

# CITY OF TROUTDALE

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

6:30 P.M.

\*\*\*PUBLIC HEARING\*\*\*

SUPPLEMENTAL 1988-89 BUDGET

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## AGENDA

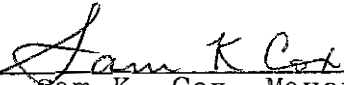
CITY COUNCIL MEETING - COUNCIL CHAMBERS  
TROUTDALE CITY HALL  
104 SE KIBLING AVENUE  
TROUTDALE, OR 97060

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7:00 P.M. -- APRIL 11, 1989

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
  - 2.1 Accept: Minutes of 3/28/88 - Regular Mtg.
  - 2.2 Accept: Business License Report
  - 2.3 Accept: Bills for month of March, 1989
  - 2.4 Ratify: Resolution Authorizing Transfer of Excess Uncommitted Sewer Reserves - Burlingame
- (A) 3. PUBLIC COMMENT:  
Please restrict comments to non-agenda items at this time.  
  
\*\*COMMENDATIONS\*\*: Citizens Advisory Committee and Planning Commission
- (A) 4. PUBLIC HEARING: (Before Each of Items 5 - 8)
  - o Open Public Hearing
  - o Declarations or Challenges
  - o Staff Summation
  - o Public Testimony: Proponents  
Opponents
  - o Staff Recommendation
  - o Council Questions or Comments
  - o Close Public Hearing
- (A) 5. RESOLUTION: Request for Historic Resource District Designation for Edgefield Manor and Associated Structures (Part of TL 9, Section 267, T1N, R3E, W.M.). Identify and Analyze Conflicting Uses; If Designated a Historic Resource, Develop A Preservation Program.

- (A) 6. RESOLUTION: Adopting the Comprehensive Land Use Plan to be Submitted to DLCD as Part of the Periodic Review Process.
- (A) 7. RESOLUTION: Adopting the Comprehensive Land Use Inventory to be Submitted to DLCD as Part of the Periodic Review Process.
- (A) 8. RESOLUTION: Accepting the Public Facilities Inventory and Approving the Public Facilities Plan as part of the Periodic Review Process.
- (A) 9. RESOLUTION: Authorizing the Mayor to Enter Into an Agreement with the City of Gresham for Provision of Services Related to Building, Plumbing, Mechanical and Electrical Plan Review and Inspections.
- (A) 10. REPORT: Accepting Community Services Director - North Graham Road LID
- (A) 11. RESOLUTION: Supporting National Scenic Gateway Center Area
- (A) 12. DEPARTMENT REPORTS:
  - Public Safety
  - Finance
  - Community Services
  - City Attorney
  - Executive
- (A) 13. COUNCIL CONCERNS AND INITIATIVES
- (A) 14. ADJOURNMENT.

  
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Sam K. Cox, Mayor  
Dated: April 5, 1989

EX[7.33]

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

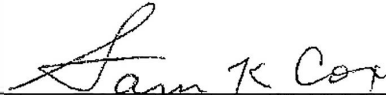
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7:00 P.M. -- APRIL 11, 1989

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Uncommitted Sewer Reserves - Burlingame
- (A) 3. PUBLIC COMMENT:  
Please restrict comments to non-agenda items at this  
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  - Public Safety
  - Finance
  - Community Services
  - City Attorney
  - Executive
- (A) 13. COUNCIL CONCERNS AND INITIATIVES
- (A) 14. ADJOURNMENT.



Sam K. Cox, Mayor

Dated: 4/12/89

EX[7.27]

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

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APRIL 11, 1989

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

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

Councilor Burgin led the Pledge of Allegiance.

Valerie Raglione, City Recorder, called the roll.

