



**PUBLIC SAFETY SERVICES
DELIVERY WORKING
GROUP**

June 3rd , 2024

Regular Meeting | 6:30 p.m.

Troutdale Police Community Center – Kellogg Room
234 SW Kendall Ct, Troutdale, OR 97060

Agenda

1. Call to Order & Roll Call
2. Public comment
3. Consent Agenda:
 - 3.1 Minutes: April 8th, 2024, Regular Meeting.
4. Presentation from Praxis Political consultants regarding ballot measure/fire district.
5. Update on Law Enforcement
6. Update on Fire Service
7. Set Next Meeting
8. Adjournment

Participation

The public may attend the meeting in person or via Zoom. Please email info@troutdaleoregon.gov to request Zoom meeting access credentials.

This meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting to: info@troutdaleoregon.gov or 503-674-7258.

Packet Includes:

1. Info on Praxis
2. Gresham's numbers to Mayor's regarding Fire Service Costs
3. Scope of work for fire district costs

DRAFT

MINUTES
Public Safety Services Delivery Working Group
Troutdale Police Community Center – Kellogg Room
234 SW Kendall Court
Troutdale, OR 97060

Monday, April 8, 2024 – 6:30PM

1. Call to Order, Roll Call & Pledge of Allegiance

Chair Jordan Wittren called the meeting to order at 6:30pm.

PRESENT: Chair Jordan Wittren – City Council, Geoffrey Wunn – City Council; Vice Chair Carol Allen – Public Safety and Equity Advisory Committee, Victoria Rizzo – Public Safety and Equity Advisory Committee, Twilla Harrington – Public Safety and Equity Advisory Committee, Tanney Staffenson – Budget Committee; and Rich Allen – Budget Committee.

ABSENT: None.

STAFF: Ray Young, City Manager.

GUESTS: Paul Wilcox, Troutdale Resident and Sandy Glantz, Troutdale City Councilor.

2. Public Comment

None.

3. Consent Agenda:

3.1 Minutes: March 4, 2024, Regular Meeting.

MOTION: **Geoffrey Wunn moved to accept the minutes from March 4, 2024. Seconded by Carol Allen. Motion passed unanimously.**

4. Update on Law Enforcement

Ray Young, City Manager, updated the Group that as discussed at a prior meeting's discussion, he sent a letter to the Sheriff with proposed changes to the Contract. The Sheriff has acknowledged receipt of the letter and we are working to schedule a discussion. Jensen Strategies are working on our request and will likely have a mockup of what it would cost to set up a Troutdale Police Department in June.

5. Update on Previous Meeting “to do” List

Ray Young reported back on the status of the “to do” list from the March 4th meeting:

- Ask Jenson Strategies if they have anyone that can do a fire study to explore what the cost would be to create our own fire department, a 3 cities fire department, and joining Fire District 10.
 - ◊ Yes, they have a few Fire Chiefs on retainer that can be brought in to do a study like that. They are working up a proposal for us. Wood Village and Fairview would like to part of the study.
- Invite Mike McKeel with Fire District 10 to come to the next PSWG meeting to discuss what it would look like to be part of a fire district for the City and for residents. And for the group to be able to ask more specific questions of him regarding a fire district.
 - ◊ Mike McKeel is present and on the agenda this evening. Mike has also asked Ray to come to the Fire District 10 Board meeting to let them know what the 3 cities are thinking about and continuing to work together.
- Ask ECOnorthwest to see if they can do a study on the economic impact on our citizens.
 - ◊ They would love to talk to us about preparing a proposal to do an economic analysis for Troutdale and analyze the savings there would be to the General Fund if there were a fire district, what financial impact would there be on citizens, and factor in other scenarios if there was a property tax give back from the General Fund to help soften the blow similar to Newberg. The cities of Wood Village and Fairview are also interested in participating.
- Try to get on the agenda for Fire District 10 to see if they are interested in exploring us joining them.
 - ◊ Ray will be attending an upcoming meeting.
- Invite a company that does strategies for government agencies that are doing bond levies to the next PSWG to talk about what type of timeline would be needed if you are going to try to join Fire District 10 and what works well to inform citizens.
 - ◊ Ray has sent out emails to 3 companies to see if any of them would come to speak at a future meeting and only 1 has responded so far from Megan Wever at Praxis Political.
- Ask Mayor Lauer to talk to Gresham to confirm or deny that they will be silent until after the May Election on the discussion of a Fire District or what they would want to charge us beyond 2025.
 - ◊ Mayor Lauer’s impression is that Gresham isn’t ready to talk about this until after the election on May 21st when they will have results from the bond levy.
- Chair Wittren is going to do some research regarding options including Clackamas County with his connections in fire fighting.
 - ◊ Chair Wittren wasn’t able to get any contacts from his connections to research this.

6. Discussion – How a fire district operates – Mike McKeel, Board FD 10

Mike McKeel gave some history on Fire District 10 indicating a few years ago it was one of the largest fire districts on the west coast and described as the gold standard of fire districts in the State of Oregon. It was at it’s largest size in 1947 and at its smallest due to annexations. The bottom line for fire and emergency is how fast you can get to where you need to be. We like

that to be a little over than 4 minutes but now they are exceeding that almost 100% of the time. What happened for Troutdale to leave and go with Gresham was when the Fire Chief approached the 3 cities to offer a lower cost than Fire District 10 to bring them more money. They didn't have to add in any more fire fighters or fire stations. Your money was just extra income to them. Our tax rate is \$2.86. If we had the City of Gresham and the other 3 Cities, you could charge a lot less than that. It is the most economic way to do it if you are ok with what it costs. Right now you have a hard time paying what Gresham wants you to pay. We'd love to have anybody that can come into District 10. We think it ought to be like it was before, it was a really efficient service. I think the best thing that can happen for people in trouble in the 3 Cities and Gresham is to have a unified district that can provide those services as fast as possible and to upgrade the fire stations. I think what you ought to look at isn't whether or not a levy passes but look at that the service will be over the next 30 years. There should be plan to figure out all the options, the effects, the costs and then whether you can convince people they need it and to vote for it.

Mike McKeel also answered questions including:

- What does accountability look like for a fire district?
 - ◇ If Board members aren't doing their job, they can be replaced. The Board would make decisions about hiring or firing a Fire Chief.
- How is the Board appointed?
 - ◇ They would be elected positions with representation from each City and/or district it serves.
- Is there any interaction between the Board and Cities?
 - ◇ They are independent from the Cities with their own taxing district with their own budget.
- Would the Fire District consider adding a service for medical calls?
 - ◇ They have an SUV that can be sent to medical calls but it requires more staffing. They would need 2 people for the SUV and 3 people for the fire truck. It makes more sense to send a fire truck. If a fire truck is on a medical call and gets called to a fire, they can go directly there after the ambulance arrives.
- If voters decided to join Fire District 10, could they turn around and contract with Gresham?
 - ◇ That would be a decision of the Board.

