

MINUTES
Troutdale City Council – Regular Meeting
Troutdale City Hall – Council Chambers
104 SE Kibling Avenue
Troutdale, OR 97060-2099

Tuesday, January 14, 2003

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.

Mayor Thalhofers called the meeting to order at 7:01pm.

PRESENT: Mayor Thalhofers, Councilor Gorsek, Councilor Ripma, Councilor Thomas, Councilor Kight, Councilor Kyle, and Councilor Daoust.

ABSENT: None

STAFF: Erik Kvarsten, City Administrator; Rich Faith, Community Development Director; Jim Galloway, Public Works Director; Kyra Williams, Finance Director; Clyde Keebaugh, Parks and Facilities Supervisor; Marnie Allen, City Attorney; Debbie Stickney, City Recorder.

GUESTS: See Attached List.

Mayor Thalhofers asked are there any agenda updates?

Kvarsten replied agenda item #7 has been rescheduled for the February 11th Council meeting.

2. ELECTION: Election of Council President - 2003

Mayor Thalhofers opened up the nominations for Council President.

Councilor Kight nominated Councilor Ripma.

Councilor Thomas nominated Councilor Daoust.

Mayor Thalhofers asked are there any other nominations?

No further nominations stated.

MOTION: Councilor Kight moved to close the nominations. Seconded by Councilor Thomas. Motion passed unanimously.

Mayor Thalhofers stated the nominations have been closed for Council President

Mayor Thalhofer called for the vote.

Councilor Kight voted for Councilor Ripma
Councilor Kyle voted for Councilor Daoust
Councilor Daoust voted for himself
Councilor Gorsek voted for Councilor Daoust
Councilor Ripma voted for himself
Councilor Thomas voted for Councilor Daoust
Mayor Thalhofer voted for Councilor Daoust

Councilor Daoust was elected Council President for 2003 by a vote of 5-2.

3. CONSENT AGENDA:

- 3.1 Accept Minutes: November 12, 2002 Regular meeting.**
- 3.2 Resolution: A Resolution establishing and revising specific fees and charges and rescinding Resolution No. 1416 and 1597.**

MOTION: Councilor Kight moved to adopt the consent agenda. Seconded by Councilor Daoust. Motion passed unanimously.

4. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.

None.

5. COMMITTEE APPOINTMENTS: Budget Committee, Planning Commission, Citizens Advisory Committee, and Parks Advisory Committee.

Mayor Thalhofer stated the selection committee, which is comprised of the City Council and the Chair of the respective committee, has made the following recommendations:

Budget Committee: Position #1 -Donald West; Position #5 - Pat Smith; Position #6 - Robert Dicks; Alternate – David Davis.

Planning Commission: Position #2 - Marvin Woidyla; Position #4 - Shirley Prickett; Position #5 - William Paugh; Position #7 - Steven Robinson; Alternate - Daniel Haskins.

Citizens Advisory Committee: Position #1 - Robert Shields; Position #4 - David Degraff Jr.; Position #6 - David Munson; Position #7 - Jodi Coulton; Position #8 - Glenn White; Position #9 - Daniel Haskins; Alternate – Maurice Haagenson.

Parks Advisory Committee: Position #7 - Carolyn Taylor; Position #8 - Bruce Stannard; Position #9 - Donna Kurilo; Alternate – Gary Holman.

Mayor Thalhofer stated we would like to have all of the alternates attend all of the committee meetings.

MOTION: Councilor Ripma moved that the City Council accept the recommendation of the Selection Committee. Seconded by Councilor Kight.

VOTE: Councilor Kight – Yes; Councilor Kyle – Yes; Councilor Daoust – Yes; Councilor Gorsek – Yes; Councilor Ripma – Yes; Councilor Thomas – Yes; Mayor Thalhofer – Yes.

6. APPOINTMENT TO CITIZENS NOISE ADVISORY COMMITTEE (CNAC): Appointment of David Davis to represent Troutdale, Fairview and Wood Village on the Port of Portland Noise Advisory Committee.

