

MINUTES
CITY COUNCIL – WORK SESSION
Troutdale Police Community Center – Kellogg Room
234 SW Kendall Court
Troutdale, OR 97060-2078

Tuesday, June 30, 2020 – 6:30PM

1. Roll Call

Mayor Ryan called the meeting to order at 6:34pm.

PRESENT: Mayor Ryan, Councilor Ripma, Councilor Lauer, Councilor Kranz, Councilor White, Councilor Moon and Councilor Hudson.

ABSENT: None.

STAFF: Ray Young, City Manager and Sarah Skroch, City Recorder.

GUESTS: Mike Abbate, Abbate Designs LLC

2. Discussion: Discussion of Potential Tactical Approaches to Council Goals.

<0:00:31>

Mike Abbate, Abbate Designs LLC, stated the 3 goals for the meeting are to review Council goals established in February, discuss different tactical approaches and get Council's direction as to which approaches they would like staff to invest time in in the coming fiscal year. Council was given ground rules for the meeting (attached as Exhibit A to these minutes).

<0:05:18>

Mike Abbate explained the 3 colored cards they were given: the green card means you can support the idea, the yellow card means you can support the idea with some modifications, and the red card means you adamantly oppose the idea. He went over the 2020 Troutdale City Council Priorities in Exhibit A to the staff report.

<0:12:27>

Ray Young, City Manager, discussed the possibly of consolidating goals 1 and 3 and stated there is no city owned property on any river except the Urban Renewal Area. Even though the word Columbia River is in there, the City doesn't own any property on the Columbia River. It seems to be the same parcel of the Urban Renewal Area.

<0:15:52>

Mike Abbate asked Council, for the purposes of identifying next steps for staff, should item 1 and item 3 be combined into one or kept separate.

Ray Young pointed out it would have to be reworded because it says city owned property. It would have to be a separate goal with wording that reflects that its other entity owned property.

Councilor Kranz stated there is also the river property where Sugarpine is located on the Sandy River.

<0:17:48>

Councilor Ripma stated negotiating a high-quality development agreement for the URA is the Council's number one priority. That's where the City's emphasis needs to be and its way more urgent.

Mike Abbate stated the Council's rankings reflect that.

Councilor Lauer stated he agrees with what Councilor Ripma said but also to go so far as in number 3 to say maybe Council could consider rezoning that land north of Troutdale.

<0:19:12>

Councilor Moon stated it sounds like keeping number 1 and 3 separate is well established by Council.

Mike Abbate asked Council who is in favor of keeping numbers 1 and 3 as separate items.

Councilor Lauer stated he's fine with consolidating 1 and 3 but not losing emphasis on number 1. If Council wants to develop a plan for city owned riverfront properties, that can be tied in in negotiating high-quality development agreements for the URA. He suggested consolidating 1 and 3 and getting rid of the Columbia River for right now and leave it as the Sandy.

Councilor Kranz stated she likes what Councilor Lauer said.

<0:21:01>

Mike Abbate stated there were 5 votes for keeping them separate and then Councilor Lauer's idea of consolidating them but put the emphasis on number 1 to negotiate high-quality development agreements in the URA. Council was asked about consolidating them into one overall statement, but the focus and the emphasis would be on negotiating high-quality development agreements in the URA.

Council agreed unanimously.

Mike Abbate asked Council if modifying number 3 to say, develop a plan for riverfront properties along the Sandy and Columbia River.

Council agreed.

<0:23:17>

Mike Abbate gave a brief overview of Exhibit B to the staff report and explained item number 1 is #5 on the Council's overall scoresheet (Exhibit A to the staff report) and it is to determine how to best consolidate the location of the functions of city government with options a, b, c and d.

Councilor Kranz stated another option may be a lease to buy situation for the City.

Councilor Ripma stated he thinks option a can be dropped because it's already been tried, and options c and d are more or less the same direction to staff.

Councilor Moon stated he is in favor of option b because it's economical and it accomplishes the goal of getting the City functioning more effectively and doesn't really require a big outlay of cash or bond.

<0:27:40>

Mike Abbate explained, in Exhibit B each item has choices that Council wants staff to focus on. There might be more than one option to consider.

Councilor Lauer suggested exploring option b and Councilor Kranz's option of lease to buy. He stated he doesn't mind continuing with the current decentralized temporary solution, but the problem is that it's temporary and he would like to have an idea as to where the City staff is going in the near future. He would like the current Council to find a solution.

