

**MEETING OF THE
WOOD VILLAGE CITY COUNCIL
February 25, 2016
MINUTES**

PRESENT: Mayor Patricia Smith, Council President Tim Clark, Councilors Scott Harden, Bruce Nissen, and Jimmy Frank via phone, City Attorney Jeff Condit, City Manager Bill Peterson, Finance Director Peggy Minter. Public Works Director Scott Sloan, and interested parties.

ABSENT: None

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

CITIZEN COMMENTS

There were none.

DISCUSSION: THREE-CITY RECREATION PROGRAM

Peterson presented the discussion and stated that there have been conversations at the manager level with the three cities, and some discussions with the city councils. Peterson presented a flowchart of where the proposal is now, and how individuals in Fairview want the program to move forward. Peterson explained that the overall concept is to have a three-city program with a director and administrative support. Peterson stated that there would be a series of programs and classes with the emphasis of making them affordable to lower income households. Peterson explained that it would be a significant expansion of the types of programs that are currently offered at the Troutdale program.

Peterson stated that there was a meeting earlier this week with the Troutdale City Council that changed the assumptions outlined in the staff report. Peterson explained that while Troutdale is still interested in the conversation of a three-city program, they are not excited about the current proposal.

Peterson explained that the current proposal includes having a recreation program director with a funding structure through an IGA with all three cities. The initial timeline for the program was to roll out in the spring of 2017, and the program would be housed in Fairview. Peterson stated that there would be a board of directors to oversee the program, and the directors would include an officer from each city's staff and council, and one member from the school district.

Peterson stated that the financing proposal would be a split with 40% of the costs to Troutdale and Fairview, and 20% to Wood Village. Peterson explained that the package as proposed could cost around \$28,000 to \$30,000 annually for the City. While there is margin in the General Fund, it does show a decline over the next five years.

Peterson stated that representatives from Fairview are also here to present on the subject as well. Fairview Councilor Brian Cooper stated that there were hang-ups from the Tuesday meeting with the Troutdale City Council. Cooper explained that the proposed idea is just one of several ideas that could run the program.

Fairview Mayor Ted Tosterud stated that there was not a warm reception to the concept at the Troutdale City Council meeting. Tosterud stated that Troutdale already has a recreation program, and wants to stick with their current plan. Tosterud explained that this program would target disadvantaged kids from the kindergarten to middle school age. Tosterud stated that Wood Village and Fairview could still explore a joint program, but it would probably have to be scaled back a bit.

Tosterud stated that this concept has not yet been presented to the full Fairview Council, but it is scheduled for next week. Tosterud stated that he hopes this council will be supportive of the concept, and something can be worked out between the two cities. Tosterud explained that this is about starting the conversation, and not a commitment to a specific program at this time.

Smith stated that it is something to look into, and is interested in what kind of concepts could be developed. Clark stated that he was more excited about the program until he heard that Troutdale was not interested. Clark explained that he can understand where Troutdale is coming from, but the bottom line is to work past that for the benefit of the kids.

Cooper stated that there are a lot of programs around the area for kids, but there is no central organizing entity. Some of the costs are also prohibitive for a lot of families. Clark asked if Troutdale may be willing to expand their program if they could still retain overall control. Cooper understood from the meeting on Tuesday that Troutdale does not want to alter their program.

Clark asked what the current outreach is for Wood Village residents regarding the Troutdale recreation program. Peterson stated that every resident is mailed the full recreation program, plus there is information about the City's price matching in the newsletter. Clark stated that he was disappointed that only five people have taken advantage of the price matching program.

Harden stated that there is a general desire to offer these programs, but there has to be enough people signed up to support the programs. Harden explained that just because there are not city based programs does not mean that kids are not active. Harden stated that getting involved in current leagues and organizations could also be a way to encourage kids to be active.

Copper stated that this program was envisioned to fill the gaps in current programs for younger kids and time periods. Harden stated that he is also concerned about the lack of facilities in the area, and how that could work. Tosterud stated that Fairview is considering developing some bare ground into a sports field, and the program may have to pay for professionals instead of volunteers to run the programs.

