



Mayor
Timothy Clark

Council President
Scott Harden

Councilors
Patricia Smith

Bruce Nissen

Mark Clark

**MEETING OF THE
WOOD VILLAGE CITY COUNCIL
June 26, 2018
MINUTES**

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

ABSENT: None.

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

CITIZEN COMMENTS (NON-AGENDA ITEMS)

Peterson stated that the City has received complaints from residents in the Riverwood neighborhood regarding construction activities on Arata Road as well as the new subdivision. Peterson stated that the hours of construction are from 7am to 7pm. Peterson explained that residents have indicated that construction has been starting at 5:30am, but that is unsubstantiated.

Vasyli Prychyna of 1328 NE Coho stated that there is too much noise occurring. Prychyna stated that work has been beginning before 7am and lasts past 7pm. Prychyna asked if the times can be changed, not allow work on Sunday, and no heavy excavating on weekends. Prychyna stated that the deliveries have also been an issue.

The Council thanked Prychyna for coming to the meeting.

Peterson stated that the municipal code enables 7am to 7pm on weekdays, and the City Manager can grant time on weekends. Peterson explained that has occurred in this case, and the Council can rescind that order, or the developer can ask for an updated agreement. Smith stated that the job needs to get done. Nissen stated that the developer should not abuse the times, especially if the time frame has been extended.

Peterson stated that the issue is probably real because there have been a couple of complaints. Peterson stated that we can send correspondence, and if the 7am to 7pm time frame is not followed, then the weekend can be pulled. Nissen asked if heavy equipment could be suspended on Sundays. Nissen stated that he does not want to stop all operations, but there needs to be respect for the neighbors. Tim Clark stated that an encouragement to limit work on weekends would be appreciated, with a reminder about following the time limits.

Peterson stated that he will author and send out a letter to the developer.

RESOLUTION 23-2018: ENTERPRISE ZONE RENEWAL

Peterson presented the resolution and stated that the Council already has indicated the willingness to renew the Enterprise Zone. Peterson presented information on the City's program, and in total there has been \$278,000 in forgone property taxes. Peterson stated that the most impacted entity is the County, followed by the school district. Peterson stated that while the taxes were forgone, some of the new industries would not have located in the area, and the level of investment would not be in the market today. Peterson stated that if those entities were not here, then there would not have been any property tax revenue increases anyway. Peterson explained that the Enterprise Zone enables a level of investment that adds jobs and improves the local economy. Peterson stated that the school district is also unaffected because the state subsidizes to the minimal level per student. If there are less property taxes, then the state adds more money to the school's pool. Peterson stated that the County and City losses are true losses. Peterson stated that industrial developments typically have lower service demands, so the financial loss to the City is not that great.

Peterson stated that depending on the equipment, some equipment may be depreciated 100 percent at the close of the five-year exemption period, but that has not occurred yet. Peterson stated that the zone has brought in 113 jobs to area, and the recommendation is to approve the resolution.

Upon motion by Mark Clark, seconded by Nissen and passing 5-0, Resolution 23-2018 renewing the Enterprise Zone was approved.

RESOLUTION 24-2018: LEAGUE OF OREGON CITIES LEGISLATIVE PRIORITIES

Peterson presented the resolution, and stated that three Councilors have already responded with their top priorities. Peterson explained that there are 29 proposals to choose from, and the Council also needs to select the bottom four categories as well. Peterson asked if there were any question, and asked which legislative priorities the Council would like to select.

The Council provided their input on choices, and asked for staff input. Staff presented their input on priorities.

Peterson stated that the items with the most votes include property tax reform, qualification based selection, broadband, and third-party building inspection services. The Council agreed to those priorities.

Peterson stated that the items with no votes included annexation reform, carbon cap, place based water resource planning, and Safe Routes to Schools. The Council selected those items as non-priorities.

The Council by consensus directed that the priorities as identified be sent to the League of Oregon Cities. A vote on the resolution was not taken.

RESOLUTION 25-2018: URBAN RENEWAL LOAN REPAYMENT AGREEMENT

Peterson presented the resolution, and stated that this is a 13-year note to finance the Arata Road fence, the Riverwood fence, and the incentives with the sale of the City Hall property. Peterson explained that this is a loan from the General Fund to the Urban Renewal Agency. The interest rate is a fixed 4 percent. Peterson stated that rate is a bit more than what the agency could get in the open market if this

was a bond, but the bond issuance costs would be more expense than this arrangement. Peterson stated that this is also a better investment for the General Fund compared to its current investments.

Peterson stated that takeout finance will be in place within a couple of years, which will pay back the amount in full.

Upon motion by Nissen, seconded by Harden and passing 5-0, Resolution 25-2018 establishing a loan agreement with the Urban Renewal Agency was approved.

RESOLUTION 26-2018: DEVELOPMENT AND DISPOSITION AGREEMENT AMENDMENT

Peterson presented that resolution, and stated that the purchase offer on the City Hall site is still pending. Peterson explained that the Council set an agreement with the terms and conditions of the sale with Williams and Dame. Peterson stated that the agreement also set the specific incentives to the sale. Peterson stated that part of the agreement is to obtain an emergency vehicle access easement from the adjacent properties. Peterson stated that there has been some difficulties in obtaining that easement, and this action would grant a 30 day extension to the agreement.