Councilor Kranz stated she does not want it deferred to the next Mayor and Council in January.

Councilor Ripma stated he is not in favor of having the City staff start looking for lease locations to consolidate City Hall.

<0:31:49>

Councilor White stated he doesn't think the voters would understand City staff moving into another leased space. The idea is to get a permanent location. A lease is a waste of money and the old City Hall site has a lot of potential.

Mike Abbate asked if an amendment with an option to buy affects Councilor White's thinking.

Councilor White stated he would have to hear all the options before he could answer that question.

<0:34:20>

Mayor Ryan reminded Council that 2/3 of the voters said, do not spend any City money or voters' money on the old City Hall. He stated he could get behind moving from one lease to the next.

<0:37:24>

Councilor Moon stated he thinks it would be cheaper to consolidate into a larger lease because city staff is spread out and there are multiple leases. Typically, when there is more square footage the lease rate might be less plus saving staff time by having them all in one location.

Councilor Ripma stated he favors a civic building that is owned by the City and he wants the building saved.

Councilor Hudson stated he thinks Council can trust city staff to help make a determination of what is more cost effective and what makes financial sense.

Councilor White stated he hoped that Council's goals would be unanimous.

<0:42:38>

Mike Abbate asked Council if they would support the idea of option b and c.

1b – Pursue new leased space to consolidate most City “City Hall” functions in a single location, perhaps with a least to buy option.

1c – Continue current decentralized “temporary” solution.

Green – 5, Yellow – 1, Red – 1

Councilor Ripma stated he's worried that pursuing new lease space is going to take over the goal. He doesn't want staff pursuing new lease space right now.

Mike Abbate asked Councilor Ripma if there was a condition that you would propose that would change this to a green card?

Councilor Ripma responded combining c and d.

<0:44:50>

Ray Young stated, for staff, it isn't an issue specifically of money. It's an issue of management and team cooperation and saving of time and communication between all the staff members. Staff is spread out and it's harder to work together, it's harder to lead a team that is spread out and it's difficult for the citizens to know which direction to go to get information. Bremik Construction has approached staff about the possibility of lease optioning the second floor of their second building that's unbuilt. Dean Hurford has the lot on the corner of 257th and Columbia River Highway that he would like to develop and

wondered if the City would be interested in looking at that lot as a possible place to put a City Hall as a lease option. Staff won't pursue them unless Council directs them to do so.

<0:49:22>

Councilor Kranz stated the idea of consolidating is to increase efficiency. She's excited for the opportunity to see what staff can pursue.

<0:50:35>

Mike Abbate stated he'd like to see who supports or does not support each option for Item 1 – Determine how to best consolidate the location of the functions of city government:

1a – Bond levy to build new City Hall.

Green – 0, Yellow – 0, Red – 7

1b – Pursue new leased space to consolidate most City “City Hall” functions in a single location, perhaps with a least to buy option.

Green – 5, Yellow – 0, Red – 2

Councilor White stated the Bremik building was pursued but it's at a market rate. The lease space paid now is a little over a dollar a square foot and the market rate is \$23 or \$24 a square foot. The City has a great deal now.

1c – Continue current decentralized “temporary” solution.

Green – 2, Yellow – 4, Red – 1

1d – Refer to new Mayor and City Council in January 2021.

Green – 2, Yellow – 0, Red – 5

<0:54:51>

Mayor Ryan stated the Council is asking the city staff to pursue and to bring options back to the Council. The Council is making determinations for 50 plus people and what's best for them. The Council needs to listen to the employees and let them have a voice and pursue it.

<0:56:20>

Mike Abbate stated he'd like to see who supports or does not support each option for Item 2a – Explore options for existing City Hall property:

2a(a) – Continue to mothball building indefinitely. Develop a cost estimate per annum.

Green – 2, Yellow – 0, Red – 5

2a(b) – List the property for sale to any interested development without conditions.

Green – 2, Yellow – 2, Red – 3

<0:58:24>

Councilor Lauer stated he's not keen on the "without conditions" part.

Mayor Ryan agrees with Councilor Lauer, he's not against putting it up for sale, but without conditions makes him nervous.

2a(c) – List for sale the property to any interested development who would restore and keep the building.

Green – 4, Yellow – 2, Red – 0

<1:01:27>

Councilor Hudson suggested adding an option e, which would be to explore repurposing the old City Hall building for city use potentially as a library, a community center or as something that keeps it in the City and costs less than moving the City Hall functions into it.

