
Hood River City Council
211 Second St.
Hood River, OR 97031
(541) 386-1488
www.cityofhoodriver.com

November 25, 2019

AGENDA

6:00 p.m.

Councilors: Kate McBride, Mayor
 Mark Zanmiller (President) Megan Saunders Tim Counihan
 Jessica Metta Erick Haynie

All public meeting locations are accessible. Please let the City Recorder know if you will need any special accommodations to attend any meeting. Call (541) 387-5212 for more information. Oregon Relay Service 1-800-735-2900

I CALL TO ORDER – Cell Phone Reminder

Land Acknowledgement Statement and Pledge of Allegiance

II BUSINESS FROM THE AUDIENCE

The Hood River City Council encourages community members to talk about issues important to them. If you wish to speak during “Business from the Audience”, please sign up in advance of the meeting by printing your name, address, contact information and topic/item on the sheet provided by the City Recorder. At the Mayors discretion, public comments may be received prior to a specific topic of relevance during the meeting. Please observe the time limit of three minutes/person.

WORK SESSION

III OPEN WORK SESSION

IV AGENDA ADDITIONS OR CORRECTIONS

V DISCUSSION ITEMS

- | | |
|--|-------------|
| 1. Tri-County Program Changes, K. Liburdy (10 mins.) | PAGES 3-17 |
| 2. Locals Wednesday Request, R. Fuller and J. Gray (10 mins.) | PAGES 18-21 |
| 3. Community Land Trust Letter of Support, R. Fuller and Anne Medenbach (10 mins.) | PAGES 22-24 |
| 4. Downtown Hood River Parking Study – Update, D. Nilsen (20 mins.) | PAGES 25-26 |

VI ADJOURN WORK SESSION

REGULAR COUNCIL MEETING

I OPEN REGULAR COUNCIL MEETING

II AGENDA ADDITIONS OR CORRECTIONS

III CONSENT AGENDA

These items are considered routine and/or have been discussed by Council in Work Session. They will be adopted by one motion unless a Councilor or person in the audience requests, before the vote on the motion, to have an item considered at its regular place on the agenda.

1. Council Meeting Minutes – October 15, 2019 PAGES 27-34

IV REGULAR BUSINESS ITEMS

1. Charter Amendment Ordinance 2052 – Parks, D. Kearns (5 mins.) PAGES 35-39
2. City Council Vacancy Update, J. Gray (5 mins.) PAGES 40-55
3. Westside Planning Process Next Steps, D. Nilsen (20 mins.) PAGES 56-57
4. Wastewater Treatment Plant (WWTP) Solar Array Proposal, W. Norris (10 mins.) PAGES 58-62
5. First Quarter Financial Performance Report, W. Norris (10 mins.) PAGES 63-65

V REPORT OF OFFICERS

- A. Department Heads
 1. Announcements
 2. Planning Director Update
- B. City Recorder

VI REPORT OF COMMITTEES

1. Visitor Advisory Committee – Metta and Saunders

VII MAYOR

1. Meeting with Public Utility Commission – Council representation December 11 at 11:00a.m.

VIII COUNCIL CALL

IX EXECUTIVE SESSION

Oregon Revised Statute 192.660 1 (e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

X ADJOURN REGULAR MEETING

	<u>CALENDAR</u>	
November 25, 2019	8:00 a.m.	KIHR Radio
November 25, 2019	6:00 p.m.	City Council Meeting
December 2, 2019	5:30 p.m.	Planning Commission Meeting
December 2, 2019	7:00 p.m.	County Commission Meeting
December 3, 2019	5:00 p.m.	Port of Hood River
December 9, 2019	6:00 p.m.	Urban Renewal Agency Meeting
December 9, 2019	6:00 p.m.	City Council Meeting
December 16, 2019	4pm/6pm	County Commission Work Session and Regular
December 16, 2019	5:30 p.m.	Planning Commission Meeting
December 17, 2019	5:00 p.m.	Port of Hood River
December 19, 2019	5:30 p.m.	Urban Renewal Advisory Meeting
December 25, 2019		City Offices Closed (HOLIDAY)
January 1, 2019		City Offices Closed (HOLIDAY)

CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: November 25, 2019
To: City Council
From: Kevin Liburdy, Senior Planner
Re: Tri-County Hazardous Waste & Recycling Program Update

Wasco County/Waste Connections “Baling Facility Concept”

During the Tri-County Hazardous Waste & Recycling Program’s (Tri-County Program) quarterly steering committee meeting on September 11, 2019, the Wasco County Administrator presented a concept to have Waste Connections take responsibility for all hazardous waste-, recycling and outreach services that currently are under the oversight of the Program’s steering committee (Concept).

Currently, Waste Connections is responsible for garbage and recycling collection services in the three-county service area. Tri-County Program staff provide a variety of other services including contracting with a third party to collect household- and agricultural hazardous waste at designated events.

The Concept anticipates using Tri-County Program funds to develop a baling center in The Dalles (where recyclable materials can be consolidated and efficiencies can be gained in transportation costs), to be operated by Waste Connections on land that is available for long-term lease.

In order to implement the Concept an existing Intergovernmental Agreement between the nine affected jurisdictions would need to be updated, the role of the Tri-County Program’s steering commission would need to be redefined, franchise agreements would need to be updated, and Tri-County Program staff likely would be terminated.

If the Concept is implemented, recycling will begin again in The Dalles and Wasco County without imposing a surcharge on Waste Connections customers in those jurisdictions. Rate surcharges recently implemented in Hood River and other jurisdictions to facilitate recycling may be able to be rolled back.

Some members of the Program’s steering committee learned about the Concept for the first time during the meeting on September 11. The steering committee determined that members should introduce the Concept to their city councils and county commissions, and verify whether there is support to have the steering committee further investigate the Concept.

Tri-County Hazardous Waste & Recycling Program Background: The Tri-County Program provides hazardous waste disposal services as well as recycling education and outreach. It is a partnership between Wasco, Sherman and Hood River Counties and the cities of The Dalles, Hood River, Dufur, Maupin, Mosier and Cascade Locks. Wasco County is the lead agency and the Tri-County Program is housed under the Wasco County’s Planning Department in The Dalles.

Efforts to organize the Tri-County Program began in 1999, spearheaded by the North Central Public Health District and The Dalles Disposal. At that time, it was found to be difficult for individual communities to address hazardous waste disposal, especially in rural areas. As such the nine local governments decided to pool resources and expertise in order to provide more cost-effective services.

Hazardous Waste Collection: The Tri-County Program initially focused on hazardous waste by providing collection and disposal services to households, businesses (conditionally exempt generators, or CEGs), orchardists and farmers in the service area. The Tri-County Program owns two hazardous waste collection facilities: one located at The Dalles Disposal, and one at Hood River Garbage.

Both hazardous waste facilities opened in July 2006. Investments in safety improvements have been made over time. Tri-County Program staff hold hazardous waste collection events at both of these permanent facilities quarterly, as well as once a year at rural locations including in Odell and Parkdale. The Tri-County Program contracts with PSC Environmental Services for the recycling and disposal of hazardous waste.

Recycling Education and Outreach: In the fall of 2007 the Tri-County Program expanded its services to provide recycling planning, education and promotion. This allowed Tri-County Program staff to assist in managing the requirements for waste reduction and recycling mandated by the state.

The Oregon Opportunity to Recycle Act (1999) gave the Oregon Department of Environmental Quality statutory authority to mandate waste recovery and recycling rates for counties. At the time, each county was assigned a target level of waste recovery/recycling based upon historical trends and potential for increased recycling efforts. The Tri-County Program partners with service providers to help improve recycling for both residential customers, rural residences, and businesses, and Tri-County Program staff provide hands-on help to households, businesses and institutional users of the system.

Staff Recommendation: Direct City Manager Rachael Fuller to coordinate with the City's steering committee representative and obtain additional information to assist in evaluation of the Concept as well as potential alternatives.

Suggested Motion: None. The requested action is solely to provide direction to the City's steering committee representative who will cast one of nine votes to determine whether and how to evaluate the Concept.

Alternatives: Support retention of the existing Tri-County Hazardous Waste & Recycling Program without researching and evaluating the Concept.

Attachment: PowerPoint presentation by Wasco County/Waste Connections.

Tri-County Baling Facility Concept



WASTE CONNECTIONS
Connect with the Future

State of Recycling in Our Region



- Currently commingle is going to the landfill.
- Approximately 800 tons per year are being landfilled, shortening the lifespan of the Wasco County Landfill.
- City of The Dalles is the only city in the State that is landfilling commingle material.
- Currently processors are charging to process commingle in the neighborhood of \$115+/- per ton.
- Additional Surcharges to rate payers are being approved to help cover the cost of recycling, markets will dictate if this covers the expense.
- Waste Connections will review annual increases to the surcharge to continue commingle recycling.
- Transportation of baled material gives us nearly a 3:1 increase in volume over current transportation.
- Some rural depots have been removed.

Propose a Tri-County Baling Facility and Centralized Program Management



- Transport commingled recyclables to Portland area processors, instead of landfilling at the Wasco County Landfill.



Benefits to Baling Commingle



- Increased volume per truckload. This will also decrease truck traffic.



- Possible to receive better pricing on commingle with program changes including education and outreach.

Impacts to Our Citizens



- Commingle recycling returns to Portland area processors.
- No surcharge increase and enhanced service levels.
- Those communities that enacted a surcharge will have the opportunity to return to rate payers.
- Increased transportation efficiency with increased volumes, reducing the environmental impact of truck traffic thru the Gorge.
- Possible addition of rural recycling depots.
- Regional approach to hazardous waste and recycling under one franchisee.
- Long term stability of program via franchise agreements.
- Financial and operational stability with one franchisee.

Clear and Consistent Message



- This baling center would give us the opportunity to communicate to the public a clear and consistent message regarding commodities and program materials.

MIXED RECYCLING - Keep it Clean.

PAPER / CARDBOARD
Flattened Cardboard, Junk mail, magazines, flyers, office paper, envelopes, gift wrap & cards (no foil), post-it notes, paper bags, newspaper, paperboard, phone books/paperback books (loose in a paper bag or cereal box).

METAL
RINSE FIRST. Tin & aluminum cans, aluminum foil, pie pans, metal lids, & empty aerosol cans (do not puncture or remove nozzle), other scrap metal (30lb. max, no longer than 30 in).

PLASTIC
RINSE FIRST. BOTTLES/JUGS ONLY. Check the neck! Opening must be smaller than the base. No tubs/clamshells



NO GLASS, PLASTIC BAGS, OR STYROFOAM; NO plastic cutlery, plates or cups, toys or large plastic items, NO Shredded Paper, NO Waxed Cardboard/Aseptic containers (milk cartons, juice, soup boxes)

Facilities are Already in Place



- We have recycling depots and collection equipment already in place to handle commingle volume.
 - Rufus
 - Wasco
 - Grass Valley
 - Moro
 - City of Mt. Hood
 - Cooper Spur



- We propose also adding depots to the following areas:
 - Maupin
 - Wamic



Future Outlook



- We have a parcel of land adjacent to our Hauling district and Transfer Station that is available for a long-term lease.



Concept



- Public Private Partnership with our franchisee Waste Connections to provide both Hazardous Waste and Recycling services in conjunction with building a regional baling facility.
- Waste Connections to manage all programs (including HHW) under one umbrella with enhanced service levels.
- Waste Connections and Tri County HHWR both contribute funding to the baling facility and both have interest in providing for the long term success.
- Waste Connections enters into long term lease for additional 1 acre parcel next to existing transfer station in The Dalles to build baling center.
- Steering Committee provides oversight of program in conjunction with Waste Connections.
- Funding is accounted for and reported on separately from current franchise accounts to maintain transparency of funding streams and service levels.
- All education, grants, marketing, and collection events are managed by Waste Connections.