Jordan Wittren stated to summarize, with a fire district you can always count on your budget, you always know it will be there, you can put away funds for future expenses, you aren't worried about whether a City Council will pass your budget for the next year, you don't have to worry about the City Council politics, and you just have the Board making decisions on what's best for the public.

7. Set Next Meeting

The next meeting will be on Monday, June 3, 2024 at 6:30pm.

Ray Young asked the members to email him in the next couple of days with what information they would like to know about the financial implications of joining a fire district. That would helpful information for ECONorthwest in getting started on the economic study.

Victoria Rizzo asked about following up with Clackamas Fire District to see if they would be interested in taking us on and how much it would cost? That would give them more leverage for negotiations.

Ray Young said he would try to track down someone over there to see if it would be something that they'd even talk about.

8. Adjournment

MOTION: Carol Allen moved to adjourn. Seconded by Victoria Rizzo. Motion passed unanimously.

Meeting adjourned at 8:38pm.

Jordan Wittren, Chair

Dated:

DRAFT

ATTEST:

Sarah Skroch, City Recorder

About Praxis

Helping you better serve our communities. Praxis is small and deft by design, bringing a team approach to all of our work in advocacy, elections, and communications. We seek out new challenges and innovative approaches to achieve unexpected results. And we are committed to supporting a new generation of leaders and strategists ready to build our future.

Communications and community engagement for local governments and agencies

What We Do

We understand the importance of the work done in the public sector and how to effectively support it because our team has been there too. With our experience in government and working closely with public entities, we stand ready to design and execute the strategy to achieve the desired outcome. The type of work:

- Strategic Planning
- Website Development & Management
- Government Relations
- Public Relations & Crisis Communications
- Digital Communications
- Polling & Opinion Research
- Community Engagement
- Digital Marketing

Recent Public Entity Clients:

Oregon Legislature's BIPOC Caucus
Public Relations & Crisis Communications

McMinnville Fire District
Communications, Digital Advertising, Direct Mail, Public Sector

City of Lake Oswego
Communications, Community Engagement, Polling & Opinion Research

City of Aurora
Communications, Community Engagement

Charts & Tables

Chart 1: 15 Year History of Gresham Fire Expenses

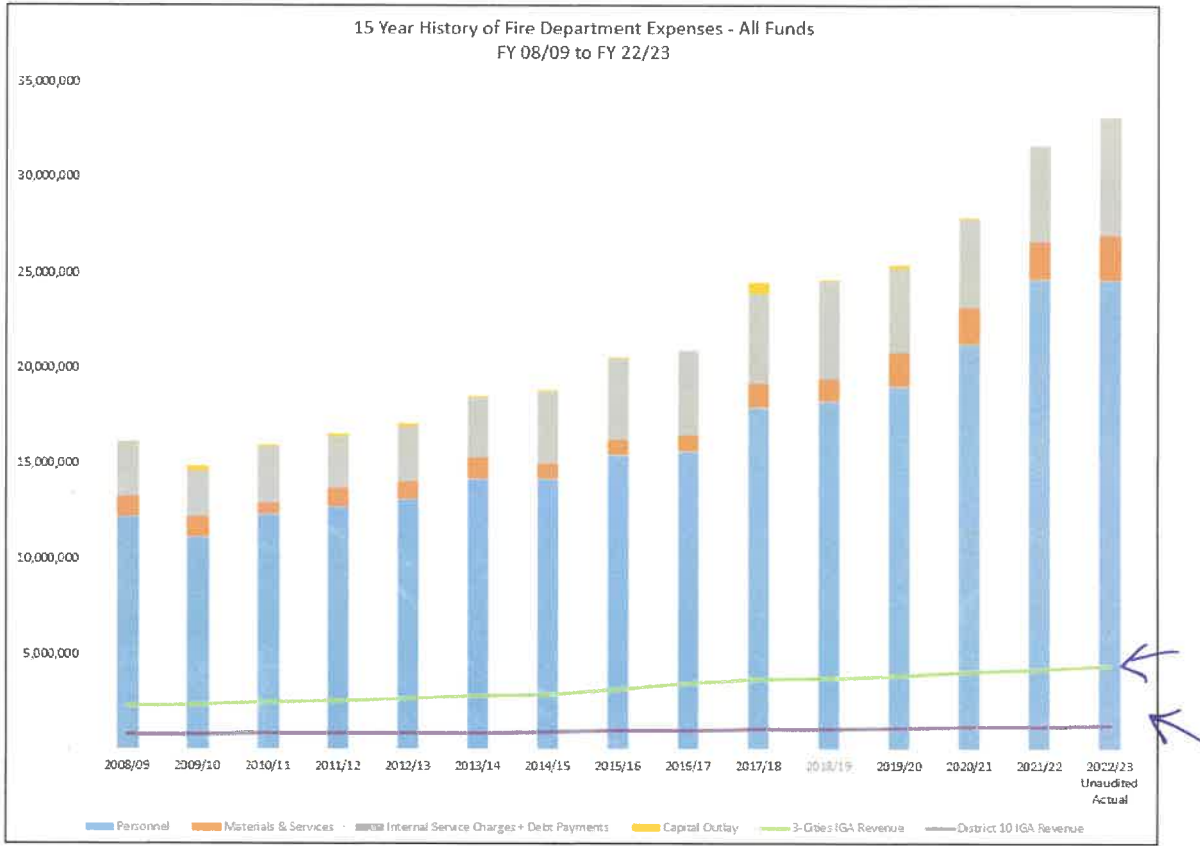


Table 1: 3-Cities Rate History Across Prior 12 Years

City	For Fiscal Year 2015/2016, the fee for service shall be: 2015/2016											
	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Wood Village	383,924	399,281	371,013	416,324	435,058	448,545	462,181	482,979	504,713	527,425	551,159	564,938
Fairview	805,464	837,683	914,377	1,023,582	1,069,643	1,102,802	1,136,327	1,187,462	1,240,898	1,296,738	1,355,091	1,388,968
Troutdale	1,623,899	1,688,855	1,856,715	2,059,409	2,152,082	2,218,797	2,286,248	2,389,129	2,496,640	2,608,989	2,726,394	2,794,554
Total	\$ 2,813,287	\$ 2,925,819	\$ 3,142,105	\$ 3,499,315	\$ 3,656,783	\$ 3,770,144	\$ 3,884,756	\$ 4,059,570	\$ 4,242,251	\$ 4,433,152	\$ 4,632,644	\$ 4,748,460
Year over Year % Increase												
Wood Village		4.00%	-7.08%	12.21%	4.50%	3.10%	3.04%	4.50%	4.50%	4.50%	4.50%	2.50%
Fairview		4.00%	9.16%	11.94%	4.50%	3.10%	3.04%	4.50%	4.50%	4.50%	4.50%	2.50%
Troutdale		4.00%	9.94%	10.92%	4.50%	3.10%	3.04%	4.50%	4.50%	4.50%	4.50%	2.50%
		4.00%	7.39%	11.37%	4.50%	3.10%	3.04%	4.50%	4.50%	4.50%	4.50%	2.50%

