

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

June 25, 2002

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

Mayor Thalhofers called the meeting to order at 7:25pm

PRESENT: Mayor Thalhofers, Councilor Thompson, Councilor Rabe, and Councilor Daoust.

ABSENT: Councilor Smith, Councilor Ripma, and Councilor Kight (all excused).

STAFF: Galloway, Faith, Kvarsten, Stickney, Allen, Nelson and Williams.

GUESTS: See Attached List.

Mayor Thalhofers asked are there any agenda updates?

Kvarsten replied we have no updates Mr. Mayor.

2. CONSENT AGENDA:

- 2.1 Accept Minutes: May 14, 2002 Regular Meeting and May 14, 2002 Work Session.**
- 2.2 Resolution: A Resolution providing for the receipt and expenditure of Specific Purpose Grants; Providing for General Fund appropriation increase and making appropriation for Fiscal Year 2001-2002.**
- 2.3 Resolution: A Resolution providing for Budget Transfers and making appropriation changes for Fiscal Year 2001-2002.**
- 2.4 Resolution: A Resolution approving the extension of the Construction and Operating Agreement with Jack Glass.**

MOTION: Councilor Thompson moved to adopt the consent agenda. Seconded by Councilor Rabe. Motion passed unanimously.

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

Mayor Thalhofers asked is there anyone here that would like to speak to us on a non-agenda item?

No public comment received.

4. PUBLIC HEARING / RESOLUTIONS:

- 4.1 A Resolutions Certifying the City of Troutdale's Eligibility to Receive State Shared Revenues.**
- 4.2 A Resolution Declaring the City of Troutdale's Election to Receive State Shared Revenues.**
- 4.3 A Resolution Adopting the City of Troutdale's Fiscal Year 2002-2003 Annual Budget and Making Appropriations.**
- 4.4 A Resolution Imposing Ad Valorem Taxes for Fiscal Year 2002- 2003 and Categorizing Taxes.**

Mayor Thalhofer opened the Public Hearing at 7:28 pm and read the Resolution titles.

Kyra Williams, Finance Director, stated that the first two Resolutions before you are on Oregon State Revenue Sharing money. State Law requires that City's hold two Public Hearings. The first Public Hearing was held before the Budget Committee on April 30th and this is the second required hearing for the Troutdale Governing Body. Resolutions are required each year from City's that want to receive State Revenue Sharing money. Before you is a Resolution certifying the City of Troutdale's eligibility to receive State Revenues and the Resolution declaring the City of Troutdale's election to receive State Revenues. Do you have any questions?

No questions were asked.

Williams stated the next Resolution before you is to adopt the 2002 – 2003 Budget and make appropriations. The budget for adoption has been increased from the Budget Committee's budget by a net of \$3,910. This increases the total requirements from \$21,729,133 to \$21,733,043. All the changes are outlined on Addendum "B". If you have any questions I will answer those now.

No questions were asked.

Williams stated that the last Resolution imposes and categorizes Ad Valorem Taxes for Fiscal Year 2002 – 2003. Measure 50 did give the City of Troutdale a permanent tax rate set at \$3.7652 dollars per \$1,000 of assessed value and we cannot change that permanent rate. It is projected that Troutdale's permanent rate will raise property taxes totaling \$2,923,320 for fiscal year 2003. This amount is projected based on an estimated tax assessed value of \$776,040,806. We also are levying taxes for general obligation bonds and the total of those tax levies are \$494,546.

Council had no questions.

Mayor Thalhofer asked is there anyone here that would like to speak to us on this agenda item?

No public comment received.

Mayor Thalhofer closed the Public Hearing at 7:32pm.

MOTION: Councilor Thompson moved to adopt Resolutions 4.1, 4.2, 4.3 and 4.4.
Seconded by Councilor Daoust.

Councilor Daoust stated we have spent a lot of time going over all of these numbers in the Budget Committee. The request before us is pretty clear and follows what we went through at the Budget Committee meeting. I support this motion.