Pros / Cons



Pros

- One point of contact and one service provider
- Increased service levels
- Decreased costs to public
- Shared risk
- Long term agreement
- Reduced liability
- One less public program to manage

Cons

- Loss of one public employee
- No direct management of program
- Lots of emotional attachment to the program

Pros / Cons Cont.



Pros (continued)

- Reduced environmental impact (trucks, landfill)
- Sets the stage with a new facility for increased recycling efforts in the future.
- Can't afford to do this by ourselves.
- Opportunity to control recycle costs.
- Staffed remote collection depots

Cons (continued)

- Privatizes the program operations
- Uses reserves to invest in baling center.

Business Model Est.



Initial Capital Outlay*

- Bailer \$187,000
- Forklift \$30,000
- Building \$430,000
- Equipment \$30,000

Annual Operating Estimates*

- Revenue
 - ▶ Surcharge \$8.39/ton \$420k/yr trend
 - ▶ Recycle rev.: Currently Negative
- Expense
 - ▶ Staffing \$ 69k
 - ◆ 1 FTE
 - ▶ HHW Abatement- \$150k
 - ▶ Transportation- \$57k
 - ▶ Negative Rebate- \$55k
 - ▶ Operating Supplies-9k
 - ▶ Outreach/Educate- \$35k
 - ▶ Facility Rent- \$34k

** Amounts are rough estimates and are subject to change*



Thank You

Questions?

CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: November 25, 2019
To: Honorable Mayor and City Council
From: Rachael Fuller and Jennifer Gray
Subject: Locals Wednesday Downtown Request

Background:

At the last City Council meeting members of DBAC, HRDBA and the Chamber requested a one-year pilot program to offer free Downtown parking during off-peak season every Wednesday beginning at 3pm, with a future consideration to offer this program year-round.

Council requested more information to be brought back at the November 25 meeting regarding estimated revenue loss, a plan for signage at Downtown stores and restaurants to inform the public about the free parking and measurables to track success.

Downtown businesses will be responsible for letting locals know about the free parking, activities and offers during Locals Wednesday. Businesses will let locals know by word of mouth and various forms of promotion. They will also have a unified sign they will post either at the entrance of their business or on their counter letting customers know about Locals Wednesday.

The Finance Director gathered estimated revenue loss to the City, if free parking for Locals Wednesday was approved. It's estimating there would be a revenue loss of \$21,911.

Assumptions:

- Current meter income projection: \$654,075
- 67% of revenues are generated from Sept. – June, or \$438,230
- Meters operate 10hrs per day, six days per week, meaning that three free hours equal 5% of operating hours

This estimate can likely be interpreted as a ceiling because:

- Parking is already free for two-weeks leading up to Christmas
- Folks who don't know parking is free will likely pay anyway

Staff will report at the Council meeting what the plan is for tracking measurables. Information was not available prior to the Council meeting packet distribution.

Staff Recommendation:

Approve the request from DBAC, HRDBA and the Chamber for free parking for Locals Wednesday during the pilot program. Staff will work with DBAC, HRDBA and the Chamber if issues arise during the pilot period.

Suggested Motion:

I move to approved free Downtown parking during off-peak season every Wednesday beginning at 3pm, during the pilot program period and have DBAC, HRDBA and the Chamber report back after the first pilot period is complete.

Alternatives:

Fiscal Impact:

Estimated revenue loss of \$21,911.

Environmental Impact:

Attachments:

- Request from DBAC, HRDBA and The Chamber from November 12.

"Locals Wednesday Downtown" Free Parking 3-6 pm Proposal - Format Request:

We are asking for a one year pilot program to offer FREE Parking during off-peak season downtown every Wednesday from 3-6 pm (except June-August).

With a future consideration to offer this program year-round depending upon its measured success after one year.

What are we asking? DBAC, HRDBA and The Chamber are respectfully requesting that the City allow locals to park for FREE downtown on Wednesdays from either 3-6 pm (36% want this time) or 4-6 pm (a equal 36% want this time) to support an initiative we are creating called Locals Wednesdays Downtown (LWD). However, after further consideration, we feel that offering free parking starting at 3 pm (especially in the winter months) will bring more families to shop and visit after school.

When? We would like this to start in January 2020.

Why Locals Wednesday Downtown? Downtown businesses hear often from locals that they don't feel welcome downtown. We want to change that perception by offering a new weekly event called "Locals Wednesdays Downtown" (LWD). An afternoon to come down and buy that birthday gift, go to a family dinner, movie, out for ice cream, to the library for a Weds activity, or attend Gorge Owned Sense of Place (happens on Weds evenings, too). We want to make locals feel welcome downtown by inviting and offering them something important to them: Free Parking.

Why Free Parking? One of the biggest reasons we hear that locals don't want to come downtown is because of the parking hassle and expense. Offering a weekday afternoon (where tourists are less likely to be present) where locals can come downtown without fishing for quarters or figuring out the parking machine (or shopping longer than expected and getting a ticket!) appeals to locals. Without the free parking, we have decided that this is a "no go". We feel like we need to give something to locals that feels tangible and is about THEM ("shop local" to many locals feels about supporting businesses (although we know its about so much more), we want LWD to feel like its about supporting LOCALS).

Why every Wednesday? We have learned the hard way (through First Friday) that consistency is really important to create a lasting tradition that is supported. We want locals to get in the habit of LWD.

We would like to move to year-round after a one-year pilot program. The city would still get revenue from out-of-towners because only locals would know that there is free parking on Wednesdays 3-6 pm. In the summer months, when tourists are more present, the city will still get parking income because the people who will know there is free parking are the locals. Anyone else will pay parking because they will not know differently. **A high majority of survey participants want it to be consistently every Weds year-round - 60% want it Year-Round and 40% want it Sept-May (June-Aug excluded).**

How to implement? The City wouldn't need to put out signs on the meters or anything. Meter officers just wouldn't need to ticket for expired meters during the Weds locals free parking time frame. Downtown businesses will be responsible for letting locals know about the free parking, activities and offers during LWD. We will let locals know by word-of-mouth and promotion. If someone is not aware or from out of town, they will pay for parking.

Supporting Information:

Survey Summary: We conducted a survey of local businesses and here is a summary of what we found:

- Local businesses support this idea and 84% want it to be a “top priority” for the Chamber
- 67% would like the Chamber to do a similar strategic analysis and survey for First Friday
- Wednesdays is the day most supported (70%)
- A high majority of participants want it to be consistently every Weds year-round - 40% want it Sept-May (June-Aug excluded) and 60% want it Year-Round.
- Most popular times were 3-6 pm (36%) followed by 4-7 pm (36%) - we are proposing to the City 3-6 pm (so families can come right after school) with 4-6 pm as a second choice?
- Free Parking, Restaurants offering family incentives, Library Activities, Business of the Week, Gorge Owned Sense of Place or other Event, Outdoor Seasonal Tables/Market, and Scavenger Hunt were all well supported in that priority order.
- 74% agreed that the Business of the Week should offer a prize for the Scavenger Hunt participants
- Most business owners agreed to participate by being open, being a business of the week, offering a scavenger hunt item, and promoting on social media.
- In the Comments someone mentioned the problem with free parking over the holidays is that there is no parking for customers - several businesses at the HRDBA meeting recently mentioned wanting to see the December “holiday shopping” 2-weeks of free parking be reduced to afternoons (12-6?) so that employees are less likely to take up customer parking because most employees have to be to work before Noon.

CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: November 25, 2019
To: Honorable Mayor and City Council
From: Rachael Fuller, City Manager
Subject: Community Land Trust Letter of Support

Background:

On November 12, Anne Medenbach from Big River Community Land Trust presented information to City Council regarding the community land trust model. The organization is requesting a letter of support, attached, for their 501(c)3 application.

Follow-up from the previous meeting was requested by City Council.

Staff Recommendation: N/A this is a community presentation

Attachment:

1. Revised letter. The letter of support was transferred to City letterhead for Council consideration.



CITY OF HOOD RIVER

211 2nd Street, Hood River, OR 97031 Phone: 541-386-1488

November 25, 2019

Internal Revenue Service
Po Box 12192
Covington, KY 41012-0192

To Whom It May Concern:

The purpose of this letter is to express the Hood River, Oregon City Council's support for the 501(c)3 application of the Big River Community Land Trust.

While Hood River is growing, the availability of workforce housing – housing for people who live and work in our area - is shrinking. A 2015 Housing Needs Analysis found that nearly one third of Hood River's households were unable to afford their current housing, with roughly 40% of renters unable to afford their housing costs. The same analysis found that approximately 2,000 new residents will need more affordable housing options over the next 20 years.

Local salaries have not kept pace with housing prices. The median household income in Hood River is \$48,257, which translates to the ability to buy a home for about \$215,000 or rent a 2-bedroom unit for approximately \$1,350 per month. The median housing price in Hood River is more than \$450,000 and a quick online search would demonstrate both the lack of rental housing in general and the lack of affordable rental housing, specifically. The need for affordable housing and increased multi-family housing is not only a future need, it is a current need.

This is a significant burden on local government, because Oregon law requires cities to provide a 20-year supply of developable land for employment and housing needs. Hood River's urban area, contained within an Urban Growth Boundary (UGB), is constrained by the Columbia River, agricultural and forest land, and the Columbia River Gorge National Scenic Area. The shortage of land, coupled with high demand for second homes owned by part-time residents, means that the average person who lives and works in Hood River has a hard time finding affordable housing.

Recommendation 3.5 of our Housing Needs Analysis specifically mentions the idea of a community land trust to lessen the burden of local government:

Action 3.5: Work with a nonprofit to develop a community land trust to support development primarily of owner-occupied housing. The City's role in a community land trust would be to work as a partner with a nonprofit, who would lead the development and management of housing to ensure that housing remains affordable over a long period of time.

For this reason, the City supports the Big River Community Land Trust and urges the IRS to approve its application for 501(c)3 status.

Please don't hesitate to contact me directly if you have any questions. Thank you for your consideration of this request.

Sincerely,

Kate McBride, Mayor
City of Hood River

CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: November 25, 2019

To: City Council

From: Dustin Nilsen, Director of Planning

Subject: Downtown Hood River Parking Study – Update

Background:

Completing the parking study is a 2019 Council Work Plan goal. The purpose of the parking study is to analyze the effectiveness of the downtown parking supply to best meet the needs of the community and to anticipate future constraints on the system.

In December 2018, Council awarded a downtown parking study contract to Rick Williams Consulting. Since the award, the consulting team and project committee have held ten meetings, an open house, and conducted a public survey to guide and review the work completed to date. The majority of the work has focused on the analysis of background conditions, guiding principles of the parking strategy, current parking demand, and forecasted parking demand. These deliverables, outlined in the initial scope approved by Council, were shared as draft policy white papers and are available online. The project documents can be accessed at <https://cityofhoodriver.gov/planning/current-planning-department-projects/downtown-parking-study/>

Along with the white paper draft releases and public outreach, the consulting team has drafted a parking strategy outline and final report. There is a public open house scheduled for December 4, 2019.

The purpose of this item is to share several policy questions that have been raised through this process and to seek Council's initial input on whether there are additional questions. Following the Council workshop, staff will be seeking public input on these questions and then return to Council in January.

