

MINUTES
Troutdale City Council – Work Session
Troutdale City Hall – Council Chambers
104 SE Kibling Avenue
Troutdale, OR 97060-2099
Tuesday, June 6, 2006

1. ROLL CALL

Mayor Thalhofers called the meeting to order at 7:02pm.

PRESENT: Mayor Thalhofers, Councilor Thomas, Councilor Canfield, Councilor Kyle, Councilor Daoust and Councilor Ripma (7:40pm).

ABSENT: Councilor Gorsek (excused).

STAFF: John Anderson, City Administrator; Rich Faith, Community Development Director; Jim Galloway, Public Works Director; Marnie Allen, City Attorney; Debbie Stickney, City Recorder; Clyde Keebaugh, Parks and Facilities Supervisor; and Scott Leonard, Law Clerk.

GUESTS: Marianne Vier (8:10pm).

2. DISCUSSION: Discuss Parks Advisory Committee recommendation to sell Woodale Park.

Rich Faith, Community Development Director stated Woodale Park is located within the Woodale subdivision near the western city limits along SW 242nd Avenue. It was originally set aside as private open space as part of the Woodale subdivision and is 2.5 acres in size. The park was to be maintained by the homeowners association, however the association was nonfunctioning and did not pay the taxes on the property and Multnomah County foreclosed on the property. The County then offered the property to the City and in 1992 the City accepted the property for the purpose of a public park. The park has very poor access, no street frontage, and four 12-foot wide walkways that provide pedestrian and bicycle access. The site is completely enclosed by homes and has not been developed as a fully functioning park. This is a underutilized park and for the most part just serves as a large backyard for the surrounding homeowners. The Parks Advisory Committee (PAC) has looked at this park and feels that the City should consider selling the park but before putting it up for sale it should be offered to the surrounding property owners first. Included in the packet are two sketches of how the property could possibly be developed if we were to sell the property. We had a market analysis done on the property and it was determined to be valued at \$400,000. That amount would however be discounted by the cost of purchasing one of the home sites to put a road through. The homes are estimated at a value of \$180,000 to \$225,000. There is some question as to how we obtained or acquired the property and some of the restrictions that would go with that. Both the resolution and the deed call this out as a tract for park and recreation purposes and that has some legal ramifications. Marnie Allen has been looking into this and has determined that the land probably cannot be sold for private development

without some additional legal steps. Further research will need to be done if that is the direction Council wants to go.

Rich Faith offered four options for the Council to consider. 1) do nothing and continue to maintain the park at its current level; 2) purchase one of the surrounding homes and demolish it to improve the park's visibility and accessibility, thereby increasing its use and public benefit; 3) explore options for obtaining the marketable title; 4) vacate the property and by doing that it would revert back to someone and at this time we are uncertain whether that would be the County, the adjacent property owners or maybe the City.

Rich Faith stated unless the Council decides to go with Option #1, I would also recommend that we hold a neighborhood meeting and inform them of the City's intent and get their feedback. Staff is recommending Option 3 which is consistent with the PAC's recommendation.

Mayor Thalhofer felt that one of the first things we should do is have the PAC hold a meeting with the neighbors and express the City's desire to discontinue maintaining the park and review the options with them to see if they are interested in forming a homeowners association.

Councilor Kyle agreed that we need to talk to the neighbors.

Councilor Daoust agreed with staff's recommendation to further explore options for obtaining a marketable title so we know what to tell the neighbors when we do meet with them.

Councilor Thomas agreed to have the PAC meet with the neighbors. We also need to clarify the title.

Councilor Canfield agreed with staff's recommendation. Just having the discussion with the neighbors about our desire to sell the property may motivate the neighbors to form a homeowners association, which would probably be the best alternative to remove this from being the City's responsibility and let the homeowners who enjoy the park pay for the maintenance. I would also like to know what it would take to get clear title.

Marnie Allen explained the two options for obtaining a marketable title; file action to a quiet title or talk with the County in advance about their willingness to convey the property back to the City if the City were to vacate the public use. Marnie Allen recommended that we work with a title company to inform the City of what it would take for them to be comfortable insuring our title for the property. If the City were interested in acquiring one of the lots to gain better access to the park and we maintain it as park, then the title we have is sufficient. It is only if we want to sell the property to someone else for some other use that we would want to pursue obtaining a marketable title.