For Fiscal Year 2015/2016, the fee for service shall be: 2015/2016
 Wood Village \$ 371,013
 Fairview \$ 914,377
 Troutdale \$1,856,715
 Assessed Value

For Fiscal Year 2016/2017 the amount owed shall be calculated for each jurisdiction based on \$1.56 per \$1,000 Total Assessed Value

For Fiscal Year 2017/2018 and for each fiscal year thereafter, the fee for service will be established by increasing each jurisdiction's prior year's number by a rate calculated by the following formula: CPI + % change of average FTE Cost / 2); Min of 2.5% max of 4.5%

Table 2: What would the 3-Cities have paid if we had applied the new population model to Gresham Fire's prior fiscal year FY22-23?

Jurisdiction	2022 PSU Certified Population Estimates	% of Gresham Fire Department Service Area	Population Model: Prorated based on FY22-23 Actual Spending	Current Model: FY22-23 IGA Revenue Payments Billed	Difference From Current Rate Paid (+ Number = New Model would increase rates, - Number Model = New Model would decrease rates)
Gresham	114,833	75.4%	\$25,060,092	\$27,531,116	(\$2,471,024)
Troutdale	16,819	11.1%	\$3,670,423	\$2,608,989	\$1,061,434
Fairview	10,451	6.9%	\$2,280,730	\$1,293,239	\$987,491
Wood Village	4,585	3.0%	\$1,000,588	\$525,423	\$475,165
District 10*	5,510	3.6%	\$1,202,451	\$1,255,517	N/A- Separate contract
	152,198	100%	\$33,214,284	\$33,214,284	

*District 10 population has to be calculated using GIS mapping software and US Census Bureau data because there are only portions of District 10's boundary that fall with in Gresham Fire Department's service area

***Important Note:** The estimated population rates in Column 4 here for each jurisdiction is a what-if scenario based on actual spending in FY22-23, which is almost one fiscal year old. If we applied the population methodology to next FY24-25, the rates billed to the 3-Cities would be greater than what is presented here in this table of \$3.67M for Troutdale, \$2.28M for Fairview, and \$1.0M for Wood Village.