Staff Request:

Staff requests Council feedback, input, or questions from the presentation that it wishes to share with the committee, the public, stakeholders, or agencies partners as part of the downtown parking plan development.

Fiscal Impact:

The parking study is budgeted through FY19/20 and is anticipated for completion in the fall of 2019.

Environmental Impact:

The parking study itself has limited environmental impact.

Attachments:

None (presentation at meeting)

**City of Hood River
City Council Work Session
October 15, 2019**

Council: Mayor Kate McBride, Mark Zanmiller, Megan Saunders, Tim Counihan, Jessica Metta, Erick Haynie

Staff: City Manager Rachael Fuller, City Attorney Dan Kearns, Finance Director/ACM Will Norris, Planning Director Dustin Nilsen, Fire Chief Leonard Damian, Police Chief Neal Holste, Interim Public Works Director Wade Seaborn, Building Official Danielle Meyers, City Recorder Jennifer Gray

Absent:

I CALL TO ORDER – Cell Phone Reminder – 6:00 p.m.

Land Acknowledgement Statement and Pledge of Allegiance

Mayor McBride stated she would be moving item number one under Mayors Call, Indigenous Peoples Day Resolution 2019-13 to follow Business from the Audience.

II BUSINESS FROM THE AUDIENCE

Tracey Tomashpol, Hood River, OR – stated she is here to talk about extending the reach of City meetings to people who are interested in City issues but cannot always attend and participate in person. She provided information regarding livestreaming. She explained the City of The Dalles livestreams their meetings. She reached out to their City Clerk and was given the contact for Open Media Foundation. That is the organization that helped The Dalles set up their streaming service. Tomashpol prepared a document (English and Spanish) and sent it to Fuller to share with Council. The document has information about how to get livestreaming started. She stated the effort and investment is small. Open Media platform and software will take the archive videos and provide Spanish language, or up to 60 other languages in translation. She understands the City is already considering this, but she wanted to show everyone that it is doable, affordable and reasonable.

Lyric Emmons, made a statement on behalf of the Earth Action Club at Hood River Valley High School.

“By choosing to pass the resolution endorsing the declaration of a climate emergency in the city of Hood River and requesting regional collaboration on an immediate and just restoration effort to restore a safe climate, we would be choosing to invest in our future. Passing and upholding the resolution would entail the halt of all new fossil fuel infrastructure and the use of technologies that rely on fossil fuels, which would require green alternatives. Endorsing this resolution would create jobs and benefit communities which have historically been involved in the fossil fuel economy. This resolution would help end the city of Hood River’s greenhouse gas emissions and would initiate an effort to draw down carbon from the atmosphere. All of these actions would help restore our climate and keep us from reaching higher temperature levels,

which would wreak havoc on our environment and lives, and drive us into a mass extinction. In order to prevent this from happening, we need to take action and declare a climate emergency in the city of Hood River. Thank you.”

Judy Zimmerman, Chairperson of Gorge Ecumenical Ministries – she thanked Council for the chance to speak to them and for the work Council does for the community. She wanted to recognize local area tribe people as the original habitants of this land. She stated everywhere we have been, indigenous people have been. Celebrating Indigenous Peoples Day takes a step towards recognizing that reality and the bitter residues of colonization. There is deep regret for the harm that has been caused. The City of Hood River is a part of a growing movement that is sweeping the County, with over 129 cities officially declaring the second Monday in October as Indigenous Peoples Day. This day calls for a better understanding of our history and the day also reminds everyone of core values; striving to be a community of inclusion. The City is commended for its leadership. The Gorge Ecumenical Ministry remains committed to collaborating with the City to make these community values visible. The resolution must be more than words.

Peter Cornelison, representing Columbia Gorge Climate Action Network.

“Within decades we face the collapse of civilization because of the destruction of the living world, yet we continue in collective denial. We need our institutions to tell the truth to motivate us to solve the crisis. Words matter.

The goal of the climate movement and government must be to lead the public out of normal mode and into emergency mode. This is not the same as panic mode.

Emergency mode is characterized by an extreme focus of attention and resources working productively to solve the emergency. When people are in emergency mode, they experience heightened focus, perception and abilities, some enter a state of flow.

Usually emergencies take hours or days to resolve, but people can and do also enter long emergencies that last for years. Think of long acting cancer, poverty or the Second World War. Essential to long emergencies is the human capacity for dedication and commitment.

We cannot count on people entering emergency mode on their own. Rather, we need to accomplish it through education, organizing and setting an example. The role of government and the climate movement should be to enter emergency mode ourselves and lead the public there.

These are the words of psychologist Margaret Klein Salamon PhD, leader of The Climate Mobilization organization where we obtained the draft resolution. Key documents on this site provide the well thought out foundation and rationale for declaring a Climate Emergency.

If you pass this resolution tonight you will be the first government in the Pacific Northwest to do so. Please exert leadership and declare an emergency. Together with the Hood River Energy Plan it will make a difference. We don’t have much time left.”

Lottie Bromham, Hood River, OR

“The Last time I spoke before this council I told you stories. Stories of how we are already facing the impacts of Climate Change. I will not do that today. Instead, I will tell you that you have a chance at being on the right side of history. You have the opportunity to be the city councilors who put our planet and its people first.

You can pass this climate resolution and declare Hood River in a state of climate emergency. But you have reservations that may make this dream unattainable. You fear dropping everything and just focusing on climate change, but why? Surely you all must know that if nothing is done now, future generations will not have Hood River we know today. Surely, you understand that the climate crisis is not an independent issue, but one that will affect and has already affected

dozens of other issues. Surely, you understand that nothing will matter anymore if we don't have an earth to live on.

And surely, you must know that by calling the climate crisis what it is and actually enacting the goals in the energy Plan, you can help save Hood River before it's too late. Thank you."

Eric Strid, Hood River, OR – he is representing the Columbia Gorge Climate Network as well as the Hood River Energy Council. He believes the resolution with some reference to the Hood River Energy Plan would help get Hood River on the map. He believes the Hood River County Energy Plan is a really good plan compared to a lot of other plans. He believes they need to prioritize the Energy Plan and what they are already working on. It should target the reduction of fossil fuel usage because of the co-benefits. He explained cutting back on fossil fuels would also save a lot of money. He recommends that Council adopt the resolution, with references to accelerate the energy plan.

Mayor McBride read the approved Indigenous Peoples Day Resolution 2019-13.

III PRESENTATIONS

1. Upcoming Warming Shelter Operation, S. Kellems

Kellems stated on behalf of some of the most vulnerable members of the community, she wanted to thank Council for their support of the warming shelter. City funding helps support staffing and open community collaboration with City staff and departments. Kellems shared information that accompanied the materials included in the meeting packet. The Hood River Shelter Services has operated a winter shelter for 9 years, in order to meet their mission to compassionately provide a safe place to meet the basic needs for those without shelter during the winter. From the beginning they have had strong community support from individuals, faith-based communities and many businesses such as Providence and United Way. During last year's season, they were open for 120 consecutive nights and served 107 individual guests. Over 100 community volunteers served more than 750 volunteer shifts, to make shelter operations possible. In order to meet the increasing need in Hood River County, they have shifted from an entirely volunteer base operations, to adding paid staff. Primary services included shelter, meals, warm clothing, toiletries, shower passes and access to laundry. Kellems spoke about the onsite visits by community partners and local business that provide meals for their guests every night. They are preparing to open November 18. The shelter will be open from 6pm to 7am through March 8 at Riverside Church.

Thanks to funding provided by the Ford Family Foundation, in May of this year Hood River Shelter Services adopted a three-year strategic plan after working with an outside consultant. Their four objectives; to secure stable long-term funding, better meet the needs of their guests, redefine the organizational structure and secure a long-term facility. Kellems spoke about the increasing need for a year-round shelter in Hood River County; current number has almost reached 100.

Increasing the regional and statewide crisis response system, is critical to addressing the crisis of homelessness, and will require the collaboration of State agencies with local agencies and organizations. Stakeholders in Hood River have met the last two springs. Member of this group came from a wide range of local agencies, who serve people who are experiencing homeless in the community. Mayor Blackburn convened these meetings. Participants shared experiences and challenges in serving the homeless of the community. They indicated a commitment to continuing to work with the hope that goal setting would lead to actionable steps to better serve the unhoused community members. With the change in City leadership, the stakeholder's group has been on hold. However, Mark Thomas shared that Providence has allocated \$5,000 toward hiring a facilitator for this group. This is an important step to guide the collaborative work toward goals,

actions and outcomes. It is Kellems hope the City will allocate staff, Council or Mayoral time to participate in this group so, as a community, they can come together to support people who are in need. She thanked Council for their time addressing this difficult matter and for supporting the work that is done. Council is welcome to tour the warming shelter.

Councilor Zanmiller added there are two trainings scheduled, if anyone is interested in becoming a volunteer.

Mayor McBride stated she will reach out to former Mayor Blackburn to discuss his past involvement. She is happy to continue the Mayor's role in participating.

WORK SESSION

IV OPEN WORK SESSION – 6:40 p.m.

V AGENDA ADDITIONS OR CORRECTIONS

VI DISCUSSION ITEMS

1. Public Safety Community Summer Recap, Chief Holste, Chief Damian

The Hood River Police Department and Hood River Fire & EMS are tasked with ensuring the City of Hood River is safe and welcoming. Police Chief Holste and Fire Chief Damian provided a summer recap from June 2019 through September 2019.

Calls for service at the Police Department continue to increase, as well as reports written by officers. DUII arrests increased by 6%, and drug arrests increased by 24% from last summer (June-September). Chief Holste reviewed the type of drugs seized during arrests; methamphetamine had the highest percentage. Theft reports decreased by 13% from last summer, and theft arrests increased by 8%. A total of 1,070 traffic citations were issued during the summer season. There was a total of 472 pieces of evidence submitted and processed by Morgan. Code Enforcement was down 39%. Parking enforcement issued 4416 citations. Chief Holste spoke about his department's community events and outreach.

The Fire Department had a total of 673 incidents this summer. Chief Damien stated since 2012, there has been an annual increase of 10% in calls for service. He stated EMS calls are 50% call volume and the other 50% is telemedicine. Telemedicine is becoming more popular at Providence. There was an increase in reliance on Hood River Fire Department outside of their ASA. The Fire Department does several public outreach programs; Radio Tierra, childcare centers, school tours and visits to May Street Elementary. The Medal of Valor was given to several City police officers and City firefighters for their response to a fire on August 11, 2018. FEMA granted Hood River County the 2018 Assistance to Firefighter's Grant; this replaced a total of 89 air packs.

Fuller stated she wants to applaud the work of both Chiefs, as well as the other departments. Some of these organizations were built in a different time, for a different set of circumstances. There are terrific ideas coming out of the departments, as to how they can better meet the needs of the people they serve. There are needs but the first thing managers need to do is look within. Look how they can change and adapt to how they deliver those services.

The PowerPoint presentation was added to the record. No action was taken by City Council.

2. Development Trends and Process Improvement Update, D. Nilsen, D. Meyers

After a record year for housing and development activity in 2018, staff produced a 2019 (year-to-date) development overview to compare housing and development activity over the past decade. 2019 housing numbers trended down from 2018 but are generally in-line with development rates over the last decade. The table in the packet includes a two-decade overview of housing units completed and broken down by different housing product types.

Based on its 2015 Housing Needs Analysis, the City needs to produce approximately 100 units per year to keep pace with demand. Typical development levels for housing production over the past decade indicate that approximately 48 units per year (half that is needed) come online annually.

