FOREST GROVE OREGON

A place where families and businesses thrive.

Monday, December 12, 2016

City Council Regular Meeting Minutes **7:00 p.m., Community Auditorium**

Minutes are unofficial until approved by Council.
Council approved minutes as presented January 9, 2017.

1. **CALLED TO ORDER AND ROLL CALL:**
Mayor Peter Truax called the regular City Council meeting to order at 7:07 p.m. and led the Pledge of Allegiance.

ROLL CALL: COUNCIL PRESENT: Thomas Johnston, Council President; Timothy Rippe; Ronald Thompson; Elena Uhing; Matthew Vandehey; Malynda Wenzl; and Mayor Peter Truax.

STAFF PRESENT: Jesse VanderZanden, City Manager; Paul Downey, Administrative Services Director; Rob Foster, Public Works Director; Tom Gamble, Parks and Recreation Director; Jon Holan, Community Development Director; Brenda Camilli, Human Resources Manager; Leo Cortes, Engineering Tech; J. F. Schutz, Police Chief (in the audience); and Anna Ruggles, City Recorder.

1. A. **PROCLAMATION:**
Human Rights Week
Mayor Truax publicly proclaimed December 10, 2016, as *"Human Rights Day"* in Forest Grove". Mayor Truax presented the proclamation to Lieutenant Kelly Jones, Washington County Sheriff's Office, who accepted the proclamation on behalf of Human Rights Council of Washington County.

2. **CITIZEN COMMUNICATIONS**:
Dale Feik, Forest Grove, addressed Council regarding the Sustainability Commission's recommendation requesting that Council declare support of the 21 Youth Plaintiffs' federal lawsuit, to which Mayor Truax thanked Feik for his comments.

Robin Lindsley, Forest Grove, addressed Council regarding declaring Forest Grove as a "sanctuary" city (refer below to Mayor's comments).

3. **CONSENT AGENDA:**
Items under the Consent Agenda are considered routine and are adopted with a single motion, without separate discussion. Council members who wish to remove an item from the Consent Agenda may do so prior to the motion to approve the item(s). Any item(s) removed from the Consent Agenda will be discussed and acted upon following the approval of the remaining Consent Agenda item(s).

A. Approve City Council Work Session (Fire Authority IGA) Meeting

Minutes of November 14, 2016.

B. Approve City Council Work Session (Westside Planning, Part I) Meeting Minutes of November 14, 2016.
C. Approve City Council Executive Sessions (Labor and Litigation) Meeting Minutes of November 28, 2016.
D. Approve City Council Regular Meeting Minutes of November 25, 2016.
E. Approve City Council Work Session (B&C Interviews) Meeting Minutes of November 28, 2016.
F. Approve City Council Work Session (L&P Rates) Meeting Minutes of November 28, 2016.
G. Accept Economic Development Commission Meeting Minutes of November 3, 2016.
H. Community Development Department Monthly Building Activity Informational Report for November 2016.
I. **RESOLUTION NO. 2016-67 MAKING APPOINTMENT TO COMMITTEE FOR CITIZEN INVOLVEMENT (CCI) (Appointing Tom Cook, Term Expiring December 31, 2020).**
J. **RESOLUTION NO. 2016-68 MAKING APPOINTMENT TO COMMUNITY FORESTRY COMMISSION (CFC) (Appointing Solomon Clapshaw, Student Advisory, Term Expiring December 31, 2017).**
K. **RESOLUTION NO. 2016-69 MAKING APPOINTMENT TO HISTORIC LANDMARKS BOARD (HLB) (Appointing Kelsey Trostle, Term Expiring December 31, 2020).**
L. **RESOLUTION NO. 2016-70 MAKING APPOINTMENT TO PUBLIC SAFETY ADVISORY COMMISSION (PSAC) (Appointing Richard Sandstrom, At-Large, Term Expiring December 31, 2017).**
M. **ABSTRACT OF VOTES FOR FOREST GROVE RELATING TO GENERAL ELECTION HELD ON NOVEMBER 8, 2016 (Reelected Elena Uhing; Elected Matthew Vandehey and Timothy Rippe, Four-Year Terms Expiring November 2020); and Ballot Measure 34-249, Authorizing Tax on Recreational Retail Sales of Marijuana Items (Voter-Approved).**

MOTION: Councilor Rippe moved, seconded by Councilor Wenzl, to approve the Consent Agenda as presented. MOTION CARRIED 7-0 by voice vote.

