



CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

AGENDA

CITY COUNCIL – REGULAR MEETING

Troutdale City Hall - Council Chambers
219 E. Historic Columbia River Hwy. (Lower Level, Rear Entrance)
Troutdale, OR 97060-2078

Tuesday, May 10, 2016 – 7:00PM

Mayor

Doug Daoust

City Council

David Ripma
Corey Brooks
Larry Morgan
Glenn White
Rich Allen
John Wilson

City Manager

Craig Ward

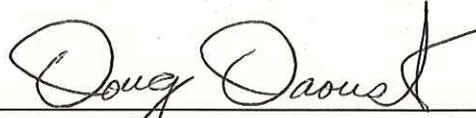
1. **PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.**
2. **CONSENT AGENDA:**
2.1 MINUTES: December 8, 2016 Regular Meeting; and March 14, 2016 Work Session.
3. **PUBLIC COMMENT:** Public comment is limited to comments on non-agenda items. *Remarks shall be limited to 5 minutes for each speaker unless a different time is allowed by the Mayor. The Mayor and Council should avoid immediate and protracted response to citizen comments.*
4. **MOTION:** A Motion Authorizing an Intergovernmental Agreement to Conduct the NE Halsey Corridor Economic Development Study Project.
Craig Ward, City Manager
5. **RESOLUTION:** A Resolution Authorizing Negotiation of a Loan to Provide for Property Acquisition and an IGA between the City and the URA for Repayment of the Loan.
Ed Trompke, City Attorney
6. **REPORT:** Conformance with County Addressing Protocols.
Steve Winstead, Building Official
7. **STAFF COMMUNICATIONS**
8. **COUNCIL COMMUNICATIONS**

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(503) 665-5175 • Fax (503) 667-6403 • TTD/TEX Telephone Only (503) 666-7470

9. ADJOURNMENT



Doug Daoust, Mayor

Dated: 5/4/16

City Council Regular Meetings will be replayed on Comcast Cable Channel 30 and Frontier Communications Channel 38 on the weekend following the meeting - Saturday at 2:30pm 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 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.

DRAFT

MINUTES

**Troutdale City Council – Regular Meeting
Troutdale City Hall – Council Chambers
219 E. Historic Columbia River Hwy.
Troutdale, OR 97060**

Tuesday, December 8, 2015 – 7:00PM

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

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

PRESENT: Mayor Daoust, Councilor Ripma, Councilor Anderson, Councilor Morgan, Councilor White, Councilor Allen and Councilor Wilson.

ABSENT: None

STAFF: Craig Ward, City Manager; Ed Trompke, City Attorney; Sarah Skroch, City Recorder; and Steve Winstead, Building Official and Planning Director.

GUESTS: See Attached List.

2. CONSENT AGENDA:

2.1 MINUTES: October 13, 2015 Regular Meeting.

MOTION: Councilor Wilson moved to approve the Consent Agenda. Seconded by Councilor Anderson. The motion passed unanimously 7-0.

3. PUBLIC COMMENT:

David Duncan, Grey Line Portland, states I mentioned I'm with Grey Line of Portland. We're a sightseeing tour company. Gray Line has been in operation for over a hundred years nationally and internationally. We acquired the Portland franchise 5 years ago. Among the products that we offer is a Multnomah Falls and Columbia Gorge sightseeing tour with motor coaches out of Portland. Our intent is to launch a new program this year called "The Gorge Shuttle" which we hope to have Troutdale as a gateway for that program. We have acquired 5 specialty sightseeing tour buses for that service. I had a meeting 2 weeks ago with Craig Ward to introduce the concept and I met formally with The Chamber of Commerce and I've had 2 meetings with the management at Edgefield Manor. The program would be summer time only. We would have a morning departure from our location at Pioneer Courthouse Square in Portland. It would come directly to Troutdale and pickup at a satellite parking lot here and then begin its continuous shuttles through the Gorge going as far as Milepost 35, returning to Troutdale, and continuing the cycle. Part of it is to help alleviate traffic on the old highway and enhance the Gorge experience. We've already met with the Edgefield Manor folks and they agreed that they would like to be a part of the program with satellite parking where they could package the

product as well. We would like to have a downtown Troutdale location for parking. I initially was looking at the site of the gravel parking up on 2nd and it was suggested that I also take a look at the old City Hall parking lot. We actually came to the conclusion that we would prefer to go with that site if it's available beginning Memorial Day weekend or the first weekend in June 2016. The initial concept is that we would offer service Thursday through Sunday. Based on the response we're getting, we're actually looking at increasing that to making it a daily operation during the summertime. What I'm here for is to present the concept and to pursue the possibility of a 2 year pilot program. We fully expect it to be something beyond the pilot program based on the response that we've had from our Gorge tours. We would like to see about setting up a lease for summertime days only. The last shuttle would be back into Troutdale at approximately 4:00pm so the lot would be available for other parking and activities. I'm here to introduce it and to see what the possibilities are to move forward on a rental agreement on the space.

Councilor Anderson states this is on a future agenda for January 12th. Is it confirmed?

Craig Ward responds it's marked confirmed but we haven't yet negotiated the lease so I suggested that he come forward and at least introduce himself and the basic concept so that you had a common understanding. You're free to ask me questions or express any concerns. It is a 2 year pilot project and we're talking about a decision about the future of City Hall and whether we will need that parking lot. It's highly unlikely that we'll need it in the next 2 years. It seems like a reasonable thing to generate a little revenue and hopefully bring some more customers to our downtown without competing for the parking spaces. That parking lot is largely unused. They're talking about using about 10 parking spaces. It seems like a good opportunity.

David Duncan states I have more material that I can show now but my thought was to save it for the January meeting. We're going to be participating with Travel Portland and Travel Oregon at an international travel show in Berlin in March. We wanted to have this product as one of those we're presenting. Our thought is to get ahead of the curve as much as possible so that if we can come to a conclusion to this January then we could make it part of the printed material for distribution by March.

4. RESOLUTION: A resolution approving the Legal Settlement regarding the property located at 950 Jackson Park Road.

Steve Winstead, Building Official and Planning Director, states I'm not going to go through all of the history but I will talk about what happened when I got involved in it and where we are today. One of the issues that we're going to talk about tonight is why we are here and what caused this to go as far as it did. Generally speaking when I came on board it was a situation where we had issued a permit in error and we issued it in a floodplain. The charge at that time was to see what we can do to mediate where we're at, how to come to a reasonable resolution that would meet the code requirements of the building code to meet the floodplain requirements and also meet the development code requirements. From the building code point of view I can speak to the fact that our building code does have requirements for construction in a flood zone and quite frankly is a project progressed based on what's constructed. A basement was constructed and didn't get

approval of. That wasn't supposed to be what happened but that's what happened. As the project continued there was an issue because the fact of the matter is he was building in flood way. He was not to be building basements in a flood way. Our goal at that point when I came on board was to figure out what a solution could be. One of the things that we did is we looked at the site to determine whether or not that basement could be designed in order so it doesn't float away. That was one objective. The other thing was to figure out what the limitations are inside of a crawl space. What can you do, what can you not do? I did a complete survey of the building, visited the site and took some photographs. I presented that to Craig Ward and in that survey a number of things I noticed, it looked like a home by the outside, you couldn't tell it wasn't a house. From the codes point of view in order to make a single family residence you have to have a kitchen, a bathroom, and a bedroom. In this case they definitely had bedrooms but they were calling them offices. They definitely had a bathroom. But the kitchen was not a full functioning kitchen. In fact it had a sink, a dishwasher, refrigerator and it had no range. From a code point of view, it could not be considered as single family residence because it didn't have a way of cooking. On the application is an accessory structure for home occupation they really wanted to portray it as an office. As I did the walk through each bedroom looked like an office. They had office furniture in there, they had files, cabinets and they had everything to make it look like an office. I noticed the basement was being used and it can't be used in a floodplain. You're limited what you can put in a basement from a building code point of view, the only thing you could put in there were things like hot water heater and furnace as long as the basement was considered flood proofed. So all through this agreement was what are we going to do with that basement? How are we going to keep it and how are we going to make sure that it's not being totally used. In that realm there was some restrictions that were placed on the property. Discussion was to remove the stairway and just only have an access through it. At that point I thought we might as well leave the stairway in there and it's better to go ahead and take everything else out. So they basically stripped the basement. The other thing they did was I wanted to make sure it was flood proof. They had windows all the way around and wells. One of the things that was not purchased at the time was protection of these window wells. So when I went out and I said the only way we're going to make sure this thing flies from a building code point of view is I need to make sure that this is a flood proof basement. The owner, Mr. Kight, went and bought a number of panels that he had to go over the windows. I did an onsite test of one of these panels where I went ahead and filled the well up. I went inside the basement to see if there was slow leaking inside and I found that these protection measures were working. So the basement is cleared out, the protective wells were working, water is seeping but way up where they're at it is hard to keep any water surface on top. The soil is so permeable around it, water is basically draining very rapidly. It took a lot of water in there in order to even test it. Inside I asked him to mark where the floodplain was so I could see where it was. I wanted to make sure things were done that would meet the code. I'm satisfied today to say that building does meet the building code, in terms of being constructed in a floodplain. Beyond that was the other issue, how you deal with land use on this in order to make sure that it is indeed an accessory building. By definition it is not a single family residence. So what do we classify it as? That's one of the agreements I worked with the State of Oregon building codes division on in classifying it as a new occupancy. A new occupancy is miscellaneous. Sometimes you'll see sheds, garages and other things that are classified as "U". The State and I determined

the best classification for this would be "U". We're determining that as part of the resolution that we go ahead and sign and identify it as "U" occupancy. You can't do anything more than that. So it's a broad accessory structure not anything residential at this point. We had a number of different things that needed to be done before I was going to sign off as Building Official and before I was going to sign off as your Planning Director. Those things were all kind of negotiated and spelled out so Mr. Kight knew what he had to do and when he had to do it. In the course of the last year and a half he has finally made sure that everything that he has said he is going to do, he has done. I'm satisfied at this point and as the Planning Director and as your Building Official, that he has done everything he needs to do and that we are indeed in compliance. One of the things you'll also see here is a letter to the DLCDD (Department of Land Conservation and Development). They were really concerned about it too in terms of what violations might be happening at that point. After we had given them everything on process, on what we did, and a discussion with them they're favorable in our actions of what we did. Through the process there was some hiccups. One of the hiccups was the original structural engineer would not provide the information that I had asked for originally, and so a new consulting engineer, Miller Consulting Engineer, was employed to do an evaluation of the buoyancy so to speak of the basement. The concern of course being we don't want it to lift itself out of the ground and float. So one way of doing that is designing enough weight to keep it below buoyancy. In other words, if it filled with water it wouldn't float off. And the only way to do that is to make sure that you had enough concrete and enough weight to make that happen. The owner did do this, he went through and had some additional footings added, had some tie-ins into his existing foundation. We found out about this after the fact and went back and made corrections. Which he did. The consulting engineer has reviewed the original engineer's letter, his calculations and I'm confident that Miller did a very good job in reviewing that so I'm confident with their approach. We have a settlement agreement which is pending, Exhibit A.

Councilor Morgan states I was asked today by a community member if we had ever issued an occupancy permit for a shed in the past.

Steve Winstead responds not normally. Normally single family residences don't require an occupancy permit. Usually a bank will call and ask for that. Maybe somebody from the lending side. But we're not required on single family. The question is on a garage or accessory structure we haven't normally done that, no.

Councilor Morgan states just for clarification, you mentioned that this permit was given out in error. Would that be the reasoning as to why maybe it was issued? As it relates to not typical but atypical to this?

Steve Winstead responds to a shed, definitely no.

Councilor Morgan asks not a single family residence.

Steve Winstead responds I really don't know why actions were done the way they were. I just want to make sure it's clean. In reviewing the documents it was my opinion that they were issued in error. That's why I revoked their permit application when I first saw it.

Ed Trompke, City Attorney, states if I may follow up with what Steve just said, by issuing this "U" occupancy permit, it limits the use to the new occupancy. Which is also within the restricted covenant that will bind the owner to always use it as a "U" occupancy. It's an additional restriction on the use that otherwise wouldn't be.

Councilor Morgan states per this resolution the City did grant the occupancy and the report did state that there was no undue influence used. Does this resolution then insure that there is no subsequent litigation as a result of this resolution?

Ed Trompke answers yes, we made as clear as possible that there's a full release. It's in the settlement agreement. It's a long list of all of the kinds of claims. Exhibit A, paragraph 4 on page 5 and it spills over onto the top of page 6 and is quite comprehensive. It's as comprehensive as you'll ever see. We added a few 2 or 3 pieces to it within the last 2 weeks just to make sure that in case anybody tried to squeeze something out as something not being released. I don't think it's possible to find any room to squeeze anything through it.

Councilor Allen states I don't think this was a pleasant thing for any of us to go through. I just want to make sure that it's not going to come back and bite us. Are you confident that that's the case? Should there be any changes for our code to keep us from getting into these close situations?

Steve Winstead responds I am confident that is the case. We have all of the mechanisms in place. It's a matter of procedure. It's a matter of awareness. Staff has been thoroughly trained when this happens. The flag stops, everybody stops right here at the floodplain. We all get together and talk about the rules. There has been a lot of staff training not to have this happen again.

Councilor Allen states I can't speak for everybody but I don't think it was in our minds at the time we were doing shed and accessory structure code of somebody's building that resembled a house. I kind of would like to avoid that in the future if at all possible.

Steve Winstead responds one thing I can say about that is we had the rules what makes a single family residence. It can look like a house. It really can. But we don't have to call it a house as long as it doesn't meet the criteria.

Mayor Daoust states I have a couple questions on the wording on this "U" designation. In the staff report on page 3 top paragraph, it talks about the commercial "U" class building. The words I have a question on are for a small or limited home occupation. And then on page 5 of 7 of the staff report, it talks about the "U" class and it says a limited home occupation is allowed. So my question is what is limited home occupation use mean if it's a non-residential?

Ed Trompke responds it's limited because it doesn't allow customers or clients, doesn't allow employees other than the family members of the person who owns the dwelling. The zoning doesn't allow parking. So there are severe constraints on how big a home

occupation can be. You're not going to find somebody who opens a small store in there. It just won't be allowed under the limited home occupation. The 2 big ones are the parking and number of employees. It limits on customer access and limits on employee and the way the 2 inter-relate limit it substantially. It's usable pretty much for people who would have an insurance sales office or perhaps a realtor who doesn't have people in but always takes clients out to visit houses. Those are the kinds of things that came to my mind when I was reading the different codes to try and figure out what else might work there.

Steve Winstead states if a house sold and a new buyer buys it he's going to see all the restrictions on the title and insurance. This will all be recorded. Secondly, when they are applying, if they say they want to use that structure a city business license is required. As a checks and balance system on that when a new license or new business license is applied for that's our turn to go back down and look at the site and make sure that they're still within the confines of our development code. Anybody else that would go in there we're still going to have the opportunity to validate that they haven't gone beyond restrictions within our code through our licensing code.

Councilor Morgan states there's an enforcement piece as it relates to viewing the property, the city and other jurisdictions. What are the penalties for that, if the structure is found in violation?

Steve Winstead responds if we find a true violation we then can go out and post a do not occupy sign. Then we can take it through our code enforcement and we can cite them.

Councilor Morgan asks there's not a financial penalty?

Steve Winstead responds yes there is when Mr. Copeland writes a citation it can be a \$1000.00 citation right there. So we have some latitude on that when we get code enforcement involved.

Councilor Morgan asks what is it being called? Or will it always be called a....

