

# Clackamas County Coordinating Committee (C4) Minutes

Thursday, May 7, 2015

Development Service Building  
150 Beaver Creek Road – Auditorium

Attendance

**Members: Clackamas County:** Paul Savas (Co-chair); **CPOs:** Laurie Freeman Swanson; **Damascus:** Diana Helm; **Estacada:** Brent Dodrill; **Fire Districts:** Bob Reeves (Alt.); **Gladstone:** Dominic Jacobellis; **Hamlets:** Rick Cook (Alt.); **Happy Valley:** Markley Drake; Lori DeRemer; **Milwaukie:** Mark Gamba; Wilda Parks (Alt.); **Molalla:** Jimmy Thompson; **Sandy:** Carl Exner (Alt); **Sanitary:** Terry Gibson; **Transit Agencies:** Stephan Lashbrook (Urban); Julie Stephens (Rural); **Water Districts:** Dick Jones (Alt.); **Wilsonville:** Julie Fitzgerald (Alt.)

**Staff:** Trent Wilson (PGA); Chris Lyons (PGA)

**Guests:** Brenda Perry (West Linn, Council); Mark Ottenad (Wilsonville); Jaimie Lorenzini (Happy Valley); Rich Watanabe (ODOT); Seth Atkinson (Sandy); Annette Mattson (PGE); Andi Howell (Sandy); Nellie deVries (CCBA); Zoe Monahan (Tualatin); Ed Hall (Sen. Merkley Staff)

## APPROVED MINUTES

1. 6:45 p.m. Pledge of Allegiance

Welcome & Introductions

*Commissioner Paul Savas, Co-Chair*

Housekeeping

- Approval of April 2, 2015 C4 Minutes
  - *Amended and approved.*
- Executive Committee Member Update
  - Paul Savas (PS): Laurie Freeman Swanson now sits on executive committee. Next executive committee meeting is on July 13.
- Consider cancelling June 4 & July 2 meeting

- Approved
- 2. 6:55 p.m. Legislative Update
  - Cities Update:
    - Julie Fitzgerald (JF), Wilsonville: We are supportive of local autonomy, restoring preempted powers, and paying attention to unfunded mandates. Also supportive of multimodal transportation options, strategies and plans that handle traffic capacity, the stretch of I-5 on Boones Ferry Bridge, investment to reopen Willamette Locks, affordable transit, transit service extension, sustainable land use/growth, repairing brownfields, strategic industrial development, new economic development tools, economic enterprise zones, STEM education and post-secondary education, and protection of the environment.
    - Diana Helm (DH), Damascus: There are three Damascus bills currently in the legislature. Two have passed in the House (HB 3084, HB 3085). After the third bill (HB 3086) passes in the House, the bills will be bundled and sent to the Senate.
    - Markley Drake (MD), Happy Valley: Currently opposing HB 2938 and HB 3505; monitoring HB 2984, HB 3543, HB 2668, SB 542, HB 3518, HJR 12, and SJR 27.
  - County Update
    - Chris Lyons (CL), Clackamas County: The Board adopted their legislative agenda in January. The top priority is transportation, but unsure if a larger transportation package will pass in the legislature to support these goals. County is specifically advocating for Sunrise Phase II as the top local transportation priority and I-205 expansion as the top regional transportation priority.
      - Clackamas County is not coalescing around a specific land-use ask, but Rep. Clem has signaled that he will reconsider Clackamas County reserves during the 2016 short session if local stakeholders are unable to resolve issues.
      - Clackamas County is very supportive of brownfield legislation (HB 2938/ HB 2734); HB 2984; industrial land infrastructure; and legislation pertaining to the Willamette Locks (SJM 10) and the Willamette Legacy Project. County continues to work with Rep. Fagan on Damascus issues.
      - County remains neutral on HB 2938, but desires to assist affected parties such as Happy Valley and Milwaukie.
  - Regional Update