4. ADDITIONS/DELETIONS:
VanderZanden added Resolution No. 2016-74 to the Agenda; refer below.

4. A. RESOLUTION NO. 2016-74 ADOPTING POLICY AMENDING CURRENT EMPLOYEE HANDBOOK TO INCLUDE PROTECTION FROM RETALIATION FOR EMPLOYEES REPORTING IMPROPER OR UNLAWFUL CONDUCT

Staff Report:
Camilli presented the above-noted resolution for Council consideration, noting State Legislature passed House Bill 4067, amending ORS 659A, effective January 1, 2017, providing further protections for Public Employees from retaliation due to a good faith reporting of improper or unlawful conduct. Camilli reported the Oregon's "Whistleblowers Law" requires that employers produce a policy implementing the law, noting the City Attorney has reviewed the proposed policy, which is based on a template produced by City-County Insurance Services (CIS). In conclusion of the above-noted staff report, Camilli advised staff is recommending Council adopt the proposed resolution approving the policy, attached as Exhibit A, which will be incorporated into Chapter 1 of the Employee Handbook, noting there is no fiscal costs to implement the policy.

Before proceeding with Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2016-74.

VanderZanden read Resolution No. 2016-74 by title.

MOTION: Council President Johnston moved, seconded by Councilor Thompson, to adopt Resolution No. 2016-74 Adopting Policy Amending Current Employee Handbook to Include Protection from Retaliation for Employees Reporting Improper or Unlawful Conduct.

Council Discussion:
In response to Council President Johnston's inquiry pertaining to existing policy, Camilli explained the existing policy has been expanded to include the rights and remedies found in the new law, noting the City must comply with State law prior to January 1, 2017.

Hearing no further questions from the Council, Mayor Truax asked for a voice vote on the above motion.

VOICE VOTE: AYES: Councilors Johnston, Rippe, Thompson, Uhing, Vandehey, Wenzl, and Mayor Truax. NOES: None. MOTION CARRIED 7-0.

5. PRESENTATIONS:

5. A. *Joint Water Commission Water Treatment Plant Design Status Update*
Foster introduced Kevin Hanway, Joint Water Commission (JWC) General Manager, and Erika Murphy, Project Manager, who presented a PowerPoint presentation pertaining to the Joint Water Commission's (JWC) Water Treatment Plant (WTP) expansion project, noting the project will increase capacity from 75 to 85 million

gallons per day (MGD). Hanway and Murphy gave overviews of the JWC Service Area; WTP Plant History; Expansion Project Background and Objectives; JWC Partner Peak Day Demand Projections (75 MGD existing capacity); JWC Partner Peak Day Demand Projections (85 MGD expansion capacity); Project Design Elements and Schedule; Existing Site Plan; 2019 Site Plan; Project Team; Maintaining Critical Plant Processes During Construction; and JWC Partner Cost Allocations, noting the total project costs is $32 million (Forest Grove's cost share is $1.59 million) and project completion is June 30, 2019. In conclusion of the above-noted presentation, Hanway and Murphy addressed various Council inquiries pertaining to overall expansion capacity and WTP shutdowns, noting JWC will do all it can to limit disruption of existing plant operations as well as ensuring reliable service to customers.