VOTE: Councilor Thompson – Yes; Mayor Thalhofer – Yes; Councilor Rabe – Yes;
Councilor Daoust – Yes.

Motion passed 4 – 0.

5. RESOLUTION: A Resolution calling an Election to submit to the Voters the question of contracting a General Obligation Bonded Indebtedness in an amount not to exceed \$3,430,000 to finance Parks and Greenways Capital Construction and Improvements and to pay all costs incidental thereto.

Mayor Thalhofer read the Resolution title.

Bruce Stannard, Parks Advisory Committee Chair, stated we are proposing a bond issue that will go to the Voters in November. This bond issue would be around \$3.2 million dollars. Our last bond issue that went before the Voters in 1992 was \$600,000 and it has been exhausted. We propose that we look at renewing that and adding more projects to the list of the things we'd like to have done. We divided it up into three areas. The bulk of the bond issue would be for acquiring potential property, which is approximately \$2,000,000. The rest would be in redevelopment of the old Sewage Treatment Plant property and individual projects within the current parks system. As you know, our population is over 14,000 right now and the last park we added was Columbia Park, which was in 1992 or 1993. Our population is going only one way in the positive direction and being on the West end of the Metro boundary, we are the last stop for a lot of people who want to live in East County. Parks make the City nice. We think that now is the time to start thinking about making acquisitions and doing projects that can make the parks nice and livable for the kids and adults, especially when everybody is staying closer to home. I entertain that you consider this seriously.

Mike Smith, Parks Advisory Committee Member, stated we are building parks for now and we are trying to get land to build parks for the future. As the city grows and achieves its build-out of 25,000 people, the park system we have now would be extremely overcrowded and there will be very little land available to purchase to add into the parks system. Most of us are aware that the Sam Cox Building needs a lot of work. If we were a rich city we could spend a whole lot more, but I think this is the best that we could come up with without putting an undo burden on the people.

Bill Edgett, Parks Advisory Committee Member, stated I classify myself as one of the offenders because I am a recent newcomer being here only ten years. I was the first house

built in Stuart Ridge. At that time the population was between 7,000 and 8,000 people and considering the growth, which has been dynamic and is still continuing, we have a limited amount of buildable open land left. I think, as a taxpayer, this is doable and I am fully in support of it.

Anna Herbert, Parks Advisory Committee Member, stated I have lived here for ten years and what attracted us to Troutdale were the beautiful parks and I would like to see it kept that way.

Councilor Thompson asked would this money for land acquisition be the last land acquisition for parks in Troutdale or will there be future land acquisitions for parks? Is this using up most of the land that is going to be available?

Standard replied I am not a planner but we are getting to a point that there are just limited areas that we know of. We are surrounded by water on one side, a freeway on the other side, and of course the other cities. I would think this would be probably close to the last chance we would have at acquiring property.

Councilor Thompson asked how much of the Strebin property are you anticipating on buying?

Standard replied as much as we can.

Mayor Thalhoffer asked what chance do you think we have of the measure passing?

Standard replied we know it is not easy. There are a lot of new people in the area and hopefully the economy will keep improving. We hope that the timing is right for it. I think we will have to sell it. We will have to have meetings in the parks and explain what we are going to do. We will organize a committee to make sure that the people will be informed.

Mayor Thalhoffer asked are you prepared to put out a big effort to get this passed?

Standard replied yes. It will not just be me.

Councilor Rabe asked how much time do we have left to pay on the last bond?

Kyra Williams, Finance Director, replied I think the last payment is February 1, 2004.

Councilor Rabe asked do you happen to know what the cost per \$1,000 was on that bond at the time it was issued?

Williams replied I don't know what it was at the time of the election, but over approximately the last ten years it has been around .13 per \$1,000 but it has gone anywhere from .08 up to as high as .20 depending on what the assessed value was and what we needed to levy that particular year to make the bonded debt payment.