The post-recession record of housing completions were not the only noteworthy trend of 2018. General development activity, as measured by construction work valuation, showed an increase in new permits initiated in 2018, resulting in construction activity throughout 2019. Construction valuation grew 75% from 2017 to 2018. Major projects that contributed to the activity levels and valuation include One Community Health and May Street School redevelopments.

A key goal of the 2019 City Work Plan adopted by Council is the creation of opportunities for an inclusive and diverse housing inventory. And one of the areas where the City is directly involved in housing opportunity creation is through the regulatory permitting and land entitlement processes.

In support of the housing opportunity goal, the City initiated a series of process improvements, based on outreach and survey efforts that gathered staff, customer, and developer feedback. These process improvements impact the effectiveness of the organization, service levels, and overall customer experience. A short list of the process improvement projects include the standardization of office hours for Building and Planning; the co-location of Building and Planning operations at City Hall; the update of numerous application forms and manuals; the update City Engineering Manual and Standards; and the update of project intake checklist for Building and Engineering permits.

Further process improvements and accomplishments from 2019 include the establishment of the Building Department as an in-house service; the approval of an IGA with Hood River County Building for shared services; the publication of the City's Geographic Information System (GIS) Maps online for customers and public access; the approval of a personal service contract with 4 state-approved building inspection and plan review consultants; the online publication of the new city-published website with customer facing features that improve access to codes and forms; and the initiation of the Permit Enhancement Project.

In the report and presentation, staff gave additional details regarding the development activity and process improvement efforts. No Council action was taken. The PowerPoint presentation was added to the record.

There was discussion regarding the increase in demolitions within the City. Councilor Counihan stated he was shocked having not been notified of a demo next to his residence. He stated

notifications should be considered moving forward. Meyers will check to see what other jurisdictions do for notification of demolitions.

Areas where process improvement can impact the effectiveness of the organization, service levels, and development incentives materialize in several business areas. Areas where the improvements to process typically manifest in the areas: customer service, process predictability, staff and process efficiency, public transparency and greater compliance.

Permit Enhancement Project Goals: Streamline and Track Internal Processes through Building-Engineering-Planning and Fire reviews by leveraging capabilities of digital plan review, documents archival, and permit processing technologies. Phase 1 – Building Permit Process Enhancement. Expand the use of current State Accela e-Permitting system for Building permits to include use by Planning and Engineering staff. Phase 2 – Engineering Permit Process Enhancement. Implement the e-Permitting Public Works module (or other software) to track Engineering permits, i.e. Right-of-Way (ROW) and Construction Site Permits (CSP). Phase 3 – Planning Project Process Enhancement. Implement the e-Permitting Planning module (or other software) to track the Planning department land use decisions of various types.

Some of the threshold questions that need to be answered prior to implementation: Will the State managed Accela meet the needs of Planning and Engineering? Will document strategies allow the move from paper submittals towards e-plan review and archival? How does the City best engage with community throughout phase implementation to generate feedback? Nilsen stated the City will prepare a request for proposals and qualifications for a project manager, to support implementation and coordination efforts of the project.

What is on the horizon: Staff will continue to manage current workload while investing time in process and code improvements. RFP for permit enhancement Project Manager. Staff recruitment, RPF, and additional IGA for Building Department support. Public Works and Engineering Staff recruitment process and Planning Development Code Revisions

VII ADJOURN WORK SESSION – 7:51p.m.

Break 7:51p.m. – 7:56p.m.

REGULAR COUNCIL MEETING

I OPEN REGULAR COUNCIL MEETING – 7:56 p.m.

II AGENDA ADDITIONS OR CORRECTIONS – removal of Indigenous Peoples Day Resolution under Mayors Call. It was approved at the beginning of the meeting.

III CONSENT AGENDA

1. Council Meeting Minutes – September 23, 2019- REMOVED
2. Sale of Sanitary Line to DMS Ranch, LLC, W. Seaborn

Mayor McBride removed the Council meeting minutes from the consent agenda. Council will send changes to Gray.

Councilor Haynie explained he will be recusing himself from the discussion and vote regarding the

Sale of Sanitary Line to DMA Ranch.

Councilor Zanmiller asked what the dollar amount is for the sale, he did not see it. Seaborn stated there is no dollar amount. There is a mutual promises and other valuable consideration. DMS Ranch has proposed taking ownership of the portion of the City's sanitary sewer line within their property. They would assume all maintenance and operation responsibilities. It would become a private sanitary lateral, typical of sanitary service lines on private property.

Motion: To approve the Consent Agenda as amended.
First: Saunders
Second: Metta
Discussion: Haynie stated he will be recusing himself from the vote.
Vote: Motion passed (roll called)
Ayes: McBride, Zanmiller, Saunders, Counihan, Metta
Nays: None
Abstentions: Haynie
Excused: None

IV REGULAR BUSINESS ITEMS

V REPORT OF OFFICERS

- A. Department Heads
 - 1. Announcements
 - 2. Planning Director Update

VI MAYOR

1. Indigenous Peoples Day Resolution 2019-13 – REMOVED from Regular Meeting Resolution was approved and read by Mayor McBride after business from the audience.

2. Climate Change Resolution

Council discussed the climate change resolution presented by the Hood River Valley High School Earth Action Club and Columbia Gorge Climate Action Network on September 23, 2019.

Environmental sustainability is a 2019 Work Plan goal with the identified project: implement the energy plan. In February 2018, the City Council approved resolution 2018-02, an Organizational Commitment to the Hood River County Energy Plan.

Councilor Zanmiller likes Councilor Haynie's revised resolution. He's unsure if it should be a resolution or a proclamation. He believes Council should continue to say what they have been saying but keep it simple. He doesn't want to tie the City's hands in some unintended way. Pointing to the City's Energy Plan is what he sees as their biggest and best work towards this goal. He supports having language stating "we recognize there is a climate emergency."

Councilor Saunders stated she likes the general idea of this. There are parts of the resolution that are a little beyond what the City can do. She would like the resolution to be narrowed down to what the City can do; things that are achievable at their scale.

Councilor Haynie stated when he read the resolution, it struck him as something that is very important for Council to consider. There are youth involved in the community talking about this.

It is important to consider this. If he had a concern, it would be that it's biting off quite a bit. He understands that is part of the goal but if they are really going to do this, they have to be prepared to do it. They can't pass a resolution and have it in a file cabinet. The resolution is saying very significant things; reducing carbon emissions to zero by 2030. This makes him think about a number of things. Are they going to have emission standards, and how will they deal with fossil fuels? It can really impact things. He is concerned with practicalities and making sure if they are going to do this, they will really live up to it.

Councilor Counihan stated he supports the proposed resolution as it is written. He believes it is the whole point of the resolution; do what it states and do it fast. That is the whole point. Reducing the carbon emissions to zero in 10 years is a large piece, but it is a goal. He agrees with the proponents. He believes they are at a stage where they really need to think about doing something drastic. He suggested going through the resolution and discuss what is and isn't achievable.

Councilor Metta felt there are a lot of things in the proposed resolution that are not under the purview of the City. She is interested in reducing those, similar to what Councilor Saunders stated. She feels there are items in the proposed resolution that would take a greater commitment of Council's Work Plan and resources. Maybe that is what Council wants to do, but she feels that is a conversation for the Work Plan. She does not feel this is the time or place to wordsmith the resolution.

Council Counihan and Councilor Saunders agreed to work together to rewrite a resolution to bring back for Council's consideration.

VII COUNCIL CALL

VIII EXECUTIVE SESSION – 8:32 p.m. – 9:07 p.m.

Oregon Revised Statute 192.660 1 (e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Oregon Revised Statute 192.660 1 (d) To conduct deliberations with persons designated by the governing body to carry on labor negotiations.

IX ADJOURN – Adjourned by unanimous consent at 9:07 p.m.

Kate McBride, Mayor

Jennifer Gray, City Recorder

Approved by City Council on _____

CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: November 25, 2019

To: Honorable Mayor and City Council

From: Dan Kearns, City Attorney

Subject: Ordinance 2052 - Amending the Hood River Municipal Charter by adding a new Chapter (Chapter 11), Protection of City Parks, and Declaring an Effective Date

Background:

Arising out of the City's recent rezone of Morrison Park for an affordable housing development, opponents to the rezone proposal filed an initiative petition in spring (May) of 2019 to amend the City Charter. The measure prohibits the City Council from disposing of any city park property without a vote of the people. The ballot measure broadly defines the operative terms "dispose of" and "city park" as follows:

"City parks" means the collection of City properties (1) designated, dedicated, or otherwise recognized as public parks by any City ordinance or resolution as of January 1, 2019, and (2) any other properties subsequently so designated, dedicated or otherwise recognized as public parks.

"Dispose of" means sale or transfer of any property rights, by lease or other means, of all or part of the collection of City parks for any purpose other than promoting or enhancing recreational enjoyment by the general public.

The ballot measure gathered enough signatures to qualify for the November 5, 2019 special election, and the measure passed. The Hood River County Elections Official has not yet declared the official election results from the November 2019 special election, but the results are relatively clear. Accordingly, the City Council must complete the charter amendment process by adopting an ordinance as directed by the voters to include the new sections restricting the sale of city park properties into the Charter.

Staff Recommendation:

The Council has no discretion in this matter, and it is legally obligated to adopt the attached Ordinance to complete this process.

Suggested Motion:

I move to approve Ordinance 2052 and provide first/second reading by title only under City Recorder.

Alternatives:

Do not approve Ordinance 2052 and give staff alternate directions.

Fiscal Impact:

Environmental Impact:

Attachments:

1. Ordinance 2052

ORDINANCE NO. 2052

An Ordinance Amending the Hood River Municipal Charter by adding a new Chapter (Chapter 11), Protection of City Parks, and Declaring an Effective Date

The Hood River City Council adopts the following findings:

WHEREAS, the City of Hood River is an Oregon home-rule charter municipal corporation with a City Charter that grants it all the powers and authority that the constitution, statutes and common law of the United States and this State expressly or impliedly grant or allow as though each such power was specifically enumerated; and

WHEREAS, in May 2019 an initiative measure was filed to amend the Hood River Municipal Charter to add a new chapter – Chapter 11 – entitled Protection of City Parks, which provided certain limitations on City authority to dispose of city park property without a vote of the City’s electorate (the “Charter Initiative”) and is set forth in Exhibit A, attached hereto; and

WHEREAS, the Charter Initiative proceeded through the procedures required by ORS 250.255 through 250.355 and came before the City’s electorate as Ballot Measure 14-67 at the November 2019 general election; and

WHEREAS, in the November 5, 2019 special election, a majority of the registered voters of the City of Hood River voted to approve adoption of the Charter Initiative to amend the Hood River Municipal Charter as set forth in Exhibit A.

WHEREAS, the Hood River Elections Official has declared the official results of the November 5, 2019 special election and declared Ballot Measure 14-67 as passing.

NOW THEREFORE, the City Council for the City of Hood River ordains as follows:

Section 1. Incorporation of Recitals: The foregoing recitals are adopted and incorporated herein by this reference and made a part hereof as findings in support of the City Council’s action taken herein.

Section 2. Amendment. The Hood River Municipal Charter is amended by the addition of Chapter 11 (Protection of City Parks) set forth in Exhibit A, attached hereto and incorporated herein by this reference.

Section 3. Effective Date. Pursuant to Section 50 (Declaration of Emergency) as adopted by the City’s electorate, the Council declares an emergency to exist and that this ordinance shall take effect immediately upon passage and final reading.