Peterson stated that when the staff report was written last week, it was anticipated that there would be two 30 day extensions. Peterson stated that more recent conversations were had to get a firm performance agreement with the intended purchaser, and the request has been revised to a single 30 day extension with no cost. Peterson stated that the due diligence period would be extended. The two existing 60 day extensions are still in place. The first extension is \$25,000 which is applicable to the sale price. That will last until the end of September, and the next extension would also cost \$25,000 but is non-refundable and non-applicable to the sales price.

Tim Clark asked if the City Hall has to relocate by the end of July. Peterson stated that is the plan, and he has not asked to renegotiate the lease agreement. Peterson stated that the developer does plan to move a lot of dirt this summer, prior to closing. Tim Clark asked if the developer have been making investments in this process as well. Peterson stated that the developer is making substantial investments.

Upon motion by Harden, seconded by Smith and passing 5-0, Resolution 26-2018 revising the Disposition and Development Agreement was approved.

DISCUSSION: CITY GARAGE SALE AND CLEANUP EVENT RECAP

HR/Records Manager Greg Dirks presented the discussion. Dirks stated that this was the third year for the garage sale event, and the event took place from June 16th through the 18th. 16 households signed up to be part of the sale, but no businesses signed up. Dirks presented the map of sale locations, and stated that an enhanced Google map was used to help direct people to the sale locations. The map also included the dates and hours of each sale. Dirks stated that each participant received a special yard sale sign, and there was little feedback from participants.

Dirks stated that the cost of the event was \$530, which was for advertising and yard sale signs. Dirks stated that there are many signs left, which can be used in future years.

Dirks stated that the cleanup event was held the following Saturday on June 23rd. Dirks stated that the event was held at the Wood Village Lowes from 8am to 12pm. Dirks stated that the new location was selected because of the construction on Arata Road, and the location worked out really well. Dirks stated that non-hazardous bulky waste items were accepted at the event, and electronics were also accepted at the event as well. Dirks stated that the reuse area did not get a lot of attention this year, but the City was able to collect a full barrel of food for Snow Cap.

Dirks stated that five people signed up for the elderly or disabled assistance. Dirks explained that in total eight drop boxes of stuff was collected, 100 tires, and 1 ton of elections were disposed of at the event. Dirks stated that the cost of the event was \$480, and most of the expenses were for new signs, and food for volunteers. Dirks stated that Lowes not only supplied the location, but a lot of volunteers as well.

The Council thanked Dirks for the report and work on the events.

PRESENTATION: 2017-18 ANNUAL PERFORMANCE PLAN

Dirks gave the presentation and stated that the Annual Performance Plan is based on the seven City Goals, and a new plan is adopted annually. Dirks explained that the purpose of this presentation is to go over each project that was in the 2017-18 plan.

Dirks stated that the projects under Goal 1 included Arata Road rebuild support and fencing. Dirks explained that construction delays have pushed back that project, and it is unlikely that either project will be completed in 2018.

Dirks stated that Goal 2 included promoting emergency management and a fire service plan for the QRV. Dirks stated that staff has been attending regional emergency management meetings, there is a dedicated space on the City's website for emergency management, and an article is included in each newsletter. Dirks explained that the QRV program is operational, and oversight is provided by the Fire User Board with Gresham.

Dirks stated that Goal 3 included all the City events, the Park Masterplan update, the reconstruction of Cedar Lane, the Cottonwood waterline project, the irrigation design at the Donald Robertson Park, and SCADA upgrades. Dirks stated that all scheduled events occurred and were well received. The Parks Master Plan update is still in process, and should be completed by the end of summer. Dirks stated that the updated irrigation design for the park has been completed, and grant funding has been secured for build the project. Dirks explained that SCADA upgrades are continuing, and will continue into next year as well.

Dirks stated that Goal 4 included City Hall relocation work and the sale of the current City Hall site. Dirks explained that a temporary location for City Hall has been secured and a lease agreement has

been signed. Dirks stated that there are also several offers out on potential permanent City Hall sites. Dirks stated that the sale of the City Hall site continues, and outstanding items include obtaining a BOLI determination letter and the utility relocation work.

Dirks stated that Goal 5 items included all-staff safety training, all-staff teambuilding, benchmarking a service, and conducting a compensation analysis. Dirks stated that two all-staff trainings occurred. The first training was on disaster preparedness and response, and the other was a live-fire fire extinguisher training. Dirks stated that the all-staff teambuilding is scheduled for tomorrow and will involve staff designing elements of the new City Hall building. Dirks stated that credit and debit card services were benchmarked, and the City will be transitioning to Invoice Cloud. Dirks stated that the compensation analysis was completed in January, and no revisions were recommended.

Dirks stated that Goal 6 included work on the Halsey Corridor project, and supporting the two-city recreation program. Dirks stated that the economic evaluation is occurring for the corridor, and a planning grant from Metro was also awarded. Dirks stated that the recreation program is growing, and the group recently held a successful fundraiser to fund additional scholarships.

