

Troutdale Facility Plan  
Public Hearing Continuation  
September 20, 1977

Mayor R. M. Sturges opened the hearing at 7:30 P.M., continued from September 13, 1977.

Present: Commissioners Kaiser, Finegan, Cox, Althaus, and Mayor Sturges.

Staff: Robert Jean, Bergstrom, McClusky, & Lee, Murphy

Press: Sharon Nesbit of the Outlook, Oregonian reporter

Guests: 5

Questions from audience continued:

Dal Williams commented about land surface disposal alternative as most favorable.

Bob Johnson noted CRAG comments in paper, and he feels we ought to get out of conflict mess. We should have priority to plan facility since it is obvious a gravity fed system is more reasonable than pumping sewage backwards from Troutdale to Gresham.

Commissioner Finegan also noted article on CRAG issue in conflict with Troutdale plan and is of great concern.

Duane Lee (engineering consultant presenting report) suggested we continue to receive written testimony until September 23, 1977, before Council moves in any designated direction.

Mr. Jean asked whether to make decision now or later?

Mr. Lee stated Council can make decision at later meeting on Alternative I or Alternative II. Zero discharge law by 1985 is met by land disposal method. Do you, as Council, feel that we should continue on discharge plan to Columbia River or pursue land disposal discharge method.

Comm. Finegan - audience question raised on land sludge benefits as product of revenue.

Mr. Lee stated we would benefit but it does not offset initial cost of land disposal method.

Dal Williams: Why should more expensive discharge method be so necessary?

Mr. Lee: What happens in 1985 in meeting zero discharge requirement? No debate here, we must look at future needs and requirements by law. Will law stand? I don't know. We would waste money going to Columbia River if indeed it does stand as a law.

Comm. Cox: Percentage wise, what is cost difference?

Mr. Jean stated 100% treatment law calls for means alternative available to us is land disposal method.

Mr. Lee: Difference between I & II is \$30,000 annual operation cost or 16% more cost in land disposal method.

Comm. Cox: You mean after benefits such as sludge are figured.

Mr. Lee: Yes, benefits already figured in on these report figures. See farming-operation waste sludge sales, as outlined.

Comm. Cox: What was year again on law?

Lee: 1985

Dal Williams: We would have to go to land disposal then?

Lee: Yes, as the law is written today.

Williams: Then, we would come out ahead to plan that now.

Bob Johnson: How long will cost of plant or land use continue, indefinitely?

Lee: Knowledge not known yet, but indefinite use possible unless abused - beyond 20 years very feasible.

Bob Johnson: I protest polluting rivers and agree with 1985 law regulations already on books.

Nesbit: How much land involved?

Lee: 240 acres.

Nesbit: City owned or leased land?

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Lee: Reynolds owns land but lease expires in 1981 with owner a Madras farmer who is most interested in improved farming of land spit. A 20-year lease would be required by the City. All parties are very interested in participating.

Bob Johnson: On sand spit - what about flood waters?

Lee: Flood figures show once every 15 to 20 years it could happen and affect operations. Usually the first 2 weeks of June is the critical period. Every 20 years or so could be a flood problem in operating.

Nesbit: Sprinkler system used, then what about high winds and freezes we have?

Lee: System used in early summer to early fall and wind not a factor to create a problem - already calculated possibility in plan.

Sharon Nesbit: After 1985, can this disposal system be run year round?

Lee: No, that is a future problem. No where in Western Oregon can 100% no pollutants be met, even with this kind of system. Some law change probable.

Mr. Jean: Alternatives then are solar, wind propelled - do you have reports ready?

Lee: Not ready to discuss those possibilities to generate power by wind or solar energy adaptations. Studies are only preliminary now.

Mayor Sturges closed the public hearing at 8:00 P.M. Written testimony will be received by City Hall or Lee Engineering until September 23, 1977.

City Council Continuation Meeting  
September 20, 1977

Commissioners Present: Althaus, Cox, Kaiser, Finegan, and Mayor Sturges. (Absent: Weissenfluh, Edwards)  
Staff present: Bergstrom, Jean, Murphy, Lee, McClusky  
Press: Outlook, Oregonian  
Guests: 5

AGENDA ITEM No. 8 - ENGINEERING REPORT

Mr. Lee requested time to organize notes.

AGENDA ITEM #12 - STATEN PARK PURCHASE INQUIRY

Mr. Jean stated we now have an appraiser for grant application being reviewed by the State of Oregon. We should hear in a week as to whether appraisal is in line and can be funded.

