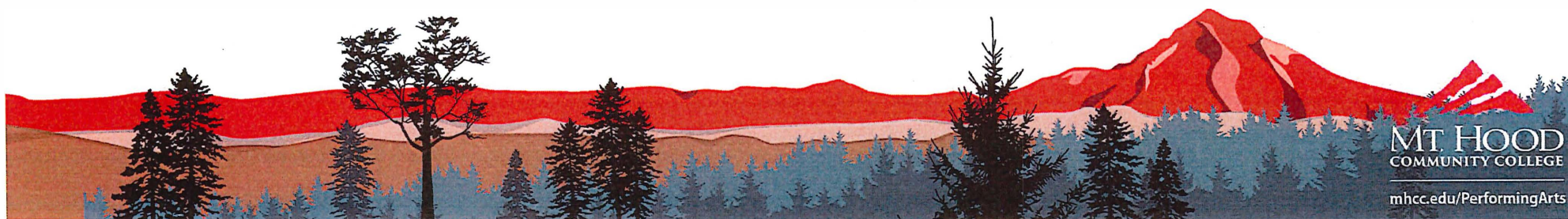






# The New Format

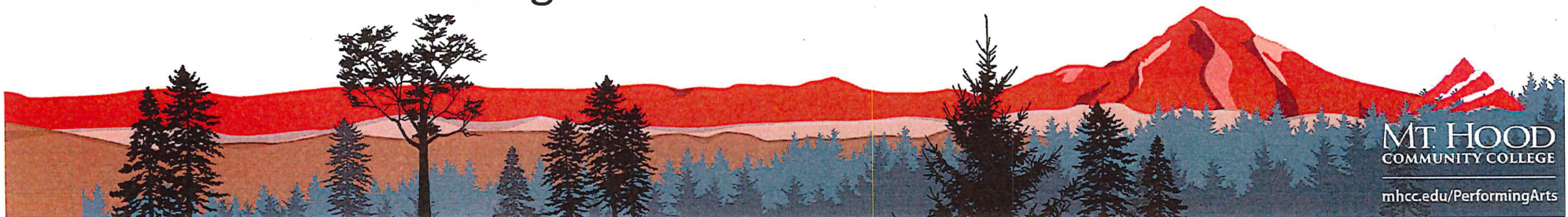
- In 2019, the former Mt. Hood Jazz Association Board signed over the use of the festival name to the Music Program at MHCC.
- The return to the college births a new image and format for the festival and will secure the longevity of the festival's existence.
- Combines the professional festival history with the educational festival.
- Educates and inspires the jazz audience and musicians of today and tomorrow.
- With its return to MHCC, we have created a scaffolding effect for students attending the festival that allow them to see the road from MS to Professional.
- This festival engages the community by bringing world class artists to the East County and the greater community to our businesses and institution.





# The New Format

- The new format for the festival was set to launch in May of 2020, however....COVID
- In 2021, we launched a live-streamed festival (viewable on our YouTube page)
- In 2022, we finally launch a small version of the festival, observing guidelines for COVID precautions
- In 2023, we opened our festival to full capacity and the results were great!





