



*Mayor*  
Patricia Smith

*Council President*  
Mark Clark

*Councilors*  
Stanley Dirks

Timothy Clark

Scott Harden

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**REGULAR MEETING OF THE  
WOOD VILLAGE CITY COUNCIL  
February 28, 2012  
MINUTES**

**PRESENT:** Mayor Smith, Council President Mark Clark, Councilors Stanley Dirks, Tim Clark, and Scott Harden, City Administrator Peterson, Public Works Director Jones, Finance Director Minter, City Attorney Condit, and interested parties.

**ABSENT:** None

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

**PLEDGE OF ALLEGIANCE**

**CITIZEN COMMENTS**

There were none.

**PRESENTATION: METRO COUNCILOR SHIRLEY CRADDICK**

Metro Councilor Shirley Craddick introduced Brian Monberg, the new project manager for the East Metro Connections Plan. Craddick stated that she wanted to give an update on the project and allow for questions regarding the process and project. Craddick stated that this study really started got started in 2007 with a memorandum of understanding for transportation between Interstate 84 and US 26. This study was funded by Metro with participation from the four East County cities. Craddick explained that the study not only has transportation between I-84 and US 26, but also the main corridors in East County. The study is also focused on job and industry growth while improving the livability of the area.

Craddick stated that staff at Metro and the participating cities have put in a lot time regarding the study. Monberg explained that he will provide a brief informational update, and some of the final decisions regarding the project will be made this spring. Monberg stated that that the 2007 MOU played a role in the formulation of the study, and the focus was on the main North and South connections, while also looking at East and West connections and long range transportation investments. Monberg outlined the investment area, and stated that some areas outside the plan area are also being reviewed for large project coordination.

Monberg explained that a scope and steering committee was developed as well as a technical advisory committee. A needs analysis was conducted which looked out to the year 2035. The solutions are currently being evaluated and prioritized, and the hope is to have a set of agreed upon projects. The projects look at capacity, freight movement, safety, and other modes of transportation. The project looks at public and private investments, and encompasses the entire system, not just one route or method.

Monberg explained that the study has shown that there is not a need for a new connector or route. There are some areas for potential capacity improvements, and other lower cost solutions such as signal timing. Monberg stated that some areas for improvement include US 26 at Powell Blvd, 242nd, and Burnside. There are also specific locations along 223<sup>rd</sup> and 242<sup>nd</sup> that can be improved. Monberg explained that there are also potential needs for transit and safety improvements.

Monberg stated that a wide range of projects and solutions were looked at and reviewed, and there are about 120 projects in all. The project team is putting together project lists and a set of solutions for recommendation. Monberg stated that there is a steering committee meeting on March 14<sup>th</sup>, and the project prioritization meeting is on April 18<sup>th</sup>. The hope is to have a meeting to confirm the recommended projects in May.

Craddick asked if there were any questions or further informational needs. Smith stated that she has been involved with this project for a while and really appreciated the time Metro staff took to bring her up to speed, and inform her of the project process.

Tim Clark asked about the project lists and if they would be in project groups, or separate prioritized projects. Monberg stated that the goal is to have set project groups or packages. Part of the prioritization process will be the projects, and funding opportunities to complete the projects. Monberg stated that we want projects, and the funding to complete those projects. Tim Clark asked about the study's budget. Monberg stated that it is on track and should be able to complete the project on budget.

Mark Clark stated that he feels that newer signal technology is an important issue, and it would be smart to bring that type of system here. Craddick stated that there are already some smart signal systems in place in the region. Peterson stated that smart signal systems are expensive and costs increase as the complexity of the transportation system increases. Monberg stated that signal timing can be cost effective and it has been taken into consideration in this study.

Dirks stated that he is glad there is a decision to not build a new highway. Tim Clark agreed and stated that he is happy that there will be projects that will actually get built and improve the

system. Craddick stated that the goal is to have unified agreed upon projects that have good chances of obtaining funding.