Ed Trompke replies it's going to be called Shed B from now on. When the application was first filed there was already some kind of a tool shed on that property and this was the second shed on the property and that's what it was called at the time. It turned into a home office and then became even fancier and bigger than that. I think everyone is going to call it a shed but it can be a home office. And that's probably what people will call it.

Councilor Morgan states so other residents can build a similar structure just not in a floodplain and call their building Shed B.

Ed Trompke responds under the current code that's allowed now. If they have the room, the setbacks and have compliance with all of the other procedures.

Craig Ward states I would prefer not to use the term Shed B again. It's an accessory structure as a home office. It's perfectly appropriate as long as it complies with all the building code and development code restrictions.

Councilor Allen states I remember there is a height component to this whole thing. There's a height limit to sheds and accessory structures.

Steve Winstead responds yes that's true. I did measure the peak of the ridge to make sure it was lower than the peak of the house. It's kind of what the stipulation is on accessory structures.

Councilor Allen asks so there are different rules for an accessory structure and it's allowed to be higher?

Ed Trompke states the inspection Steve did on the property was extremely thorough and every code was checked. Everything was dealt with in this process. No stone was left unturned.

Mayor Daoust states the one thing I picked up that may need clarification for the future is this 1000 sq. ft. size limit on an accessory structure because we seem to go back and forth on this particular example on what is 1000 sq. ft. Is it inside the walls? Is it outside the walls? Do you include the crawl space basement? We kind of went back and forth on that and if there's any wording that needs to be clarified on what size limitation means.

Ed Trompke states a definition in the development code, which excludes certain enclosed areas such as vent spaces or pipes going up and down, it could use a little tweaking in terms of do the walls themselves count. It's not entirely clear that it's from the outside edge to the outside edge. It might be from the inside edge to the inside edge. That could use a little clarification. When you get down to it that's not a huge amount of space when you're talking about an approval. The director has the authority to allow a 10% variation which would cover that amount of wall space anyhow. It doesn't seem to be a pressing issue to get that fixed because the Planning Director has the ability to approve it if the Planning Director interprets the code to include outside edge to outside edge of the walls.

Craig Ward states I want you to know that I assured the public that we would proceed with this project to comply with all the codes. That was my direction to Mr. Winstead when he came on board that he needed to work these issues through and ensure that the codes have been complied with. We got information that we didn't have when this whole issue blew up a few years ago such as the water test and information on the foundation itself as to whether or not it could float in a flood. A concrete structure can float and so it was important to us to confirm in fact that this was designed to prevent that from happening. I give a lot of credit to Steve for looking into this with an open mind and doing all of his research and talking to the building code council. It was a settlement. There was a countersuit that applied to this and we worked very hard and did a great job trying to bring forward an agreement that addresses all issues.

Ed Tompke states Steve's original charge was see if this building has to be torn down or if, as the Kight's attorney says, it can remain. Steve gave it an incredibly thorough inspection. I'm really satisfied that he threaded a needle here. I'm impressed with what Steve did.

MOTION: Councilor Wilson moved to approve a resolution approving the legal settlement regarding the property located at 950 Jackson Park Road. Seconded by Councilor Ripma.

VOTE: Councilor Wilson – Yes; Councilor Ripma – Yes; Councilor Anderson – Yes, Councilor Morgan – Yes, Mayor Daoust – Yes; Councilor White – Yes; and Councilor Allen – Yes.

Motion Passed 7 – 0.

5. DISCUSSION: Summerfest 2016 Weekend Date

Cindy Passannente, West Columbia Gorge Chamber of Commerce, Events Chair, states as a business owner I have participated in Summerfest for the last 3 years. Each year the big topic that comes up is this date conflicts with several other activities in the local area such as the Gresham Art Walk, the Highland Games and the Bite of East County which really prevents some of the artists, some of the crafts people, and some of the businesses from participating. So each year it came to my attention as chair that they bring up the subject of can we change the date. Even though the date for the use of the park had been reserved for July 16th as it had before, we did some checking and talking as to the best date to have it. We ended up coming to a conclusion that we didn't want it too close to conflict with other events that were in the local area including the Bite of East County which is July 30th. I found out that July 23rd was not in conflict with any local events. We as a committee agreed that we thought that July 23rd would be an optimum time to have our Summerfest to maximize the possibilities of more participation and more youth groups participating. I talked to the Historical Society about the Highway's Anniversary and they were very interested in how they could participate in our Summerfest with the Antique Car Tour. When I mentioned that we were looking at changing our date to the 23rd of July they also agreed that they could probably arrange their tour of the antique cars to start off in Troutdale as part of our parade. Everything kind of fell into place and when I called the park it was available. Therefore we would like to request approval of July 23rd for Summerfest this year.

Mayor Daoust asks can you list again what our conflicts are for the July 16th weekend.

Cindy Passannente responds the Gresham Art Walk and that is a conflict for many of the artists and their people who take classes. The Mt Hood Highland Games is another conflict.

Councilor Wilson states just giving some background on this. The Highland Games used to be on the 4th weekend, or the 23rd, after Summerfest. They found that they were not attracting enough people because a lot of people go on vacation in the middle of the summer. They elected to move it back to the same weekend as Summerfest and it really is a different group of people. Then Gresham decided to do their art walk on that same weekend. The Troutdale Cruise-In each year is the first weekend in August and the Kiwanis decided to move it one year and it was a complete bomb. They had fewer cars

show up. So the only thing I would caution even though that weekend was open is that it could prove to not to have any more people attend.

Councilor Morgan states if the majority of the Council is willing to accept that idea then we would give direction to staff to support the date change.

The Council agreed to the date change.

Mayor Daoust states the Council is okay with changing the date to July 23rd.

6. DISCUSSION: Policy direction for Regional Disaster Preparedness Organization (RDPO) City Representative.

Councilor Allen states I am not going to be available on December 11th and I need an alternate for that day. The alternate is going to need to listen to what is discussed. The items that are really important to discuss are near the bottom of the document and also the issues for committee consideration because those are going to come up in this next meeting.

Councilor White states I will volunteer my services unless someone else wants to do it.

Councilor Allen states you've got the chair and the vice chair. The chances that they're going to be making decisions of financial matters are highly probable. So the difference in membership are some members are the core group and they tend to give more money into the group. And there's members like ourselves that are contributing members who also give money into the group. So when you say the chair and vice chair are going to be dealing with financial matters that they should be representing a jurisdiction that has money into this. The other thought is if you have somebody who is perfectly capable of and would do a good job serving but they're not a contributing member do you stop them from being chair or vice chair because they're not a contributing member.

Councilor Anderson asks do they have bylaws, do their bylaws preclude contributing members or small members from serving?

Councilor Allen responds because the group has grown since this was initially done, we're reconsidering some of the SOP.

Mayor Daoust asks can you go through these issues and give us what your answer would be as a member?

Councilor Allen responds to ensure the position of chair or vice chair be open to any member or organization are limited in some way to a core group, member reps, participation and jurisdiction reps or contributing member reps. My initial thought is that the core group and the contributing members because they do have finances involved which is an indication of participation and the chair and the vice chair would be making financial decisions that the chair and the vice chair should be limited to those groups that actually have a financial stake. It would include Troutdale. Should the service of office,

currently 2 years, be changed there's not a big investment or campaign here so if you go longer you could have the possibility of burnout or that nobody wants to commit themselves to that long. You also risk that you may no longer be an elected official. It seems to me that 2 years is reasonable. Should ascending to the chair position be automatic for the vice chair? I do know that there are some individuals that are involved that don't mind being vice chair but they just plain don't want to do chair. I think that I'll take the volunteers however I can get them.

Mayor Daoust states I think Councilor White can attend the December 11th RDPO meeting if the Council is okay with it.

The Council agreed.

7. STAFF COMMUNICATIONS:

Craig Ward states I have one reminder to the council that we have a work session scheduled for next week, December the 15th.

8. COUNCIL COMMUNICATIONS:

Councilor Wilson states everybody have a great holiday season and see you back in January.

Mayor Daoust states when the Gorge Transit idea came up I said that's a popular topic because today Craig and I met with a group of local electives: the Mayor of Hood River, the Mayor of The Dalles, the Cascade Locks Administrator and other people. ODOT is holding a series of 8 focus groups. We were the third group to meet with ODOT and a company that they have that is running these groups to discuss Columbia River Gorge transit. It would be a topic that we have briefly touched on before since we've noticed that the Multnomah Falls parking lot has been full a lot of the times during the summer. That's one of the immediate concerns that ODOT has is how to address that parking issue in the Columbia River Gorge. They want to start a pilot program for a shuttle service, if funding is available, to Multnomah Falls from Portland or Troutdale or logical places. They want to start that, if funding is available and if they can find a vendor that would supply the vehicles, starting in June of 2016. The longer term goal is more broad based to provide shuttle services between Portland and The Dalles. Not only for tourism but also the larger need for workforce shuttling of people. Mainly between The Dalles and Hood River and from The Dalles, Hood River, Cascade Locks into Portland. Or vice versa going east which may not be as big of a need. Diane McKeel and Representative Mark Johnson, Hood River, are working on the immediate problem and also on the Multnomah Falls parking situation. Grey Line is a separate and different from this. You should also remember that we have committee interviews a week from Thursday on the 17th at 6:00pm in Council Chambers. On December 9th the Stark Street Culvert open house is at Mt. Hood Community College at 5:30 where they're going to talk about replacing that culvert on Stark Street. Which will impact the closure of Stark Street when they get to that project.

Councilor Allen asks did the culvert replacement over on Kane change the time table here?

Craig Ward states we haven't been informed of that at all. All we know about that is the City of Gresham is going to fill the hole.

Councilor White states a reminder for people that there is still time to bring in an unwrapped new toy to Walmart in Wood Village on weekends between 9 and 5. I want to thank the Multnomah County Sheriff for doing it along with our Public Safety Advisory Committee. It's really nice to see that outreach and people will walk up and hand a check for \$500.00 or a brand new bike and it's really heartwarming to see that. It ends after December 15th. Also, we had a record rainfall yesterday in Oregon for December. The Sandy River is fine. I think the improvements that ODOT has made to the I-84 bridge really helped along the second channel of the river. I'm not seeing any signs of high water and I've been keeping a close eye on it. I have a question about the floodplain map. It sounds like it may have been delayed again. We talked about a January date but I haven't seen any open house announcements.

Craig Ward responds I have not received any notice from them at all. As soon as we get any notice on it I will be the first to reach out to the Council and let you know of any meetings.

Councilor White states I did meet with Steve Winstead, he shares my concern about getting this map revision right. He realizes that it will affect our levy system, the Sandy River Drainage District, Troutdale Airport and possibly the Urban Renewal site, the TRIP property and private property owners. I am getting requests from people that want to see the preliminary map like the Sandy Drainage District for example. I know we've had problems producing that.

Craig Ward states the map that was given to us just for the record since you brought it up was a preliminary draft given to us 2 years ago by the consultant who works for FEMA just to get feedback from the staff as to whether anything was obviously incorrect in the document. We did go through it with the staff at the time. We did identify some problems with it. They were minor. We really didn't go through the underlying basis on which the new map contours and land forms are graded. There were some shifts around but it was presented to us at the time with the understanding that it was very preliminary and would remain confidential. I don't think that there's any legal basis. I didn't sign anything committing that I couldn't release it. As you know I've shared it with a few Councilors who had questions about it. I really would prefer to not show it. It's at least 2 years out of date. Anybody that might see it and come to any conclusion about its validity in how to fix their property, I think would be going out on a limb. I had one request and suggested a possible way that they could be informed whether or not there are any changes on their property. That party didn't take me up on that request. I really think its preliminary and almost a disservice to the public to show the map because we know that there were some errors in it. We should soon receive an actual official draft map from FEMA. That's what people should take more seriously and be prepared to make any comment on.

9. ADJOURNMENT:

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

Meeting adjourned at 8:11pm.

DRAFT

Doug Daoust, Mayor

Dated: _____

ATTEST:

Kenda Schlaht, Deputy City Recorder

DRAFT

MINUTES
Troutdale City Council – Work Session
Troutdale City Hall – Council Chambers
219 E. Historic Columbia River Hwy.
Troutdale, OR 97060

Monday, March 14, 2016 – 6:00PM

1. Roll Call.

Mayor Daoust called the meeting to order at 6:15pm.

PRESENT: Mayor Daoust, Councilor Ripma, Councilor Anderson, Councilor Morgan, Councilor White, Councilor Allen and Councilor Wilson.

ABSENT: None

STAFF: Kenda Schlaht, Deputy City Recorder.

GUESTS: See Attached List.

2. Interview Candidates for City Council Position #2.

Mayor Daoust states we are interviewing candidates for City Council Position #2. This meeting is open to the public.

The Council interviewed the following candidates: Randy Lauer, Richard Goldie, Matt Leamy, Victoria Rizzo, Brian Sheets, Josh Moriarty, Zach Hudson, Warren Wasson and Corey Brooks. Each candidate was asked the same questions (a copy of the interview Questions are attached as Exhibit A).

At the conclusion of the interviews Mayor Daoust called for a 10 minute break at 9:05pm and reconvened at 9:10pm.

Mayor Daoust states there are many ways to do this but I thought if we could all come up with our top 2 or 3 people that would be a good way to start. Who are your top 2 or 3 candidates?

Councilor Allen states I have Brian Sheets as one, Corey Brooks as two and Zach Hudson as three.

Mayor Daoust states these are not in order. I have Randy Lauer, Brian Sheets and Josh Moriarty. Those are my top 3 choices.

Councilor Wilson states I had Josh Moriarty, Zach Hudson and Brian Sheets.

Councilor Ripma states I have Victoria Rizzo, we could use a woman on the Council, Brian Sheets and Josh Moriarty.

Councilor White states I have two. The third one I'm puzzling over. I thought Brian Sheets definitely rose to the top and can do the work and we know him. I agree with Councilor Ripma's statement that half of our population is female and we don't have any representation and I liked Victoria Rizzo's comments and she's political and she loves this stuff she does her homework.

Councilor Morgan asks are they supposed to be in some kind of particular order? I have Corey Brooks, I wasn't here for Randy Lauer and I've never talked to him but I went with him and Josh Moriarty.

Councilor Anderson states for what it's worth I thought Josh Moriarty was head and shoulders above. I loved his answer on teamwork. Victoria Rizzo was very refreshing, very honest and very candid. I'm torn on the third. I can't tell you. If you had to get me to pick a third I would say Randy Lauer.

Mayor Daoust states it looks like we have the top 5. Brian Sheets and Josh Moriarty got 5 votes each. Randy Lauer, Victoria Rizzo and Corey Brooks each got 3. That's our field of 5 people to narrow it down.

Councilor Ripma states I had 5 for Brian Sheets and 4 for Josh Moriarty.

Councilor Morgan states for Josh Moriarty its Mayor Daoust, Councilor Wilson, Councilor Ripma, Councilor Morgan and Councilor Anderson.

Councilor Ripma I said Josh? I'm changing mine to Zach Hudson. I misspoke. I did not mean Josh Moriarty and it's nothing against the guy but he was defeated in the last election.

Councilor Wilson states that's the same guy you said that would be great on City Council without running against you.

Councilor Ripma responds that was before I felt compromised because of impartiality by taking \$9000.00 from somebody Councilor Wilson. Anyway, Josh Moriarty was not one of my top 3. I'm not saying he isn't qualified. So Brian Sheets has 5 and I'm thinking if we could all agree on him we could get out of here.

Councilor White states Brian Sheets is my first choice.