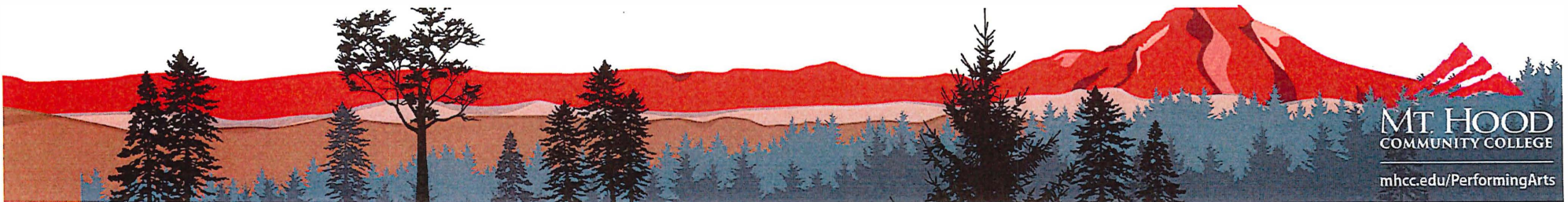


# The 2024 Festival Glimpse





# 2024 Community Sponsors



MT HOOD  
COMMUNITY COLLEGE  
mhcc.edu/PerformingArts





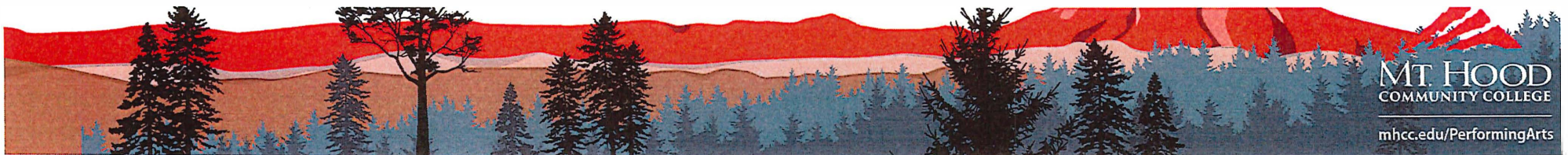
# Additional Support

Jazz Society of Oregon  
KBOO Community Radio  
KMHD 89.1 Jazz Radio  
Migration Brewing

Montavilla Jazz Festival  
PDX Jazz Festival  
Safeway Troutdale  
Spinellas

The 1905  
Troutdale Barber Chicks  
Troutdale Station  
Wally's Music

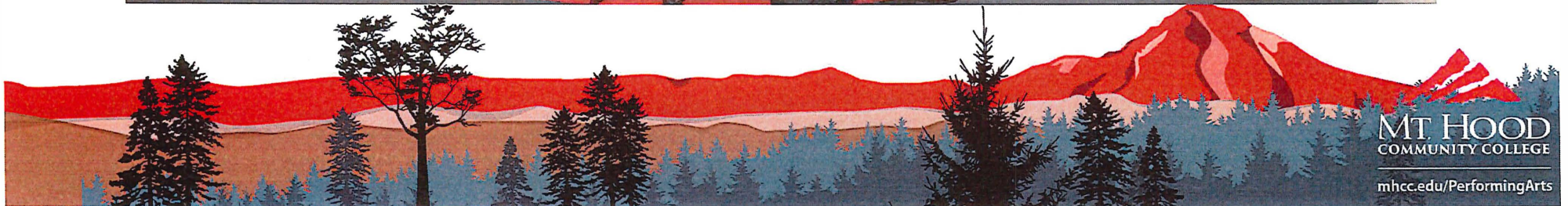
## Food Sponsors







# 2024 Educational Stats

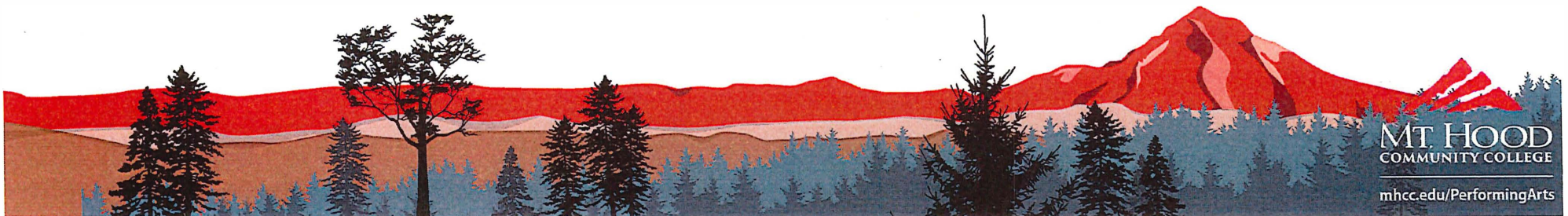


MT. HOOD  
COMMUNITY COLLEGE  
[mhcc.edu/PerformingArts](http://mhcc.edu/PerformingArts)