5. B. *Geographic Information System Update*

Cortes and Foster presented a PowerPoint presentation overview of the City's centralized Geographic Information System (GIS), noting staff has completed the first phase of the City's GIS. Foster reported staff met in work session with Council on April 13, 2015, and Council concurred directing staff to proceed with the implementation of a central mapping computerized system (Enterprise GIS) that could be used and accessed by all departments and portions available to the public online. Cortes and Foster gave overviews of the City's service district areas; history of mapping and GIS; GIS conversion process; data model and maintenance tools; map viewer application; and illustrated the abilities to link to other computerized systems and public mapping interfaces. Cortes reported the GIS centralized data system provides access to all service district areas, hydrants, boundaries, streets, parcels, images and elevations. In conclusion of the above-noted presentation, Cortes and Foster addressed various Council inquiries pertaining to operating efficiencies and data sharing with other departments, i.e., fire inspections, tree inventory and historic landmarks, noting the data can be accessed offline should the system crash and is available to all departments who have access as well as via their mobile devices.

6. RESOLUTION NO. 2016-71 AUTHORIZING CITY MANAGER TO ENDORSE THE FIRST AMENDMENT TO THE PURCHASE AND SALE AGREEMENT FOR PROPERTY PURCHASED FROM THE FRIENDS OF HISTORIC FOREST GROVE

Staff Report:

Gamble presented the above-proposed resolution requesting authorization to endorse the first amendment to the purchase and sale agreement between the City and Friends of Historic Forest Grove (FHFG) for property owned by the City, which is adjacent to property owned by the FHFG, located at 240 Elm Street, known as the A. T. Smith House. Gamble reported Paragraph 6.5 of the above-noted agreement requires recording ingress, egress, parking and utility easements within two years of closing or completion of the Parks Master Plan, noting the Parks Master Plan was

adopted in October 2016, and it included the property noted above but despite diligence and steady progress from both parties, a more complete site plan is necessary to fully locate, survey and record the easements. In conclusion of the above-noted staff report, Gamble advised staff is recommending Council adopt the proposed resolution approving the first amendment to the agreement, attached as Exhibit A, noting both parties have agreed to amend Paragraph 6.5 and extending recording of easements for an additional two years until December 12, 2018.

Before proceeding with Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2016-71.

VanderZanden read Resolution No. 2016-71 by title.

MOTION: Councilor Wenzl moved, seconded by Council President Johnston, to approve Resolution No. 2016-71 Authorizing City Manager to Endorse the First Amendment to the Purchase and Sale Agreement for Property Purchased from the Friends of Historic Forest Grove.

Council Discussion:
Hearing no questions from the Council, Mayor Truax asked for a voice vote on the above motion.

VOICE VOTE: AYES: Councilors Johnston, Rippe, Thompson, Uhing, Vandehey, Wenzl, and Mayor Truax. NOES: None. MOTION CARRIED 7-0.

7. RESOLUTION NO. 2016-72 AUTHORIZING APPROVAL OF THE MARIJUANA TAX COLLECTION AGREEMENT BETWEEN THE STATE OF OREGON DEPARTMENT OF REVENUE (DOR) AND CITY OF FOREST GROVE AND AUTHORIZING CITY MANAGER TO EXECUTE THE AGREEMENT ON BEHALF OF THE CITY OF FOREST GROVE

Staff Report:
Downey presented the above-proposed resolution requesting authorization to execute the Marijuana Tax Collection agreement between the State Department of Revenue (DOR) and City, noting the agreement provides a significant level of administrative-related services by DOR, including, but not limited to, collecting and enforcing the City's three percent (3%) voter-approved local tax on sale of recreational marijuana items by marijuana retailers. Downey reported Ballot Measure 34-249 (Ordinance No. 2016-15) was approved by voters (7351, 74.90% to 2464, 25.10%) at the General Election held on November 8, 2016, noting the ordinance authorizes the City to impose a three percent (3%) local tax and directs the City to take necessary actions to implement the local tax. Downey advised the agreement provides for four percent (4%) of local tax revenues be withheld by DOR for administrative-related services,