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

EXCUSED: Jacobs

STAFF: Christian, Collier, Hauer, Gazewood, Raglione, Wilder  
Jim Jennings, City Attorney

PRESS: Robin Franzene, Gresham Outlook

GUESTS: Jim Wakeman, Fritz Van Gent, Gladys McCoy, John DuBay,  
Wayne George, Jim Owens - Cogan, Sharpe, Cogan, Bob Sturges

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 3/28/89 regular Council meeting; 2.2 March Business License Report; 2.3 March bills; 2.4 Resolution Authorizing Transfer of Excess Uncommitted Sewer Reserves - Burlingame [737-R]). Fowler seconded the motion.

YEAS: 5  
NAYS: 0  
ABSTAINED: 0

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

ITEM #3 - PUBLIC COMMENT:

Mayor Cox called for public comment. There was none.

\*\*\*COMMENDATIONS\*\*\*: Mayor Cox read the names of persons that had completed their service on the Planning Commission: Cathy Hamme and Michael Sullivan. Mayor Cox then read the names of persons that had

served on the Citizen Advisory Committee: Walt Postlewait, Don LaBarre, Gene Williams, Donna Burlingame, Robert Schmorl, Neil Handy, Erik Somirs, Gina White, Karen Cooper-Kimber, Sandy Emrick, Kristi DeSylvia. Mayor Cox stated that since none of the above mentioned people were present, they could pick their commendation up from Troutdale City Hall, or they could be mailed to their homes.

Bui commended the service that all of these individuals had provided to the City of Troutdale.

PUBLIC HEARINGS: (TAPE 1 3:48) 7:04 P.M.

ITEM #4/5: ADOPTING FINDINGS OF FACT RELATED TO EDGEFIELD MANOR AND ASSOCIATED STRUCTURES (728-R); (2) PROTECTING EDGEFIELD MANOR AND ASSOCIATED STRUCTURES FROM CONFLICTING USES FOR A LIMITED TIME (739-R).

Mayor Cox read the Resolution by title.

- o Open Public Hearing: Mayor Cox opened hearings at 7:04 P.M.
- o Declarations or Challenges: Schmunk stated that she was a member of the Historical Society and serves on the Board of Directors. Bui stated that he was a member of the Historical Society and served on the Board. Cox stated that he was a member of the Historical Society.
- o Staff Summation: Hauer stated that the action taken by the Planning Commission on their March 15th meeting was that they had identified potential conflicting uses of the site which included: demolition of the Manor; the building is not usable and could not be made usable without tremendous expenditure; the continued deterioration of the Manor; not marketing the building and site for reuse; proximity to Multnomah County Correctional Facility. This is one of the steps required as part of the Goal 5 planning process. Based on their analysis of conflicting uses and the findings of fact - Planning Commission's recommendation to Council is that the "Edgefield Manor Ensemble" be protected from conflicting uses for a limited time, until September 30, 1990. During that time period a Task Force with members from the County, City and Troutdale Historical Society has been proposed to promote marketing of the property.

Hauer stated that Council was being asked to identify Council Findings of Fact, determine to adopt, modify or reject the Planning Commission recommendation.

- o Proponents: John DuBay, Multnomah County Counsel's Office. Gladys McCoy, Chair, Multnomah County Board of Commissioners, Wayne George, Facilities Management Department, and Jim Owens, Cogan, Sharpe, Cogan (prepared the report).

John DuBay stated that there was a deficiency in the previous report regarding Goal 5 of the analysis of the property. Cogan, Sharpe, Cogan provided a more detailed analysis of the financial

aspects. On the basis of that report there were three possible options: 1) protect the resource completely; 2) allow conflicting uses for it (demolition); 3) market the property and protect the property in a limited way for a limited time.

DuBay stated that there is a firm that handles, nationwide, auctions annually historical buildings. This firm is known to do a very good job. The auction is held in Washington DC with a telephone hookup to Seattle. If that route is taken, the listing would have to be done in June or July. The auction is held in September of each year.