Section 4. Severability. If any provision, paragraph, word, section, or article of this Ordinance, or the Hood River Municipal Charter Chapter 11 set forth in Exhibit A, is invalidated by any court of competent jurisdiction, the remaining provisions,

paragraphs, words, sections and chapters shall not be affected and shall continue in full force and effect.

READ FOR THE FIRST TIME on November 25, 2019.

READ FOR THE SECOND TIME and adopted on December 9, 2019. This Ordinance shall take effect immediately upon the second reading.

Kate McBride, Mayor

ATTEST:

APPROVED AS TO FORM:

Jennifer Gray, City Recorder

Daniel Kearns, City Attorney

EXHIBIT A

Chapter 11 Protection of City Parks

Section 45 Finding of public need.

The City finds that its public parks promote the health and welfare of residents through recreation; serve an essential governmental function; and therefore further finds that protection of City parks is needed and necessary in the public interest.

Section 46 Popular vote required to dispose of parks.

The City shall not dispose of City parks unless specifically authorized in a public vote by a majority of City voters.

Section 47 Definitions.

The word “shall” is mandatory. Words of common usage are to be given their natural, ordinary meaning. For purposes of this Chapter the following definitions shall apply:

“City parks” means the collection of City properties (1) designated, dedicated, or otherwise recognized as public parks by any City ordinance or resolution as of January 1, 2019, and (2) any other properties subsequently so designated, dedicated or otherwise recognized as public parks.

“Dispose of” means sale or transfer of any property rights, by lease or other means, of all or part of the collection of City parks for any purpose other than promoting or enhancing recreational enjoyment by the general public.

Section 48 Enforcement.

Any citizen of the City may bring an action in the manner provided by law to appeal, restrain or prevent any of the prohibited acts listed in this Chapter.

Section 49 Relationship to other regulations.

Where this Chapter conflicts with other regulations, the provisions of this Chapter shall govern.

Section 50 Declaration of Emergency.

This Chapter being necessary for the immediate preservation of all City parks and for the health and welfare of City residents, an emergency is declared to exist, and this Charter amendment takes effect immediately upon its passage.

CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: November 25, 2019

To: Honorable Mayor and City Council

From: Rachael Fuller, City Manager and Jennifer Gray, City Recorder

Subject: Council Vacancy Update

Background:

The purpose of this item is to discuss and agree upon the process to be used to fill a Council vacancy. Per the City of Hood River Charter, when a vacancy exists, it shall be filled by a majority of remaining members of the Council. On September 23, 2019 then-Councilor Kate McBride was appointed by Council to fill the vacancy in the position of Mayor. This action created a City Council vacancy.

A Notice of Vacancy was published inviting applications to be submitted by interested, qualified candidates. Qualifications include:

- Must have resided within the City limits for the preceding 12 months
- Must have been a registered voter in the City of Hood River for the preceding 12 months.

The Council established the deadline of November 18, 2019 and December 9, 2019 was advertised as the interview date.

Three applications were received. The City Recorder has verified the requirements for Gladys Rivera, Susan K. Johnson and Angel Reyes-Borton.

Unless Council would like to modify the process, interviews will be the first item on the December 9, 2019 agenda. A Council vote would be conducted following the interviews. The selected candidate will be sworn in as Hood River City Councilor. The term for this Council position will expire December 31, 2020.

Staff has modified questions to fit the Council position, rather than the Mayor position. The applications and interview questions will be included in the December 9 Council meeting packet.

Staff Recommendation:

Staff recommends that Council consider the interview process. If desired, Council could appoint a subcommittee of Council members to develop additional interview questions or to modify the questions.

Suggested Motion:

I move to direct staff to place Council interviews on the December 9 Council agenda and to facilitate the process outlined in the cover sheet.

Alternatives: Take no action. If Council takes no action, the Council vacancy will remain.

Fiscal Impact: No direct fiscal impact.

Environmental Impact: No impact.

Attachments: Applications for City Council.

1. Gladys Rivera
2. Susan Johnson
3. Angel Reyes-Borton



APPLICATION FOR CITY OF HOOD RIVER CITY COUNCIL VACANCY
211 Second Street, Hood River, Oregon 97031
Phone: 541-387-5212 • Email: j.gray@cityofhoodriver.gov

Name Gladys Rivera

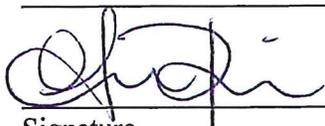
Address HR

Phone _____ E-Mail _____

- 1) Have you resided within the city limits for the preceding 12 months? Yes
- 2) Have you been registered to vote in the City of Hood River for the preceding 12 months? Yes
- 3) Please state in your own words why you desire an appointment to the City Council? Attached
- 4) Please describe your background or experience in working with diverse groups and stakeholders. Attached
- 5) Please share any other information regarding your interests, relevant background information, etc. that you feel may be useful in evaluating your application.

Please feel free to attach additional pages. Attach a resume with application.

Attached


Signature

11/1/19
Date

Please be advised that members of the City Council are required to file an Annual Verified Statement of Economic Interest with the State of Oregon.

3. The time has come to diversify the decision making boards in our community. Hood River is composed of 50% Latino/Hispanic, yet none of the census data will reflect this due to trust not being established with community members. I would like to be that bridge.

4. I have worked in Healthcare for 8 years now, serving many diverse groups, especially those who are most vulnerable. I have been worked with multiple stakeholders in local and national policies that help create equitable access.

5. I have experience with 8 local boards here in the community. I was born and raised here and have seen the challenges in our community. I'm bi-racial, bi-cultural, and bi-lingual. We must create an inclusive environment in our community embracing our differences.

Gladys J Rivera

Meticulous, goal-oriented professional with extensive knowledge in healthcare setting. Experienced in managing various projects and programs with increased complexity, strategic priority and multiple clinical performance teams simultaneously, while achieving specified objectives on time. Qualified in managing staff in various settings within a critical access hospital and external settings.

Competent in leading with advanced planning and project management skills with effectiveness in integrating operational and project plans with technology-based strategies and services.

Ability to work effectively across multiple clinical disciplines and administrative functions: providers, clinical leaders. Finance, IS, Quality, CMO, CNO, Clinical Analytics, Supply Chain, Communications, Human Resources, etc.

Proven ability to keep patients and stakeholders at the center of decision making.

Heavily involved on multiple community boards where I'm the first or only woman of color to join. Involved in community organizing, advising our mayor of local policy implementations.

Professional Experience

Community Care Coordinator | Providence Hood River Memorial Hospital | March 2015-Present

Originally a Governor Appointed-Oregon Solution Project. Responsible for development and implementation of Pathways Model into Primary Care Clinics and inpatient/ outpatient setting at a Critical Access Hospital. Responsible for systems deployment, sustainment, adoption, and optimization activities. Collaborating with other clinical team members, system analysts, and stakeholders.

Development and integration of centralized system that coordinates, tracks, and measures outcomes. Collaborating effectively across multiple clinical disciplines and administrative functions: Ensuring model addressed the triple aim (patient experience, clinical quality and cost.) This provides patient facing care to all clinics such as Internal Medicine, Family Medicine, Surgery, Women's, Orthopedics, Physical Therapy, Home Health and Hospice, Residential Services, Nutrition. As well as within the hospital including Same Day Surgery, ACU/ICU, Care Management, Dialysis, Family Birth, Oncology, Emergency Room, Diagnostic Imaging and Lab Services.

- Manage, integrate and maintain effective relationships key stakeholders across multiple locations by acting as a key liaison and facilitating cross-functional communications.
- Managing of 14 coordinators in an external setting. Coordinators are based at Hood River and Wasco County Health Department, Youth Center, Student based Health Center, Mid-Columbia Children's Council, and Mid-Columbia Medical Center. Responsible for responding to emergent needs, providing guidance, 1:1 care coordination planning and goals, and performance evaluations.
- Identify, gather and analyze appropriate performance metrics,
- Build relationships and engage patients and family through culturally linguistically appropriate care coordination
- Provide specialized case management, across counties and numerous agencies, including home visits, providing continuity of care.
- Extensive knowledge in several insurance plans including Oregon Medicaid, private insurance, Medicare, Supplemental plans and additional benefits.

- Proven ability to keep patients and stakeholders at the center of decision making
- Deploy effective process improvement and change management strategies.

Community Health Investments | Providence Hood River Memorial Hospital | May 2015-Present

- Oversight of the CHI strategic playbook and operating commitments, reporting to Chief of Finance for the development and implementation of CHI initiatives and programs in the Gorge Service Area designed to improve outcomes/impact of CHI programs.
- Assist local CFO with managing relationships with key shared services partners such as Revenue Cycle
- Communicate to core leaders and employees regularly on financial related items or collecting reports.
- Accountable for working closely with shared services partners in revenue cycle
- Manage various projects and programs with increased complexity, strategic priority and multiple clinical performance
- Community Benefit Inventory for Social Accountability (CBISA)

Administrative Assistant 2 | Providence Hood River Memorial Hospital | June 2015 – May 2018

Provide on-going support to Director of Mission Integration and Spiritual Care, through management on daily operations and special projects. Resolve operational issues.

- Manage and build employee schedules, ensuring accuracy of hours. Process payroll
- Coordination along with facilitation of meetings
- Representative at Governor-Designated Oregon Solutions project to address hunger in the Columbia Gorge

Medication Assistance Program | Providence Hood River Memorial Hospital | March 2016-March 2017

Assisting community members with medication assistance programs offered through pharmaceutical companies. Majority of patients referred into program are without prescription coverage. Extensive knowledge in several insurance plans including Oregon Medicaid, private insurance, Medicare, Supplemental plans and additional benefits these plans provide to patients.

- Tracking all information through multiple web based pharmaceutical programs.

Education-

Bachelors in Business Administration: | Warner Pacific University (currently enrolled)

Associate of Science: General Science | Columbia Gorge Community College

Certifications**Qualified Medical Interpreter****CPR/BLS Instructor****CPR/BLS Certified****PMAB****Certified Clinical Community Health Worker****Project Management****International Service to Guatemala, Mexico, U.S./Mexico Border.****National Public speaker with Robert Wood Johnson Foundation and for HealthCare without Harm****Volunteer Experience**

Gorge Grown Food Network, Board

United Way of the Gorge, Hood River Council

Emergency Preparedness Manager, Hood River County

Mayor Blackburn's Latino Advisory Council

Latinos en Acción

Odell Hispanic Drug Prevention Coalition, Executive Committee

Aging in the Gorge Alliance, Community Engagement

LatinXplorers



APPLICATION FOR CITY OF HOOD RIVER CITY COUNCIL VACANCY
 211 Second Street, Hood River, Oregon 97031
 Phone: 541-387-5212 • Email: j.gray@cityofhoodriver.gov

Name Susan K. Johnson

Address _____

Phone _____ E-Mail _____

- 1) Have you resided within the city limits for the preceding 12 months? Yes
- 2) Have you been registered to vote in the City of Hood River for the preceding 12 months? Yes
- 3) Please state in your own words why you desire an appointment to the City Council?
See attachment
- 4) Please describe your background or experience in working with diverse groups and stakeholders.
See attachment
- 5) Please share any other information regarding your interests, relevant background information, etc. that you feel may be useful in evaluating your application.
See attachment

Please feel free to attach additional pages. Attach a resume with application.

Susan K. Johnson
 Signature

11/18/2019
 Date

Please be advised that members of the City Council are required to file an Annual Verified Statement of Economic Interest with the State of Oregon.

Attachment for Questions 3, 4 and 5

3) Please state in your own words why you desire an appointment to the City Council?