which is estimated to be $1,160 for the first year and $760 after the first year, noting the DOR will recover only the actual costs to administer the local marijuana tax. Downey indicated staff contacted the DOR and asked about making modifications to the agreement, as requested by Council during the presentation at the Council meeting of November 28, 2016, noting the DOR advised that all governmental entities must accept the standard agreement, as established by the DOR and the Department of Justice, if the entities elect having the DOR collect and enforce their local tax. In conclusion of the above-noted staff report, Downey advised staff is recommending Council adopt the proposed resolution approving the agreement, attached as Exhibit A, noting if the City does not execute the agreement with DOR, the City will have to implement its own system to collect local marijuana taxes and enforcement thereof, which would easily exceed the proposed DOR's administrative-related costs.

Before proceeding with Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2016-72.

VanderZanden read Resolution No. 2016-72 by title.

MOTION: Councilor Uhing moved, seconded by Councilor Wenzl, to approve Resolution No. 2016-72 Authorizing Approval of the Marijuana Tax Collection Agreement between the State of Oregon Department of Revenue (DOR) and City of Forest Grove and Authorizing City Manager to Execute the Agreement on behalf of the City of Forest Grove.

Council Discussion:
Hearing no questions from the Council, Mayor Truax asked for a voice vote on the above motion.

VOICE VOTE: AYES: Councilors Johnston, Rippe, Thompson, Uhing, Vandehey, Wenzl, and Mayor Truax. NOES: None. MOTION CARRIED 7-0.

8. RESOLUTION NO. 2016-73 MAKING CITY COUNCIL LIAISON APPOINTMENTS TO ADVISORY BOARDS, COMMITTEES, AND COMMISSIONS AND OTHER REPRESENTATIVE APPOINTMENTS

Staff Report:
Mayor Truax presented the above-noted proposed resolution recommending Council liaison appointments to various boards, committees, and commissions (B&C) as well as other representative appointments as outlined in Exhibit A. Mayor Truax advised Council Rules of Procedures, Section 14.4, requires making Council liaison appointments following the General Election, at the time when newly-elected Councilmembers take office. In conclusion of the above-noted report, Mayor Truax advised Councilmembers who are appointed as a Council liaison to any B&C are non-

voting members and shall reflect the collective interests and goals of the Council, noting the assigned appointments were based upon individual Councilor's interest and time availability.

Before proceeding with Council discussion, Mayor Truax asked for a motion to adopt Resolution No. 2016-73.

VanderZanden read Resolution No. 2016-73 by title.

MOTION: Councilor Uhing moved, seconded by Council President Johnston, to approve Resolution No. 2016-73 Making City Council Liaison Appointments to Advisory Boards, Committees, and Commissions and Other Representative Appointments.

Council Discussion:
Hearing no questions from the Council, Mayor Truax asked for a voice vote on the above motion.

VOICE VOTE: AYES: Councilors Johnston, Rippe, Thompson, Uhing, Vandehey, Wenzl, and Mayor Truax. NOES: None. MOTION CARRIED 7-0.

9. **CITY COUNCIL PRESIDENT NOMINATION AND APPOINTMENT:**
Mayor Truax advised that pursuant to City Charter, Chapter III, Section 9, the Council must elect a Council President each year. Mayor Truax noted the Council President acts as Mayor when the Mayor is unable to perform mayoral duties.

Council Discussion:
After brief Council discussion, the following motion was made to re-elect Councilor Johnston as Council President.

MOTION: Councilor Wenzl moved, seconded by Councilor Uhing, to re-elect Councilor Johnston as Council President for 2017. MOTION CARRIED 6-0 by voice vote with Councilor Johnston abstaining.

10. **CITY COUNCIL COMMUNICATIONS:**
Council President Johnston reported attending the Chamber board meeting. In addition, Johnston reported on events he attended, other matters of interest and upcoming meetings he was planning to attend.

