

MINUTES
TROUTDALE CITY COUNCIL - REGULAR MEETING
TROUTDALE CITY HALL
104 SE KIBLING AVENUE
TROUTDALE, OR 97060-2099

7:00 P.M. -- MAY 14, 1991

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

Mayor Cox called on Councilor Thompson to lead the pledge of allegiance.

City Recorder, Valerie Raglione, called the roll.

PRESENT: Bui, Cox, Fowler, Thalsofer, Thompson

STAFF: Christian, Cline, Farr, Gazewood, Raglione, Wilder

**PRESS: Steve Amick, Oregonian
Dave Pinson, Outlook**

GUESTS: Charles Kupper, John Spencer, Joanna Moyer, Karen Burger-Kimber, Kris DeSylvia, Sally Wakeman, Jim Wakeman

Mayor Cox asked City Administrator Christian if there were any agenda updates. There were none.

ITEM #2: CONSENT AGENDA

Mayor Cox called this agenda item.

Councilor Fowler asked if the checks are already written then why were they included in packet materials to be approved?

Christian stated it had been requested from a previous Council.

Councilor Fowler asked questions regarding the amount paid and to be paid to All Terrain Contractors.

Jennings stated that there had been a lawsuit which involved this contractor. A judgement for \$290,000 had been won. This was a partial payment on that \$290,000 judgement. It had been budgeted into the end of this fiscal year/early next year.

Christian stated that the exact numbers could be brought back to Council at a later meeting.

MOTION: Councilor Bui moved to approve the consent agenda as written [2.1 - City Council Minutes 4/23/91; 2.2 - Business License Report Month of April; Bills Month of April]; 2.4 Authorizing the Mayor to Execute an Intergovernment Agreement between Multnomah County and the City of Troutdale for the First Year Solid Waste Reduction Plan. Councilor Thompson seconded the motion.

YEAS: 4

NAYS: 0

ABSTAINED: 0

Bui - Yea; Fowler - Yea; Thalhoffer - Yea; Thompson - Yea

Councilor Thalhoffer clarified the purpose of printing the checks and including them in the packet. He stated that a previous Councilor had requested they be included and that person is no longer a member of Council. There is no value to include them and to save costs of copying...

Christian stated that all the expenditures are already approved by the Budget Committee and/or contracts that Council approved.

Councilor Thalhoffer saw no reason why they should be included in future packets. He didn't feel it was necessary. Councilor Thompson agreed; Councilor Fowler stated that after the fact, they were no good.

COUNCIL CONSENSUS TO DISCONTINUE FROM PACKETS/AGENDAS

ITEM #3: PUBLIC COMMENT

Mayor Cox called this item.

Jim Wakeman, 1209 SW 26th, Troutdale. Wakeman stated he was on the Mt. Hood Parkway Committee. A meeting of the CAC on May 30, covering a new route "purple route". ODOT would be stating reasons why the original eastern route was put in abeyance. June 8th there would be a meeting of the Troutdale Chamber of Commerce for a FORUM on the parkway for businesses and the public.

Councilor Thalhoffer asked if the rationale for the Mt. Hood Parkway had been taken to the CAC? It had been reported that 80% of the purpose of the Parkway was to move Gresham commuter traffic. **Wakeman: 70%** and 30% through traffic from Hwy 26/I-84.

Wakeman stated 70% was local chips generated and the Parkway would assist in relieving the congestion. He stated that it was brought to their attention a number of times.

Councilor Thalhoffer stated that at one time it was stated that 257th was too far east to have a major impact on Gresham commuter traffic. Now, this one being studied is even further east than 257th?

Wakeman, correct.

Councilor Thalhoffer stated he didn't understand that at all.

Wakeman stated that there was pressure applied and the option became something that apparently members of the committee felt needed to be considered to satisfy other people. He stated he was opposed to it. It would not answer the goals and objectives and he was opposed to it.

Karen Burger-Kimber, 1675 SW Cherry Park Rd., made comments regarding the Troutdale Watch publication. She wanted it known on record that she had not participated in the publication and did not approve of the content of the publication. She stated if she had participated, she would put her name on it. She stated she was most offended by the unwillingness to put the name of producer on the publication. It was rumored that the individuals involved kept their name out because they felt their relationship with the City would be jeopardized. It was her opinion that if that was the case, they shouldn't have put anything of this nature on paper.