I have been a resident of Hood River for 27 years, and after 4 years on City Council, I ran for Mayor in 2018. I was nearly elected Mayor having received 47.6 percent of the popular vote. I advocated for parks throughout my tenure on Council and ran my mayoral campaign on a parks and infrastructure first platform.

Council will benefit from the balance I can restore. The recent ballot measure, 14-67, demonstrated that I provide a perspective that is not adequately represented. A lack of adequate representation was demonstrated recently when all but one Councilor took public positions against the parks protection measure. Council's position was supported by only 28 percent of voters- Four of the current five Councilors and the Mayor all opposed the measure. Only one Councilor supported the measure and with that, represented 72 percent of voters. 72 percent of our City is in need of better representation on Council.

I was one of the leaders that supported measure 14-67. I helped organize the collection of signatures that put the measure on the ballot. If I had been a member of Council, the measure possibly could have been avoided.

The Westside Area Concept Plan will require patience with process, listening to city and county residents- within this community we are all stakeholders. To successfully move forward with the WACP, we must carefully show how our decisions are made and be prepared to break, to listen. A failure to do so will be a failure of the plan.

I am a naturally gifted listener. I'm open to using solutions that have shown promise but have been given low priority.

4) Please describe your background or experience in working with diverse groups and stakeholders.

My previous experience on Council has given me a broad exposure to issues facing all members of our community.

I have been a nurse for 21 years, working with at-risk communities/ populations. I have experience in emergency departments including OHSU as well as with local, gorge healthcare providers.

As a corrections nurse at NORCOR, I assisted inmates and addressed a full spectrum of health care needs.

I worked at the predecessor of the Klahre House, which is now a program of The Next Door. I was a counselor and the liaison between the residential treatment facility/home and high school. While there, I helped teens to re-integrate after encountering trouble in their lives.

5) Please share any other information regarding your interests, relevant background information, etc. that you feel may be useful in evaluating your application.

I strongly believe the function of city government is that our primary job is to provide for public safety and infrastructure. We can make progress toward most of our goals by doing that.

As the owner of a home and resident in a successful attainable housing development, I am familiar with the barriers and needs of builders who wish to bring more of this type of housing to Hood River.

We have missed opportunities for housing by insisting on a singular solution. Voters have expressed that they desire new ideas that will address our housing needs.

The quickest way to ensure an adequate housing opportunity, is to provide the infrastructure that makes the private development of housing attractive. Open space is an important part of our culture and important to the lives of all residents. I am representative of the 72 percent of Hood River residents who also believe this and who weren't listened to by the council.

Susan K. Johnson, RN, BSN, BA

• Hood River, OR 97031

GOAL: HOOD RIVER CITY COUNCIL- POSITION OF COUNCILOR

PROFILE: → *Comprehensive experience and education in the medical/healthcare field* → *In-depth knowledge of related and other pharmacological/medical products uses/efficacy* → *Well developed interpersonal proficiency* → *Highly effective skills in evaluating, organizing, communicating, and educating for optimum results* → *Proven ability to communicate well with others to include, healthcare professionals, patient's and community* → *Strong self-disciplined motivation*

EMPLOYMENT:

Registered Nurse/ Advantage Nurse Staffing, Independent Contractor- Vancouver, WA (2000-11/19)
Flagstone Senior Living, Health Services Director- The Dalles, OR (10/16-12/19/18)
Mt. Hood Medical Center/ Systems Office Clinic- Portland, OR ('99-02, '16-'18)
Columbia Gorge Surgery Center Clinical Director- The Dalles, OR (5/12- 8/15)

Experience throughout the above listed RN assignments included, but was not limited to:

- Successfully working and communicating with physicians and all medical professionals; Supervising and maintaining significant relationships...
- Recently served as Clinical Services Director for assisted living community overseeing operation of clinical services. Provide all health care services to include: manage and supervise staff, perform administrative duties/ tasks, oversee resident care-plans and provide staff training/ education and development services. Facilitate team process and coordinate with residents, family members, coworkers, physicians and healthcare professionals.
- Served as Employee Health Nurse Specialist. Assist in on-boarding evaluations for compliance for new hire employee's, administering immunizations, drawing labs and TB testing.
- Efficiently performing all phases of nursing procedures spanning: Correctional Facility RN (NORCOR), CARDIAC CATH LAB, PACU, ED, Same Day / Outpatient surgery, OR (ORTHOPEDECS, OPHTHALMOLOGY)– utilizing an array of medical devices to include vital sign monitors, bedside monitors, central monitoring systems, defibrillators, arterial lines...
- Served as Clinical Director for Ambulatory Surgery Center, -duties included: maintaining and updating policy and procedures, collaborated with and collected data from Safety Committee and Infection Control Committee regarding Employee Health issues, updated and maintained accurate Employee files, administered immunizations, TB testing and evaluated compliance...
- Quickly establishing interpersonal rapport in the medical environment, dealing with a variety of ailments– compassionately understanding patient concerns – dealing with a wide range of cultures and social backgrounds; providing healthcare education to patients and families...

City of Hood River, Council Member- Hood River, OR (2014-2018)

- Familiar with City of Hood River Charter, City of Hood River Council Procedures and Policies, City Committees Policy and Procedures.
- Participated in annual goal-setting and strategic planning with staff and City Council.
- With Council and Mayor appointed and evaluated performance of City Manager.
- Participated in creating advisory boards and committees as well as participating in voting in members.
- Reviewed and approved annual budget and capital improvements with City Council.
- Transacted City Business by executing official documents, including signing ordinances, contracts and other authorized Council documents...
- Worked on Interagency projects with elected officials from the Hood River County Commissioners, Port of Hood River Commissioners, Hood River Parks and Recreation and Hood River County School District.

Clinical Consultant / Cardinal Health ('07- 4/09)

- Served as an IV therapy and instrument educator, planner for the company's customers as well as to sales; provided consultation to hospitals considering use of infusion therapy devices during the pre-implementation and implementation...
- Provided assessment of clinical and hospital needs by conducting a fluid delivery analysis, compiled and presented data; supported the evaluation process to assure user comfort and commitment to products...
- Ensured clinical leadership to customers during the pre-implementation and implementation phases of the Guardrails® Safety System; coordinated and participated in the development of policy and procedure protocol developments and updates, resource group development, clinical end user education, instrument changeover, and post implementation support...

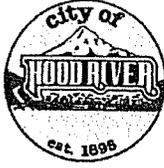
ADDITIONAL EXPERIENCE:

- Work directly with those diagnosed with MS; provide healthcare education to patients and their families; serve as a patient advocate and advocate for the safety and well being for outside communities.
- Successfully completed Public Health rotation in BSN program and registered as a Public Health Nurse with the Minnesota Board of Nursing.

EDUCATION: Bachelor of Science Degree in Nursing, 1998 / University of Minnesota
Bachelor of Arts Degree in Economics / Sociology, 1990 / University of Arizona

LICENSURE: Registered Nurse, OR, WA

CERTIFICATIONS: AHA-BLS Provider; ACLS Provider; Public Health Nurse Certification



APPLICATION FOR CITY OF HOOD RIVER CITY COUNCIL VACANCY
211 Second Street, Hood River, Oregon 97031
Phone: 541-387-5212 • Email: j.gray@cityofhoodriver.gov

Name Angel Reyes - Borton

Address Hood River, OR 97031

Phone _____ E-Mail _____

- 1) Have you resided within the city limits for the preceding 12 months? Yes
- 2) Have you been registered to vote in the City of Hood River for the preceding 12 months? Yes
- 3) Please state in your own words why you desire an appointment to the City Council?
- 4) Please describe your background or experience in working with diverse groups and stakeholders.
- 5) Please share any other information regarding your interests, relevant background information, etc. that you feel may be useful in evaluating your application.

Please feel free to attach additional pages. Attach a resume with application.

Thank you!

[Signature]
Signature

November 18, 2019
Date

Please be advised that members of the City Council are required to file an Annual Verified Statement of Economic Interest with the State of Oregon.

3) Please state in your own words why you desire an appointment to the City Council.

Hello, my name is Angel Reyes. I was born and raised in Hood River. Specifically, the Upper Valley; Parkdale. My family has been in this valley for over 40 years. I have 6 siblings that all reside in this County, well, except for one. We are the children of hard working, now retired farm workers. Our parents came to the valley as migrant farm workers and have contributed to the local harvest of strawberries, apples, pears, and cherries. My father is now completely retired, but my mother continues to work in agriculture at a local fruit packing house in Odell, Oregon. I was fortunate enough to go through our school district then attend college at the University of Oregon, graduating from Western Oregon University with a bachelor's degree in Business Management. After leaving Hood River, I decided to return home to raise a family of my own. A son and a daughter. They now attend the schools I went to and have been taught by the same teachers I was taught by. Because I am a driven and motivated individual, I decided to further my career and further develop my skills by completing an MBA program. In 2014 I did, at George Fox University.

Being raised in Hood River, I have been able to see first-hand the many changes that our beautiful town has gone through. Our town has grown a lot in many ways. I believe that our City Council should be a representation of this. I am a part of this community in different capacities. Hood River has a large Latinx population. Latinxs are citizens, business owners, big labor force, and big contributors to the local economy. The Latinx community is underrepresented at the city and county level. This is one reason I desire an appointment to the City Council. I am a leader in the community and a good resource, especially for the Latinx community. I want to provide a voice to and for the Latinx community. Many of whom may need to see a Latinx representative to be able to get involved and to seek more information from.

I am also a part of the LGBTQ+ community. My husband and I have been welcomed in our hometown of Hood River with open arms and want to make it even more welcoming for many other lgbtq+ citizens by representing and having a voice for us all. This year, my husband was the Grand Marshall of the Columbia Gorge Pride Parade. A huge step towards creating an inclusive and welcoming environment for everyone. This is the other reason I desire an appointment to the City Council.

The other issues I care about in our community, which I will discuss further, are; 1. The impact we are making on climate change; 2. Low Income Housing; 3. Inclusivity & Involvement; 4. Public Transportation; 5. A thriving Hood River!

4) Please describe your background or experience in working with diverse groups and stakeholders.

My Curriculum Vitae is attached. Listed is my experience. As you can see, I have extensive experience in people and business management. I have worked in local fruit packing houses with executives, farmers, and the labor force. I have also worked in retail management that also provides its own set of experiences with a broad range of diverse groups. In all of my positions, I have always been the one to be sought out by management and employees as a leader and for direction. I have played critical roles by being the bridge to different mind sets and having the responsibility of bringing people together and providing trust and encouragement for all those involved. I am trained in emotional intelligence and have the experience in working well with others.

I have also been a very active community member. By being a part of the following boards:

- a. The Next Door – Board Member, Vice Chair
- b. Hood River County School District – Budget Committee Member
- c. Hood River Latino Network
- d. United Way – Allocations Committee
- e. Columbia Center for The Arts – Board Member
- f. Columbia Gorge Pride – Member
- g. Hood River Yacht Club

I have two children that we are raising in Hood River. I would like to see a thriving Hood River that is inclusive and welcoming to not only my children, but to every member of our community.

5) Please share any other information regarding your interests, relevant background information, etc. that you feel may be useful in evaluation your application.

