

MINUTES OF COUNCIL MEETING
FOR THE CITY OF MAYWOOD PARK
19 November 2018

CITY COUNCIL MEETING

The City Council Meeting was called to order at approximately 7:00 pm.

In Attendance: Mayor Hardie, Councilors Winslow, Castor, Akers, and Davey.

Also present: City Treasurer – Wendy Irwin; City Recorder - Bonnie Davey, Transcriptionist – Lisa Higgins.

Residents present: Chris Williams, Michelle Montross, Linda Hardin, Gayle Burrow, Kate Lamb, Mike and Fay Reynolds, Sue Price, Jason and Ann Engel, Suzanne Raymond.

Approval of the November 5, 2018 Work Session minutes. Approved as presented.

Approval of the November 5, 2018 City Council Meeting minutes. Approved as presented.

SHERIFF'S REPORT

Satterthwaite: October had 3 premise checks, 1 subject stop, 5 suspicious subject in vehicle stops, 1 theft, 1 traffic accident, non-injury. Multnomah County had 6 traffic stops. 6 vacation checks. Recommendation to leave lights or a stereo on if traveling.

OLD BUSINESS

Hardie: Treasurer's Report, Wendy?

Irwin: Page one has the cash balance statement, you can see that cash decreased by about \$11,000 for October, related primarily to funds expended for sewer studies for Pace and FCS. Any questions on the cash? (No) Pages two through five are the budget versus actual reports, showing actuals for July through October. The budget is the year budget.

Davey: I have a question on irrigation maintenance, the budget of \$7000 and we've used \$6800 so we're almost out of that money. The work that went on for the bike bath, if there is irrigation damage due to that work do the contractors pay for that?

Hardie: Yes. The reason is we have used up most of the irrigation money is that we get billed and use most of our irrigation money in the summertime. The bill comes in June and we've already paid that.

Irwin: I don't expect it to have any more costs for the rest of the year.

Hardie: So we gained \$498 from fire district ten for the re-imbursement? Page 2?

Irwin: Yes, it's based on a percentage of whatever we pay for the previous year for the BOEC, they pay 15% of that and our cost went up and they reimbursed us more this year. That's a one-time thing, usually in July of the previous year.

Davey: What's the WFG lien on page 6?

Bonnie: Is that a deposit? That's from the title company they send us a \$10 check, they ask us if we have any liens and we deposit the check and say we don't have any liens.

Irwin: That's the right to sell the property if the house is up for sale. The title company wants to make sure the title is clean.

Davey: Thank you.

Irwin: Any questions?

Budget for October 2018 with an ending cash balance of \$364,543.22 approved unanimously as presented.

Hardie: Updates on PBOT. We met with Clay Vika from PBOT the 26th of last month for a look-see for them to come and see what happens on 102nd on a Friday afternoon, and after that we sat down and chatted for a bit. It was Matt, myself and Chris, Annette Stanhope from Parkrose Neighborhood Association, and Doug, he's been involved with PBOT to work on the 102nd Ave project since the idea first came out. PBOT agreed they would come back to us with a presentation about what they would like to do on 102nd and they sent us a report on Friday of last week so we haven't had much of a chance to review that. They've changed a little bit in what they are proposing, the original plan was to change 102nd Ave from 2 lanes northbound and southbound with a center turn lane. Now they are going to leave it 2 lanes northbound, 1 lane southbound and a center turn lane. And they still want to put some buffered parking on 102nd avenue. We haven't had a chance to look at that and the council will go back and review that and we will go back to them with questions, and then we have a meeting set up for January 21st and if we all get our act together and come up with the IGA to go forward with that project. Public Comments?

Robert Burrow: Is it too late to offer an alternative? It occurs to me that 2 lanes in each direction with 4 traffic lanes, but omitting the center turning lane will allow traffic to flow, but it will discourage a left turn into Maywood park as a cut through which would benefit both Maywood Park and City of Portland and keep traffic moving without wasting a lot of real estate. As another point the configuration of Killingsworth from 42nd out to wherever it is, is a 3 lane like is proposed out here and it flows pretty well but it's not an alternative to I-205.

