


CITY OF TROUTDALE

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

7:00 P.M. -- AUGUST 22, 1989

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
2.1 Accept: Minutes of 8/8/89- Regular Mtg.
- (A) 3. PUBLIC COMMENT:
Please restrict comments to non-agenda items at this time.
- (A) 4. ORDINANCE: An Ordinance Repealing Troutdale Municipal Code Article II Title 3, Chapter 04 of Sections 3.04.040, 3.04.050, 3.04.060, 3.04.070, 3.04.080, Relating to Specific Fees SECOND READING
- (A) 5. RESOLUTION: Setting Fees and Charges
- (A) 6. ORDINANCE: An Ordinance Establishing and Imposing Street, Water and Sewer System Development Charges, Creating a Street Improvement Fund, Repealing Other Ordinances or Portions Thereof SECOND READING
- (A) 7. RESOLUTION: A Resolution Authorizing Issuance of General Obligation Improvement Warrants
- (A) 8. REPORT: Marketing Strategy John Hall
Real Estate Strategies
- (A) 9. DISCUSSION: County Roads Transfer Agreement
(BRING MATERIAL FROM 8/8/89 MEETING PASSED OUT)
- (A) 10. RESOLUTION: Authorizing the Re-Establishment of the Department of Public Works and the Department of Community Development and Separating the Duties and Responsibilities.
- (A) 11. COUNCIL CONCERNS AND INITIATIVES
- (A) 12. ADJOURNMENT.



Sam K. Cox, Mayor
Dated: August 17, 1989

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

7:00 PM --- AUGUST 22, 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 Councilor Bui to lead the pledge of allegiance.

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

PRESENT: Bui, Burgin, Cox, Fowler, Schmunk, Thalhofer
Jacobs - Excused

STAFF: Christian, Chief Collier, Gazewood, Wilder, Raglione

PRESS: Gresham Outlook

GUESTS: Larry Nicholas, Kim Bennett-Jensen, Mark Jensen, James Iglehart, Nancy Bui, Bettina Bui, John Hall, Walt Postlewait,

AGENDA UPDATE: Mayor Cox asked City Administrator, Christian, if there were any agenda updates. Christian stated that a new #11 was added and before Council for consideration (Resolution/Easement).

ITEM 2 - CONSENT AGENDA:

Mayor Cox read the Consent Agenda items.

MOTION: Councilor Bui moved to approve the Consent Agenda (Minutes of 8/8/89 Regular Mtg) the agenda update to include new Item 11. Councilor 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 on non-agenda items.

Kim Bennett-Jensen, Chairman for the Windjam wished to thank the efforts of Sam Cox, Brent Collier and Pam Christian for their efforts in making the 1989 Windjam so successful. She stated that the availability of the park as well as the control of the crowds, parking concerns, et cetera all helped to make it a great event and

something to be proud of for many years to come.

Councilor Bui asked if it was known approximately how many people attended this year. Bennett-Jensen stated that all the calculations hadn't been done but there were several thousand people. For the \$3.00 admission and \$10.00 button sales there was 'seed money' for the event in 1990. It had grown to be very popular and many sponsors and vendors have requested participation.

Christian stated that if there were suggestions for improvement that could be made early enough to be included in budget recommendations and preparations, she would be glad to have the information available in January/February for the budgetary process.

ITEM 4 ORDINANCE: Repealing Troutdale Municipal Code Article II of Sections 3.04.040, 3.04.050, 3.04.060, 3.04.070, 3.04.080, Relating to Specific Fees. (529-0)

Mayor Cox read the ordinance by title. It was the second reading for this item.

Christian stated that this was intended to be a master ordinance to be included in the codification of the Municipal Code. This will allow Council to review costs and fees and charges that are generated due to the costs on a yearly basis. She stated that adopting the fees by resolution rather than ordinance would be a less costly process. [Passing the fees and charges by ordinance each time would require codifying it each year as they are passed, in order to properly reflect the current charges.]

Christian stated that it in no way reduces Council review authority. The changes previously discussed are generally associated with salaries, those fees haven't raised for two years, and reflects about a 2% increase in salaries, and costs of providing that service.

MOTION: Councilor Bui moved to pass the ordinance as written.
Councilor Fowler seconded the motion. YEAS: 5
NAYS: 0
ABSTAINED: 0

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

ITEM 5: RESOLUTION: Establishing and Revising Specific Fees and Charges (772-R)

Christian stated that this item was to put in place the fees and charges and generally re-establishes the fees that have existed. The differences have to do with personnel costs - fees for park security; lien searches and basic application fees that relate to building and planning are the same as in the prior ordinance.

Christian stated that the City had, this week, received a request from the County that requests an increase in fees to match Gresham, Portland, and Multnomah County. An analysis would be done for Council review very soon. Christian projected that this would raise

considerable discussion with Council and didn't anticipate increasing fees to match others within the near future. In the meantime, the City needed to have the current fees and charges in place.

Councilor Fowler asked what difference it made to Multnomah County what the City charged?

