

TROUTDALE CITY COUNCIL  
AGENDA  
OCTOBER 11, 1977

1. Call to Order and Roll Call: Mayor and Recorder
2. Approval of Bills: Motion
3. Approval of Minutes: Motion
4. Business Licenses: Administrator
  - Brass Rail
  - Obrist Inc.
  - Mack Trucking - Cerruti
5. Planning Reports and Recommendation: Planner
  - Planning Commission: Report
  - Design Review: Report
  - CAC: Report by Planner & discussion by Administrator  
(NAC)
  - Parks Task Force: Motion
  - Street Light Task Force: Motion
  - Troutdale Road: Resolution
6. Robert Spikes zone change from R-10 to R-4
7. Strebin Road - Sweetbriar Road CRAG Study Area: Planner Hearing
8. Sewer Pre-Payment Status Report: Administrator and Attorney
9. Regional 208 and Local 201 Sewer Study Reports: Administrator  
and Engineer
10. Engineer's Report
11. Kaz Fujii Crop loss and Cherry Park Land Swap: Administrator
12. Staten Property Appraisal Report: Planner, Motion
13. Department Reports - Watanabe - Attorney
  - Watanabe, Attorney
  - Re-accounting, Administrator
14. Commissioner Reports and Oral Communications
15. Adjourn

TROUTDALE'S CITY COUNCIL MEETING  
Public Hearing  
October 11, 1977

The Public Hearing was called to order by Robert M. Sturges, Mayor,  
at 7:35 P.M.

ROLL CALL

Mayor, R. Sturges.

Commissioners: E. Finegan, S. Cox, H. Althans (absent), F. Kaiser,  
B. Edwards, F. Weissenfluh (arrived at 8:30 p.m.).

Staff: R. Jean, City Administrator; E. Murphy, Planner; L. Cauley;  
D. Lee; B. Freeman; Mary Eaton, Secretary.

Guests: 30

APPROVAL OF BILLS

Commissioner Cox moved to approve the September bills paid in  
October, 1977. Seconded by Commissioner Finegan.

YEAS: 3  
NAYS: 0 Motion Carried.

APPROVAL OF MINUTES

Commissioner Cox moved that the minutes be approved as circulated.  
Seconded by Commissioner Althans.

YEAS: 3  
NAYS: 0 Motion Carried.

BUSINESS LICENSES

Brass Rail - F. Ventura was present.

Mr. Jean presented a report on the Brass Rail that was made  
by Ernest Nauerth, Chief of Police (copy attached).

Mr. Ventura stated that those employees that were working this  
summer that had a blind eye to what has been going on as far as  
drugs and stolen property. Mr. and Mrs. Ventura would like the  
tavern to be a family place and will be serving more food. The  
mayor stated that there are not so many bikers as there were  
before the Ventura's took over.

Several times Mr. Ventura has asked the police department  
regarding their walking through and has even notified OLCC  
regarding the lack of police help. R. Jean said if the person  
on duty would notify the police department as to what kind of  
trouble they are having and the officer can with proper backing,  
that will not perceptitate a problem rather than walking in  
blind.

Mr. Jean mentioned that the Brass Rail Tavern license can be  
reviewed in January when it is time for renewal.

When Mr. Ventura picked up his license for the liquor permit  
from the City he did not realize that this did not include the  
City license and he was not notified that he would need one.

Commissioner Finegan moved that the City Council to approve  
the license for the Brass Rail Tavern through December 31, 1977.  
Seconded by Commissioner Cox.

YEAS: 3  
NAYS: 0 Motion Carried.

DON OBRIST, INC.

Mr. Freeman mentioned that Mr. Obrist's Attorney, Peter Blyth, has returned the new agreement. Mr. Jean said that the recontouring plans for the park are being reviewed by the Engineer and Planner. At this point, with Mr. Obrist signing the agreement, he is presently in compliance with all the Council's conditions.

Mr. Jean said that one of the alternatives the staff would put in front of the park's task force is the possibility of putting an amateur theater at the Obrist Pit site.