- PS: No one is present to give update. (*Metro absent*)
  - State Transportation Package
    - PS: JPACT recently returned from lobbying trip from Washington, D.C. We met with NAOC and EPA to discuss brownfield legacy site. JPACT met with congress and senators from Oregon on transportation issues. Rep. DeFazio was both knowledgeable and critical about Oregon Clean Fuels Bill. JPACT will be discussing the Clean Fuels Bill at next JPACT meeting when DEQ will make a presentation on the bill's rules. Clean Fuels program should be administered by the Federal Government, not individual states. Transportation funding is in jeopardy due to a legislative stalemate at both state and federal levels of governance. There is a bleak possibility of accomplishing a package by June.
- 3. 7:30 p.m. C4 Retreat
  - Goal of Retreat
    - *No information shared.*
  - Agenda Overview
    - PS: Executive committee desires to revisit the draft agenda. 40 individuals have signed up, with a majority staying overnight.
    - MD: We need to talk more about economic development issues.
    - Trent Wilson (TW): Originally the agenda had planned for economic development discussion, but the agenda item has been expanded to include other jurisdictional goals. There will be additional time on day two for members to direct dialogue.
    - PS: County staff will reach out to staff of jurisdictions to recommend preparations for the jurisdictional goal sharing component of the Retreat.
- 4. 7:45 p.m. JPACT/MPAC Update

*Mayor Tim Knapp, Wilsonville & Councilor Mark Gamba, Milwaukie*

- PS: Tim Knapp is not in attendance. Mark Gamba will give MPAC update and then there will be discussion on ad hoc committees.
- Mark Gamba (MG): At the last MPAC meeting there was a presentation on Metro's natural areas work. Certain individuals believe that the current legislative session is the most intense in recent memory. Regarding the Urban Growth Management Decision, MPAC discussed Portland's ability to absorb population growth projections, and market

indicators suggest the housing market is becoming more expensive. What happens in Damascus will change everything.

- DH: Damascus recently had disincorporation hearing in the court of appeals. There will be a joint meeting between Metro and Damascus next week to inform Metro of Damascus' current trajectory.
- MG: All the proverbial eggs are in Damascus' basket.
- DH: Damascus is trying to transition land to Happy Valley as quickly as possible.
- PS: Affected land needs infrastructure.
- DH: Damascus has no infrastructure.
- PS: Properties are moving quickly in the housing market and with high prices.
- MG: Concurrence with Paul Savas.
- PS: Metro has had bleak housing projections since the late 1990s. Currently, housing prices are less expensive outside of the urban growth boundary, such as Molalla. We need to balance population growth and job growth. Unemployment is a certainty.
- PS: Regarding JPACT, DEQ will give presentation on Clean Fuels bill. The new Area Commission on Transportation recently met in Portland, and there were nine members at the table for the purpose of approving other nominations. ODOT will randomly assign term lengths to produce staggered term structure. First full ACT meeting will be on June 17. Attendance is key since an affirmative vote only requires 18 votes.
- PS: Stephan Lashbrook will address projects with federal funding as extended cost and time factors influence feasibility. This was an issue raised in Washington, D.C., as well as project streamlining and certification.
- Stephan Lashbrook (SL): A small group has met with the Board of County Commissioners to discuss why projects cost more when federal money is involved, and why ODOT requirements drive up the cost of highway projects. An ad hoc committee will continue to meet to develop priorities and recommendations to take back to Washington, D.C. next year to educate federal partners.
- PS: The purpose of this discussion is to solicit interest and involve cities. The goal is to coordinate, collaborate and certify working agreements/intergovernmental agreements to eliminate project redundancy and reduce money needed.
- SL: Introduction of federal funding can increase a project cost by 20 – 50 percent and so some jurisdictions are leaving money on the table.

Rather, jurisdictions are tradition transportation funding to avoid federalizing projects. Swapping local funds and making deals already happens.

- PS: I brought up the idea while JPACT was in Washington, D.C. There was some support but additional conversations will happen offline. We need to show we are certified and streamlined because that is what the federal government wants to know. Clackamas County is certified to do certain things. There will be an ad hoc meeting for primarily staff to continue discussion. City Managers will be contacted. In the meeting, Mark Gamba and I will present the topic and leave them to work on it.