AGENDA ITEM No. 8 - ENGINEERING REPORT

Mr. Lee stated pumphouse for Well #2 to be completed by November. Water Study now authorized at last Council session at budget of \$2,500 as noted in LCDC grant application. Design of Sewer Interim Plant under way. I have deadline to meet of completion and operation of next year according to our demand projections.

Bob Johnson asked if CRAG concerns these? Lee Stated no solution yet but we are in discussion with CRAG who wants no more hookups in our plant. Mr. Lee stated he was meeting tomorrow on this. Sandee Palisades easements are in legal review now and are found to not conform with prior easements and agreements. New easements are being initiated.

Obrist land fill is under review and more comments will be ready by next week.

Sewer LID nearly finished, only pavement repairs and minor items needing corrections. Payment recommended up to 95% of contracts

for both bid contractors.

Commissioner Althaus moved to make payment up to 95% of contracts to Stadel Construction and Wm. R. Crane Construction on Sewer LID contracts. Seconded by Commissioner Kaiser.

YEAS: 4  
NAYS: 0 Motion Carried

Change orders brought to attention of Council by Mr. Lee. Shows net decrease of \$632 (Wm. R. Crane) and need motion to approve order.

Commissioner Kaiser moved to approve change order on Wm. R. Crane contract, decrease of \$632, for storm sewer bid. Seconded by Commissioner Althaus.

YEAS: 4  
NAYS: 0 Motion Carried.

Change order on Stadel Construction sanitary sewer bid #1 and #2 noted by Mr. Lee to Council, revising figure to decrease of \$2,223.81, final contract figure of \$63,945.00.

Commissioner Kaiser moved to approve change order 1 and 2 for Stadel Construction Co. contract on sanitary sewer line. Seconded by Commissioner Finegan.

YEAS: 4  
NAYS: 0 Motion Carried.

Mr. Lee asked Council to accept project with exception of Cherry Park Road between high school and Mayor's driveway. We can order contractors to lay 3" asphalt 4 feet wide on right shoulder or take contractor's money offer and put toward County doing paving of entire Cherry Park Road section. We recommend the latter. (See LID file.)

Commissioner Kaiser moved to request Multnomah County do corrective Cherry Park repairing with partial payment from contractor Stadel. Seconded by Commissioner Finegan.

YEAS: 4  
NAYS: 0 Motion Carried.

Mr. Lee reported minor sewer extension 6th & Dora. We have designed that with DEQ approach and completed work. Developer paid total expense. Many subdivisions under way and largest problem is streets not being built to specifications in paving subgrade due to rains. We are having them sign separate agreements saying you can pave bad subgrade but must meet City standards eventually and 2-year bond requires they lay 3" asphalt surface again before project approval by City. Mr. Jean supports partial street agreement during development and final surfacing next summer during better weather as Mr. Lee has drawn agreement compromise.

Commissioner Finegan voiced concern over arrangement on street construction.

Mr. Lee stated City regulations create some additional expense but stringent standards and we are trying to develop long lasting street systems. Developers recognize this and are resigned to our standards at this time. Troutdale soils are hard to compact perfectly unless done at just the right moment. Majority of Council concurred with arrangement of agreements as outlined by City Engineer.

AGENDA ITEM #14 - CETA PROJECTS

Mr. Jean reported he needs direction on letterhead to be chosen from samples in packets - product of Artist's CETA program.

City Hall project well under way. Concrete poured, additional

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pourings scheduled. Discussion of police building extension resulted in concurrence that the plan, as originally drawn, is not feasible. Councilman Kaiser suggests plans be drawn for future. Park building expansion or remodeling to be followed as funding available or donated labor available from City groups or organizations. Council concurred.

Commissioner Kaiser moved to direct architect, Appleman, Council members, and staff to meet in order to draw up remodeling plans for Community Building. Seconded by Commissioner Althaus.

YEAS: 4  
NAYS: 0 Motion Carried.

Depot project financial summary provided, stated Mr. Jean, Project to be completed within a month.

Mr. Jean reported Recreational Project organizing tours through Metro Transportation, at a cost to participant of \$2 or less to view our community, rivers, and scenery.

Mr. Jean noted Gran Tech report passed out.

Port of Portland actively seeking annexation. Commissioner Cox doesn't see helping Port out unless they annex. Grant consultants were asked about water loop - FAA grant source as state funding possible to complete loop if annexation pursued.

Sewer East side - Bureau of Recreation Grant possibility to assist as outlined by consultants.

Beaver Creek interceptor - perhaps energy research and development administration a possible source of grant funding.

Storm drain issue - EDA source or Port revenue bonds.