Christian stated that currently there are services contracted with Multnomah County to perform inspections in unincorporated Multnomah County north of Fairview, Wood Village and Troutdale. There are areas that the City provides services to. The fees that the County passes are in place for unincorporated Multnomah County. Troutdale provides the services based on an agreement with the County and the City, the County receives any additional revenue over what the City is contracted with them to do. They still have the authority over their property.

Councilor Fowler still felt that the fees relating to planning should be no concern of the County's.

Councilor Schmunk pointed out that during discussions of the economic growth of the entire region [east county]. One of the concerns that developers expressed was the concern over varying charges/fees for the same type permit. If they were like charges, then it is easier for developers to deal with rather than having different steps at different cities and different costs. They had expressed the desire to have the system more uniform and that makes it easier for the public and developers. It also reduces the comparisons between areas if the fees are similar with each agency.

Christian stated that she understood the policy of the Council to be that the fees weren't looked at as a revenue generating business but, to recover the costs of providing the service over and above what any normal person would expect to have from the City. The entire fees & charges issue in terms of the region will be an issue that is before Council very shortly. Local jurisdictions cannot charge more than the cost of providing the services, recognizing overhead. Some of the proposed fees will essentially double what is currently being charged in Troutdale. Those increases wouldn't be before Council until an analysis could be completed and dealt with at a work session - discussed later in the meeting.

Christian stated Council decides what their policy is based on the analysis of the costs to provide the services. Christian stated that it hadn't been prepared as yet.

Mayor Cox asked about 8.g. - He didn't see where it authorized the Mayor/Councilor to sponsor and waive the police officer fees. Christian stated that the language should still so state.

Christian stated that the Mayor gets inundated with requests to waive fees that are inappropriate requests. A full set of park rules and instructions are provided at the time an application is taken out. If Council desire is to include the waiver statement, then it could

be added with no problem.

Councilor Burgin asked about 8.h. - half day rates and if the majority of rentals didn't meet the half day rate?

Christian stated that there were several events that required full day in order to prepare the building/room for the event. That would then require the rental to be a full day. The parking concession needs to be notified of the amount of hours people are going in and out of the building.

Mayor Cox called for any other questions. There were none. He then read the title.

MOTION: Councilor Bui moved to adopt the resolution to include the waiver statement and based on future analysis of the Council. Councilor Burgin seconded the motion. YEAS: 5
NAYS: 0
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Jacobs - Yea; Schmunk - Yea; Thalhofer - Yea

ITEM #6. ORDINANCE: An ordinance establishing and imposing street, water and sewer system development charges, creating a street improvement fund, repealing other ordinances or portions thereof. (530-0)

Mayor Cox read the Ordinance by title.

Wilder stated that the only change was an addition of a new section which protects the City against failures of payment by the property owners or developers that may wish to exercise the provisions set forth in section 8. Those provisions allow a great degree of latitude and flexibility in collecting SDC's. It allows the measurement of sue over a period of time. When that period of time is left there is no 'hammer' left to use...which is the issuance of building occupancy certificates or building permits, et cetera. There are portions of other ordinances dealing with non-payment of amounts due. That involves liens, et cetera. Wilder stated that this new section 10 is the only change in the ordinance.

Councilor Fowler asked if this was prepared by the City Attorney or staff?

Wilder stated that it was prepared by staff and reviewed by the City Attorney, which is generally the case with ordinances and resolution.

Councilor Fowler asked about the recording in the assessor's office and whether or not the L.I.D.'s are recorded in the same manner?

Wilder stated that it is the assessor and/or recorder office.

Councilor Fowler stated that on property recently purchased the papers didn't state whether there were or weren't any liens on the property. What is the difference when they do the same thing.

Christian stated that at the time of foreclosure it makes a difference because if the City doesn't record it with the assessor and/or recorder, there is no formal recognized lien on the property if it is not recorded. That was based on the attorney's opinion that it be recorder. He stated to be safe with the assessor's office also.

Councilor Fowler asked if there was a time limit?

Christian stated that it was addressed in Section 10 (a).

Councilor Fowler asked who makes the payment agreement? Wilder stated that the agreement is generally drafted by staff in negotiations and discussion with the property owner. He then gave examples.

Christian stated that those negotiations would still be before Council for approval. It is not a foregone conclusion that staff negotiations are set, the Council and Mayor still make the final decision after review.

Councilor Fowler asked if the party would have an opportunity to present their case to Council also? Christian, absolutely. There is also an appeal process open to anyone.

Christian stated that if there was no amicable agreement during negotiations, there would be no agreement and would automatically come to Council for resolution. Otherwise, Council would formally have the opportunity to review any negotiations that would take place.

Mayor Cox called for further comments. There were none.

MOTION: Councilor Bui to pass the ordinance as presented. Councilor
Thalhofer seconded the motion. YEAS: 5
NAYS: 0
ABSTAINED: 0

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

(Tape Side 1 26:00-2 13:06) Discussion.

ITEM #7. RESOLUTION: A resolution authorizing issuance of general obligation improvement warrants. (773-R)

Mayor Cox read the resolution by title.