Castor: That's where the challenge has been, they are comparing apples to oranges.

Burrows: 102nd and 205, It's been jammed up, as we all know it's a lot faster to get to to Glisan on 102nd than it is on 205. My thought is a 4 lane would mitigate traffic and also would discourage the cut through that can be a problem for us. I wondered what the traffic situation would look like if Maywood residents hadn't incorporated the city and would 205 have flowed any better. We're never going to know.

Alex Neerman: I wonder if it isn't possible to ask PBOT, and this may be outrageous, but bring Parkrose and Maywood together and make 102nd through Maywood Park into just two lanes and bringing the neighborhood together and making it a slower street. I just don't know how feasible that is. But keeping the center turn lane, I use it to turn left all the time. So, sacrificing 102nd and making it a slow street, like 25 miles per hour, and connecting the two neighborhoods. It's just an idea.

Hardie: I think our challenge is that PBOT has a vision in mind and it's going to be hard to get them to come off of what their vision is. Having said that, I think your comments are probably more appropriate when they do their presentation in January. We can relay suggestions from the community but I don't know how much weight that will carry. Any other comments? (No) Thank you very much.

COMMONS, BIKE PATH, STREET AND BERM

Hardie: Christmas Tree Lighting is December 1st at 6pm. I assume cookies, hot chocolate, Christmas music. We are untangling light this Thursday at 9am, Rich's tree service will be helping us with a boom truck to put the lights on the tree, you're more than welcome to come stand in the rain and help. Comments? Suggestions?

Bonnie: Councilor Akers did you have a comment on street lights?

Akers: I have a berm light that is out and I have acquired a cost for that but I haven't gotten a cost for a lighting guy to come out and do that.

Hardie: Have you called Tony? (No) Typically, what happens is Tony's brother, who owns the lift truck comes out and I give them the lightbulb and they replace the light at no charge to us.

Akers: What is the process with our new budget to acquire the bulb?

Irwin: It's the same as you did for the Parkrose hardware invoice like you did for the bio-bags, send it to me and I'll reimburse you.

Hardin: I bought a 6 pack of those lights and I think they were \$11-14 dollars apiece for those.

Akers: I talked to Platt and I tried to talk to Linda but she wasn't there.

Hardie: If you hear from Robert, Tony's brother, just tell him when you can do it and have the light for him.

Akers: I wanted to get that done because it's up by the pedestrian bridge.

Hardie: Okay. Maywood Commons, updates?

Davey: I have the light fixture and motion sensor and the contractor, but the pole is oriented differently than we thought, so we are waiting on an adaptor so we can make the light adjustable side to side.

Castor: Do we have a timeline so we can let the neighbors know?

Davey: I'm guessing before Christmas.

Hardie: Comments? (No)

Castor: I sent the Century Link Franchise to Bonnie for everyone to review. It's not any different, now that they said they aren't providing video service until they develop a new product, the agreement is virtually identical, the only thing that changed is that the franchise rate will be 7%. Tim Goodman from Comcast looked at the work Mark and I had been doing and said he didn't think there would be changes and then he ghosted me for about a month, and I sent him a 3rd email today and he is out on medical leave and he'll be back on the 27th, so I'll hopefully have that for the next meeting. Wastewater, FCS has completed the draft of their report and they will come in and present it and walk the council through it before PACE can incorporate that into their major facilities plan. We can talk about scheduling that. It's mainly them walking us through the report and what it means. Comments? (No)

Hardie: Tree-trimming ordinance has been developed, what would you like the council to do with that ordinance?