Peterson asked about the consensus building process. Craddick stated that will have to be defined in the near future, and it will involve the private and public communities. Monberg stated that a lot of the process has been built on earning trust and being transparent. There may be different opinions, but so far there has been strong collaboration on the study and projects.

Smith thanked Craddick and Monberg for coming, and stated that she is very pleased about with the way the project is going.

Multnomah County Commissioner Diane McKeel introduced herself and stated that she is also the Chair of the East Multnomah County Transportation Committee. McKeel stated that the 2007 MOU really helped define the study, and helped make it a priority for Metro Smith thanked McKeel for all that she has done for this study, and for the region.

Travis Stovall from the East Metro Economic Alliance stated that there was a lot of work and interest in the 2007 MOU, and this project shows how the cities have come together. A lot has come out of this collaborative effort, and the number one priority for EMEA is responsible economic development. Mobility in and around the region is an important aspect to development. Stovall stated that this project will help the wealth of the communities by not just dollars, but increased livability.

Peterson stated that the economic development evaluation was a project that came out of the EMCP and asked Stovall if he could talk about that evaluation. Stovall stated that Metro did an economic review to find the barriers to development in East County. The economic development opportunities were reviewed, and a lot of great recommendations were developed and compiled. Stovall stated that he will send an electronic copy of the report to the City, and he is hoping it will be placed on his website shortly.

The Council thanked McKeel and Stovall for their input.

### **PRESENTATION: DEVELOPMENT UPDATE**

Matt Rossman and Bruce Studer gave the presentation. Studer stated that the Wood Village casino project is a resort, and they are working with local businesses to be partners with the development. Studer explained that they are working with local food and beverage suppliers, construction companies and other local vendors. Studer stated that the entire facility would be smoke free, and would be the largest private sector employer in the past 15 years. The facility would not require any tax abatement or government incentives. The total project cost is estimated at an initial \$300 million investment, and \$500 million total.

Studer stated that there is estimated to be 2,000-3,000 construction jobs during the construction phases and 2,000 permanent jobs when the facility is finished. The average pay will be \$35,000 a year plus full healthcare coverage. Taxes generated from this facility would be around \$100 million a year. Studer stated that a regional destination casino could be very successful.

Studer explained that the approval of the Cowlitz casino put things into motion that may make this a viable project. The Cowlitz facility is slated to be built just 16 miles from Portland which has changed the way that people have viewed this project. The Cowlitz casino is slated to go after the Portland market, and there would not be any tax dollars or jobs going to Oregon.

Rossman stated that since the 2010 election they have been working on the ballot measures, and meeting with contractors and construction companies for the build out. Rossman explained that they have been purposely staying under the radar meeting with folks to bring the project to a level where they can fund a successful campaign to get the message out about what the project really is. Studer explained that the Cowlitz project is scheduled to be constructed in about 18-36 months which makes the 2012 election cycle the last chance to have a solution to compete with that project to have tax dollars and jobs in this state.

Studer explained that the new constitutional measure does not limit a single casino, but sets up the framework to allow any private casino. The statutory measure still includes the local funding requirements, as well as the tribes, state police and problem gambling program. Studer stated that once the Cowlitz casino is built, there will not be a chance for a large tax paying casino in the Portland Metro area.

Smith asked if there are enough resources to move the project forward, even with the Cowlitz casino. Studer stated that there are, the Cowlitz have partnered with another tribe for the casino, and that tribe is facing some difficulties with its current casinos back east which has put the Cowlitz casino as a lower priority at this point.

Studer stated that the Oregon solution creates Oregon jobs, money for schools, lottery, Oregon tribes, and problem gambling. The Cowlitz casino will do none of those things. Studer stated that they have learned from the lessons in 2010, and have created a better project, and enhanced the local ownership group. Rossman stated that signature gathering is scheduled to start in March.

