



*Mayor*  
Patricia Smith

*Council President*  
Timothy Clark

*Councilors*  
Scott Harden

Bruce Nissen

Jimmy Frank

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**MEETING OF THE  
WOOD VILLAGE CITY COUNCIL  
March 10, 2015  
MINUTES**

**PRESENT:** Mayor Patricia Smith, Council President Tim Clark, Councilors Scott Harden, Bruce Nissen and Jimmy Frank, City Attorney Jeff Condit, City Administrator Bill Peterson, Finance Director Peggy Minter, Public Works Director Mark Gunter, and interested parties.

**ABSENT:** None

**MAYOR SMITH CALLED THE MEETING TO ORDER AT 6:00 PM.**

**CITIZEN COMMENTS**

There were none.

**PUBLIC SAFETY REPORT**

Chief Deputy Jason Gates of the Multnomah County Sheriff's Office presented the report, and stated that there were a few incidents of note. Gates explained that there are a number of people living in the parking lots of the Town Center area. Gates stated that the MCSO has made contact with the individuals, and the store managers to help handle the situation. Gates explained that overall it is not a big deal in regards to criminal activity, but it is a livability issue that they are working on.

Gates stated that there was a noise complaint from the Travel Lodge on the 14<sup>th</sup>, and the responding deputy had probable cause to write a search warrant for some luggage. Gates explained that the deputy wrote and filed the warrant which was approved, and the search resulted in the discovery of large quantities of ecstasy, marijuana and paraphernalia. Gates stated that it was great field work by the deputy.

Gates stated that the night patrol will be enforcing the City's curfew with a zero tolerance policy. Gates explained that there is a particular group of youths who are not necessarily causing any crimes, but the MCSO wants to get ahead of any issues that may occur. Gates stated that the curfew is 10:15pm to 6am and weekdays and 12am-6am and weekends. Gates explained that they will be monitoring the situation closely.

Gates stated that the Youth Academy is coming up, and there was a request by the coordinator for t-shirts for the students. Gates explained that the MCSO does not have the resources for that request, but the City Council did put aside \$2,000 to help support the program. Gates stated that the shirts would be a great addition to the program and asked if the Council would support the project. Smith stated

that she does not have a problem with the City purchasing the shirts. Smith asked if the kids who are staying out late have been approached to take the program. Gates explained that they explain the various programs to youths that they encounter. Smith asked if the program could be made mandatory for youth offenders. Gates stated that is not an option, but the MCSO is looking into developing a youth court for juvenile offenders.

Gates stated that the Troutdale City Council will be voting on the 24<sup>th</sup> if they want to merge their department with the MCSO. Gates explained that if approved, the item will go to the County Board of Commissioners with implementation of July 1<sup>st</sup>. Smith asked how discussions with Fairview are going. Gates stated that they are interesting, and more discussions may take place after Troutdale takes action. Gates explained that there are new Councilors in Fairview, so some things have changed.

Smith asked about the marijuana facility across the street, and asked if it has been reviewed. Gates stated that they made contact, and the facility is licensed by the state. Peterson explained that the business is not yet open, and cannot open until the City's moratorium is lifted at the end of April.

Clark asked about the Citizen Spot Award, and how that was working in the City. Gates explained that the program in Wood Village has had a few issues, but the Safety Bucks program in Rosewood has worked out really well.

Frank asked if there has been a discussion about the overnight motorhome parking. Peterson stated that there are code provisions regarding camping in public right of ways, but that is it. Clark stated that he thought there was an Oregon law that prohibits camping or living in parking lots. Gates stated that he has not heard of that, but would look into it. Gates stated that this is occurring on private property, and a person in charge agreement with the owner would give the MCSO the ability to trespass repeat offenders.

The Council thanked Gates for the report and service to the community.

**CONSENT CALENDAR:**

- a. Review of bills paid in February, 2014
- b. Contracts \$2,500 - \$50,000
  - Multnomah County – Road Maintenance: \$5,735.85
  - Consolidated Electric – Shea Lift Station Upgrade: \$42,408.70
  - Institute for Conflict Management – Annual Retreat: \$2,695.00
- c. Council Minutes:
  - February 12, 2015
  - February 24, 2015

Harden asked what the road maintenance from Multnomah County was for. Peterson stated that it was for street sweeping.