Ray Young stated that was one of the proposals that staff presented to Council last year with a budget for it and it was about a \$2.5 million cost to restore it to basic use.

Councilor Kranz stated she doesn't think looking at the community aspect and the City still holding the deed makes sense for the City.

<1:03:21>

Councilor Ripma stated he likes Councilor Hudson's proposal. It is a city building and it's owned by the citizens. He thinks for a couple million dollars, Zach might be right, the Council could do it without going to the citizens. He stated the City owes it to the voters to keep the building.

Mayor Ryan cautioned the Council about being careful with the voters' money.

<1:05:51>

2a(d) – Raze the building and pursue either a sale of the property, or a bond levy to construct a new city hall as per 1a.

Green – 0, Yellow – 0, Red – 7

**2a(e) – Repurposing old city hall for City use other than a city hall function.
(Newly added)**

Green – 3, Yellow – 0, Red – 4

Council decided to take options 2a(a) and 2a(d) off the list and discuss options 2a(b), 2a(c) and 2a(e).

<1:09:09>

Councilor Lauer stated he gives a yellow for option 2a(b) because he doesn't like the "without conditions" portion. He would love option 2a(b) if it included some conditions.

Councilor Kranz stated the goal should be to have staff given direction to look at the options for sale. She would like to see what all the options are before Council makes a decision.

Councilor Ripma stated he was thinking the goal could be direction to staff to either list it or try to sell it but explore options to save the building.

<1:13:42>

Mike Abbate stated it might be a possibility of rewording option 2a(b) to give staff direction to explore options for sale in terms of conditions related to repurposing the building or Council could ask staff to explore the options of selling it, including conditions of preserving or restoring or salvaging the building.

Ray Young stated he is happy to do whatever Council tells staff to do with the building. His job is to make sure Council makes an informed decision.

Councilor Ripma stated it seems that Council could direct staff to explore developments repurposing the building or saving the building for possible city use.

Mike Abbate suggested asking staff to pursue options for sale, including making recommendations as for the conditions that might be applied related to repurposing the building. Then staff could go out and do a market scan, see if there are people who might be interested in doing it and renovating it.

Councilor Ripma stated that would be an okay goal.

<1:22:42>

Councilor Lauer stated he would like to come up with something viable to send to staff. He doesn't want to keep rehashing the fact of keeping the old City Hall building because that ship has sailed. He doesn't support repurposing the building and returning it to the City Hall.

<1:27:24>

Mike Abbate asked if 2a(b) would achieve some support if in the offer for sale there was an incentive that was offered to the purchaser, if they retained and repurposed the building, as part of the conditions. In other words, asking the marketplace to invest in the building.

Councilor Ripma stated he could go along with the idea. He realizes the building will be modified to some extent if it's used for any other purpose. He asked if there is anything wrong with having staff, as an alternate part of exploring options, asking them to explore other city uses.

<1:28:52>

Councilor Kranz stated the simple cost factor is the challenge. It's too much of a cost burden for the City.

Ray Young stated the basic, cheapest remodel to make the building structurally sound and usable for anything is over \$2 million.

Mike Abbate suggested exploring the options for sale to a developer with some conditions and incentives for redeveloping the building.

2a(b) – Exploring the options for sale to a developer with some conditions and incentives for redevelopment the building. (Reworded)

Green – 6, Yellow – 0, Red – 1

Councilor White stated the city owns the property at the old City Hall location. A City Hall and a library could be put on that property with parking.

<1:32:30>

Councilor Kranz asked how much it would cost to keep the building site, independent of the parking lot, and demolish the building.

Ray Young replied the City has not gotten a bid on keeping the building site and demolition without Council direction.

Mayor Ryan stated the City is 10 years behind on this and it's time for Council to think bigger.

<1:37:28>

Mike Abbate stated we've come close to a consensus on these first 2 items with a 5-2 for 1(b) with some modifications, pursue new leased space to consolidate most City "City Hall" functions in a single location with an option to buy; and a 6-1 for 2a(c) explore the options for sale of the property to a developer with some conditions and incentives for redevelopment the building.

Ray Young stated it sounds like the value is that it's more important to save the building than to put city staff in it.

Councilor Ripma replied yes.

<1:38:44>

Mike Abbate continued on to Item 2b – promote economic development with businesses in the city to attract new businesses on page 2 of Exhibit B.

2b(a) – Develop a plan to attract new businesses to Troutdale within focused geographic areas with clear parameters.

