

Commissioners approving bills: Dix, Kaiser, Mahoney

AGENDA

City of Troutdale
Council Meeting - May 11, 1976

1. Roll Call
2. Minutes of April 6, April 13, April 26th
3. Approval of May bills.
4. Planning Commission report-Dr. Packard
5. Planning Commission Member appointments (3).
6. Business License Application.
✓ River Trails - Richard Merritt Edgley (Wilson Con. bldg.)
- ✓ 7. Fence Variance -Mr. Beatty.
- ✓ 8. Pro Tem Judge appointment
- ✓ 9. Census Contract approval.
- ✓ 10. Picnic Chairperson appointment.
- ✓ 11. Resolution #109- City central parking (railroad land)
- ✓ 12. Resolution #110-Depot excavation & foundation waiver bid regulations.
- ✓ 13. Ordinance #226-Drill well for Primary water source and establishment of Drinker Well as secondary source.
- ✓ 14. Ordinance #227-Amend Public Contracts Ord. No. 220.
15. Ordinance #228-a "Truth-In-Building-Construction" ^{held.} statement regulation.
- ✓ 16. Ordinance #229-Increasing Building Inspection fees.
- ✓ 17. Ordinance #230-Establishing a Project Development Inspection fee.
18. Interim Growth Guidelines --Policy and Administration statements.
19. Commissioners Reports.
20. Departmental Reports:grants, ad for engineer & planner, other...
21. Oral Communication.
22. Adjourn.

Motion moved by Commissioner Cox and seconded by Commissioner Kaiser to approve license application.

Yeas: 5

Nays: 0 Motion carried.

AGENDA ITEM #7 - FENCE VARIANCE (BEATTY)

Mrs. Althaus entered at 7:49 PM.

Mr. Phoenix handed out applicant request to Council. Mr. Beatty present for questions on variance of Lot 6 Block 3 Fraley Heights on cul-de-sac deadend. Mr. Beatty explained his reason for 6 foot fence request is to protect statuary, expensive gas barbeque and evening work area of his yard. Discussion of location of house on lot and viewing of snapshots of house and yard. Commissioner Mahoney asked if colored slats would be in chain link fence or would it be open? Mr. Beatty said no it would be open to aid vehicles view of curve of street. George noted only one house would have difficulty seeing around fence on dead end street - constituting hardly no traffic hazard. Commissioner Mahoney cautioned applicant that fence cannot be on City right-of-way. Mr. Beatty replied he understood that and he intends to put in sidewalks this summer and fall at his expense. Council declined sidewalk questions at this time.

Motion moved by Commissioner Mahoney and seconded by Commissioner Cox to approve variance.

Yeas: 6

Nays: 0 Motion carried.

NON-AGENDA ITEM

Non-Agenda Item introduced by Mayor Sturges petition and in letter from Mrs. E. J. Macabee, Route 3, Box 21 of Scenic Highway 20 and 15 other property owners on trespassing and abuses to their properties.

Mr. Kinger spoke of beach abuse and our properties - They park on our lawns, speed in driveways, use of foul language and park on highway. We suggest posting "no parking - tow away zone" signs in front of our properties, then City, County, and State officers can enforce it. Most of the neighbors support this.

Mr. McCoy spoke of his 500 feet of river front property (often used in his absence) and I came out to find out what's going on. I don't know the answer but the tow away would solve it and stop all night howling parties. I don't plan to develop the property until sewer service available. I've fenced my property and they can't drive in but they do walk in and build dangerous fires on beach and in woods.

Chief Nauwerth commented state statue does not prevent roadside parking on state highway unless on travel portion of road. I've received in last 5 days, 4 calls County officers have taken plus our officers reports which we are forwarding to state requesting posting signs so we can take action. No financing available from state.

George commented that signs would cost 35.00 plus labor and posts each for 10-15 signs 200 feet apart needed there depending on length of posting area.

Council discussed cost and effect of City funding posting of signs until state acted. Recorder commented property owners on petition and others concerned could share unbudgeted with city and it is probable signs would be removed several times by abusive people until law is strictly enforced and obeyed. Mr. Johnson also supported concerned property owners sharing sign cost.

Mr. McCoy reemphasized fire dangers these trespassers represent and his willingness to share sign cost.

Mrs. Macabee spoke of 7 year agitation over beach trespassers, motorcycles on her lawn, people in her yard, law suit threats and her dogs protecting her yard. Watched Dabney park results with stiff tow away zones. Fire danger real and frightening to myself and other. I can't stand another year of torment, abuse and dangers. We tried to sell a year ago and I'm serious about leaving. Mr. Beatty spoke of fines paying sign cost.

Council discussed fines and tow away penalties.

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Discussion with Contractors Loftgren and Osbon (Stardust) on cost increases to date for administrating building fees. Mr. Jean gave history of fees, a 1969 old schedule never updated, causing large increase now to bring fees in line with current Building Department costs and insure a self supporting department.

Other builders in audience opposed increases as too great. Mr. Jean replied increases were not passed over last 7 years and as everyone knows all too well, City costs of administering building department formerly handled by county and now administered by city has increased yearly, as well as increased activity in community in last 4 years, necessitating more personnel hours to maintain a satisfactory level of service in building department to handle inspections, plans and records. Explanation by Mr. Jean of U.B.C. code ranges and scales in conjunction with our studies of implementation costs of code regulations.