# 2024 Stats

- 80 school ensembles – 16 middle school jazz bands, 48 high school big bands, 16 high school jazz combos
- 50 band directors plus several student teachers
- Approximately 1600-1800 students, and potentially as many family/friends in attendance at free events
- 12 professional concerts
- 400+ tickets sold to professional concerts
- Connections/collaborations/sponsorships with 35 businesses or municipalities

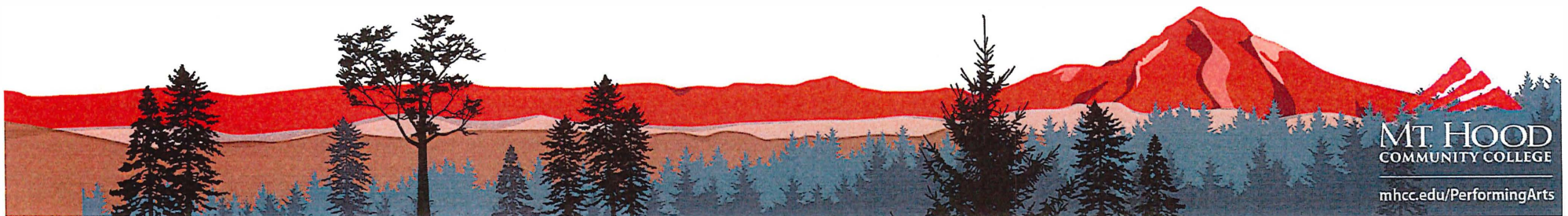






# The Community Value

- This festival has and will continue to play an important role in the story of our community.
- It supports musicians of all ages and abilities and brings international exposure to our community.
- It supports local businesses and deepens the cultural experience of our community.
- It brings world-renown musicians to the people of our community and the people of our community to our local businesses!





# Volunteer at the Festival

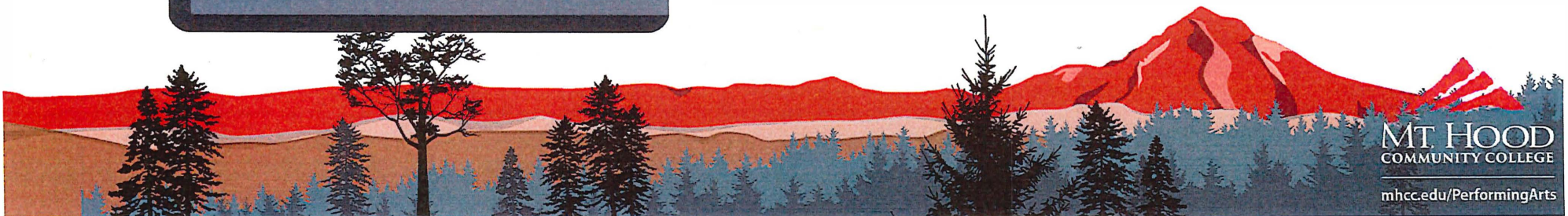
Mt. Hood Jazz Festival Volunteer  
Form 2025



It takes many hands to make the festival a success!

If you or anyone you know is interested in volunteering, please inquire at

[mthoodjazzfestival@mhcc.edu](mailto:mthoodjazzfestival@mhcc.edu)