Thompson reported on Ride Connection's audit report, noting he has a copy to give to city staff. In addition, Thompson reported on events he attended, other matters of interest and upcoming meetings he was planning to attend.

Rippe reported the 2017 National Night Out will be held on Tuesday, August 1, 2017. In addition, Rippe reported on events he attended, noting he was a judge for the Holiday Light Parade.

Uhing reported she was unable to attend the Economic Development Commission (EDC) meeting. Uhing advised she has been asked to serve on the Washington County Thrives board, to which she has submitted her application for consideration. Uhing referenced a letter regarding Sanctuary City (refer below to Mayor's comments), noting she is in favor of beginning the public process, and she would like Council to also discuss the 21 Youth Plaintiffs' federal lawsuit. In addition, Uhing reported on events she attended, other matters of interest and upcoming meetings she was planning to attend.

Vandehey reported on events he attended, noting he was a judge for the Holiday Light Parade.

Wenzl reported on Committee for Citizen Involvement (CCI) meeting, noting CCI has determined the topics for the Annual Town Meeting (costs of a full-service city and panel questions/answers), which will be held on Saturday, January 28, 2017. In addition, Wenzl reported on events she attended, other matters of interest and upcoming meetings she was planning to attend.

11. CITY MANAGER'S REPORT:

VanderZanden reported on upcoming meetings and events as noted in the Council calendar and City Manager's Report. VanderZanden commended city personnel, especially, public works, fire and police, for their preparations during the recent winter snowstorm. In addition, VanderZanden referenced the City Manager's Report, which was emailed to Council in advance and outlined various upcoming Council-related meetings; upcoming Council-related agenda; updates on department-related activities and projects, including Administrative Services, Parks and Aquatics, Police, Library, Light and Power, Economic Development, Community Development, and Engineering and Public Works; and other upcoming citywide calendar events.

12. MAYOR'S REPORT:

Mayor Truax announced dates of various upcoming activities, events and meetings as noted in the Council Calendar. In addition, Mayor Truax reported on various local, regional, Metro, and Washington County-related matters of interest, meetings he attended, upcoming community-related events and upcoming meetings he was planning to attend.

Sanctuary Cities:

Mayor Truax referenced a letter he distributed to Council dated December 2016, noting his letter follows citizens' testimony heard at the Council meeting on November

28, 2016, and letter dated November 28, 2016, from State Representatives Susan McLain, Joseph Gallego and Janeen Sollman urging a "Sanctuary" status for Forest Grove. Mayor Truax reported Oregon is already a "Sanctuary State" by virtue of the law it passed, noting Washington County Sheriff Pat Garrett has announced that his office will enforce Oregon Law, which prohibits local law enforcement from engaging in such practices regarding citizenship or immigration status. Mayor Truax asked for Council consensus to hold a public hearing in January to get public input, noting Council has the following options to consider:

- Do nothing and let state law dictate behavior;
- Issue a proclamation that supports all residents and supports community diversity, but does not include a Sanctuary City designation (similar to recent action by City of Cornelius), or;
- Issue such a proclamation that includes number 2, and declares Forest Grove as a Sanctuary City.

Mayor Truax opened the floor and roundtable discussion ensued, to which Council collectively voiced consensus to hold a public hearing and solicit input prior to Council making any formal decision and Council directed staff to provide an interpreter and assistive listening headsets at the hearing.

13. ADJOURNMENT:

Mayor Truax adjourned the regular Council meeting at 9:16 p.m.

Respectfully submitted,

Anna D. Ruggles

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Anna D. Ruggles, CMC, City Recorder

FOREST GROVE OREGON

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Joint Work Session Minutes
(Sustainability Commission's Work Plan)

Monday, December 12, 2016
6:15 p.m., Community Auditorium

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1. **ROLL CALL:**
Mayor Peter Truax called the Joint Work Session with Council and Sustainability Commission to order at 6:20 p.m.