Smith asked if adding funding to Oregon tribes has helped the project. Rossman stated that the Cowlitz casino will have impacts on the Oregon tribes, and funding for all Oregon tribes was looked at as a positive. Studer stated that this would be the only casino that would give back to the entire community.

Dirks stated that the tribes pushed back in 2010, and asked if they have been working with them. Rossman stated that they learned from the lessons in 2010, and have put together a well funded campaign. The tribes know that the Cowlitz casino is a threat to their operations, and their response to this project will have to be altered because the Cowlitz casino would have an impact. Dirks stated that this project could be viewed as an impact a well. Studer stated that is a good point and they have met with some tribes, and this project has changed as well, as the funding. Dirks stated that the local community will have to be on board as well. Smith stated that more information will be needed for the community. Studer stated that there will be local benefits and it would be beneficial to determine what exactly those benefits could be.

Peterson asked what the issues were in 2010. Dirks stated that there was a concern regarding increased crime and traffic, and there was an active citizen group opposed to the project. There was also the feeling that it would just be a casino, and not the full resort. Studer stated that the casino is the engine for the entertainment center because that is what will be successful. It starts with the casino, and builds out from there. Studer explained that gaming facilities are opening up around the county, and they are not stand alone developments. You have to create a place for people to go to because you can gamble anywhere. Studer stated that they will have a major footprint in the area to convey the local vote. They have worked with the MCSO, and the MCSO created their own independent study that showed a casino would not have an overall impact on crime. Studer stated that everyone has their choice, and their research is showing that people will decide for the Oregon solution.

Tim Clark asked if the ownership group would be the same. Studer stated that they are working hard to expand the ownership group to include more local participants.

Rossman stated that they appreciate the Council following the project, and they are excited about this election cycle.

Harden stated that since the entire project is a \$500 million investment; why not state that upfront instead of the \$300 million initial investment. Rossman stated that the project is in phases, and they are more focused on the statutory requirements, but the entire project is closer to \$500 million. Harden asked how much time they are spending making presentations to the opposition, because he goes to meetings and there are a large number of people and organizations opposed the project. Harden stated that he learned things about the project after he became a Councilor, and none of those items were ever presented to the meetings he went to. Rossman stated that it has been their policy for a campaign to go to all meetings that they are invited to, and they would be happy to present to organizations that have questions or concerns.

Studer stated as long as people get the facts and make their own informed decision, he is good with that. Studer explained that he does not like misinformation, and it is up to him and his team to get their information out there.

The Council thanked Rossman and Studer for the presentation.

### **REPORT: RENTAL HOUSING INSPECTION PROGRAM**

Peterson presented report and stated that this is the annual report for the rental inspection program. The goal of the program was to improve the housing stock for the tenants of the community, and induce upgrades to the rental properties within the City. Peterson stated that there are not any rental programs in Fairview or Troutdale, Gresham is still excited about their program, and the County's program has been reduced to a complaint based program.

Peterson explained that this program was based off of the comments received during the public hearings. The program is a compromise between not having a program, and having a mandatory inspection program. There was a good consensus around the approval of this program. Peterson stated that there are 460 rental units in the City, and all the owners have certified that they have provided the proper notices to their tenants. The notices were provided in three languages, and to date the City has received seven returned checklists with three requests for inspections. Peterson explained that as staff worked to setup the inspections, the owners or property managers took care of the issues. The City has not conducted any rental inspections.

Peterson stated that there was a 1.5% participation rate from tenants which is low. Peterson explained that low of a rate raises questions about the effectiveness of the program and rental issues within the City. It could mean that there are not a lot of issues with the rental housing, or the tenants do not perceive any issues with their housing, or there is a fear of retaliation if the tenant reports issues.

Tim Clark stated that he feels that people do not seem to take the time to complain unless there are serious issues, but there could be a fear of retaliation as well. Harden stated that he wonders if the tenants actually believe that the City can help resolve the issues. Peterson stated that the code is enforceable, but does not know the public's perception of the enforceability.