**Mt. Hood  
JAZZ  
FESTIVAL**  
PRESENTED BY CHOW SEIMER

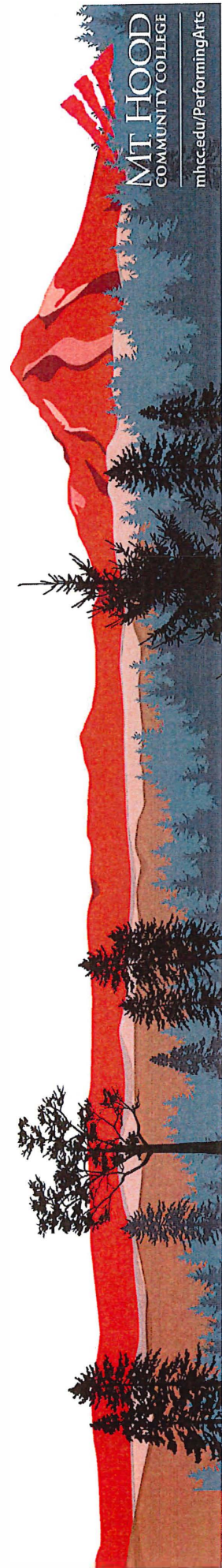
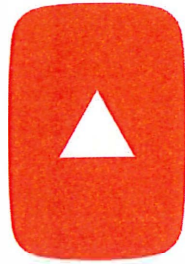
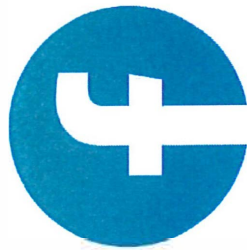
 **2025 GUEST ARTIST  
HEADLINERS**

**GARY BARTZ  
INGRID JENSEN  
NICHOLAS PAYTON**





## Follow Us







# Thank you!

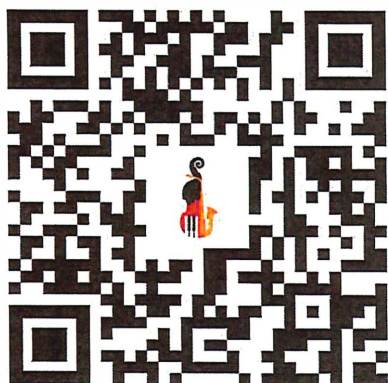


**MT. HOOD**  
COMMUNITY COLLEGE  
[mhcc.edu/PerformingArts](http://mhcc.edu/PerformingArts)



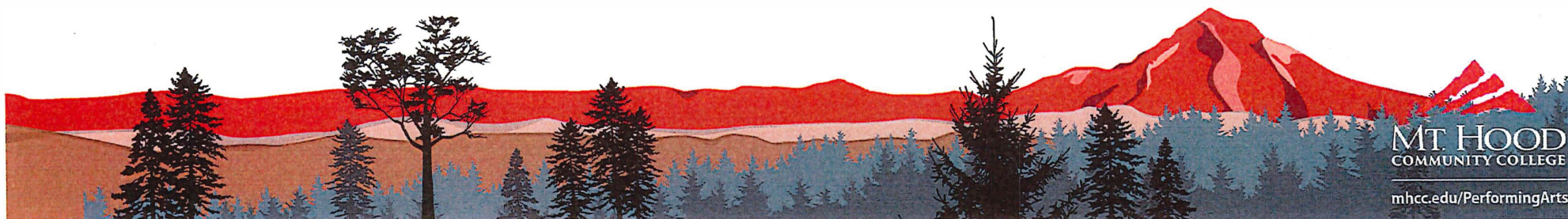


# Become A Sponsor



As a sponsor of the Mt. Hood Jazz Festival, you will help provide students, educators, and community members with valuable exposure to an enhanced arts experience. Your support will connect your company with the network of Mt. Hood Community College's board, faculty, staff, students, and the surrounding community. By funding this educational event, you will contribute to enriching the arts culture and securing the future of music across all genres in East County and the Greater Portland Area.

Your sponsorship and advertisements will reach over 2,000 attendees and affiliates of the festival! The impact of your contributions will not only increase your business visibility but also create music education opportunities and inspire students, while benefiting the community as a whole.





