

AGENDA
TROUTDALE CITY COUNCIL
REGULAR MEETING AND PUBLIC HEARING
AUGUST 14, 1979 7:00 PM

1. Call-to-Order, Roll Call and Agenda Update: Mayor and City Recorder
2. Consent Agenda, Mayor: Pass
 - 2.1 Approve Minutes of June 28, 1979 and July 10, 1979
 - 2.2 Approve July Bills
 - 2.3 Accept July Business License Report
 - 2.4 Accept Planning Commission and Design Review Reports
 - 2.5 Ratify Appointment of Fred Weissenfluh to Budget Committee
 - 2.6 Agreement on Columbia Park Useage: Pass
 - 2.7 Ratify CS Zone for Public Works Shop
 - 2.8 Accept CP Park Mini-Park
 - 2.9 Housing Task Force Resolution
 - 2.10 Authorize Loan from Enterprise to Water Bond Fund
 - 2.11 Comprehensive Plan Resolution: Pass
 - 2.12 Ratify Allocation of Revenue Sharing Contingency
 - 2.13 Appoint Guy E. Mathews as Agent of Record
3. Professional Services Agreements, Administrator:
 - 3.1 City Attorney
 - 3.2 City Engineer
4. Public Contracts Ordinance Amendment, PW Director: Second Reading & Adopt
5. Sidewalk Ordinance, PW Director: First Reading
6. Short LID Ordinance Amendment, City Attorney: **First** Reading (and Adoption?)
7. Jackson Park Road Water Line LID, Engineer and PW Director: Review Cost Data and Adopt Assessment Ordinance
8. West Columbia Sewer Line LID, Engineer and PW Director: Hearing Continuation and Adopt Assessment Ordinance
9. Corbeth II Zone Change with Preliminary Plan and Program for R-10/R-7, PD, CD Director: Motion
10. Arndt Zone Change to M-2 and Sewer Allocations, CD Director: Motion
11. West Columbia Businesses Review, CD Director: Motion
12. Oral Communications and Adjourn

MINUTES

TROUTDALE CITY COUNCIL PUBLIC HEARING AND REGULAR SESSION
AUGUST 14, 1979

Before the onset of the Council meeting, former Councilor Fred Weissenfluh was awarded a Certificate of Appreciation for his service on the City Council; this certificate was signed by all present Council members and the Mayor.

AGENDA ITEM #1, CALL-TO-ORDER, ROLL CALL:

The meeting was called to order at 7:15 P.M., by Mayor Sturges.

COUNCILORS PRESENT: Dan Lowe, Frank Kaiser, Sam Cox, Dalton Williams, Chuck Blanchard, (Helen Althaus arrived at 7:20 P.M.), and Mayor Sturges.

STAFF : B. Jean, B. Freeman, E. Murphy, D. Lee, and D. Lewis.
(City Recorder, Jerri Widner, was on vacation).

PRESS : T. Fluharty, Gresham Outlook.

GUESTS : K. McDade, Ed Rothery, Dave and Deb Hauer, Marty and Barbara Gault, Fred Weissenfluh, Marge Schmunk, Tony and Sue Buzzard.

AGENDA UPDATE: Bob Jean asked that the following agenda items be added:
2.14 Engineer's Report; 12.1 Sandee Palisades; 12.2 Obrist Pit;
12.3 Ordinance on Animal Control; 12.4 CETA Projects; 12.5 Davis Driveway; 12.6 Boy Scout Shack. Bob Jean also asked that Agenda Item #8 be tabled until the September 11 Council meeting.

AGENDA ITEM #2, CONSENT AGENDA:

- 2.1 Approve Minutes of June 28, 1979 and July 10, 1979.
- 2.2 Approve July bills
- 2.3 Accept July Business License Report
- 2.4 Accept Planning Commission and Design Review Reports
- 2.5 Ratify Appointment of Fred Weissenfluh to Budget Committee
- 2.6 Agreement on Columbia Park Useage: Pass
- 2.7 Ratify CS Zone for Public Works Shop
- 2.8 Accept CP Park Mini-Park
- 2.9 Housing Task Force Resolution
- 2.10 Authorize Loan from Enterprise to Water Bond Fund
- 2.11 Comprehensive Plan Resolution: Mayor to sign and Council to ratify
- 2.12 Ratify Allocation of Revenue Sharing Contingency
- 2.13 Appoint Guy E. Mathews as Agent of Record
- 2.14 Accept Engineer's Report

Regarding 2.11: Bob Jean requested that Mayor be authorized to sign the resolution subject to ratification by the Council at next Council meeting.