Chart 2: 10-Year History of Gresham Fire Department Call Volume by City

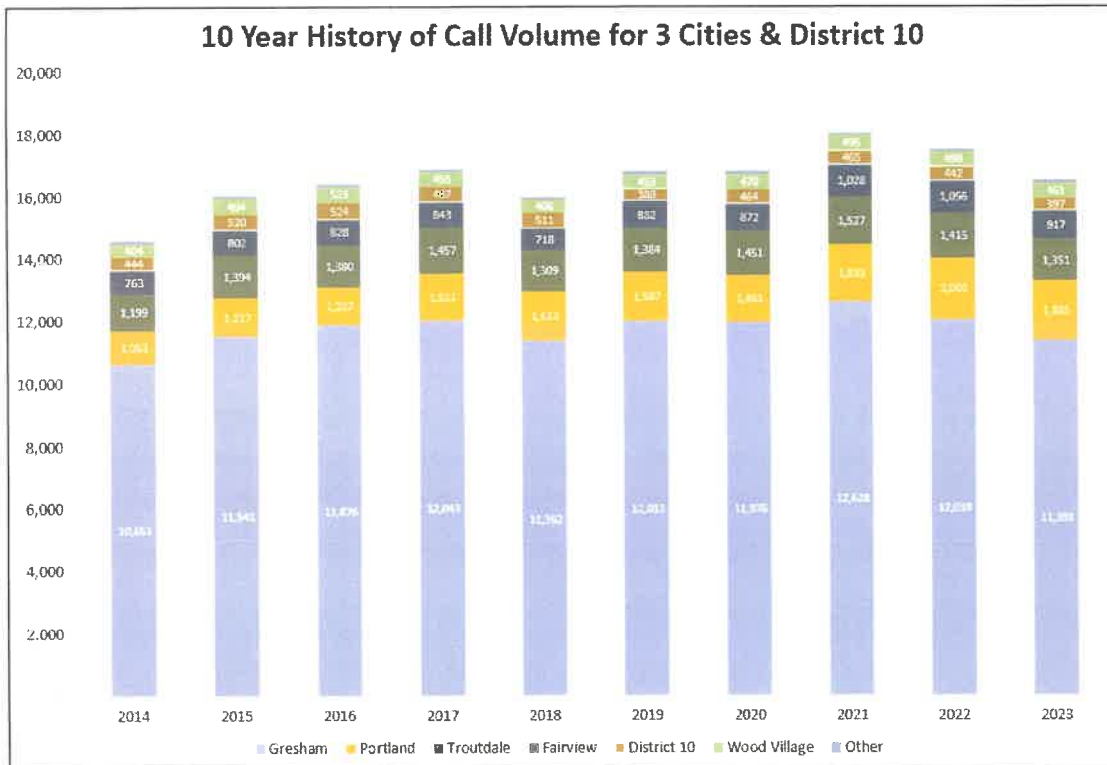
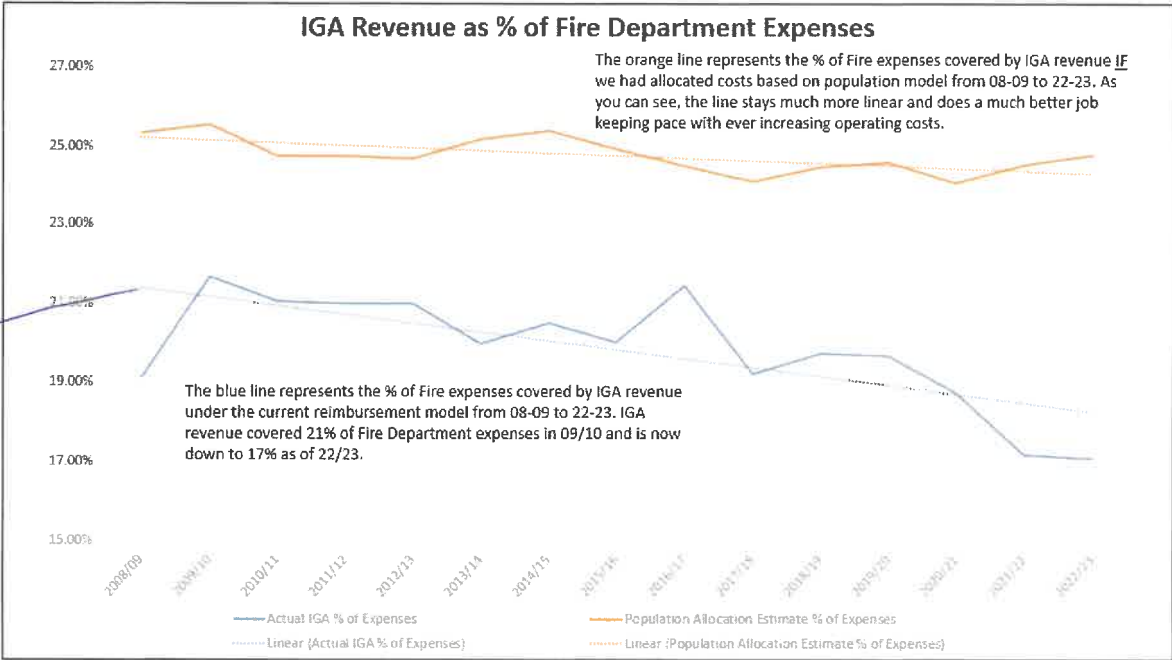
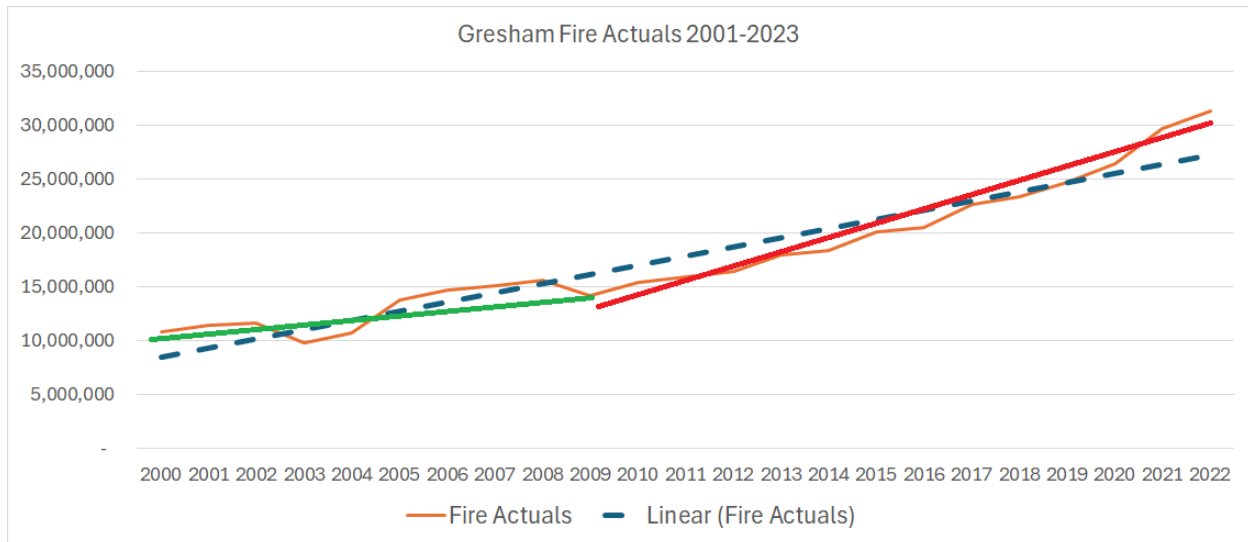


Chart 3: 15-Year History Showing What Percent of Fire Department Expenses Have Been Covered by the IGA Revenue from the 3-Cities and District 10