Upon motion by Clark, seconded by Harden and passing 5-0, the Consent Calendar was approved.

**PRESENTATION: METRO UPDATE – COUNCILOR SHIRLEY CRADDICK**

Metro Councilor Shirley Craddick thanked the Council for the opportunity to provide an update, and wanted to introduce herself to Councilors Nissen and Frank. Craddick explained that she wanted to focus her presentation on transportation funding, and thanked Councilor Clark for his participation in the various Metro committees. Craddick stated that transportation is a nationwide issue, and there are several concerns on how we are going to pay for the maintenance and construction of roadways in our county.

Craddick explained that the federal government has been the main funder for roads since the 1950's when the gas tax was established. The federal gas tax has not been increased since 1993, and the amount has been lost to inflation. Craddick stated that construction costs have gone up, and fuel efficiency has increased leading to a reduction on both ends. Craddick explained that the state has come up with a Transportation Forum to help put together a proposal on how roads in Oregon will be funded.

Craddick stated that the committee has come up with a smarter gas tax which would be tied to fuel efficiency. Craddick explained that the tax would increase funding for maintenance and transit options. Smith asked how the tax would work. Craddick stated that it would be based on miles driven. Smith asked how that would be monitored. Craddick stated that there is a pilot program in place right now with a few different options. Craddick stated that she does not know all the details, but she will email information to the Councilors.

Craddick explained that the gas tax would be split between ODOT, the counties, and cities. The split would be 50% to ODOT, 30% to counties, and 20% to cities. Craddick stated that another piece of the program is to look at the state's orphaned highways. These are sections of highways that are located in urban areas such as Powell Blvd, and 82<sup>nd</sup> Ave. Craddick explained that ODOT has these highways on a lower priority, and as such they are not maintained at a high level. This tax would help fund the maintenance of those facilities. Craddick stated that this program is supported by JPACT and Metro.

Craddick stated that there are a number of cities in the area that have a localized street maintenance funding mechanism. Craddick explained that there is a new effort by cities to increase street maintenance revenues, but there is no regional solution. Craddick stated that JPACT is looking at some potential regional options, and how funding would be available for the counties and cities.

Craddick explained that this discussion is in the early phases, but it will go to EMCTC as it moves forward.

Craddick stated that transportation is a direct link to the economy, and it makes great cities. Craddick thanked the City for the work on the East Metro Connections Plan. Craddick explained that this plan is a group of over 100 projects that the four cities came to agree on. Craddick stated that the County is looking at rebuilding 238<sup>th</sup>, the Powel/Division project is underway, and Metro, Gresham and ODOT received a grant for electronic signage and monitoring of the main corridors.

Craddick stated that the Powell/Division Corridor high capacity transit project is moving forward, and one of the main decisions is which downtown bridge will be used. Craddick explained that the new light rail bridge is the top choice at this time, and can save up to 15 minutes compared to the other options. Craddick stated that the other decision is which route to take from going from Division to Powell, and 82<sup>nd</sup> Ave, is the preferred route at this time. Craddick explained that there is another high capacity transit project in the works for the South West Corridor project. This project would link the Tualatin, Tigard and Hillsdale areas, but this is a more difficult project area because there is not a good grid system in place.

Craddick stated that another project they are working on is the Urban Growth Boundary, and the regional population forecast for the next 20 years. Craddick explained that is used to look at the land availability for housing, employment and industry. Craddick stated that the Urban Growth report was accepted in December, but it is still in the draft stage to allow for public feedback. Craddick explained that the majority of comments have been about housing affordability and preferences. Craddick stated that infrastructure costs to build the facilities needed for the future growth were also a concern. The 2011 Urban and Rural Reserves were appealed, and there was a remand on the decision. Craddick stated that because of all of that, the Urban Growth Boundary will probably not be decided this year.

Craddick stated that in 2009 the state mandated the Climate Smart Initiative to reduce tailpipe emissions by 20%. Craddick explained that they can reach 29% reduction with the plans in place by cities. Craddick stated that Metro provided a presentation to LCDC, and they are waiting on feedback from that presentation before moving forward.