DuBay stated that it was suggested to have a joint marketing task force in which the City and County could cooperate to market the property. If the County hires a Real Estate contractor it must go through the normal public notification. In order to expedite this authorization to publish notices soliciting RFP's from real estate firms will begin soon. If the Council agrees with the Planning Commission recommendation, he stated that serious consideration should be given to the Joint Marketing Task Force. The arrangement will need to be made between the City and County regarding what the authority of the committee would be, who is on it, the timing, what they are charged to do, who pays for it, etc.

Thalhofer asked if a local real estate firm as well as the firm in Washington would be the process?

Wayne George, Facilities Manager for the County, stated that the firm was a local firm with outside offices. The auction is held internationally.

Thalhofer asked if the marketing would be local as well as internationally? George, yes. Thalhofer, not being limited to a one shot deal in September? George stated that's correct.

Fowler asked if there would be signs on the property? George stated that part of the requirements is that signage needs to be approved by the Joint Marketing Task Force to be placed on the property. Fowler stated that he passes the property several times and has never seen any signs placed to date.

Mayor Cox called for further questions. There were none.

Sturges stated that the Troutdale Historical Society was in favor of the recommendations. They wholeheartedly supported it.

Gladys McCoy, thanks.

Opponents: Mayor Cox called for opponents comments. There were none.

Mayor Cox closed the public hearing.

ITEM #5: RESOLUTION: Adopting Findings of Fact Related to Edgefield Manor and Associated Structures (738-R)

Mayor Cox read the resolution by title.

MOTION: Thalsofer moved to adopt the resolution as written. Fowler seconded the motion.

YEAS: 5

NAYS: 0

ABSTAINED: 0

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

RESOLUTION: Protecting Edgefield Manor and Associated Structures from Conflicting Uses for a Limited Time (739-R)

Mayor Cox read the resolution by title.

MOTION: Schmunk moved to adopt the resolution as written. Burgin seconded the motion.

YEAS: 5

NAYS: 0

ABSTAINED: 0

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

Christian clarified that the two members serving on the tentative committee were Sharon Nesbit and Marge Schmunk. Christian asked if the County needed official notification of those members? Wayne George stated that the County would be in touch with them by next day.

DuBay asked if the City was going to authorize the negotiation of the agreement with the County regarding the Joint Marketing Task Force.

Jennings stated that if DuBay would send the draft agreement to him, he would handle the authorization from there. However, there was a de facto agreement with the membership already being authorized.

ITEM #6. PUBLIC HEARING: RESOLUTION: Adopting the Comprehensive Land Use Plan to be Submitted to DLCD as Part of the Periodic Review Process.

- o Open Public Hearing - Mayor Cox opened the hearing and read the resolution by title.
- o Declarations or Challenges. There were none.
- o Staff Summation - Leslie Hauer stated that early in 1988 the City received a Local Review Order from the State Department of Land Conservation And Development requiring the City to review its Land Use and Development Documents. The CAC had been working since 1987 reviewing that document as well a several others. The documents were forwarded to the Planning Commission which held hearings on February 15 and March 15 on the Comprehensive Plan and Inventory. They are now before Council for adoption. Included was a letter from DLCD (technical adjustments). Additional information will be sent to Council for solutions to those comments.



Bui asked if there were negative comments before the Planning Commission regarding the Plan? Hauer, there were no comments.

Burgin inquired as to the response from the Troutdale Champion? Hauer stated that several calls had come in and people were advised as to the schedule of this hearing. The map was the most concern regarding what's happening next door and in their neighborhood rather than the policy issues. Burgin asked if there had been problems in deciphering the map and shaded areas? Hauer stated only a couple.

Burgin asked about dates for further public input. Hauer stated that Planning Commission was having a hearing on the Development Code on April 19; hearing on the map on May 17. The documents will be forwarded to Council at the earliest opportunity after those dates for Council consideration.

