


# CITY OF TROUTDALE

AGENDA  
CITY COUNCIL MEETING - COUNCIL CHAMBERS  
TROUTDALE CITY HALL  
104 SE KIBLING AVENUE  
TROUTDALE, OR 97060

7:00 P.M. -- MARCH 14, 1989

- (I) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
  - 2.1 Accept: Minutes of 2/28/89 - Regular Mtg.
  - 2.2 Accept: Business License Report -- February, 1989
  - 2.3 Accept: Bills for month of February, 1989
  - 2.4 Ratify: Resolution Support of Sandy River Dredging
- (I) 3. PUBLIC COMMENT:  
Please restrict comments to non-agenda items at this time.
- (A) 4. APPOINTMENTS: Planning Commission/Budget Committee
- (A) 5. APPEAL: Reynolds School District/SDC's
- (A) 6. AWARD BID: Marketing Strategy Proposals
- (I) 7. REVIEW: Contract of Sale - Surplus Property
- (A) 8. ORDINANCE: The Burglary and Robbery Alarm Ordinance  
Second Reading
- (A) 9. CALL FOR BIDS: Community Park Concessionnaire
- (I) 10. DEPARTMENT REPORTS:
  - Public Safety
  - Finance
  - Community Services
  - City Attorney
  - Executive
- (A) 11. COUNCIL CONCERNS AND INITIATIVES
- (A) 12. ADJOURNMENT.

  
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Sam K. Cox, Mayor

Dated: March 9, 1989

EX[7.27]  
3/6/89 Mon 10:01:58

M I N U T E S  
TROUTDALE CITY COUNCIL MEETING  
COUNCIL CHAMBERS  
104 SE KIBLING AVENUE  
TROUTDALE, OR 97060

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MARCH 14, 1989

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

Mayor Cox called the meeting to order at 7:00 p.m.

Mayor Cox called on Schmunk led the Pledge of Allegiance.

Mayor Cox called on the City Recorder, Valerie Raglione, to call the roll.

PRESENT: Bui, Burgin, Fowler, Schmunk, Cox  
EXCUSED: Jacobs, Thalhofer

STAFF: Christian, Collier, Gazewood, Raglione, Wilder

PRESS: Webb Reubal, Oregonian  
Robin Franzene, Gresham Outlook

GUESTS: Fritz VanGent, Mark Jensen, Easton Cross, Ward Moyer and  
Frank Ellis - Reynolds School District; Larry Nicholas

AGENDA UPDATE: There were no changes.

ITEM #2 - CONSENT AGENDA:

Mayor Cox read the consent Agenda.

MOTION: Bui moved to approve the consent agenda, as written.  
(2.1 Minutes of 2/28/89 regular Council Meeting; 2.2  
Business License Report - February; 2.3 Bills for month  
of February; 2.4 Resolution Supporting Sandy River  
Dredging). Schmunk seconded the motion.

YEAS: 4  
NAYS: 0  
ABSTAINED: 0

Bui - Yea; Burgin - Yea, Fowler - Yea; Schmunk - Yea

ITEM #3 - PUBLIC COMMENT:

Mayor Cox called for public comment. There was none.

ITEM #4 - APPOINTMENTS (PLANNING COMMISSION & BUDGET COMMITTEE):

The Planning Commission Selection Committee met on March 3rd and  
CITY COUNCIL MINUTES

MARCH 14, 1989

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4th and interviewed seven applicants. Based on the results of these interviews, the applicants recommended for appointment to the Planning Commission are: Position #1 - Don LaBarre, and Position #2 - Larry Nicholas. The Planning Commission term is for four years.

Seven applications were received for five vacancies on the Budget Committee. The interview/selection process took place at the first scheduled (March 7th) Budget Committee hearing, due to the lateness of applications. It was suggested that the five candidates in attendance be appointed to fill the vacancies. By unanimous vote, the following applicants were chosen: Position #2 - Jim Jensen (re-appointed for balance of two year term vacated by Fowler); Position #3 - Jim Kight; Position #4 - Marvin Schreifels; Position #5 - Lyn Stevens; and Position #6 - Ray DeCamp. The Budget Committee term is for three years.

MOTION: Bui moved to approve the Selection Committees' recommended applicants for appointment to the Planning Commission and Budget Committees. Schmunk seconded the motion.