Castor: I elaborated on the work Jim had started, and basically Jim and I looked at our existing ordinance. We have ordinances 22, 22a, b, and c, and then a couple changes in fees were charging and penalties and one of the pieces we were missing is that we have had a long standing policy of trim or be trimmed. When people have trees or shrubbery that is in the public right of way, or blocking a stop sign or underhanging a street light and causing a safety issue we were talking about a good way to incorporate that so people would understand their responsibilities, and what those definitions of those responsibilities were and what the actions would be if they weren't correcting those. So we set out to define when people would need to take care of those tree trimmings and if they couldn't or wouldn't correct the action the city coming in and taking care of it and passing those costs along with penalties. The document I circulated to you is what I made so that I could get Ben's input as a forester, but combining those documents into one document so people don't have to search through several

documents, and adding in that tree-trimming section into that document. What I think we need to do is review the whole thing to make sure I didn't miss anything in combining the documents, and if anyone has additional input for language for the trim or be trimmed section, in terms of requirements, and if the process is correct. I was hoping Ben could help us put some clear definitions in terms of canopy height or the set back from the street so people have guidelines they can actually follow.

Hardie: When this comes to fruition it will be posted on the City website, if you get a notice don't take it personally, all the guidelines will be for safety so we have adequate lighting on street signs and safety for drivers.

Burrows: How would the City's activities complement or compete with the public utilities?

Castor: Public utilities don't take care of street signage. When it comes to overhead lines, the utilities trim around their wires. When we have had some issues with street lamps and trees growing under street lamps making the street dark and we have had conversation with the lighting district and the utilities and everyone owns a different piece. The utility might own the pole and the lighting district might own the mast, and we pay the bill, but it's no one's responsibility to trim under the light. So, realistically, looking at what other jurisdictions have been doing the responsibility has been falling on the homeowner. In terms of public safety, it's not much different than blocking a stop sign. Comments? (No.)

Hardie: Wendy, are we okay on the budget for bio-bags?

Wendy: Yes.

Akers: We've taken care of that. Turning the lights up to the next level, when we went to budget we had talked about it, and agreed as a council and we had a chance to look at some of the areas where the lighting was poor and I got a quote and it was for turning up the 8 we agreed on, but I wanted to make sure we had the money.

Irwin: Can you remind me of the total cost for that?

Akers: The county's budget was \$1462.48.

Irwin: We have about \$2000 in the electricity budget.

Akers: That's why I was asking about replacing the light at the south end, at the footbridge.

Irwin: We have enough to cover that, \$1400 in the electricity budget, there is a contingency to cover that, about \$8000 so there is some cushion there.

Akers: That's why I wanted to get the greenlight for that.

Hardie: As a recap, when we had the lights re-done to LED's there are multiple settings on the light and in some areas the lights weren't high enough so we wanted to change some to the high setting.

Irwin: Will that bill come from the city then?

Hardie: No, from Multnomah County Lighting District. Public Safety Updates?

Akers: None.

Hardie: Art, zoning?

Winslow: Right now we are discussing re-zoning for this property we are sitting upon. We met to provide Ben Harrison some guidelines to what we might be looking for as a council. Several options are open and nothing has been set in stone at this time. The main reason to look at that is to get it accurate, it's been zoned residential, and the other is to protect Maywood Park and it's right to this property and it's future depending on what Mt Hood Community College is planning to do. Questions?

Suzanne Raymond: Is the college planning on selling it?

Winslow: About a year ago they had a bond measure put forward and they wanted to make some changes here and across the street, they wanted to build across the street and make this lot into parking. Right now we don't know what their intention is and we want to make sure we have a say in what happens.

Hardie: There were rumors they were going to sell this property and move the campus south. But that's just rumors. We're trying to make a plan for if they do sell this.

Castor: They own the property here and across the street between here and the elementary school. They sent us a letter saying that if they razed this building it would become a parking lot.

Winslow: Ben and I were working together on it but we wanted the council to give us some guidelines to follow and get more clarification on what is wanted.

Castor: We wanted to make sure there isn't a quickie mart here or another gas station, but something that benefits us.

Sue Price: So this whole property is zoned residential?