Councilor Morgan states we have Brian Sheets and Josh Moriarty in the top 2 by themselves and we have Corey Brooks, Victoria Rizzo and Randy Lauer in the next group.

Councilor Ripma states all of the applicants would be fine on Council. They're all good people.

Councilor Allen states we have Josh Moriarty for two #1 picks and Brian Sheets for two #1 picks and then we have Josh Moriarty with two #3 picks and Brian Sheets with two #2 picks and a #3 pick. So that would indicate that Brian Sheets would be favored.

Councilor Morgan states Corey Brooks, Randy Lauer and Victoria Rizzo, and Zach Hudson have 3. Is there anybody that would like to consider any of those four?

Mayor Daoust states I liked Randy Lauer, the first candidate, I thought he was fantastic.

Councilor White states Randy was my last choice because tonight is the first time I've ever met him. He doesn't have a single reference from a Troutdale resident. If he was working for Troutdale at the capacity he is at Wood Village he wouldn't be allowed to run. It's our neighboring city. Are you sure you don't know him Larry?

Councilor Morgan yes. Maybe on Facebook.

Mayor Daoust I thought that since he's worked in 3 different cities he wants to keep Troutdale Troutdale. He doesn't have any agenda.

Councilor White states he is a city employee, a city worker. If he was working in Troutdale he wouldn't be allowed to run. It would be a conflict.

Mayor Daoust asks how strong is the feeling that we need a woman on the Council?

Councilor Anderson states I never make a decision based on sex or gender or anything else. It's all about qualifications.

Councilor Morgan states I was impressed with Victoria.

Councilor Ripma states that might be a good compromise then.

Councilor White states I would like to hear the reason why we wouldn't select Brian Sheets.

Councilor Allen states I felt like he could be impartial.

Councilor Morgan states I didn't put him on my list but it wasn't anything against Brian. I like Brian.

Councilor Anderson states I think the Planning Commission would take a big loss.

Councilor Ripma states don't worry about that.

Councilor Allen states I think that Planning is ran better than we are. I prefer that we actually improve our game and ran a little better.

Councilor Wilson states I think that Josh wants that too. He has a lot of knowledge and would be very good at being in that position also.

Councilor White states when Josh was asked what were the 3 things he would like to do for the City, the only thing he could come up with was fixing the dysfunctional Council. That's where he stopped and I don't consider that good teamwork.

Councilor Wilson states I think he would be good at uniting this group. If you're saying that we're not dysfunctional I would beg to differ. There are many times we're dysfunctional.

Councilor White responds that's all he had to come up with.

Councilor Wilson he also said the rest would fall into place.

Councilor Allen states I would agree we are dysfunctional but I don't see him as a peacemaker.

Councilor Anderson states I didn't like Josh's answer to the question. I wasn't too keen on Brian's either. The answer I was looking for was infrastructure. It's important. Anybody that answered infrastructure went up in my book. Josh didn't. Brian didn't. The financial direction of the City, and regional government interactions, that's a priority over infrastructure, that's a priority over public safety. I don't want to nit pick. That was the knot that I had on Brian. I expected a little more given all of the years that he's been a part of this. The bar was higher for Brian. The bar was higher for Josh. Josh failed to clear it in that answer as well. I was looking for specifics and I didn't get any.

Councilor Morgan I had put Victoria on my list. Glenn did you like Corey?

Councilor White states he was my third choice.

Councilor Allen states I'm looking for body movement or language. Corey seemed to be business minded. I like that.

Mayor Daoust states both Brian and Josh said a lot of positive things. Brian is pretty strong in legal guidance. He is strong being on the Budget Committee and the CAC and the Planning Commission. Conflict management was one of the things that he brought up that he could bring his experience in. His interaction with surrounding governments I thought was a great answer. Josh, you can't argue that he's been here his entire life. He's been wanting to be on the City Council for 10 years. He ran, as did Zach. Josh's project manager experience is good. The one thing that I picked up with Josh was the variation of experience he has. Both with City experience, non-profit and business experience. I think he's the only one that had those 3 well rounded experiences. He's worked with or for every department in Troutdale. It gives him a lot of local experience.

Councilor Allen states I do typically see that as a positive because I feel like how much staff actually runs the City that they're very well represented. I did rate prior City staff experience as a plus for me. I would like to see more representation of people.

Councilor White states working for the Port he's going to have to declare a conflict of interest.

Councilor Wilson states he doesn't work for the Port anymore.

Mayor Daoust states I remember him saying in passing at one of the Council meetings that he doesn't work for the Port anymore. He said he had budget experience with the Port. How many people can live with Josh Moriarty?

Councilor Wilson, Mayor Daoust, and Councilor Anderson can live with Josh.

Mayor Daoust asks how many people can live with Brian.

Mayor Daoust, Councilor Allen, Councilor White and Councilor Ripma can live with Brian.

Mayor Daoust states let's get a minority opinion. Who else should be considered?

Councilor Morgan states if these are going to be the two biggest vote getters but they're controversial there might be someone in the list more amicable. If you're talking about tie breaking, I didn't put Brian on the list.

Councilor Wilson states I don't find either one of them controversial.

Councilor Allen asks is there somebody that's objectionable to Brian?

Councilor White states he's been doing the work. I want to reward that.

Councilor Ripma asks could you live with Brian?

Councilor Morgan states I could live with Brian. I could live with Josh.

Councilor Ripma states I'm asking because I really think Josh would be a serious mistake. It isn't that he ran against me. I do think he'll be on the Council but this isn't the time to appoint him. It would look terrible if we appointed him.

Councilor Morgan states that's why I was going over the list because people that have 3 votes, there might be a compromise in there.

Councilor Ripma states I agree. I also picked Victoria. If 4 of us could live with Brian and neither of the other 2 have any objection to him, he seems like a compromise to me. Between him and Josh I think it's definitely Brian.

Councilor Anderson states I have stated my piece and I thank you for letting me be involved and letting me have a voice. You're down to 2; now the 6 of you really have to decide. Which one of the 2 is it going to be? You have to work with him.

Councilor Allen states to answer Councilor Morgan, on the ones that have 3 votes, I liked Randy. Although I don't know Randy. This is the first time I've seen him and I'd like to see more of him. Victoria is a known. I would not object. Zach Hudson, I would not object and Corey Brooks I would not object. Out of those 3 that I would not object to I thought Corey. I liked his answers.

Councilor White states for Brian we had 4 people who could live with him and not a single objection. I think he's our clear winner.

Councilor Morgan states I didn't vote at all because I didn't want to be a part of the circus.

Councilor Ripma states we're asking who could you live with.

Councilor Morgan states everybody is trying to find the rationale and justification as to why their guy should be elected. So I'll go back to what I said before, I didn't vote for either. I did not object to either. I voted for Josh. I didn't vote for Brian.

Councilor White asks but you don't have an objection?

Councilor Morgan states sure Glenn, I have an objection. Is that what you're trying to say?

Councilor White states I don't want to go for a less qualified person.

Councilor Morgan states believe me I know how you feel about Josh.

Councilor Wilson states I guess with Councilor Ripma saying he doesn't like Josh because he had money given to him for his campaign, I think that is a non-issue. I think it's letting something else get in the way of making the decision.

Councilor Ripma states if we end up voting 4 to 3 for Josh with Councilor Anderson participating it's scandalous. I just can't believe you would think of doing it. We are entering negotiations to make this Eastwinds project a great success. Josh, besides all his work for municipalities and so on, took all this money, virtually, from the owner of the people we're negotiating with. I just say it has a very bad look to it and I would encourage the council not to appoint him. Not because he's not a nice guy. Not because he wouldn't make a good council. Let him get elected. For us as a group I think it would be scandalous to appoint him and I can't believe you would do it. It would look terrible.

Councilor Wilson states it has nothing to do with the money.

Councilor Ripma states you say that but you briefly say that but it looks terrible. I think we can find a better candidate out of these.

Mayor Daoust states I like both Brian and Josh. I like them both.

Councilor Wilson states we should be electing on qualifications. Not if they've been around. I can think of a lot of people who have been on different committees but just because they've been there doesn't that they should be moved or even basically kept where they're at.

Councilor Allen states well Brian is our top vote here. Josh is our second top vote here. If those 2 are controversial to members of the council.

Councilor White states Brian wasn't controversial.

Councilor Allen states well obviously he is if people don't want him as the top vote.

Councilor White states Councilor Morgan was the only one that said he didn't have him on his list.

Councilor White states it would be a mistake and be an injustice to not pick Brian. I go to a lot of Planning Commission meetings and he's got great demeanor about him. His calm demeanor and staying focused and on track. He comes with a wealth of knowledge.

Councilor Allen states I don't always agree with him but he does seem to be fair. He has reasons why he decides the way he does. I'm fine if that's what people want.

Councilor Morgan states it's fair to say that I think with Josh and Brian there are people who feel strongly one way or the other. People are concerned with Josh being impartial with the last election. I think that's a source of frustration and rightfully so. In regards to what was said today it wouldn't matter because it's an election that transpired, money that was given. That's fresh in people's minds. Then for Brian he has proved a commodity and does a lot of work and I know that. That's good. I chose people that I thought were not on a committee currently.

Councilor Allen states that's interesting because that's giving more points to people that were involved.

Councilor Allen states one of the things I experienced that were having hired many people is during the interview typically they tell me everything I want to hear. They're outstanding. Then you hire them and it's a different story. I do like people that I know what good behavior is and what they will be like. It's easier to make a decision especially if it's an important decision.

Councilor Morgan states I just caution because we're trying to find balance and somebody who is impartial.

Councilor White states if this were any other subject we would say I can count. We would've been there. I don't even want to pursue looking at a lesser qualified candidate. It's too important.

Councilor Wilson states some people don't interview well.

Councilor White states some of us have known this candidate for years for his service to the city and his volunteer work to the city.

Mayor Daoust asks who else do you like Councilor White. You've spoken a lot about Brian.

Councilor White states I feel like we're there. You guys haven't given me a sound reason to go further down the list when that name has risen to the top. I had Victoria down as my second choice.

Councilor Morgan states she's on the list as well. In the second tier.

Mayor Daoust asks how many people can live with Victoria. Raise your hand.

Mayor Daoust, Councilor Ripma, and Councilor Allen raised their hands.

Councilor Ripma asks can we all live with Victoria.

Councilor Allen states I can live with her but I don't think she's the best qualified. I picked Corey over Victoria. I'm seeing 5 votes for Brian but we don't want Brian and I don't know why because nobody's talking. There's some kind of unspoken uncomfortableness with Brian because he is the top vote getter here and we're passing him up and looking at the next tier. I don't understand that.

Mayor Daoust states we're not passing him up. We're just expanding on what everybody thinks. That's the way I see it. We're putting everything on the table.

Councilor Allen any of the other next candidates are looking good for me. I just don't know Randy. I just met him tonight.

Mayor Daoust states I have nothing against a fresh new face. It's not that I was looking for that but I have nothing against somebody brand new being on the council. A fresh new face that doesn't have any allegiance to either side that can come in independently. On a score of 1 to 10 I gave Randy Lauer a 10. I've hired a lot of people in my career also and I thought Randy would be a fresh new face. Who would not be partial or biased.

Councilor White asks would there be a reason to pick him over the top 4 of the consensus of Council.

Mayor Daoust states no. I gave Brian a 10 also.

Councilor White states I'm thinking this has become a circle argument. We can't vote tonight. If we could I would make a motion right now.

Mayor Daoust states I want us to come to an agreement tonight so we're not having this argument on the 22nd. We'll come to an agreement tonight who it's going to be. It would be much preferred over doing this in public. Any further thoughts on Corey or Randy Lauer. Any objections to either one?

Councilor Allen states with Randy my only objection was he's real close to staff type position. I think staff is well represented within the city.

Councilor White states again this is the first time I've ever met the guy. He's never served in any capacity and he's working for a neighboring city that is well represented.

Councilor Ripma states if we had to go with the second or people with less votes I would either pick Victoria or Zach. That would be preferable to Corey or Randy. Just because I liked them better.

Councilor Wilson states when I look around this room every one of us don't always vote in a group. Most of the time that we don't it's usually on more major decisions. It's us point fingers and I think that Corey would be that bad is just out there. He doesn't have the inner workings or really knows any of us. If you going to pick a third person to look at I would probably pick Corey and Josh and Brian to look at.

Councilor Allen states I thought Corey might be a risk because he might be too close to business but he didn't say anything that I really objected to either. I put him as one of my picks.

Councilor Morgan states I would support Corey then.

Councilor White states you still haven't answered my question as to why is the most qualified top vote getter not being selected for the City of Troutdale for the citizens of Troutdale. It's not how we're going to get along or who we might think vote a certain way. He's the most qualified person that applied. We've all said that tonight. He won the contest. Explain to the citizens how we're going to pick someone else.

Councilor Morgan states there was no contest Councilor White.

Councilor Allen states that Brian wasn't on Councilor Morgan's or Councilor Anderson's vote.

Councilor White states they didn't object to him. Nobody objected to him. That's what made him a winner. Plus he's well qualified. Good luck explaining to the voters if you don't pick that person.

Councilor Morgan states he didn't win Councilor Ripma.

Councilor White states if we had voted, if we could have voted tonight, he would've won.

Councilor Morgan states well we didn't. And he didn't.

Councilor White states Brian was the only one with 4 votes and no complaints.

Councilor Morgan states Mayor Daoust asked who could live with Josh. Who could live with Brian? I didn't participate in that because it's an exercise. It didn't matter.

Councilor Allen states 5 people had Brian on the list and 4 people had Josh on the list.

Councilor Morgan states Councilor Ripma pulled his vote to somebody else. Nobody else chimed in. if you're doing exact science and go back and score this I'm sure everything would score back differently. Nobody at this point in time decided to pull their vote or change their vote.

Councilor White states when Mayor Daoust asked could we live with Brian Sheets there was 4 votes. That was the highest pick.

Councilor Wilson states I want to pull my vote for Brian.

Councilor Morgan states my whole point is it doesn't matter. The only thing that matters is the actual vote. I'm just trying to say why explain it to the voters. That's not scientific. This is a conversation where we're trying to find a compromise. Hopefully. I was saying if Josh and Brian are controversial then we should go to the second list to find a consensus on that.

Councilor White states Brian wasn't controversial.

Councilor Morgan states according to your opinion and you also think that experience is the utmost importance and I don't.

Councilor Allen states considering how much dialogue is going on here this obvious controversy going on around Brian and Josh so on the next tier we have Randy, Zach and Corey.

Councilor Morgan asks can we get away from what we think people might or might not have done and decide where we're at right now with the bottom 4 people.

Councilor White states I want some clarification because Councilor Wilson you didn't vote for Brian so when you say I change my vote.

Councilor Wilson states what I said was, just like Councilor Ripma changed his vote from Josh, when he verbally said Josh I said I want to rethink Brian for my vote. I pull Brian.

Councilor Ripma asks is there anybody we can all agree on. It doesn't seem like it.

Councilor Morgan there's 4 for Corey and that would support Corey in the second tier.

Councilor White states the top consensus person has already been determined. If we want to do anything else other than that I'm not going to agree to anybody else other than the top pick. Nobody is verbalizing why Brian is controversial. If they're not verbalizing or changing their vote that hasn't changed.

Councilor Wilson states I'm pulling my vote from Brian so there's 4 because I'm tired of getting pulled into the middle of this and I'm giving it to Corey.

Councilor Wilson states it's Councilor Allen, Councilor White, Councilor Morgan, and myself for Corey.

Mayor Daoust states what that does is give us a 3 way tie.