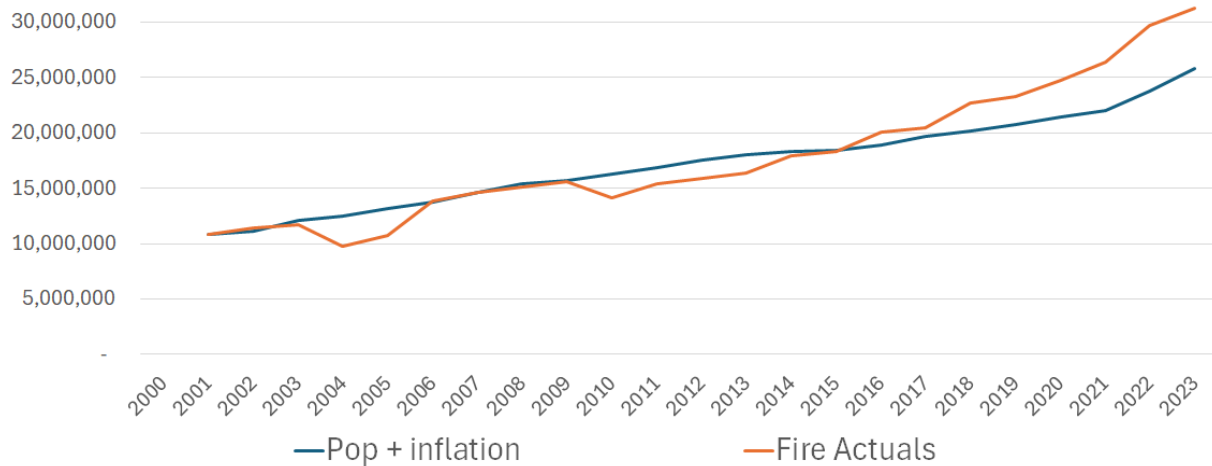


Gresham Fire Costs and Three Cities Revenue 2001-2023

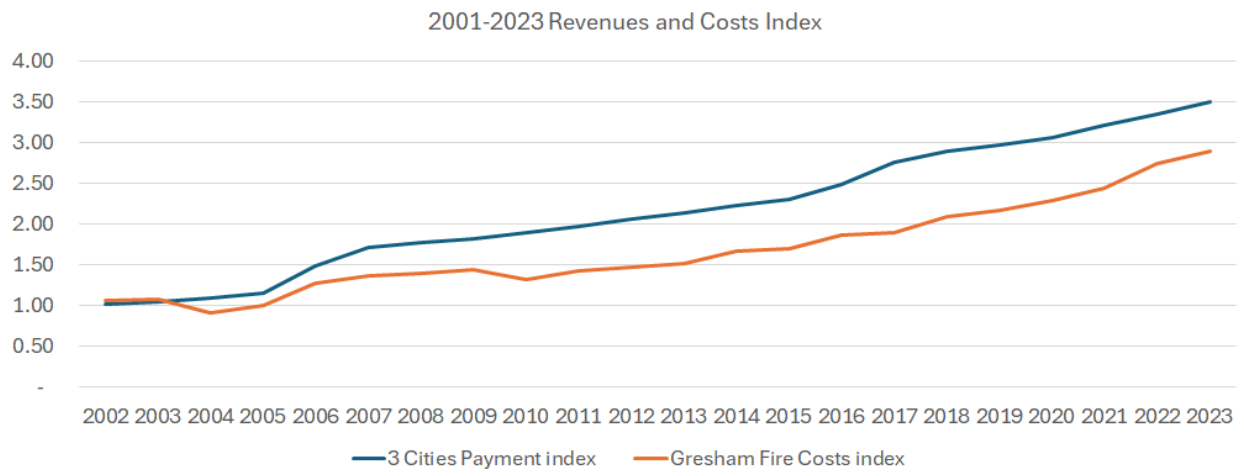


Fire payments have declined as a relative share of Gresham Fire operating costs since 2010. However, this is because fire cost increases sped up significantly in 2010 compared to the prior decade. Overall the rate of growth has average ~5% since 2000.

Annual Growth	Years
2.73%	2001 to 2010
6.29%	2010 to 2023
4.95%	2001 to 2023



For the period 2001 to 2015, growth in fire actuals tracked with increases in population and inflation. Since 2015, fire costs have significantly outpaced this measure.



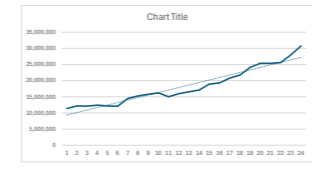
Since 2001, the annual growth in the amount paid by Fairview, Troutdale and Wood Village has increased by 350% while than the actual cost for Gresham Fire has been 270%.

On-Going Expenditure	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Public Safety	26,096,423	27,877,816	29,587,187	30,968,281	26,476,461	27,254,863	32,967,539	37,012,611	32,434,182	39,044,786	37,774,356	39,305,779	39,772,617	43,288,184	42,486,706	46,063,033	49,528,990	53,367,814	57,625,177	62,787,415	61,880,198	62,438,704	68,163,272	75,016,815
2000 index	1.00	1.07	1.13	1.15	1.02	1.04	1.27	1.42	1.24	1.50	1.45	1.51	1.53	1.66	1.63	1.77	1.90	2.05	2.21	2.41	2.37	2.40	2.62	2.88
2009 index										1.20	1.16	1.21	1.23	1.33	1.31	1.42	1.53	1.65	1.78	1.94	1.91	1.93	2.10	2.31
Public Safety	26,929,322	29,002,841	29,936,466	30,341,428	27,875,374	28,741,021	36,678,067	37,012,611	39,415,775	39,044,786	37,830,542	40,826,989	42,284,268	45,181,189	47,892,163	50,510,856	52,975,758	58,760,736	61,885,383	N/A				
Police	15,986,987	16,896,891	17,812,323	17,838,719	15,704,609	16,602,491	21,188,080	21,720,162	23,627,020	22,836,263	22,826,210	23,787,209	24,260,786	25,183,390	26,200,862	27,797,863	29,733,633							
Fire	11,942,335	12,105,950	12,124,143	12,502,709	12,170,765	12,038,530	14,490,987	15,292,449	15,788,255	16,208,523	15,004,332	15,989,288	15,698,833	17,088,818	18,946,327	19,294,290	20,777,223	23,729,061	24,091,022	25,384,607	25,170,881	25,599,869	27,546,542	30,796,894
2000 index	0.42	0.42	0.40	0.41	0.44	0.42	0.41	0.41	0.40	0.42	0.40	0.40	0.41	0.40	0.42	0.41	0.41							
10,809,406																								

Public Safety - Consolidative Statement of Revenue - CD - 4 2018 CAFR
Police
Fire

Public Safety 1.88
Police 1.91
Fire 1.83

Public Safety Best Guess	26,219,214	28,184,703	29,548,684	30,173,283	27,592,489	28,128,375	34,913,010	36,889,583	39,136,869	39,556,615	29,698,462	29,307,610	39,772,617	43,288,184	43,288,184	46,063,033	49,528,990	53,367,814	57,625,177	62,787,415	61,880,198	62,438,704	68,163,272	75,016,815	2,861	4.68%
--------------------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	------------	-------	-------



CFR 206 of 251 2018 CAFR

2004 CAFR	2006 CAFR	2009 CAFR	2011 CAFR	2012 CAFR	2016 CAFR	2021 CAFR	2023 CAFR
Public Safety	26,219,214	28,184,703	29,548,684	30,173,283	27,592,489	28,128,375	
Public Safety	30,616,299	27,592,489	28,040,560	34,913,010			
Public Safety	30,616,299	27,592,489	28,040,560	35,718,127	36,889,583	39,136,869	
Public Safety				35,413,218	37,077,422	39,275,265	39,556,615
Public Safety	26,794,756	31,218,376	30,851,576	35,413,218	37,077,422	39,275,265	39,556,615
Public Safety				35,718,127	36,889,583	39,136,869	39,549,801
Public Safety							37,774,358
Public Safety							39,395,779
Public Safety							39,772,617
Public Safety							43,288,184
Public Safety							42,486,706
Public Safety							46,063,033
Public Safety							49,528,990
Public Safety							53,367,814
Public Safety							57,625,177
Public Safety							62,787,415
Public Safety							61,880,198
Public Safety							62,438,704
Public Safety							68,163,272
Public Safety							75,016,815