ROLL CALL: COUNCIL PRESENT: Thomas Johnston, Council President; Timothy Rippe; Ronald Thompson; Elena Uhing; Matthew Vandehey; Malynda Wenzl; and Mayor Peter Truax.

SUSTAINABILITY COMMISSION PRESENT: Dale Feik; Robin Lindsley; Melanie Estrada, Student Advisor; Kayleigh DeBroyne, Student Advisor; and Brian Schimmel, Chair

STAFF PRESENT: Jesse VanderZanden, City Manager; Jon Holan, Community Development Director; Rob Foster, Public Works Director; George Cress, Light and Power Director; and Anna Ruggles, City Recorder.

2. **JOINT WORK SESSION (COUNCIL AND SUSTAINABILITY COMMISSION) SUSTAINABILITY COMMISSION'S ANNUAL WORK PLAN:**
Holan and VanderZanden facilitated the work session, noting the purpose of the work session was to present an overview of the Sustainability Commission's Annual Work Plan. Holan reported the Sustainability Commission's Bylaws requires the Commission to present an annual work plan for Council approval, noting the Commission is seeking feedback from Council on the proposed work plan for 2017 and direction on the proposed tasks and priorities as well as other tasks the Commission should consider. Holan introduced Schimmel who presented a PowerPoint presentation overview of Sustainability Commission's 2016 efforts/activities, including the adoption of the plastic bag ban ordinance; implementation of the residential food recycling program; hosting public input forums; and holding two Latino Community Summits. An overview of the Sustainability Commission's Work Plan was presented, highlighting the following priorities for 2017:

1. Sustainable Schools/Education
    - Material and food recycling
2. Food/School Gardens
    - Coordination through regional agencies

3. Annual Sustainability event
    - Sustainable Resilience Conference
4. Natural Resources
    - Year-round backyard burn ban; Fernhill Wetlands land use; watershed education
5. Media/Public Relations
    - Public education and forums

In addition, other work plan goals and engagements, such as affordable housing; light pollution; commercial food waste; energy conservation; and alternative transportation options, and other resources, such as collaborative sustainable community enhancement mini grants; Washington County Waste and Recycling Program; area non-profit organizations; Pacific University's Project Pipeline Program; and City staff support.

Council Discussion:
Mayor Truax opened the floor and roundtable discussion ensued as Council and appointed officials reviewed the Sustainability Commission's proposed work plan for 2017. Staff and appointed officials responded to various concerns, inquiries and scenarios Council presented pertaining to a year-round backyard burn ban, i.e., yard waste; watershed tours; school gardens; alternative energies; grants; affordable housing; summer lunch program; educational opportunities; political action groups; civic engagement efforts; and collaborating with other advisory boards and commissions. VanderZanden added he has had discussions with the director of Adelante Mujeres about training and touring Adelante Mujeres as a culture learning opportunity, noting this effort is in response to the Latino Community Summit. In conclusion of the above-noted roundtable discussion, Holan advised the Sustainability Commission will bring back a proposed resolution at a later date making recommendation to approve its 2017 Work Plan.

Council took no formal action nor made any formal decisions during the work session.

3. ADJOURNMENT
Mayor Truax adjourned the work session at 7:01 p.m.

Respectfully submitted,

Anna D. Ruggles

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Anna D. Ruggles, CMC, City Recorder

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City Council Work Session Minutes **Monday, December 12, 2016**
Westside Planning – Part II: Infrastructure & Funding **5:30 p.m., Community Auditorium**

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Council approved minutes as presented January 9, 2017.

1. **ROLL CALL:**
Mayor Peter Truax called the Work Session to order at 5:33 p.m.

CALL: COUNCIL PRESENT: Thomas Johnston, Council President; Timothy Rippe; Ronald Thompson; Elena Uhing; Matthew Vandehey; Malynda Wenzl; and Mayor Peter Truax.

