



Mayor
Patricia Smith

Council President
Mark Clark

Councilors
Stanley Dirks

Timothy Clark

Scott Harden

**REGULAR MEETING OF THE
WOOD VILLAGE CITY COUNCIL
November 13, 2012
MINUTES**

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

ABSENT: Councilor Tim Clark.

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

PLEDGE OF ALLEGIANCE

CITIZEN COMMENTS

There were none.

PUBLIC SAFETY REPORT

Chief Gates and Sergeant Lichatowich presented the report. Gates stated that for the month of October there was 209 hours of dedicated service which resulted in 369 calls for service and 42 written reports. There were 13 vehicle crashes with one injury crash. Gates explained that the highlight incident was the armed robbery at Plaid Pantry, and the suspect has been arrested. Gates stated that the other highlight incident was the Whitney Heichel case. Several items were recovered at the Wood Village Wal-Mart.

Lichatowich stated that the suspect in the Plaid Pantry robbery was caught with the help of the news media. The MCSO released a surveillance photo of the suspect which included a tattoo on the suspect's hand, and anonymous tip that came in lead to the arrest of the suspect.

Dirks asked how the Veteran's Breakfast went. Gates stated that even though the turnout was lower than they hoped for, it was still a great event. Smith asked if shoplifting will increase as the holidays get closer. Gates stated that shoplifting around the county always increases this time of year. Gates explained that the penalties for shoplifting are fairly minor, so there are people willing to risk getting caught. Gates stated that the MCSO will be doing their toy drive at Wal-Mart again this year. The event runs every weekend after Thanksgiving through the weekend before Christmas. Their presence at the toy drive seems to reduce shoplifting. Wal-Mart has provided a \$3,000 grant to purchase additional toys as well.

The Council thanked Gates and Lichatowich for the report and their service.

CONSENT CALENDAR

- a. Review of bills paid in October, 2012
- b. Contracts \$2,500 - \$50,000
 - There were none
- c. Council Minutes:
 - October 23, 2012
- d. Resolution 32-2012 Park Fees and Reservations
- e. 2013 Liquor License Renewals

Upon motion by Harden, seconded by Dirks and passing 4-0, the Consent Calendar was approved.

PRESENTATION: 9TH CONSECUTIVE COMPREHENSIVE ANNUAL FINANCIAL REPORT AWARD

Peterson stated that this award is presented to City's whose Comprehensive Annual Financial Reports achieve the highest standards in government accounting and financial reporting. It is a great achievement to receive the award, and a bigger achievement to receive it nine years in a row.

Smith presented the award to Minter.

The Council thanked Minter for her work and service.

PRESENTATION: PORT OF PORTLAND GRESHAM VISTA

Lise Glancy and Ken Anderson provided the report. Glancy stated that the Port of Portland was established in 1891, and is governed by nine member commission that is appointed by the governor. The port owns three airports, four marine terminals, and five business parks. Glancy stated that the mission of the port is to enhance the region's quality of life and economic vitality. Glancy explained that even though the Port of Portland is best known for their sea and air ports, they also have industrial land development which started over 50 years ago with Swan Island and Rivergate.

Glancy stated that the port made a strategic decision to increase the amount of developable industrial lands, and purchased the former Reynolds Aluminum site in 2007 and the Gresham Vista property in 2011. The port is working on developing the site for the traded sector which tends to bring in higher wage jobs, and more tax revenue for the state.

Anderson stated that the recent major investments by the port have been in East County. Anderson explained that the port liked the Gresham Vista property because it was a one owner site. The former owner was not a developer, and was not in the land development business. The City of Gresham came to the port with the idea to have the port purchase and market the land. Anderson stated that the Gresham Vista property is about 221 acres, and they are currently working on the master plan for the site. The master plan includes new lot lines for separate parcels and a lot of visioning for the site. Anderson explained that this site is adjacent to several neighborhoods, and the port is looking at ways to minimize the impacts to those areas. The purchase price was \$26.5 million, and there is an estimated \$10 million in additional costs for a total price of about \$37 million. Anderson stated that the port expects a full turnaround with profit in about ten years.