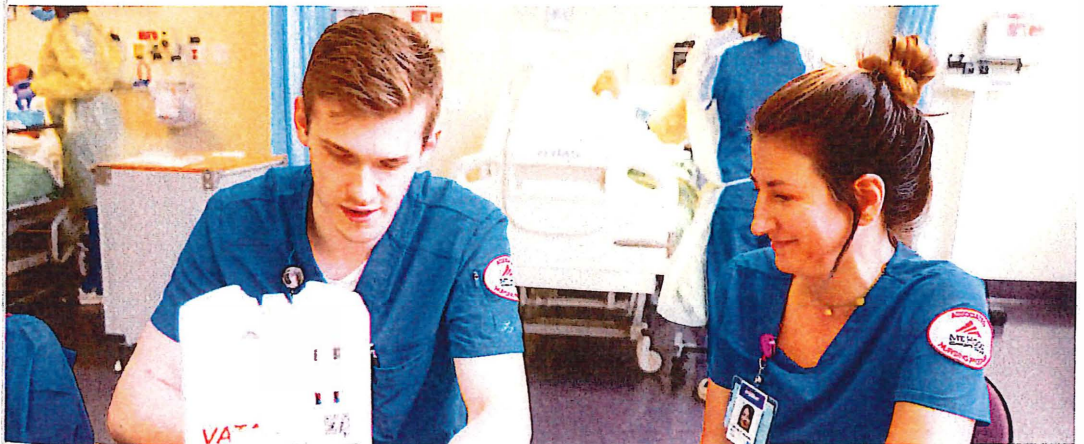
## Exhibit E

2/11/25 Council Mtg. Item #6

**MT. HOOD**  
COMMUNITY COLLEGE

### MHCC helps elevate our community.

- › **Building Our Economy:** MHCC drives economic growth in East Multnomah and Clackamas Counties. In a single year, college alumni working in the region add more than **\$350 million dollars in economic activity.**
- › **Fulfilling Regional Needs:** MHCC strengthens local healthcare access. In the last five years, MHCC has trained nearly 1,000 healthcare professionals and each year, has contributed more than 60,000 student volunteer hours to **local hospitals and clinics.**
- › **Earning Community Trust:** MHCC upholds financial excellence. In 2024 MHCC was the only public college in Oregon to earn the prestigious Triple Crown Award for its commitment to stewardship and transparency of **taxpayer money.**



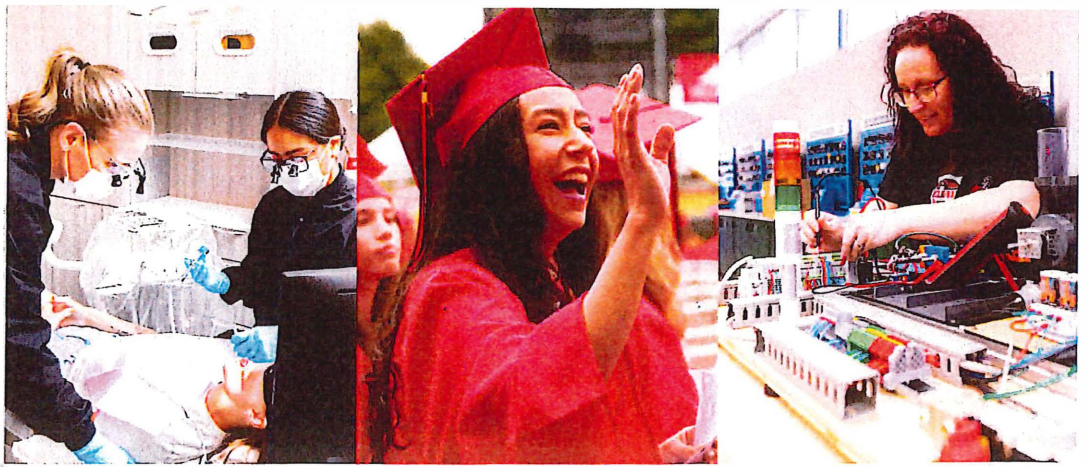
#### MHCC DISTRICT



- ★ Gresham Campus
- ★ CAL/Bruning Center for Allied Health Education
- ★ Maywood Park Center

MHCC is the most important provider of essential job training in this corner of Oregon. Our nurses, first responders, childcare providers, teachers, machine technicians, automotive workers, small business owners and more **all depend on Mt. Hood Community College.**

**Learn what the Mt. Hood Community College May 2025 bond would do to keep our community thriving.**



## Why is MHCC Proposing a Bond?

It has been 50 years since MHCC last passed a bond measure. In that time, our community has grown, a college education has changed dramatically, and our facilities have aged.

