



Mayor
Patricia Smith

Council President
Mark Clark

Councilors
Stanley Dirks

Timothy Clark

Scott Harden

**REGULAR MEETING OF THE
WOOD VILLAGE CITY COUNCIL**

March 27, 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: USS RANGER UPDATE

Colonel Easterday presented the update and stated that he is a volunteer with the USS Ranger Foundation. Easterday explained that a lot of progress has been made on bringing the USS Ranger to the area. There are now over 200 volunteers, and over \$600,000 in funds. The main obstacles remaining include getting the Ranger to the proposed location. Easterday explained that they are working with the railroad to allow the Ranger to pass through one of their bridges. Once that obstacle is overcome, the project should move forward rather quickly. Easterday stated that the group gives presentations throughout the community and would be happy to attend future City events or functions.

Easterday stated that there is a fundraiser in May at the Mt. Hood Theater in which Top Gun will be playing which was partially filmed on the Ranger. Another outreach effort that is underway is to mark out the size of the Ranger on a local parking lot which would give people a feel for how large this ship is. Easterday explained that the Ranger is 1,071 feet long, 245 feet wide, and the flight deck is over 4 acres.

Smith stated that she is happy that things are going well, and asked about the funding needs. Easterday stated that they still are in need of funds, but explained that obtaining more funds will probably be easier once all the bridge agreements have been approved. Once people know the Ranger can actually get here, they will probably more likely to support it. Easterday stated that

they are currently working on the land acquisition for the parking facilities, but that should be wrapped up soon as well. Smith asked how likely are the bridge issues going to be resolved. Easterday stated that there were ten issues with the railroad bridge, and five of those issues have already been resolved. Tim Clark asked what the specific issues are. Easterday explained that a section of the bridge will have to be removed so the Ranger can pass through it. The railroad has allowed similar projects to occur in the past, so they are optimistic they will allow it. Mark Clark asked if there were any issues with the I-5 or 205 bridges. Easterday stated that they have worked out the issues with the I-5 bridge, and there were no issues with the 205 bridge.

Peterson asked what the probability is on having the Ranger located in Fairview. Easterday stated that if the railroad bridge issues do not get resolved, it would be about a 50% chance. If the issues do get resolved, it would be about a 90% chance. Once the bridge issues are resolved, it is just a matter of having the funds needed to move and restore the ship. The goal is to have the ship in place by October 2015.

The Council thanked Easterday for the update.

ORDINANCE 2-2012: STORM WATER FACILITIES PLAN

Jones presented the ordinance and stated that the request is to discuss the plan and hold a public hearing to receive comments on the plan. Jones stated that the plan was put together with the help of Keller Engineering, and two of the engineers who worked on the plan are here to present the information.

Peter Olsen and Adrian Chernishov presented the information. Chernishov stated that he primarily worked on the computer aided stormwater models utilizing a 25 year storm event. Chernishov explained that the 25 year storm would produce 4 inches of rain in a 24 hour period. To put that into perspective, there was a five year event this past January which caused some localized flooding issues. Chernishov stated that the project encompasses the entire City, and about 400 acres outside the City which includes Fairview Creek, No Name Creek and Arata Creek. Chernishov explained that the City has about 20,000 feet of lineal stormwater pipes and 3,000 feet of open channel. All of those facilities were used in the model.

Olsen explained that the 25 year storm computer model tested the current system, and identified problem areas. Olsen stated that four problem areas were identified using the model. Olsen explained that the first area is on 244th which could have flooding during a ten year event, and upstream flooding at the 25 year event. Olsen stated that projects to remedy that situation include upsizing the current pipes, abandon the current pipes and place new 30" lines parallel to the existing section, or not abandon the current line and parallel the section with a new smaller line. Mark Clark asked if that would create further problems upstream with the increases flow. Olsen stated that it would increase the flows upstream, and this master plan will be sent to the

County which is currently working on their stormwater master plan to handle these and other issues. Olsen stated that the recommended plan was the smaller parallel line. Tim Clark asked if they ran the recommended solutions through the computer model as well. Olsen stated that they did, and all of their recommended solutions worked.

