

**MEETING OF THE  
WOOD VILLAGE CITY COUNCIL  
March 8, 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.

**PUBLIC SAFETY REPORT**

Commander Reiser of the MCSO presented the report. Reiser stated that for the month of February there were 350 calls for service which resulted in 150 written reports. There were also seven vehicle collisions, and 94 traffic stops.

Reiser stated that the MCSO received a report of illegal camping in the area south of the park. The property is in Troutdale, and is owned by the Reynolds school district. Reiser explained that the site was cleaned up yesterday, but there is still a lot of work to do. Reiser stated that the school district is working with the MCSO to get a person in charge letter set up, which will aid in the trespassing of people at the site. Reiser stated that this has been a good step to take.

Reiser stated that the Youth Police Academy will start in April this year, and last for eight weeks. Reiser explained that they have expanded the program, and included some hands on activities.

Smith asked what kind of people were found at the illegal camp site. Reiser stated that they only came across one tent, and it was unoccupied. Reiser explained that they had their homeless outreach team go through the site prior to the cleanup, and no one was there either.

Commander Gates from the MCSO stated that there is interest in conducting a community public safety survey. Gates stated that this survey was last done in 2009, and they had about a 10% return. Gates explained that the survey allows the MCSO to address livability issues, and confirm or deny perceived issues in the community. Gates stated that he does not want to do a survey unless approved by the City Council, and he would like to use the newsletter as the main vehicle to deliver the survey to residents. Gates stated that the MCSO would collect and analyze the results.

Smith stated that she feels the survey would be a good idea. Clark asked if there would be an online option as well. Gates stated that they can explore other options to take the survey. Harden asked if police records were searched if specific concerns about crime were mentioned on the survey. Gates stated that records are reviewed if specific crimes are mentioned in order to prove or disprove that the incident occurred or is an issue. Harden asked if a community workshop about the survey results could be held. Gates stated that might be a good idea as well.

Peterson stated that these types of surveys are good for snapshot anecdotal information, but they are not statistically valid. Gates stated that this correct, but you can get a general feel for the service, and potential focus areas for the MCSO.

The Council thanked Reiser and Gates for the report, and for conducting the survey.

## CONSENT CALENDAR:

- Review of bills paid in February, 2016
  
- Contracts \$2,500 - \$50,000
  
- Institute for Conflict Management: City Council Retreat - \$3,150
- Evoqua Water Tech: Bioxide: \$6,425.38

### c. Council Minutes:

- February 9, 2016
- February 25, 2016

Harden asked what the service at Brasher's was for, and if a City vehicle was in a wreck. Peterson stated that it was for repairs of the City's event truck.

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

## PRESENTATION: SUMMER LUNCH PROGRAM

Pastor Tom Miles from the Wood Village Baptist Church presented a handout on the summer lunch program. Miles stated that this was the first lunch program that the church has put on, and it was supported by the Reynolds School District, Multnomah County, and the City. Miles stated that they supplied meals to anyone who showed up which included children, teenagers, and adults. The program went from June 15<sup>th</sup> through August 21<sup>st</sup>. Miles explained that the church paid for the meals from June 15<sup>th</sup> through the 22<sup>nd</sup>, and August 14<sup>th</sup> through the 21<sup>st</sup> to cover the gaps in the district's program. Miles stated that the meals for adults was important as a lot of the Hispanic community would not come if the parents or older siblings could not get a meal as well.

Miles stated that they served an average of 30 kids and eight adults per day. There were about 1,500 total meals served, and about 325 meals to adults. Miles explained that the cost to the church was around \$2,200, but that also included games and activities. The church relied on County volunteers through the STRYVE program to help serve the food, and run the activities.

Miles stated that the school district received a Sunshine Summer Lunch Program award because of the partnership between all the organizations. Miles stated that it was a very successful program, and spun off into a Tuesday evening sports program that had about 45 kids per session.