### If passed, this bond would:

- ✓ **Expand Career Education Facilities to Meet Local Workforce Demand**  
Facility improvements will equip thousands of skilled workers in high-demand fields like healthcare by updating classrooms and labs that prepare students for frontline careers.
- ✓ **Help MHCC Better Serve the Community**  
Upgrades to the community pool for year-round use, improved ADA accessibility, and new technology to support both urban and rural learners. These improvements mean opening year-round access to popular programs, such as swim lessons (26,000 residents served last year) or regional events.
- ✓ **Secure the Campus**  
Strengthening security with modern lockdown capabilities, upgraded fire safety systems, and seismic retrofits for 50-year-old buildings that predate today's earthquake and seismic standards.
- ✓ **Repair Aging Facilities**  
Repair 50-year-old buildings with upgraded electrical wiring, heating, and cooling systems that are original to their 1970 construction.

### What would it cost?

This bond is estimated to cost 25 cents / \$1,000 of assessed value. For the average homeowner, that means about \$5 a month, or \$60 a year.

From Government Camp to Sandy, East Portland to Corbett, Troutdale to Gresham our communities rely on **Mt. Hood Community College** as the **#1** provider of higher education, job training, and new workers for local businesses.

**To learn more visit  
MHCCBond.com**

**MARIJUANA FACILITIES TEXT  
AMENDMENT (75-17)**

**Exhibit F**

2/11/25 Council Mtg. Item #7

February 11, 2025

City Council





# THE APPLICATION

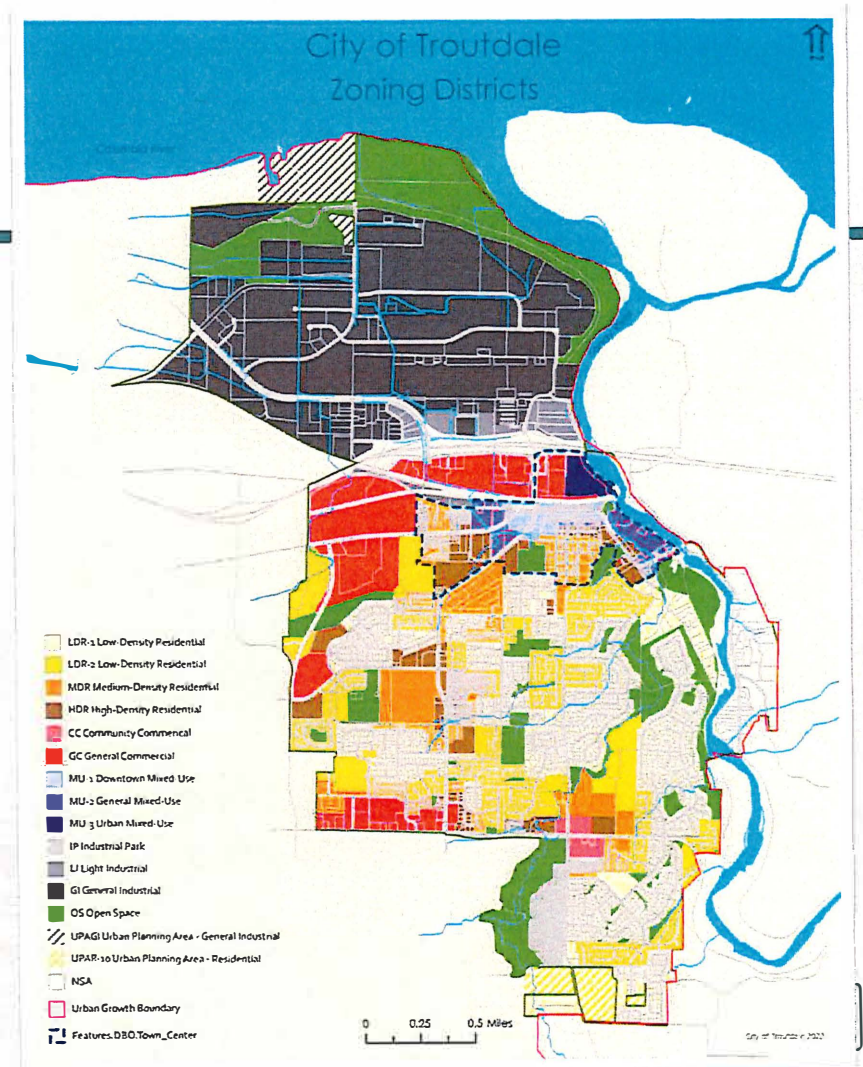
[CASE FILE 75-17]