Dan Lowe moved to accept the Consent Agenda in its entirety, Items 2.1 through 2.14. Chuck Blanchard seconded.

YEAS: 6
NAYS: 0

AGENDA ITEM #12.1, ORAL COMMUNICATIONS: SANDEE PALISADES:

Tony Buzzard, a resident of the Sandee Palisades subdivision, petitioned the Council to require Leavitt Nu Pacific to do the following:

1. Replace dead trees in Park, Stark Street easement and Evans Street islands.
2. Plant grass in all common areas.
3. Relevel playing field.
4. Install a sprinkler system on Stark Street easements and center islands on Evans.
5. Undeveloped lots be maintained.
6. Street lights and park lights be maintained.
7. Drainage area to be completed, landscaped, and made safe.

Mr. Buzzard presented photos and graphs to help identify his complaints. The residents requested that the City not accept the Park until these requests are taken care of.

After further discussion regarding the neglect of the above items by Leavitt Nu Pacific, Bob Jean suggested the following:

1. Ed Murphy direct the Building Official to look at the nuisance of weeds.
2. A neighborhood meeting be scheduled for Monday, August 20, to be attended by a representative of Leavitt Nu Pacific, Ed Murphy, Mayor Sturges, Sandee Palisades representatives, and other interested parties. This meeting was scheduled to be held in the home of Karl McDade at 2903 S.E. Lewellyn.
3. That the contracts regarding this subdivision be reviewed at the Planning Commission meeting.
4. That this Agenda Item be set for the October Work Session for review and Park acceptance.

A break was taken at 8:15.
Council reconvened at 8:25.

AGENDA ITEM #3.1, PROFESSIONAL SERVICES AGREEMENTS:

Brian Freeman passed out a memorandum regarding the revised fee schedule for the City Attorney's legal services.

Mayor Sturges suggested we schedule those City Council agenda items that would require the presence of the City Attorney towards the middle of the Council session so as to minimize the need for Brian's attendance at the entire meeting. Discussion followed - no motion.

Helen Althaus moved to accept the fee schedule suggested by Brian Freeman. Dalton Williams seconded.

YEAS: 6
NAYS: 0

AGENDA ITEM #3.2, PROFESSIONAL SERVICES AGREEMENTS:

Duane Lee provided a proposed fee schedule for the services of the Consulting Engineer.

Bob Jean suggested clarification be pursued regarding a formal written agreement as to the relationship of the Consulting Engineer.

Sam Cox moved to accept the fee schedule as proposed by Duane Lee. Chuck Blanchard seconded.

YEAS: 6
NAYS: 0

AGENDA ITEM #12.2 ORAL COMMUNICATIONS: OBRIST PIT:

Brian Freeman outlined the report concerning the Obrist Pit which Ed Murphy submitted to the Council. Brian also pointed out that a hearing is to be scheduled to see if Obrist has met the demands of D.E.Q.

Discussion followed regarding the methane gas venting system which is required by D.E.Q. Ed Murphy read his memo stating the required action to be taken by Don Obrist in order to bring the pit into D.E.Q. compliance.

John Carlson, an adjoining property owner, stated his complaints against Don Obrist and his practice of undercutting the bank which adjoins the two properties, and the problem of methane gas and the danger to his property and those homeowners in the area.

Upon further discussion it was determined that Don Obrist may be in violation of the slope requirements and the Troutdale purchase agreement.

Ed Murphy and Brian Freeman were directed to continue to monitor the pit to see that Don Obrist fulfills his obligations. Brian Freeman was directed to continue to move with D.E.Q. to assure that Don will be obligated to pay for a gas venting system. Bill Bivin was directed to put in the plans and specifications put together on the new operator to complete the fill, that the new operator will be committed to fill properly and promptly up against the adjoining slope which is said to have been undercut.

AGENDA ITEM #9, CORBETH II ZONE CHANGE:

Ed Murphy outlined verbally to the Council the staff report prepared concerning this proposed zone change; Ed also provided slide photos to assist in this report. Mr. Ralph Terran, Marx and Chase, representing Commonwealth Properties assisted in a brief explanation of their plans for this development. The Council questioned the method of transferring dwelling units from the R-10 PD zone to the R-7 PD zone. Ed Murphy explained this practice to the Council.

Dalton Williams moved to accept the zone change as requested in the staff report with a change in item number 6. Item number 6 should read: that Troutdale Road be improved to County standards; and that Stark Street be improved upon development of Phase III of this subdivision. Also item number 15 was added to read: direct the staff to forward the General Development Plan, approved by the Planning Commission, to the City Council for review. Chuck Blanchard seconded.