- o Proponents: None
- o Opponents: None
- o Staff Recommendation: Christian stated that she recommended taking public comment, leave the public hearing open for additional public comment at a later time. This would allow also public comment on any amendments Council may wish to submit. Christian stated that her reason was that Council didn't have adequate time to make or give input into the Plan language to express their philosophy towards development. She felt that Troutdale was "pro-active -- we're open for business -- direction she was getting from Council and felt that the Plan was a statement of City philosophy and the Plan didn't specifically state that. Hauer and Christian would work together and review those types of statements to include them in the Plan.
- o Council Questions/Comments: Cox stated that the Council has always wanted an industrial base and more jobs for Troutdale citizens.

Bui moved to leave the public hearing open in this matter for further review. Schmunk seconded the motion. WITHDRAWN

Jennings stated that no motion was needed only a consensus of Council to leave this item open for further consideration.

Thalhofer commended staff for bringing it to the attention of the Council -- the pro-active and open for business attitude needed to be stated clearly so that there is no confusion of the Council's policy.

Burgin needed clarification of the documents. Hauer stated that both documents contained some of the same language [i.e. the Summary in the Plan is picked up from the Inventory so some sections would be identical pgs. 29 Plan and pg. 46 Inventory]. Burgin thought that the Economical Section appeared to state

what has been discussed in the past five years in pulling out of the recession and didn't appear to be as current as it could be in where we are in the economic cycle. He would like to have the past year or two stated on the Portland economy reflecting growth in some of the industrial, light industrial, etc.

Christian stated that Hauer had been asked to include is the comparison of served industrial property to the identified industrial property in the entire Columbia Corridor. In the 570 existing acres -- all of Troutdale's is served essentially. This is a big impact statement when you compare it to Portland Metro area's served industrial property.

Consensus of the Council was to continue this item for additional comments and review.

ITEM #7: PUBLIC HEARING: Resolution Adopting the Comprehensive Land Use Inventory to be Submitted to DLCD as part of the Periodic Review Process.

- o Open Public Hearing - Mayor Cox opened the public hearing and read the Resolution by title.
- o Declarations or Challenges - There were none.
- o Staff Summation - Christian stated that Items 6, 7, 8 were all related to the same issues and concerns. As stated on Item 6 - Burgin had pointed out improvements to the Inventory that he would like incorporated. For each of the Items - take the summary statement from staff. Staff is looking for comment either proponents/opponents. The best avenue for these items is to leave the public hearing open so additional comments can be solicited and at Council review and direction, staff can make the amendments to these documents. They can be adopted later, after further consideration and review by Council and the public. In this manner, the requirements of DLCD have been met, but Council still leaves the door open for continuance of these items.
- o Proponents - None
- o Opponents - None
- o Staff Recommendations - As stated.
- o Council Questions/Concerns - None at this time.

Council consensus was to continue this item for additional comments and review.

ITEM #8 - PUBLIC HEARING: Accepting the Public Facilities Inventory and Approving the Public Facilities Plan as part of the Periodic Review Process.

- o Open Public Hearing - Mayor Cox opened the public hearing and read the Resolution by title.
- o Declarations or Challenges - There were none.

- o Staff Summation - Item 8 was related to the same issues and concerns as stated on Item 7. The best avenue is to leave the public hearing open so additional comments can be solicited and at Council review and direction, staff can make the amendments to these documents. They can be adopted later, after further consideration and review by Council and the public. Wilder stated that in addition to the statement. Section 1 - Policy section pay particular attention to this section. He stated that even though it was very dry reading the policy section had not been previously written they were assumed by staff based on comments and Council conclusions regarding other projects. Staff was extremely concerned that particular attention be paid to Section 1.

Christian stated that Council specific intent needed to be incorporated into the policy.

Wilder stated that Section 3 Needs and Requirements would be completed at a later date as a separate resolution. That would involve describing lines drawn on maps showing where additional sewer and water facilities are needed to serve the recently annexed areas as well as industrial areas in the north.