Mayor Thalhofer stated I would like to recommend that we appoint David Davis to represent Troutdale, Fairview and Wood Village on the Port of Portland Noise Advisory Committee (CNAC).

MOTION: Councilor Ripma moved to appoint David Davis to the CNAC. Seconded by Councilor Kight.

VOTE: Councilor Kight – Yes; Councilor Kyle – Yes; Councilor Daoust – Yes; Councilor Gorsek – Yes; Councilor Ripma – Yes; Councilor Thomas – Yes; Mayor Thalhofer – Yes.

David Davis asked what would you like me to report back to you on?

Mayor Thalhofer stated you could submit a brief written report on each meeting letting us know what action the committee took and how it affects the three cities. From time to time you should make an appearance before the council and give us an oral report.

7. REPORT: Report from the Troutdale Chamber of Commerce regarding the West Gorge Chamber Concept.

This item was pulled from the agenda and will be heard at the February 11th Council meeting.

8. PUBLIC HEARING / ORDINANCE (Introduction): An Ordinance repealing Ordinance No. 703. (Regarding Measure 7 being declared unconstitutional by the Oregon Supreme Court.)

Mayor Thalhofer opened the Public Hearing at 7:20 and read the Ordinance title.

Marnie Allen, City Attorney stated this item on the agenda is a housekeeping matter. As you may recall, Ordinance 703 was adopted shortly after Measure 7 was passed to try and implement Measure 7 in the City of Troutdale. Since that time the Oregon Supreme Court has declared Measure 7 unconstitutional so now we are repealing that ordinance.

Council had no questions.

Mayor Thalhofer asked is there anyone here to speak to us on this issue?

No public testimony received.

Mayor Thalhoffer closed the Public Hearing at 7:22pm and stated that there will be a second public hearing on this issue at our January 28, 2003 meeting.

9. RESOLUTION: A Resolution accepting the Master Plan for Glenn Otto Park and the Cox Community Center.

Rich Faith, Community Development Director stated in 1995 the City Council adopted the Parks, Recreation and Greenways Master Plan. That plan looked at our entire park system in a very comprehensive manner and identified our needs both in terms of parks and other greenway and recreational needs out to the year 2015. Among the many things that the park plan did is it recognized the need for improvements to Glenn Otto Park. It is a very heavily used park and has a variety of uses that occur there. It is also very unique in terms of its location next to the Sandy River and some of the natural features that it has. The 1995 Park Master Plan specifically recognized that a site master plan be prepared for Glenn Otto Park. Last year the Parks Advisory Committee felt that it was time to undertake that effort. They expressed their support for the city to hire a consultant to prepare a site master plan for Glenn Otto Park. The site plan would also look at the Sam Cox building and make recommendations for how that could be upgraded to meet the various needs of that building. In July of last year the city retained a consulting firm, MIG, which specializes in parks and recreation planning and design. The Parks Advisory Committee served as the primary advisory group to advise the consultant. The Parks Advisory Committee hosted a number of open meetings to solicit public comment. The first meeting they held was on August 27th. That was an open house that was conducted by the consultant that included a walking tour and a design workshop to gather ideas from the participants of the workshop. From that initial workshop the design team came up with several conceptual designs for the park. That was followed by a second workshop held on September 17th to review the conceptual designs and refined them further. A third public workshop was held on October 15th to solicit comments on the final or preferred site plan. That was refined further and brought back to the Parks Advisory Committee on November 19th for their final review and approval before being forwarded to the City Council. In conjunction with those workshops various organizations and civic groups that make use of the park and Sam Cox Building, were given specific notice of those meetings in order to seek their input. Among the groups that did participate in one or more of the public workshops was the Troutdale Historical Society, Lions Club, Boy Scouts, Friends of Beaver Creek, Chamber of Commerce and the Steelheaders organization. Informational brochures were prepared and were distributed around the community and posted in various places to publicize the workshops and to solicit as many people as possible. Based on the effort that was put out and the attendance and input that was received, the Parks Advisory Committee is comfortable and confident that we have a broad range of public comment that went into the preparation of this final plan and are bringing it forward for your consideration. The plan that is before you is a conceptual plan that generally shows changes to the overall layout and development of the park site including upgrades and improvements to the Sam Cox Building. The estimated cost to implement all of

the identified modifications to the Sam Cox Building is approximately a little over \$300,000. The estimated cost to make all of the identified improvements in the plan are approximately \$1.2 million dollars, this figure does not include soft costs such as engineering and administration.