Anderson explained that the port is working with the state to receive an industrial land designation. That will help the sites to be considered shovel ready. There are varying lot sizes in the development which will allow for a variety of industries to be built. Anderson stated that most of the lots are zoned general industry, but there are a few mixed use and commercial lots.

Glancy stated that On Semi-Conductor sits almost in the middle of the site, and they are being considered by the port as an anchor tenant even though the port does not own their land. Peterson stated that it looks like there is a business on lot 10 as well. Anderson stated that is an agricultural operation that utilizes some pole buildings and barn structures. They have a lease through January of 2013, and will be able to operate until a tenant purchases those parcels. Mark Clark asked if the port purchased the old DuPont building as well. Anderson stated that was not part of the purchase, but that property is now under a single owner who plans to bring the entire parcel to market next year.

Anderson stated that On Semi-Conductor has been working with the port to help maximize the development potential. Smith asked what specific kinds of industries is the port trying to attract. Anderson explained that they are going after general industry, but they are specifically targeting high tech, food processing, and clean technologies. Anderson stated that most of the land is development ready, with a lot of infrastructure already in place. The port does not have to do a lot to bring the land into market, but they can value add and bring marketing power.

Anderson presented a timeline for the overall project, and the sites are being marketed through the entire process. Glancy stated that the public outreach portion is scheduled to begin in 2013. Peterson asked how the City can become aware of the development standards. Anderson stated that they are partially drafted, and they are looking at going beyond Gresham's standards. Once the plan is complete, the City will be engaged in the process. Peterson stated that he is interested in the traffic counts and entry points. Anderson stated that is still being developed, but there are

draft entry points. Since the center of the site is already developed, having an internal roadway system would be very difficult to have. While there may be pedestrian pathways through the development, most of the entry points will be single entry points to each parcel. Minter asked how many jobs are anticipated with the full build out. Anderson explained that the anticipated job creation is 2,768 jobs.

Anderson stated that their Troutdale Reynolds Industrial Park was purchased in 2007, and was an EPA superfund site with lots of groundwater contamination, and is surrounded by a levy, BPA facilities and a large gas pipeline. The port's specialty is to purchase and develop sites that no one else will. Anderson explained that FedEx is the anchor tenant, and the development received the Phoenix Award for brownfield cleanup. The former owner spent about \$54 million in cleanup costs, and the port has spent about \$36 million so far. Anderson stated that the next phase of the project has an estimated cost of \$44 million. There are roadway improvements that are still needed to better serve the site. Glancy stated that they are hoping for about \$9 million in funding to complete additional roadway improvements near the site which will help in the development of phase two and three. Mark Clark asked how much money was recouped from phase one. Anderson stated that the initial land purchase was recouped from phase one, and over the life of the project a profit should be made.

Anderson explained that even though phase one is complete, there is still one lot for sale from that phase, and FedEx is looking to expand their operations. There is a contract for lot three for a natural gas power plant if that company wins the PGE contract. That would be about a \$650 million investment. Anderson stated that there is a lot of land for wetland mitigation and flood storage. The Troutdale property has a completion date of 2016, and is estimated to have about 3,700 jobs.

Dirks asked how soon a company could build at the Gresham site. Anderson stated that they have already sold one lot to a medical facility, and they are expected to start construction this spring. The parcels on the eastside of the development could be built in as little as 120 days if the right development were interested.

Peterson stated that he wants to ensure that the residents adjacent to the development have an opportunity to participate in the process. Anderson stated that they have taken a lot of thought regarding buffering the impacts to the residential neighborhoods. Having the eco industrial developments should help buffer the impacts while creating a place that the region and port can be proud of.

The Council thanked Glancy and Anderson for the report.