Burger-Kimber stated that she also wanted to address the issue of planning in the area and the obligation to citizens in Troutdale and the community at-large to maintain the livability and economic stability of Troutdale and the surrounding area. She was concerned about the continued expressions of desire to have more retail. She was opposed but was aware that retail was the first thing to plunge in an economic downturn. She stated the new Outlet gave the community a good representation of retail. She encouraged Council to consider more diversification within the City in order to ensure more economic stability in the area. She provided copies of a Wall Street Journal article on Planned Communities to the Council. She stated some of the ideas could be used to use criteria and ideas in designing the community for the future. [Available in 5/14/91 City Council packet materials.]

Councilor Thalhoffer stated the City had a Downtown Concept Plan which needed some fine tuning. He stated that Plan went a long way toward what she had been addressing in her comments.

Burger-Kimber stated she was familiar with the Plan but felt it needed to go further. She stated her concern for the future of the Multnomah County Farm property and how that would tie into that Plan. In her opinion, that hadn't been considered the Farm as part of the Plan but rather as an adjunct to the Plan. She would like to see it incorporated more thoroughly.

Mayor Cox read a Proclamation for the Army -- Stay in School and Stay Off Drugs Week for May 13-19, 1991.

ITEM #4: DISCUSSION: Urban Renewal District/Downtown

Mayor Cox called this agenda item and called for Declarations or Challenges.

Councilor Bui stated that DeSylvia had spoken with his wife at his home while collecting signatures for a petition which was filed at City Hall. He hadn't participated in that conversation, however.

Christian introduced John Spencer and Charles Kupper of Spencer & Kupper. Information that had been provided over the past weeks from Spencer had been passed on to Council.

John Spencer, consulting firm doing business primarily in Oregon developing Urban Renewal Plans and financing plans for revitalization efforts. He stated Kupper's background was as an Assistant Director of the Urban Renewal Authority in Philadelphia. He came to Oregon in 1976 and headed Eugene's Redevelopment Agency before coming to Portland and joining with Spencer. Spencer's background was in architecture and urban design and he had worked for a planning firm, Wilsey & Ham, in Portland and had been associated with Kupper since 1985. Spencer was on the Sign Commission for the City of Portland and a Board member of Oregon Downtown Development Association. He stated both he and Kupper had considerable background with downtowns in small communities and focus the practice in that area.

Spencer stated that he would discuss how urban renewal plans are formed, what they do, what some of the implications of creating an urban renewal district in a community are, some of the affects of Ballot Measure #5 on urban renewal.

Spencer stated that the Creation of an Urban Renewal Agency was the first step, which had been taken by Council. The next step would be to form and adopt an urban renewal plan for an area within the community. Specific requirements are in State Statute of what is required to go in the Plan and what process must be used to form that Plan. Restrictions would be: 1) no more than 25% of total land area in City can be inside an urban renewal district; 2) assessed value in the urban renewal district can't exceed 25% for the whole community.

Spencer stated Council would need to prepare an Urban Renewal Plan and an Urban Renewal Report. The Plan would need to be reviewed by the Planning Commission who would make a determination/finding that the Plan is consistent and supports the Comprehensive Plan. The Plan must implement the Comprehensive Plan. Council would hold public hearings [amount depends on plan and community itself]. Council then would adopt the Urban Renewal Plan and within 30 days of adoption [adopt as a non-emergency ordinance], it would go into effect. City Council is the body that does the adoption of the Plan.

Spencer stated that the Report to the Plan is considered as the background document. It contains all technical information included in analyzing the economic/physical/financial conditions that are found in the urban renewal district [i.e., building/roads/sewer/water/structural/health conditions]. A financial analysis must also be completed and is a part of the Report which describes how the urban renewal funding works; whether it is financially feasible; what length of time the urban renewal program needs to be in place; what effect(s) on other taxing jurisdictions.

Spencer stated that it is recommended that urban renewal is an implementing measure. The Plan itself and the things the Plan is used for should come from the community. He stated that having the concept plan already completed is a very good step for what you want it to be. Creating a vision for downtown and creating an idea of what type of improvements are wanted and creating a future for the downtown. That sets what you are going to use urban renewal for and hopefully, there is community support behind this kind of an effort and the further refinement of this effort that will be needed in

order to truly reflect what the community wants for the downtown so it can be implemented through urban renewal.

