TROUTDALE CITY COUNCIL

AGENDA

March 8, 1977

I - Roll Call -- City Recorder

2 - Approval of Minutes, February 8, 1977 -- Motion

3 - Approval of Bills -- Motion

4 - Planning Commission Report:

- Chairman, Chuck Pulliam
- CAC Chairman, Rod Andersen

5 - Business Licenses

- Concessionaire License, Arnold Becher -- Motion
- Business Income Tax, City Administrator -- Report
- Business Regulatory License, City Attorney -- Report

6 - Sewer Prepayment Policy, City Administrator -- Ordinance

7 - Oversizing Policy, City Administrator -- Discussion

• Boyer Park

- Rainbow Ridge
- 8 City Engineer
 - Rainbow Ridge Acceptance -- Motion
 - Monthly Report
- 9 Tri-County Local Government Commission -- Discussion
- 10 CRAG, Jennifer Sims -- Discussion
- 11 Zoning Ordinance, City Planner -- Discussion

12 - Serial Levies, City Administrator -- Discussion

- Police -- 6th CETA Officer -- Discussion
- Street Lighting Standards -- Discussion

13 - 15th Street Pederstrian Way Vacation, City Attorney -- Discussion

14 - Street Acceptance from County, Sandy from Cherry Park to Columbia, City Adm. -- Discussion

15 - Personnel System, City Administrator:

- Employment Relations Ordinance
- Personnel Systems Ordinance
- Personnel Rules Discussion
- Administrative Agreement Resolution

16 - Budget Committee Appointments

17 - Discussion: "Development" and Deferred Fees, Allegre

18 - Adjournment

City Council Meeting March 8, 1977

Meeting called to order by Mayor Robert Sturges at 7:32 PM.

AGENDA ITEM #1--ROLL CALL

Commissioners Present: S. Cox, F. Kaiser, F. Weissenfluh, Mayor Sturges (absent - Edwards, Finegan, Althaus) Staff Present: Ed Murphy, B. Bergstrom, B. Jean, Larry Sharpe

Guests: 14

Press: Sharon Nesbit of Outlook

AGENDA ITEM #2--APPROVAL OF MINUTES

Commissioner Kaiser moved to approve minutes of February 8th meeting.

YEAS: 3

Seconded by Commissioner Cox. NAYS: 0 Motion carried. 279

AGENDA ITEM #3--APPROVAL OF BILLS

Bills delayed.

AGENDA ITEM #4 - PLANNING COMMISSION REPORT

Planning Commission report delayed, C. Pulliam not present.

AGENDA ITEM #5 - BUSINESS LICENSES

Business license report by B. Jean, concessionnaire concept issue presented to the Council for review. Questions: City concession functions VS private enterprise concession. Mr. Jean replied Seattle program works efficiently producing park revenues. Regulations can address non profit groups, Council concerned debris created on City property as well as private property. We can address this concern before approval by the council stated Mr. Jean. New business income tax formula on shared distribution formula with base determined on actural receipts this year. Overage distribution based on assessed value 50% and population 50% ratio's.

(Brian Freeman, H. Althaus, and Duane Lee entered at 7:40)

Revenue Overages could be as much as \$8,000 with our base of \$20,500 totaling probable figure of \$28,500 for 77-78. Each jurisdication now making presentation to their Council. This would eliminate only \$ portion of present business license tax and we can retain a regulatory portion of license issuance. Commissioner Kaiser questioned procedure of collection and distribution. Mr. Jean explained Co-ordinance would initiate revenue to be collected by the State Tax form. Through a signed agreement by Cities within County with the County. Portland is not now included but should they join later base would stay the same for our cities total collections would increase to include their base. Mr. Jean is to bring a draft proposing repeal of present business income tax and phasing out but retention of license ordinance regulations $\frac{#210, 230}{}$ without revision at this time. Envision 3 year agreement for now.

AGENDA ITEM #3 - BILLS

Motion to approve bills by Commissioner Weissenfluh.

Seconded by Commissioner Kaiser. NAYS: 0 Motion carried.

YEAS: 4

Mr. Freeman recommends retention of present ordinance on licenses until revisions complete.

Mr. Bicker's license conditional with daily cleanup of debris of City Park and parking lot, caused by concession sales as would other concession licences Mayor is to sign license under this condition to be enforced by the Council. Concession to be located on leased city parking lot area.

AGENDA ITEM #10 - CRAG, JENNIFER SIMS

Miss Jennifer Sims - CRAG representative presented by Mr. Jean.

She stated she is liaison to the City of Troutdale replacing Wink Brooks, temporarily. CRAG goals and objectives land use framework adopted recently

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were presented to the Council. Historical background of documents began 2 years ago. First draft was very lengthy. New document has different approach to the plan. Implications of the documents: (a) Goals and objectives, (b) regional plan, (c) carrying out the plan, (d) designate areas of regional concern. Three broad goals and 10 accompanying specific objectives to be used as quide to plan process for region as a whole. Second document "Land use framework document" to develop plan for future consisting of text, map and <u>implementation goals</u>. City Map used to visually presented to the Council and audience in general terms, areas of study and designation and concern.