- o Proponents - None
- o Opponents - None
- o Staff Recommendations - As stated.
- o Council Questions/Concerns - Schmunk passed on many thanks to Greg and the excellent job done on the document. The computer updating of material and mapping has allowed the City to move forward and things that were previously unable to track are now being done and being done well...largely due to Greg. She felt it was one of the best documents she had ever seen and was very, very pleased with it. She was very proud of it.

Christian stated that a position approved by Council last year, Jerry Ortega has done a lot of the mapping. Without the computer system it would not have been possible to.

Thalhofer asked about the Urban Growth Boundary to the East - Christian stated the City limit line - south of Woodard Road. Wilder indicated where it was on the map. Christian stated that it does cross over the river. Thalhofer stated that then we wouldn't be able to annex over.

Council consensus was to continue this item for additional comments and review.

ITEM #9 RESOLUTION: Authorizing the Mayor to Enter Into An Agreement with the City of Gresham for Provision of Services Related to Building, Plumbing, Mechanical and Electrical Plan Review and Inspections (740-R).

Mayor Cox read the resolution by title.

Cox stated that if the City had any problems, due to vacations, illnesses, et cetera this would avail us of the opportunity to enlist these services.

Christian stated that these services are for back-up only. It is a reciprocal agreement.

MOTION: Schmunk moved to adopt the resolution as written. Bui seconded the motion.

YEAS: 5

NAYS: 0

ABSTAINED: 0

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

ITEM #10: Accepting Community Services Director Report - North Graham LID (Tape 2 17:24)

Wilder stated that Council had authorized preparation of this report. After considerable review the requesting property owner does not have controlling interest to do so by his own accord. Wilder cautioned Council stating that in the six years he had been involved, he can't remember an LID formed by Council initiative when there was not enough property ownership to guarantee the successful prosecution of the LID. Staff recommendation was still to proceed, at least with the public hearing portion, before determination is made to put out monies for engineering services or anything else. That would give other property owner the opportunity to remonstrate if they choose, or do nothing...which would made it easy to proceed with the LID.

Wilder stated that the project could total as much as \$127,000 for the improvements described which would include sewer/water lines, another pump station and a short piece of road to service T.L 24.

Christian stated that there had previously been discussions on whether or not the Federal Government was bound to participated in assessments. One of the only methods that can be approached is through this process of publication and public hearing. She didn't want to get into a situation where the LID is formed and all of a sudden, because they haven't responded, the City has to re-spread the assessment and up all the remaining property owners assessments. When an LID is formed, the costs must be spread over the benefiting parties. (In this case, GSA).

Mr. Fletcher is the only one contacted to date. If Council approved proceeding with the process the public notification procedures are done before the Resolution is made (whether adopted or not). People are notified by return receipt mail, newspaper ads are placed, etc. At this point in time, no one has been contacted.

Christian stated that in authorizing to continue, Council is authorizing the cost of all of the public notification and hearing costs that are required. Wilder stated that in this case with only 4 property owners involved, the costs are fairly insignificant excepting for the newspaper costs which would be the same with 4 as 1,000.

Bui stated he felt that another one besides the U.S. Government would be negative about this.

Wilder stated that the one referred to is a 74% landowner, which could kill the project. Except if one part of the ordinance were invoked which deals with the public health and safety in which you could have 100% remonstrations and proceed with the project anyway. However, Wilder stated that he couldn't find that this would be the case for this project.

Bui asked what staff recommendation was? Wilder stated that by motion accept the report and direct staff to proceed with the public notification process.

Schmunk asked if this piece had recently been annexed. Christian stated No, it was at the very east end of the airport.

MOTION: Bui moved to accept the report as presented by staff and to continue on with the public notification process for their review. Schmunk seconded the motion.

Discussion:

Thalhofer asked if Reynolds had been contacted regarding this matter, informally? Christian stated, no. Thalhofer stated that he felt they could have been contacted informally to get a feel for where they would be with it prior to spending monies for the public notification process.