YEAS: 6
NAYS: 0

AGENDA ITEM #11, WEST COLUMBIA BUSINESSES REVIEW:

Ed Murphy submitted a report to Council concerning the West Columbia businesses and their compliance with the City's requests to upgrade their appearance. Bob Jean suggested that Mario Cerruti be cited into municipal court for non-compliance of the conditions of the M-2 zone of his truck storage garage site.

Dalton Williams moved to cite Mario Cerruti into municipal court. Helen Althaus seconded.

YEAS: 4
NAYS: 1 (Dan Lowe)
ABSTAIN: 1 (Chuck Blanchard)

AGENDA ITEM #4, PUBLIC CONTRACTS ORDINANCE AMENDMENT:

Mayor Sturges read by title, (second reading).

Frank Kaiser moved to accept the Public Contracts Ordinance amendment.
Dan Lowe seconded.

YEAS: 6
NAYS: 0

AGENDA ITEM #5, SIDEWALK ORDINANCE:

Mayor Sturges read by title, (first reading).

AGENDA ITEM #6, SHORT LID ORDINANCE AMENDMENT:

Brian Freeman read by title and offered a brief explanation of the ordinance amendment, (first reading).

AGENDA ITEM #7, JACKSON PARK ROAD WATER LINE LID ASSESSMENT HEARING:

Duane Lee explained the overall cost of the project. Bob Jean explained the need for a deferred assessment on the Smith property.

Frank Kaiser moved to table the assessment hearing until the Short LID Ordinance Amendment is passed.

Brian Freeman suggested that the Council spread the assessment on all but the one deferred property.

Frank Kaiser rescinded his motion.

Frank Kaiser moved to spread the assessment except for the deferred property by accepting the assessment ordinance. Chuck Blanchard seconded.

YEAS: 6
NAYS: 0

AGENDA ITEM #10, ARNDT ZONE CHANGE TO M-2 AND SEWER ALLOCATIONS:

Ed Murphy submitted a staff report to the Council regarding the request for a zone change to M-2. The Planning Commission suggested approval with the following conditions: 1. that sewer connections be acquired by the applicant prior to the issuance of a building permit and that no Certificate of Occupancy be issued until the new sewer and water lines are suitable for public use. Frank Kaiser suggested that a condition on road improvements be added. Condition #2: Sundial road be improved to meet City standards; Marine Drive be improved to meet County standards. Bob Jean suggested that sewer connections be granted for only that amount actually needed, and not for future needs.

Frank Kaiser moved to accept the zone change with the above conditions. Dan Lowe seconded.

YEAS: 6
NAYS: 0

AGENDA ITEM #12.3, ANIMAL CONTROL ORDINANCE:

Bob Jean offered a brief explanation of the need for this ordinance.
Mayor Sturges read by title, (first reading).

AGENDA ITEM #12.4, CETA PROJECTS REPORT:

Bob Jean reported on the CETA projects:

1. The CETA projects start Monday, August 20th.
2. We will probably get CETA youth project which would start sometime in October on the contract building.
3. Possible CETA parks project in October to work on City parks and possibly the nursery stock program.

AGENDA ITEM #12.6, BOY SCOUT SHACK:

Bob Jean suggested that the Council advise him on action to take regarding the Boy Scout Shack rebuild.

AGENDA ITEM #12.5, DAVIS DRIVEWAY:

During the course of work on City Hall damage was done to Rankin Davis' driveway. We had told them we would fix their driveway when the weather improved; this had never been done. Mr. Davis went ahead and poured his gravel and spread it to repair the driveway. Bob Jean suggested the City reimburse him \$145.00 for the cost of the gravel.

Mayor Sturges asked to put it to the question.

YEAS: 6
NAYS: 0

AGENDA ITEM #12, ORAL COMMUNICATIONS:

Ed Murphy informed the Council that an organizational meeting of the Housing Task Force was scheduled for Thursday, August 16. Fred Weissenfluh has agreed to head the Force, but would like a member of the Council to be on the Housing Task Force. Helen Althaus agreed to be on the Task Force.

Ed Murphy reminded the Council that August 15 is the deadline for those people in Round I of the sewer to come in and pay their \$575. There were 600 available and they gave everyone a first shot at it. They have approximately 370 reserved.

Frank Kaiser moved to adjourn. Dan Lowe seconded.

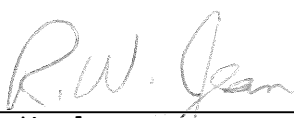
The meeting adjourned at 11:35 P.M.

Signed by the Mayor of the City of Troutdale this 9th day of SEPTEMBER.



R. M. Sturges, Mayor

ATTEST:



R. W. Jean
City Administrator