

AGENDA

City of Troutdale

COUNCIL MEETING January 15, 1976

1. Roll Call.
2. Minutes of Dec. 9, and Dec. 16, 1975.
3. Approval of January bills.
4. Planning Commission report - Dr. Packard
5. Business License Applications
 Don's Paving-750 C. Columbia
 Roger North-302 N. E. 2nd. (Roger North Drums)
6. P/C 75-10-2 Rezone from F2 to C. S.-Grace Brethren Church.
7. Ordinance #219-Authorization to issue and sell LID 1-73 Bonds.
8. Request to address Council-Mr. Ken Levstone (aid to Sen. Mark Hatfield).
9. Ordinance #221 Resubmission and evaluation by Council of necessity for water rate increase.
10. Ordinance #220 Appoint Council as City Contract Purchasing Review Board.
11. Council Action-remonstrance improvement fee increase, consideration requested by:
 J. D. Muyskens (2)
 Landel Builders (3)
12. McCurdy fee charge dispute-Council hearing requested.
13. Discuss sample ordinances #222 on Developer fee charges for installation and energy costs presently burdening City.
14. Review salary increases as budgeted for Dept. Heads-Set Council Committee to review employee salary scales for next month's meeting.
15. Commissioner Reports.
16. Oral Communications
17. Dept. Reports. (Park Purchase, Law Suits, LID, etc.)
18. Adjourn.

STAFF RECOMMENDATIONS

Item 5-1 Don's Paving 750 E. Columbia

No record of state license with Salem bldrs. board if he intends to do residential driveways or subdivision work. Only needs state registration if working on state highways. Possible questions to be asked are attached.

Item 5-2 Roger North Drums 302 N. E. 2nd
Enclosed recommendations by Fire Dist. #10 and a report to be given by Chief E. Nauwerth and Inspector Larry Sharpe.

Item 6 P/C 75-10-2 Rezone from F2 to CS (Grace Brethren Church)
Recommendations from planning commission enclosed and minutes of their meeting with conditions stated.

Item 7 Ord. #219 Bond Sale

Must be handled this session to meet publish dated material and warrants coming due.

Item 8 Address to Council

Revenue sharing legislation and issues pertaining to Oregon State and Municipal Government problems.

Item 9 Water Rate Review

Presentation by Public Works Supt. Mr. George Phoenix assisted by Lee Engineering data. see enclosed.

Item 10 Council Contract Board

New State Law effective Jan. 1, 76 requires bids and reports on all purchases exceeding to the State unless the Local Govmt. appoints their own board.

Item 11 Impr. Fees contested

Recommendations upon his review by Councilman C. E. Finegan.

Item 12 Mayor submits Fee Dispute.

Bldr. McCurdy contests Recorder's deduction of fees owed from his meter deposit amount. Original fees paid for Water Improvement and standpipe when paid. See enclosed receipts, charges and deposit refund.

Item 13 Proposed solution to City financial burdens CAUSED by developments. Staggering elec. costs for lights in developments not yet fully completed and property taxable. Street lighting alone has risen from \$1,291 in Dec. 74 to \$1,494 Dec. 75-\$200. This is with only 1 major subdivision in growth process and we now have requests for 2 R-10 with a possible addition of 2 more by summer. We must act now. We are not increasing revenues by State Highway funds for several years and our Tax rate is decreasing with every new home on the tax rolls. Either we charge the developer, or raise the tax rate by the primary or General election.

Item 14 Budgeted increases for Chief of Police Jan. 1 is \$50.00 and for the City Recorder is \$75.00. Neither has had increases since July 1. Chief Of Police increase is 5.25%. Recorder's increase is 10%.

heretofore we have had the resources to reach out rather than the City coming to us. It would be to the City's advantage if Senate representatives were to canvas cities smaller than Portland, visiting with them and giving them some indication of what the Senator has in mind, what his intentions are, and how they intend to fill the gap with the City's help. The function of the State office is: 1. Legislative, the staff consists of 30 persons from Portland to Washington, D C. 2. Programs, project, implement of law and that which pertains to the Senators constituents. 3. Field offices, Salem and Portland (Pioneer Court House), the primary mission of the field office in Portland is to handle case work in terms of constituent need, information on laws, rules, or regulations. Information for those who have experienced difficulties in bureaucracy with respect to Social Security or IRS and banking part of economics. Mr Levstone finds smaller communities rather than larger with extremely heavy staffs, who are able to reach out to the many programs and monies that are available through the Federal System. They find cities the size of Troutdale that are not capable of economically providing sufficient staff to respond to the various needs of fire, police and utilities. The office would like to assist communities with procedure whereby they would provide capsule information. They would provide information in respect with the laws upcoming that will affect the community. Rules and regulations implementing these laws which they find many communities are unaware of. Grants and other programs that provide the necessary revenue for input of dollars that are necessary for the City to maintain a level of service that the community is entitled to. They need some feedback in this area as they are not sure if this is what the cities want. The Senators office is aware that cities have the League of Oregon Cities and work with the intergovernmental coordinating federal and state problems. This is the general outline, the Senators office intends. They can do this with the kind of input the cities can feed them.