Urban growth boundary would seem to be stationary for up to 20 years. Two additional requirements: (1) immediate growth area, (2) listing uses or facilities encouraged outside area. All cities and counties to sit down to determine service areas within Urban boundary area is urged by CRAG representative. Board approval of resolution setting up growth management task forces to work on issues. Questions: Murphy, who serves on task force? Miss Sims replied one locally elected official or <u>assembly representative</u> or <u>alternate</u>. Meeting to be last Wednesday of March or 1st Wednesday of next month at 7:30 PM.

Mr. Jean invited Miss Sims to stay for item #6, sewer issue. Discussion of brow of bluff decision revision of boundary set by CRAG. Mr. Jean questioned, "Is your answer a catch 22"? Miss Sims answered "Apply change application on annual basis or 4 year comprehensive review, or when board initiates change of boundary.

AGENDA ITEM #6 - SEWER PREPAYMENT POLICY

Mr. Jean reported on meeting this afternoon work session. Proposal presented or blackboard our plant to reach capacity by late 1978. Federal Grant application in for expansion but this is a 4-5 year process, to be operational by late 1981. During interim period. We will have to design and construct interim plant to handle development during this 4-5 year delay.

Interim plant cost \$400,000 which could be a sunk cost which the City cannot assume without a vote of the people. Planning necessary now, but by April 30th we will know how many people want to use that plant by paying \$1,000 per unit hookup fee before April 30, 1977.

There are three alternatives offered by the City Staff.

- As Ordinance states collect \$1,000 each for units desired. (most costly to consumer)
- Cash start up and letter of credit due by April 30, 1977. (reduces consumer cost but difficult to obtain)
- 3. Split fee cash \$75 and letter credit totaling \$600 with balance due at hookup.

April 30th remains cut off date - tabulation of interested parties @ \$75.00 deposited - Engineer would then figure when the letter of credit would be called in the near future (6 mo., 1 yr., etc.). June 30th the Engineer will publish a list and timetable. July 30th the balance of \$600 letter of credit or refund deposits partial of \$75 after Engineer costs deducted if no go! Letters of credit would be called in about 10 months. Adjustment period after comprehensive plan to trade prepays or sell off to the City.

Question by the Council on process as well as the audience as to the letter of credit and construction, landowner support. Discussion followed.

Mr. Ascher spoke in support of alternative item #3. A roulette in sewer permits are foolish for all concerned.

Questions from audience on the emergency provisions and grab buying of hookups. Emergency requests discussed and supported if valid crisis.

Mr. Lee spoke on issues addressing the regional service areas concept of CRAG and other agencies.

Break at 8:55 PM. Convened at 9:15 PM.

Commissioner Kaiser moved to draft Ordinance revision of Section 3. of Ordinance #231, allowing \$75. downpayment and letters of credit.

> Commissioner Althaus seconded. NAYS: O Motion carried.

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AGENDA ITEM #4 - PLANNING COMMISSION REPORT

Mr. Murphy: 1. Subdivision zone proposal East of Raspberry Lane (Fujii Property) called Fujiiama - conditional street extension of Glisan discussed zone approval granted sub-division delayed.

2. Density A-2 zone discussion and decision.

3. Subdivision procedure discussed and will remain the same. 4. 3rd Wednesday date change for Planning Commission to shorten 6 week delay between Council and Planning Commission approvals. NOTE: CAC meeting Saturday March 12th - responce on questionnaire passed to the Council as quality answers show thought and care in answering quetionnaire. Good meeting for the Council to attend on CAC process.

Mr. Johnson spoke on Fujii zone change, objecting to zone change not fitting to the Comprehensive Plan.

Mr. Jean spoke, stating the Mr. Johnson is not using the plan map which shows use is compatible with the present plan.

AGENDA ITEM #7 - OVERSIZING POLICY

Policy not established. Case by case basis reviews requests by the Council. Planning Commission addressed oversizing as proper. City Engineer commented on oversizing as planning for future necessary. Developer could apply to the Council to address costs. The Council would make determination and attach as written finding. Council would direct the Attorney to write formal agreement. Does the Council concur with this direction?

Mr. Ascher addressed the Council that unless you lay ground rules possibility of political or ethical issue may arise as favoritism

Mr. Jean supports this but requirement of plat to certain developments be the Council's decision for benefit of the City as a whole.

The Council directs Engineer and staff to prepare basic ground rule process.

Boyer Park requests support on oversized water line if to serve Edgefield as well and connection reimbursement by other properties adjacent to be incorporated.

Rainbow Ridge and Boyer Park tabled for further information presented to the Council at the next meeting.

AGENDA ITEM #8 - CITY ENGINEER

Engineer Duane Lee reported on Rainbow Ridge agreement studied by attorney and read by D. Lee to the Staff and the Council with provisions and bond on construction plan. (See agreement provision - Rainbow Ridge folder). Corrections necessary as requested by the City Engineer by September 1, 1977 per agreement.

Commissioner Kaiser moved to accept Rainbow Ridge based on project agreement conditions be met satisfactorily to City Engineer.

Seconded by Commissioner Cox. NAYS: 0 Motion carried.