Smith stated that the City gave \$3,000 to support the program, and asked who supplied the remaining funds. Miles stated that the church covered the remaining costs. Miles explained that they now also have a Tuesday evening homework help program where they provide homework assistance and snacks for kids. Smith asked how much that costs. Miles stated that it is about \$1 per kid, and they average about 30 kids per session. Harden asked if it is open to the community, or just church members. Miles stated that it is open to the community.

Peterson asked what the plan is for the year ahead. Miles stated that they would like to run a similar but expanded program. Miles explained that they would like to start the program as soon as school lets out for the summer, and they have been allocated 20 STRYVE positions to help with the program. Clark asked what the budget is for the upcoming year. Miles stated that he put together a budget, but cannot remember the total. Miles

stated that he would email the detailed budget to the City.

Harden stated that supporting a sports program at the church may be better than having a two or three-city recreation program. Harden stated that maybe this program could be the City's recreation program. Clark asked if this program would continue into the future. Miles stated that as long as they have community partners and volunteers the program will continue.

The Council thanked Miles for the presentation and work on the summer lunch program.

## **TOWN CENTER MASTER PLAN UPDATE**

Planning Commissioners Dirks and Jenson joined the meeting.

Peterson presented the report and stated that he wanted to check in with the City Council and members of the Planning Commission. Peterson explained that we are at the point in the Town Center Master Plan project where we will be using a lot of consultant time to develop three master plan alternatives based on the public process that has been done. Peterson stated that the purpose tonight is to make sure that we are on the right track to get master plan alternatives that meet expectations.

Peterson stated that the City received a grant to complete the \$160,000 project. The project started with stakeholder interviews from over 30 different individuals ranging from developers, property owners, and neighboring properties. Peterson explained that technical memos were developed that covered the statewide planning goals and other legal framework. Peterson stated that there was also a memo on existing and future transportation conditions. Peterson explained that memo found that there are three intersections that would be failing by 2040. Those results had not been found in other recent reports. Peterson stated that the most serious failed intersection is at exit 16 on 238<sup>th</sup> Dr. There are also constraints at 223<sup>rd</sup> and Glisan, and 242<sup>nd</sup> and Glisan.

Peterson explained that the City is not the road authority for any of those areas, but we will have to partner with the other agencies to get the projects completed.

Harden asked if new development could be blocked if the intersections are not improved. Peterson stated that is possible, but unlikely. Peterson explained that the developer may have to pay for a portion of the improvements though. Condit stated that while ODOT and other jurisdictions can say no, they typically do not do that, but do require planning efforts.

Clark asked what needs to occur at Exit 16. Peterson stated that there needs to be additional lane storage capacity, but there is not enough room on the overpass to accommodate additional lanes. Peterson stated that the intersections are not failing now, but are projected to be failing by 2040.

Peterson stated that the final memo that was developed is a market analysis for the Town Center. The market analysis reviewed the vision for the Town Center, and what the local and regional economy can support based on the demographics of the community. Peterson stated that while the report focuses on the undeveloped areas of the Town Center, there are 11 buildable pads just north of Glisan that are being used as parking, but can be developed.

Peterson stated that the market analysis broke down the demographics into tapestry segments based on census data. Peterson stated that 15% of the population is categorized as bright young professionals. This group is well educated, and tends to work in white-collar jobs. Peterson stated that 28% of the population is categorized as metro fusion which are younger people who tend to rent and are highly mobile. Peterson stated that the last segment is the American dreamer which makes up about 49% of the population. This group tends to be multi-generation, and prefers to own their own home.

Peterson stated that the average age for the City is younger compared to the region, and the older generation is leaving the City. Peterson stated that the household size is also larger than average compared to the region. Peterson explained that the City is also the most diverse in the Metro region with 60% of the population as

Caucasian compared with 80% for the region.

Peterson stated that the average household income is the most difficult item in the analysis. Peterson explained that over 50% of the households in Wood Village make \$50,000 or less a year. The percentage top end household income is also less compared to the rest of the region.

Peterson stated that retail use is not growing very quickly, office space is flat, but industrial use is increasing. Peterson explained that the commercial rental rates in this area do not justify new retail or office construction with the exception of medical use. Peterson stated that the report indicates that there is no use for additional big box retail, but there are smaller infill opportunities.