Craddick stated that another big project that Metro is working on is the Willamette Falls project which has been in private hands since the time of the Oregon Trail. Craddick explained that Metro has been working with the developer who purchased the site to have easements to the falls area. Craddick stated that it will be years before this project is built, but it is a great opportunity for the state and region to have access to this site.

Craddick stated that the Natural Area System Plan is underway thanks to the voter approved levy. Craddick explained that Metro is establishing strategies for their lands, and will be reviewing what they want the lands to look like in 20 years.

Craddick stated that Metro is also putting together a solid waste roadmap. The landfills for the area are in Gillham County and in Arlington in the Gorge. Craddick explained that the solid waste contract expires in 2019, and they are looking at the long term plans and how waste will be dealt with in the future.

Craddick stated that the capital projects at the zoon are well underway. Craddick explained that the new elephant lands will be open by the end of the year, and the space has expanded from one acre to six acres. There will also be a large pool to fit the elephants.

Craddick asked if there were any questions.

Smith asked if the 238<sup>th</sup> right of way issues have been resolved. Peterson stated that it has not because of a hang up at the County level. Smith asked about the gas tax options, and if there has been any discussion on bicycles paying any portion. Craddick stated that option has not been discussed, but a lot of cyclists also own cars. Craddick explained that only about 2% of the total project costs go to bicycle projects.

Harden asked about the probability of the gas tax package making it out of the legislative committee especially after the passage of the clean fuels bill. Craddick stated that she does not know how the legislative process will respond to the package, and it will probably not make it out as written. Craddick explained that there is a wide cross section of support for the package though.

Frank asked about the orphan highways and the lack of funding for them. Craddick explained that ODOT focuses on main highways and freeways. When a section is in an urban area, the cities try to take on the responsibility. There is less focus for ODOT in urban areas than the main highways in rural areas. Craddick stated that there is not enough money to do it all.

The Council thanked Craddick for the update, and work in East County.

#### **PRESENTATION: SPRINGWATER PARKS DIST. - CATHY SHERICK**

Cathy Sherick stated that she is here to talk about the concept for the Springwater Parks and Community District. Sherick explained that the area includes 162<sup>nd</sup> to the Urban Growth Boundary, and from the Columbia River to the edge of Gresham's limits to the south. This would be a system approach for the four cities, and would support new development and investment in the community. Sherick stated that they would like to see the cities working together for a parks system, and to improve the school systems in the area.

Sherick explained that funding is the key aspect for the program, and the idea would be to leverage pooled local money for large scale grants and other private donations. There would be a shared governance model and pooling of money where prioritized projects are completed on a regional level. Sherick stated that this kind of program can provide for youth and community activities which are needed in this area.

Jim Labbe stated that this project has value in creating connected systems. The Audubon Society supports this effort to have increased access to nature. Labbe explained that this is more than natural areas, this is about environmental quality, physical and mental well-being, and economic growth. It is about community culture and events. Labbe stated that the Springwater area would have 7,200 acres of public and private open spaces. There are currently over 60 miles of trails that serve the area's population of 137,000 people.

Sherick stated that funding is needed, but they are not here to talk about a tax. Sherick explained that they want to look at diverse funding options for the region. These funds would be spent on the maintenance of the area pools which are not open year round, and the development of athletic fields which can attract large sporting tournaments. Sherick stated that this effort envisions a community where people can age in place, and still be active.

Labbe stated that the real opportunity is the ability to match local dollars to raise additional funds. Labbe explained that he has been involved with park projects, and the real opportunity is in matching grant programs. Sherick stated that this group has been working for about a year on this effort, and they have preliminary cost estimates. Sherick explained that it will cost about \$25 million a year, but about \$6.5 million would go directly back to the cities.

Sherick stated that this is still a grassroots effort, and they are trying to meet with elected officials to help get buy-in for the concept. Sherick explained that they are trying to raise funds for a community assessment pole in time for the 2016 General Election. The total cost of that project is about \$65,000, and that have raised about \$6,000.

