

CITY COUNCIL MEETING
July 27, 1976

- Call to order - 7:50 PM by, Mayor Sturges
- Roll Call - Cox, Kaiser, Finegan, Dix, Sturges
- Background - City Administrator, Bob Jean
CAPACITY ALLOCATION
 - Lottery - too arbitrary
 - % - guarantees developer can't break-even
 - Moritorium - everyone loses
 - No Change -----)
 - Interim Growth-----) two remaining alternatives
- NEW PLANT
 - Grant
 - Joint Venture
 - Go Alone
- Pro "No Change/First Come, First Served"
 - Don Leavitt - agrees with motion made by Mahoney last meeting, would reserve right to comment on other proposals...crisis is not here and don't over-react... Sweetbriar took 3 years... don't believe 500-600 will hook-up within next 2 to 3 years...
 - Bob Allegre - talked to realtors and doesn't feel crisis will arrive before new plant if we vigorously pursue new plant...
- Legal re. "No Change" - Brian Freeman
 - Status Quo is legal, but may mean moritorium in future and that is legal... collateral legal problem of assessments when sewer plant is not available and may sue, but only if there is no foreseeable action by City...
- Opposed to "No Change"
 - Bob McNeilly - representing Jack Watanabe - ready now but cannot handle risk without guarantee... another LID for the sewer Plant is unreasonable on top of unfulfilled promise of LID's already supported...
 - Bob Landis - paid all assessments and has waited patiently for roads and other systems... now punished for working with City Planners...
 - Bob Burlingame - counter-proposal... 1st priority to those past final approval, 2nd priority to those who have already applied, 3rd to those who next apply... involve prepayment of hook-ups by those who are allocated so those dollars can be used to build new plant..

I have a proposal on the sewer hook-ups which, in my opinion would be fair to all. Obviously, with only five to eight hundred hook-ups available it will not allow all of those who have said they would like to develop to do so. But it would allow all who have not just said they would like to develop but have actually spent thousands of dollars with the City of Troutdale and also engineering firms showing their sincere interest to develop.

My proposal is this:

People who have been approved and only have to come in and pick up a building permit be giving first priority.

People who have paid the \$15.00 per lot plat fee have second priority.

The remaining hook-ups would go to those people who don't fall into the above two priorities would be on a basis of the original priority system. This protects those who have spent money and also leaves hook-ups for the future plans of those who have been paying on the sewer.

The last and probably the most important issue, in my opinion, is the sewer expansion program. If the new plant could be in operation in three years it would solve a lot of the problems that are before us here tonight.

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- Frank Morishita - paid into sewer assessment, been turned down for development by Council due to State Highway activity, storm drains and other designs... now faced with unfair distribution because we have waited...
- Fred Bean representing Mrs. Platt - plan has been submitted and now has been sent back to Planning Commission, now being hurt by delay... developer would prepay connections... provide some guarantee of hook-up, needed for small projects, perhaps at final plat time with prepayments.
- Bob McNeilly - counter-proposal: allocate percentage of remaining capacity to those who are served by water/sewer now (allocate 100% to those past final plat stage)...
- Donna Burlingame - commit to plan for whole city (new Plat) as developer must his plan...
- Dick Close - counter proposal: septic tank and tile fees... put hook-up fees into escrow until new plant is ready...(1200-1400 for septic tank)
- Les Arndt - expand plant and receive prepayments to build new plant now...
Response; Duane Lee: thinks staging may be possible but even first Phase will be about \$1,000,000 - also costs are greater because of increased standards such as secondary to tertiary and Columbia outfall instead of Sandy.
- Don Leavitt - opposed to LID pre-payment for new sewer plant, partially favor Burlingame alternative allowing prepayment by those who have applied... still there is no crisis but will be within 2 years if we don't do something... improve present plant and reduce infiltration...
- Frank Morishita - disagree with Leavitt and feels he is (Leavitt) isn't entitled to anything until those who have made system commitments have first been served... What did we invest in?
- Jim Cox - representing Don Leavitt (attorney) - Morishita incorrect in assuming that LID's paid for existing sewer plant, General Assessment did. Design of sewer line LID (Beaver Creek) was ahead of plant capacity and perhaps out of planning process order. Just shows difficulties of allocation system.
Response; Brian Freeman: difficulty of allocation system and equity of granting privilege to one neighbor over another is difficult, but not illegal. Uncertainty is financially difficult but not illegal. A variety of alternatives or modification of current alternatives should now be explored by Council.

• Council Discussion

- Bob Dix - agrees that new sewer plant is the main goal and feels that crisis is here now and should be addressed... 1st come 1st served won't work...
- Mayor Sturges - 8 years ago sewer plant was designed for 5,000 population equivalents (100 gallons per capita per day) and DEQ permit limits the quality and quantity of effluent...
- Duane Lee - some infiltration and are seeking EPA grant to correct infiltration but anticipate 200-300 connections per year, not 150-200...
- Mayor Sturges - any further comments?
 - Lee Ascher - if there is a crisis, sent staff full-time after new funds... also, what are the alternatives for hooking to Gresham or other interim treatment alternatives.
 - Response; Duane Lee: try to take a course which seeks to avoid crisis, but we can semantically create a crisis and try to improve ability to get funds... crisis solutions are generally more costly... other alternatives are being actively pursued; filters, basins, etc.

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- Commissioner Mahoney asked City Administrator to read his (Mahoney) two comments:
 - 1) litigation risk greater for Interim Growth...
 - 2) treat problem, not symptom - seek new plant...
- Mayor Sturges asked for show of hands for those in audience who favored:
 - "No Change" - 10
 - "Interim Growth" - 18

Meeting adjourned, 9:30 PM.



Mayor, Robert M. Sturges

ATTEST:



City Recorder, Betty J. Bergstrom