Harden asked if the program would be similar to Troutdale's, or if it would be an expansion. Harden stated that an expansion of the offerings may bring Troutdale into the program. Cooper stated that the program would be very similar, but more cost effective for residents.

Nissen stated that he likes the idea of doing some of the same activities especially with the more popular programs, but other options should be added as well. Cooper stated that he is optimistic that the cities can create something that is meaningful to the community, and that involves all three cities.

Peterson stated that the Council can direct the City Manager to continue to work on the program, assign a Council liaison to work on the program, or elect not to move forward. Peterson stated that the Donald Robertson Park used to be a premier sports facility in the area, and bringing it back to that kind of status is in the new Parks Master Plan.

Frank stated that he supports recreational programs, but there could be complications with the program being fair to all of the cities. Frank stated that he is concerned that the program could cost a lot of money, and not be attended by Wood Village residents. Frank stated that he does not have a problem further exploring the options though.

Harden stated that he would volunteer to be on a board of director's or Council liaison. Harden stated that he agrees with Councilor Frank that there may not be a lot of interest from Wood Village residents. There are very low costs for the City with the current structure, and having a new program may not entice additional people. Harden explained that he is still in favor of reviewing options for the program.

Upon motion by Harden, seconded by Clark and passing 5-0, the Council directed the City Manager to continue to work on a shared recreation program.

RESOLUTION 4-2016: REQUEST FOR REZONING OF PROPERTY

Peterson presented the resolution and stated that this is a request to rezone the City Hall property. Peterson stated that the map included in the staff report made it look like the request was for more than just the City Hall property, but it is not. Peterson explained that there are several tax lots on the City Hall property, and the rezone request is for

three of those lots.

Peterson explained that there are a total of five tax lots on the City Hall property, and they have never been consolidated. Peterson stated that he spoke with the previous administrator about the history of the site, and why it was zoned the way it is. Peterson explained that prior to the freeway expansion there was a lumber yard and gas station on the northern parcels. That area was condemned by ODOT for the freeway project, and all public access to those areas was lost. The City was able to purchase the sites for \$133,000.

Peterson stated that this proposal is to rezone the entire site to Neighborhood Commercial. The Neighborhood Commercial Zone is flexible, and provides for smaller scale commercial and medium to high density residential. Peterson stated that the current zoning of Light Manufacturing is characterized as an industrial use. The Neighborhood Commercial Zone would return a significantly higher level of investment and return for the City. Peterson stated that the site would have to be zoned Neighborhood Commercial to get at the development concepts that were discussed as part of the heart of the City conversation.

Peterson stated that action tonight would not change the zone. This action is like any other property owner, and requesting a zone change application to the Planning Commission. Peterson explained that there would be reviews by other agencies, the Planning Commission, and finally back to the City Council. Smith asked how long that process will take. Peterson stated that it would be about four months. Smith asked if that could affect the sale of the site. Peterson explained that there would be a due diligence period, and the zone change could also be included as a condition of the sale.

Peterson stated that additional requirements include a traffic analysis comparing the current zoning use to the proposed use. The Council asked if this would be considered a conflict of interest. Condit stated that it is not. Condit explained that the Council is acting as a property owner in the public's interest. While that could benefit the City, it does not personally benefit any one member on the Council.

Frank asked about the motivation of going through with this process. Frank asked if it is about the land value or something else. Peterson stated that this action should have occurred once the properties were condemned as there was no other access except for the City Hall access. Peterson explained that is when the facts changed to the underlying zone. There was no intent on selling the site in the near future, so the change did not occur. Peterson stated that the Council has since indicated they are interested in selling the land to get at a higher level of development for the City. Peterson stated that all three items play into the role of the zone change request.

Harden asked why a resolution is needed. Peterson stated that a land use rezone request has to be done either by a motion or a resolution. It is easy to track resolutions over time. Harden asked about the difference in value between the zones, and if the City will recoup the costs. Peterson stated that he does not know what the land will sell for, but a consolidated single zoned parcel is easier to develop. Peterson stated that he feels the site will have greater long term value with the zone change.

Upon motion by Harden, seconded by Nissen and passing 5-0, Resolution 4-2016 authorizing a rezone request for the properties at 2055 NE 238th was approved.