Clyde Keebaugh, Parks and Facilities Supervisor stated the key idea that was brought forward to the consultants was that we wanted to improve the usefulness of Glenn Otto Park while still retaining its historic and aesthetic value. The things they were working towards were to open it up for better pedestrian and bicycle traffic and to consolidate some of the features in the park to make them more useful. We wanted to change the entrance to the park to broaden the walkways and bring more pedestrian traffic down the easterly side of the park and open up a pedestrian/bicycle path, which already exists to some extent. We would retain the access road on the west side for service related vehicles that would be bringing in concessions or other items to the Cox Building and for park staff and emergency vehicles. The idea was to separate the pedestrian traffic and the vehicular traffic. There is an existing play structure that the consultants felt needed to be more diversified by supplying a few more elements for the younger and older children. We also wanted to have the basketball court away from the play area. Input that we received indicated a need for more group picnic areas. There is one existing group picnic area, they have proposed adding two more. The performance green, which is the area directly behind the Cox Building, would be used for intimate gatherings. It is being proposed that the stage area have a covering over the top of the stage, a higher peak roof that would match the architecture of the Cox Building and accommodate lighting and a sound system. The consultants also wanted to improve the beach access. Currently there is a very rough roadway that goes down to the beach that is used by the water safety folks, park staff and pedestrians. They also wanted to improve the two existing asphalt pathways that access the beach to be ADA accessible. Tying into the existing pathways that are on the east side of the park and the Beaver Creek side of the park, the consultants recommended more of an interpretive nature trail leaving the south end of the park as a natural quiet area for artists or for people to sit and read or bird watch. The Boy Scouts expressed a strong desire to have their building enlarged. The caretaker's cottage is being proposed to be relocated. There was interest expressed by the groups that met to have a more intimate area for weddings and small gatherings. With moving the caretaker's cottage and developing a courtyard in front of the Cox Building that accommodates the need for a more intimate setting. It also opens the use of the building up by having the entrance at the north end where it was originally designed. The caretaker's cottage would be placed on the west side of the park, outside of the vegetative corridor. The new north entrance to the Cox Building would go directly into the Great Room and the west side access will remain a utility and kitchen access. It has been proposed to upgrade the kitchens. The proposed design is to combine the kitchens into one large kitchen. Other additions were to add some windows and provide storage space for tables. The floor needs to be renovated to be a little more usable, this will require some discussions as to the type of surface we need. As far as implementing this plan, upon approval of this plan by the Council, the issue will be brought back up by the Parks Advisory Committee to work on prioritizing the projects. These projects could be funded through grants, volunteers, system development charges and some from the general fund.

Councilor Kight asked what is the setback from Beaver Creek for the caretaker's facility?

Faith stated we had a survey done to determine the vegetation corridor that is defined in our development code. The vegetation corridor varies by the slope adjacent to the water feature. In Glenn Otto Park it varies from 50' to 100' depending upon the slope. The line on the map shows the delineation of the vegetation corridor based upon the survey. It is beyond 50' but I can't say exactly.

Councilor Kight stated the reason I bring this up is Metro at one time indicated that they wanted a 200' setback. What you are assuming is that the 50' setback isn't going to change.

Faith stated that is correct.

Councilor Kight asked what do you base that on?

Faith replied I base it on our current standard. The 200' which you are eluding to is some preliminary thoughts that are being floated around in conjunction with the Goal 5 work that Metro is doing. Goal 5 is intended to address fish and wildlife habitat. Our code is currently in compliance with Metro's Functional Plan with respect to setbacks addressing water quality. If the setback is increased we would have to modify the plan accordingly.