Bob Gazewood, Finance Director gave explanation of the resolution before Council. He stated that there are 5 local improvement districts. The last one being the East Troutdale which is temporarily on hold until next spring. For the purposes of packages this information together, it was included. There are approximately \$1.2 million in interim financing for the 5 l.i.d.'s \$485,000 has been disbursed to date. The Security Pacific package will allow the drawing down of the moneys as well as reimbursing the City for funds disbursed to date. It would be at the rate of whatever primary is on the date of drawn down of the funds. As of this date the prime is

10.5 and the interest is factored on the basis of 72% of the prime rate. The existing rate is drawn today would be 7.56% until the improvement warrants are redeemed.

A copy of the improvement warrant was attached at the end of the packet materials. The Mayor will actually execute the contract, as well as the warrant. The 2 page improvement warrant would be issued each time there is a draw for financing. The bank put the amount of the improvement warrant into the City's bank account and a regular City check will be drawn to pay the contractor(s).

Councilor Burgin asked if it was a dollar for dollar draw against the actual invoice amount?

Gazewood stated that was correct. The bank would hold the warrants until a future date which is based on 6/30/90 that is anticipated to have the permanent financing. Gazewood stated that if extra time is needed the bank would be inclined to allow it per the previous discussions with them. The resolution procedure would need to be done again which would authorize additional time. There is an initial \$200 set up fee to the bank for services provided initially.

Mayor Cox called for questions. There were none.

MOTION: Councilor Burgin moved to adopt the resolution as written.
Councilor Fowler seconded the motion. YEAS: 5
NAYS: 0
ABSTAINED: 0

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

ITEM #8 REPORT: Marketing Strategy - John Hall

John Hall, Real Estate Strategies presented the draft marketing plan (passed out at the 8/8/89 meeting to allow time to review.) He began with Section 5 pg. 42. The five components to a marketing plan are: (1) development of community goals and objectives; (2) thorough understanding of the communities economic character and contest in the region; (3) assessment of community assets; (4) targeting specific industries; (5) development of the marketing plan itself.

The four basic goals established initially were: assist and support the existing businesses; attracting new businesses and development to the area; support of tourism and recreational activities to promote area; maintenance of areas.

Hall felt that the most important thing to keep in mind was Troutdale was a part of a larger economic region. There is some control within its boundaries but its overall performance is deeply intertwined with the region as a whole. Keeping this in mind was extremely important. It would be difficult to conceive of a situation which the rest of the Portland region to suffer in the early 80's that Troutdale wouldn't suffer the same.

Hall stated that in assessing the assets of the community (pg. 48) 7.
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obvious assets stood out. Location of City relative to Gorge; regional and national transportation system (I84 and other freeways to connect); natural beauty and recreational areas; quality of vacant service industrial land in area; skilled labor force; presence of general light aviation airport.

There were four items identified as constraints to economic development. Troutdale suffers poor weather relative to the balance of the metropolitan area; an extraordinary amount of travel time involved between Troutdale and downtown Portland; lack of strong commercial activity or core at the present time; image shaped largely by freeway - trucking related activities and heavy manufacturing (Reynolds Plant to the north.)

Identify industries to recommend targeting as being consistent with goals and objectives of the community. Some are on the listing because there is an established base similar in the area (pg. 49) retail support services (i.e., variety stores, grocery stores, eating/drinking establishments) general category - industries and businesses which are directed at tourist industry - hotels/motels, RV parks, sporting goods stores, et cetera.

Mayor Cox stated that there was a better travel time to Portland than Hillsboro or Beaverton. Hall stated that is why is was in the perception area. The marketing needs to keep this in mind as an item to overcome.

Councilor Thalsofer agreed. It does take less time to get to downtown Portland than several other areas. We have a positive there and it needs to be exploited.

Mayor Cox stated that under basic goals #3 - where we support tourism and recreational activities that promote the area. With part of the City being part of the Scenic Gorge area they don't allow things that are development related.

Hall stated that the primary purpose of this goal was to try to generate ideas that would place in minds the idea of starting their drive through the Columbia River Gorge in Troutdale - use it as a starting point whether by bicycle, RV's, freeway. The by-pass is a blessing and a curse. Many people can drive to Multnomah Falls and that is where they begin their tour of the Columbia River Scenic Gorge. He believed that the development of activities to attract tourists to the City would help them get started on their way through the Gorge to give Troutdale truly the 'gateway to the Gorge'.

Councilor Schmunk stated that she disagreed with the idea that it was a pass-through concept.

Councilor Thalsofer stated that the perception of the poor weather translates to clean air also. That is beginning to be more important. We actually have 40 mile an hour sunshine in the winter.

Hall stated that the purpose in this subsection of the report was to

point out that marketing economic development the theme 'Gateway to the Columbia River Gorge' may not be enough. What type of identity you are giving to particular types of business - from a marketing standpoint. That doesn't mean it is the wrong one but, it can be looked at as 'Gateway to the Portland Metropolitan Area' also.

Councilor Schmunk stated it had been brought up in the past also, this wasn't the first time. She felt that the theme could be hard to 'give up'.