The content of the Plan needs to include goals which are usually set by an Advisory Committee that is formed to help City staff and whoever assists the City in the formation of the Plan. There is usually a Technical Advisory Committee, a Citizens Advisory Committee [businesses, property owners in the area, citizens from the community at-large, representation from the Planning Commission, and representation from City Council]. This group makes steering decisions in what form the Plan takes to bring it to City Council. Goals and objectives for the community; how the urban renewal plan meets the objectives and goals of the Comprehensive Plan; list of project activities would be undertaken and authorized in the Urban Renewal Plan; financial feasibility and financing of the Plan; duration of the Plan; how the Plan can be amended. All these need to be included in the Urban Renewal Plan.

Kupper had been involved with Association of Oregon Redevelopment Agencies [AORA]. The past legislature had been very active with the number of bills going through due to Ballot Measure #5.

Charles Kupper stated there changes going on that would make significant changes in urban renewal legislation, the first since 1979. Changes that are being made this legislative session that may alleviate some concerns in the community about the urban renewal process in Oregon. 1) Urban Renewal Plans will be required to have a fixed termination date. A date after which no bonded indebtedness would be issued; or the Plan must include a statement of the maximum amount of indebtedness to be issued. 2) Community must do a prior consultation with other affected taxing bodies will be required. Formal written opinions, if any, from other affected taxing bodies would go before City Council. The Council must then do a formal response to each comment received from another taxing body. 3) New notification requirement. Notification of adoption of an urban renewal plan or a major amendment to an urban renewal plan. Each real property taxpayer in the municipality must be mailed a written notice informing them that Council will be taking action on an urban renewal plan and it may have tax impacts on them. 4) Define rulings on funding of public buildings [i.e., a City Hall, police station]. If the building isn't a primary service to the renewal area -- only that portion of the costs can be funded which would equal the benefit to the renewal area. 5) Specify certain types of amendments which must become measure amendments to the Plan. 6) Renewal Agency must include at least one member of the local governing body. Kupper stated that in almost all communities in the State, the Council acts as the Renewal Agency.

Spencer discussed what communities typically use urban renewal funds tax increment money for. The legislation allows the Urban Renewal Agency to incur debt which is usually in the form of selling bonds. Most agencies have used the funds for "brick and mortar" projects [i.e., public works things - sewer lines, storm water, drainage facilities, street improvements, sidewalk and pedestrian improvements, undergrounding utilities, streetscape beautification projects, park projects, park land acquisition]. Revitalization of existing buildings - a rehabilitation loan program which can be made available to property owners with a lower interest rate where money can be borrowed to rehabilitate buildings. Spencer stated that in review of the Concept Plan most improvements described for the three sub-districts would be fundable through Urban Renewal. Spencer stated typically not funded

were City Halls, schools, buildings that don't have a direct benefit to the Urban Renewal District itself.

Kupper discussed how the financing element of Urban Renewal worked and effects of Ballot Measure #5 property tax limitation on Urban Renewal financing. He stated it would not change that much as a result of the tax limitation. Essentially it is growth and values within the Urban Renewal Area [i.e., if when the Urban Renewal District is formed there is \$10 million in value and then one year later there is \$11 million in value the \$1 million becomes the incremental value in the area]. The Renewal Area is allowed to raise revenues against the \$1 million in incremental value generally at the combined tax rate of that community. [\$1 million incremental revenue and the combined tax rate is \$20 per \$1,000 that would generate \$20,000 in revenues for the Urban Renewal Agency which could then spend the \$20,000 only within the project boundaries and only for activities specified in the Urban Renewal Plan.

Councilor Fowler asked if the \$11 million discussed was over the entire City area or over the Urban Renewal Area? Kupper stated over the Urban Renewal Area.