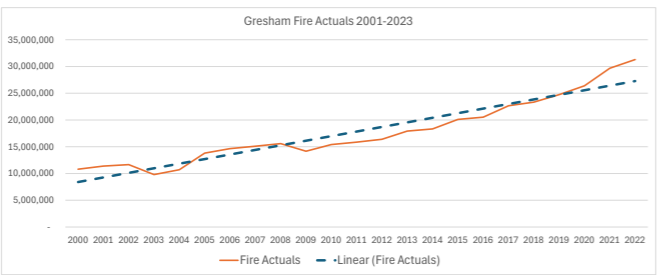
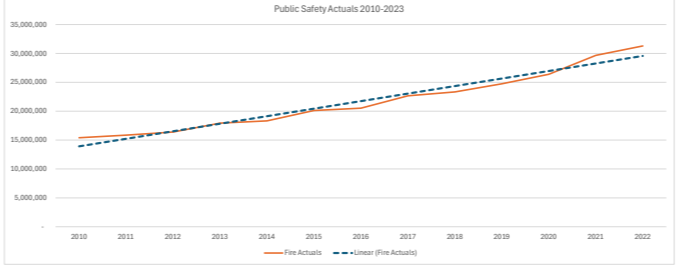
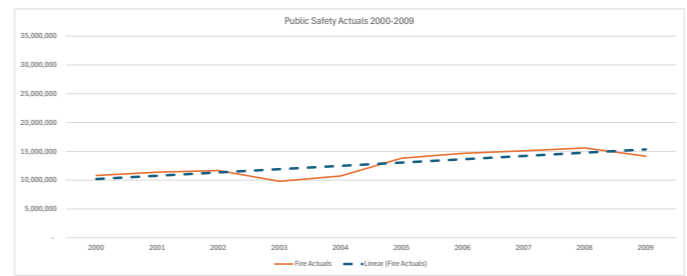
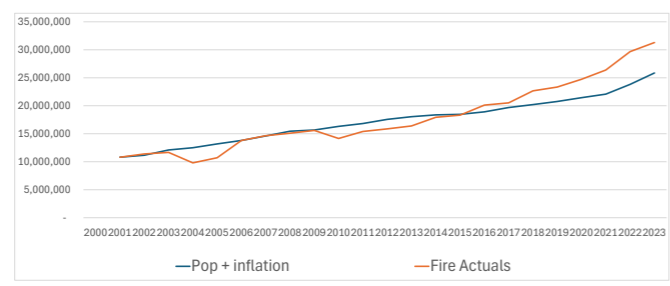
CP-U	Productivity	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Public Safety Actuals	26,219,214	28,184,703	29,548,684	30,173,283	27,592,489	28,128,375	34,913,010	36,889,583	39,136,869	39,556,615	29,698,462	29,307,610	39,772,617	43,288,184	43,288,184	46,063,033	49,528,990	53,367,814	57,625,177	62,787,415	61,880,198	62,438,704	68,163,272	75,016,815	
Fire Actuals	10,809,406	11,386,699	11,664,201	12,095,819	12,095,809	11,881,189	13,792,843	14,601,219	15,448,974	16,027,228	17,076,687	18,044,659	18,377,047	18,465,838	19,900,091	19,681,111	20,213,912	20,769,895	21,448,176	22,076,770	23,626,016	25,855,362			
2000 index	1.00	1.05	1.08	0.91	0.99	1.28	1.35	1.40	1.44	1.44	1.31	1.43	1.47	1.52	1.66	1.70	1.86	1.90	2.10	2.16	2.29	2.44	2.75	2.89	

2.896 2.73% 2001 to 2010
2.21044 6.29% 2010 to 2023
1.31 4.95% 2001 to 2023

Expense Description	2006/01	2007/02	2008/03	2009/04	2010/05	2011/06	2012/07	2013/08	2014/09	2015/10	2016/11	2017/12	2018/13	2019/14	2020/15	2021/16	2022/17	2023/18	2024/19	2025/20	2026/21	2027/22	2028/23	
Fire Department Operating Expenses: Personnel, M&M, Capital (All Funds)	11,338,370	11,934,338	12,331,742	11,116,453	11,526,792	14,439,048	15,260,433	15,786,455	16,208,523	16,004,323	15,980,208	16,568,833	17,098,878	18,846,327	19,294,290	20,777,223	21,005,706	24,410,993	24,924,505	26,047,548	27,633,085	30,989,714	32,448,350	
Less Fire Department Operating Expenses for Fire Grants & Donations (Designated Purpose Funds)	(284)	(2,666)	(2,232)	(771,427)	(269,840)	(50,939)	(2,016)	(1,800)	(1,500)	(226,499)	(18,489)	(54,778)	(66,797)	(444,524)	(516,278)	(224,082)	(5,870)	(754,841)	(633,997)	(837,242)	(297,865)	(335,143)	(218,839)	
Less Fire Paid BIOC Payments (Including Fire Dispatch 602019 Dispatch Services)	(528,729)	(540,431)	(566,682)	(542,427)	(500,159)	(581,190)	(632,197)	(690,210)	(727,085)	(745,685)	(698,082)	(802,411)	(760,175)	(712,278)	(727,260)	(749,820)	(788,382)	(823,289)	(939,618)	(978,000)	(862,525)	(868,154)	(1,011,530)	
Less Fire Wiltshire Spending & Reimbursements from OSM reimbursed into General Fund	(231)	(4,542)	(8,037)	(4,762)	-	-	-	-	(2,768)	(10,126)	(9,595)	-	-	(9,153)	(22,850)	-	-	(494,346)	(317,142)	-	(278,576)	(282,261)	(110,928)	
Add Debt Service for Fire Engines & Trucks not Paid for in General Fund	-	-	-	-	-	-	-	-	110,001	135,000	150,787	151,131	126,716	151,036	302,899	311,030	308,753	306,212	303,407	305,373	189,635	187,923	186,116	
Total Fire Department Spending	10,809,406	11,386,699	11,664,201	9,797,837	10,714,699	13,886,918	14,646,229	15,094,445	15,587,181	14,157,813	15,404,809	15,869,775	16,288,622	17,891,407	18,381,919	20,114,361	20,520,437	22,664,729	23,337,105	24,727,678	26,383,754	29,672,879	31,293,169	
2000 index	1.00	1.05	1.08	0.91	0.99	1.28	1.35	1.40	1.44	1.44	1.31	1.43	1.47	1.52	1.66	1.70	1.86	1.90	2.10	2.16	2.29	2.44	2.75	2.89

Notes:
 * To gather our data we started with publically available budget documents to gather the Fire Department's actual spending across all funds.
 * Next, we removed actual expenses for Fire Department grants and donations. The department primarily receives federal grants to hire firefighters (SAFER) and buy equipment for its staff. Since those expenses are reimbursed by outside agencies, we removed them as a cost to the 3-Cities and District ID.
 * Next, we removed actual expenses paid by the Fire Department for BIOC dispatch costs because Gresham receives its own direct bill for Gresham specifically and the 3-Cities receives their own dispatch bill to pay.
 * Next, we removed wiltshire spending by the Fire Department that was ultimately reimbursed by Oregon State Fire Marshal's Office. Similar to grant spending, the expenses here for personnel overtime costs, straight time costs, personnel benefits, and fuel are reimbursed by an outside agency.
 * Last, we added in expenses directly for Debt Service related to Fire Department trucks and engines purchased on credit. These expenses live outside of the General Fund so they are not captured in Row 7.
 * The result or total in Row 12 would reflect the Fire Department's actual operating costs that could be used in a cost allocation formula.

