



COUNCIL WORK SESSION

Wednesday, April 07, 2021

APPROVED MINUTES

MEMBERS PRESENT

Mayor Rick Scholl
Council President Doug Morten
Councilor Patrick Birkle
Councilor Stephen R. Topaz
Councilor Jessica Chilton

STAFF PRESENT

John Walsh, City Administrator
Matt Brown, Assistant City Administrator
Kathy Payne, City Recorder
Lisa Scholl, Deputy City Recorder
Brian Greenway, Police Chief
Mouhamad Zaher, Public Works Director
Rachael Barry, Government Affairs &
Project Support Specialist

Crystal King, Communications Officer
Bill Monahan, City Attorney
Matthew Kahl, City Attorney
Peter Hicks, City Attorney
Jenny Dimsho, Associate Planner
Shanna Duggan, Parks & Recreation Manager
Tina Curry, Event Coordinator

OTHERS

Judy Thompson	Lynne Pettit	Gulgun Mersereau
Chris Iverson	Scot Stockwell	Duncan Brown
Adam Olsen	Jeff Humphreys	

CALL WORK SESSION TO ORDER – 1:00 p.m.

VISITOR COMMENTS - *Limited to five (5) minutes per speaker*

- ◆ Scot Stockwell. He is here to comment on the Public Safety Facility. The current police station is well over 50 years old. The community has overgrown it and law enforcement has significantly changed since then, including size, diversity, and services. They need a safe and welcoming space for citizens. He is asking Council to consider supporting the proposed Public Safety Facility. There is talk nationally about defunding police, but now is the time to fund them. The sky is the limit with the right facility. He thanked the Council for their work.

DISCUSSION TOPICS

1. **Recreation Program Semi-Annual Report - Parks & Recreation Manager Shanna Duggan**

1:04 p.m.

Parks & Recreation Manager Shanna Duggan reviewed her report. A copy is included in the archive packet for this meeting.

- Funding
 - \$79,250 in grants
 - \$110,000 in programs the first year

- Only \$6,000 in programs since COVID
 - The \$2 Rec Utility Fee provided \$130,000. However, it is scheduled to sunset in December 2021.
- Programs and activities have changed since COVID
 - Mostly outdoor or drive-thru pickups
- Church purchase adjacent to the high school
 - Future Community Center Hub
- Reviewed Partnerships, Sponsorships, & Volunteers
 - New Youth Leadership Program
 - Instructor partnerships
- Reviewed goals for 2021
- Reviewed Recreation youth sports and adult sports

Councilor Topaz asked how Duggan finds out about grants. Duggan responded that they are mostly found through research and networking.

Councilor Chilton asked Duggan to talk about school partnerships. Duggan explained that they are able to use school facilities at no cost. The City provides Recreation staff to maintain safety and cleanup. There is also a portable at Lewis & Clark Elementary School that is designated for their use. Duggan talks to Scot often about how they can improve partnerships. Scot added that the School District is creating a Family Resource Center. They want to provide a Spanish-speaking person at the front counter. He is discussing the need to share that person with the Recreation Program. There are many opportunities for partnerships.

Councilor Birkle talked about the Sacajawea Center at Lewis & Clark. That had a community resource model that was similar to the Community Center Hub in Duggan's report. He is excited to see essential services, in addition to the fun activities. He congratulated Duggan on her new position. Her enthusiasm and ability to research is valuable. She is well positioned to lead the new Youth Leadership Program. He would like to see Youth Council continue as well. Council President Morten talked about Youth Council being encouraged to participate in the Boards and Commission. He enjoys when they show up. Duggan agreed. The new Youth Leadership Club will help build that foundation to see what the students are interested in. It is a place and space for everyone. It is important for them to be part of the discussion.

Mayor Scholl congratulated Duggan on her new position.

2. Mackenzie Architecture - Public Safety Facility Report

1:29 p.m.

Assistant City Administrator Brown introduced Jeff Humphreys and Adam Olsen of Mackenzie Architecture to review the presentation. A copy is included in the archive packet for this meeting.

- Reviewed the space needs for the next 20+ years
- Toured police facilities in the region
- Conducted site evaluations
- Created a vision for the building
- Drafted a concept development of the Old Portland Road/Kaster Road property
- Reviewed estimate of project cost
 - Approximately \$17 million - \$18.5 million
- Next steps
 - Timeline and budget
 - Confirm funding strategy
 - Hire a hydrologist
 - Continue public outreach via Ad-Hoc Committee

Councilor Topaz asked if the building can be remodeled when they outgrow it or do they have to start over? Is there a spot for digital observation? Jeff responded that the building size should be adequate for 50 years. Most of the growth they will see is in patrol, which does not create a need to expand the building. If they outgrow it, they should consider a separate precinct. Chief Greenway added that the current facility would not support a digital camera facility. He came from an agency that could view videos from Ring doorbells, business surveillance cameras, etc. They were monitored 24/7. The proposed facility could provide space for that type of camera footage. If that is desired, he recommends going with the high-end option. Due to lack of staff, it would take time to have that available. Technology is growing and they cannot keep up with it.

Councilor Topaz asked if there will be charging stations for future electric patrol cars. Jeff said the objective is to have the project very sustainable. The project will meet the latest energy code. Adam added that they do not have them included at this time, but they could be easily added in the future.