Councilor Rabe asked this new proposed bond with the \$50.00 figure, would be assessed in addition to that existing amount for approximately two years or would that be combined?

Standard replied that would be combined.

Councilor Rabe asked in 2004 would the citizens see a reduction because the one older bond would be paid off?

Standard replied yes.

Councilor Rabe asked is there some financial liability that the city incurs by presenting this bond?

Erik Kvarsten replied at the general election there is not a cost for the election. There are clearly some costs to the City Attorney's office to prepare the ballot title.

Councilor Rabe stated my concern was regarding Bruce's comment about campaigning and getting this out to the public. If that was going to put a burden on the city people should be aware of that, but that is not the case.

Standard stated the political action committee will be separate from the Parks Advisory Committee and the political action committee will finance anything that is going to be done.

Councilor Daoust asked we have a parks master plan from 1995, could you address how these projects fit with that plan? I realize the plan is a bit old, but was a lot of this work at least described somehow?

Standard replied it identifies areas of the city that would possibly need additional parks. They didn't specifically name each site.

Councilor Daoust stated it is my recollection that most of these projects fit with the vision we had outlined in 1995.

Rich Faith, Community Development Director stated, the projects came directly out of the 1995 Plan. If you turn to the exhibits in your packet, I provided a map and some excerpts out of the 1995 Parks Plan. This was an effort to show you some specific sites that were identified in the Plan for acquisition. The map shows five sites that are labeled and the descriptors for those five sites are provided in the narrative that comes directly out of the Plan.

Councilor Daoust stated the bond measure would be for \$3,430,000.

Faith stated the \$3.3 million covers the projects that have been identified on the project list. The additional \$100,000 is for costs related to the issuance of the bond.

Councilor Daoust asked is the Columbia River Dike Trail part of the 40-mile loop trail?

Faith replied this is in the vicinity of the 40-mile loop that has been identified; this would be a segment of that 40-mile loop system.

Councilor Daoust asked are any of the properties listed for potential acquisition available now to purchase or will be available soon?

Faith replied I am not aware that anyone has a for sale sign out on their property. As in many cases, it is a matter of approaching the property owner and beginning a dialog and negotiation for purchase.

Mayor Thalhoffer asked could you explain the project titled "downtown redevelopment site north of the railroad track"?

Standard replied we envision having an enhanced park area, a place where people could go and relax and enjoy the view. Also, along the freeway we would like to have a lighted basketball court and possibly restrooms.

Mayor Thalhoffer asked is there a promenade along the river listed as a project?

Faith replied that is probably included in some of the potential trail development projects that we have shown here.

Councilor Daoust asked if this bond measure passes, regarding the timing of implementing these projects. Are there any restrictions on the use of the money, as far as when we implement these projects? Could we go out and do the parks improvement projects and the development projects in existing parks immediately?

Faith replied as soon as the bond is floated and we actually have the proceeds from the bond in hand we could commence to use that money on these identified projects.

Councilor Daoust asked even though the land acquisition is the first priority, we could jump to some of the third or fifth priority work because we have the money in hand?

Faith replied that is my understanding.

Councilor Daoust stated I assume we are going to have numerous discussions as to where to put that skate park.

Mayor Thalhoffer asked do you have any sites in mind for the skate park?

Standard replied I would like to put it on the old treatment plant site but I have a feeling that the Outlet Mall wouldn't be happy with that. Maybe at the Strebin property, but I think that is too far down the road and we need to move sooner than that with the skate park.

Marnie Allen, City Attorney, stated you should have before you a revised notice of the bond election which was attached to the resolution. Before the meeting we distributed a revised notice because the Troutdale Municipal Code limits the summary in that notice to 75 words. The revised notice has been prepared with the appropriate limited words in the summary and if the Council were to decide to adopt the resolution I would recommend that the City Recorder be instructed to provide the revised notice of bond election to the County Elections Official.

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

No testimony received.