Summary:
 1. Row 7: Fire Department Operating Expenses All Funds + City of Gresham Adopted Budget, Resources & Requirements by Funds
 2. Row 8: Fire Grants & Donations + City of Gresham Adopted Budget, Resources & Requirements by Funds
 3. Row 9: Fire Actual Dispatch Payments to BIOC + City of Gresham Adopted Budget, Requirements by Account
 4. Row 10: Wiltshire Spending & Reimbursements + Project Reports from Accounting System & Grant Fees
 5. Row 11: City of Gresham Debt Schedule, Fire Department Debt



	Reported By Gresham																									
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Wood Village	141,322	134,627	147,091	164,357	170,830	181,204	245,000	291,553	306,360	317,083	328,181	341,308	354,960	369,158	383,924	399,281	371,013	416,324	435,058	448,545	462,181	482,979	504,713	527,425	551,159	564,938
Fairview	264,358	315,163	349,548	365,066	379,669	398,652	526,000	621,000	638,985	651,625	685,631	715,649	743,658	773,556	805,061	837,683	914,377	1,023,582	1,069,643	1,102,802	1,136,327	1,187,462	1,240,898	1,296,738	1,355,091	1,388,968
Troutdale	835,889	816,672	795,534	787,916	827,312	868,678	1,109,000	1,252,000	1,295,820	1,341,174	1,388,115	1,443,640	1,501,386	1,561,441	1,623,899	1,688,855	1,856,715	2,059,409	2,152,082	2,218,797	2,286,248	2,389,129	2,496,640	2,608,989	2,726,394	2,794,554
TOTAL	1,241,569	1,266,462	1,292,173	1,317,339	1,377,811	1,448,534	1,880,000	2,164,553	2,241,165	2,309,882	2,401,927	2,500,597	2,600,004	2,704,155	2,812,884	2,925,819	3,142,105	3,499,315	3,656,783	3,770,144	3,884,756	4,059,570	4,242,251	4,433,152	4,632,644	4,748,460
2000 index			1.02	1.04	1.09	1.14	1.48	1.71	1.77	1.82	1.90	1.97	2.05	2.14	2.22	2.31	2.48	2.76	2.89	2.98	3.07	3.21	3.35	3.50		
2009 index								1.03	1.07	1.12	1.16	1.21	1.26	1.31	1.40	1.56	1.63	1.68	1.73	1.81	1.89	1.98				
														1.04	1.12	1.24	1.30	1.34	1.38	1.44	1.51	1.58				
														1.02	1.12	1.14	1.26	1.30	1.38	1.47	1.65	1.75				

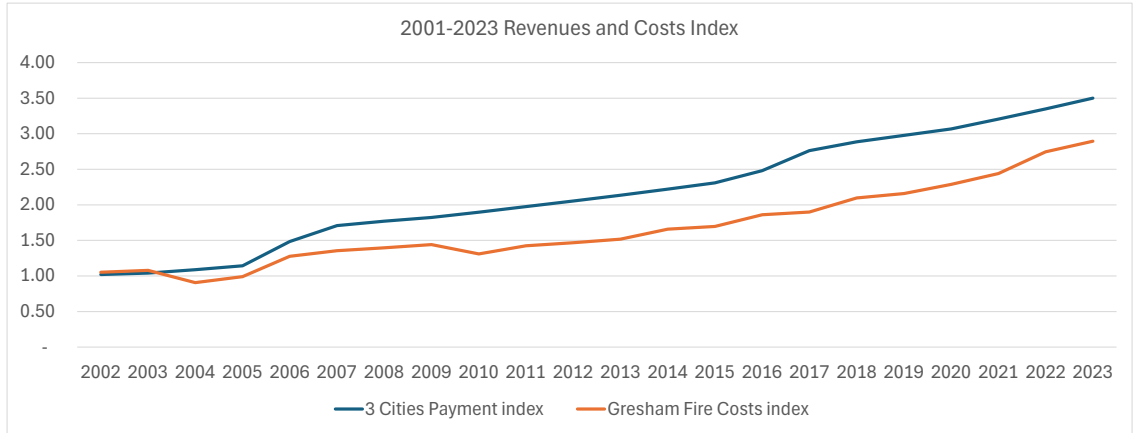
Year over year

Wood Village	-4.74%	9.26%	11.74%	3.94%	6.07%	35.21%	19.00%	5.08%	3.50%	3.50%	4.00%	4.00%	4.00%	4.00%	4.00%	-7.08%	12.21%	4.50%	3.10%	3.04%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	2.50%
Fairview	19.22%	10.91%	4.44%	4.00%	5.00%	31.94%	18.06%	2.90%	1.98%	5.22%	4.38%	3.91%	4.02%	4.07%	4.05%	9.16%	11.94%	4.50%	3.10%	3.04%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	2.50%
Troutdale	-2.30%	-2.59%	-0.96%	5.00%	5.00%	27.67%	12.89%	3.50%	3.50%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	9.94%	10.92%	4.50%	3.10%	3.04%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	2.50%
TOTAL	2.00%	2.03%	1.95%	4.59%	5.13%	29.79%	15.14%	3.54%	3.07%	3.98%	4.11%	3.98%	4.01%	4.02%	4.01%	7.39%	11.37%	4.50%	3.10%	3.04%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	2.50%