Downtown - HUD discretionary funds may be available, as well as community block grant. National endowment for arts also a possibility. Union Pacific Foundation could assist in downtown area too.

Creative concepts development corporation were suggested by Gran-Tech and staff.

Storm sewer - EDA looks to be good source. Streets still a problem. Report from Gran Tech dated 9/12/77.

Cover letter suggests 10 hour retainer a month to keep us abreast of funding available for ongoing City projects. So far, their help has directed us towards \$60,000 grants for our \$1,500 investment thus far. Motion and discussion to continue now needed stated Mr. Jean.

Council discussed returns of productivity expected for \$350 a month retainer.

Commissioner Kaiser asks we wait to see what has been awarded so far before retainer motion.

Commissioner Althaus questioned if well grants available? Mr. Jean stated none as yet.

Mayor Sturges suggested we table retainer request for 3 months. Marge Schmunk (audience) asked how many hours put forth on this report? How many suggestions materialized? Mr. Jean replied hard to figure hours but what we have outlined is the product of search by Gran Tech.

Commissioner Kaiser moved to table retainer request by Gran Tech Associates for 3 months. Seconded by Commissioner Althaus.

YEAS: 4  
NAYS: 0 Motion Carried.

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Port discussion of annexation with Finley, Engineer, Planner, Lee, Murphy, and myself, where we worked on basic elements of annexation move. Letter forthcoming.

Mr. Lee would work on latecomers agreement on water service proposed and sewer proposed by Port. Mr. Lee stated internal phase would be constructed to serve Red Baron Restaurant complex.

Dalton Williams asked what sewer hookups effect would be on our plant?

Mr. Jean noted Port has already elected to participate in sewer pre-pay program to expand plant facilities.

City Recorder, Mrs. Bergstrom, questioned whether 1% annexation fees by ordinance and taxes had been discussed as well.

Mr. Jean stated they are aware of taxes impaired but fees for annexation were not discussed.

Commissioner Kaiser moved to direct Lee Engineering Enterprises to proceed with sewer design as soon as Port commits funding for system. Seconded by Commissioner Cox.

YEAS: 4  
NAYS: 0 Motion Carried

Mr. Jean noted letter of 9/20/77 reporting concerns of 208 conclusions versus our Engineering Study and requested Council support and direction (see attached). Original support by CRAG now has been withdrawn and stated our report as conflicting, not achieving CRAG goals. Political issues involved, higher cost to Troutdale residents proposed by CRAG conclusions. We do not wish to subsidize county areas not developed. Gresham is not even sure they want our sewage. CRAG proposal lower quality service at higher cost would not meet our needs.

Mayor Sturges finds CRAG concepts disturbing personally. Consultive firm employed by CRAG not impressive to him. He supports staff and our engineering firm in their concerns and proposals.

Mr. Jean recommends full public hearings as alternative to CRAG proposals.

Bob Johnson (audience) stated "I feel citizens, as a whole, prefer their own citizen supported system." - Commissioner

Commissioner Althaus moved to support City Administrator and City Engineer in their proposals of continued local treatment for Troutdale at Troutdale. Seconded by Commissioner Cox.

YEAS: 4  
NAYS: 0 Motion Carried

AGENDA ITEM # - REPORTS TO COUNCIL

Kaiser - none Althaus - none  
Finegan - none Cox - none

AGENDA ITEM # - ORALS

Mr. Lee reported Sweetbriar multifamily development has been rejected due to Sweetbriar lane being unacceptable. Suggest their offer of \$1,240 paid to City for City to repave area be approved as recommended by my staff.

Dalton Williams: Is water standing or flowing?

Lee: Drains fairly well but sloppy overlay thickness in relation to curbs - 3" here, 5" there, 1 1/2" some place else.

Commissioner Kaiser moved to accept Leavitt NuPacific sub-contractor offer of cash payment for materials of \$1,240, to repave Sweetbriar

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Lane by City crews. Seconded by Commissioner Althaus.

YEAS: 4  
NAYS: 0 Motion Carried.

Commissioner Cox moved to adjourn. Seconded by Commissioner Kaiser.

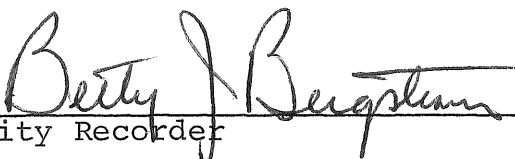
YEAS: 4  
NAYS: 0 Motion Carried.

Meeting adjourned at 9:15 P.M.



Robert M. Sturges, Mayor

ATTEST:

  
City Recorder