Kupper stated that the Attorney General had ruled that revenues raised by tax increment financing are considered a tax on property. Any revenue that the URA raises is subject to the \$10.00 non school limitation. Because it is a tax on property, the Urban Renewal levy would appear on property tax bills beginning with this November, which had not been the case in the past. Urban Renewal levies which are used for bonded indebtedness can be raised outside the \$10.00, as can other levies of local governments used for bonded indebtedness. The various taxing bodies had not had the access to gain in values in renewal areas. Now, taxing bodies, because they are taxing over \$10.00 can gain the extra revenues for purpose of establishing the tax rate. You still have to compress but can get at the values right away - and the renewal agencies can access them also. Urban Renewal levies cannot, will not cause any reduction or losses to schools. Urban Renewal goes against the \$10.00. If funds raised by the renewal agency are used for bonded indebtedness, they don't compete for the \$10.00. They are levied outside the \$10.00 as bonded indebtedness. Communities will be able to control the funds and tax rate impacts.

Kupper stated that current legislation will allow limiting how much tax increment money you take in. Debt service must be met first. Certification to the assessor that you don't want more tax increment money - allows you to take what your expected revenues are against what affect tax rate impacts and take the revenue away - and if necessary, tell the assessor you don't want it.

Spencer suggested that the Factory Outlet center be included in the boundary and the area included in the downtown plan as the boundary for the Urban Renewal District, keeping the whole Urban Renewal Plan focused on the downtown. The improvements made at the Factory Outlet Center would probably include \$200,000-\$300,000 in tax increment that would go to the Urban Renewal District annually. That would allow the City to bond from \$1.5-\$2.2 million at two years into the program.

Councilor Thalhoffer asked about the Outlet changing values?

Spencer stated that the key was when the value goes on the assessor's tax rolls. The timing is when the Urban Renewal Plan is adopted versus when the County Assessor certifies the values - the City is trying to capture the unimproved value of the land as a base with the first year with having all the value as the increment. In order to do that you would have to adopt the Urban Renewal Plan by October of this year. Waiting longer would mean the County Assessor certifies the value as of 1/1/90 and not all of it would be certified but a large portion would be. The City would have to move very quickly to take advantage of it. Just on the value of the Outlet Center it would generate \$1.5-\$2.2 worth of bonding capacity that could be used to build whatever projects you want to undertake.

Spencer stated Urban Renewal agencies are used primarily to 1) fix up things that have neglected in the past; 2) stimulate new investment in the Urban Renewal Plan. He stated the types of projects that he hoped Troutdale would look at were: 1) things that would make the downtown a place that people would want to use; 2) that would be supportive of businesses located in that area; 3) want to make the private investment attractive to people in the community or outside the community to get involved in Troutdale. Those were the fundamental reasons to get involved in an Urban Renewal program.

Councilor Fowler asked if the financing was spread over the entire community or over the Urban Renewal area only?

Kupper stated that it was over the community.

Councilor Fowler asked if sufficient taxes were generated from the new area to pay the bonds, where do the taxes go up for the rest of the neighborhood?

Christian stated he was talking about the bonded indebtedness that would be shown on the tax rolls.

Kupper stated that whether it was bonded indebtedness or not, nothing has changed. Everyone in the community in effect pays for the Urban Renewal bill only before you even see it on the tax bills. It was there in the increased rates that the other taxing bodies had to charge. Everyone in the community in effect contributing to the Urban Renewal revenues - they will continue to do so only now they would see an urban renewal line on the tax bill.

Councilor Fowler continued with questions for clarification.

Spencer expressed the importance public involvement and the need to have public support. If the community doesn't want the investment downtown, if they don't care about it and it isn't a high priority then why should City Council be working toward an Urban Renewal Program.

Mayor Cox stated that it there was concern about whether there was enough time to implement this?

Spencer stated that it would need to be approved the first week of September. He stated that the community was in an enviable position with the Outlet Center in place, as far as Urban Renewal was concerned.

Councilor Fowler stated concern over the referendum that was going on and the 500 people signed the petition against the renewal.

Councilor Thalhoffer asked what the first step would be?

Spencer stated that, as the Urban Renewal Agency Council should direct staff to put together a work program and a budget to prepare an Urban Renewal Plan. From memos that had been sent from Spencer Kupper there was a range in the cost in preparing their costs on them doing the work = \$15,000-\$35,000 depending on the levels of detail, public involvement process, et cetera.

Councilor Thalhoffer asked if the direction could include general boundaries?

Spencer stated sure, it was their policy. Most jurisdictions would do an agreement that the City will loan through planning and staff time loan funds to the renewal that could then be paid back once the tax increment was coming in...paying for staff time or consulting time, however and whatever you need to put together the Plan in the first place can be repaid by tax increment financing.