Sherick stated that they are interested in hearing from the Council, and asked if there were any questions.

Smith asked what exactly would be in front of the voters at the 2016 election. Sherick stated that it would be to form the district, and something on a taxing or funding piece. Smith asked what the tax would look like. Sherick stated that she does not have any specifics, but would probably be around \$1 per \$1,000 of assessed value. Smith stated that this is not a rich City, and she cannot see asking our residents for that kind of money. Sherick stated that is why they are not presenting any specific funding options at this time, and there are other options that could be used.

Clark stated that he wanted to applaud their efforts, but stated that we are a small City that enjoys having a direct say in what happens in our park. Clark stated that working with other cities can get difficult, and asked how Metro could get involved. Labbe stated that there is a gap in East County for local park funding, and Metro pulled back from a large scaled funding proposal because of resistance. Sherick stated that she does not think that local control would go away. Clark stated that there is more competition when money is pooled.

Frank asked about the concept of the large scale district and how conflicts would be resolved and decided. Sherick stated that she envisions a process that would give priority to local agency control. There would be some say in influence in the process with potential mediation if needed. Labbe stated that there would be local control, but the finding would be in the collective process. The governance structure would support the best investments in the system as a whole.

Harden stated that he does not mind working with the other cities, but does have an issue with shared money being used on the best projects. Harden explained that there would not be enough money coming back to the cities to complete what they feel are the best projects for their area. Labbe stated that is a good point, but smaller communities tend to do well from those types of programs. Harden asked where the money that cities currently spend on parks go. Sherick stated that cities would have to bring money to the table. The management system would work to get regional cooperation and better economies of scale.

Nissen stated that he is concerned about the City, and small city parks. Nissen stated that he is not comfortable with other cities have a stake in the features of the City's park. Sherick stated that has been a concern from the other cities as well. Labbe stated that local control is important, but the parks do not just serve residents from one community. The decision making process can be shared while still optimizing the overall system.

Clark asked if they have thought about working with Gresham first, and then coming to the other cities once the plan and strategies have been developed. Sherick stated that Gresham wanted the group to work with the smaller cities first, and then come back to them. Harden stated that the funding options are not optimistic, and a lot of local levies have failed. Sherick stated that there is a problem with voter engagement in East County, and that is why they are starting this on a grass roots level.

The Council thanked the group for the presentation and their efforts.

### **CITY COUNCIL TABLET TRAINING**

Smith asked if this item could be postponed until another meeting because of time constraints. The Council agreed.

HR/Records Manager Greg Dirks handed out tip sheets for the Councilors regarding their tablets.

### **DISCUSSION: SPRUCE UP WOOD VILLAGE PROGRAM**

Dirks presented the discussion and stated that this program was proposed by the Council after the Brush Up Wood Village program did not receive any applications. Dirks stated that the Council requested potential public beautification projects that could be completed by volunteers.

Dirks stated that he discussed projection options with staff and came up with a list of potential projects. Dirks stated that the first project option is refurbishing Mayor's Corner. Dirks explained that this is a proposed 2015-16 APP item, but it would make for a good first project this spring. Dirks explained that another project option is to clean up and enhance the storm ditches along Halsey. Dirks stated that some ditches are in good shape, but others could use some work. This project would take coordination with the County who owns the facilities, and the adjacent property owners.

Dirks stated that another potential project is plating the sidewalk strips in front of the park along Halsey. Dirks explained that right now this area just has grass in it, and there are options for enhancements. Dirks stated that this could be included in the upcoming Parks Master Plan work though. Dirks stated that another option in the park is cleaning up the wooded trail section of the park, but that this item would also probably be added to the Parks Master Plan. Dirks explained that the final project idea is across the street from Mayor's Corner in front of the 76 gas station. Dirks stated that there is a little section of right of way that the gas station owner usually maintains. This project could enhance those efforts.

Dirks stated that overall the program idea is to have a set of public improvement projects that can be presented to Council each March if a Brush Up Wood Village application does not come in. If a Brush Up Application comes in, then the Council can select that project instead. Dirks asked if there were any questions, and which project should be selected for this year.