YEAS: 4  
NAYS: 0  
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Fowler - Yea; Schmunk - Yea

ITEM #5 - APPEAL (REYNOLDS SCHOOL DISTRICT - SDC's):

Reynolds School District holds 12 SDC credits for wastewater on Tax Lot 34 (Columbia High School site) and a full 80 SDC's of pre-paid reserves on Tax Lot 54 (Troutdale Road). The total paid value of these sewer reserves is \$52,900.00. The District wishes to appeal to the Council for the transfer of these reserves and a subsequent credit against the current proposed sewer SDC of \$92,337.50. The procedure would reduce their sewer SDC charge to \$39,437.50, but would remove any pre-paid reserves the District currently holds for future school expansion or construction. Invoking the provision of the ordinance that allows for a 25% payment of calculated SDC's and the metered measure of both water and wastewater flows over the next two years to determine the precise demand on the City's system would require the school district to enter into an agreement with the City so that adequate provisions can be made for the installation of a metering and sampling manhole, etcetera.

Frank Ellis and Ward Moyer, representing Reynolds School District spoke to this issue. Moyer asked Council approval for the SDC's in reserve to be transferred. Moyer stated that the school was open for nine months of the year and they had a well which they used for irrigation purposes. Moyer also stated that the City of Gresham provided 20% discounts for public schools. Was that possible here?

Fowler stated that the Street SDC's were satisfactory; Sewer SDC's were if the transfer was made from the reserves; Water SDC's with a 20% reduction (based on the fact that the well provided irrigation).

Christian stated that it could be metered and then read the meter. She further clarified that the options were (2) 20% reduction; or (2) meter over a two year period to calculate the SDC rate.

After discussion, it was felt that the water argument was legitimate since the well serving irrigation lessened the demand on water. Wilder stated that there were other issues such as the fire protection. He stated that the irrigation was a trade off since water would be metered anyway.

Wilder also stated that EDA grants do not acknowledge 20% discounts and would eliminate the eligibility for grants.

Schmunk stated that there were budget constraints also. There were Capital investments which wouldn't hinder school districts. Contingency would have to be considered and 25% wasn't a requirement for schools - they could pay all of it. Wilder stated that in addition, there would be a \$5,000-\$7,000 manhole responsibility to the school district.

Burgin liked the reduction based on calculated amounts if it would justify the 20% reduction. The percentage of reduction was to the entire school district which involved more jurisdictions than just Troutdale users.

Burgin was in favor of 20% reduction on water. He felt that irrigation over the summer months would even out useage at peak times.

MOTION: Fowler moved to allow the transfer of the prepaid system development charges to Tax Lot 34 and allow 20% reduction on the water system development charges, on the basis of irrigating through their well. Burgin seconded the motion.

There was no further discussion.

YEAS: 4  
NAYS: 0  
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Fowler - Yea; Schmunk - Yea

ITEM #6 - AWARD BID (MARKETING STRATEGY PROPOSALS):

Christian stated that the proposals received had been reviewed by: Chuck Walsborn, Leslie Hauer, Greg Wilder, Harry Fowler and herself. The following firms had submitted a proposal: Real Estate Strategies, Economic Development Services, White Wykoff, Burrows Co. Consultant and CCA (a firm out of Seattle). The firm from

Seattle included \$2,000 for travel and Christian stated that the Council might prefer the money be spent on the strategy rather than the travel.

Christian offered the following alternatives to making their decision: City Council could interview independently and make their selection, interview the top two which were: Real Estate Strategists and Economic Development Services (Eric Hovee).

Christian stated that the recommendation, based on the reviewers comments so far, was to Real Estate Strategies due to the real estate experience market and development in the local Portland-Metro area.

Christian stated that this item was a direct result of goals established and passed by the Council.

Fowler stated that there had been considerable growth in the industrial area and he didn't know what purpose another study would serve. He asked about there not being a person hired but rather another study. So far, \$20,000 for the study and another \$20,000 for a consultant to implement the study was expected.

Schmunk stated that the dollars spent for marketing was decided for the entire City, not just the downtown area. She felt it would be going back on the word of the Council, since this has been a long time goal of not just the current Council but past members also.

The Economic Development recommendation was to develop a strategy to market the area and follow the next fiscal year with a full person to work with the strategy to market development and then implement and market.