Green – 7, Yellow – 0, Red – 0

2b(b) – Discount some or all commercial SDC's for specific businesses and areas.

Green – 4, Yellow – 3, Red – 0

Councilor Lauer stated he's all for discounting some SDC's, but not all.

Councilor Hudson stated he would like to add that Council should be able to look at what is being discounted and why as part of the decision.

Councilor Kranz stated she agrees with Councilor Lauer and Councilor Hudson.

<1:41:04>

Mike Abbate asked Council who would support 2b(b) with the change of removing the word all and understand staff will come back with a proposal for the discounts on SDCs.

2b(b) – Discount some commercial SDC's for specific businesses and areas. (Reworded)

Green – 7, Yellow – 0, Red – 0

Mike asked Ray Young if the city has the capacity to do options 2b(c) – create a dedicated website for promotion of business and location of available space and property; and 2b(g) – consider creating an Economic Development strategic task force with MHCC, Reynolds

School District, employers, business owners and developers to identify current gaps in workforce skills, expected skills in demand, opportunities for internships, apprenticeship, and job-training programs, etc.

<1:42:04>

Ray Young replied no capacity at this time to do 2b(c), the City is already working on 2b(d) with the Main Streets Program and Town Center Plan, he's not sure of the ability to do the existing land-use development codes because that department is very busy for the next year, 2b(f) is something the City can do through the economic director, and the task force of option 2b(g) would have to fall after all the other options in this section.

Councilor Ripma suggested 2.b. be a, b and d and go to the next item due to the others being too big of jobs or other circumstances.

Mike Abbate asked how many people would support Councilor Ripma's suggestion of asking staff to focus on a, b and d.

2b – Promote Economic Development with businesses in the city to attract new businesses. (modified to only focusing on the following)

2b(a) – Develop a plan to attract new businesses to Troutdale with focused geographical areas with clear parameters.

2b(b) – Discount some commercial SDC's for specific businesses and areas.

2b(d) – Create a storefront improvement grant program to help businesses improve their exterior façade, subject to City approvals.

Green – 7, Yellow – 0, Red – 0

<1:45:04>

Mike Abbate continued with Item 2c – marketing and tourism promotion of Troutdale on page 2 of Exhibit B.

Ray Young stated the City has a new Economic Director, Marlee Boxler, and she needs time to get on her feet and the City has a lot to do this year with economic development in town and it doesn't necessarily include taking on new endeavors.

<1:46:31>

Mike Abbate stated to focus on 2c(c) – create an economic development and tourism department within the City, because the City has done it and wait until the economic director gets a chance to weigh in on 2c(a) and 2c(b).

2c – Marketing and Tourism Promotion of Troutdale. (modified to only focusing on the following)

2c(d) – Create and economic development and tourism department within the City.

Green – 7, Yellow – 0, Red – 0

Mike Abbate continued with Item 2d – propose ways to improve public safety on page 3 of Exhibit B.

2d(a) – Monitor effectiveness of new Community Resource Officer by CAC or reconstituted Public Safety Committee.

Green – 6, Yellow – 1, Red – 0

Mayor Ryan stated he doesn't want item 2d(a) to go to the CAC because he would like to start a separate Public Safety Committee.

Councilor Ripma stated he would prefer the CAC look at it. The City had a Public Safety Committee and it ended up being people who supported the police and it died out and spots couldn't be filled on the committee. He thinks the community resource officer is doing the necessary steps.

Councilor Kranz stated she agrees with Mayor Ryan and would like to add the idea of having a Public Safety and Equity Committee.

<1:51:04>

Mayor Ryan stated he would like to reimagine the Public Safety Committee than it was in the past. It's important to have a dedicated committee looking at equity and the relationship with Sheriff's Office. It's important for citizens to feel like the City is engaged and listening to them.

2d(a) – Monitor effectiveness of new Community Resource Officer by CAC or Public Safety and Equity Committee. (Reworded)

Green – 7, Yellow – 0, Red – 0

2d(b) – Hire consultant to survey city and suggest improvements.

Green – 1, Yellow – 0, Red – 6

2d(c) – Assign CAC to regularly monitor, review and suggest improvements in LE activity and crime stats.

It was determined that this was not needed, would be included with 2d(d).

2d(d) – Establish a new Citizen’s Public Safety and Equity Committee to recommend a course of action and priorities for the 2021-2022 fiscal year.