Councilor Kight stated the Boy Scouts are a non-profit group and in this particular case the building is dedicated to a specific group and isn't available to anyone but the boy scouts. How is the expansion of their building going to be paid for?

Keebaugh replied they will pay for all of it.

Councilor Kight stated we rent out the Sam Cox Building for weddings and other uses. What kind of rental revenue do we have for that building?

Keebaugh replied I am not sure.

Councilor Kight stated we are looking at investing a significant amount of money to make the proposed improvements to the Sam Cox Building, I am looking for some cost recovery or revenue stream that we could justify spending almost half a million dollars on a building.

Faith stated we would certainly reevaluate our current rent structure based on these improvements.

Councilor Kight stated on the blue print for the Sam Cox Building the entrance is on the north end. When you enter the building you have an entrance to the east and to the west, is there another wall there or do you enter directly into the building?

Faith stated there are double doors; I guess you would call it a vestibule.

Councilor Kight asked I am wondering if you shouldn't separate it by having another wall in the entrance so you don't have all of the cold air coming into the main part of the building.

Keebaugh stated that is something to talk about during the design; a lot of this is just conceptual.

Councilor Kyle stated it is being proposed to improve the entrances for pedestrian and bicyclists. I don't recall seeing that there is secure parking for bicycles. Do we have a bicycle rack?

Keebaugh replied we do not.

Councilor Kyle stated I would think that should be considered.

Keebaugh agreed.

Councilor Daoust stated I appreciate all of the public input that occurred on this plan. It appears that the parking lot increased in spaces from 119 to 130. Is this accomplished by making the parking lot bigger?

Keebaugh replied yes. They pushed the parking lot boundary out a little bit and towards the existing caretakers house and then reconfigured the layout.

Councilor Daoust stated so instead of three rows of parking we would have four.

Keebaugh replied yes.

Councilor Daoust asked two additional covered picnic areas would be added; does the existing picnic area remain in the same location?

Keebaugh replied yes, they recommend turning it.

Councilor Gorsek asked on the other side of Historic Columbia River Highway there are some existing vacant lots, is there any possibility to access some of that land for parking?

Faith stated that is in private ownership. If the city was interested in improving that for additional parking or something in conjunction with this we would have to look at purchasing the property.

Councilor Gorsek stated the park sits right on the Sandy River, which is state ownership as I understand it. Beyond the park itself is that state property?

Faith stated because the river has been declared a navigable river, the state claims ownership.

Councilor Gorsek asked is there any possibility of working with the state in terms of receiving some money for improving the paths down to the river and making them ADA accessible?

Faith replied it is a possibility.

Councilor Gorsek asked in terms of the new idea on the east side of the park with the pathways, would that all be paved?

Keebaugh replied it would be a hard surface.

Councilor Gorsek asked is there great demand for renting the building?

Keebaugh replied there are a lot of weddings.

Councilor Gorsek asked would we expand the basketball court or just maintain what we have?

Keebaugh replied we plan on enlarging it and it would be moved a little further away from the play structure.

Councilor Gorsek stated I know we are limited in space but it would be nice if there could be more than one hoop. I also have some concern, as did Councilor Kight, with the cottage being in the beaver creek area. Is there any chance for the channel to shift in that area?

Faith replied certainly there is a chance. This is an area of the creek that has a pretty straight shot. I don't think we are dealing with any sharp bends and it is a fairly deep channel.

Councilor Gorsek asked so we don't have any history of that in the recent past that you are aware of?

Faith replied the 1996 flood event was the most recent high water occurrence and at this particular location the water was very high, but to my knowledge it did not shift the channel.

Councilor Ripma asked when you move the house and expand the parking lot, are any of the trees going to be taken out?

Keebaugh replied we would hope not. There is a possibility that a couple of trees may be impacted. At first glance when you look at the area it doesn't look like that would be the case, but until we get into surveying we won't know. Most of this plan was laid out with consideration for the existing trees. It was the intent of the consultants to preserve the integrity of the park and part of that is the existing trees.