Peterson stated that industrial space could have been a potential for the Town Center, but the nearby Gresham Vista Property is supplying large lot industrial lands. Peterson explained that the TRIP property is also close by. Peterson stated that those properties can be seen as an asset as they will create additional economic activity in the area that can help further develop the Town Center.

Peterson stated that single-family homes have increased in the Metro region over the past few years. Peterson presented a market difference between homes in the Town Center, and homes in Fairview Village. Peterson stated that homes with similar sizes and features sell for nearly \$300,000 more in Fairview Village compared to the Town Center. The quality and character of homes is important.

Peterson stated that there are real demands for senior housing options, and part of the reason why older people are leaving the City is because there are no senior housing options. Peterson explained that there is also a huge demand for multi-family housing. There is a vacancy rate of about 1.9%, and full occupancy is rated at 3%. Peterson stated that these numbers include the nearly 100,000 units that have been built in the Portland area this past year.

Peterson stated that the ownership representatives of the former Greyhound Park have not indicated what they intend to develop. Peterson explained that the ownership group has expressed that they would like to have flexible options, but stated that they were not really interested in developing a multi-family complex.

Peterson stated that the ownership representatives put together a separate economic evaluation around entertainment uses. No specific use was identified except for general entertainment that has a regional draw. Peterson explained that entrainment uses are currently permitted in the zone, but that does not mean that is what will be developed.

Peterson stated that the economists believe that there is great access to and from the site, there is enough land for a good mix of uses, and the site is near employment centers. Peterson explained that the challenges are that the east metro region is growing at a slower pace, there is a weak demand for retail, the center is not pedestrian friendly, and there is a lack of transit options. Peterson stated that the key findings include that there is a large demand for housing especially multi-family housing, and there is good access for commercial development. Peterson explained that the current height limits could be an issue though.

Peterson stated that there were five independent focus groups that included minority populations based on the top five foreign languages spoken in the school district. Peterson explained that there were over 100 participants from the Russian, Ukrainian, Spanish, Vietnamese, and Laotian communities. Peterson stated that common themes included the perception that the Town Center is not safe, lacks a sense of place, and is not pedestrian friendly. Peterson stated that the groups wanted family entertainment uses, public plazas, and lower density residential development. Peterson explained that there is some disconnect between the vision, and the economic realities of the site.

Peterson stated that there was an open community meeting that drew in about 70 people. The key findings from that session were very similar to the focus groups. Peterson explained that the challenge will be to bridge the gap

between what people want, and what can realistically be developed. Peterson stated that the Town Center project has a set of goals to aid in the development of the master plan alternatives. The goals include economic development, safety and mobility, community vitality, equity, and the natural environment.

Peterson stated that the next steps include putting together the master plan alternatives based on the community input. Those alternatives will be brought back in a few months. Peterson explained that the plan will include a general building layout and roadway system. The layouts will also be presented to all the current landowners in the Town Center. Peterson stated that ultimately the updated master plan will be presented to the Planning Commission and City Council for adoption. Peterson stated that the project is scheduled to wrap up in December.

Peterson asked if there are any strong feelings about what has been proposed. Jensen stated that she does not think that residential uses should be a big part of the development. Focusing on housing does not leave a lot of room for other uses. Peterson stated that there is no enforcement action from Metro if the City does not develop 300 additional housing units, but it is still listed in the Comprehensive Plan.

Clark asked how the development of the master plan, and the work being done by the new owners of the greyhound park be accomplished. Peterson stated that he hopes it will be a collaborative effort. Peterson explained that there are conflicting views as the Council sets the vision for the property, but the owners have an economic interest. They can all work together though. Clark stated that there has been a lot of talk about entertainment uses, and asked if that would be in the plan. Peterson stated that there is a high probability of that being included in the plan.

Peterson asked about affordable housing, and stated that the City is now legislatively enabled to have inclusionary zoning for low income housing. Condit explained that inclusionary zoning mandates a certain percentage of units as affordable. Smith asked what level is considered affordable. Peterson stated that it is about \$38,000 per household, and the City has about 50% of the population making \$50,000 or less a year.