STAFF PRESENT: Jesse VanderZanden, City Manager; Paul Downey, Administrative Services Director; Jon Holan, Community Development Director; Dan Riordan, Senior Planner; Rob Foster, Public Works Director; Rich Blackmun, Project Manager; Derek Robbins, Public Works Engineer; and Anna Ruggles, City Recorder.

2. **WORK SESSION: WESTSIDE PLANNING (PART II: INFRASTRUCTURE AND FUNDING APPROACH)**
Riordan, Holan and VanderZanden facilitated the work session, noting the purpose of the work session was to review the Westside Planning Area Funding Approach, consultant's report and recommendations, regarding the infrastructure necessary to develop the Westside Planning Area and potential funding methods. Holan reported staff held a work session with Council on November 14, 2016, which focused on Part I: Land Use Approach for the Westside Planning Area. Holan presented a PowerPoint presentation overview of the proposed infrastructure costs for transportation, water, sewer, stormwater and parks facilities in the Westside Planning Area, noting the projected cost for David Hill Planning Area is estimated to be $34,932,400 and the Purdin Planning Area is estimated to be $12,690,000 (estimated in today's dollars). Holan referenced a chart showing the expected Costs, Revenue and Net, which showed a funding gap of $13,976,363 for transportation; $3,200,152 for sewer; and $527,460 for stormwater (assuming 100 percent of SDC revenues collected are dedicated to the area). In addition, Holan advised the consultant's report recommends the Westside Planning Area Funding Approach as follows:

Transportation (collectors)
- Use 40 percent of SDC from new development in Westside ($6,501,775)
- Establish supplementary SDC of $11,553 per unit ($23,729,862) – Total $30,231,637

Sewer System
- 100 percent SDC of both areas
- Supplementary SDC of $1,427 for David Hill

Stormwater

- 100 percent of SDC
- $7/month stormwater rate surcharge phase in over five years to finance deficit
- City may establish reimbursement district if surcharge is insufficient

Water System

- 100 percent of SDC

Parks

- 100 percent of SDC

Holan noted the consultant considered funding options for supplementary funds including:

- Supplementary SDC's
- Utility Fee
- Local Option Levy
- Local Improvement District/Reimbursement District

In conclusion of the above-noted staff report, Holan posed several policy questions pertaining to the infrastructure costs and funding options to address funding gaps in order for development to occur in the Westside Planning Area, noting three funding scenarios were evaluated that would dedicate varying levels of SDC revenues to the Westside Planning Area: 18 percent (reflects estimated share of future growth), 40 percent (area's share of total city-wide housing growth forecast over the next 20 years) and 100 percent (all revenues collected are dedicated to projects in the area).

Council Discussion:
Mayor Truax opened the floor and roundtable discussion ensued pertaining to the policy questions pertaining to the infrastructure costs and funding options (18 percent, 40 percent) to address funding gaps in order for development to occur in the Westside Planning Area. Holan and VanderZanden responded to various concerns, inquiries and scenarios Council presented pertaining to types of infrastructure, such as major street collectors, development issues, such as slope and circulation, infrastructure needs and costs, particularly funding gaps, and attributing costs to developers and future property owners within the planning area, to which Council collectively concurred that timing development and phasing in a manner that is generally concurrent with expected levels of market activity or absorption was important, i.e., recession. Holan advised the upfront costs to the City is approximately $6 million, which is for adequate public facilities before major development could occur, noting SDC revenues accrue with new development, "pay as you go" approach. In conclusion of the above-noted Council discussion, Council collectively noted that they needed more information, to which VanderZanden advised staff would schedule a follow-up work session with Council with a preliminary funding strategy plan at a later date.

Council took no formal action nor made any formal decisions during the work session.

3. ADJOURNMENT

Mayor Truax adjourned the work session at 6:18 p.m.

Respectfully submitted,

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Anna D. Ruggles, CMC, City Recorder