Olsen explained that the next problem area is on Cedar Lane which has flooding at two year events, and manhole flooding at 25 year events. Olsen stated that the current line runs between houses in their backyards and is hard to reach. There is also a fair amount of root intrusion in that line which is a problem. Olsen explained that the alternatives are to replace that line with a 36" line, but that would be difficult to construct and coordinate between all the homeowners along that line. The recommended project is to abandon the current line and make it for local drainage only, and construct a new 36" line along Cedar and connect it back into the system at the storm water vault. Mark Clark asked about the capacity of the vault and if it could handle that kind of flow. Olsen stated that a bypass would have to be installed.

Olsen stated that the next problem area is on Arata which will flood at 10 and 25 year events, as well as some two-year events. Olsen explained that there were a number of alternatives for this project, but the recommended project is the one that will be constructed as part of the Arata Road improvement project. That will create a new 30" line that will connect over to Wood Village Blvd, and the funding has already been secured by the County.

Mark Clark stated that a lot of water comes off of the greyhound park facility, and asked if that was addressed in any of the models. Olsen stated that was not specifically addressed, and the model used ground cover and expected flows. Mark Clark asked if these new facilities take into account new development. Olsen explained that the City has strict requirements when it comes to new development and storm water runoff. Essentially, a new development should not increase the predevelopment flows.

Olsen stated that the last problem area is on 236th. That line goes in and around private property and floods during 25 year events. The recommended improvement is to increase the existing line size. There is an easement with sufficient room to work, and the project might be accomplished by bursting.

Olsen explained that a cost analysis and estimate was put together, and the estimate cost to improve the City owned facilities is \$517,000. That does not include the Arata Road line which is estimated to cost \$600,000, but that is being paid for by the County as part of the street improvement project. Olsen stated that annual maintenance costs also have to be included which total around \$9,000 a year. In all, the master plan including line replacement has an estimated annual cost of about \$104,000 a year.

Smith opened the public hearing.

There were no comments

Smith closed the public hearing

Upon motion by Mark Clark, seconded by Dirks and passing 5-0, the first reading by title only of Ordinance 2-2012 updating the Storm Water Master was approved.

Minter gave the first reading by title only of Ordinance 2-2012.

Upon motion by Dirks, seconded by Tim Clark and passing 5-0, the second reading by title only of Ordinance 2-2012 updating the Storm Water Master was approved.

Minter gave the second reading by title only of Ordinance 2-2012.

Upon motion by Tim Clark, seconded by Harden and passing 5-0, Ordinance 2-2012 updating the Storm Water Master Plan was adopted.

Peterson stated that currently there is no funding source to complete the maintenance or projects as identified in the master plan, but the Council will be considering a utility fee that would cover roadway maintenance and stormwater maintenance at the required level. Peterson explained that there probably would not be enough collected with the utility fee to cover the capital projects though.

Harden asked what projects should be accomplished first. Olsen stated that the priority project is the Arata project which will be completed with the Arata Road improvement project. The priority project for the City is the Cedar Lane project, and the remaining two projects could be done in any order. Peterson stated that the County is working on obtaining funding to reconstruct Halsey Street within the next five years, and that would also include storm water improvements.

LEGISLATIVE UPDATE

Representative Matt Wand provided the update. Wand stated that he wanted to provide the Council with a brief update from the short legislative session. Wand explained that the area has great representation, and there were some great results. Wand stated that funding for the Gang Enforcement Team as well as furniture for the new East County Courthouse was secured. The enterprise zone amendments were approved which is a great economical tool, and the hope is that the amendments will help create 3,000 over the next five years.

Wand stated that there was a lot of effort on foreclosure reform, and he personally worked on that bill. The bill included using the bank settlement money that the state received to help pay for financial counseling services for those entering into the foreclosure process, followed by mediation. Wand stated that it is not a perfect bill, but it is a great start and it was passed.

Wand explained that the elder abuse laws were updated, and the healthcare transformation bill was also approved. Wand explained that the Oregon Health Plan will work with community healthcare organizations to get a flat rate per qualified person in their service area with incentives to help people reduce acute illnesses. The goal is to reduce the overall healthcare costs. The Healthcare Exchange was also approved. That will be a place where small businesses and individuals can purchase healthcare coverage in three different service levels. It should make purchasing insurance easier, and more cost effective for everyone.