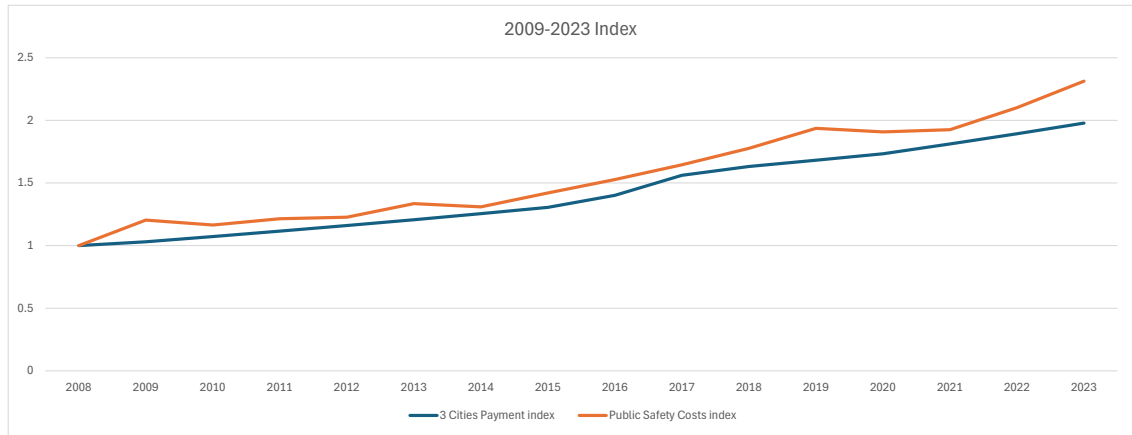
Cumulative from 2014

Wood Village														4.00%	-1.70%	2.74%	3.18%	3.16%	3.14%	3.33%	3.48%	3.59%		19.82%	21.30%
Fairview														4.05%	6.57%	8.33%	7.36%	6.50%	5.91%	5.71%	5.56%	5.44%		0.00%	-44.44%
Troutdale														4.00%	6.93%	8.24%	7.29%	6.44%	5.87%	5.67%	5.52%	5.41%		0.00%	-44.44%
TOTAL														4.01%	5.69%	7.55%	6.78%	6.03%	5.53%	5.38%	5.27%	5.18%		0.00%	

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
3 Cities Payment index	1.02	1.04	1.09	1.14	1.48	1.71	1.77	1.82	1.90	1.97	2.05	2.14	2.22	2.31	2.48	2.76	2.89	2.98	3.07	3.21	3.35	3.50
Gresham Fire Costs index	1.05	1.08	0.91	0.99	1.28	1.35	1.40	1.44	1.31	1.43	1.47	1.52	1.66	1.70	1.86	1.90	2.10	2.16	2.29	2.44	2.75	2.89



	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
3 Cities Payment index	1	1.03	1.07	1.12	1.16	1.21	1.26	1.31	1.40	1.56	1.63	1.68	1.73	1.81	1.89	1.98
Public Safety Costs index	1	1.20	1.16	1.21	1.23	1.33	1.31	1.42	1.53	1.65	1.78	1.94	1.91	1.93	2.10	2.31



SCOPE OF SERVICES

Thank you for the opportunity to produce fiscal analysis for the cities of Troutdale, Wood Village, and Fairview (the Three Cities). The Three Cities desire to understand property tax revenues, impacts to city general funds, and impacts to resident taxpayers, should the cities annex into Fire District 10. Below please find the proposed scope of services, budget, and schedule for this work.

Approach to Analysis

Background

Gresham Fire and Emergency Services (GFES) currently provides fire and emergency response services to the Three Cities and the unincorporated area of Fire District 10 through an intergovernmental agreement. This agreement will be renegotiated in 2025 and is likely to go up, further pressuring the general funds of the Three Cities. Annexation into Fire District 10 would likely generate larger amounts of revenue specifically for fire & emergency services, while allowing the Three Cities to contemplate reductions to city tax rates and/or additional revenue for other core city services.

Task 1: Property Tax Revenues

Consultants will calculate the property tax revenue generated under a scenario in which the Three Cities annex into Fire District 10. This deliverable will be structured under a low and high scenario, with the high scenario being the current property tax rate of Fire District 10 (\$2.85 per \$1,000), and the lower scenario (\$2.40 per \$1,000).

This analysis will take into consideration Measure 5 compression loss, which varies significantly for individual properties based on each property's ratio of real market value to assessed value and the combination of tax rates imposed. Thus, accurate modeling must rely on a disaggregated dataset of all tax accounts in the Three Cities study area. To calculate the tax rate, we will leverage previously-built Excel models forecasting property tax revenues and compression losses for every property in Multnomah County. These models will be updated and tailored to the specific needs of the Three Cities analysis, and will take into account compression loss, discounts, and delinquencies when determining the tax rate necessary to generate the desired amount of revenue collected.

Task 2: Impacts to City General Fund

Should the responsibility for financing fire & emergency services move from the Three Cities' general funds to Fire District 10, if a city chooses to provide a reduction in city property tax rates. This may not be a "one for one" reduction to city rates given various technical, political, and legal factors. We will calculate hypothetical city rates and revenues under two scenarios: the high

Sarah Emmans (SME, LLC)

scenario is the maximum amount that cities' property tax rates could decrease to attempt to hold harmless the average residential property taxpayer within each jurisdiction, and the low scenario, a rate calculated to be \$1.00 in the first year, \$.80 in the second year and so on until after 5 years the city tax rate returns to its maximum level. Compression also needs to be factored into each scenario to account for what, if any, impact it may have.

This task will also include analysis of each of the Three Cities general funds, to ensure that revenue generated under the hypothetical city levy is sufficient to cover core city services outside of fire. Additionally, we will document relevant sections of Oregon Revised Statutes (ORS) that establish tax rate limits, and how those limits are affected by changes in special district boundaries and changes in the portfolio of services provided by municipalities.

Task 3: Impacts to Residential Taxpayers

For each of the Three Cities, we will identify a prototypical taxpayer based on the average single-family home assessed value, and calculate the prototypical property tax bill. For each of the Fire District and city rates identified in 1 and 2 above, we will calculate impacts to the prototypical tax bill. Additionally, we will develop educational materials (PowerPoint slides or handouts) that explain the nuances of compression impacts to the general public.

Task 4: Revenue Generated if each city assesses a \$10 per residential unit Public Safety Fee

For each of the Three Cities, we will identify the amount of revenue each city would generate if they instituted a Public Safety Fee like the City of Gresham has. However, it would only be \$10 per residential unit, no allowance for vacancy rates in multifamily developments and provide for a fee for commercial properties based upon categories of "small, medium and large" as relates to their TAV on the tax rolls. Like a TAV commercial less than \$1,000,000 is \$10, less than \$10,000,000 is \$100 and more than \$10,000,000 \$500.

Optional Tasks

We can also provide additional summary analysis of the property tax analysis, including a summary of taxpayers for whom compression may be an issue. Any additional work on this task would likely require additional budget, and would need to be negotiated based on the exact needs of the Three Cities.

Deliverables

The deliverable is a final report, including summary tables and a technical appendix; four meetings (kick-off, two check-ins if needed, and final briefing); and if desired, presentation to Three Cities officials and/or councils. The reports created would be for each city's information so as to be a self-contained document to be used by each city independently.

Data Needs

- Current intragovernmental agreement with GFES

Sarah Emmans (SME, LLC)

BUDGET

The total budget for this project is \$25,000.

SME LLC

- Sarah Emmans, Project Director, \$225/hour x 67 hours = \$15,000

Tiberius Solutions LLC

- Nick Popenuk, Project Director, \$200/hour x 20 hours = \$4,000
- Ali Danko, Project Manager, \$150/hour x 40 hours = \$6,000