Upon motion by Clark, seconded by Harden and passing 5-0, the Council approved the revisions to the Brush Up Wood Village Program to include the Spruce Up Wood Village option, and selected the Mayor's Corner and 76 station right of way as this year's enhancement project.

### **RESOLUTION 8-2015 BUSINESS INCENTIVE PROGRAM RENEWAL**

Peterson presented the resolution and stated that the purpose of this program is to induce the occupancy of vacant commercial buildings in the City. Peterson explained that the program was originally based on the City of Gresham's Garage to Storefront program which was intended to get small home based businesses into vacant storefronts. Peterson stated that this program works for existing commercial spaces of 6,000 square feet or less, and waives all building permit fees and the first year business license fee for the business owner. Peterson explained that while the fees are waived for the owner, the City actually pays the building permit fees from the General Fund.

Peterson stated that 22 businesses have benefited from the program, and about 50,000 square feet of space has been occupied since the program started. Peterson explained that in addition to the occupied space, about 90 jobs were created as well. Peterson presented photos from recent new businesses. Petersons stated that the Gresham program is still active, but the Troutdale program has been scaled back. Fairview does not have a program. Peterson explained that this program is adopted on a year-to-year basis, and it is up for renewal.

Harden asked how many properties are remaining that could qualify for the program. Peterson stated that there are two spaces near Walmart, one space at the Plaza, one space at the Town Center, two spots on Halsey, and one spot off of Glisan. Peterson stated that it is about 30,000 square feet total. Peterson explained that the Plaza was filled because the owner actively marketed the program.

Clark asked if this program is still needed especially with the way the economy is going. Peterson stated that sooner or later the vacant spaces will be occupied. The program costs the City about \$10,000 a year, and at some point the program will have achieved the goal.

Harden stated that he cannot think of any other investment or program that could turn \$10,000 a year into over \$1.1 million in economic activity like this program has done. Peterson stated that the main question is whether those businesses would have located here regardless of the program. Harden stated that a lot of development is about perception, and this program helps send the message that we are open for business. Clark stated that it could also be seen as desperation. Harden stated that he thinks of it as competition since there are other area programs. Clark stated that he feels that program has done its job.

Frank stated that he feels this program is needed less in a good economy. Nissen asked if the program could be suspended for a year, and then review it to see if there were any differences. Peterson asked that he be given the discretion to offer the program to current business owners who have expressed interested in locating in the City if the program is not renewed.

Harden asked how the program could work if either the City or Urban Renewal Agency did not extend the program. Peterson stated that the program can function independently from either the City or Urban Renewal Agency. The associated costs are paid by the respective agencies.

Harden asked if the program could be modified to help reduce costs while still remaining competitive. Peterson asked that if changes are proposed, that the resolution be brought back at the next Council meeting for consideration with the proposed revisions. Clark stated that he feels it is good to have a program when it is needed, but then it should go away when it has done its job.

Clark asked what the average amount of money is saved by the business owners because of this program. Peterson stated that it is often in the hundreds of dollars, but it can be in the thousands. Clark stated that is not a lot of money in the scheme of opening a business. Harden stated that it does act as an inducement for people to look here though. Harden asked if the vote on this matter could be held over until after the Urban Renewal Agency votes on the resolution.

The Council agreed to table the item until the next Council meeting.

**EXECUTIVE SESSION PER ORS 192.660(I) TO REVIEW AND EVALUATE THE EMPLOYMENT-RELATED PERFORMANCE OF THE CHIEF EXECUTIVE OFFICER OF ANY PUBLIC BODY**

The Council entered Executive Session at 8:25pm.

**REGULAR SESSION**

The Council entered back into Regular Session at 8:50pm.

**CITY ADMINISTRATOR EVALUATION**

Upon motion by Nissen, seconded by Harden and padding 5-0, the City Administrator's Evaluation was accepted, and an 8% pay increase retroactive to January 1, 2015 was approved.

**ADJOURN**

With no further business coming before the Council, and upon motion by Nissen, seconded by Clark and passing 5-0, the Council adjourned at 8:52pm.



Patricia Smith  
Mayor

4-16-2015  
Date

ATTEST:



Greg Dirks