#### 5. 8 p.m. Jurisdiction Update

- MD: Mayor DeRemer has returned; Happy Valley is celebrating its 50<sup>th</sup> Anniversary. We have 235 new residences and over 150 townhouses, and Fred Meyers received approval to build as of this week.
- Carl Exner (CE): Developers have come by with buyers to build up lots; seeking to increase urban renewal boundaries to develop a pool and a community center; and we're watching legislature on marijuana rules.
- DH: Damascus is shrinking. We had the court of appeals hearing, and our council chose to not have an attorney represent us. There will be a meeting with Metro next week, and we just had a charter review committee but the committee did not have a quorum.
- Dominic Jacobellis (DJ): We've narrowed down property search for the library, and will be meeting with people soon to discuss pricing.
- SL: SMART has acquired two additional CNG busses, so alternative fuel accounts for 20 percent of our fleet.
- Julie Stephens (JS): We are working on a program site review, which is like a triannual review for larger programs.
- Laurie Freeman Swanson (LFS): CPOs are working on a citizen comment for a housing development occurring just outside of the city. Also testifying and monitoring HB 2666, a gravel company bill that affects farmland feasibility.
- Jimmy Thompson (JT): Molalla is focusing on infrastructure and looking at transportation; streets are looking like streets. There are transportation projects in the pipeline and we are identifying other transportation funding options.
- Wilda Parks (WP): Milwaukie's farmer's market is coming up and we are participating in the USDOT Mayor's challenge for safer streets.

- Brenda Perry (BP): The Willamette site recently received a heritage designation. The farmer's market is moving to a Sunday, we're preparing to put in a new reservoir, continuing Stafford conversation, and will advocate for putting up a sound wall on I-205, especially if the expansion project gains legs.
- Brent Dodrill (BD): Estacada industrial land is starting to generate interest. We are experiencing a housing boom, with 14 building permits just this month. The City Manager is retiring, and we are working on street-scaping. June 5 will be the celebration for completion.
- Rick Cook (RC): Stafford hamlet is working through the land process, and it might be time for a rural renewal.
- Bob Reeves (BR): Bite at the Mountain was a success, so thank you to all the fire districts involved.
- Terry Gibson (TG): This is sanitary district election season; we'll see how that goes.
- MG: The grand opening for the riverfront park had a good turnout. We are crystallizing council goals, and we are the only city that doesn't have an urban renewal program, but we are working on it. A large zoning change is anticipated in our downtown, which will spur development. Light rail is about to open.
- JF: We are in process of reviewing planning and development fees, which have not been raised since 2007. There will be an 8 percent increase this year and a 10 percent increase next year as a temporary fix because revenues are not keeping up with expenses. There is a Frog Pond task force. We are in the processes of finishing the public comment period, and we've started discussing prospects for a residential area and a pool prior to pursuing a ballot measure. The water line is going to be installed.
- PS: Clackamas County is conducting a scientific survey on road funding focused on maintenance only. The survey will be completed at the end of this month, and the results will be viewed at the C4 retreat. The BCC will use the information to determine whether to pursue a November ballot and what to ask for, if anything. There are also issues with the County Fairgrounds and a lack of funding for museums. The Transient Room Tax does not provide museum funding. The Tourism development council implementing the TRT felt TRT should be used for marketing visits to the county. Several tourism ordinances through the state address both maintenance/operation and marketing.
- WP: I'd like to see finances be used for more than just marketing.
- PS: This may be one of the issues we discuss or put on the ballot. The Board of County Commissioners will have a retreat in June or July to talk about a transportation ballot measure is the county was unable to

meeting funding needs. Also on the May ballot is the fire district levy, the Happy Valley police levy, the Oak Lodge sewer election, and the West Linn Mayoral race is becoming heated.

- LFS: The county fairgrounds are a jewel, and it sits on good property. Is the Fred Meyers fund match still in place on the fairground development?
- WP: The fund match is not party to the county's budget.
- LFS: I'll find out more about the fund matching. We could hire a professional fund raiser. My background is in horses, and there are opportunities to find funds and develop a building to generate more horse income and work on other property corners. We could bring in more money than we currently do if we take the time to sort through the details.
- PS: Advisory Boards and Committees are defensive about these issues. The business model shows that cost is outpacing revenues. We end up in the red due to building maintenance. And similar building conditions are observed throughout the county. We need to find other funding mechanisms.
- WP: The fairgrounds and museum areas may be eligible for a Union Pacific grant. Union Pacific only provides grants to communities with rail lines. They do smaller grants, but perhaps some larger. One grant funded a community center, or maybe fixing a museum rook. Union Pacific is interested in heritage projects like museums and fairgrounds.
- PS: Brock is our person.
- WP: He is retiring.
- PS: I know. Rail is always under scrutiny due to the cargo they carry. They are trying to be good neighbors.

6. 8:15 p.m. Pressing Updates

- *No pressing updates given.*

7. 8:30 p.m. Adjourn – *Approximately 8:10 p.m.*