MOTION: Councilor Thalhoffer moved to direct staff to come up with an Urban Renewal Program for an Urban Renewal area generally the downtown part of Troutdale including the Columbia Gorge Factory Outlet Center. Councilor Thompson seconded.

YEAS: 4

NAYS: 0

ABSTAINED: 0

Bui - Yea; Fowler - Yea; Thalhoffer - Yea; Thompson - Yea

ITEM #5: RESOLUTION: Authorizing the Award of a Construction Contract to Build all Public Facilities for the Sweetbriar East Subdivision Development [Tape 2, Side 3 18:07] 894-R

Mayor Cox called this agenda item and asked for declarations or challenges. There were none.

Mayor Cox read the resolution by title.

Wilder stated that the low bid was submitted by Jeskey Construction for \$89,371.46. The project would be funded by a private lending institution under the condition that the City manage the construction of the project and public facilities. The high bid was \$136,356.40. Graphics indicating the breakdown of the bids were available to Council. This was a 45 day project that would probably take 30 days weather permitting.

Wilder stated this contractor had done Sandee Palisades IV and did it with a similarly low bid and completed it at budget within a week of the scheduled time.

MOTION: Councilor Bui moved to adopt the resolution as written and authorize the Mayor to sign a contract with Jeskey Construction. Councilor Thompson seconded the motion.

YEAS: 4

NAYS: 0

ABSTAINED: 0

Bui - Yea; Fowler - Yea; Thalhoffer - Yea; Thompson - Yea

ITEM #6: RESOLUTION: Authorization to Issue Sewer Revenue Bonds and Notice of Intent to Issue Sewer Revenue Bonds. Tape 2, Side 3 20:24 895-R

Mayor Cox called this agenda item and asked for declarations or challenges. There were none stated.

Mayor Cox read the resolution by title.

Wilder stated he would divert to Gazewood for most of the explanation of this item. Council had been made aware of the on-going planning and development process for the wastewater treatment plant expansion project. Designs were completed to a phase that allows an accurate estimation cost of construction. There were several financing options to look at which were: State Public Works Loan Program [which didn't require the resolution]; Revenue Bonds [requiring the resolution].

Wilder stated the amount set forth in the resolution included not only the construction of the facility but the annual payment set aside as required by lending institutions in the bonding process. The \$3.5 million wasn't the total construction cost it was cost + first year bond payments, engineering costs, contingency costs, project management costs, et cetera.

Gazewood stating that major purpose of the resolution was timing for the bond issue requires a 60 day public notice prior to the City taking action if the City pursues the bond issue. It may not be necessary since the state may have monies available in the Special Public Works Fund. That would make financing available to Troutdale and would be cheaper to the City because there wouldn't be all the related bonding costs. The interest rate was unknown at this time.

Gazewood stated that there could be a combination of the bond issue as well as the loan package depending on what money was available.

Councilor Fowler asked if the bond issue would go to the public for a vote?

Gazewood stated that if 5% of the electorate called for a vote on the issue then it would be on a ballot. He stated that counsel had stated there weren't many applicants at present and they were looking for applicants. City staff would be meeting with State Economic Development Dept. on Thursday of the week.

Gazewood again urged that the timeclock begin so as not to push the project further ahead before it could start. The 60 day notification was important to the timing of the project.

Christian stated this wasn't required to go to a vote. It was a Revenue Bond and we were pledging only revenues from sewer SDC's and, if Council chooses, a portion designated out of rates. What would be pledged would be sewer SDC's as primary method of paying bonds off should they be sold. The only way it would go to vote was if a petition was presented to the City, as in the referendum, only it requires ... Pg. 2, Section 2 (b) - must contain at least five percent of the City's electors to go to an election.

Gazewood stated the overall project would look at total user fee system development charge factors which would be the basis. A financial advisor would make projections based on the history of revenues the City has in the past, growth factors are added in to arrive at what the values should be.

MOTION: Councilor Thompson moved adoption of the resolution. Councilor Bui seconded the motion.