Christian stated that there was considerable discussion on this - it wasn't a declaration of denouncement or pronouncement of the logo. But, we are trying to market to several different levels and while it may be appropriate in terms of visitors or visitor center business; industrial or residential development is a different need. They are looking for a place to make a home, to have a quality of life and raise a family in. Industry wants quick to the airport, quick to the freeway; railway access, et cetera. Gateway doesn't mean anything to them. A business looking to be in the center of activity doesn't want to be in the gateway to something.

Christian stated the need to do some marketing and then meet those goals is the issue. Not just residential or industrial.

Councilor Schmunk clarified that there needs to be other identifying traits to Troutdale and not just bear on the Gateway issue as a whole theme. John Hall agreed.

Troutdale is a part of the economy to the region and it can function on its own, you will be completing for certain types of activities. Since Troutdale is part of a region - it didn't seem to Hall that spending money trying to attract firms to the region was the best use of the money. He felt that the emphasis of the marketing plan ought to be interaction with the regional agencies that are making calls on the firms out of the area (Portland Development Commission, Port of Portland) educating those people as to the assets and quality of the assets that we possess. They could make the large expenditures and take the risks then the City could work with them to attract people into Troutdale.

Councilor Fowler discussed the issue of the downtown concept plan and revival of dead main street. He understood this to be 'how do you see main street?'. The property below is selling like hotcakes and the downtown area is closing up.

Mayor Cox stated that everything on main street was rented, he didn't see how Councilor Fowler could say it was closing up.

Hall stated that the difficulty with retail types of things is that they depend on two primary sources either approximate labor pool or new residents to the area. Until those two things happen the retail development/personal services like banks.. are going to have a difficult time surviving.

Industrial development, residential to provide housing for those workers, and then retail development to provide services for those residents.

Councilor Fowler stated that they shop in Gresham.

Hall felt that it wasn't unreasonable that at some time banks would be looking at this area, eating/drinking establishments would also. Interaction for new industrial/new residential development and the influence of Troutdale as a potential location for attracting tourists as they enter the Gorge. Then you will begin to see development of some type of retail. It would be an indirect path to build the bank back up, it wouldn't be a direct path. Typically those types of business take a very simple view. They draw a circle around their establishment/how many people live there/what are their incomes and is that enough to support the enterprise in this building if the answer is no...they move on to another building.

Councilor Thalsofer thought the Columbia Crossing Development as a real boon.

Councilor Burgin stated that he was uncomfortable with the report because it is so generic. It felt as though it came out of a word processor that used to say Tualatin and now says Troutdale with the exception of several specific locations that state specifically about Troutdale. Columbia Crossing is what's happening. The other developments have relatively small number of employees - they don't produce traffic downtown and the rest of the City. It looks like what we're talking about is what is going to happen rather than what is happening.

Hall stated that factory outlet on the west coast is relatively okay. He stated he wasn't familiar enough with it to state how it would perform.

Councilor Fowler stated that population won't bring business into Troutdale, they shop in the Gresham area. The initial question was how to develop main street.

Hall stated that main street was one of the areas in addition to others to look at. He didn't have a problem with looking at more specific recommendations if Council desired.

Mayor Cox stated that it was clear that an overall City marketing strategy was to be looked at not just one specific area.

Councilor Fowler felt that it looked like an overall plan that would fit XYZ city and agreed with Councilor Burgin. It didn't address Troutdale's problem. The industrial area was growing and growing very rapidly.

Councilor Bui stated that the Gresham older area business people are also concerned in filling up businesses. Their concern for business moving into the conglomerate shopping centers that are being built.

The Gresham businesses are also frustrated like Troutdale's are. He asked if it would help the area to get involved in a main street program, not using public funds but interested people funding it. And, possibly hiring a Director for a main street program.

Hall stated that his concern would be the market support to make the businesses along main street viable enterprises.

Councilor Schmunk stated that the report reads that there is a need to work with other entities, however, Gresham is running on a different level than we area. There are areas active within the City of Troutdale i.e., Port, Columbia Corridor Association, et cetera. She felt more should be done with those groups for a better understanding which would be helpful. A motel/hotel is desperately needed in the area. Working with those associations could help us to see something come out of it. The college facilities can be used but there are no places closely to accommodate the people using the facilities.

Councilor Burgin would like included in the report a recognition of the realities, not the generics of different kinds of business. The Port and their impact on the City, 257th, the new mall in Gresham, Columbia Crossing. He didn't want to avoid naming names and stating the impact they have on the City. Go to the planning department and find out what the new apartments are that are going in. The Sunset Corridor type development isn't going to be out type of development. Shop down home - look what's at the bottom of the hill. Promote Troutdale to Troutdale. They kinds of things on Stark/257th and Columbia Crossing would not be of interest to the immediate target that Hall described. The target market for those are the 7,000 or 30,000 that have immediate access to 257th. We need an approach to address that audience not locate their business here but to market what we have.

Christian stated that Scott Lieuallen, Executive Director of Columbia Corridor was on the committee and help develop the information. So, we are making an effort to get the word out.

Councilor Thalsofer commented that a major player in the development of Troutdale is the Troutdale Business Association. He was President and no one had ever interviewed him or in the Association to the best of his knowledge. Hall didn't recall an interview though.