Councilor Allen asks is there somebody that all the councilors can have a consensus with so that city government goes smoothly in the future.

Mayor Daoust states let's talk about Corey Brooks.

Councilor Allen states I don't know him that well. Maybe that goes in his favor.

Councilor Anderson states my concerns about Corey is short term residence may effect familiar issues, narrow focus and needs more time in the city. He's articulate.

Mayor Daoust states I want to go back to, this is not easy, but I want to go back to the person that got the most votes and that is Brian Sheets. He got the most votes for being in the top 3 and I can't ignore that. I asked you guys for your top 3 and even though Councilor Ripma changed his vote and I'm not sure why he changed it. I tend to believe that Councilor Ripma actually did make a mistake. Because I understand why you might change it away from Josh. I can't ignore the fact that 5 of us had Brian in our top 3. Besides all the vote changing that could occur now and going to the next tier that's viable. There is nothing wrong with that. If we could find somebody we all agree with on the next tier down. But I'm not hearing much agreement on the next tier down. The second tier didn't cut it so now we're back to the first tier. It's between Josh and Brian. I love both those guys. I could live with either one. I just can't ignore who got the most votes in the top 3. Brian is very qualified. Josh has probably the more community experience than all of us combined. It's a different apples to oranges of 2 people. Josh has a lot of community involvement. Brian has a lot of experience on councils and commissions and legal experience. I did vote that I could live with Brian. I guess if I were to conclude hearing all that's who I would go with. If anybody has strong abjections to that we can keep going.

Councilor Anderson states I've said my piece.

Mayor Daoust asks are we at a point where we can live with Brian.

Councilor Wilson states I have one concern with Brian. That is the presentation from the Planning Commission and Urban Renewal. Wanting the items off the Urban Renewal

Councilor White states they weren't pulled. They just weren't added. They've never been on the CIP.

Mayor Daoust states we can deal with that separately. Which we will.

Councilor Wilson states it's been there. They're willing to take it off.

Councilor Morgan states part of my reason for wanting somebody from the outside because they don't really have a voting record on Planning Commission to support something or hypothetically oppose something or not. Councilor White, I really appreciate pointing out the accuracy but politics isn't just about accuracy. Just because you got it mathematically correct doesn't mean it will be harmonious when that's the most important thing about it. That's why I went for Corey in second tier because again if people are worried about Urban Renewal or the street utility fee or some random stuff that's going to affect to their decision. Some people just want to serve their community.

Councilor White states we're still right back to where Mayor Daoust left off.

Councilor Allen states not exactly because John was voicing a concern about Brian. Which is fair. There's been opinions voiced about Josh and opinions voiced about Brian and that's fair.

Councilor Ripma states I don't think they're equivalent. I mean it was a recommendation by the Planning Commission not to add certain things on the CIP list that hadn't even been voted on.

Councilor White states I'm talking about the 4 Councilors that picked Brian as number one and no one had an objection until now. On any other subject we would've had our answer. That's what I'm trying to say.

Councilor Morgan states well there's no compromise tonight.

Councilor White responds the majority has said that. Not me. It doesn't matter. I'm a part of that majority.

Mayor Daoust states I haven't heard anybody on this list that we would all agree with. Is there anybody on the list that we would all feel comfortable with or we could live with? Councilor Anderson states if I had to think about this is if it were legal to rescind my resignation you guys would all agree on me. That's the irony in this whole thing. And the one thing that I will say, I was concerned about a statement, I don't know who made it, that we know how this person is going to vote. And I don't know who said that of speaking of Brian. But that's concerning. If we know how this person is going to vote...

Councilor White states I disagreed with him on Measure 91. So did Mayor Daoust. He stuck to his guns. He's independent. And he's the most qualified one on the list that isn't controversial. You can't deny that. That's all I'm trying to say here tonight.

Councilor Ripma states it does seem like it to me.

Councilor Morgan states Councilor Wilson thinks he might be controversial.

Councilor Ripma states it's nowhere near.

Councilor White states John wasn't part of that vote. It was Councilor Ripma, Mayor Daoust, myself and Councilor Allen with no objections. That wins the day any other time.

Mayor Daoust states obviously the 3 of you want Brian and there's 3 others that want Josh. We could leave it to Councilor Anderson to decide.

Councilor Morgan asks when did I ever say I decided with Josh?

Councilor Allen states I would be fine with Victoria.

Mayor Daoust responds so would I but we couldn't get very far beyond that.

Councilor Ripma states I don't see why we're ruling out Brian.

Mayor Daoust states you're asking for my wisdom and whether I have it or not I listened to what Brian and Josh said and I could go with either one of them. I really do think that Brian can walk both sides of the line. I really do. When I asked you if you could live with Brian I raised my hand because I can live with Brian. Even though I think Josh has more community involvement than all of us combined.

Councilor Allen states I think the times Brian disagrees with me he has good reason to justify it.

Mayor Daoust states I don't think he's going to pick sides. There is no prediction about how Brian will go. That's the part I can see in Brian. You may think that he'll be on "your side" but I'm saying right now you cannot predict that. You didn't predict it with me. You didn't predict it with Councilor Morgan or with Councilor Anderson. You can't predict that. If the Councils thinking that we have to have this guy because he's going to be on our side, I'm moving away from that. I don't have any problem with Brian. I don't know if we can all agree but I would suggest that we all vote Brian.

Councilor Ripma states that's alright with me.

Councilor Allen states I would agree with Brian.

Councilor White this is the third time Mayor Daoust has said the same thing.

Councilor Morgan states well you got your way.

Councilor White states no, the city got its way.

Mayor Daoust asks can we agree to put this on the consent agenda for the 22nd? I suppose if anyone wants to pull it and talk about it again you can. I'll put it on the consent agenda and if there's somebody who wants to pull it and talk about it again then that's fine. I'll put it there.

Councilor Ripma moves to adjourn. Councilor White seconds.

3. Adjourn:

MOTION: Councilor Ripma moved to adjourn Work Session. Seconded by Councilor White.

Meeting adjourned at 10:24pm.

DRAFT

Doug Daoust, Mayor

Dated: _____

ATTEST:

Kenda Schlaht, Deputy City Recorder

CITY OF TROUTDALE

City Council – Work Session

6:00PM

Monday, March 14, 2016

PLEASE SIGN IN

Name – Please Print	Address	Phone #
PAUL WILCOX Rob Canfield	TROUTDALE Troutdale	
Victoria Erica Sheets	Troutdale Coulter	
Conny Brooks	Troutdale	
TANNY STAFFENON	TROUTDALE	



City of Troutdale

Executive Department

Memorandum

Date: March 14, 2016

To:

From: Kenda Schlaht, Deputy City Recorder

RE: Work Session – Question change City Council Interviews

During candidate interviews, on March 14, 2016, for City Council Position #2, question #10 of the interview questions/rating form was changed by Mayor Daoust and council members from the following:

The Troutdale City Council meetings are held primarily on Tuesday evenings, however there are occasions when we need to meet on other evenings. Will you be able to commit to meeting on Tuesday evenings, and will your schedule allow for the occasional need to meet on an evening other than Tuesday?

to the following:

Do you feel you can be impartial and objective as it pertains to business before the city?

Kenda Schlaht
Deputy City Recorder

City Councilor Candidates Interview Questions/Rating Form

Monday, March 14th

Candidate:

Rater:

Instructions: Please use the following rating scale when evaluating the candidate's answers.

Rating Scale:	5 = Excellent Fit	Clearly exceeds desired level of competency.
	4 = Close Match	Strongly displays level of competency required.
	3 = Average	Meets basic competency requirements.
	2 = Stretch fit	Displays very limited competency level.
	1 = Not a fit	Does not display basic competencies required.

1. Tell us about yourself and some of your previous community involvement.

Rating: 1 2 3 4 5
 Not a fit Average Excellent fit

Comments supporting evaluation: _____

2. Why are you interested in serving on the City Council at this time?

Rating: 1 2 3 4 5
 Not a fit Average Excellent fit

Comments supporting evaluation: _____

3. What makes you qualified to be a city councilor?

Rating: 1 2 3 4 5
 Not a fit Average Excellent fit

Comments supporting evaluation: _____

4. What do you feel your strengths are that you can bring to this council?

Rating: 1 2 3 4 5
 Not a fit Average Excellent fit

Comments supporting evaluation: _____

5. What knowledge or experience do you have in the operation of city government?

Rating: 1 2 3 4 5
 Not a fit Average Excellent fit

Comments supporting evaluation: _____

6. What do you see as the three most important issues facing the City of Troutdale in the next two years?

Rating: 1 2 3 4 5
 Not a fit Average Excellent fit

Comments supporting evaluation: _____

7. If appointed, what would you like to accomplish as a councilor?

Rating: 1 2 3 4 5
 Not a fit Average Excellent fit

Comments supporting evaluation: _____

8. City Councilors sometimes have to make unpopular decisions. How will you handle those who criticize you or a decision you have made?

Rating: 1 2 3 4 5
 Not a fit Average Excellent fit

Comments supporting evaluation: _____

9. The Oregon Ethics Commission requires that all members of the council file an Annual Statement of Economic Interest (SEI) form (provide candidate with a copy of the form). Public officials who fail to file could be liable for a civil penalty of up to \$5,000.00 and/or suspension from performing their official duties. Do you have any hesitation about providing the required information asked for on the SEI?

Rating: 1 2 3 4 5
 Not a fit Average Excellent fit

Comments supporting evaluation: _____

10. The Troutdale City Council meetings are held primarily on Tuesday evenings, however there are occasions when we need to meet on other evenings. Will you be able to commit to meeting on Tuesday evenings, and will your schedule allow for the occasional need to meet on an evening other than Tuesday?

Rating: 1 2 3 4 5
 Not a fit Average Excellent fit

Comments supporting evaluation: _____

11. Is there anything else that you would like to tell us about yourself, or do you have any questions you would like to ask of us at this time?

Candidate Strengths:

Areas of Concern:

Overall Rating: 1 2 3 4 5
 Not a fit Average Excellent fit



CITY OF TROUTDALE



STAFF REPORT

SUBJECT / ISSUE: A Motion Authorizing an Intergovernmental Agreement to Conduct the NE Halsey Corridor Economic Development Study Project

MEETING TYPE:
City Council Regular Mtg.

MEETING DATE: May 10, 2016

STAFF MEMBER: Craig Ward
DEPARTMENT: Executive

ACTION REQUIRED
Motion

ADVISORY COMMITTEE/COMMISSION RECOMMENDATION: N/A

PUBLIC HEARING
No

Comments:

STAFF RECOMMENDATION: Adopt a motion authorizing the City Manager to execute an Intergovernmental Agreement to conduct the NE Halsey Corridor Economic Development Study Project.

EXHIBITS:

- A. Intergovernmental Agreement – NE Halsey Corridor Economic Development Study Project

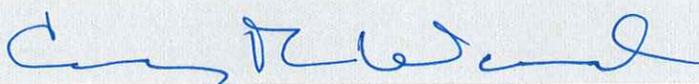
Subject / Issue Relates To:

- Council Goals Legislative Other

16. Coordinate with Wood Village and Fairview in the Halsey Corridor development plan, and other economic development opportunities that benefit the three cities.

Issue / Council Decision & Discussion Points:

- ◆ A multi-jurisdictional Halsey Corridor Plan (HCP) was adopted in 2005, and has served as a framework for development along the corridor since that time
- ◆ The HCP provided flexibility for each jurisdiction to enforce the plan as each found appropriate.

Reviewed and Approved by City Manager: 

- ◆ Four jurisdictions share authority for the area within the scope of this proposed study (Fairview, Multnomah County, Troutdale and Wood Village), hereafter referred to as the “Parties”. See Exhibit 1 of the IGA for the “Plan Area Map.”
- ◆ Since that time economic development, land use plans, and other conditions along the corridor have changed and the Parties seek to refresh the plan to support collaborative partnerships and funding strategies; spur development to attract new businesses; and both strengthen and retain the existing business base.
- ◆ Preliminary discussions among the Parties encouraged the City of Fairview to submit a grant application to Metro that awarded the City of Fairview a grant of \$100,000 for the Project and an additional \$12,000 for scope of work development and project management, for which \$39,000 in matching funds are required.
- ◆ The City Council approved a Resolution endorsing the Halsey Corridor Metro Grant Application approximately one year ago.
- ◆ The financial obligation of Troutdale for the HCP is \$5,464 of in-kind contribution. No cash contribution is required.

BACKGROUND:

This agreement establishes the obligations of the Parties regarding the creation of a clear, documented, and shared 20-year vision for the Halsey Corridor that will allow for collaborative partnerships and funding strategies with the goal of spurring new development to attract new businesses; and strengthening and retaining the existing business base.

Project Components. The Parties will work together to create a vision for the Halsey Corridor that will include the following components:

- A. Current Conditions and Inventory: Barriers to development by location and type will be identified through a review of previous plans and development codes of each jurisdiction; on-site fieldwork; and stakeholder interviews.
- B. Economic Analysis: Key economic trends will be explored and tools identified to enhance business opportunities and induce new development along the Halsey Corridor.
- C. Community Visioning: Seek community input and develop a vision for how the Halsey Corridor will look, function, and provide a unique identity for the cities. Generate principles, develop strategies, and arrive at design concepts for consideration.
- D. Crafting a Strategy: Develop a consolidated strategy for the Halsey Corridor that is shared by the Parties, while preserving the flexibility for each jurisdiction to implement actions suitable to their unique needs and character.

Project Outcomes will include:

- A. Shared Future Vision: The Project will serve as a local and regional marketing tool to inform current and future residents, businesses, and investors about the adopted shared vision for the Halsey Corridor.
- B. Shared Framework: The Parties will work together to develop a collaborative framework to guide potential development and revitalization activities along the Halsey Corridor.
- C. Public and Private Investment Guide: Implementing policies, programs, and strategies crafted to facilitate decision-making will promote collaborative investments and growth in the Halsey Corridor compatible with the shared vision.

The City of Fairview will be responsible for managing the grant, will be the primary contact with Metro, and as the party responsible for administering the Metro grant, shall have the sole right and authority to alter the financial obligations as they affect grant obligations. However, Fairview will not have the authority or ability to modify the financial obligations or commitments of the other Parties.

The Parties will share project responsibility through the formation of a Project Management Team that will collectively share responsibility for completing deliverables and milestones as set forth in Exhibit A of the Metro IGA (attached as IGA Exhibit 2).

Public involvement will include two stakeholder advisory committees to review work products and make recommendations to the Parties' Planning Commissions and elected bodies, and will include both a Technical Advisory Committee and a Community Advisory Committee, as well as charrettes at locations to be determined. A consultant will provide professional expertise and advice, support the public involvement process, and produce the draft product deliverables.

The Project will begin once the IGA's have been approved by all Parties, and will take approximately a year to complete.

SUMMARY:

This project will develop a shared 20-year vision for the Halsey Corridor to promote collaborative partnerships and funding strategies with the goals of spurring new development, attracting new businesses; and strengthening the existing business base.

PROS & CONS:

- A. Considerable staff time and energy will be necessary to support the processes necessary to create the project deliverables. The staff support required is the basis for the budgeted "in-kind" contributions.
- B. Achieving the project outcomes will enhance a sense of regional cooperation, and may establish the resulting plan as a basis for subsequent grant funding.

Current Year Budget Impacts

Future Fiscal Impacts: Yes (*describe*) N/A

The plan will likely result in short and long range actions.