Jones stated that he does not feel that the program has been unsuccessful even though some of the goals of the program have not occurred. Jones explained that the City did not have a method to address these kinds of issues before, and now we do. Jones stated that he used the code to help get compliance on a drainage issue last month.

Dirks stated that some people may not have high expectations of their housing and things like leaky faucets may not bother them. Peterson explained that the program is primarily aimed at

life and safety issues, and the items that were reported were not serious life or safety issues. Peterson stated that the City has provided the tenants with a tool to help resolve serious issues, but the goal of improving the housing stock is not occurring.

Peterson stated that the recommendation is to extend the program for another year and provide a report at the close of that year. While the program may not be attracting a lot of people, it is a good tool to have.

Upon motion by Tim Clark, seconded by Harden and passing 5-0, the Rental Inspection program was extended one year.

#### **PRESENTATION: GRAFFITI REMOVAL PROGRAM**

Records Manager Greg Dirks presented the program and stated that with the help of Wal-Mart, the City was able to create four graffiti removal kits. Greg Dirks explained that the kits can be checked out by residents or groups to remove graffiti within the City. Each kit contains an assortment of tools and chemicals to remove common types of graffiti. Greg Dirks stated that he tested the kits on graffiti in the City, and the items worked really well.

The Council thanked Greg Dirks for the presentation.

#### **UPDATE: NATURAL RESOURCES AND SUSTAINABILITY COMMITTEE**

Peterson stated that this committee no longer exists, and was replaced by another committee. Peterson stated that the new committee would only cover a few items pertaining to the City, and it would be more appropriate for a staff member to attend those meetings.

Upon motion by Tim Clark, seconded by Dirks and passing 5-0, the Natural Resources and Sustainability Committee was removed from the Council committees, and the City Administrator was directed to attend future meetings as needed.

#### **UPDATE: REGIONAL EMERGENCY MANAGEMENT POLICY ADVISORY COMMITTEE**

Jones stated that this committee no longer exists, and another committee is being formed to replace it. The new committee is being formed between the area counties and cities with 17 members in all. Jones stated that it will probably be the larger cities that get asked to be members of the new committee. Jones explained that the Council could create a new committee between the four cities utilizing the shared emergency manager position.

Jones stated that the suggested motion is to remove the Regional Emergency Management Policy Advisory Committee from the Council committees, and there is also the alternative of creating a new committee on a local level.

Tim Clark stated that if a new committee were formed, that the shared emergency manager would be the best person for that committee. Mark Clark stated that after the revisions to the emergency management plan was approved; he went back through the revisions and did not like some of the deletions that occurred. Mark Clark explained that the original plan had a lot of information, and the revisions removed a lot of that. Mark Clark stated that he is concerned about that same person being in charge of an emergency management committee.

Peterson asked if Mark Clark could provide the items that he concerned with. Mark Clark stated that he would.

Upon motion by Dirks, seconded by Tim Clark and passing 5-0, the Regional Emergency Management Policy Advisory Committee was removed from the Council committees

#### **PUBLIC WORKS DIRECTOR'S REPORT**

Jones provided the report and stated that the City hired a new Utility Worker to replace one that is retiring at the end of March. The new employee is Randy Lauer who has many years of public works experience. Tim Clark asked about the meter replacement update. Jones stated that while the meters were being replaced, items such as broken boxes and fixture were noticed and are now being fixed. Tim Clark asked about the Community Development Block Grant application. Jones stated that it was reviewed and well received by a CDBG staff person.

Harden asked about the electric charging station at Wal-Mart and if that would have to go before the Planning Commission. Peterson stated that this is a test project, and as planned does not have to go before the Planning Commission.

Mark Clark asked about the monthly utility billing conversion. Minter stated that staff is currently wrapping up the necessary code revisions, and the process should be ready to go forward in May. Tim Clark asked if the monthly conversion would be tied to the potential street utility fee. Peterson stated that it is, and the fee is scheduled to come before the Council in April. If the fee is delayed, the request would be to delay the monthly billing until the fee is ready to move forward.