Fritz Van Gent was on the intergovernmental committee for the Business Association and he personally had interviewed and talked with John Hall.

Councilor Thalsofer stated that the Business Association felt that they played a large part, just as a Chamber of Commerce would and, in fact may become a Chamber at some time. He also asked about recommendation against hiring a person to work part-time.

Hall stated that he was correct that the recommendation could be taken care of by existing staff or on a contract basis and a position

wouldn't be necessary at this time.

Councilor Thalsofer wanted to comment on that recommendation.

Councilor Bui felt that it didn't talk about 7,200 living on top of the hill and with 257th being a shot right to I84. Is the shift of the City moving from down in the area to the top. Should building up there be considered further?

Hall stated that the top of the hill felt more like Gresham than Troutdale. Therefore, there needs consideration about what development is taking place there and some effort to direct citizens of Troutdale toward their commercial center/main street. The City has some very distinct characters and they are difficult to think of as part of Troutdale as you are driving down the road.

Councilor Schmunk stated that the water tower marks out that Troutdale is there. People aren't aware of where the line is. The exact boundaries aren't known.

Christian stated that all the businesses on the north side of Stark are addressed as Gresham - even though they are Troutdale. Due to a delivery area and they don't care about jurisdictional boundaries.

Councilor Burgin moved for a 4 minute recess.

Mayor Cox thanked Hall for attending and making the presentation of the draft form.

Hall stated that if there were other comments to be made, please let staff know and they will be directed to him.

BREAK: 8:35 p.m.

RECONVENE:

ITEM #9: DISCUSSION/COUNTY ROADS TRANSFER AGREEMENT

Mayor Cox introduced this item. Christian stated that materials pertaining to this item had been passed out to Council at the August 8 meeting. A questionnaire sent out by a consultant hired by Multnomah County which outlines options and soliciting feedback on Gresham's request for transfer of road and associated resources; Christian's request for Council concurrence to turn the advocacy position to Greg Wilder in terms of transportation; a memo from Greg responding to the questionnaire.

Councilor Schmunk supporting Christian's request for Wilder to act on behalf of the City relating to the roads transfer issue. Wilder is well versed on the transportation issues and attends nearly all of the Technical meeting involving the City regarding interstate/city/county and whatever road and transportation issues there are.

MOTION: Councilor Schmunk moved that Greg Wilder be the
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spokesperson regarding the County Roads transfer. Councilor Bui seconded the motion.

YEAS: 5

NAYS: 0

ABSTAINED: 0

Councilor Bui stated that he felt the issue of Gresham taking over the roads in east county would have more impact than is being read into it. He was concerned about the smaller cities being left in the lurch as they pull the funds out and entitle themselves to what they should be now that they had grown up.

Councilor Schmunk stated that as long as she had been on Council Gresham had been well represented. It had been looked at on a regional basis as far as County funding and the work they would do on the roads relating to Gresham. A priority list had been set and Gresham had faired well. This was done on a regional basis and she had no problems with how that system had worked. She didn't know if Gresham was qualified to take over everything the County had. She wouldn't want to deal with Gresham on a one-on-one basis.

Mayor Cox agreed with Councilor Schmunk.

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

ITEM #10. RESOLUTION: Authorizing the Re-Establishment of the Department of Public Works and the Department of Community Development and Separating the Duties and Responsibilities. (774-R)

Christian stated that there had been prior discussion on this issue and this resolution was before Council including all job descriptions that would be affected for Council review.

Christian stated this would require an additional expenditure in funds and salary. All persons involved in the separation of duties have agreed that the total activity in the City makes it impossible to keep up, direct and supervise all the divisions that are to included in the department split. She stated that the overlap in job duties of some of the positions is necessary because the City isn't large enough to set up its own hierarchy within each job description. There needs to be flexibility of overlap in order to enable people backing up each other and working in concert.

Christian stated that with the on going development activity that is going on, we were 18 months behind in terms of the Periodic Review process. There have already been two extensions from DLCD. It is incumbent upon the City, to set established policies and have them in place at the time of development. She stated that in getting additional help we all could get on with business and deal with both tracks (deal with current planning and get the long-term planning and policy setting done at the same time).

Christian encouraged Council to ask Wilder his thoughts, since he is the Director loosing the authority of these areas.

Councilor Burgin asked about the budget impact and the area of SDC's.

Christian stated that the organizational chart included in packets indicated the structure this resolution would allow. She stated that until six years ago, there was a Public Works Dept. Director which had responsibility for engineering, facilities maintenance, wastewater, public works (including streets and internal services). There were considerable ordinances that were in place that still referred to this position. The Community Development Department would be Planning [current development activity], and Building [building inspections, which includes contracting with Fairview and Wood Village] responsibilities. Regarding who is responsible for what, if there were a question that wasn't definitive enough by responsibility area, the Mayor and City Administrator would decide and make an assignment of work.

Christian stated that the budget impact would affect the Executive Department in recruitment and selection process [assessment center]; and 8 months salary at a beginning level for a Director estimated at \$30,000 annual rate, including benefits.