## Zoning Map

- The following areas represent the zones affected by this application:  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			
Fueling stations	C	P	
Repair shops	N	P	
Sales or rentals	C	C	
Lodging facilities	P	P	
Bed & breakfast inns	N	N	
Entertainment facilities (major)	C	C	
Entertainment facilities (minor)	P	P	
Storage facilities	N	N	
Marijuana facilities	N	<del>N</del> C	3.325.A

Land Use	IP	LI	GI	Specific Standards
Eating and drinking establishments				
Restaurants and bars	P	N	N	3.440.H
Mobile Food Vendor operating a Food Stand, Food Cart, and Food Trailer	P	P	P	5.200
Financial institutions	C	N	N	3.440.D.1
Hotels/Motels/Convention Halls	C	C	N	
Marijuana facilities	N	<del>N</del> C	<del>N</del> C	3.440.F
Medical and dental clinics	C	P	P	3.440.D.1
Personal services	C	N	N	3.440.D.1
Product sales, service, and/or display accessory to any manufacturing, fabricating, or processing use	N	P	P	3.440.K



# PROPOSED TEXT AMENDMENTS

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- 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

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- 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]

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



# COUNCIL ACTION

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- PC recommends approval to City Council
- City Council Hearings
  - February 11<sup>th</sup>, 2025 (Introduction)
  - March 11<sup>th</sup>, 2025 (Adoption)
- Actions: TDC 15.030
  - Confirm, amend or reverse PC's recommendation
  - Enact or defeat all or part of ordinance
  - Remand some or all of the proposal to PC



## Exhibit G

2/11/25 Council Mtg. Item #7

Mayor and Councilors,

All of the following are what I consider corrections to the staff report and ordinance as presented.

On Page 2, Paragraph beginning On May 24, 2023, reads 822 instead of 882 for the Ordinance number; Paragraph beginning In November 2024; 75-17 Marijuana Facilities will revert the Development Code language back to how it was written prior to the passing of Case File No. 75-14 and bring the Development Code into alignment with local Ballot Measure 26-248...

"into alignment with" 26-248 would prohibit additional marijuana facilities.

On the Ordinance page; An Ordinance adopting... misspelled Ordinance I noticed Ordinance #894 had the same spelling error.

Under Point #2, it implies that a decision will be made on February 11th, which is the first reading.

Under Point #3. To allow for "Marijuana Facilities" through a conditional use process instead of prohibiting the use outright in the General Commercial, Light Industrial, and General Industrial Zoning Districts brings the Troutdale Development Code into conformance with Local Ballot Measure 26-248 that failed November 5, 2024. "into conformance with" 26-248 would prohibit additional marijuana facilities.

Questions: 1. From a legal standpoint, should Ordinance 882 be rescinded? 2. Who will be responsible for notifying OLCC that Troutdale will again be eligible for shared tax revenues?

Submitted by:

Paul Wilcox

Troutdale

2-11-25