



Mayor
Timothy Clark

Council President
Scott Harden

Councilors
Patricia Smith

Bruce Nissen

Mark Clark

**MEETING OF THE
WOOD VILLAGE CITY COUNCIL
July 17, 2018
MINUTES**

PRESENT: Council President Scott Harden, Councilors Mark Clark, and Bruce Nissen. City Attorney Jeff Condit, City Manager Bill Peterson, Acting Finance Director Yelena Shapovalov, Public Works Director John Niiyama, and interested parties.

ABSENT: Mayor Timothy Clark.

COUNCIL PRESIDENT HARDEN CALLED THE MEETING TO ORDER AT 6:00 PM.

CITIZEN COMMENTS (NON-AGENDA ITEMS)

Mayor Ted Tosterud of Fairview stated that he is here to ask to start a conversation with the three cities to ban plastic bags. Tosterud stated that this has been discussed at different times, and he wants to take it on as one of his projects. Tosterud stated that he wanted to call a three-cities meeting to discuss the matter further. Tosterud stated that Portland has had a bag ban for years, and it is time to ban the plastic bags here. Harden stated that plastic bag ban is part of the Council's annual work plan for this year. Smith asked if we go to paper, will that mean more trees will be cut down. Tosterud stated that he does not know the answer to that question, and will be part of the next steps.

The council thanked Tosterud for coming to the meeting and for bringing up the issue.

PUBLIC SAFETY REPORT

Chief Jason Gates with the Multnomah County Sheriff's Office presented the report. Gates stated that there have been some upticks in the trends for burglary, subject stops, theft, and traffics stops over the past few months. Gates stated that the overall trend line is going down. Gates stated that there were 184 dispatched calls in last month compared to 289 self-initialed calls for service. Gates stated that the response time was just over three minutes for priority one and two calls, and just under eight minutes for non-emergency calls. Gates stated that there was a total of 194 hours of dedicated service for the month of June.

Gates stated that there was some community policing activities that occurred with a specific property that had some suspicious activity occurring. Gates stated that there is also a quarterly traffic safety report in the packet. Gates stated that the top crash sites are 238th and Halsey, Glisan at 223rd, and at the I-84 interchange. Gates stated that the highest rate of traffic collisions is on Sunday evenings from 5-6pm.

Gates stated that there was an incident at the Wood Village market this morning. A person brought a dog in the store, and an argument ensued. As the owner of the market escorted the person out, the owner was assaulted. The dog did not attack anyone, but has been flagged in the past, and was taken to animal services. The owner was injured in the incident, but the injury was not too significant.

The Council thanked Gates for the report and service.

CONSENT CALENDAR:

- a. Review of bills paid in June, 2018

- b. Contracts \$2,500 - \$50,000
 - Schneider Equipment – Replace Well #3 Shaft: \$4,035.00
 - Big Trees Today – Relocate City Hall Trees: \$3,800.00

Upon motion by Nissen, seconded by Mark Clark and passing 4-0, the Consent Calendar was approved.

PRESENTATION: METRO AFFORDABLE HOUSING BOND – METRO COUNCILOR CRADDICK

Metro Councilor Shirley Craddick presented the report and stated that Jess Larson from Metro is also here to help answer questions about the housing bond. Craddick stated that the measure has been referred to the voters for the November ballot. Craddick stated that last month the Metro Council referred the regional measure which focuses on building more affordable housing for about 12,000 people. Craddick stated that if approved, the housing would be built in all three counties, and is targeted at working families, seniors, and those with disabilities. Craddick stated that technical and advisory stakeholder groups were formed to help shape the measure.

Craddick stated that this measure is being considered now because even though unemployment is at a record low, there is not a single neighborhood in the Portland area that is affordable. Craddick stated that means people are being priced out of rental housing, and people are spending so much money on housing that they do not have enough for food or other necessities. Many people are only one large payment away from being homeless. Craddick stated that Metro has taken on this issue because affordable housing challenges and housing shortages is a regional issue. As a regional issue, Metro can leverage the local partners to provide affordable housing at a reasonable cost. Craddick stated that the only way to ensure that these homes are built and available, is to have this as a public priority.

Craddick stated that she voted to refer the matter, and hopes that the Council will help support the measure as well.

Larson stated that she is the Regional Affairs Manager for Metro, and has the details of the issue. Larson stated that she is not advocating for the measure and is here to provide information.