Council directed staff to look further into marketable title for purposes of being able to sell the property. Have the PAC hold a meeting with the neighbors. At the meeting discuss the following: How Woodale Park is an underutilized open space that benefits very few residents and is costing the City money to maintain it; The City is looking at different options to get out from under these costs - A couple of the options the City is considering are turning it over to

the neighbors who could form an association and maintain the property or the City could look at selling the property to a third party.

Councilor Ripma arrived at 7:40pm.

3. DISCUSSION: Discuss the Parks Advisory Committee recommendation to relocate Parks and Facilities shops to Columbia Park.

Rich Faith stated we are looking for a new home for the Parks and Facilities Division which is now located at the old sewage treatment plant site. We posed this question to the Parks Advisory Committee (PAC) and they looked at various sites that could be a candidate. After evaluating those sites they are recommending that we move the Parks and Facilities Division to the west side of Columbia Park. We are looking for Council's direction on this. If you concur with the PAC's recommendation we think it would be wise to hold a meeting with the surrounding property owners to get their reaction. Staff's recommendation is to direct the PAC to hold a meeting with the neighbors to explain the nature of the proposal and to listen to their concerns. We would want to have at least a preliminary site plan to know how much of the space would be used and how it would be laid out for the neighbors to look at. Based on public comments received, the PAC would then submit a final report and recommendation to the City Council about moving the facility to this location.

John Anderson asked if we decide to dispose of the City Conference Building site we won't have a meeting room. A lot of cities have their parks and recreation facilities co-located. If you did co-locate them the person who is there for recreation could also serve as receptionist for the Parks and Facilities Division. If you wanted to have that option you might want to show that as a future option in the preliminary site plan.

Council consensus was to not bring that up at this time.

Council directed staff to obtain a preliminary site plan for Columbia Park and then schedule a meeting with the neighbors and have the PAC report back to the City Council.

Rich Faith asked the Council for direction on the CP Park trail that was closed some time ago. The PAC has looked at this in conjunction with the Parks Plan update and they feel that we should look at re-opening the trail with the caveat that we need to be considerate of the concerns of the neighbors in terms of providing adequate lighting and keeping the shrubs pruned. I am looking for your direction as to whether or not we should mention the re-opening of this trail in the Parks Plan.

Council directed staff to keep the re-opening of the trail in the Parks Plan.

Mayor Thalhofer called for a break at 8:00pm and reconvened at 8:05pm.

4. DISCUSSION: Discuss possible changes to candidate election qualifications.

Councilor Thomas stated the reason I wanted to bring this issue up again is I am concerned that when someone gets appointed to an office they are representing the people of Troutdale without being elected to that position. The current rules state if there is less than two years remaining in the term than the Council makes the appointment to fill the remainder of that

term. One way to handle that would be if you are going to run for a different office you need to vacate your position so that some one else can run for that position and be elected, which is the way Multnomah County handles it. A second way is when a position is vacated then at the next election that vacated position would be on the ballot, which is how Gresham handles it. The third option is if they were going to declare candidacy whether they make it or not, then in the normal election cycle a person could run for that position.

Councilor Canfield asked what problem are we trying to solve?

Councilor Thomas stated you could have folks appointed to the council for up to two years that weren't elected by the people.

Councilor Canfield stated using the last election as an example, Councilor Thomas and Councilor Kyle ran for Mayor and under your proposal they would have been required to resign their council seat and it seems we are just creating more of a problem.

Councilor Ripma stated they might not have run for mayor if they would have to resign their position. There are three council seats that don't have to resign under the current rules to run for mayor. If a councilor has to resign because they move out of town, that doesn't fit into what you are proposing does it?

Councilor Thomas stated it is two separate issues. We could force that to an election.

Councilor Ripma stated I am okay with the current rule, it doesn't happen very often. I have always had a problem with that charter, I voted against it because I didn't think it was a good change.

Councilor Thomas stated there are two ways this could be approached; the council could initiate the change to the charter or there could be a referendum.

Council discussed the issue and decided they did not want to go forward with making any changes.

5. ADJOURNMENT:

MOTION: Councilor Ripma moved to adjourn. Seconded by Councilor Daoust. Motion passed unanimously.

Meeting adjourned at 8:15pm.

Paul Thalhoffer, Mayor

Approved August 22, 2006

ATTEST:

Debbie Stickney, City Recorder