Mark Clark asked if Pressure Safe is still operating under a temporary certificate of occupancy, and how long that can go on. Jones stated that each C of O is good for 30 days, but can be extended indefinitely. Peterson explained that the remaining issues involve Gresham Fire, but both sides are working on solutions to the issues. Peterson stated that the City's building officials have worked really out really well on this and other issues.

## **FINANCE DIRECTOR'S REPORT**

Minter provided and stated that the finances are on track. The RFPs for the City's auditor and IT companies have come in. There were two proposals for the IT provider, and four for the auditor. Minter stated that Tim Clark has agreed to assist with the IT review, and Harden has agreed to assist with the auditor review. Both of those should be going back to Council for approval in March.

Minter stated that the budget review meetings can occur anytime between April 3<sup>rd</sup> and 20<sup>th</sup>, and all the Budget Committee members have to do is contact her and the meetings will be set up. Peterson stated that the point of the meetings is not to debate what is in the budget, but simply review how to read the budget, and point out the key features. Any questions that are asked during those meetings will be answered during the Budget meeting on April 26<sup>th</sup>.

Tim Clark asked if there were any planned revisions for the budget presentation. Peterson stated that he discussed that with staff, and he is planning on conducting the formal hearing similar to the style that was conducted last year, but he is not planning on holding a vote during the first meeting.

## **CITY ADMINISTRATOR'S REPORT**

Peterson presented the report and stated that the Annual Performance Plan update is in their packet. Some items are behind schedule, but overall he is very pleased with the results. Peterson stated that he is planning to conduct a workshop at the next Council meeting to develop next year's plan.

## **COUNCIL REPORTS**

Mark Clark stated that there have been some PDX Citizen Committee meetings, but there is nothing new to report at this time.

Tim Clark stated that there has been a lot of talk in the EMCTC about the possible formation of the EMC3 committee, and asked if that could be placed on an upcoming Council agenda for discussion. Peterson stated that will be added. Tim Clark stated that he feels that the EMC3 could be used to further enhance East County and provide a good means for regional collaboration.

Smith stated that she attended the recent EMEA meeting with US Representative Earl Blumenauer. Smith stated that Blumenauer explained that the projects with regional support will be the projects that get his attention for funding. Smith explained that is another reason for increased collaboration like the EMC3.

Dirks stated that he attended the recent MPAC meeting, and that meeting mainly focused on the Greater Portland Pulse website project. Dirks stated that Metro is considering making that a permanent program, but the annual costs would be around \$500,000 and each jurisdiction would have to share in that cost. Dirks stated that is not sure what the City's share would be, or how useful that program would be to the City.

Harden stated that the first two meetings for the Reynolds Citizen Budget meetings have been scheduled, and he plans to attend those. Smith stated that she held a neighborhood watch meeting and had a good turnout. Peterson stated that the other groups have also met recently with positive results.

Tim Clark asked about the 238<sup>th</sup> improvement project. Jones stated that project is scheduled to start at the end of this summer. Mark Clark stated that he is impressed with this Council and it is a pleasure to serve with the other Councilors. Peterson stated that this Council is great to work for.

Dirks asked if there were any updates on the USS Ranger. Peterson stated that the project is still moving forward, and that group would be happy to provide an update to the Council.

Tim Clark stated that while he feels the City events are being ran very well, it might be nice to one day turn them over to a volunteer person or group. Tim Clark stated that would free up staff time for other tasks while having community based interest in the events. Peterson stated that if the opportunity arises, staff will look into it.

#### **ADJOURN**

With no further business coming before the Council, and upon motion by Tim Clark, seconded by Harden and passing 5-0, the Council adjourned at 8:58pm.



Patricia Smith  
Mayor

3-19-2012

Date

ATTEST:



Greg Dirks  
City Recorder