Mr Levstone asked to come back again and meet with the City Recorder to determine in what area they can help. One of the reasons he is out tonight is to resolve some of the issues either locally, state or through federal resources.

Commissioner Mahoney asked what the favorite form of format in receiving input is. Mr Levstone stated that if it was an emergency, just a phone call would be adequate. They would then submit the information by phone to Washington, D C and get it resolved. The other method is to give a short dissertation of what the problem is, with a little discussion giving them facts, how much money, where it is, why do you need it, are you supported by your community and what you would like the Senator to do. Mr Levstone will either come out personally or contact you by phone. If there are long range problems, a letter directly to the Senator is most desirable. Regarding Revenue Sharing, Mr Levstone stated he had received a letter from the City of Troutdale on the Revenue Sharing uses and intended uses. The Senator intends to support Revenue Sharing and ask for a short term extension of one (1) to two (2) years, until a better program or revised program is formulated.

Agenda Item #9: Ordinance #221, Water rate increase.

Mr Duane Lee, Engineer, presented a summary of operating expenses on water supply. The purpose of his investigation was to show what is spent for the water utility, versus what is received. Also what income the City receives from the utility.

The inserted chart is the summary of accounts and operating expenses.

Payroll liabilities are Social Security, retirement, Workman's Compensation and other taxes. The operating expenses and income have all been in red for the last four years. These deficits are made up by adjustments from other departments. The water system is not making its own way as it is now set up in the ledgers. It is customarily stated that a water utility should carry its own. What has been proposed to the Council previously is to increase the base rate by \$2.00 per month, and with 450 to 550 service connections, that would bring in an additional \$11,000 which still does not meet with the deficits. There are other means, for example, if you consider what the City allows for a minimum charge of 9,000 gallons bi-monthly, that figures to \$1.33 per 1,000 gallons, then usage over 9,000 gallons is charged \$0.45 per 750 gallons, which figures on the same unit to be around \$0.67 per 1,000 gallons. So the people on the base rate are paying twice the amount, than those who use an excess. Mr Lee feels this is an area where there is room for further adjustments. This should be strongly looked into by the budget committee and taken care of prior to June or July of this year.

Mr Lee also explained that other revenues are obtained by water bond sales. After further explanation, Mr Lee stated that he feels it is justifiable to increase the minimum rate by \$2.00 per month. Brian Freeman asked if Mr Lee could explain the connection fees and installation. Mr Lee said the installation fees are intended to go strictly toward the cost of the service line to the meter, also valves and meter boxes installed on the lots. The connection fees are intended to cover the expenses of the major pipe lines, supplies and the reservoir within the system. These fees are paid by the builder. Mr Freeman also asked if the above figures represented any more water lines or new wells. Mr Lee explained that the capital outlay has to do with upgrading some of the old system, where there may have been a two (2) inch line running down the street, which has corroded or disappeared, but there is not enough to upgrade the system. Basically, the capital improvements are taken care of by the water bond issues. Mr Freeman stated that the fact he wants to point out is that the expenses of the operating figures are those that would necessary if the City expanded the population. Mr Lee said that Mr Freeman's feelings are correct, assuming there were no new

January 15, 1976 Minutes (Insertion)

Troutdale, Oregon - Water System

SUMMARY OF ACCOUNTS

Summary of Operating Expenses

	1972-73	1973-74	1974-75	1975-76 Est'd.
1. Unappropriated balance	\$ 3,538	\$ 17,657	\$ -0-	\$ -0-
2. Salaries	18,308	17,460	23,250	19,400
3. City payroll liability	-0-	1,750	6,100	5,100
4. Mat'l, Supplies, Services	9,940	22,606	10,660	11,883
5. Capital Outlay	3,456	11,180	23,100	23,700
6. Contingency	-0-	-0-	<u>76,872</u>	<u>13,000</u>
Sub-total	\$ 35,242	\$ 70,653	\$ 90,002	\$ 73,083

Summary of Income

1. Water Sales	\$ 21,962	\$ 27,797	\$ 39,870	\$ 41,000
2. Water Installation fees	<u>9,197</u>	<u>7,517</u>	<u>27,000</u>	<u>17,000</u>
Sub-total	\$ 31,159	\$ 35,314	\$ 66,870	\$ 58,000
BALANCE	\$ <u>(4,083)</u>	\$ <u>(35,339)</u>	\$ <u>(23,132)</u>	\$ <u>(15,083)</u>

WATER BONDS

<u>Issue</u>	1975-76	1976-77	1977-78	
1. March 1, 1963	6,000	6,000	6,000	} Ass'mts
2. August 1, 1970	8,406	8,046	7,680	
3. October 1, 1973	36,062	34,500	33,125	
***4. Series 1976-A Principal	-0-	19,873	40,000	
6% Interest	<u>*23,000</u>	<u>23,000</u>	<u>22,000</u>	
Sub-total	\$*73,468	\$ 91,369	\$108,805	

* 74-75 Interest also due.