Green – 7, Yellow – 0, Red – 0

2d(e) – Create public forums to discuss public safety in Troutdale with residents and businesses.

This item was removed, concerns can be brought up at Council meetings or Public Safety and Equity Committee meetings.

Mike Abbate stated there was support to move forward with 2d(a) and 2d(d).

<1:57:41>

Mike Abbate continued with Item 6 – negotiate high-quality development agreements for URA (8. Develop a plan for City-Owned riverfront properties along Sandy and Columbia Rivers) on page 3 of Exhibit B.

6(a) – Create staff position/department to focus on Economic Development.

This item has already happened.

6(b) – Push to design, fund, and finish Sandy River trail.

Green – 6, Yellow – 1, Red – 0

Councilor White suggested pushing Metro to help fund it.

Ray Young stated the City is pushing Metro to help fund it.

6(c) – Create framework plan for the URA property.

This item is already in process with the Town Center Committee.

6(d) – Hire a consultant as needed to support new Economic Development department. (Reworded)

Green – 7, Yellow – 0, Red – 0

<2:01:04>

Mike Abbate continued with Item 7 – improve communication and collaboration with stakeholders such as Reynolds School District, Metro, County and State, Fairview, Wood Village, and Gresham on page 4 of Exhibit B.

Ray Young stated staff meets monthly with the city managers of the other 3 cities, good relations and communicate with Metro on a regular basis, Reynolds has been a struggle and staff continues to try, the State has been very good.

7(a) – Regular schedule of Administrative “check in” meetings.

7(b) – Regular schedule of Mayor information meetings with Partners.

Green – 7, Yellow – 0, Red – 0

Councilor Lauer stated it’s important to pursue a relationship with the Reynolds School Board on an ongoing basis and thinks it should be listed as a separate item.

7(f) – Pursue strengthened relationship with Reynolds School District. (Newly added, this replaces 7(c) – Regular schedule of Joint Board/Council meetings)

Green – 7, Yellow – 0, Red – 0

Mayor Ryan suggested Ray Young continue to fight the battle and bring in the City of Fairview and the City of Wood Village.

<2:09:01>

Mike Abbate continued with 7(d) – pursue consolidation of Fire Service into one district. Gresham, Troutdale, Fairview, Wood Village, and Corbett.

Ray Young stated there are still 5 years left in the current contract with Gresham. Gresham had to cut \$1.7 million from their fire service budget because their budget is getting tight. There will be continuing pressure on their fire budget which will impact all of it. Gresham is going to have to start pursuing a very large capital project to rebuild and reconstruct and put new fire stations out there to bring it into the 21st century. It’s never too early to think about what’s going to happen next when Troutdale needs to look at fire service for the citizens.

Councilor White stated he thinks this conversation is going to happen whether it’s a Council goal or not. He likes the idea of a Troutdale fire department and possibly collaborating with Wood Village and Fairview.

<2:12:16>

Mike Abbate stated that was moved off the list last time because there are 5 years left on the contract and the bandwidth isn’t there this year to jump into it much.

Councilor Lauer stated it’s never too early to start thinking of this and maybe explore consolidation or the beginnings of a consolidation or Troutdale’s own fire department.

**7(d) – Explore other Fire Service option including consolidation of Fire Service into one district with neighboring cities or an individual fire department.
(Reworded)**

Green – 7, Yellow – 0, Red – 0

7(e) – Pursue consolidation of Troutdale, Fairview, and Wood Village.

Green – 0, Yellow – 0, Red – 7

<2:16:08>

Councilor Ripma stated 1 and 2a are the only ones that were not unanimous, and they shouldn't be on the Council goal list.

Councilor Kranz stated those goals were Council's number 1 and 2 priorities in February.

Councilor Hudson stated he thinks that even though they weren't unanimous Council does need to go ahead with them. Staff needs to do something and he's comfortable with staff doing the will of the majority.

3. Adjourn

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

Meeting adjourned at 8:58pm.



Casey Ryan, Mayor

Dated: September 9, 2020

ATTEST:



Kenda Schlaht, Deputy City Recorder

Ground Rules

1. All views are heard (I will call on you)
2. Listen to understand, not to reply
3. Everyone fully participates, but no one dominates
4. Be brief, be clear, be done
5. Disagree without being disagreeable
6. Assume best intentions of others,
as you would have them think of you
7. Focus on issues, ideas and behaviors, not people
8. Speak for yourself
9. Have a forward-positive outlook
10. I am your neutral facilitator