City Attorney Approved: Yes (*describe*) N/A

**INTERGOVERNMENTAL AGREEMENT
CITIES OF FAIRVIEW, WOOD VILLAGE, TROUTDALE, AND MULTNOMAH COUNTY
NE Halsey Corridor Economic Development Study Project**

This Intergovernmental Agreement (IGA) is entered into by the CITY OF FAIRVIEW, CITY OF WOOD VILLAGE, and CITY OF TROUTDALE, all municipal corporations of the State of Oregon, hereinafter referred to as “Cities”; and MULTNOMAH COUNTY, a political subdivision in the State of Oregon, hereinafter referred to as “County”; collectively referred to as “Parties.”

WHEREAS, the Cities and County are committed to the NE Halsey Corridor Economic Development Study Project (Project) to further economic development, community readiness, and to encourage reinvestment in NE Halsey Street from Fairview Parkway east to the Historic Columbia River Highway (Halsey Corridor) as depicted on the Plan Area Map (Exhibit 1); and

WHEREAS, Metro awarded the City of Fairview a grant of \$100,000 for the Project and an additional \$12,000 for scope of work development and project management; and

WHEREAS, the Cities and County agree to a combined in-kind contribution of \$39,000 for the Project; and

WHEREAS, Metro and the City of Fairview executed an intergovernmental agreement for the Project grant money on February 29th, 2016 (Metro IGA), which requires the City of Fairview to coordinate work on the Project with the Cities and County; and

WHEREAS, ORS 190.010 authorizes agencies to enter into intergovernmental agreements for the performance of any or all activities and functions that a party to the agreement has the authority to perform; and

WHEREAS, the Parties desire to enter into an IGA to further the Project for the Halsey Corridor.

NOW THEREFORE, the Parties hereto agree as follows:

1. **Purpose.** The purpose of this Agreement is to establish the obligations of the Parties regarding the creation of a clear, documented, and shared 20-year vision for the Halsey Corridor that will allow for: collaborative partnerships and funding strategies, spurring new development to attract new businesses, and strengthening and retaining the existing business base.
2. **Project Components.** The Parties will work together to create a vision for the Halsey Corridor that will include the following components:
 - A. **Current Conditions and Inventory:** Identify barriers to development by location and type by reviewing comprehensive plans, planning and zoning codes from each jurisdiction; on-site fieldwork; and stakeholder interviews.

- B. Economic Analysis: Key economic trends will be explored and tools identified to enhance business opportunities and encourage new development along the Halsey Corridor.
- C. Community Visioning: Seek community input and develop a vision for how the Halsey Corridor will look, function, and provide a unique identity for the Parties. Establish principles, and develop strategies and design concepts for consideration.
- D. Crafting a Strategy: A consolidated strategy will provide direction for the Halsey Corridor that is shared by the Parties, yet will allow each individual city to implement actions suitable to their unique needs.

3. Project Outcome.

- A. Shared Future Vision: The Project will serve as a local and regional marketing tool for current and future residents, businesses, and investors.
- B. Shared Framework: The Parties will work together toward a shared vision for the Halsey Corridor that will lead to a collaborative framework that will guide potential development and revitalization activities along the Halsey Corridor.
- C. Public and Private Investment Guide: The Parties will develop a Public and Private Investment Guide that incorporates policies, programs, and strategies aimed at ensuring that future investments and growth in the Halsey Corridor is compatible with the Parties shared vision.

4. Cities' and County Responsibilities

- A. Share Project responsibility through the formation of a Project Management Team (PMT), which will be comprised of one staff member from each of the Parties.
- B. Through the PMT, provide advisory support, guide the Project, and review products through the various stages of the Project.
- C. Develop a Public Involvement Plan and form two-stakeholder advisory committees to review work products and make recommendations to the Planning Commissions and City Councils. The two advisory committees will be comprised as provided below.
- D. Form a Consultant Selection Committee tasked with overseeing the Project consultant selection process.
 - i. Duties include:
 - a. Develop criteria metrics for review of submitted written proposals and final oral presentations.
 - b. Review written proposals and invite ranking finalists to present orally to members of the committee.
 - c. Assess presentations from finalists and assign score ranking.
 - d. Select preferred Project consultant.

- ii. Consultant Selection Committee composition will consist of the following:
 - a. One voting representative from each of the Parties.
 - b. One non-voting staff member each of the Parties.
- E. The Consultant Selection Committee will be of limited duration and disband upon completion of selection process and final contract approval.

5. Cities' Responsibilities

- A. Share Project responsibility for completing deliverables and milestones as set forth in Exhibit A of the Metro IGA (attached as Exhibit 2).
- B. Designate a project manager from each city.
- C. Agree that City of Fairview staff will be the primary contact with Metro staff.
- D. Draft and submit a Request for Proposal (RFP) and create a Scope of Work (SOW) for Project consultant selection. Note, the PMT will work with selected Project consultant to finalize Scope of Work prior to contract approval.
- E. Collect and document data and information from their respective cities and forward to City of Fairview staff for processing into Technical Memorandums as final deliverable for each work task.
- F. Jointly host workshops at locations to be determined to engage public participation in the planning process.
- G. Facilitate advisory committee meetings, providing progress reports, updates on new developments, and gauging consensus on future direction.
- H. The Cities shall transmit notice of meetings related to the Project, plus any attached documents, to all Parties at least one week prior to the scheduled meeting.

6. County Responsibilities

- A. Provide advisory support to Cities through participation in the PMT, TAC, CAC and Consultant Selection Committee.
- B. Advise Cities, TAC, and CAC on matters pertaining to County level planning efforts, particularly with regards to the East County Connections Plan.

7. City of Fairview Responsibilities

- A. Maintain communication with Metro staff on progress and updates regarding the Project.
- B. Collect data and information from the other cities for incorporation into task deliverables (Technical Memorandums).
- C. Be responsible for establishing all accounting, auditing, compliance, and similar activities necessary to meet all obligations of the Metro IGA.
- D. Engage in a facilitated partnering and scoping session following execution of this IGA.

- E. Provide all parties to this IGA with appropriate opportunities for participation, review, and comment on Project planning efforts.
 - F. Transmit draft documents to Parties for review and comment before finalizing. Mutually agreed-upon period of review and delivery of comments will be set by the Cities.
- 8. Advisory Committees** Pursuant to Section 4.C. above, the following two advisory committees will be created and compromised of the following:
- A. Community Advisory Committee (CAC) will provide guidance and make decisions on milestones throughout the project, and shall consist of:
 - i. One elected official from each of the Parties;
 - ii. One elected official from Metro; and
 - iii. Three other representatives from each of the Parties.
 - B. Technical Advisory Committee (TAC) will provide technical guidance throughout the Project and may include representation from:
 - i. Staff from each of the Parties;
 - ii. Staff from the Port of Portland, Metro, CPDG liaison, East Multnomah Economic Alliance, and TriMet.
- 9. Delegation of Authority.** The Cities agree to delegate to the City of Fairview the authority to take all necessary actions to provide direction to consultants and other parties to complete the scope of the work identified in the Metro IGA, and to direct the work needed to complete the Project. The City of Fairview does not have the authority or ability to modify the financial obligations of the parties or the overall financial commitment made by the parties to this project.
- 10. Financial Management.** The City of Fairview shall have the sole right and authority through the Fairview City Council, to alter the financial obligations associated with the Metro IGA with the extent that the funds support the grant obligations. Fairview shall be solely responsible for establishing all accounting, auditing, compliance, and similar activities necessary to meet all obligations of the Metro IGA.

Financial commitments from the Parties are as follows:

Jurisdiction	Match Source	Amount
City of Fairview	Financial	\$10,000.00
City of Fairview	In-Kind	\$7,174.00
City of Wood Village	Financial	\$5,000.00
City of Wood Village	In-Kind	\$4,715.00
City of Troutdale	In-Kind	\$5,464.00

Multnomah County	In-Kind	\$6,570.00
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Prior to the mid-term and final progress reports to Metro, each jurisdiction shall submit to the City of Fairview’s grant management consultant a summary of their financial commitment to date.

The Parties are responsible for their financial and in-kind contributions.

11. **Staff from Participating Cities.** The administrative, professional, and clerical staff members from Cities may participate in support of the work undertaken by the PMT and the advisory committees. Staff members may be named by the participating entity and designated with contract management or other tasks associated with this IGA. The PMT may request services from staff members of any of the Parties. However, the assignment, direction, or selection of participating staff members shall be solely at the discretion of the participating party.
12. **Status of Employees.** Nothing herein shall be construed as creating the relationship of employer and employee between any staff members assigned to assist with the Project. All persons rendering Services hereunder shall be for all purposes employees of their respective entities. All liabilities for salaries, wages, any other compensation, injury, or sickness arising from this IGA shall be the responsibility of the jurisdiction that employs the staff provided.
13. **Termination.** This IGA may be terminated, with or without cause and at any time, by any party by providing thirty (30) days written notice of intent to the other Parties, provided, however, that management of all contracts and activities underway at the time of termination shall continue to be a responsibility of the PMT. All financial obligations committed to the Project by the terminating jurisdiction must be met prior to the effective termination of their participation in this IGA. If only one party terminates, the TAC or CAC shall be modified to reflect the remaining participants by eliminating the party from the pertinent advisory committee(s). Should three entities choose to terminate, this IGA shall be deemed null and void, and all remaining obligations and costs incurred shall be the liabilities of the participating entities. The final adoption of the Project by the individual parties, including the completion of all components listed in Section 2 above, hereto shall terminate this IGA.
14. **Indemnification.** Subject to the limitations of state law, each party agrees to indemnify, defend and hold harmless the other party and its officers, agents, employees and elected officials from any and all claims, liability, loss, and costs arising out of or resulting from the acts of the individual parties to this agreement, their officers, agents, employees and elected officials, including intentional or willful misconduct, in the performance of this IGA. If any aspect of this indemnity shall be found to be illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this indemnification.

15. **Insurance.** The Parties agree to each maintain insurance or self-insurance consistent with provisions of the Oregon Tort Claims Act, ORS 30.270 and customary for public agencies of the same size and type.
16. **Amendment.** This IGA may be amended at any time upon the written agreement of all Parties.
17. **No Third Party Beneficiaries.** Parties hereto do not intend by this IGA to assume any contractual obligations to any other parties and do not intend that there be any third-party beneficiary to this IGA.
18. **Assignment.** No party shall have the right to transfer or assign, in whole or in part, any or all of its obligations and rights hereunder without the prior written consent of the other Parties.
19. **Severability.** Should any provision of this IGA be rendered invalid by a court of competent jurisdiction or arbitrator with authority to render a provision invalid, it is agreed that every other part of the IGA shall remain in full force and effect.
20. **Counterparts.** This IGA may be signed in one or more counterparts, and each counterpart shall be deemed to be an original instrument.
21. **Judicial Review.** This IGA and its construction shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claims, action, suit or proceeding between the Parties that arises from or relates to this IGA shall be brought and conducted solely and exclusively within the Circuit Court of Multnomah County for the State of Oregon.
22. **Non-Waiver.** Failure of any party at any time to require performance of any provision of this IGA shall not limit the party's right to enforce the provision, nor shall any waiver of any breach of any provision be a waiver of any succeeding breach of the provision or a waiver of the provision itself or any other provisions.
23. **Entire Agreement.** This IGA constitutes the entire and integrated agreement between the Parties and may be modified or amended only by the written agreement of the Parties.
24. **Effective Date.** This IGA shall become effective upon full execution by all Parties as set forth below and will remain in effect until completion of the Project or until two years following the effective date, whichever occurs earlier.

CITY OF FAIRVIEW, OREGON

CITY OF WOOD VILLAGE, OREGON

By: _____
 Nolan Young
 Title: City Administrator

By: _____
 <Name>
 Title:

Date:

CITY OF TROUTDALE, OREGON

By: _____

<Name>

Title:

Date:

Date:

MULTNOMAH COUNTY, OREGON

By: _____

Deborah Kafoury

Title: County Chair

Date:

Attachments:

Exhibit 1: Plan Area Map

Exhibit 2: Exhibit A of the CET Grant Metro IGA

Exhibit 1: Plan Area Map

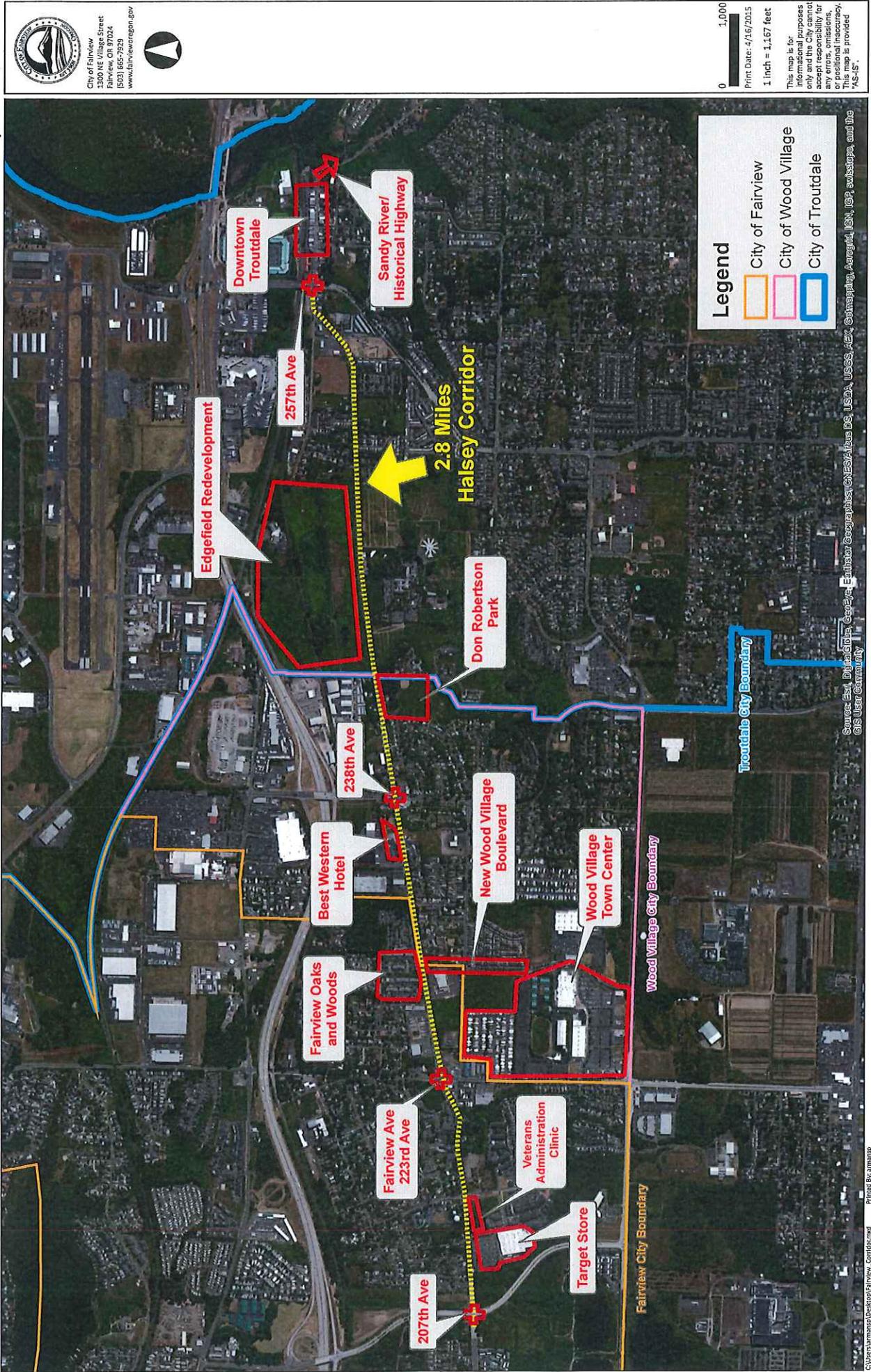


Exhibit A

**IGA for Community Planning and Development Grants funded with CET
 Cities of Fairview, Wood Village, and Troutdale: Halsey Corridor
 Economic Development Study
 Milestone and Deliverables Schedule for Release of Funds**