Councilor Burgin asked about [i.e., System Development Charges] whether or not the Director would be Director of Community Development, Director of Public Works, Director of Community Services or other designated public official. Is that a pretty easy process in designating that responsibility?

Christian stated that building and planning doesn't have any direct responsibility to water, sewer, streets in any determination manner. They administer the codes but don't have responsibility for determining the costs.

Councilor Burgin stated that it looked as though it was working away from the one stop permitting process. Was that correct? How would it affect the developer.

Christian stated that overall it would work faster, there wasn't one person dealing with every question. In the job descriptions, the first thing that would change is that a developer would have an advocate for his development request. The Development Coordinator is specifically designed to be an internal staff person actually acting as the advocate. In the long term, it would save the developer a lot of separate meetings at City Hall over specific issues.

Discussion about the functions of the Community Development Director positions ensued.

Councilor Thalsofer stated that since the Development Coordinator 50-50 split time in building/planning and an advocate of getting something going and keeping it going. Would it be possible to combine that position with the Director?

Christian stated that had been discussed and thought about. The problem is that someone has to set parameters and that person needs

experience to set those parameters for [i.e., advocacy, hold the line, interpretation of codes] it becomes difficult for a person that is responsible to do one or the other; administration and overseeing of our contracts with other agencies. As their activity increases, that is becoming more and more important. The contract employees we have need to be coordinated. If the Coordinator is dealing with on-going development issues, somebody dealing with interjurisdictional coordination is becoming more important in terms of making sure we are meshing with out neighbors. There are proposed developments versus existing developments that need to be dealt with. This requires a lot of negotiations between jurisdictions.

Land Use Planning in the Columbia Gorge Scenic area, annexations within our service boundary areas can't be done in between taking applications, staff reports for Planning Commission.

Councilor Thalsofer asked Wilder his thoughts. He stated he felt it an opportunity to deal with another Director on a peer level that could provide some objectivity that might be different than his. He stated that he takes hats off and on all day long and try to balance what is in the best interest in his mind for the City and the best interests for the developer. It is sometimes quite difficult. With the added Director it adds to the objectivity.

Wilder stated that he is very divided now and a lot of tasks are coming up that need more time. There are 1990's issues i.e., pending 503 regulations - EPA that most cities have decided to hire a full-time person for; storm drainage utilities again, most cities have decided to hire a full-time person; all the road issues before us now and the ensuing three to five years. Wilder stated that quite honestly he can't do all of it by himself and would welcome the changeover. When it was discussed earlier, he felt a relief.

Councilor Thalsofer stated he was in favor of the two departments. His question of Wilder was how does he see the Community Developer Director's duties? As a hands-on type and whether or not the person could be combined with the Coordinator position.

Wilder stated he completely agreed with Christian's description and opinion. He stated that it would certainly be a hands-on type position.

Christian reminded Council that during the budgetary process there is the opportunity to comment on funding and staff levels. If there is concern or uncomfortable with the results, Council has ultimate control.

Christian reviewed the staffing now in place and explained the job and relationship to departments. She stated that she had been reluctant to divide the departments prior to this time due to a feeling she had regarding the functions and ties with each other. She felt that the growth and development that was occurring was demanding something be done differently to address the needs now, however.

MOTION: Councilor Bui moved to adopt the resolution, as written.
Councilor Fowler seconded the motion. YEAS: 5
NAYS: 0
ABSTAINED: 0

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

ITEM #11: RESOLUTION/Accepting a Utility Easement Across Property in
Section 22, T1N, R3E, W.M. Multnomah County, State of
Oregon owned by Spencer Northwest Partnership. (775-R)

Christian stated that this was an add-on to the agenda.

Wilder reviewed backup materials. It was to service the pending development 30' wide containing water/sewer facilities which would be added to the LID funded entirely from the benefiting property owner (RMAC).

Mayor Cox read the title of the resolution.

MOTION: Councilor Bui moved to adopt the resolution as written.
Councilor Fowler seconded the motion. YEAS: 5
NAYS: 0
ABSTAINED: 0

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

ITEM #12: COUNCIL CONCERNS AND INITIATIVES Side 5 (21:56)

Councilor Schmunk - Columbia Crossing 8/22/89 meeting and discussion of their new location. She stated that she was quite concerned about the fence along the north side of Historic Columbia Scenic Highway was turning into an eyesore. She stated that winter was coming and the highway was very dangerous. When the fence was put up they were given a temporary permit. She felt that there was generally a time limit on a temporary permit. Something needs to be done. Everyone is talking about what to do downtown. We only have one side. The other side needs some improvements.

Councilor Schmunk wanted to know, from staff, when their permits were up and what alternatives there are to getting that 'dangerous' situation taken care of. Maybe some type of barrier. She was concerned about the safety primarily and the aesthetics.

Christian stated that when she inquired, the current Building Official couldn't explain it. The (chain link) temporary construction fence permit was issued in conjunction with a retaining wall construction permit. The retaining wall is complete. Retaining wall construction permit, the wall was finalized and, therefore, in terms of the Building Official, the permit should be finalized and the fence should come down. (Issued 2/24/88) and finalized out _____. The foundations were issued in 6/9/88 and the last inspection was 6/21/89 (if that is considered temporary construction). The need to have one inspection every 6 months.