YEAS: 3

NAYS: 1 [Fowler]

ABSTAINED: 0

Bui - Yea; Fowler - Nay; Thalhoffer - Yea; Thompson - Yea

ITEM #7: RESOLUTION: Authorizing the Mayor to Enter an Intergovernmental Agreement between the Building Codes Agency and the City of Troutdale Delegating Responsibility for the Manufactured Dwelling Program to the City of Troutdale. [Tape 2, Side 4 2:02] 896-R

Mayor Cox called this agenda item and asked for declarations or challenges.

Councilor Bui stated he had a conflict. He managed a mobile home park.

Mayor Cox read the resolution by title.

Cline reviewed materials for Council. He stated that the State Building Codes Agency was contracting with local governments wishing to assume responsibility of review, inspection and permit issuance for the installation of Manufactured Dwellings. He stated that the City had qualified staff to provide the services and have assumed the responsibility. A contract with the State had not been entered into and was attached with the resolution. Staff requested authorization for the Mayor to execute the contract since services were already being provided.

MOTION: Councilor Fowler moved to adopt the resolution and authorize the Mayor to execute the contract. Councilor Thompson seconded the motion.

YEAS: 3

NAYS: 0

ABSTAINED: 1 [Bui]

Bui - Abstained; Fowler - Yea; Thalhoffer - Yea; Thompson - Yea

ITEM #8: DISCUSSION/Hearings Officer Report [Tape 2, Side 4 8:15]

Mayor Cox called this agenda item and asked for declarations, challenges or ex parte contact. There was none.

Jennings stated he had been asked in April to bring to Council an outline of qualifications and duties of a hearings officer for the City. The purposes of a hearings officer for the City would be to handle appeal from ordinances that call for decision making to be made by a hearings officer. The City has cases pending decision that, by ordinance call for decision from a hearings officer. [i.e., tow decisions and parking issues; nuisances; et cetera.]

Jennings stated that the City needed to enter into a contract with a person to act as a hearings officer for the variety of currently existing ordinances which call for that person to make a decision.

Jennings stated that in determining qualifications for hearings officer it should be kept loose. Some training or ability to run a formal hearing [didn't need to be an attorney] but a rudimentary idea of what appropriate evidence is/is not would be necessary. Appropriate demeanor and ability to inspire confidence and keep people on track in order to get a fair decision. He stated that it was important to have qualities that would allow someone to deal with upset people fairly and to have them leave the hearing feeling as though they had got a full and fair hearing. Nearly everyone sees a hearings officer as a City employee, so therefore they don't think they would get a fair shake. You need to have someone that can inspire the confidence that the officer is impartial, not beholding to the City or any other body in order to make a fair decision.

Jennings stated that with all this in mind, he had a recommendation. A retired person whose financial well-being isn't tied whose decision may go against what the City may feel is its rightful position. He stated he was approached by people expressing an interest in being a hearings officer. They were attorneys. One was retired and one was just beginning practice.

Jennings stated he needed direction for what qualifications Council wished to look for. He stated that there is urgency to getting a hearings officer. A motion by Council, in form of a resolution, authorizing the City to enter into a contract with an appropriate individual to act as a hearings officer. Submit to Council resumes of interested persons and Council would make the ultimate decision on hiring a hearings officer. Staff needed direction to do that as soon as possible.

This would exclude decisions for land use. This would take no decisions away from Planning Commission or Council. Only someone to act as a dispute resolution person -- aide parties in reaching understandings -- not make any decisions. Use this person to bring neighborhood and developer together. This would help make some of the hearings processes smoother.

Jennings stated resumes could be submitted for a final choice, possibility with staff recommendation, within 60 days. There were pending issues needing to be resolved. This would be a low budget item since there wouldn't be very many within a one year time.

MOTION: Councilor Bui moved to authorize staff to prepare a method by which Council can get applications for position of a hearings officer, within sixty (60) days.

Council will consider the hiring of a hearings officer to deal with disputes. Councilor Thalhoffer seconded the motion.

Councilor Thalhoffer asked Jennings if his memorandum included sufficient qualifications?

Jennings stated yes. The initial issue would be how much training would be required? Prior experience? Legal experience? He stated that resumes should be solicited and then decide, based on the resumes, whatever internal criteria there may be.

Councilor Thompson agreed that it didn't have to be someone from the legal area. In soliciting resumes it should be stated that legal training wasn't required.