RESOLUTION 35-2012 PARK TRAIL GRANT APPLICATION AUTHORIZATION

Peterson presented the resolution and stated that it is a very similar project to what the City applied for last year. The project is for trail improvements and enhancements at the park. The state parks department asked the City to apply for the grant again this year.

Upon motion by Mark Clark, seconded by Dirks and passing 4-0, Resolution 35-2012 authorizing a grant application for park trails was approved.

RESOLUTION 36-2012: ENTERPRISE ZONE INDUSTRIAL REVENUE BOND ENDORSEMENT

Peterson stated that this resolution is for Pressure Safe LLC who is making another \$2.5 million investment in their operation. Peterson explained that the representatives from Pressure Safe presented their expansion project at the last Council meeting. The funding for their project is coming from the Oregon Industrial Development Bond Fund, and specific requirements have to be met to qualify. Peterson stated that the necessary findings are outlined in the resolution.

Upon motion by Dirks, seconded by Mark Clark and passing 4-0, Resolution 36-2012 endorsing revenue bond funds for Pressure Safe LLC was approved.

UPDATE: BUSINESS INCENTIVE PROGRAM

Peterson stated that the Council requested an update on the program. Since the program was reauthorized at the end of last March, there has been only one business that has taken advantage of the program. Peterson explained that additional permits or inquiries have not come in so it is unlikely that another business will take advantage of the program within the next few months. Peterson stated that there has been some interest in the office building on Halsey, but none of the potential tenants decided to locate at that location. There are a few locations left at the Town Center, and none at Wal-Mart.

Peterson stated that overall the program over the last few years has helped achieve full occupancy in the Town Center's P3 building which now houses a dental office, financial office, and a restaurant. Peterson explained that a new investment corporation has acquired the Town Center properties, and he is not sure if Wilkow will stay in the picture.

Smith asked why the deals did not go through at the Halsey building. Peterson stated that one use was a service business that was concerned about parking, and another was an insurance agent who chose to move to Fairview into one of the live/work buildings. There was also a church that was interested in the location, but they chose not to go through the conditional use process. Peterson explained that the program is set to expire in March, and he does not plan on bringing any additional information before that time.

Smith stated that she feels the program should be renewed as long as the economy is the way it is. Harden stated that he heard Gresham is eliminating their program because of budget concerns, and if that is the case the City's program will be more competitive. Peterson stated that he heard the same thing, and Troutdale is also considering eliminating their program.

REPORT: BENCHMARKING SAFETY PROGRAMS

Records Manager/HR Specialist Greg Dirks presented the report. Greg Dirks stated that the City has benchmarked several different operations over the past couple of years, and this year the City's safety program was selected. Greg Dirks explained that safety was selected because according to the Bureau of Labor Statistics over 3 million workers suffered a workplace injury in 2010, and over 4,000 workers died on the job in 2011. Greg Dirks stated that according to the City's insurance provider CIS, the average cost of a standard workers compensation claim is over \$5,000.

Greg Dirks explained that OSHA guidelines were reviewed as well as three cities that were recommended by CIS. Greg Dirks stated that according to OSHA a good safety program has four elements which include management commitment and employee involvement, worksite analysis, hazard prevention and control, and safety and health training. The three cities that were reviewed were Gresham, Beaverton and Hillsboro. Each City has a safety committee, a training program, and reward or incentive program. Dirks explained that having a safety committee is a legal requirement, and each City had a different approach to their committee. The safety trainings ranged from three-day workshops, to bringing in trainers when needed, or having video libraries. Dirks explained that there are two types of reward programs. There are rate based incentive programs which rewards employees or departments based on their injury rating, and there are behavioral based programs which rewards employees based on their behavior or safety related ideas. Dirks stated that rate based programs may lead to employees not reporting accidents or near misses because they do not want to lose out on their reward. The industry has been moving towards behavioral based programs.