Councilor Ripma stated the total cost is almost \$3 million. Just so I am clear, in approving this plan we are not setting a deadline for these improvements to be completed? It could be many years, 30 years, down the road before this is completed.

Keebaugh replied there is not deadline.

Councilor Ripma stated I also am concerned with the location of the caretaker's cottage. There was mention that the current rates for the Cox Building would be reviewed once it is improved. Our current rates are very low; it is part of the community service that is provided by making the building available at reasonable rates. If we fix up the building and charge rates that only commercial conventions can afford; are we planning on making this a revenue source for the city or are we going to keep it at reasonable rates that encourage the community to use the building.

Keebaugh stated the last direction that we got from Council in regards to the Cox Building was you wanted to keep the rates affordable for the local community. That being the case we would want to charge a fair rate.

Councilor Ripma asked does the park extend to Jackson Park Road?

Keebaugh replied that is not part of Glenn Otto Park but the city does own that piece of property.

Faith stated the long-term plan was, if we had a bridge across Beaver Creek onto Jackson Park Road, we wanted to see a trail system that would take you to Beaver Creek Canyon and then make your way to Sandee Palisades and Kiku Park.

Councilor Thomas stated all of my questions have been answered. This is a fantastic plan.

Mayor Thalhofer stated I share Councilor Kight's concern regarding the entry to the Cox Building on the north side. There ought to be some way to shelter the entrance from the wind. Have you thought about that?

Faith stated actually that is the theory behind having the vestibule. You are actually opening the doors and can enter in and there is another set of doors that need to be opened before you enter the great hall.

Mayor Thalhofer stated parts of Beaver Creek have pretty steep banks and children are playing in the park. I have a concern that children might fall off of the bank. When the Lions Club has the Easter egg hunt there are a lot of kids running around looking for eggs. We try to rope it off so kids won't go down the bank. Has there been any thought to putting up a fence on the Beaver Creek side?

Keebaugh replied there hasn't been any discussion on putting up any kind of fence along Beaver Creek.

Mayor Thalhofer stated the idea of enlarging the kitchen is a good one. The floor now is concrete; I think we need to have a surface that is suitable for kids activities but also suitable for adult activities like dancing.

Councilor Kight stated regarding the 50' setback on the caretakers house, in 1996 we had the flood and the reason the bank is so steep is partially because the replacement of the blackberry bushes in that area with new plantings hadn't established themselves and that exacerbated the problem because you couldn't anticipate there was going to be a flood and the flood carved out the bank. If we located the caretaker's house there, it would be the only house that close to the bank. Would it make more sense, with the caveat that we could acquire some property across the highway, to put the parking on the property to the north and put the house in the center maybe next to the road? Could you expand the parking where the current house is located without having to take out some large trees?

Keebaugh replied you would probably impact the trees.

Councilor Kight stated we don't want to do that.

Erik Kvarsten, City Administrator stated there has been some discussion about the Cox Building and related facilities and how much revenue it generates. We expect this year to receive about \$16,000 from the Cox Building and other related facilities. Also the recreation program uses the Cox Building and we receive fees for that as well.

Marnie Allen, City Attorney stated I would like to mention some general parameters on SDC's to remind you of the limits that apply when you are spending them. For the improvements that are in this plan to become eligible for SDC money you would need to take separate action and include these improvements in the city's Parks Capital Improvement Plan. You would need to update your methodology and incorporate the cost of the eligible improvements in the Park SDC's so that the SDC's are generating money to pay for the improvements. Generally, the improvements can't be classified as maintenance or operational expenses. They also have to increase the capacity of the parks. Items such as the parking, pedestrian bicycle trail and access ways; things that increase the capacity and the ability for people to come use the park would be eligible for SDC's. Renovations and remodeling would likely not be eligible for SDC's. It is also questionable and unlikely that improvements to make something ADA accessible would be eligible for SDC funds.