Wand explained that there were some items that could not get accomplished, but he intends to work on those during the next session. Those items include establishing a program through the state where cities can borrow money for capital projects at a lower than market interest rate. Wand stated that the fund should be able to be self supporting because of the interest rate, and it will allow cities to accomplish important improvements at a lower cost. A second item is to increase the financial incentives for people in to invest in Oregon based businesses. That will help Oregon business expand and create more jobs.

Smith asked if restraining orders and landlord tenant issues were restored to the East County Courthouse. Wand stated that they could not secure funding for that in this budget cycle, but the goal is to someday have a full service courthouse in East County. Wand stated that people out here should not have to take a whole day to go downtown to go to court.

Peterson stated that there is some political movement around property tax reform, especially with the limits imposed by measures 5 and 50. Wand stated that he reviewed some of the draft bills, but none of them had any momentum. Wand explained that he is not a supporter of piecemeal tax reform, and feels that a comprehensive review of the tax structure would be a better approach. A full review was last done in the 1970's, and that has been reworked several times. Wand stated that conducting a full review seems to make the most sense.

Peterson stated that the DEQ has also increased fees about 60%, and is proposing significant certification changes that will have a dramatic impact on cities. This was not done through the legislative process, and asked if a review could be done. Wand explained that there is currently work being done regarding agencies that set fees via rules, because it can undermine the legislative process. Wand stated that he would look into it.

The Council thanked Wand for the update.

ORDINANCE 3-2012: LONG TERM PARKING PROVISIONS

Peterson presented the ordinance and stated that it was based on the discussions at their last meeting regarding long term parking provisions. Peterson explained that there are two companion resolutions, one establishes the specific area, and the other sets the permit fee. The ordinance creates a new section regarding the establishment of long term parking districts, and establishes that the permit holder is liable for unusual damage. Peterson stated that the resolution would approve long term parking east of 244th on the north side of Shea Lane. The permit is recommended at \$75 per year, which would cover, but not exceed the costs to administer the program.

Dirks asked if there has been any feedback from the person who originally proposed this idea. Peterson stated that person did not have any comments on the proposed program, and there have been conversations with area businesses that are interested in obtaining a permit as well.

Upon motion by Tim Clark, seconded by harden and passing 5-0, the first reading by title only of Ordinance 3-2012 establishing long term parking provisions was approved.

Minter gave the first reading by title only of Ordinance 3-2012.

Upon motion by Dirks, seconded by Mark Clark and passing 5-0, the second reading by title only of Ordinance 3-2012 establishing long term parking provisions was approved.

Minter gave the second reading by title only of Ordinance 3-2012.

Upon motion by Mark Clark, seconded by Harden and passing 5-0, Ordinance 3-2012 establishing long term parking provisions was adopted.

RESOLUTION 8-2012: DESIGNATING A LONG TERM PARKING PERMIT AREA

Upon motion by Mark Clark, seconded by Tim Clark and passing 5-0, Resolution 8-2012 designating a long term parking permit area east of 244th on the north side of Shea Lane was approved.

RESOLUTION 9-2012: ESTABLISHING A LONG TERM PARKING PERMIT FEE

Upon motion by Harden, seconded by Dirks and passing 5-0, Resolution 9-2012 establishing a long term parking permit fee of \$75.00 a year was approved.

RESOLUTION 10-2012: AUDITOR SELECTION

Minter presented the resolution and stated that there were four firms who responded to the RFP. Minter explained that of the four firms, there were three well qualified firms. Minter stated that a review panel was put together that included Harden, and the recommendation was to select Pauly Rogers. Minter explained that Pauly Rogers is an active municipal auditor, and they had a lower fee then the current auditing firm. Minter stated that switching firms may increase the amount of staff time needed to support the audit, but the exact amount is unknown.

Harden stated that it was really close between the three qualified firms, and any of them could have done the job, but Pauly Rogers came out on top. Tim Clark asked how the firm charges the fees. Minter explained that there is a do not exceed amount in the proposal for each of the three years.