Report distributed by Lee Engineering (See Well 2 project file). Discussion on report. No air, no sand in this design. Well #2 is to be on line by the end of April. No water buying from Gresham, Drinker back on line. Wood Village water still being purchased.

- Concerning LID 1-76, we are proposing that construction begin in late April 1977. Hearing notice will be the last of March or 1st of April on the preliminary assessment roll. Facilities plan part B to be presented at the April meeting and then public hearing notice published. Sandy Palisades map presented to the Council - Council studied map with Engineer on final approval of system as designed.
- Commissioner Kaiser moved to accept Sandy Palisades storm sewer retention basin details subject to final approval of details by the City Engineer.

YEAS: 4

YEAS: 4

Seconded by Commissioner Weissenfluh. NAYS: 0 Motion carried.

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Commissioner Kaiser moved that 6th and Dora storm sewer extension be accepted subject to payment reimbursement from State of Oregon Highway Department.

YEAS: 4

Seconded by Commissioner Cox. NAYS: 0 Motion carried.

Engineer reviewed the delay on Amber Hills - incomplete development. Driveway not done, houses sold before subdivision approval, sidewalks not in, Cherry Park not improved, bond not posted, as-builts not in.

Free use of water on capital improvements to be stopped and fee charged on Engineer caculations of water use.

Commissioner Kaiser moved to hereafter charge developers based on City Engineer estimates for construction of capital improvements water use.

	Seconde	ed	by Commisssioer Cox.
4	NAYS:	0	Motion carried.

Mr. Jean announced Sweetbriar meeting on ground water problem. Mr. Lee to look into problem of drainage voiced by Commissioner Weissenfluh.

AGENDA ITEM #9 - TRI-COUNTY LOCAL GOVERNMENT COMMISSION

Delayed.

YEAS:

AGENDA ITEM #13 - 15TH STREET PEDERSTRIAN WAY VACATION

Brian Freeman spoke of date periods to observe, in effect April 12th hearing date. Resolution passed last meeting to vacate.

Mr. Cecil Duncan attended to suggest property "owner agreement solution. City Attorney concurred this arrangement satisfactory.

AGENDA ITEM #11 - ZONING ORDINANCE

Mr. Murphy reported on zoning ordinance provision noting changes most important.

Ordinance #242 read by title only, by Mr. Murphy - 30 day waiting and posting period on ordinance. Ratify April meeting.

AGENDA ITEM #12 - SERIAL LEVIES

Mr. Jean reported on Tax Supervisory Commission hearing today. Street Lighting standards of great interest to Commission, thereby lowering long term cost of homeowner and police protection levy.

Commissioner Kaiser moved to accept Street Lighting Standards policy changing residential (painted wood poles) to collector standard of curved luminated poles now required as per memo January 25, 1977 (see attached).

YEAS: 4

Seconded by Commissioner Althaus. NAYS: 0 Motion carried.

NON AGENDA ITEM - ORDINANCE #241

Commissioner Weissenfluh moved to pass Ordinance #241. (Read 2nd time in full by Mayor Sturges).

Seconded by Commissioner Kaiser.YEAS: 4NAYS: 0 Motion carried.

Commissioner Kaiser moved to ratify utilities, to pay park caretaker's electrical utilities as well as telephone base fee.

YEAS: 4/ Seconded by Commissioner Cox. NAYS: 0 Motion carried.

AGENDA ITEM #14 - STREET ACCEPTANCE FROM COUNTY

Tabled.

AGENDA ITEM #15 - PERSONNEL SYSTEM

Ordinance #240 read by title and in full by Mayor Sturges.

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Commissioner Kaiser moved to pass Ordinance #240. Seconded by Commissioner Weissenfluh. YEAS: 4 NAYS: 0 Motion carried. Year 1977 - Managers agreement Resolution #140. City Attorney noted changes from last year's agreement. Salary change, merit pay reviews, hrs. of work, comp time, gas expense, etc. Resolution #140 read in full by Brian Freeman. Commissioner Kaiser moved to adopt Resolution #140. Seconded by Commissioner Cox. NAYS: 0 Motion carried. YEAS: 4 AGENDA ITEM. #16 - BUDGET COMMITTEE APPOINTMENTS Council moved to defer budget appointments and poll council members on suggested appointments by Friday March 11th. Council agreed, unamiously. NON AGENDA - RESOLUTION #141 Brian Freeman read easement with Cerruti, Resolution #141 in full. Council concurred. Commissioner Kaiser moved to adopt Resolution #141. Seconded by Commissioner Weissenfluh. YEAS: 4 NAYS: 0 Motion carried. Commissioner Cox moved to draft resolution to reestablish Troutdale Post Mark. Seconded by Commissioner Weissenfluh. YEAS: 4 NAYS: 0 Motion carried. Motion to adjourn at 11:10 unamious. Note: Don Obrist, Cerniti, Al Mauch, Dr. Watson stables have ignored Bond, Health, or license regulations and at next meeting per Mr. Jean, the Council will review those violations at length. Mayor Robert M. Sturges ATTEST: Via Bett J. Bergstrom