Mac Trucking -- Mr. Cerruti

Mr. Jean brought to the attention the memo dated 7/11/77 about a discussion he had with Mr. Cerruti and the following discussion was he should get a license for Mac Trucking which he has gotten. The contractor was to submit a plan change and show that construction is to code which has not been done. The plumbing contractor has not gotten a permit. The fuel tanks have to be inspected. The tanks need plans and need approval from the state fire marshall. Mr. Jean asked Mr. Sharpe to give a up date before this council meeting; his responses are that nothing has been fone. Mr. Jean's concern is that Mr. Cerruti's building has been over looked for six months. We are not interested in money but the fact that the building does not meet code violations. Mr. Jean would like to recommend to give Mr. Cerruti 30 days to comply with the above request or be sited into court.

Commissioner Finegan moved that the City Council be given 30 days notice to clear up the differences or be cited into court. Seconded by Commissioner Cox.

YEAS: 3  
NAYS: 0 Motion Carried.

Mr. Jean mentioned that no landscaping has been done. Mr. Murphy said that there are two medium sized burms have been placed, one was on the state right of way.

Commissioner Finegan moved that also landscaping should be done within 30 days. Seconded by Commissioner Cox.

YEAS: 3  
NAYS: 0 Motion Carried.

PLANNING COMMISSION

Mr. Murphy gave a report on the action taken at the Planning Commission action of September 21, 1977 (copy on file).

Mr. Murphy reported (1) Robert Spikes - application for a zone change from R-10 to A-4 was approved. (2) Robert Allegre requested for preliminary plat of 6 lots was denied. (3) Kaz Fujii's final plat of 77 lots was approved. (4) Commonwealth Properties final plat of 67 lots was approved. (5) Robert Burligame's final plat of 54 lots was approved. (6) Jim Colt approval of preliminary plat was postponed. (7) Harry Fowler's application for conditional use permit for an auto painting shop was approved.

DESIGN REVIEW

Husky is remodeling their stops to be the same design nation-wide. The Troutdale one is the first one to receive the new

color. They are expanding the station both ways east and west of the present station. There will be a dining room on the east side of the shop area on the west side. On the south side is being enlarged for truck traffic. They are putting in several more stalls. The design review board had no trouble with the changes of the building. The board is troubled with the landscaping. After discussion they will add landscaping so it will not impend with the vision of the trucks.

Mr. Jean mentioned that the design review has taken their job serious. They sit around the table with the applicant. They are very active and work with the applicant.

The mayor's main concern is the size of the line and if it will be adequate to take care of the increase in the need for services.

#### STREBIN ROAD - SWEETBRIAR ROAD CRAG STUDY AREA

Mr. Murphy said the basic background goes back several months when the city went to CRAG study area. For the time being, the area will be held in abeyance and make it either as urban or rural for natural resources. This will give the city time to look at the area and would ask it to be rural or urban,

Commissioner Weissenfluh arrived at 8:30 p.m.

Mr. Conrad gave a summary of his report. He stated that there are only two parcels that are larger than 20 acres. The preliminary use of the land is agriculture or rural. There are some orchards and raspberry fields. The soils are class two covered by the State goals and guidelines as farm land. The soils in general are very wet. There are some steep slopes such as Beaver Creek Canyon and the Sandy River to the east. The soils are not good for septic tanks. If this area is under county control there would be around 20 houses.

Mr. Murphy said the critical problem is whether it can be served by sewer and if so what density. It is possible to develop this at a R-40. We can get the area within the current sewer line. If it were developed to an R-10, it could fit within the current line but there would be a need to reconstruct Beaver Creek Trunk Line and make it larger or construct a parallel line next to Beaver Creek Trunk Line.

Mr. Conrad said that at this time there would be only police and fire protection of this area.

They will have to do planning of the sewer service. The site is also right for a well and tank.