Break at 9:00 PM.

Reconvene at 9:30 PM.

AGENDA ITEM #3 - BILLS

Motion moved by Commissioner Kaiser to approve May bills. Seconded by Commissioner Cox.

Yeas: 6

Nays: 0 Motion carried.

ITEM #16 - ORDINANCE 229 BUILDING FEES

Mr. Loftgren spoke for builders against increased fees.

Mr. Jean spoke on gathering of information to verify department costs necessitating increases in fees to cover Inspectors Department. Mr. Phoenix concurred with recommended increases. Mr. Finegan asked how much additional revenue expected. Mr. Jean replied \$10,000 which will barely cover increased costs of administering the building department training mandated and office costs. Mr. Finegan spoke against increased fees adding to spiraling costs of today's inflation. Mr. Jean noted a reasonable increase over last years would not have necessitated a sizeable increase this year but we have operated at a loss and the loss is growing due to state mandated training requirements and added regulation. Mr. Jean replied we could turn inspections over to state as they suggest, or go back to county inspections if you so desire. Commissioner Mahoney expounded that Mr. Sharpe, the inspector, made several presentations to Council, if you were all present, that I clearly recall which more than presented his case for increasing fees as a necessity. Mr. Jean concurred that was true, and we could go back and pick up losses over several years as this year's increase, and pay back funds which subsidized the building department in the past.

Mr. Finegan commented on budget listed costs versus raised fees. Mr. Jean reviewed those items and state mandated costs, as total departmental cost of \$45,000. a year plus unforeseen increases and related department contributions to the building department in maintaining records.

Mr. Phoenix commented on inflation starting at grass roots level by saying that mandated costs have contributed greatly to increased costs for cities in this building department as well as other departments such as sewer, water, drainage and records department.

Mr. Johnson supported increases without reservation. Commenting on his and neighbors experience with new construction materials used such as plastic pipe and we need in depth inspections before we buy a house. We either pay for inspection or repairs to home, due to faulty uninspected construction.

Mr. Osbon discussed increases from builders standpoint requesting a committee be formed when increases are necessary, to give builders costs and recommendations as well.

Mr. Carl Anderson supported building increases and objected to robbing Peter to pay Paul within departments as City has practiced in past financing of costs.

Mayor asked for conclusion.

Mr. Carl Anderson explained he had to pay out of his pocket to correct construction and installation errors.

Motion moved by Commissioner Mahoney to adopt Ordinance 230. Seconded by Commissioner Cox.

Yeas: 6

Nays: 0 Motion carried.

AGENDA ITEM #8 - PRO TEM JUDGE

Brian Freeman reported Judge Sweeney's office sharing attorney is interested in position and his name is Mr. Funk. Also in Gresham is Mr. Stan Adams, and Mr. Jim Jennings are interested. These gentlemen would serve where Judge Sweeney must step down on a certain case or is ill. I can contact them as stand-by judges, and may need them. Council polled. No objection to names mentioned as pro tem judge.

Motion moved by Commissioner Cox to contact all three attorneys as pro tem judges available to serve. Seconded by Commissioner Mahoney.

Yeas: 6

Nays: 0 Motion carried.

AGENDA ITEM #9 - CENSUS CONTRACT

Mr. Jean reviewed contract obligations to proceed with census as contract review board status of Council.

Commissioner Kaiser moved a motion to approve contract with Portland State to conduct census. Seconded by Commissioner Finegan.

Yeas: 6

Nays: 0

AGENDA ITEM #10 - PICNIC CHAIRMAN

Commissioner Kaiser to contact Mt. Hood College Physical Education for games and activities.

Robert Jean authorized to assist Mayor Sturges in picking chairperson. Mrs. Anderson will telephone poll possible candidates.

AGENDA ITEM #11 - RESOLUTION #109 CENTRAL PARKING

Mayor Sturges read resolution in full and by title. Mr. Jean explained 3 sections combined under one lease agreement at one dollar for a year.

Commissioner Cox moved motion to adopt Resolution #109. Seconded by Commissioner Kaiser.

Yeas: 6

Nays: 0 Motion carried.

AGENDA ITEM #12 - RESOLUTION #110 DEPOT

Mr. Jean explained dangers of present situation. Mayor Sturges read resolution #110 in full and by title.

Motion moved by Commissioner Kaiser to adopt Resolution #110. Seconded by Commissioner Mahoney.

Yeas: 6

Nays: 0 Motion carried.

AGENDA ITEM #13

Ordinance 226 on advice of Council changed to Resolution #111. Resolution #111 read in full by Mayor Sturges and by title.

Commissioner Kaiser asked what is trouble at Drinker Well? Engineer Duane Lee responded that overuse of well is causing water table at Drinker site to drop as time progresses and ground seepage water at 166', 180', 183' 200' 225', 250-252' cascades down well shaft to low water level creating a waterfall effect adding air to the system. Mr. Lee distributed report from Robins Noble & Roberts Inc. and read results in full (see attached) of groundwater geologists. Same firm that is working with Gresham on water possibilities for their community. Area's of possible study as listed in report narrow down to east of Troutdale airport area close to Sandy River as best choice for primary water source leaving Drinker as secondary source and giving Troutdale 3 sources of water allowing original site (old tank) to be chlorinated later as required by law when State mandated date (July 1, 1977) is