Larson stated that the measure prescribes for about 3,900 homes if the constitutional amendment passes, and 2,400 homes if the constitutional measure does not pass. Larson stated that under the current constitution, government obligated bonds are for public owned and operated projects only. Larson explained that government obligated bonds are often used to build public facilities, so it is not an issue. Affordable housing is typically provided through a public private partnership, and are actually owned by non-governmental agencies and partners. Larson stated that financing for these projects are also often financed through low income housing tax credits. Larson stated that for those reasons, the state legislature referred a constitutional measure to enable the use of government obligated bonds for affordable housing.

Larson stated that additional outcome targets were also set. Larson explained that there is a commitment to keep all affordable housing created under the bond measure to 80 percent or less of median income, with the focus being at 30 percent income, with additional units at 60 percent, and a few at 80 percent. Larson stated that the specific targets are spelled out in the implementation of the measure. Larson stated that half the homes would be at 30 percent median income with the current constitution, and about 41 percent if the constitutional measure passes. Larson stated that there were also targets aimed at the size of the housing to help ensure that large families can be housed together. Larson stated that about half the homes are designed at two bedrooms or larger.

Larson stated that another element of the measure is the distribution of the resource, and the resource should be proportional to the tax proceeds. For instance, 21 percent of the tax revenue comes from Clackamas County, so 21 percent of the homes would be in Clackamas County. Larson stated that the partnering jurisdictions are also important. Larson stated that under the constitution where public ownership is required, the three housing authorities that work in the region are the most suited for public housing ownership. Larson stated that if the constitutional measure passes, then the funds can be used like gap funding, where funding can be offered through four partner cities to reach other partners. Larson stated that would be in addition to the three housing authorities. The four partner cities include Gresham, Portland, Beaverton, and Hillsboro.

Larson stated that the last element is that 90% of the resources would go to the partnering agencies, and 10 percent would be kept at Metro to for strategic land acquisition that could be used to build affordable housing at some point in the future.

Larson stated that there are accountability features in the measure as well. The first element is an agreement to develop a community oversight committee that would annually review the process. There would be an annual audit on the program, and the last element is a region-wide commitment to restrict administrative costs to no more than 5 percent.

Larson stated that the measure is a \$652.8 million bond, which is \$.24 per \$1,000 of assessed value. Larson stated that is about \$5 a month for a home assessed at \$250,000. Larson asked if there were any questions.

Mark Clark asked about the in-kind contributions that will be made to this effort. Craddick asked for more information. Mark Clark stated that 501C3 usually have to make some kind of match. Craddick stated that she is not familiar with what would be needed from the partner agencies. Larson stated that situation would only be under the changed constitution, and affordable housing is financed through forgivable or low-yield loans. Larson stated that Metro will give the money to the agencies, and the agencies can then loan out the funds. Mark Clark asked who owns the property in the end. Larson stated that it depends on the constitutional measure.

Mark Clark asked about the difference in homes and people served under the different methods. Mark Clark stated that he understands that without the change 7,500 people would be served, and over 12,000 if the constitution is amended. Larson stated that is correct. Mark Clark asked how tax compression would impact the rate or targeted outcomes. Condit stated that government obligated bonds are exempt from the limit, so it would not impact this issue. Mark Clark asked if Habitat for Humanity would be part of the project. Larson stated that Habitat for Humanity may be a partner if the constitutional measure passes.

Peterson asked about the ratio between preserving exiting housing and building new housing. Larson stated that the measure allows for building or acquiring affordable housing. Larson stated that a mix of 50 percent new and 50 percent acquisition was modeled. Larson stated that aspect is not in the ballot measure. Larson stated that in some jurisdictions it makes sense to acquire currently affordable housing to stabilize the market, and other parts of the region need more affordable housing. Larson stated that there has also been a significant change in the cost differential in acquiring property compared to building new property.

Smith asked why Metro thinks it can manage low income housing when housing is not in the main business plan. Smith stated that Metro also bought a lot of land, but could not maintain it and had to ask for more money. Craddick stated that metro will not be managing any of housing, and will only act as the fiscal agent. Smith asked about the 10 percent for land acquisition, and 5 percent for administration. Craddick stated that Metro is experienced in land acquisition, and has been buying land for over 30 years. Craddick stated that there is an example of this in Gresham along Civic Drive, and the properties are now in the early stage of redevelopment.