Because we are raising a family in Hood River, the opportunities and challenges that arise affect our family and everyone that lives here. I am now in a position to be able to get involved more in my community and have realized that I would like to be more involved to be a part of the fair change Hood River has to offer, and because I have been able to be a part of the diverse groups of people in our community, I strongly feel that I understand the concerns, challenges, and opportunities that each part of our community has to offer. We rely on tourism. I have sailed with many locals and tourists that enjoy the river and the winds. I know local business owners that solely rely on tourism and the year-round business as well that struggle in the winter. I have worked literally, side by side with farmers overcoming obstacles and challenges that they have been recently put through in order to continue farming and helping them continue to farm and contribute to our local economy and thriving agriculture community. I know and have worked with the people who put the final product in a box in order to continue having this part of the community continue to thrive and be a staple in Hood River. I also know the people that cannot afford to live in our town and all the challenges that they live through day to day just to make it

to the end of the day. I have been part of the community that doesn't feel they will be welcomed if they are themselves. That they must be or act a certain way in order to feel welcomed. I want to be part of that change. The change that will make for a more inviting Hood River. A Hood River that will thrive!

Business Development Executive adept at repositioning assets to maximize profits. Especially efficient at working within challenging business markets. Specialize in developing accurate business models and achieving goals through solid leadership and negotiating abilities.

Areas of Expertise:

- Strategic Planning and Implementation
- P & L Management/Budgeting
- Sales & Merchandising
- Procurement Operations
- Contract Development / Negotiations
- Budget Administration / Management
- Marketing & Advertising
- Operations Reengineering
- Staff Development Programs
- Team Building and Leadership

Professional Experience

Starbucks Coffee – Hood River, OR

Store Manager (7/2019 to present)

As a leader, setting goals for the work group, developing organizational capability, and modeling how we work together: Display a customer comes first attitude by training and holding partners accountable for delivering legendary customer service. Drive the implementation of company programs by developing action plans and directly motivating and instructing the store team to implement them to meet operational and organizational objectives. Manages with integrity, honesty and knowledge that promote the culture, values and mission of Starbucks. Plans, identifies, communicates, and delegates appropriate responsibilities and practices to store partners to ensure smooth flow of operations. Provides coaching and direction to the store team to take action and to achieve operational goals. Developing strategic and operational plans for the work group, managing execution, and measuring results. Partner Development & Team Building. Provide partners with coaching, feedback, and developmental opportunities and building effective teams.

ACE, Hood River Supply – Hood River, OR

Chief Operations Officer (4/2018 to 2/2019)

Determine and implement the company vision and develop objectives accordingly. Oversee operations and coordinate with managers to increase profits. Respond to Board of Directors' concerns at meetings. Evaluate operating procedures and implement ways to improve efficiency. Coordinate with department heads to evaluate business opportunities. Develop business plans and evaluate cost projections. Reducing costs and increasing profits due to new changes. Reduce inventory placement time. Repositioned staff to make better use of their unique skills.

Mt. Adams Corporation – White Salmon, WA

Food Safety Manager/Lean Champion (7/2011 to 4/2018)

Responsible for account development, assessing client needs, and identifying solutions. Managed account relationships, contract negotiations, sales, pricing, billing, and logistics. Collaborated with cross-functional teams to improve customer service experience. Successfully changed the culture of the workplace at all levels. Reduce production costs with Lean Manufacturing and increased production.

Education and Credentials

Master of Business Administration (MBA) • George Fox University – Newberg, Oregon

Bachelor of Business Administration • Western Oregon University – Monmouth, Oregon

CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: November 25th, 2019

To: City Council

From: Dustin Nilsen, Director of Planning

Subject: Westside Plan Report Implementation

Background:

Throughout 2018 and 2019, staff presented findings to Planning Commission and Council on the Westside Concept Plan and its various Frameworks. Several agencies and individuals provided comment on the plan, including project and technical advisory committees that participated the report's development for nearly 2 years prior to initiating the legislative process. After 18 months of hearings, Council accepted four of the five Frameworks, as amended and recommended by the Planning Commission, authorized their implementation efforts, and directed staff to begin work on the land use code with specific emphasis on diverse housing products that align with its articulated Work Plan and housing goals.

These subsequent framework implementation projects include amendments to the Transportation System Plan, Zoning Code, and the development of the Parks and Open Space master plan. These efforts will require significant time and resources, which will likely continue throughout 2020.

Staff requests that Council approval and finalize the Westside Report as background legislative guidance and that future rezoning efforts contemplated by the Land Use Framework be initiated as unique projects, guided by the Citywide Housing Needs Analysis of the Comprehensive Plan and the Westside Area Concept Plan Report.

Staff Request:

Finalize the Westside Report as background legislative guidance and direct staff to proceed with implementation measures.

Suggested Motion:

I move that on tonight's consent agenda, the Westside Area Concept Plan Report be accepted as legislative background guidance and that staff proceed with implementation measures including:

- 1) Amendments to the City's Transportation System Plan and related Code Amendments;
- 2). Development of the Parks and Open Space Master Plan and Subsequent Code Amendments;
- 3). Amendments to City development codes to increase the diversity and production of housing types citywide diversification of housing types -

Alternative Motion:

Council could leave the legislative hearing for the land use framework open in order for Planning Commission and Council to deliberate and address outstanding issues.

Attachments:

To be distributed and posted on the City's website.

CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: November 25, 2019

To: Honorable Mayor and Members of the City Council

From: Will Norris, Finance Dir. / Asst. City Manager

Subject: Wastewater Treatment Plant (WWTP) Solar Array Proposal

Background

The City of Hood River has had a longstanding commitment to reducing energy use and promoting environmental health. Prior actions include changing City street lights from incandescent bulbs to LEDs, contributing toward permanent funding for the Hood River County Energy Coordinator position, investigating hydro-electric generation in the City's waterline, purchasing first generation hybrid-electric police interceptors, and installing solar panels on the fire station, waterfront park bathrooms, and public works administration building. Most recently the Hood River City Council adopted the Resolution 2019-16, "Affirming strategies to reduce Hood River's contribution to global warming and to mitigate the effects of the climate crisis on the health and welfare of the citizens of Hood River". Among other commitments, the resolution set a target of zero net municipal greenhouse emissions by 2035.

The solar panels installed on the public works administration building were the product of an innovative partnership with the Oregon Clean Power Cooperative (OCPC). This organization enables non-taxable organizations, like local governments, access to clean energy tax credits by acting as a financial intermediary. The OCPC organizes private investors that collectively purchase solar panels for installation on public facilities. Investors recoup their investment through tax credits and by selling the electricity produced by the solar arrays to the local government. The local government benefits by obtaining below market-rate renewable electricity. The City also may purchase the solar panels at a discounted price at the expiration of the tax credits in ten-years.

Discussion

The OCPC developed a proposal at the request of City staff for a solar array installation at the north lawn of the WWTP using the same financial model as the Public Work administration building. The proposed installation is a 75 kW system which is 2.5 times larger than the Public Works administration building's 30 kW system. The proposed array's estimated 99,450 KWh produced in the first year will offset the equivalent of 9 household's worth of electricity usage or approximately 5% of the WWTP's electricity demands. The proposed solar installation includes conduit that can support additional panels if the City chooses to expand the array in the future.

Timing Considerations

Funds must be committed before the end of the calendar year in order to secure 2019 tax credits for project investors. The value of tax credits is expected to decrease by 4% in 2020.

The proposed site for the Solar Array does not overlap with a proposed Hood River Valley Parks & Recreation District Dog Park. However, the proposed Dog Park location will be needed for temporary construction staging for an upcoming ultra-violet (UV) disinfection system project if the north lawn is used for Solar Panels.

Staff Recommendation:

Authorize the City Manager to enter into a power purchase agreement facilitated by the Oregon Clean Power Cooperative in an amount not to exceed \$88,680 with a 5% contingency for electricity generated from a solar array installation on the Wastewater Treatment Plant grounds.

Fiscal Impact

The proposed system will cost a total of \$143,000. Eleven percent, or \$16,320, will be funded by Energy Trust of Oregon Grants, twenty-seven percent, or \$38,000, will be funded by tax credit backed investment. The remaining 62%, or \$88,680, will be paid by the City of Hood River in the form of a power purchase agreement. The City will also have the option to purchase the system for fair market value, estimated at \$4,472, in year ten of the project when related tax credits expire. The project is anticipated to save the City \$191,881 in energy costs over 25-years, breaking even in Year 15. This represents a 5.6% return on investment. However, it is likely the solar array will last significantly longer than 25-years. The initial investment and ongoing savings will accrue to the Sewer Fund.

The OCPC's performance projections for the project were independently evaluated by NLine Energy which is concurrently performing a hydro-electric feasibility study for the City of Hood River. NLine used the National Renewable Energy Laboratory's System Advisor Model (SAM) and concluded that the OCPC's projections were reasonable if not conservative. The projected electricity cost escalation rate of 2.0% was also found to be reasonable given the 20-year historical growth rate of 2.82% for industrial customers of Pacific Power.

Suggested Motion:

Authorize the City Manager to negotiate and enter into a power purchase agreement with a tax investor(s) secured by the Oregon Clean Power Co-op on a sole source basis in an amount not to exceed \$88,680 with a 5% contingency for unanticipated costs.

Alternatives:

The City Council may choose to wait to install solar panels until a comprehensive energy evaluation of the WWTP is complete. Because there is limited real estate on the WWTP site, it's possible the proposed panels may interfere with future green infrastructure like bio-gas production facilities. The proposed solar array is detachable and movable should the need arise, but city staff do not have a cost estimate for this work. The risk of space conflicts cannot be known until further evaluation is conducted. Staff capacity to manage a larger site evaluation will need to be weighed against other City projects and priorities. Similar projects in process include evaluation of hydro-electric generation in the City's waterline, installation of energy-efficient UV disinfection system, and replacement of the WWTP's digester gas mixing system.

Attachments:

- Project Cashflow Analysis
- Oregon Clean Power Cooperative Proposal

Attachment 1: Project Cashflow Analysis

Solar Cash Flow Estimate								
Year		kWh Produced	Cost from Utility		Expenses		Savings / (Expense) ²	
Project	Calendar		\$/kWh	\$	Purchase	& O+M ¹	Annual	Cumulative
0	2019	0	0.063	0	\$ (88,680)	\$ -	\$ (88,680)	\$ (88,680)
1	2020	99,450	0.064	6,391	-	(750)	5,641	(83,039)
2	2021	98,953	0.066	6,486	-	(740)	5,746	(77,293)
3	2022	98,458	0.067	6,583	-	(730)	5,852	(71,441)
4	2023	97,966	0.068	6,681	-	(721)	5,960	(65,481)
5	2024	97,476	0.070	6,780	-	(711)	6,069	(59,412)
6	2025	96,988	0.071	6,881	-	(452)	6,429	(52,983)
7	2026	96,504	0.072	6,984	-	(443)	6,541	(46,442)
8	2027	96,021	0.074	7,088	-	(434)	6,654	(39,789)
9	2028	95,541	0.075	7,193	-	(425)	6,768	(33,021)
10	2029	95,063	0.077	7,301	(4,039)	(417)	2,845	(30,176)
11	2030	94,588	0.078	7,409	-	(409)	7,001	(23,175)
12	2031	94,115	0.080	7,520	-	(400)	7,119	(16,056)
13	2032	93,644	0.081	7,632	-	(392)	7,239	(8,816)
14	2033	93,176	0.083	7,745	-	(385)	7,361	(1,455)
15	2034	92,710	0.085	7,861	-	(627)	7,234	5,779
16	2035	92,247	0.086	7,978	-	(369)	7,609	13,387
17	2036	91,786	0.088	8,097	-	(362)	7,735	21,122
18	2037	91,327	0.090	8,218	-	(355)	7,863	28,985
19	2038	90,870	0.092	8,340	-	(348)	7,992	36,978
20	2039	90,416	0.094	8,464	-	(341)	8,124	45,101
21	2040	89,964	0.095	8,590	-	(334)	8,257	53,358
22	2041	89,514	0.097	8,718	-	(327)	8,391	61,749
23	2042	89,066	0.099	8,848	-	(321)	8,528	70,277
24	2043	88,621	0.101	8,980	-	(314)	8,666	78,943
25	2044	88,178	0.103	9,114	-	(308)	8,806	87,749
Adjusted Utility Rate ³ (\$/kWh):				\$0.063	Annual energy cost increase:			2.0%
Efficiency Degredation:				0.50%	Internal Rate of Return:			5.6%

- 1) Includes estimated insurance costs, 5 years of on-site inspections, inverter replacement (Year 15).
- 2) Energy savings are estimates only. The exact effect of solar on your electric bill can be affected by many factors, including weather, building usage and utility demand charges.
- 3) The utility rate is the amount paid the utility for each kWh of electricity, minus the meter ("Basic") charge and other charges that solar is unlikely to affect (e.g. Demand Charges).