Hardie: Yes, the college was given a conditional use permit to use it as a college.

Price: So they are operating on a variance, right?

Hardie: It's conditional use for education.

Burrow: It would be an overlay situation. You can put churches and schools in a residential area because they are allowable uses, but if they were to vacate the property your choices would be to allow houses to be built on it or provide another conditional use.

Hardie: Or multi-use. That's what we're considering now. In the interest of the City of Maywood Park, we won't want to put high-density, low-income housing here and wind up with what's going on along Sandy Blvd. We don't want a 10 story high rise here. We're trying to decide what best suits the neighborhood.

Burrow: And it would be nice to collect some property tax on it.

Hardie: Exactly.

Castor: That's another thing we keep talking about, costs keep going up, but we have a really limited opportunity to bring in more revenue to the City.

Burrow: The church across the street over on Skidmore, I'm sure it was at one-time conditional use or overlay, do they pay property tax on it?

Hardie: I'm assuming they do. Bonnie do you know? (No)

Price: The property that Peter and I had off of Sandy, we operated on a variance there, did the school petition Maywood for the conditional use?

Hardie: The conditional use was granted by Multnomah County when this was all unincorporated. Maywood Park hasn't done anything with the property since then. But since the rumors came up that they might sell it we thought it might be smart if we had a plan in place just in case. We started out with a base operating plan. This lot is 30,000 sq ft. How many feet do we want to allow to be a building, how many stories do we want to allow, how many units do we want here? We haven't done anything concrete, except bounce ideas around. Ben is coming back in January with Art to the council for another work session in January.

Lamb: Are they on sewer here? (yes)

Hardie: Other comments? Mr. Davey?

Davey: No additional comments.

Hardie: Public comments on the commons? (No) Bonnie, updates?

Bonnie: October reconciliation is done. I've asked council Davey to tell me when lighting for the commons is scheduled so we can distribute a flyer to the residents around that area. I scheduled a work session for the AirBnB discussion, that will be February 4th from 8-9pm, and residential zoning work session for December 3, 8-9pm and the commercial zoning work session January 21s, 8-9pm.

Hardie: Heard any push back about lighting up at the commons?

Bonnie: I haven't heard anything since the council meeting when it came up, but at that time people were concerned and asking to be notified.

Castor: Ed Johnson, who lives behind the commons had concerns about the lighting blasting into their backyard, which I understand. We're just trying to be considerate of the neighbors.

Hardie. Okay. Wendy?

Irwin: I'm working on the internal controls audit. Comments on that? (No.)

Hardie: The meeting is now open to public comments on non-agenda items. You have 3 minutes. Anyone?

Suzanne Raymond: I have a question about the work sessions, is that when the council meets together and hashes out details?

Castor: Those are our work times and public is allowed to come and watch but not allowed to comment or participate. We also have the meeting, so during this period, or if we are talking about a specific item, we will ask for comments and your questions or comments can be voiced.

Gayle: Could you review the election and who is coming onto the board?

Bonnie: We don't have any certified results yet.

Mike Reynolds: I was hoping for an update on the bike path project. I thought it would be completed in 10 days?

Hardie: That's what I was told.

Reynolds: What about signage? There is no signage for multi-use path?

Hardie: That's in the plan, but I don't know.

Castor: They did say they weren't going to do the striping until spring.

Reynolds: Are they going to replace the post at the end of the bike path? There used to be a metal post there? We had two police officers flying down the bike path to Mason and cut across the grass.

Hardie: I don't know if you were at the meeting when lieutenant Wynland was at the meeting and we all wanted bollards on the path, but the Sheriff and Fire Department were really against it.

Faye Reynolds: There were people who drive from Prescott down the bike path all the time. It's amazing, the quads and 3-wheelers - but not since the construction. In the summer it's all the time.

Mike Reynolds: Thanks, I'll respond back to the neighbors and say emergency service would rather not have those up.

Hardie: Further comments? (No)

Meeting was adjourned at 7:51pm.