Dirks stated that the project for Goal 7 was tree planting. Dirks stated that a large Japanese Maple was relocated from City Hall to the park, and the planting of new community trees is pending for this fall.

Dirks stated that concludes the projects for the year, and staff is already at work on the 2018-19 APP.

The Council thanked Dirks for the report.

PUBLIC WORKS DIRECTOR'S REPORT

Niiyama presented the report and stated that construction costs are increasing at a rate of about 10-15 percent higher than anticipated. Niiyama explained that some of the anticipated projects may be delayed in order to bid the projects during the off season. Niiyama stated that Public Works personnel has changed with two utility workers leaving the City. Niiyama explained that interviews were conducted yesterday, and two candidates were selected. Niiyama stated that there is also an open recruitment for a replacement Engineering Technician.

Niiyama stated that Riverwood development is coming along, and the open house for the model home is pending. Niiyama stated that he has been attending regional meetings for emergency management. Niiyama stated that the Shea lift station is pending an inspection this Thursday. Peterson stated that the emails regarding the issue have been conjectural at best. Smith stated that the illicit discharge that is the issue. Peterson stated that is correct.

The Council thanked Niiyama for the report.

FINANCE DIRECTOR'S REPORT

Peterson stated that this is Minter's last Council meeting. Peterson explained that this is the end of her interim contract and wanted to make to acknowledge her years of service to the City. The Council thanked Minter for her service.

Minter presented the report and stated that the report is through May. Minter stated that all revenues are on track and within limits and estimates. Minter stated that revenue from property taxes increased by nearly \$60,000 this year. Minter stated that LGIP interest rate is up to 2.25 percent. Minter stated that total investments are about \$6 million, with \$10,000 in monthly interest income.

CITY MANAGER'S REPORT

Peterson presented the report and stated that the Annual Performance Plan was summarized for the year. Peterson stated that it has been an intriguing year from a management perspective with all the retirements and loss of personnel. Peterson stated that there have been a lot of moving parts and projects through this period, and the hope is that from a Council and community perspective that the transitions have been seamless. Peterson explained that this has been an interesting and difficult process.

Peterson stated that both contractors on the county roadway projects for Arata Road and sandy Blvd. have shut down due to utility conflicts. Peterson stated that most of the conflicts have been because of large boulders in the project area. Peterson explained that other utilities have had to go around the rocks, which is not where the new utilities need to go. Peterson stated that the crews have left the job site in order to reduce the financial cost to the County. Peterson stated that the projects will start aback up when the conflicts have been resolved.

CITY COUNCIL REPORTS

Harden stated that the MHCRC budget has been approved by all jurisdiction. Harden stated that there has also been some staff changes at the MHCRC and he will provide an update on that item as it develops.

Harden stated that he shared in an email regarding an editorial that ran in the outlook regarding immigration. Harden stated that he only viewed the online version, and explained that he found the issued raised in the editorial to be factually incorrect. Harden stated that he also did not see any opposing viewpoint. Harden stated that the Outlook is the City's paper for record, and does not think that editorial reflects the values of the City. Harden stated that he would like the Council to consider removing the Outlook as the paper for record for the City.

Steven Brown the Publisher for the Gresham Outlook and Sandy Post stated the usual editor that published the editorials was out on vacation when that article was published. Brown stated that he will not throw either editor under the bus for this issue, and it some changes to the article could have been made. Brown stated that he welcomes a counter point to the editorial, and is a bit disappointed overall. Brown stated that the Outlook has published many potentially controversial editorials in the past, and

this one labels the organization. Brown stated that the Outlook balances the opinion pieces, and the articles are no in the news section.

Harden motioned to add removing the Outlook as the paper of record to the next agenda. There was no second.

The Council thanked Brown for coming to the meeting to discuss the issue.

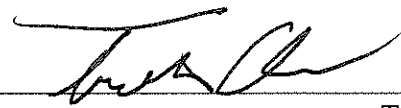
Tim stated that there was a discussion at EMCTC on value pricing. Tim Clark explained that alue pricing is exploring tolling on I-5 and I-205. Tim Clark stated that the rate would be flexible base on the volume of traffic at any given time. Tim Clark stated that he is concerned because there has not been a discussion on what the fees will be used for, and the funds are not allocated to any one project or issue.

Mark Clark stated that he attended some early meetings on the issue, and the idea at that time was to use the funds to add more lanes. Tim Clark stated that concept has since been dropped, and the idea is to control congestion. Smith stated that this seems like it is a tax on the people who cannot change their working hours.

Tim Clark stated he attended JPACT abd understood that either a new downtown bridge will be built, or there will be a retro fit to Burnside Bridge. Tim Clark stated that Multnomah Coutny has made this a top priority, and would be a \$700-900 million investment.

ADJOURN

With no further business coming before the Council, the Council adjourned at 8:33pm.



Timothy Clark
Mayor

10-9-18

Date

ATTEST:



Greg Dirks: City Recorder