Smith stated that \$60 a year may not seem like a lot, but this measure will impact those who cannot afford it. Smith stated that the City is a very poor community. Craddick stated that that is a property tax based measure, and renters will not be directly impacted. Craddick explained that the rent may reflect the increase, and the measure is being considered as a region to keep the rate as low as possible. Smith asked about affordability of the housing, and what the income limits look like. Larson stated that the 30% of median income for a family is about \$24,000 a year. While there are maximums, there are no minimum income requirements.

Harden asked if the 5 percent administration fee is the same if the constitutional measure passes or not. Larson stated that is correct. Harden asked how many on the Section 8 voucher wait list can be reduced with this measure. Peterson stated that depends on how many new homes are added, and if new capacity is being built. Peterson stated that preserving affordable housing is important, and so is adding housing units.

Harden thanked Craddick and Larson for the presentation and information.

RESOLUTION 29-2018: PARTICIPATION IN MUNICIPAL BROADBAND INITIATIVE

Peterson presented the resolution and stated that the City has been asked to participate with Multnomah County for the feasibility and evaluation of a public broadband service. Peterson stated that the recommendation is to approve the resolution and participate financially in the partnership. Peterson stated that net neutrality has been discussed by the council, and an evaluation of a municipal broadband service was included on this year's Annual Performance Plan. Peterson explained that a budget allocation was also provided for the item. Peterson stated that staff is prepared to move forward with a feasibility evaluation on behalf to the local jurisdiction. Peterson stated that Multnomah County was approached by a broadband non-profit to take on a feasibility evaluation, and the cost is estimated at about \$250,000. Peterson explained that the County has agreed to pay half that amount. The other cities in the study area would have to pay for the other half.

Peterson stated that the City's share would be \$10,000, and that is included in the resolution. Peterson explained that feasibility study may not get us the information we would need to know for a municipal system, as it is designed as a County-wide study. Peterson stated that the mix of users and demands would be different, as would the buildout and maintenance of the system. Peterson stated that we would need to participate in the regional study as well as conduct some kind of additional study to know if it would be feasible for the City. Peterson stated that even with the additional add-on, the overall project will cost less than the original budget of \$40,000. Peterson presented the alternatives and stated that the recommendation is to approve the resolution.

Michael Hanna from Municipal Broadband PDX provided additional information on the project and process. Hanna stated Municipal Broadband PDX is a new non-profit and is a 501C4. Hanna explained that the group is newly formed, and all the board members are unpaid volunteers. Hanna stated that Multnomah County has decided to spend \$150,000 for a County-wide study. Hanna stated that there will be an IGA with all participating jurisdictions, and the County will be the lead agency. Hanna stated that the IGA would pool the resources, and then the feasibility work would begin. Hanna stated that the group did a recalculation of costs per partner and Wood Village would have a cap of \$10,000, and hopefully the amount would actually be less. Hanna stated that final cost share depends on the responses from the other jurisdictions. Hanna explained that individual city evaluations can also occur with an amendment to the overall cost share agreement.

Hanna stated that if the project moves forward into an actual utility, then the county would issue revenue bonds to pay for the project. Hanna stated that revenue bonds are different from government obligated bonds, and would not increase taxes. Hanna stated that the benefits of a public system is the ability to provide the benefits that are valued to the community. The benefits include providing broadband for low income households, schools and school children. Another value could be adding broadband to schools and school kids.

Hanna stated that the feasibility study will include the take rate, which is how many existing customers will leave their current provider for the publicly provided service. Hanna stated that the city of Sandy's study had an estimated take rate of about 30 percent, and the actual take rate has been about 60 percent. Hanna stated that the County wants to be conservative with the take rate and on the repayment schedule.

Hanna stated that since this would be public system, specific target areas for specialty businesses can be created. Hanna explained that there are some businesses that need really high speeds, and a high speed corridor can attract new users and industries.