Councilor Schmunk stated that the fence stays until all. There has to be structural changes to the foundation [walls standing] in order to backfill.

Wilder stated that the building wall is not structurally adequate because as it stands without the buildings or other changes made to it to support the backfill.

Councilor Schmunk again stated that she was very concerned. Apparently, it is still in a temporary state of affairs. She was afraid the City could somehow be liable because of the situation that exists. She didn't know if council should give them direction or if it was the building division... She brought it to Council for discussion.

Mayor Cox stated that if the buildings were there the backfill could be done and would allow the stabilization required. What type would be needed.

Wilder stated that their engineer would have to do some plans. The architect had indicated that conditions could be met by installing the first floor level without the rest and that would create the stability necessary to backfill it.

Councilor Schmunk asked if there was a expiration date on the permit ?

Christian stated as long as there was one inspection every six months they didn't have to do anything. The last one done was 6/21/89. Christian stated that it also raises a concern on what that does to the road bed, lots of water today as an example; and the structural integrity of the roadbed.

Councilor Fowler stated that approximately 3 months ago, Council had directed Greg to do something in regards to forming an LID on the road which he believed nothing had been done on it.

Christian stated that the report was asked for and it is due next month.

Councilor Fowler said next month and that was several months ago. That was, of course, one of the reasons for doing the LID was to come up with curbs, streets for improvements etc to go in there. No. 1 the fence permit/retaining wall on the potato shed; the foundation wall where there is no fence in front of a retaining wall anywhere.

Councilor Schmunk stated that she was talking about the whole strip, downtown Troutdale. The fencing sitting on the pavement on a cement block.

Councilor Fowler stated he was trying to answer questions, do you want to start from square one or in the middle?

Mayor Cox stated to go ahead.

Councilor Fowler, first there is a 10' piece of property that belongs between the Bennett's and the State Highway. That has never been dedicated. In fact the foundation is 12' back from the property line of the State. They have talked to the State about putting the curb in, the sumps to drain the water off of that side and putting something behind it for 3' or so and then a fence and then grading down halfway. We want to finish the foundation the rest of the way up that street either that or the final building will not be built until the second _____.

Councilor Schmunk, to clarify what Councilor Fowler stated made an agreement with the State to put the curbs and sidewalks in then the fence will come down.

Councilor Fowler stated the sidewalks will go back 10' from the base of the curb.

Councilor Schmunk stated that wasn't an answer. How many years has the City been dickering with the State to get something done with that piece of property. She stated that didn't satisfy her. That won't work.

Councilor Fowler said he was talking about two pieces of property that is involved...the 10' that is dedicated to the State. The State Highway and the real property that belongs to Columbia Crossing. So, the State Highway tells them what to do with that street.

Councilor Schmunk stated that she had 6' or 7' in front of her property that belonged to the City and its her responsibility to take care of it and make it safe.

Councilor Fowler said right but, what is done with the street has to comply with the State, rather than the City.

Councilor Schmunk stated that they could sit there 10 years before the State would have funding to take care of it.

Councilor Fowler stated that they were talking about putting the curb in at their own expense. Put in the curb, catch basins, detour the water off of the foundations...

Councilor Schmunk stated that she couldn't wait for that. There's no way.

Councilor Fowler said okay, good bye. §Councilor Fowler left the meeting at 9:37 p.m.†

Councilor Thalsofer asked if the chain link fencing was legal?

Christian stated yes, it is a temporary construction fence.

Councilor Schmunk asked for how long?

Christian stated it was up to the Building Official through

Councilor Thalsofer stated that if it wasn't legal then the appropriate department should take action, if it is legal then why is anyone going through a long discussion on the issue.

Councilor Schmunk stated because she brought it up.

Mayor Cox stated that the fencing had either gotten blown down or knocked down for about a block and a half at one time. It was immediately put back up.

Christian stated that the issue is it is legal and required by the State Highway Department when you are doing construction. City codes, city issued permits for a construction fence. The codes states that temporary construction fences are during the time of construction. That was issued on a permit and in conjunction with the construction. The construction has been finished. However, because we were directed to try to work with the developer the City has done construction in phases. So, it is almost impossible to separate one phase that was issued a permit from another piece of construction which is still going on. That is why I can't tell you 'is it or isn't it'. The issue is there is still construction going on, there is still required to be a fence by the State. Now, the permit itself and the initial construction is done. It's over. But, continuing construction goes on and the need for the fencing is still there because even if they have one inspection every 6 months it is considered a legal, active permit.

Councilor Schmunk asked for how long? Forever?

Christian, under the law, there is no limit.

Wilder stated that staff was instructed to issue permits on a flexible basis on a phased basis. Their only obligation is to do twenty five dollars worth of work and call for inspection once every six months. They have met the letter of the law and the fence would stay accordingly. To protect the unfinished development.

Christian stated that in order to get that piece of Columbia that still belongs to the State Highway Department, we need some kind of comment, statement or concern from the State Highway Dept. who does not respond.