Milestone	Deliverable	Date Due*	Grant Payment
1	Execution of Grant IGA a) Signed Metro + City of Fairview IGA document	February 29 th 31, 2016 	\$5,000
2	Project Startup a) RFP for consultant selection b) Hire consultant c) Scope of Work following consultant selection d) Draft Public Involvement Plan e) Kick-off meeting of Technical Advisory Committee (TAC) to include representation from ODOT, PBOT, Port of Portland, Metro, plus other interested parties f) Kick-off of Policy Advisory Committee (PAC) consisting of elected from each jurisdiction plus other interested parties g) Initial outreach to property owners and other potentially interested stakeholders h) Consultant management services (City Staff Consultant). i) Signed IGAs between City of Fairview + Multnomah County, City of Wood Village, City of Troutdale.	March 31, 2016	\$6,000

Milestone	Deliverable	Date Due*	Grant Payment
3	<p>Current Conditions and Inventory Report</p> <ul style="list-style-type: none"> a) Information gathered from previous studies relevant to this project b) Mapping, infrastructure, and property data c) Barriers and opportunities for development by location and type d) Zoning codes of each jurisdiction e) On-site fieldwork information f) Charrette (C-1) for consensus on project mission/goals g) Technical Memorandum 1 h) TAC/PAC review of current conditions report <p>a) Consultant management services (City Staff Consultant).</p>	May 31, 2016	\$21,000
4	<p>Background Analysis</p> <ul style="list-style-type: none"> a) Charrette (C-2) b) Strengths, Weakness, Opportunities, Threats (SWOT) analysis c) Inventory of potential conceptual strategies in response SWOT analysis d) TAC/PAC meeting e) Prepare Technical Memorandum 2 <p>b) Consultant management services (City Staff Consultant).</p>	July 31, 2016	\$25,500
5	<p>Community Visioning Findings</p> <ul style="list-style-type: none"> a) Charrette (C-3) b) Vision for how the corridor will look, function, and provide a unique identity for the three municipalities c) Principles, develop strategies, and arrive at design concepts for consideration d) Technical Memorandum 3 e) TAC/PAC meeting – review of Community Visioning Results <p>c) Consultant management services (City Staff Consultant).</p> <p>f) Mid-Term Progress Report to Metro.</p>	September 30, 2016	\$29,000

Milestone	Deliverable	Date Due*	Grant Payment
6	Draft Halsey Corridor Strategy a) Charrette (C-4) b) Long-term direction for the corridor that is shared by the three municipalities c) Strategy that enables flexibility for each municipality to shape strategies and implementation actions unique to their needs d) TAC/PAC meeting – review + acceptance of Draft Halsey Corridor Strategy e) Technical Memorandum 4 d) Consultant management services (City Staff Consultant).	November 30, 2016	\$25,000
7	Draft Implementation Plan a) Final Charrette (C-5) b) Specific list of projects c) TAC/PAC meeting – review + acceptance of Draft Implementation Plan d) Technical Memorandum 5 e) Consultant management services (City Staff Consultant).	January 31, 2017	\$24,500
8	Planning Commission Review + Recommendation a) Draft Corridor Strategy and Implementation Plan by Planning Commissions f) Consultant management services (City Staff Consultant).	February 28, 2017	\$5,000
9	Final Plan and Adoption g) Final plan for the Halsey corridor h) Adoption by Planning Commissions and City Councils of Fairview, Troutdale and Wood Village. i) Consultant management services (City Staff Consultant). j) Final Progress Report with performance measures and method of sharing best practices to Metro.	March 31, 2017	\$10,000
TOTAL PROJECT AMOUNT			\$151,000

* If the Grant contained any Funding Conditions, Grantee shall demonstrate satisfaction with those conditions at the applicable milestone or deliverable due dates. Due dates are intended by the parties to be hard estimates of expected milestone completion dates. If the City anticipates that a due date cannot be met due to circumstances beyond its control, it shall inform Metro in writing no later than ten (10) days prior to the due date set forth above and provide a revised estimated due date; and Metro and the City shall mutually agree upon a revision to the milestone due dates set forth in this Agreement.

NOTE: Metro reimbursement is \$112,000.00. Total project cost is \$151,000.00. Partner jurisdictions (Cities of Fairview, Wood Village, Troutdale, and Multnomah County) match:

- Financial match = \$15,000.00.
- In-kind match = \$24,000.00.



CITY OF TROUTDALE



STAFF REPORT

SUBJECT / ISSUE: A Resolution Authorizing And Directing The City Manager To Negotiate A Loan To Provide Funding For Property Acquisition And Providing For An Intergovernmental Agreement Between The City And The Troutdale Urban Renewal Agency For Repayment Of The Loan

MEETING TYPE:
City Council Regular Mtg.

MEETING DATE: May 10, 2016

STAFF MEMBER: Ed Trompke
DEPARTMENT: Legal

ACTION REQUIRED
Resolution

ADVISORY COMMITTEE/COMMISSION RECOMMENDATION:
Approval

PUBLIC HEARING
No

Comments: Urban Renewal Agency Budget Committee recommends approval.

STAFF RECOMMENDATION: Adopt the resolution as presented, which is recommended by the Urban Renewal Agency Budget Committee.

EXHIBITS: none

Subject / Issue Relates To:

Council Goals Legislative Other:

- *“Demonstrate clear progress on Troutdale Riverfront Development...”*

Issue / Council Decision & Discussion Points:

- ◆ Continue to demonstrate efforts to support the Troutdale Urban Renewal Agency
- ◆ Accept the recommendation of the Urban Renewal Agency Budget Committee
- ◆ Provide direction and authorization for staff to pursue loan funding and repayment assurance

Reviewed and Approved by City Manager:

BACKGROUND:

The City has long sought through the Troutdale Urban Renewal Agency (the "URA") to further develop the City-owned former sewage treatment plant property. In February 2016, the City, the URA and Eastwinds Development, LLC ("Eastwinds") entered into a binding Letter of Intent to sell the City-owned approximately 12 acres of property to Eastwinds, subject to several conditions.

One significant condition required prior to the sale is for the City to acquire property to provide adequate public access for a street through the existing Columbia Gorge Outlets mall. This property acquisition requires easements and access rights for construction, operation, maintenance, repair and improvement of NW 257th Way, a public street of the City.

The City has proposed a budget appropriation of \$5 million in the Street Fund Fiscal Year 2016-2017 budget for the right of way and street acquisition, construction, engineering, and related costs. The expenditures are expected to be funded from a loan obtained from a State financing program. The City is currently researching the available State financing programs for which the street project may be eligible.

The Resolution also directs the City to prepare an agreement between the URA and the City to reimburse the City for the costs the City incurs arising from the right of way acquisition and construction, or to provide that the URA pay costs directly, if direct payment becomes appropriate. This agreement will not preclude other agreements that may provide for the URA to pay or reimburse other costs incurred by the City, if funds are expected to be available.

The URA Budget Committee discussed the planned street financing and potential repayment from the collection, over time, of URA tax increment. The proposed resolution is intended to address the concerns discussed by the Committee.

SUMMARY:

The proposed resolution authorizes the development of (1) an agreement or court order to acquire and construct the public right of way and street, and (2) an Intergovernmental Agreement (IGA) between the City and URA for the URA, through collection of the tax increment over time, to reimburse the City for the planned street financing costs.

RECOMMENDATION:

Approve the Resolution, to clarify any ambiguity about the source of repayment for City funding.

Current Year Budget Impacts Yes (*describe*) N/A Potential costs for loan package preparations, and legal fees, amounts yet to be determined.

Future Fiscal Impacts: Yes (*describe*) N/A Future debt service payments, terms, conditions, interest rate, and amounts yet to be determined.

Community Involvement Process: Yes (*describe*) N/A Urban Renewal Agency Budget Committee recommends approval.

RESOLUTION NO.

A RESOLUTION AUTHORIZING AND DIRECTING THE CITY MANAGER TO NEGOTIATE A LOAN TO PROVIDE FUNDING FOR PROPERTY ACQUISITION AND PROVIDING FOR AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY AND THE TROUTDALE URBAN RENEWAL AGENCY FOR REPAYMENT OF THE LOAN

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. The City of Troutdale (the "City") and the Troutdale Urban Renewal Agency (the "URA") are responsible for the future development of an approximately 12-acre parcel of property constituting the former sewage treatment plant, and for an approximately 8 acre parcel owned by Eastwinds Development, LLC (the "Properties"), both of which lie within the Troutdale Urban Renewal Area. To further this process, the City, the URA and Eastwinds Development, LLC have entered into a binding Letter of Intent, dated February 22, 2016, and authorized by Resolution No. 2323, adopted on February 16, 2016.
2. On March 22, 2016, the City Council adopted Resolution No. 2332 which provides for the acquisition of property to provide adequate public access to and aiding in the future development of the Properties.
3. The City will require funding to pay the costs of the property acquisition.
4. The City and the URA wish to reach an agreement as to how the property acquisition will be budgeted and financed.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE:

Section 1. The City Council authorizes and directs, subject to City Council approval, the City Manager to negotiate a loan between the City of Troutdale and an appropriate lending entity to provide funding to acquire and construct a public right-of-way or street, as authorized by Resolution No. 2332, adopted on March 22, 2016, and in compliance with the binding Letter of Intent between the URA and Eastwinds Development, LLC dated February 22, 2016.

Section 2. The City Council authorizes and directs, subject to City Council approval, the City Manager to prepare an intergovernmental agreement ("IGA") between the City and the URA in which the URA pledges to repay the City from tax increment financing ("TIF") proceeds or agrees to repay the loan directly to the lender.

Section 3. The City Manager is directed to return at an appropriate time to present the loan and IGA for consideration and possible approval by the City Council.

Section 4. This Resolution takes effect upon passage by the City Council.

YEAS:
NAYS:
ABSTAINED:

Doug Daoust, Mayor

Date

Sarah Skroch, City Recorder
Adopted:



CITY OF TROUTDALE



STAFF REPORT

SUBJECT / ISSUE: Conformance with County Addressing Protocols

MEETING TYPE:
City Council Regular Mtg.

MEETING DATE: May 10, 2016

STAFF MEMBER: Stephen Winstead
DEPARTMENT: Building

ACTION REQUIRED
Information/Discussion

ADVISORY COMMITTEE/COMMISSION RECOMMENDATION:
Not Applicable

PUBLIC HEARING
No

Comments:

STAFF RECOMMENDATION: Direction to pursue phased re-addressing of various properties.

EXHIBITS:

A. Ordinance No. 746

Subject / Issue Relates To:

- Council Goals existing City policy
 Legislative
 Other (administration of)

Issue / Council Decision & Discussion Points:

- ◆ The City of Troutdale has many properties that are not addressed properly according to the uniform system established in 2004.
- ◆ Staff proposes to apply that policy over a period of time, starting with areas affected by new subdivisions.
- ◆ The Council will need to decide if the addressing should be changed for the entire city, or proceed with address changes in a phased approach as proposed.

Reviewed and Approved by City Manager:

BACKGROUND:

The City adopted a "Street and Building Numbering System" for addressing properties in 2004 through Ordinance 746 (Exhibit A), which added section 15.30 to the Troutdale Municipal Code (included in Exhibit A):

15.30.010 - Street numbering system.

A. There is established a uniform system of numbering all houses and buildings fronting on all streets, alleys, and highways in the city, dividing the city into four general districts. In establishing the system, Buxton Road/Troutdale Road (and their imaginary extension northward) shall constitute the north and south base line from which the numbers on all houses and buildings on streets running easterly and westerly from such streets shall be extended each way, upon the basis of one number for each ten feet of property frontage, wherever possible, starting at the base line with the number one hundred one and continuing with consecutive hundreds at each intersection, wherever possible.

B. Historic Columbia River Highway shall constitute the east and west base line from which the numbers on all houses and buildings on streets running north and south from such street shall be extended each way, upon the basis of one number for each ten feet of property frontage, wherever possible, starting at the base line with the number one hundred one and continuing with consecutive hundreds at each intersection, wherever possible.

C. All even numbers shall be placed upon houses and buildings on the southerly side of streets, avenues, alleys and highways, and all odd numbers shall be placed upon houses and buildings on the northerly side of streets, avenues, alleys and highways.

D. All even numbers shall be placed upon houses and buildings on the easterly side of streets, avenues, alleys and highways, and all odd numbers shall be placed upon houses and buildings on the westerly side of such streets, avenues, alleys and highways.

(Ord. 746 § 5 Att. 3 (part), 2004)

Building numbers are assigned established upon the basis of one number for each ten feet of property frontage, wherever possible, starting at the base line with the number one hundred one and continuing with consecutive hundreds at each intersection, wherever possible (15.30.010 (A and B)). "The building official shall make the necessary survey and assign to each house and building located on any street in the city its respective number under the uniform system provided for..." (15.30.040)."

The requirement for proper addressing is therefore a code requirement that staff is obligated to enforce, however the addressing methodology has not been consistently administered and addresses have been inconsistently assigned.

It has not been a particular challenge for several years due to the slow growth caused by the economy, but a recent upsurge of infill subdivisions and minor partitions has brought the addressing issue to light since the City is discovering that many areas are inconsistent with the grid. As new infill subdivisions occur, the inconsistencies will become worse, and as the addressing grid is used by all first responders, it is fundamental in identifying the location of incidents, that may therefore threaten public safety if first responders cannot readily locate properties when responding to emergency calls.

An overlay grid system that reflects the original approved addressing scheme was used to determine how far off grid we are. The city was divided into 36 separate quadrants. Each quadrant was examined and it has determined that there are at least 1,900 addresses that are not numbered in accordance with the grid. The majority of the addresses are in the southern portion of the city starting at SW Cherry Park Road.

Address Discrepancies

Quadrant	Number	Quadrant	Number	Quadrant	Number
1	0	13	0	25	197
2	0	14	0	26	223
3	0	15	32	27	62
4	0	16	33	28	110
5	0	17	39	29	13
6	6	18	0	30	31
7	0	19	3	31	55
8	6	20	20	32	412
9	1	21	150	33	103
10	1	22	50	34	0
11	5	23	70	35	175
12	2	24	26	36	59

The results are approximate in that there were some properties that were in more than one quadrant.

Staff proposes to administer TMC 15.30 for properties initially within areas affected by new subdivisions by notifying them of the requirement to re-address within six (6) months, and re-addressing for other areas be phased in over a period of 3 years. Once notification is given, properties will be provided six (6) months to comply.

PROS & CONS:

Pros:

- The readdressing of the entire city at one time would place us back on grid and also plan for future development, as infill properties would have addresses consistent with the grid as the city builds out.
- The readdressing would significantly help our first responders locate residences and respond as quickly as possible without having to guess on addresses that are off-grid.

Cons

- There is a significant cost and time to property owners to have their properties readdressed.

Current Year Budget Impacts Yes (*describe*) N/A

Staff time for focused review of addresses and accuracy. If the staff makes a focused effort on phasing this address change we anticipate our permit technician and GIS analyst to dedicate at least 10% of their time to implement the code.