Mayor Thalhoffer asked is there anyone here that would like to speak to us on this issue?

Ali Peret stated someone brought up the idea or concept of parking on the north side of the highway; I am concerned about the safety of the children crossing that highway in the summer when it is very busy. In the concept plan, hopefully there was a lot of thought about the accessibility for handicapped people.

Steve Robinson stated I was recently married and I realized that the cost for renting a reasonably priced building in the local area is about \$1,500 to \$2,500 for a 4-hour period. I believe that if you are going to expand to the quality that you are talking about, that this would generate a significant revenue stream that could help cover the cost of the improvements. I think that without having to be overpriced I think you could pay for the upgrades to the kitchen and a lot of the other work. I think that is something that needs to be investigated. If we move the parking to the north side of the highway you could put in flashing lights or crosswalk

light for safety. There clearly needs to be more parking that is legal and safe. In the summertime you see a lot of people parking on the north side and the owners of that property are gracious enough to allow that. Maybe we should look into a small fee for parking to help cover the cost.

Ali Peret stated about two years ago when we were trying to find a turn-around for Tri-Met, that was an area that was talked about. Was that considered in this concept plan?

Mayor Thalhoffer stated that is a separate issue. I don't think that was considered in this concept plan.

MOTION: Councilor Daoust moved to adopt the resolution accepting the conceptual Master Plan for Glenn Otto Community Park and the Cox Community Center. Seconded by Councilor Thomas.

Councilor Daoust stated I think the plan is a good plan. The new kitchen in the Community Center is a must. The new restroom facility near the entrance is a good idea and the additional picnic shelters are needed. I did want to make four points known in the minutes that summarizes some of items the Council would like follow-up on when we start implementing this plan. The first item is preserving as many trees as possible, as Councilor Ripma brought up. The second item is that part of these projects were included in the parks bond measure that didn't pass. I want to make sure that if we put another parks bond measure on a future ballot that we include some of these projects in that bond measure. The third item is that the Council should review the park fees and charges later. The fourth item is to have the Council review the location of the caretaker's house.

Councilor Kight stated we also need to make sure that the north entrance has a windbreak.

Councilor Daoust stated that was brought up but in my mind when I looked at the design it was taken care of, but we can add it to the list.

Councilor Gorsek asked should we add the issue of exploring the north side of the highway for parking?

Councilor Daoust stated I see that as a separate issue.

Mayor Thalhoffer asked does the list of follow-up items address the Council's concerns?

Councilor Ripma stated on the point about reviewing the charges, I appreciate that weddings could bring in revenue and that is a plus. In reviewing the charges, speaking as President of the Historical Society and I am sure the Lions and other civic organizations would feel the same way, we don't want this to be ran as a revenue generating facility for groups that pay the highest price. Even though it would bring in

revenue, in reviewing the charges we need to keep in mind the desire to allow reasonable charges for civic groups. I assume that is what Council Daoust meant.

Councilor Daoust stated I wholeheartedly agree. By the Council reviewing that I meant that we could add balance to that for both purposes.

Councilor Thomas stated I think this plan is a really good place to start and the added caveats that Councilor Daoust and other Councilors have mentioned will really enhance the park and also make it more useable and a more desirable place for people to come to recreate.

VOTE: Councilor Kight – Yes; Councilor Kyle – Yes; Councilor Daoust – Yes; Councilor Gorsek – Yes; Councilor Ripma – Yes; Councilor Thomas – Yes; Mayor Thalhofer – Yes.

Motion passed 7-0.

10. COUNCIL CONCERNS AND INITIATIVES

Mayor Thalhofer stated I want to congratulate the new councilors. We will be having a team building exercise and goal setting meeting in early February. I also want to urge the voters to vote yes on Ballot Measure 28 on January 28th.

11. ADJOURNMENT

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

Meeting adjourned at 8:50pm.

**Paul Thalhofer, Mayor
Approved February 11, 2003**

ATTEST:

Debbie Stickney, City Recorder