The Council requested that the options be flexible at this point.

Dirks and Jensen left the meeting.

## **RESOLUTION 6-2016: CONSIDERATION OF ENTERPRISE ZONE REVISIONS**

Harden declared a conflict of interest and excused himself from the discussion.

Peterson stated that an enterprise zone is a tax exemption for identified and qualified investments. The program forgoes property taxes for all taxing jurisdictions when a qualifying improvement or investment is made for a specific time period ranging from three to five years. Peterson stated that there have been three businesses that have taken advantage of the program in recent years with a combined total of about \$16 million in investments.

Peterson stated that each enterprise zone can have local criteria as long as it does not dip below the state minimum standards. Peterson explained that the benefit is then based on the investment level, with a maximum potential benefit of five years.

Peterson presented a map of the enterprise zone, and stated that it covers the majority of properties north of the Neighborhood Commercial Zone. Peterson explained that the Council can change the requirements of the zone as long as they do not fall below the state's standards. The benefits of the zone are to encourage additional development with the creation of family wage jobs.

Peterson stated that the City created higher wage and benefits standards compared to the state's minimum standards. There was also a maximum limit of three years. Peterson explained that the zone has since been revised to reduce the wages from 200% of the minimum wage to 150% of minimum wage, and benefits only had to be similar to other similar industry standards. Peterson stated that the investment levels were also reduced, and

the ability to get a five-year abatement was added.

Peterson stated that there is a local manufacturing firm that could apply for the benefits with the purchase of equipment, but the firm is too small to compensate their employees at the rate to qualify for the benefit. Peterson stated that the benefit of this revision would be to induce additional development, add taxable value after the abatement period, and there is the potential for increased jobs and job quality. Peterson stated that the drawback is the delay on the tax return, especially for equipment which can have rapidly declining value, and this would allow minimum wage jobs.

Peterson stated that the current proposal is for a current employer in the zone to invest \$250,000 to \$1 million to get a three-year property tax exemption. Peterson explained that the job quality could be minimum wage, but the employer has to offer educational opportunities and has to have employees that are better off by the end of the three-year period. Petersons stated that the agreement can include a provision that the tax abatement has to be paid back if the terms are not met.

Peterson stated that the tax abatement would cost the City about \$3,800 over a three-year period on a \$500,000 investment. It would be about \$20,000 total for all taxing jurisdictions. Peterson stated that this program is like spending real money, as it is real money that would not be coming into the City.

Peterson stated that there was not a consensus on the Management Team on this item. Peterson stated that some members felt that the development of family wages jobs is important, and there is a limited supply of resources. Peterson explained that others on the team felt that training and education as part of an employment package does have lifetime benefits and should be encouraged. Peterson stated that the resolution is written in support of the revisions, but it could also be denied. Peterson stated that his recommendation is to approve the resolution.

Peterson stated that representatives from KCR Manufacturing which asked for the revisions are here this evening.

Smith asked what would occur if the firm went bankrupt during the three-year term. Peterson stated that property taxes supersede all other creditors in a bankruptcy. Condit stated that generally that is true, but it also depends on when the property taxes became a lien. Condit stated that the taxes may not be paid back in all cases, but it is possible.

Chris Holden of KCR Manufacturing stated that his company makes wildland firefighting equipment, and other smaller components for area vendors. Holden stated that there are 12 full and part time employees. They have been in the City for about eight years, and have grown a lot over the past six years. Holden explained that they have the opportunity to expand further with the acquisition of new equipment. The equipment costs about \$325,000, and they would invest another \$50,000 in building improvements. Holden stated that he understands the intent behind the enterprise zone was to create family wage jobs, but there is a shortage of qualified workers in manufacturing. Holden stated that investments in manufacturing lead to additional spending in the economy, and job creation in other sectors.

Holden stated that the demand for manufacturing jobs will increase over the next several years. About 50% of employees at Boeing are eligible for retirement. When that occurs, it will be harder for smaller firms to find qualified employees. Holden stated that manufacturing jobs in East County pays about \$54,000 a year, but people need skills to get those jobs. Holden stated that firms like his can provide that on the job training, and he has implemented a recognized training program in metal fabrication.