Mayor Cox asked if a possible solution could be working with the owner of the property and possibly get a cement barrier. They can be rented. This could be done for a specified amount of time, he stated that he worries about the safety of it. That chain link fence could be there to. If something like that can be worked out would Council like to leave it at that for the time being?

Councilor Schmunk, for the time being. Still, that is only a temporary.

Mayor Cox stated right, and that could be possibly two years along, if everything goes well.

Councilor Burgin, in speaking in their behalf, it puts them in an awkward position. They did what was required. They put up a fence because they were required to put up a fence. He didn't feel it was appropriate for Council to complain about the appearance of the fence when that is what a temporary construction fence looks like. If they are complying with the law we aren't in any position to argue about it. They are moving as fast as they can in the other area. We need to put our attention in what are requirements are and watching construction and making sure they comply with the law but not hassling them in something that they were required to do.

Mayor Cox called for further discussion.

Councilor Schmunk stated that her final statement would be that she won't do much to defend downtown any more.

Councilor Burgin stated that he agreed with Councilor Schmunk that it wasn't pretty but, didn't feel anything could be done about it.

Councilor Thalhofer stated that the State Engineer, Don Adams, in charge of Region I would be a guest speaker at the next meeting of the Troutdale Business Association in September. He stated that the issue just discussed could be brought up at that meeting.

Councilor Thalhofer stated that in the meantime, if Columbia Crossing was doing everything legal, even though it may not look good, it wasn't their choice. If it is dangerous maybe we could work with them and help mitigate that. However, he didn't see the point in the discussion tonight.

Councilor Thalhofer commented on the excellent article written about Chief Collier recently. He was confused about where the Chief lived?

Chief Collier stated that his address was in Portland, he lived barely in Clackamas County but had a Troutdale phone prefix.

Councilor Thalhofer stated that he thought he lived in Halsey Station. Chief Collier stated that he did but, he had moved.

Councilor Bui stated that he went along with Pam's comment about recommending a work session. He had received a call from Sharron Kelley regarding the jail issue. He felt Council needed to sit down and work out a policy on this issue. Apparently there was need for 473 beds. A policy should be in place so that when we sit down and talk with people about this issue, we can look and act united. He stated he wasn't sure if what he told Sharron was the same as what the Mayor told her.

Mayor Cox asked Christian if she had any dates available for the work session.

Christian stated that the 9/12/89 meeting would be okay if most things were shifted to the 9/26/89 meeting. The earlier the better considering the interest in the items to be discussed. Mayor Cox stated that he would like to discuss a Scenic Gorge issue also. It may not be long enough but it would be a start.

Councilor Thalhofer stated that he would like as much information on all sides of the jail and transportation issues as possible. He wanted to find out some detail about the City of Portland's agreement with Multnomah County. He stated that is what put it out of whack. He didn't know if anything could be done about it but, it should be used as a backdrop for discussions. If an expert from Multnomah County needs to come out and discuss it, then so be it. It wanted accurate, objective information so that an intelligent decision could be made.

Councilor Burgin asked if a one page recap of the current allocation of the state tax money 'how it is changed back'...of gas tax money. Christian stated that would be part of the analysis of the Portland agreement.

Councilor Thalhofer asked about Sumner Sharpe's report? Christian state that those are questions and not a report at this point. Councilor Thalhofer asked if he would have his recommendations or not? Christian didn't know.

Christian asked if Council agreed on the 12th of September for a work session? Consensus of the Council was reached that a work session would be scheduled for September 12th, following a brief regular session.

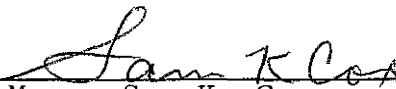
ITEM #13: ADJOURNMENT

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

YEAS: 4
NAYS: 0
ABSTAINED: 0

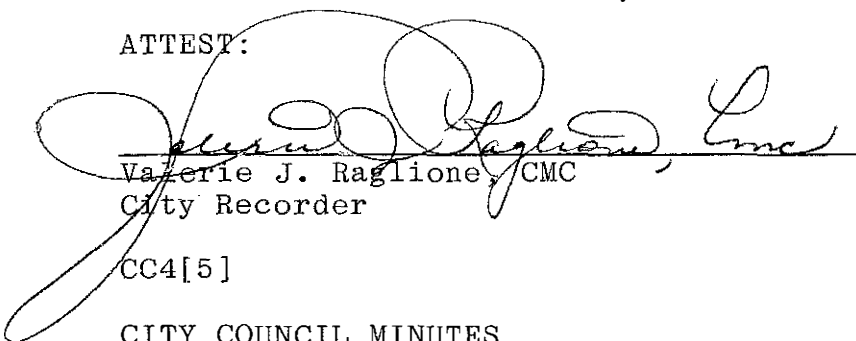
Bui - Yea; Burgin - Yea; Schmunk - Yea; Thalhofer - Yea

The August 22, 1989, regular City Council meeting adjourned at 10:06 p.m.



Mayor Sam K. Cox
Dated: 8/24/89

ATTEST:



Valerie J. Raglione, CMC
City Recorder

CC4[5]