Councilor Chilton asked about safety features available to citizens. Jeff pointed out the lockdown vestibule with a panic button to lock the outside doors and a call button to access dispatch. Also, these buildings can sometimes become targets. The planters and bollards provide a vehicular deterrent. All of the glass windows are projectile deterrent. The building materials are chosen to increase safety.

Mayor Scholl talked about the pricing being based on prior projects and current market conditions. The City is an Opportunity Zone. Would it benefit the City to have a private builder construct the building and the City lease it for 10 years and then purchase it? Opportunity Zones allow a tax break 10 years after the initial investment. The contractor may spend \$11 million building it and the City spends \$17 million purchasing it. The City will still save \$2 million. Jeff responded that he has not dealt with anything like that in the past. The developers will still have to pay prevailing wage. Mayor Scholl would like to at least investigate the idea to save money.

Councilor Topaz talked about Washington D.C. giving money. Can the City try to get some of that money? Mayor Scholl agreed they could investigate federal grants.

Councilor Chilton asked how the City could lease their own property. Mayor Scholl responded that the City could sell the property for a \$1 with the understanding that they will lease it and then purchase it in 10 years. Jeff added that they will still need to go through an RFP process for the developer. There are developers that do that sort of thing. They do need to make sure it is built to the design specifications. Mayor Scholl explained that the Opportunity Zone is created for investors to make some tax-free money.

Mayor Scholl asked how many police stations they have designed. Jeff responded that they have been engaged in 35 police facilities. He talked about their recent projects. Mayor Scholl asked where the City's current facility ranks based on their other projects. Jeff responded that the City's facility is very lacking. The public would be horrified if they knew the conditions the police have to work in. The facility is also important for recruitment. Who would want to work in this facility? He would rank it as a 5. There are a lot of requirements not being met.

Councilor Topaz asked if there are police facilities with sleeping quarters. Jeff said the proposal includes a wellness room, which is required by the State, and acts as a dual-purpose room.

3. Public Safety Facility Staff Presentation

2:12 p.m.

A copy of the presentation is included in the archive packet for this meeting.

- Chief Greenway reviewed the timeline of events. It began in March 2019.
- Communications Officer King reviewed the community engagement process.
- Assistant City Administrator Brown reviewed the public comments received.

- Public Safety Facility Ad-Hoc Committee Chair Chris Iverson reviewed the Committee recommendations.
 - Community engagement period
 - Creation of Public Safety Fund administratively by City Council
 - Increased funding for utility assistance
 - Sell current station location to pay down future debt
 - Continue researching other funding sources
- Staff recommendation
 - Creation of oversight committee
- Brown reviewed why the Committee chose a Public Safety Fund
 - Does not increase property taxes
 - Can be used for construction and ongoing maintenance
 - Most equitable for renters and homeowners
 - Monthly rate lowers as city grows (or steady and payoff faster)
 - More flexible with other funding options (pay down faster)
 - Overall, less expensive for residents
- Review of funding sources
- City Administrator Walsh recommends Council direct staff to come back with a Public Safety Fund. That ordinance would have a provision to create the fee by a future resolution. That fee would be a future discussion.

Mayor Scholl was in favor of using dedicated yearly revenues and grants. Brown pointed out that using dedicated yearly revenues will take from other programs. However, it could be done incrementally.

Councilor Topaz pointed out that people are saying we need a police station. He is in favor of going for it and letting the financial experts recommend the best way to fund it. Brown said the financial experts are in attendance if the Council has any questions for them.

Gulgun Mersereau, Bond Lawyer. She practices in financings for Oregon governments. If the Council decides to move forward, they will come back with a bond authorization. They would pledge their full faith and credit. They would be expected to pay from the dedicated fee. Investors would get information about the fee when they are deciding of whether or not to buy the bond. It is very common in Oregon and would not be surprising to investors.

- Government Affairs & Project Support Specialist Barry talked about the process if the Council decides to conduct a General Obligation Bond through property taxes. It would cost approximately \$100,000 to conduct the campaign. Staff and City resources cannot be used for the campaign.

Walsh reviewed the options:

- Create fund, dedicate revenue, pass surcharge administratively
- Referral to voters
 - Referral of General Obligation Bond (Property Taxes)
 - Referral of Public Safety Surcharge
- No action

Council needs to direct staff at tonight's meeting.

4. Review Updates to Personnel Policies & Procedures Handbook - *Kathy*

City Recorder Payne reviewed the proposed updates. A copy is included in the archive packet for this meeting. The City's attorney reviewed the updates and made some clarification. The updates will be on tonight's agenda for approval.

Councilor Topaz talked about marijuana. He recently found out about the problems with marijuana when anesthetizing someone. How does that affect the City? Payne responded that CIS has recommended

language for marijuana. The City adopted a no-tolerance property. Employees should not be using it. If something happens and they are tested because of an accident, or they are suspicious, that is a whole other issue.

5. Strategic Action Plan Updates

Continued to tonight's meeting.

6. City Administrator Report

Continued to tonight's meeting.

ADJOURNMENT – 3:09 p.m.

EXECUTIVE SESSION

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne

Kathy Payne, City Recorder

/s/ Rick Scholl

Rick Scholl, Mayor