Future Fiscal Impacts: Yes (*describe*) N/A

There are available software programs that can be added to our mapping system that will expedite the review time. The actual costs are yet to be determined. Estimates are approximately \$2,500 for the add-on to our current programs.

City Attorney Approved Yes (*describe*) N/A

Community Involvement Process: Yes (*describe*) N/A

ORDINANCE NO. 746

AN ORDINANCE AMENDING TITLE 15 AND CHAPTER 12.05 OF THE TROUTDALE MUNICIPAL CODE PERTAINING TO BUILDINGS AND CONSTRUCTION, AND STREET NAMING

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. Title 15 of the Troutdale Municipal Code is comprised of various chapters that regulate building and construction related activities. Some of the provisions within these chapters date back as far as the mid 1970's and either no longer apply at all or need to be updated to reflect current standards and practices.
2. Chapter 12.05 of the Troutdale Municipal Code includes provisions pertaining to building numbering and other matters handled by the building official that ought to be included in Title 15.
3. The proposed amendments are a comprehensive housekeeping measure to update, correct and clarify the various chapters within Title 15 of the TMC. Because parts of TMC Chapter 12.05 are being transferred into Title 15, concurrent amendments to that chapter are necessary.

NOW, THEREFORE BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE

Section 1. Chapter 15.04 of the Troutdale Municipal Code, entitled State Building Code Standards, is hereby repealed and a new Chapter 15.04 as set forth in Attachment 1 is hereby adopted.

Section 2. Chapter 15.08 of the Troutdale Municipal Code, entitled Truth-in-Building Construction Statements, is hereby repealed.

Section 3. Chapter 15.12 of the Troutdale Municipal Code, entitled Fire Code, is hereby repealed and a new Chapter 15.12 as set forth in Attachment 2 is hereby adopted.

Section 4. Chapter 15.14 of the Troutdale Municipal Code, entitled Specialty Codes, is hereby repealed.

Section 5. Chapter 15.30 of the Troutdale Municipal Code, entitled Building Numbering System, is hereby amended to read as set forth in Attachment 3.

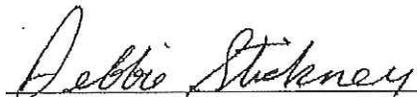
Section 6. Chapter 12.05 of the Troutdale Municipal Code, entitled Streets and Sidewalks, is hereby amended to read as set forth in Attachment 4.

YEAS: 7
NAYS: 0
ABSTAINED: 0



Paul Thalhofer, Mayor
February 25, 2004

Date



Debbie Stickney, City Recorder

Adopted: February 24, 2004

Chapter 15.04

BUILDING CODE
ADMINISTRATION AND
ENFORCEMENT

Sections:

- 15.04.010 Title
- 15.04.020 Purpose
- 15.04.030 General Provisions
- 15.04.040 Adoption of Codes
- 15.04.050 Unsafe Buildings
- 15.04.060 Building Official
- 15.04.070 Liability Limitation
- 15.04.080 Stop Work Orders
- 15.04.090 Fees
- 15.04.100 Inspections

15.04.010 Title

This chapter shall be known as the "Building Code Administration and Enforcement Ordinance".

15.04.020 Purpose

The purpose of this chapter is to establish uniform performance standards providing reasonable safeguards for the health, safety, welfare, comfort, and security of the occupants and users of buildings and for the use of modern methods, devices, materials, techniques and practicable maximum energy conservation.

15.04.030 General Provisions

A. The City shall administer and enforce all permit and inspection programs that have been delegated by the State of Oregon.

B. This chapter shall apply to the construction, alteration, moving, demolition, repair, maintenance and work associated with any building except those located in a public way.

C. Where, in any specific case, there is a conflict between this ordinance and Oregon Revised Statutes or Oregon Administrative Rules; the statute or rule shall govern.

15.04.040 Adoption of Codes

A. The City adopts and enforces the State Building Code per ORS 455 and the rules adopted thereunder.

B. The City adopts and enforces Appendix 9 (including Divisions I, II, and III) of the Oregon Structural Specialty Code.

C. In addition to any fines, penalties, remedies or other enforcement powers authorized by the State Building Code or the Oregon Structural Specialty Code, any violation shall also constitute a public nuisance under Chapter 8.28, subject to abatement, and shall be subject to the general penalty provisions in Chapter 1.04

15.04.050 Unsafe Buildings

A. All buildings regulated by this chapter, which are structurally unsafe, which do not have adequate egress, which constitute a fire hazard, or which are otherwise dangerous to human life are deemed to be unsafe. Any use of buildings constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is deemed to be unsafe. Parapet walls, cornices, spires, towers, tanks, statuary and other appendages or structural members which are supported by, attached to, or a part of a building and which are in deteriorated condition or otherwise unable to sustain the design loads which are specified in this chapter are hereby designated as unsafe building appendages.

Attachment 1

1 B. All unsafe buildings or appendages
2 are hereby declared to be public
3 nuisances and shall be abated in
4 accordance with the procedures set forth
5 in Chapter 8.28 of this code. As an
6 alternative, the City building official, the
7 City administrator or the administrator's
8 designee, may institute any other
9 appropriate action to prevent, restrain,
10 correct or abate the violation.

11
12 **15.04.060 Building Official**

13 A. The City building official is
14 authorized to enforce all the provisions
15 of this chapter.

16 B. The City building official may
17 appoint technical officers and inspectors
18 and other employees to carry out the
19 functions of this chapter.

20
21 **15.04.070 Liability Limitation**

22 The City building official, acting in
23 the scope and course of his employment,
24 without negligence or malice, shall not
25 be rendered personally liable for
26 damages that may accrue to persons or
27 property as a result of an act or by
28 reason of an act or omission in the
29 discharge of the duties required by this
30 chapter or other applicable law. This
31 chapter shall not be construed to relieve
32 from or lessen the responsibility of any
33 person owning, operating or controlling
34 any building for any damages to persons
35 or property caused by defects, nor shall
36 the City be held as assuming any
37 liability by reason of the inspections
38 authorized by this chapter or any permit
39 or certificate issued under this chapter.

40
41 **15.04.080 Stop Work Orders**

42 A. Whenever any work is being done
43 contrary to the provisions of this chapter,
44 the City building official may issue a
45 stop work order. The stop work order
46 shall be in writing and shall be served on

47 any person engaged in or causing the
48 work that must be stopped. Any person
49 who is issued a stop work order shall
50 stop such work until specifically
51 authorized by the City building official
52 to proceed. The stop work order shall be
53 served by posting a copy at the building
54 or premises where the work is being
55 done.

56 B. The City building official is
57 authorized to issue a stop work order for
58 violations of other pertinent laws or
59 ordinances of the City which specifically
60 prescribe stop work orders as an
61 enforcement action.

62
63 **15.04.090 Fees**

64 Fees charged to administer and
65 enforce the permit and inspection
66 programs under this chapter shall be
67 established by resolution of the city
68 council.

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70 **15.04.100 Inspections**

71 The building official, or the building
72 official's designee, is authorized to carry
73 out inspections to enforce the provisions
74 of this chapter. When an inspection is
75 performed, the building official shall
76 obtain consent or a warrant authorizing
77 the entry on or into private property,
78 except in circumstances where a warrant
79 or consent is not legally required.

1 Chapter 15.12
2
3 FIRE CODE AND FIRE LIFE AND
4 SAFETY REGULATIONS
5

- 6 Section:
- 7 15.12.010 Adoption of Fire
- 8 Code and Fire Life
- 9 and Safety
- 10 Regulations
- 11 15.12.020 Definitions
- 12 15.12.030 Establishment and
- 13 Duties of Fire
- 14 Prevention Division
- 15 15.12.040 Bulk Storage of
- 16 Liquefied Petroleum
- 17 Gases
- 18 15.12.050 Bulk Storage of
- 19 Flammable or
- 20 Combustible Liquids
- 21 in Above Ground
- 22 Tanks
- 23 15.12.070 Amendments to the
- 24 Oregon Uniform
- 25 Fire Code
- 26 15.12.075 Deleted Oregon
- 27 Uniform Fire Code
- 28 Sections Adopted
- 29 15.12.080 Appeals
- 30 15.12.090 Fire Safety
- 31 Inspection Program
- 32 15.12.010 Adoption of Fire
- 33 Code and Fire Life
- 34 and Safety
- 35 Regulations

36
37
38 (1) For the purpose of prescribing
39 minimum regulations governing
40 conditions hazardous to life and property
41 from fire, panic, or explosion, the city
42 adopts the fire code known as the
43 Oregon Uniform Fire Code, 1998
44 edition, published by the International
45 Fire Code Institute and the whole
46 thereof, including the 2001 State of

47 Oregon Supplement and the appendices,
48 except as otherwise amended in section
49 15.06.070 and incorporated herein, and
50 except as certain deleted sections are
51 otherwise adopted in section 15.06.070
52 by reference herein.

53 (2) This code section, including the
54 codes hereby adopted, shall be filed and
55 maintained in the record of the Gresham
56 Fire and Emergency Services, in the
57 State Fire Marshal's Office, and the
58 Troutdale Community Development
59 Department. Chapter 15.12 shall be
60 known as the Fire Prevention and Fire
61 and Life Safety Code of the City of
62 Troutdale (hereafter known as "Fire
63 Code").

64 (3) In addition to any fines, penalties,
65 remedies or other enforcement powers
66 authorized by the Oregon Uniform Fire
67 Code, any violation of the Oregon
68 Uniform Fire Code shall also constitute a
69 public nuisance under Chapter 8.28 and
70 shall be subject to the general penalty
71 provisions in Chapter 1.04.

72 (4) Whenever a reference is made to any
73 portion of this code or any other
74 applicable law or ordinance, the
75 reference applies to all amendments and
76 additions now or hereafter adopted by
77 the State Fire Marshal and the City of
78 Gresham.

81 15.12.020 Definitions

82 For the purposes of this article, the
83 following mean:

84 Administrator. Wherever the Oregon
85 Uniform Fire Code uses the term
86 administrator or director, it shall mean
87 the Troutdale City Administrator.

88 Bulk Storage. Flammable and
89 combustible liquids, in tanks in excess of
90 1,000 gallons.

91 Bulk Storage of Petroleum. Tanks in
92 excess of 2,000 gallons.

Attachment 2

1 Business. Any activity, trade,
2 occupation, profession, or pursuit
3 conducted for the purpose of generating
4 revenue, whether for profit or non-profit,
5 excluding home occupations.

6 Chief. The Gresham Fire Chief, or the
7 chief's designee.

8 City. Wherever the Oregon Uniform
9 Fire Code uses the term city, county,
10 jurisdiction, municipality, or state, it
11 shall mean the City of Troutdale.

12 City Attorney. Wherever the Oregon
13 Uniform Fire Code uses the term city
14 attorney or corporate counsel, it shall
15 mean the Troutdale City Attorney.

16 Fire Marshal. Wherever the Oregon
17 Uniform Fire Code uses the term fire
18 prevention engineer or chief of the
19 Bureau of Prevention, or Deputy Fire
20 Marshal, it shall mean the City of
21 Gresham Fire Marshal.

22 Illegal Occupancy. Any business
23 occupying a building without a business
24 license application or changing
25 occupancy without proper building
26 department permits.

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29 **15.12.030 Establishment and**
30 **Duties of Fire**
31 **Prevention**
32 **Division**

33 The Oregon Uniform Fire Code,
34 1998 Edition with 2001 Oregon
35 supplement, shall be enforced by the
36 Fire Prevention Division of the Gresham
37 Fire and Emergency Services, which
38 shall be operated under the supervision
39 of the fire marshal under the direction of
40 the fire chief. The chief may detail or
41 assign members of the fire department as
42 inspectors, pursuant to section 10.2.2.1
43 of the Oregon Uniform Fire Code and
44 ORS 476.030.

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46 **15.12.040 Bulk Storage of**

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**Liquefied Petroleum
Gases**

The bulk storage of liquefied
petroleum gas, in excess of 2,000 gallons
as referred to in section 8204.2 of the
Fire Code is prohibited within all areas
of the city, except those zoned general
industrial or light industrial on the
Troutdale zoning map.

**15.12.050 Bulk Storage of
Flammable or
Combustible Liquids
in Above Ground
Tanks**

The storage of flammable or
combustible liquids in outside above
ground tanks referred to in section
7902.2.2.1, Article 52, Appendices, and
II-K of the Fire Code is prohibited
within all areas of the city, except those
zoned general industrial or light
industrial on the Troutdale zoning map
or whenever a fire prevention permit has
been issued that fully complies with
article 79 and Appendix II-K of the Fire
Code (see UFC Section 5202.4.1).

**15.12.070 Amendments to the
Oregon Uniform
Fire Code**

The Oregon Uniform Fire Code,
1998 Edition, with 2001 Oregon
supplement is amended and changed as
follows:

1. **Section 101.3 is amended to add:**
The most current NFPA Standard will
apply unless otherwise specified in the
Uniform Building Code.

2. **Section 103.2.1.1. is amended to
add:** The chief is authorized to enforce
and administer this code as directed in
ORS 476.060, and OAR Chapter 837,
Division 39. Under the chief's direction,
the fire department is authorized to

Attachment 2

1 enforce all statutes, ordinances and
2 regulations pertaining to:

3 9. The maintenance of clear access to
4 buildings and structures, by preventing
5 the blockage of any fire access to
6 buildings.

7 10. The appropriation of water supplies,
8 when necessary, to adequately provide
9 for the protection of buildings and
10 structures.

11 3. **Section 104.2 is amended to**
12 **read:**

13 (a) The chief is authorized to investigate
14 promptly the cause, origin and
15 circumstances of each and every fire
16 occurring in the City of Troutdale
17 involving loss of life, injury to persons
18 or destruction or damage to property. If
19 it appears that such fires are of
20 suspicious origin, the chief is authorized
21 to take immediate charge of all physical
22 evidence relating to the cause of the fire,
23 and is authorized to pursue the
24 investigation to its conclusion.

25 (b) The chief is authorized to investigate
26 the cause, origin and circumstances of
27 unauthorized releases of hazardous
28 materials.

29 (c) The Troutdale police department is
30 authorized to assist the chief in
31 investigations when requested to do so.

32 4. **Section 104.3.1 is amended to**
33 **read:**

34 Fire Occurrences. The chief shall keep a
35 record of fires occurring within the City
36 of Troutdale and of facts concerning the
37 same, including statistics as to the extent
38 of such fires and the damage caused
39 thereby, together with other information
40 as required.

41 5. **Section 104.3.2 is amended to**
42 **add:**

43 Record Retention. The chief shall retain
44 for not less than five (5) years a record
45 of each investigation made showing the

46 cause, the findings, and disposition of
47 each investigation.

48 6. **Section 901.4.4 is amended to**
49 **read:**

50 Premises identification. Approved
51 numbers or addresses, a minimum of six
52 (6) inches in height, internally or
53 externally lighted, shall be placed on all
54 new and existing buildings in such a
55 position as to be plainly visible and
56 legible from the street or road fronting
57 the property. Numbers may need to be
58 larger depending on visibility. Said
59 numbers shall be of a contrasting color
60 with their background.

61 7. **Section 1003 is amended to add:**

62 1003.1.1.1 Automatic Sprinkler shutoff.
63 When structures are protected with an
64 automatic fire sprinkler system, an
65 approved outside above grade indicating
66 control valve shall be installed. The
67 location and connection to fire main
68 water line shall be on the supply side (or
69 the street side) of the FDC connection.
70 EXCEPTION: The chief may modify
71 these provisions on 13-R and 13-D fire
72 sprinkler systems.