Mr. Murphy said that the critical question being is whether it can be served with sewer and what improvements have to be made for full development of R-10 and what costs those improvements will be. Second question is what will happen if we do not annex it, it could be subdivided into smaller lots and put on septic tanks. We need to talk to the county on what controls they would put on this proposal. Third question is whether a major economic benefit to the public to annex and have it developed. Will it cost the city more or as much to provide services as we would get back in revenues.

Mr. Lee reported what would need to be done if this area is annexed. (1) go in and put parallel pipes above or beside the present line; (2) replace the pipes with bigger pipes. The problem occurs with the line 3,000 feet from the south

boundry of Dix's property to the northern boundry of Weedin II on through to Rainbow Ridge as it turns the corner in Corbeth to Troutdale Road and all along Troutdale Road is alright. Another possible solution would be to put it through the pump station. This sewer was sized to handle the drainage basin that is the present southern boundaries of the City of Troutdale.

Mr. Jean said with the answer to the sewer problem is solved. We need more study if the council wants the engineer to continue with the study in conjunction with other studies on this and the cost coming out of these funds.

Commissioner Althus moved to have the City Engineer continue with the study. Seconded by Commissioner Finegan

YEAS: 4  
NAYS: 0 Motion Carried.

Discussion was heard from the audience.

Mr. Sturm feels from the report that lots of good resources has been done on this area but some of the property has been subdivided since the facts were made known. His 40 acres has been subdivided into three parcels; one 17 acres, one 15 acres, and on 4 1/2 acres. He feels that if they have to wait for 5 years before they can hook to the sewer it would be too long.

Mr. Baker asked if the study went past Strebin Road and if not it would split his property, part on one side - north and the other side south of Strebin Road. He was told that it took in all of his property and went to the crest of the hill.

Mrs. Russell who owns 39.7 acres, surrounded by Sweetbriar, and is not good for farming. She has the property leased and feels the crops are not good. She would like to be annexed into the City.

Mrs. Barbara Davis owns 32 acres and she does not want to see the area go into houses as she has view property. She would like to know if there would be a chance to vote on the annexation and what advantages there would be if annexation occurs. There would be sewer, police and fire protection.

Grace Brethern owns property east of the area considered to be annexed and the only plans they have is open areas on their property.

Break at 9:30 p.m. - Resumed at 9:45 p.m.

ROBERT SPIKES - ZONE CHANGE FROM R-10 TO A-2

Mr. Murphy gave a staff report (copy on file).

Mr. Spikes was asked how close to the hill he would be building. Mr. Murphy said they had discussed the slop and Mr. Spikes would not be building close enough to bother the terrain. Mr Spikes can go along with easement.

Commissioner Cox asked if there was a reason to have the duplex back on the property line and it was mentioned that there was only 65 feet in front.

Commissioner Weissenfluh moved to approve the zone change from from R-10 to A-4 with the easement for access. Seconded by Commissioner Cox.

YEAS: 4  
NAYS: 0 Motion Carried.

PLANNING COMMISSION (continued)

CAC Committee would still like to be organized along geographical lines but may look at geographical changes and be involved with different task forces. The next meeting will be taken up with reorganization along geographical boundaries and probably get involved with different task forces. After further discussion, the meeting was cancelled.

Mr. Jean mentioned that he feels this committee can be broadened and it was the concenses of the council that this be held until a full quorum can be present.

PARK TASK FORCE

The only thing Mr. Jean wants the council to do is form the Task Force with Commissioner Cox as chairman and Marge Schmunk as vice chairman and Veda Parsley as vice chairman to work with the staff on parks, and to get back to the council with any information gathered.

Commissioner Weissenfluh moved to appoint Commissioner Cox as chairman with Marge Schmunk and Veda Parsley as vice chairmen. Seconded by Commissioner Finegan.

YEAS: 3  
NAYS: 0 Motion carried.  
ABSTAINED 1 (Cox)

STREET LIGHTING TASK FORCE

Mr. Jean feels that something should get started with this task force to get a measure on the ballot in January. Mr Johnson asked what was the reason for this committee and Mr. Jean said to take a look at long range neighborhood streetlights. Are we going to continue with the petition districts, which is costly and insufficient or are we going to a tax base?