MOTION: Councilor Daoust moved to adopt the resolution calling an election to submit to the Voters the question of contracting a General Obligation Bonded Indebtedness in an amount not to exceed \$3,430,000 to finance Parks and Greenways Capital Construction and improvements and to pay all costs incidental thereto and also to clarify that the City Recorder should deliver the notice of bond election that was revised on June 25, 2002 to the Multnomah County Election Office. Seconded by Councilor Thompson.

Councilor Daoust stated parks are near and dear to my heart as it is with a lot of people in Troutdale. The last bond measure did a lot of good work. The people in the community have done a lot of good work but we are running out of money and the city has no funds to do this type of work, therefore, we need to go to the voters. The sensitive fact in a fast growing city like Troutdale is that we are running out of land that could be used for parks. We have limited open space that could be used. If this bond measure would help us obtain additional parks, I am all for it and I hope the rest of the people in the city see it the same way. I also like the Glenn Otto Park improvements. I like the fact that we are linking to the 40-mile loop. I think Troutdale plays a key role in being part of that 40-mile loop trail that would surround the Portland Metro area. Plus the additional trails that we have going through Beaver Creek and other areas. I hope we have good discussions on where to put the skate park. I really don't want to see it in Columbia Park, but I hope it goes into an appropriate park that has the room for it. I think generally, this is an excellent list of projects that has a reasonable dollar amount attached to each project. I really hope we find some mechanism to promote it so the people can see what a good bond measure this is to pass.

Councilor Thompson stated I think Troutdale needs our parks, we need to improve the parks and we need to acquire new land for parks. We can't do this without a bond levy and this bond addresses most of the areas that need to be improved. Hopefully the voters of Troutdale will pass it. I think the city is lucky to have the parks that we have and if this passes we will be fortunate to have new parks.

Mayor Thalhofer stated for a city the size of Troutdale we have an excellent parks and recreation system set up. The late Mayor Sam Cox had a lot to do with that. I think we can be proud of what we have done but we had to do it with a bond back in 1992. This bond measure makes a lot of sense to me. I don't have statistics to support this, but I have always contended that parks and recreation programs in a city are a part of the public safety program. If you have children and even adults that have a place to go and things to do in your parks and recreation system, they are less apt to get into trouble. To pass this bond measure it is going to take a major effort. The Parks Advisory Committee and other citizens in Troutdale who are proud of our parks and our recreation program, I am sure will pitch in and help get this passed. Troutdale is a city of young families and they are probably going to be the ones who pass this measure. I feel optimistic that it will pass. I am going to support this and hope that it does pass.

Councilor Rabe stated I want to thank the Parks Advisory Committee for going to all the time and trouble to delineate all of this and make this available to us. I supported the last bond and I will support this one. I am a taxpayer in the city and I understand their will be an increased cost but to mitigate that to some degree citizens should be aware that we will only be paying for a couple more years on the last bond. I am particularly fond of the Beaver Creek watershed. I think these acquisition proposals regarding the Beaver Creek Watershed are critical to the maintenance of that watershed, which does happen to be an icon of the Troutdale area. I think it is very clear that not only does it increase the desirability for citizens to live here, but also these parks and improvements increase property values. I support this wholeheartedly.

Marnie Allen stated Councilor Smith asked that her opinion be noted for the record. She does not support this bond measure in calling an election for park bonds.

VOTE: Councilor Thompson – Yes; Mayor Thalhofer – Yes; Councilor Rabe – Yes; Councilor Daoust – Yes.

Motion passed 4 – 0.

6. COUNCIL CONCERNS AND INITIATIVES

None.

7. ADJOURNMENT:

MOTION: Councilor Thompson moved to adjourn. Seconded by Councilor Rabe. Motion passed unanimously.

Meeting was adjourned at 8:17pm.

Paul Thalhofer, Mayor

Approved August 27, 2002

ATTEST:

Debbie Stickney, City Recorder