Bui stated that the goal was developed noting changes needed to sell the entire city. He felt that a committee to interview the top two applications would be the best option. He stated that there was a need to stay with the entire City as the project.

Mayor Cox asked for two members to comprise the final selection committee. Fowler and Schmunk agreed to serve as the committee and would make their recommendation to the Council at the March 28, 1989 meeting. UNANIMOUS CONSENT

ITEM #7 - REVIEW (CONTRACT OF SALE - SURPLUS PROPERTY):

City Attorney, Jim Jennings, had prepared and made available to Council a document entitled "Terms and Conditions of Sale" which outlined the terms and conditions required. Jennings stated that prior to the bidding process, each bidder would be required to sign the document. The subject property: Tax lot 42, Section 25 T1N, R3E, W.M.; sale date: March 20, 1989; place: Troutdale City Hall; method: oral bid; minimum bid: \$171,000.00; payment: 10% cash deposit upon acceptance of bid (paid either in cash,

cashier's check, certified check); remainder to be paid 60 days from date of sale, in cash (May 19, 1989). The other terms and conditions listed were basic Waiver of right of remonstrance and 6 special conditions were attached.

This item was at the request of the Council and required no further action.

ITEM #8 - ORDINANCE (BURGLARY & ROBBERY ALARM - SECOND READING):  
(521-0)

Mayor Cox read the ordinance, by title. He stated that this was before Council for the second reading.

Christian stated that the change Burgin had requested at the first reading was made and included in the document now before Council.

MOTION: Bui moved to pass the ordinance, as written. Fowler seconded the motion.

YEAS: 4  
NAYS: 0  
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Fowler - Yea; Schmunk - Yea

ITEM #9 - CALL FOR BIDS (COMMUNITY PARK CONCESSIONNAIRE):

Christian stated that this item was before Council to determine whether or not Council wished to follow the same process for food and parking concessionaires at the Community Park as had been done in the past.

Mayor Cox felt that it had been a successful method and wishes to see it continued. Burgin agreed. UNANIMOUS CONSENSUS

ITEM #10 - DEPARTMENT REPORTS:

Mayor Cox stated that this item could be held over due to the Budget Committee meeting immediately following the regular Council meeting which was scheduled to begin at 8:00 p.m.

ITEM #11 - COUNCIL CONCERNS AND INITIATIVES:

Christian stated that there was one concern she needed to address and that was whether or not Council desired to renew the contract that the City had with the auditing firm of Grant Thornton, Inc. Council Consensus was yes. UNANIMOUS CONSENSUS

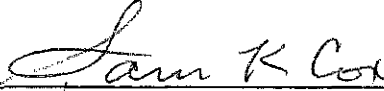
ITEM #12 - ADJOURNMENT:

MOTION: Schmunk moved to adjourn. Bui seconded the motion.

YEAS: 4  
NAYS: 0  
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Fowler - Yea; Schmunk - Yea

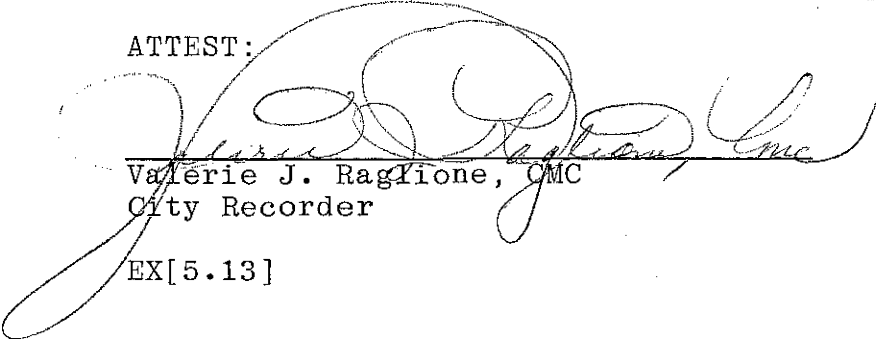
The regular City Council meeting for March 14, 1989 adjourned at 7:48 P.M.



Sam K. Cox, Mayor

Dated: March 29, 1989

ATTEST:

  
Valerie J. Ragnione, CMC  
City Recorder

EX[5.13]