Commissioner Cox moved to appoint F. Weissenfluh as chairman of the Streetlight Task Force. Seconded by Commissioner Althans.

YEAS: 3  
NAYS: 0 Motion Carried.  
ABSTAINED 1 (Weissenfluh)

Now that Commissioner Weissenfluh is chairman, the city staff will get people together to help him with the Task Force.

SEWER PREPAYMENT

Mr. Jean said there were 18 connections that were not taken care of but are in process. At the last council meeting the council's motion was that they would be charged a late interest charge, but he does not know how the council wants to address this issue. It looks like a solid go on the project.

Mr. Freeman reviewed the kind of guarantees he accepting or rejecting. First mortgages in lieu of assigned bank accounts or letters of credit. The Port of Portland has submitted a copy of their budget indicating that there is a budgeted item for the sewer prepayments. Mr. Freeman said that 90% of the letters of credit should be collected without any trouble.

REGIONAL 208 AND LOCAL 201 SEWER STUDY REPORT

Mr. Jean presented an update as to where the city is to the CRAG 208 Regional Study and the Troutdale 201 local facility study. At the last council meeting there was concern about the tentative conclusions of the CRAG Study since that date. Two major changes have occurred, (1) the CRAG staff and the task force that is reporting to the CRAG Board will not be recommending that the board adopt the consultants conclusions the CRAG

staff will be recommending that Troutdale, Gresham and Multnomah County, the three current operating agencies in the CRAG Study plan. Which means that the status of our current efforts is assured and that our authority to continue on with EPA, DEQ and regional sewer studies. This has a string attached that says that we resolve the unanswered questions. (2) That the Troutdale 201 study and phase 1 construction is adopted as part of the regional sewer plant.

#### ENGINEER'S REPORT

Mr. Lee presented his report (copy on file) CRAG has given the city a green light on Phase 1 of the Sewage Treatment Expansion.

Cherry Park Road will be reconstructed within the week.

Commissioner Finegan moved to accept work on the sanitation sewer. Seconded by Commissioner Althaus.

YEAS: 4  
NEYS: 0 Motion Carried.

The storm sewer has not been completed to date and they will continue to try to get this resolved in the near future. The reason for the delay is lack of care. Storm sewer construction is due to the rain, part to the fact that systems were not developed to hold the kind of rain that we have had.

Mr. Lee reviewed the situation of the 208 Study.

Commissioner Althaus moved to ratify what has been done on the 208 Study and to proceed further. Seconded by Commissioner Cox.

YEAS: 4  
NAYS: 0 Motion Carried.

Mr. Lee explained the resolution is a statement by the city council endorsing what the Engineer has presented in part B detailed analysis and selected alternatives (a) the most environmentally acceptable (b) reasonably protection of the surface waters of the state (c) provides beneficial use to a local farming operation (d) appears to meet the intent of best practicable waste treatment technology required by Federal Legislation.

Mr. Lee feels that the best use of the waste would be land disposal. The fish and wild life commission would also like to use the land disposal rather than to the Columbia River.

Mr. Lee presented George Ward who made some comments about the land use concept. Mr. Ward has a background in this type of application. Mr. Ward said he has been talking to the leaser of the property owned by Reynolds formally known as the Martin property. Reynolds is willing to make a lease agreement, if the cities wish to use this land for sewage desposal. If the property fits into the cities plans, Mr. Ward would not mind setting down and discussing this with the City Administrator or Engineer about direct application for resource funds.

Mr. Lee read Resolution 162. A Resolution adopting a final alternative for the expansion of the City of Troutdale Sewage Treatment System. Once in full and once by title.

Commissioner Althaus moved to adopt Resolution 162. Seconded by Commission Cox.

YEAS: 4  
NAYS: 0 Motion Carried.

KAZ FUJI CROP LOSS AND CHERRY PARK SWAP

Tabled for lack of more information.