Christian stated that after the past two annexations, the City is in the development mode for the northern properties in that area. She stated that addressing the issues of future development in that area, in which Reynolds Metals was a key player due to the bits and pieces of land they own in that industrial area that is ready to be developed. She felt there was a political process to go through to make those statements. The Council has the ability to find out in a public meeting where they stand, as well as Reynolds having the opportunity to state where they stand regarding future development. She was using her prerogative to set the stage - the City might as well be set if it needs to be dealt with and if necessary, look at other avenues.

Thalhofer stated as a matter of public relations Reynolds could have been contacted about the procedure the City is intending to follow. When Reynolds receives the letter, they will take a deep breath.

Christian stated that she was meeting with Mac MacElroy on another issue and she would let him know.

YEAS: 5  
NAYS: 0  
ABSTAINED: 0

ITEM 11. RESOLUTION: Supporting National Scenic Gateway Center Area

(741-R)

Christian stated that a tentative agreement from the Gresham Chamber stating that they will actively support this endeavor. She was meeting with the Executive Board and the Bi-State Commission members regarding the proposal for a Gateway Visitor Center. The Bi-State Commission will be reviewing the alternatives the end of April. It has always been a Council goal and Christian felt that great strides had been made in the past two months to get it before the Commission with wide-spread support.

Cox stated that the Troutdale Business Association supported this as well as the Lions and Lioness groups.

Thalhofer stated that the Business Association was addressing this at their next meeting and stated that they too were in support of the resolution.

Christian stated that letters from the organizations would help.

MOTION: Bui moved to adopt the resolution as written. Thalhofer seconded the motion.

YEAS: 5

NAYS: 0

ABSTAINED: 0

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

Fowler asked if this was picking up water services and so forth? Cox stated, yes it was and it had been passed twice before.

#### ITEM 12. DEPARTMENT REPORTS:

Public Safety: Nothing to add. Bui stated that it was a fine investment to give the City from Kal Can and Safeway Stores. He felt that the Mayor should write a letter on the City's behalf thanking them.

Finance: Nothing to add.

Community Services: Spoke to the charts included in his report. Dwelling units have exceeded projections with 25% of the year still not reporting there have been 40 starts. There was also the single highest month of building permit valuation on City record. A report received from Gibbs & Olson was handed out. This report relates to the work being done at the WWTP and is for information only.

The consulting engineer for the Sundial Rd/Marine Dr. project has begun work on the project. Wilder stated he would be reviewing and finalizing the schedule. A preliminary time-frame flowchart for the design work, and subsequent construction [approximately July 1st] was passed to Council.

City Attorney: No report. Thalhofer asked about a matter referred to him regarding the liability of over-occupancy of the correctional facility. Jennings hadn't received that as yet. Christian stated that

there was additional information to go before Council which would be forthcoming -- via discussions between Hauer and the County.

Fowler asked if the County had withdrawn their request except for code compliance? Christian stated yes, and the City was in process of working with them regarding the code compliance issue.

Executive: Christian had nothing to add. She stated she had been quite busy with the Chamber papers to be presented, as well as the Budget.

ITEM 13. COUNCIL CONCERNS AND INITIATIVES

Schmunk - Nothing; Fowler - Nothing; Burgin - Nothing; Thalhofer - Nothing.

Bui - Discussed the U.S. Forest Service and Mt. Hood Meadows increasing their size to accommodate an additional 15,000 skiers per day. He stated there was considerable opposition to that as well as the environmental, roadway, and public services necessary to do this. He did not agree with urbanizing the mountain. It has a pristine beauty for everyone.

ITEM 14. ADJOURNMENT

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

YEAS: 5

NAYS: 0

ABSTAINED: 0

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

The meeting adjourned at 8:06 p.m.

*Sam K Cox*

Sam K. Cox, Mayor

Dated: *April 26, 1989*

ATTEST:

*Valerie J. Raglione*  
Valerie J. Raglione, CMC  
City Recorder  
EX43[4.4]