73 8. **Section 1103.2.2 is amended to**
74 **add:**

75 1103.2.2.1 Containers and Drop Boxes.
76 Portable wheeled containers and roll-off
77 drop boxes for the accumulation of
78 waste materials shall not be located in
79 such a manner that a fire occurring in a
80 container/drop box would create a threat
81 to persons, buildings, vehicles, exitways,
82 utilities, vegetation, adjacent property or
83 their contents. Maintain not less than
84 five (5) feet of clearance from
85 combustible walls, openings or
86 combustible roof eave lines.

87 9. **Add a Section 1103.3.2.6.1:**

88 Vehicle Exhibition. The chief may issue
89 a permit authorizing the exhibition or
90 use of automotive vehicles within
91 commercial buildings, other than public

1 garages and automobile dealerships,
2 when such precautions and safety plans
3 as required by the chief have been
4 complied with by the applicant for such
5 permit. The following provisions shall
6 apply:

7 (a) Maintain not more than 1/4 tank or
8 five (5) gallons in fuel tanks of each
9 vehicle, total.

10 (b) Disconnect battery terminal and
11 secure in an approved manner.

12 (c) Secure gas cap in an approved
13 manner to prevent vehicle filling while
14 on display.

15 10. Section 1303.3.3.2 is amended
16 and adds a subsection to read:

17 A record of all required fire drills shall
18 be kept by the person in charge of the
19 occupancy and forwarded to the chief on
20 an annual basis. Records of fire drills
21 shall include the time and date of each
22 drill held, the name of the person
23 conducting such drill and the time
24 required to vacate the building.

25 11. Section 7901.3.2 is amended to
26 read:

27 Plan Approval of Aboveground Tanks.
28 Tank installations for the storage of
29 flammable or combustible liquids,
30 located above ground, of greater than 60
31 gallons' capacity require a permit and
32 plan approval prior to installation.
33 Permits must be obtained from Gresham
34 Fire & Emergency Services and
35 Troutdale Building Division prior to
36 installation.

37 12. Section 7902.1.7.2.5 is
38 amended to read:

39 Reinstallation of Underground Tanks.
40 Tanks which are to be reinstalled for
41 flammable or combustible liquid service
42 shall comply with all of the provisions of
43 this article. The tanks' original use shall
44 not be changed until the manufacturer or
45 a licensed engineer certifies the tank

46 meets all applicable requirements for its
47 intended use.

48 13. Section 8001.10.6.1 General is
49 amended by adding:

50 Cabinets shall be conspicuously labeled
51 in red letters on a contrasting
52 background with the approved NFPA
53 704 hazard diamond on front with
54 correct numbers to show maximum
55 accumulative hazard of all materials in
56 class of the hazardous material stored
57 within the cabinet.

58 14. Section 8003.15.2.4 -- add a
59 new subsection to read:

60 Breathing Apparatus. Where other
61 health hazard solids, liquids and gases
62 are stored, a minimum of two (2) self-
63 contained breathing apparatus shall be
64 provided. The breathing apparatus shall
65 be suitable for use with the material
66 being stored and shall be located near
67 the immediate area of storage in a
68 location that provides safety to those
69 persons expected to don the apparatus.
70 A safe area is one which is not likely to
71 be immediately affected by the release of
72 hazardous material in the area of
73 concern. All personnel shall be trained in
74 the use of the breathing equipment,
75 pursuant to all applicable laws, prior to
76 their use of the breathing apparatus.

78 **15.12.075 Deleted Oregon**
79 **Uniform Fire Code**
80 **Sections Adopted**

81 The following sections of the Oregon
82 Uniform Fire Code, 1998 Edition
83 (OUFC) which are noted in the OUFC as
84 being "specifically deleted from the
85 provisions of this code" are hereby
86 adopted as part of this Fire Code and
87 their provisions are hereby specifically
88 incorporated herein:

89 PAGE	SECTION
90 1-6	104.3.1 - 104.3.2
91	105.2 - 105.2.3

Attachment 2

1 105.5 – 105.7 47 shall be established by Troutdale City
2 1-7 – 1-8 105.8a1-w1 48 Council resolution.
3 1-8.1 – 1-8.2 TABLE 105 A, B, C 49 (5) Warrants. When an inspection is
4 1-51 1303.3.3.2 50 done pursuant to this chapter to enforce
5 1-202 8001.3 – 8001.3.3 51 compliance with the Uniform Fire Code,
6 52 as adopted herein, the person doing the
7 **15.12.080 Appeals** 53 inspection shall obtain consent or a
8 The Appeals Board specified in section 54 warrant authorizing the entry into a
9 103.1.4 of the Fire Code shall consist of 55 building or structure, except in
10 the Troutdale Building Official, with the 56 circumstances where a warrant or
11 addition of a fire protection specialist as 57 consent is not legally required.
12 designated by the chief. 58
13 59
14 **15.12.090 Fire Safety** 60
15 **Inspection Program** 61
16 (1) Purpose and Scope. The purpose 62
17 of this section is to set forth the 63
18 requirements of a Fire Safety Inspection 64
19 Program within the City of Troutdale for 65
20 violations of the Uniform Fire Code. 66
21 The provisions of this section shall apply 67
22 to each business location of every 68
23 business within the City of Troutdale. 69
24 (2) Fire Safety Inspections. Each 70
25 business location of every business 71
26 located within the City of Troutdale is 72
27 subject to a fire safety inspection by 73
28 Gresham FES each calendar year. 74
29 (3) Fire Safety Reinspections. When
30 violations of the UFC are found in the
31 course of an annual inspection, Gresham
32 FES shall conduct a reinspection, after
33 allowing the appropriate time for
34 voluntary abatement of the violation.
35 (4) Failure to Abate UFC Violations.
36 Failure to abate UFC violations shall
37 constitute a public nuisance, and subject
38 the violator to the nuisance abatement
39 remedies established in TMC Chapter
40 8.28 and Troutdale City Council
41 resolutions implementing Chapter 8.28,
42 including, but not limited to, the
43 imposition of an administrative
44 enforcement fee for each month the
45 violation continues. The administrative
46 enforcement fee for inspection violations

Chapter 15.30

STREET AND BUILDING
NUMBERING SYSTEM

Sections:

15.30.010 Street numbering system

15.30.020 Street prefixes

15.30.030 Street designations

15.30.040 Assignment of numbers

15.30.050 Suffixes

15.30.060 House numbers – size, materials and placement

15.30.070 Building official's duties

15.30.080 New buildings – General requirements

15.30.090 Enforcement

15.30.100 Violation – Report and investigation

15.30.010 Street numbering system.

A. There is established a uniform system of numbering all houses and buildings fronting on all streets, alleys, and highways in the city, dividing the city into four general districts. In establishing the system, Buxton Road/Troutdale Road (and their imaginary extension northward) shall constitute the north and south base line from which the numbers on all houses and buildings on streets running easterly and westerly from such streets shall be extended each way, upon the basis of one number for each ten feet of property frontage, wherever possible, starting at the base line with the number one hundred one and continuing with consecutive hundreds at each intersection, wherever possible.

B. Historic Columbia River Highway shall constitute the east and west base line from which the numbers on all houses and buildings on streets running

north and south from such street shall be extended each way, upon the basis of one number for each ten feet of property frontage, wherever possible, starting at the base line with the number one hundred one and continuing with consecutive hundreds at each intersection, wherever possible.

C. All even numbers shall be placed upon houses and buildings on the southerly side of streets, avenues, alleys and highways, and all odd numbers shall be placed upon houses and buildings on the northerly side of streets, avenues, alleys and highways.

D. All even numbers shall be placed upon houses and buildings on the easterly side of streets, avenues, alleys and highways, and all odd numbers shall be placed upon houses and buildings on the westerly side of such streets, avenues, alleys and highways.

15.30.020 Street prefixes.

A. All streets in the section of the city north of Historic Columbia River Highway and east of Buxton Road/Troutdale Road shall be designated as "northeast", and the prefix "NE" shall be added to the street name.

B. All streets in the section of the city south of Historic Columbia River Highway and east of Buxton Road/Troutdale Road shall be designated as "southeast", and the prefix "SE" shall be added to the street name.

C. All streets in the section of the city north of Historic Columbia River Highway and west of Buxton Road/Troutdale Road shall be designated as "northwest", and the prefix "NW" shall be added to the street name.

D. All streets in the section of the city south of Historic Columbia River Highway and west of Buxton Road/Troutdale Road shall be designated

1 as "southwest", and the prefix "SW"
2 shall be added to the street name.
3 E. The part of Historic Columbia
4 River Highway east of Buxton Road
5 shall be designated as "east", and the
6 part west of Buxton Road shall be
7 designated as "west", and the
8 appropriate prefix "E" or "W" shall be
9 added to the street name.
10 F. Buxton Road and Troutdale Road
11 shall be designated as "south", and the
12 prefix "S" shall be added to the street
13 name.
14
15 **15.30.030 Street designations.**
16 A. Streets running north and south on
17 grid shall be designated as "avenues".
18 B. Streets running north and south off
19 grid shall be designated as "places".
20 C. Streets running east and west on
21 grid shall be designated as "streets".
22 D. Streets running east and west off
23 grid shall be designated as "ways".
24 E. Neighborhood collector streets
25 shall be designated as "lanes".
26 F. Cul-de-sacs with streets running
27 north and south shall be designated as
28 "courts".
29 G. Cul-de-sacs with streets running
30 east and west shall be designated as
31 "circles".
32
33 **15.30.040 Assignment of**
34 **Numbers.**
35 The building official shall make the
36 necessary survey and assign to each
37 house and building located on any street
38 in the city its respective number under
39 the uniform system provided for in this
40 chapter. Such number or numbers shall
41 be placed within fifteen days after the
42 building official has assigned the proper
43 number.
44
45 **15.30.050 Suffixes.**

46 Where only one number is available
47 for any house or building, the owner, or
48 agent of such house or building who
49 shall desire distinctive numbers for
50 upper and lower portions of any such
51 house or building, or for any such house
52 or building fronting on any street shall
53 use the suffix "A", "C", etc., as may be
54 required.
55
56 **15.30.060 House numbers - Size,**
57 **materials and**
58 **placement.**
59 All numbers placed on houses and
60 shall be done in accordance with the
61 standards of the Oregon Uniform Fire
62 Code as amended by Chapter 15.12 of
63 this code.
64
65 **15.30.070 Building official's**
66 **duties.**
67 It shall be the duty of the building
68 official to inform any party applying
69 therefore the number or numbers
70 belonging to or embraced within the
71 limits of the lot or property as provided
72 in Section 15.30.010 of this chapter.
73
74 **15.30.080 New buildings -**
75 **General requirements.**
76 Whenever any new house, building, or
77 structure shall be erected in the city, in
78 order to preserve the continuity and
79 uniformity of numbers of the houses,
80 buildings, and structures, it shall be the
81 duty of the owner or the owner's agent
82 to procure the correct number or
83 numbers, as designated by the building
84 official for the property. The owner or
85 agent shall immediately fasten the
86 number or numbers as assigned upon the
87 house, building, or structure in a manner
88 as provided in this chapter. No building
89 permit shall be issued for any house,
90 building, or structure until the building

1 official has assigned-the official number
2 of the premises.

3

4 **15.30.090 Enforcement.**

5 It is unlawful for any person to alter
6 any building number which conforms to
7 the provisions of this chapter. It shall
8 also be unlawful knowingly to retain any
9 number which is improper under the
10 rules for numbering buildings set forth in
11 this chapter, or to display any number on
12 a building other than the number
13 assigned the building.

14

15 **15.30.100 Violation – Report and**
16 **investigation.**

17 It shall be the duty of every officer or
18 other employee of the city to report all
19 violations of this chapter to the building
20 official. The building official shall cause
21 the report to be investigated, and if such
22 investigation reveals a violation of this
23 chapter, the building official shall notify
24 the owner, occupant or person in charge
25 of the building upon which such
26 violation exists to correct such violation
27 within fifteen days. If such correction is
28 not made, the owner, occupant, or
29 person in charge of the building will be
30 found guilty of such violation and
31 subject to the penalties set forth in this
32 chapter 1.04 of this code.

33

Chapter 12.05

STREETS AND SIDEWALKS

Sections:

- 12.05.010 Title.
- 12.05.020 Intent and scope.
- 12.05.030 Establishment of a street fund.
- 12.05.040 Street classification.
- 12.05.050 Renumbered to 15.30.010.
- 12.05.060 Renumbered to 15.30.020.
- 12.05.070 Renumbered to 15.30.030.
- 12.05.080 Sidewalks.

12.05.010 Title.

This chapter of the code shall be entitled "streets and sidewalks."

12.05.020 Intent and scope.

Pursuant to the statutes of the state of Oregon and the powers granted in the Charter of the city, the council declares its intent to acquire, own, construct, reconstruct, improve, equip, maintain and repair a street system within the city limits, and outside the city limits when consistent with city policy, intergovernmental agreements and state law.

12.05.030 Establishment of a street fund.

There is established a street fund composed of state gas tax revenues. Such revenues shall be used for the acquisition, construction, operation, maintenance and repair (to include removal, replacement and improvements) of the city's street system. To the extent that the fees collected may not be sufficient to properly meet the expenses of the street

system, the cost of same may be paid from other city funds as may be determined by the council, but the council may order the reimbursement of such funds if additional street funds are collected thereafter. The fees collected by virtue of this chapter shall not be used for general or other governmental purposes of the city except to pay for the equitable share of the cost of accounting, management and other administrative costs attributable to the street system.

12.05.040 Street classification.

A. Streets within the city which are owned by other jurisdictions, such as the state of Oregon or Multnomah County, shall have the classifications as designated by that jurisdiction.

B. City streets shall be designated by resolution of the council. Neighborhood collector streets shall have a right-of-way width of sixty feet and a pavement width of more than thirty-two feet. Local streets shall have a right-of-way width of fifty feet and a pavement width of thirty-two feet or less.

12.05.050 Renumbered to 15.30.010.

12.05.060 Renumbered to 15.30.020.

12.05.070 Renumbered to 15.30.030.

12.05.080 Sidewalks.

A. The owner(s) of land abutting any street in the city shall be responsible for constructing, reconstructing, maintaining and repairing the sidewalks, curbs, driveway approaches, and parking/landscaping strips in the public way abutting or immediately adjacent to said land.

B. Said property owner(s) shall be liable for any and all damages to any person who is injured or otherwise suffers

Attachment 4

1 damage resulting from the defective
2 condition of any sidewalk, curb,
3 driveway approach, or
4 parking/landscaping strip in the public
5 way adjacent to said land, or by reason
6 of the property owner's failure to keep
7 such sidewalk, curb, driveway approach,
8 or parking/landscaping strip in safe
9 condition and good repair.

10 C. If said property owner(s) does not
11 construct, reconstruct, maintain, or
12 repair the sidewalk, curb, driveway
13 approach, or parking/landscaping strip in
14 the public way adjacent to said land
15 within thirty days after receiving written
16 notice from the director to do so, the
17 director may initiate a proceeding in
18 municipal court to compel compliance,
19 to assess a fine of not less than two
20 hundred dollars nor more than one
21 thousand dollars per violation, and/or to
22 require reimbursement if the city
23 performs the work.

24 D. The director shall only issue a notice
25 or initiate a proceeding in municipal
26 court if the director receives a complaint
27 that a sidewalk, curb, driveway
28 approach, or parking/landscaping strip in
29 the public way needs to be constructed,
30 reconstructed, maintained, or repaired.
31