STATEN PROPERTY APPRAISAL REPORT

Mr. Murphy said that someone can get 21 units on the Staten Property above the flood plane.

Mr. Murphy read a letter from an appraisal report which states that as of September 14, 1977 the value is \$50,000.00. The market data approach technique came up with a value of \$52,000. The land decision technique is valued at \$46,000. The land is not suitable for commercial.

Mr. Murphy said if an emergency arrived and the Staten's wished to sell the city could make an offer.

DEPARTMENT REPORT

Mr. Freeman said he had nothing new on the Beaver creek Interest question of Jack Watanabee's request.

Mr. Freeman mentioned that Wayne Siemen of his office has taken over all court action. His fee is \$15 per hour which is lower than Mr. Freeman charges.

Mr. Freeman also mentioned that Don & Loren Obrist have returned the contract of sale. A notification form which has to be signed by the Mayor and then file the contract.

The sewer prepayments have almost all been taken care of and those that are not are close to it.

Mr. Freeman is waiting for an answer, before the next meeting, regarding the double wall construction appeal.

Mr. Jean reported that the City Council adopted as a policy by Council motion that all oversizing be brought before the Council with an estimate and then Council would go and authorize the contractor to put in something, water or sewer line or whatever at larger than the developer needs size and then the City, upon receipt of final construction bills and proof of delivery as service accept by the City Engineer. On the Boyer Park project, the line was increased in order to serve that area. The City Council by motion required Mr. Wolsborn to put in a 10' water line up his cul-de-sac. The Mayor had a question on the bill, it was proper to bring it back before Council the differences in the bidding and the exact sizing of pipe, this has been reviewed by Dave Lee and Duane. The Mayor charge was \$2,000 higher because the bids did not come in higher, but because there were some other things the City asked to have done. One thing was a T and fire hydrant that was added to the cost. More discussion followed.

Commissioner Finegan moved to pay Mr. Wolsborn the \$24,479.47. Seconded by Commissioner Weissenfluh

YEAS: 4  
NAYS: 0 Motion carried.

Mr. Jean reported that he has asked Jim Rash, City Auditor, to give his opinion as to several alternatives to handle the rapidly increasing accounting volumn that the City has been working with and Mr. Rush's basic recommendation is that the problems we have, system wise, that the system lacks could be resolved if we go onto the system that Burrough has part of the program in Sandy. Mr. Jean would like to have Mr. Rush involved with helping set up the system.

Commissioner Finegan moved to hire De Lap, Paul and White to make review of the system. Seconded by Commissioner Althaus.

YEAS: 4  
NAYS: 0 Motion carried.



Mr. Jean reported that he had the Public Works Department shoot down the spring during the winter months and look at the source next spring and put it on a reserve status.

Mr. Jean mentioned he had gotten his property tax form. It looks as if what we had promised the people would be a City tax rate of about \$2.25-\$2.50 per 1,000. The assessed valuation is well below. The Tax rate for the City is \$1.89 per 1,000.

Mr. Jean read a report from Mrs. Bergstrom on the monies spent on the Depot Park which reported that \$22,600 was spent without counting the C.E.T.A. efforts and donation effort and City efforts the depot represent \$44,600. As of August 15, 1977.


There will be a formal dedication of the Depot Park on Sunday, November 6, 1977 at 1:00 p.m.

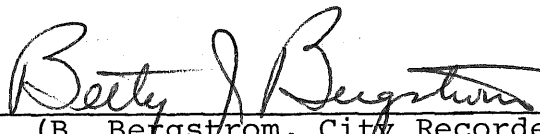
AGENDA ITEM #15 ADJORNMENT

Commissioner Finegan moved to adjourn the meeting. Seconded by Commissioner Weissenfluh.

YEAS: 4  
NAYS: 0 Motion carried.

The meeting was adjourned at 11:10 p.m.

  
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(R. M. Sturges, Mayor)

  
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(B. Bergstrom, City Recorder)