Upon motion by Dirks, seconded by Tim Clark and passing 5-0, Resolution 10-2012 selecting Pauly Rogers as the City's auditor for three year was approved.

RESOLUTION 11-2012: IT PROVIDER SELECTION

Minter presented the resolution and stated that there were two firms who responded to the RFP. Tim Clark stated that the IT industry has been changing over the past few years and there are fewer firms providing this service. Minter stated that Tim Clark was on the review panel, and the recommendation was to stay with the current provider Global Network Support. Minter stated that there were concerns regarding the other firm's costs, and that there could be some hidden fees. Condit stated that he has seen similar issues before in contracts, and that is why it can be a good idea to stay with a current provider if you are already getting good service.

Upon motion by Harden, seconded by Tim Clark and passing 5-0, Resolution 11-2012 selecting Global Network Support as the City's IT provider for three years was approved.

ANNUAL PERFORMANCE PLAN PROJECT PRIORITIZATION

Peterson presented the project summary that was developed at the last Council meeting, and asked if the Councilors would like to discuss the priorities, or send him their priorities so that he may put them together for a discussion at their next meeting.

The Council decided to turn in their priorities separately, and have a discussion at their next meeting.

CITY ADMINISTRATOR'S REPORT

Peterson presented the report and stated that Office Specialist II Julie Starr has voluntarily resigned, and the City has accepted the resignation.

Peterson stated that the bargaining unit negotiations will begin on Monday April 9th, and he will be updating the Council as the negotiations progress. Peterson explained that he prepared a Council memorandum regarding the zoning changes that the Council had approved in 2009. The revisions to the C/I zone did dramatically reduce the types of businesses that could be located in that section of the City. Peterson stated that he would like to look into a legislative change that would allow some uses back into that zone. It would go to the Planning Commission, and then the City Council.

Harden stated that he is concerned about allowing lower valued or low employment businesses back into that zone. Condit explained that the Council would be authorizing the review of the revisions, not the actual revisions at this time. Dirks asked if there was an actual business interested in locating in that area, and could the revisions be done in time to still have them be interested. Peterson stated that there is an active proposal on a parcel, and if the Council approves the revisions be reviewed, the new provisions could be implemented as early as June. \

The Council approved the review of a legislative amendment to the C/I zone.

Peterson stated that the Annual Performance Plan is on track.

The Council thanked Peterson for the report.

PUBLIC WORKS DIRECTOR'S REPORT

Jones presented the report and stated that the East County Connections Plan meeting is on April 2nd, and the topic will be to discuss the proposed improvement projects. Jones explained that the gazebo project has been a challenge, but it is moving forward again. There is a public hearing on March 29th to discuss the grant funding for the 230th and 231st Court pathway improvement project.

Smith asked if Pressure Safe was still operating with a temporary certificate of occupancy. Jones stated that they are, but they are making progress on the last few remaining items. Tim Clark asked if the new water meters were working properly. Jones stated that they are, but there were some issues with the reading equipment that has now been resolved. Jones explained that most of the meters have been replaced, and the City's production meters are also being sent in for calibration.

FINANCE DIRECTOR'S REPORT

Minter provided the report and stated that revenues are coming in over budget, and expenditures are under budget. Minter explained that even though the interest earning rate is low, it is one of the highest in the county for government accounts. Minter stated that the pre-budget meetings can be scheduled at anytime between April 2nd and the 20th.

COUNCIL REPORTS

Smith stated that she received an invitation to the first EMC3 meeting, and will provide a report back to the Council. Harden stated that he attended the first pre-budget meeting for the Reynolds School District, and their expected budget is about \$85 million. Harden explained that about 20% of the students in the district are on an individualized education program, and another 20% are English as a second language students.

Mark Clark stated that there have been Greater Gresham Area Abuse Prevention meetings occurring, but he has not been receiving the notices for them anymore. Peterson stated that staff would follow up on that.

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 8:20pm.



Patricia Smith
Mayor

4-10-2012
Date

ATTEST:


Greg Dirks
City Recorder