Attachment 2: Proposal

Hood River Waste Water Treatment Plant Solar Project

November 21, 2019

The member-owned Oregon Clean Power Cooperative has been financing solar for churches, schools, nonprofits and local governments in Oregon for more than two years. The Co-op proposes to provide a 75 kW solar system for the City of Hood River Waste Water Treatment Plant, which would:

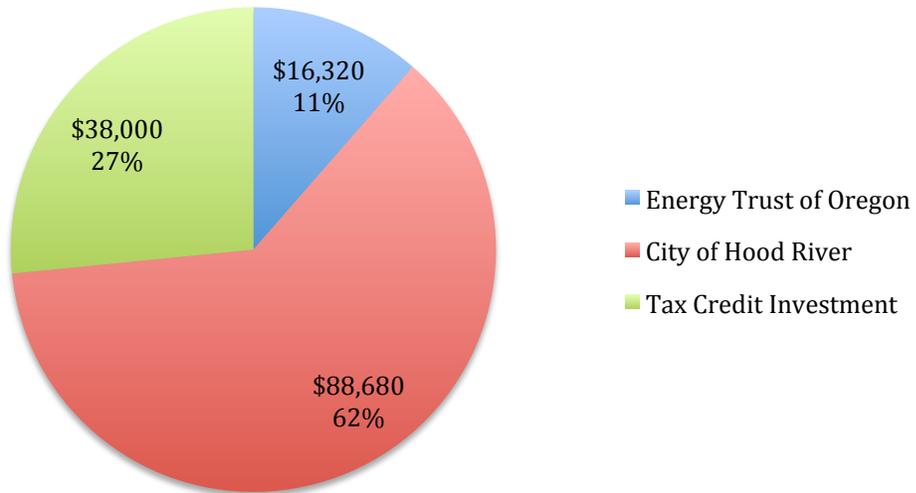
- Supply about 5% of the plant's annual power needs.
- Provide the City with an estimated \$191,881 worth of solar power over 25 years.
- Offset annual greenhouse gas emissions equivalent to burning 76,882 pounds of coal.
- Be installed on the ground on the north side of the plant, facing due south.
- Use a third-party tax investor, provided by the Co-op, to pay for approximately one quarter of the cost.

Because the installation is so small compared to the usage at the plant, we suggest looking at possible ways to increase the size, including:

- Adding a second solar array later.
- Adding separate installations on the south-facing roofs. The larger south-facing roofs could hold around 25 kW.
- The Energy Trust of Oregon incentives do not increase above 125 kW, so that would be the approximate maximum size for roof/ground mounted panels.



Sources of Funds
Total Project Cost: \$143,000



CITY COUNCIL AGENDA ITEM COVER SHEET

Meeting Date: November 25, 2018

To: Honorable Mayor and Members of the City Council

From: Will Norris, Finance Dir. / Asst. City Manager

Subject: First Quarter Financial Performance Report

Background:

The First Quarter Financial Report includes three months of financial data through 25% of the fiscal year. The attached report includes full-year estimates-to-close based on historical financial patterns, knowledge of upcoming expenditures, and actual spending and revenue received through September 30, 2019.

Discussion:

Financial trends through the first three months of FY2019-20 are substantially in alignment with expectations and multi-year forecasts. However, all yearend forecasts are highly variable at this early point in the fiscal year. Below is commentary on specific revenue and expenditure items.

General Fund Revenues

Most General Fund revenues are trending right in line with budgeted expectations. It is too early in the year to project certain revenue line-items like property tax or local marijuana tax which don't yet have any actual receipts in the first quarter to report. These items default to budgeted amounts for yearend projections. Parking meter receipts have continued their three-year stagnation. This provides additional confirmation that parking revenues have reach their natural peak given current geographic boundaries and rates.

Ambulance receipts are notoriously difficult to forecast due to varying lag time from actual billings to receipts. With this caveat, ambulance revenues were up 44% compared to the same three months the prior fiscal year. Additionally, the City recently received confirmation that its claim for federal Ground Emergency Medical Transport (GEMT) reimbursement was accepted in the amount of \$57,785 net of applicable fees. GEMT is a new program to Oregon that helps compensate agencies for the unreimbursed cost of Medicaid transports. The GEMT monies are not reflected in current estimates to close, representing upside potential in future financial reports.

Miscellaneous revenues are down significantly from the prior year due to the conclusion of the Children's Park project and its related community donations.

General Fund Expenses

Departmental expenditures are also trending within expectations. Bargaining units currently in negotiations are projected based on a continuation of their prior contract's wage escalators.

The greatest source of uncertainty in the General Fund projections is the Engineering Department. Staff turnover has resulted in greater use of consultants for development review which comes at a higher price per hour. Additionally, workload is dependent on the number and complexity of development applications which can vary widely from one year to the next. The budget volatility in this department is expected to moderate when a permanent Public Works Director is onboard and engineering vacancies are filled. Right now, the spending projection for this department is highly uncertain and likely to shift as additional financial data is available for future financial reports.

Other Major Revenues sources

There are no major deviations from budgeted expectations in the City's other major revenue sources. Water revenues are slightly under trend, likely due to a cooler summer, but are offset by sewer revenues trending slightly above budget. Both utilities are within 2% of budgeted expectations.

Staff Recommendation:

Receive and file quarterly financial report for the period ending September 30, 2019.

Attachments

Quarterly Financial Report for the period ending September 30, 2019

GENERAL FUND REVENUE SUMMARY, Through September (25% of Fiscal Year)

Resources	Budget	Actual Through Sept. 2019	Year End Estimate	Year End Estimate Over / (Under) Budget	Percent of Budget Received thru Sept. 2019	Fiscal Year 2018-19	
						Revenue thru Sept. 2018	Year-End Actual
Taxes							
Current Property Tax	2,428,417	-	2,428,417	-	0%	-	2,315,999
Previously Levied Tax	52,316	30,364	61,667	9,351	58%	21,953	48,960
Transient Room Tax	1,659,856	468,046	1,671,000	11,144	28%	448,667	1,557,097
Local Marijuana Tax	107,455	-	107,455	-	0%	-	87,766
CET - Admin	3,000	2,622	7,491	4,491	87%	11,388	8,432
Licenses & Permits							
Franchise Fees	803,552	98,663	812,091	8,539	12%	107,377	802,278
Utility Fees	594,832	170,498	606,767	11,935	29%	164,828	588,237
Parking Meter Receipts	669,165	207,997	654,075	(15,090)	31%	211,484	661,672
All Other	135,000	54,306	140,912	5,912	40%	42,277	146,682
Fines & Forfeitures							
Parking Fines	190,715	64,009	196,045	5,330	34%	69,375	237,674
Municipal Court Revenue	261,754	91,753	255,190	(6,564)	35%	98,350	222,909
All Other	36,000	7,599	41,247	5,247	21%	5,820	22,735
Intergovernmental	312,442	38,289	298,208	(14,234)	12%	47,394	276,093
Charges for Services							
Ambulance Revenues	777,700	276,976	929,545	151,845	36%	191,903	858,892
All Other	183,063	44,818	209,295	26,232	24%	36,040	195,568
Interest Earnings	92,933	22,184	84,910	(8,023)	24%	23,222	98,760
Misc. Revenues	105,069	42,918	107,238	2,169	41%	195,292	307,392
<i>Sub-total Operating Revenues</i>	<i>8,413,269</i>	<i>1,621,043</i>	<i>8,611,554</i>	<i>198,285</i>	<i>19%</i>	<i>1,675,369</i>	<i>8,437,149</i>
Interfund Transfers In	-	-	-	-		806,101	806,101
TOTAL	8,413,269	1,621,043	8,611,554	198,285	19%	2,481,470	9,243,250

GENERAL FUND EXPENDITURE SUMMARY, through September (25% of Fiscal Year)

Department	Budget	Actual Through Sept. 2019	Year End Estimate	Year End Estimate Over / (Under) Budget	Percent of Budget Expended thru Sept. 2019	Fiscal Year 2018-19	
						Expenses thru Sept. 2018	Year-End Actual
Public Safety - Fire	2,591,204	673,900	2,455,616	(135,588)	26%	574,193	2,373,777
Public Safety - EMS	945,039	236,366	958,421	13,382	25%	199,661	897,411
Public Safety - Police	2,494,555	676,311	2,483,143	(11,412)	27%	562,790	2,278,108
Parks	600,490	138,615	487,138	(113,352)	23%	159,801	525,325
Planning	589,831	127,039	569,817	(20,014)	22%	105,576	461,404
Parking	506,752	114,125	487,046	(19,706)	23%	97,094	417,085
Engineering	227,764	41,054	395,682	167,918	18%	15,495	271,034
Municipal Court	133,037	35,258	130,958	(2,079)	27%	218,779	327,237
City Council	25,376	2,475	14,805	(10,571)	10%	8,351	32,159
<i>Sub-total Department Expenditures</i>	<i>8,114,048</i>	<i>2,045,142</i>	<i>7,982,626</i>	<i>(131,422)</i>	<i>25%</i>	<i>1,941,741</i>	<i>7,583,540</i>
Non-Departmental							
Materials & Services	183,765	58,001	183,765	-	32%	88,700	188,194
Interfund Transfers Out	-	-	-	-		988,743	1,123,743
Contingency	221,233	-	85,000	(136,233)	0%	-	-
TOTAL	8,519,046	2,103,143	8,251,391	(267,655)	25%	3,019,184	8,895,477

FY2019/20 Beginning Bal.	3,608,694
Proj. FY2019/20 Change in Fund Bal.	360,163
Proj. FY2019/20 Ending Bal.	3,968,857

Pooled Cash & Investments <i>(All Funds, Including URA)</i>	
Sept. 2018	20,023,761
Sept. 2019	24,328,199

OTHER MAJOR REVENUE SOURCES SUMMARY, through September (25% of Fiscal Year)

Revenue	Budget	Actual Through Sept. 2019	Year End Estimate	Year End Estimate Over / (Under) Budget	Percent of Budget Received thru Sept. 2019	Fiscal Year 2018-19	
						Revenues thru Sept. 2018	Year-End Actual
Gas Tax - Local	359,256	71,043	358,345	(911)	20%	66,851	342,356
Gas Tax - State	626,611	143,499	627,888	1,277	23%	93,804	534,032
Utility Charges							
Water	2,869,321	886,190	2,819,495	(49,826)	31%	885,072	2,804,721
Sewer	4,032,636	1,063,141	4,086,128	53,492	26%	1,018,221	3,942,288
Storm	533,439	138,030	549,128	15,689	26%	129,860	521,050