Greg Dirks explained that the US injury average for municipal workers was used as the metrics for measurement. The average injury rate for municipal workers in the US is 6.1 injuries per 100 workers. Beaverton had an injury rate of 5.8 per 100 workers, and Gresham had 6 injuries per 100 workers. Greg Dirks stated that the City has had one injury a year for the past several years, but it has never been a time loss injury. Greg Dirks explained that there will be some revisions to the safety committee, and staff will continue to have training on safety related items.

The Council thanked Greg Dirks for the report.

DISCUSSION: COUNCIL RETREAT

Peterson presented the discussion and stated that he is assuming the Council would like to hold another retreat with the Council and staff. The Council stated that they would like to have another retreat. Peterson asked if Edgefield was okay for the location. The Council stated that was okay as long as lunch could be at the Power Station. Peterson asked about the date and asked if January 19, 2013 will work. The Council accepted that date. Peterson asked if the Council would like a facilitator. The Council requested Sam Imperati.

Peterson asked for agenda topics and stated that potential topics include a five year financial forecast, reviewing the vision and mission statements, and reviewing the City's motto. Smith stated that she would like a segment on community events. Peterson stated that there are some key annual performance plan items that he would like to go over such as the water and sewer rates, and some master plan documents. Dirks stated that he would like to have a discussion on the future of the dog track and the Urban Renewal Agency. Harden stated that he would be interested in discussing foreclosures and the conditions of property in the City.

Peterson stated that he will work on a draft agenda, arrange for the facilitator and get back to the Council in December.

FINANCE DIRECTOR'S REPORT

Minter presented the report and stated that finances are alright. Minter explained that the business income tax payments are down from last year, but all expenses are within their limits. Minter stated that the auditors suggested that the Council become more proactive in the City's finances, and to help with that the monthly report will be in a different format starting next month.

COUNCIL COMMENTS

Dirks asked about the greyhound park property and how much it dropped in value. Peterson stated that he is still trying to verify the data, but it looks like it was reduced by about \$9 million. Dirks stated that in terms of the Urban Renewal Agency, that is a large gap that will have to be made up. Peterson stated that is correct.

Mark Clark asked about the fire hydrant replacement program, and when the patch on Stanley Street will be filled in. Gunter stated that was taken care of today as well as the patch on Maple.

Peterson stated that it is Wood Village's turn to be the alternative representative to JPACT. Peterson explained that Tim Clark expressed interest in the position, and Gresham Mayor Shane Bemis would remain as the primary. The Council was okay with that idea. Peterson stated that he will put together a resolution in December. Dirks stated that for MPAC, Norm Thomas of Troutdale would like to step down and become the alternative, and a representative from

Fairview be the primary. Peterson stated that he will send out correspondence regarding that matter.

Peterson stated that he sent out a Council memorandum regarding the Council Chamber use policy, and wanted to discuss it with the Council. Peterson stated that the policy categorizes different types of users, and charges fees and deposits accordingly. Mark Clark asked if neighborhood watch groups could use the facility without a deposit. Peterson stated that he does not have an issue waving all the fees for neighborhood watch groups. The Council agreed.

Peterson stated that the last item he would like to discuss is not requiring employees to report for work on December 24th. Peterson stated that historically when Christmas falls near a weekend, the Council has granted an additional day off. Peterson explained that he would like to have a standard working day, but not require employees to report for work which would reduce the overall cost of granting additional time off. Mark Clark stated that in the past, the additional day was granted because staff received the safety award. Dirks asked if Peterson is trying to avoid having to pay for additional time if some employees do have to report for work. Peterson stated that is correct. Smith asked if this item could be postponed until the December meeting. The Council decided to postpone on the decision until December.

ADJOURN

With no further business coming before the Council, and upon motion by Mark Clark, seconded by Dirks and passing 4-0, the Council adjourned at 7:54pm.



Patricia Smith
Mayor

12-12-2012

Date

ATTEST:



Greg Dirks
City Recorder