Estimated Income (Connection Fees)

Revenue (Approximate) 65 Connections per year @ \$500 each = *** \$ 32,500

past, but do it in a manner of adopting an ordinance, and be in compliance with the new law. More discussion followed and the council made the following inserts: (b) \$1,000, no competitive bidding, (c) a \$1,000 - \$3,000 price quote from at least three (3) or more people, (e) \$500 replacement value.

Ordinance #220, naming the City Council of Troutdale as Contract Review Board for the City, was read by Brian Freeman, once in full and twice by title.

No Agenda Item:

Larry Sharpe reviewed the form of evaluation for the building permit fees. He stated the City has, since 1969, been figuring the evaluation on a \$15 per square foot basis. The fee schedule is at least \$1 higher than the schedule used by other cities. The federal government charges \$30.50 for a high, minus \$0.95 for our locality. Sandy, McMinnville and Lake Oswego charge full price, Gresham \$20.75 for a low. Mr Sharpe figured that if you take 150 houses at 1300 square feet for the house and 400 square feet for the garage, our valuation would be \$25,000 on the schedule in use now. On the new schedule the valuation would be \$32,980, which is a difference of \$8,900. In cash this would be \$48 per house and multiplied by 150 houses, makes \$7,200 the City is loosing. At the present time we do not have a charge for furnace permits, most cities charge \$20, gas inspection charges are not included in our permits, when most other jurisdictions charge \$7.50 for this service. All of these services require inspections, if fees are not charged, in all actuality these inspections are free. Commissioner Mahoney suggested that Mr Sharpe prepare a report on the cost to the City to provide all inspections. Commissioner Kaiser asked if we had a dollar figure. At the present time this has not been computed. Commissioner Mahoney asked for the salaries and benefits of the persons answering phones, issuing building and miscellaneous permits required. Mr Sharpe's salary, the vehicle cost, mileage, administration and etc, were also wanted. Then look at what it costs the City to provide this service, and see what our off-setting charges should be. Commissioner Mahoney feels these charges should be off-setting. Mrs Bergstrom mentioned that we will be needing a City employed plumbing inspector electrical inspector. Also, by 1977, Mr Sharpe will need to be qualified in each field of inspection, and plan checking. We are going to have to pay more for a certified inspector. Mr Sharpe also mentioned that by May we will need to let the State know which fields we want to inspect.

Mr Sharpe mentioned that on October 14, 1975, the City Council denied a request from Steven Golliglee to put a fence on the City's right-of-way. The Golliglee's put up the fence, even though the request denied, due to the fence not meeting City codes. Mrs Bergstrom mentioned that she had received a telephone call from Mrs Golliglee regarding the appeal being on the agenda that night. Mrs Bergstrom then informed the Golliglees they would not be heard on the agenda, but on February's agenda. (The Golliglees were not present).

Motion moved by Commissioner Mahoney that a time limit extension, of order to remove the fence, be authorized to the next meeting, February 10, 1976.

Seconded by Commissioner Althaus

The Mayor asked what the Council intended to do, and Commissioner Althaus mentioned they would let Mrs Golliglee present her side of the subject, then they would make decision.

Yeas: 6

Nayes: 0

Motion carried.

Agenda Item #7: Ordinance #219, Authorization to issue and sell Bonds series 1-76 A

Mayor Sturges read Ordinance #219 once in full and twice by title.

Motion moved by Commissioner Mahoney that the Council approve Ordinance #219, declaring an emergency and suspended the rules.

Seconded by Commissioner Kaiser

Yeas: 6

Nayes: 0

Motion carried.

Agenda Item #11: Council action; Remonstrances against improvement fee increase, consideration request by J D Muyskens, Builder (2) and Landel Builders (3).

Commissioner Finegan presented his findings on what was submitted by J D Muyskens and Landel Builders. There were two (2) Earnest Money Agreements, these will be the only two, to be submitted by J D Muyskens. Landel Builders request should be approved as the plans were submitted for plan check prior to the increase. Commissioner Finegan recommended they be passed at the lower fees.

Motion moved by Commissioner Finegan that these five (5) requests be approved.

Seconded by Commissioner Kaiser

YEAs: 6

Nayes: 0

Motion carried.

No Agenda Item:

Mrs Bergstrom asked the Council for their consideration on the salary upgrade for Ernest