Mark Clark stated that he was willing to put in more resource because he sees the value of this effort. Harden stated that part of the reason to keep some money, is so the City can conduct the more detailed analysis. Nissen stated that he likes the idea of this process, and this approach make sense given the difficulty the City was having finding a consultant. Harden asked how long it might take to conduct the study. Hanna stated that most studies take three to four months, and it will also depend on how long it takes to get the IGAs in place. Hanna stated that the County would like to get this project completed in the current fiscal year. Hanna explained that if all goes right, then the study could be back by the first part of 2019, which allows more time to develop the next steps. Harden asked if Sandy was able to build out the system given the take rate, or if more financial resource was needed. Peterson stated that Sandy built out its system and arranged the financing system based on the estimated take rate. Peterson stated that what has occurred is a faster payoff on the debt to build the system.

Upon motion by Mark Clark, seconded by Nissen and passing 4-0, Resolution 29-2018 participating in the municipal broadband initiative with an amount not to exceed \$10,000 was approved.

RESOLUTION 27-2017: WORKERS COMPENSATION COVERAGE FOR VOLUNTEERS

HR/Records Manager Greg Dirks presented the resolution. Dirks stated that this is an annual resolution the covers volunteers under the City's worker's compensation coverage. Dirks explained that volunteers include all Council and board members, as well as those that volunteer at the City's events. Dirks stated that providing worker's compensation coverage helps reduce some liability in the event of an injury, and the cost for the year is \$128.73.

Upon motion by Smith, seconded by Nissen and passing 4-0, Resolution 27-2018 providing worker's compensation coverage to volunteers was approved.

DISCUSSION: 3RD ANNUAL PUMPKIN FEST EVENT

Dirks presented the discussion and stated that this will be the third year for the event. Dirks stated that the basic plan is to keep many of the same features from previous years such as the pumpkin carving and pumpkin roll. Dirks stated that he is also working on adding cultural elements such as Hispanic dancers and Native American drumming.

Dirks stated that the date is Saturday, October 27th, and the proposed timeframe is 12-5pm, which is the same time as last year. Dirks stated that based on comments from last year there will be costume recognition for kids instead of a formal contest. Emilio Inc. has also confirmed that it will be at the event as well.

Dirks asked what other features the Council would like to add or remove. The Council requested a pie baking contest, as well as a pie eating contest. Dirks stated that he will incorporate those elements into the event.

Dirks stated that the budget for the event is \$5,000, and staff will work to find event sponsors to reduce the net costs to the City.

The Council approved the event plan as presented.

PUBLIC WORKS DIRECTOR'S REPORT

Niiyama presented the report and stated that the Shea lift station has no new information, and staff is waiting for the final written report on the last inspection. Niiyama stated that the last correspondence with the property owner was on the 11th, and staff continues to deliver information as it comes in. Niiyama stated that staff is being transparent and is providing details as they come in. Niiyama stated that we finally have all the easements for the Cottonwood water line project, and that will go out to bid tomorrow.

Niiyama stated that he has been attend regional public works director meetings, City Hall relocation meetings, staff meetings, and the big news is that Riverwood south held an open house last weekend. Niiyama explained that the development is moving fast, and 33 permits have been issued or are in process of being issued. Peterson stated that the homes start at around \$370,000. Niiyama stated that there is an open recruitment for the Engineering Technician, and we brought on two new utility workers as of yesterday.

FINANCE DIRECTOR'S REPORT

Shapovalov presented the report, and stated that the report is through the end of the fiscal year. All expenditures were within parameters, and revenues were up 11 percent from last year and 17 percent from two years ago. Shapovalov stated that interest revenue has increased from \$29,000

two years ago to \$94,000 this past year. Shapovalov stated that the interest rate is increase and is currently at 2.16 percent, which is up from 2.1 percent last month.

Harden stated that the City has conservative investments, and asked if there were other avenues to explore that might provide a greater return. Peterson stated that we are meeting with an investment representative later this week. Peterson stated that there are a number of concerns and issues with other investment types, and it is possible to diversify the City's investments.

Shapovalov stated that the 2018-19 budget process has been completed and all the required documents have been filed. Shapovalov stated that the audit is coming up next month, and staff is preparing for that visit.

The Council thanked Shapovalov for the report.

CITY MANAGER'S REPORT

Peterson stated that the Council needs to select a date for the August meeting. The Council selected August 21st.

ADJOURN

With no further business coming before the Council, the Council adjourned at 8:12pm.

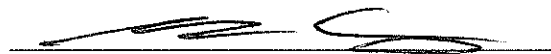


Timothy Clark
Mayor

10-07-18

Date

ATTEST:



Greg Dirks: City Recorder