YEAS: 4

NAYS: 0

ABSTAINED: 0

Bui - Yea; Fowler - Yea; Thalhoffer - Yea; Thompson - Yea

ITEM #9: RESOLUTION Declaring Certain Property (Personal) As surplus and Authorizing Disposal (Sale) [Tape 2, Side 4 15:58] 897-R

Mayor Cox called this agenda item and asked for declarations or challenges. There were none stated.

Mayor Cox read the resolution by title.

Wilder gave review of Council materials. The bicycles had no values set due to a declaration of Council to donate bicycles to 'Operation Wheels', to service underprivileged children.

They will pick up the bicycles and dispose of them accordingly. In that manner there will be a record that they were used for the purposes stated.

Wilder stated June 22 was the date of the auction and would be in concert with the picnic and parade.

MOTION: Councilor Thompson moved to adopt the resolution. Councilor Thalhoffer seconded the motion.

YEAS: 4

NAYS: 0

ABSTAINED: 0

Bui - Yea; Fowler - Yea; Thalhoffer - Yea; Thompson - Yea

ITEM #10: DEPARTMENTAL REPORTS

Public Safety: Bui had concerns about the signalization and road widening near the Factory Outlet Center with traffic increases since there has already been a problem and the stores are just beginning to open. He wanted to know if anything can be done about.

Wilder stated that award of construction will be prepared for October, 1991 for the widening of the bridge, however, the project will take about 1 year to complete. In the meantime the State is working with the City and developers to ensure proper widening is done and storage lanes are stripped and adhered to. Future signalization at the on-ramp of Frontage Road. Phase II there will be a signal required at the entrance of the Factory Outlet entrance.

Bui stated there was a new Chamber of Commerce and if there was anything that the public could do to help, they would.

Councilor Thalhoffer asked about when Phase II would begin?

Cline stated that the developers were extremely happy and thought it went better than what they thought. They want to move as quickly as possible on Phase II and are acquiring additional property from the State which was declared surplus. Once that is done they intend to construct immediately which was hopefully this fall.

Councilor Fowler stated that best of all it would eliminate the 5 way access at Frontage Road.

Public Works: Wilder asked that Council skim through the Memo of Understanding with the County. Once it is executed by the three jurisdictions an agreement would be prepared and before Council.

Wilder stated that he had included a letter and billing which went to McMinneman regarding that issue.

City Attorney: There would be need for an Executive Session regarding ATC within the next thirty days to update the status.

Executive: Christian stated that additional work sessions would need to be set soon to address several items that were arising.

Christian had a request from an applicant for the Council vacancy that wouldn't be able to attend a Saturday interview. She asked if another time to interview was available. She had found that there were two Council members that wouldn't be available on the 18th. The Consultant putting on the Assessment Center for the Public Works Director position had also been scheduled. Since there was a public notice for the meeting a quorum would be needed to re-schedule the meeting.

Jennings stated that at the May 18th meeting, there should be a date/time in mind to give people attending notice of a new date. Meeting law requires a meeting be held if public noticed.

Christian stated there would be a problem setting a time if everyone isn't available.

Mayor Cox stated that with the Memorial Day weekend being the following weekend, it would need to go into June.

Christian would have dates available and would contact each member individually to get a new date/time that the interviews could be held. She reminded Council that there would have to be a quorum at the meeting on May 18th to reschedule the meeting.

ITEM # : COUNCIL CONCERNS AND INITIATIVES [Tape 3, Side 5 00:14]

Councilor Thalhofer asked that at the first work session, when scheduled, revisiting the basketball hoop concern to allow basketball hoops in cul-de-sac areas.

Councilor Bui stated his appointment to the Executive Board of a housing group. Portland had a large contingency on the Executive Board. He reviewed information about the Fire District attempting to get out of the contract with the City of Portland and had approached the City of Gresham and requested a contract from the City to provide service as long as it doesn't go over \$3.00/\$1,000. The contract was offered to the three cities at \$2.45/\$1,000 over the next 5 years. Moving the fire station might also be in the future for a better location and faster response time.

ITEM #12: ADJOURNMENT

Mayor Cox called this agenda item.

MOTION: Councilor Thompson moved to adjourn the meeting. Councilor Thalhofer seconded the motion.

YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea Fowler - Yea; Thalhofer- Yea; Thompson - Yea

Sam K. Cox, Mayor

Dated: _____

ATTEST:

Valerie J. Raglione, CMC
City Recorder

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