Holden stated that his company is involved with manufacturing day which is a community event that partners students with area industries in the region. Holden stated that he is trying to grow his business to provide middle class wages, and this new equipment can help achieve that goal. It will also help increase the training opportunities for employees. Holden stated that he pays more than minimum wage, but it is not at 150% of minimum wage. Holden stated that he hopes the Council will see the value in having a formal training program that takes an entry level person to a journeyman level.

Smith asked about the training and certification program offered by KCR. Holden stated that it is a nationally recognized program, and offers advanced certification. Nissen asked if the new equipment will help in training new employees, and potentially help in the retention of employees. Holden stated that the new equipment will offer new opportunities for employees to learn and grow. The more skilled employees you have, the more profitable projects can be completed.

Clark stated that he is impressed with what the business is doing, and feels that they should qualify for the enterprise zone benefits with the level of training that is offered. Smith asked if other businesses would have to come to the Council to qualify, or if it would be automatic. Peterson stated that if the revisions are approved, they would apply to any current business. Smith stated that she is okay with the revisions as long as the training remains in place.

Upon motion by Clark, seconded by Nissen and passing 3-0 with Smith, Clark, and Nissen yea, and Harden abstaining, Resolution 6-2016 amending the Wood Village Enterprise Zone program was approved.

### **DISCUSSION: CITY ENTRY SIGN DESIGNS**

HR/Records Manager Greg Dirks presented the discussion. Dirks stated that the Council had discussed design options for the new City entry signs at their meeting in January. Dirks explained that Council had requested that two designs be brought back for consideration. One design with the current round sign on a green rectangular sign, and the other with an all-white sign with round lettering.

Dirks presented the sign designs.

The Council stated that they like the white sign, but requested that they not be put up until the current signs need replaced.

### **COMMUNITY DEVELOPMENT BLOCK GRANT**

Sloan stated that the City receives Community Development Block Grant funding to complete community projects. The City receives the large grant funding every other year, and it was the intent this year to use the funding to replace the irrigation system at the park. Sloan explained that area no longer qualifies for the funding because of the way the census block was determined. Sloan stated that the area can qualify again in the future if we do our own data polling, but there is not enough time to qualify the area for this year.

Sloan stated that staff then looked at alternative projects in qualifying areas and came up with adding fire hydrants in Wood Village Green, or create an access path from Halsey to Arata Road along the Baptist Church property. Sloan stated the pathway is in the Transportation System Plan, and we might be able to use the current storm water easement for access. Sloan stated that there are no fire hydrants in Wood Village Green.

Sloan stated that staff is seeking direction on where to use the funding.

Smith stated that life safety is the most important factor, even though the owner of the facility will not pay to install the hydrants. Clark stated that he likes the pathway option, and asked what kind of difference a hydrant would make. Nissen stated that a hydrant would improve the protection at the facility because one truck does not carry enough hose to reach the nearest hydrant if there was a fire in the back of the facility. Nissen stated that mobile homes burn quickly, and a hydrant in the middle of the park can make a big difference. Nissen stated that he likes the pathway, but human life is more important.

Clark asked if this placement of a hydrant would allow the owner to permit new units in the park. Peterson stated that would not be allowed until the entire park has adequate fire coverage. Sloan stated that the hydrant project would require a public easement. If we cannot get one, then the project cannot occur.

The Council stated that the hydrant project should be used for the CDBG funding unless the easement cannot be

obtained.

**WORKSHOP: 2016-17 ANNUAL PERFORMANCE PLAN**

Peterson stated that a workshop is not needed unless the Council has concerns about the proposed plan. The Council stated that they did not have any concerns that needed to be addressed in a workshop setting.

Peterson stated that he will bring the APP back at the next meeting for adoption.

**ADJOURN**

With no further business coming before the Council, and upon motion by Clark, seconded by Harden and passing 4-0, the Council adjourned at 9:02pm.

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Patricia Smith  
Mayor

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Date

ATTEST:

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Greg Dirks  
Recorder