RESOLUTION 5-2016: MT. HOOD COMMUNITY COLLEGE BOND ENDORSEMENT

Peterson presented the resolution, and stated that it is a consideration to endorse the Mt. Hood Community College bond measure that will be in front of voters in May. Peterson explained that the materials in the packet were provided by the college.

Clark stated that he is in favor as he supports education, but it is a lot of money. Smith agreed. Harden stated that he likes that this is focused on specific job education training. Clark stated that he wanted to make sure that this would have the full Council support, as it could look bad if there is a split vote.

Frank stated that he feels like he needs more information on the subject prior to making a vote. Harden stated that Frank was not here when the college presented to the City Council. Frank stated that he can understand the big picture, but would like more information prior to voting.

Clark stated that a Council endorsement is basically asking the residents of Wood Village to vote in favor of the measure. Clark stated that he feels that this will benefit the area in the long run. Harden stated that individual Councilors could also take a position. Frank stated that if the rest of the Council is in favor, he could abstain from the vote.

Upon motion by Nissen, seconded by Clark and passing 4-0-1 with Smith, Clark, Harden, and Nissen yea, and Frank abstaining, Resolution 5-2016 endorsing the Mt. Hood Community College Bond Measure was approved.

PUBLIC WORKS DIRECTOR'S REPORT

Sloan presented the report and stated that highlights include the work being done on the Halsey Street sewer line project. Sloan explained that the project has had some issues with the county, but those should all be resolved early next week.

Sloan stated that we are still waiting to hear back on the interceptor trail grant application, and that could come as early as next week. Sloan stated that the Parks Commission met to discuss the design plans for the 238th Island rehabilitation project. The Parks Commission likes the plan, and only made minor revisions to the color of flowers. Sloan stated that project will begin as soon as the county issues the right of way permits.

Sloan stated that work on replacing the water valve cans on 238th is progressing. The county made saw cuts earlier in the week, which is the first step in the project. Sloan stated that he has not heard back from either HOA's regarding the water pressure project at Treehill and Cotton Wood, so staff will be following up soon.

Sloan stated that he has come up with an idea to plant more trees in the City, and this project would occur at Morgan Estates. Sloan explained that this subdivision was completed without requiring street trees. Sloan stated that he would like to purchase and plant the trees, and then have the adjacent homeowners care for them. Sloan explained that the trees were selected to fit into the planting strip and not cause damage to the adjacent sidewalk or street. The cost would be under \$1,000. Peterson stated that there is about \$9,000 remaining in an escrow fund to help complete projects in that subdivision, and this project would qualify to use those funds.

FINANCE DIRECTOR'S REPORT

Minter presented the report and stated that we are seven months into the fiscal year. Minter explained that all revenues are up except for liquor and cigarettes. All expenditures are on track. Minter stated that investments are at about \$5.4 million, and interest at LGIP will increase from .67% to .71%. Minter stated that the budget process is underway, and the first meeting will be in April.

Harden asked if the recreation program will be included in the budget proposal. Peterson stated that it would be included as a supplemental discretionary item for about \$28,000.

CITY ADMINISTRATOR'S REPORT

Peterson stated that the City Council calendar is in the packet, and there was a full APP update at the last meeting.

CITY COUNCIL REPORTS

Clark stated that he is compressing meetings at MPAC, which has resulted in no recent meetings. Clark stated that there will be a meeting on March 23rd to discuss street sharing options.

Smith stated that EMEA is still working on rebranding themselves to attract more members. Smith explained that EMEA did endorse the MHCC bond measure. Smith stated that the Parks Commission recommended that there be an ongoing maintenance contract for the 238th Islands, and that the City offer free advertising in the newsletter to

reduce costs.

WORKSHOP: 2016-17 ANNUAL PERFORMANCE PLAN

This item was postponed until the next City Council meeting.

EXECUTIVE SESSION PER ORS 192.660(2) (e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions

The Council entered into Executive Session at 7:40pm.

The Council convened back into Regular Session at 8:22pm.

ADJOURN

With no further business coming before the Council, and upon motion by Harden, seconded by Nissen and passing 5-0, the Council adjourned at 8:23pm.

Patricia Smith
Mayor

Date

ATTEST:

Greg Dirks
Recorder