

TROUTDALE CITY COUNCIL  
 REGULAR MEETING  
March 11, 1980 7:00 P.M.

- (5 Min.) 1. Call-to-Order, Roll Call and Agenda Update: Mayor and Recorder
- (10 Min.) 2. Consent Agenda; Mayor: Motion
  - 2.1 Approve Minutes of February 5, 12, and 19 meetings
  - 2.2 Approve Monthly Bills Summary
  - 2.3 Receive Business License Report
  - 2.4 Pass \$1.5 Million FmHA Interim Finance Resolution
  - 2.5 Approve Audit Bid for FY 1979-80 Audit
  - 2.6 Receive Police Department Monthly Report
  - 2.7 Discuss Jackson Park Road Water Line: Resolution (3/11/80 #2.3)
  - LID Hearings, City Administrator and Mayor: Introduction and Rules
- (20 Min.) 7. Airport Water LID Preliminary Assessment Hearing: City Engineer and Finance Director
- (60 Min.) 6. Halsey Storm Sewer LID Preliminary Assessment Hearing: City Attorney, City Engineer, City Administrator, and Finance Director
- (30 Min.) 5. Drinker Water LID Assessment Reduction Hearing: City Engineer, City Administrator, City Attorney and Finance Director
- (10 Min.) BREAK
- (10 Min.) 3. Comprehensive Plan Amendments Ordinance, CD Director: First Reading and Adoption
- (15 Min.) 4. Engineer's Report:
  - 4.1 City Engineer
  - 4.2 Landfill: PW Director
- (10 Min.) 8. Waste Water and Water Financial Policy Ordinance: City Administrator: 2nd. Reading and Adoption
- (5 Min.) 9. Waste Water Rates Ordinance, P.W. Director: 2nd. Reading and Adoption
- (15 Min.) 10. Sewer Allocations Ordinance, CD Director: 2nd. Reading and Adoption
- (30 Min.) 11. Streets SDC Ordinance, CD Director: First Reading and Discussion
- (15 Min.) 12. Oral Communications and Adjourn:
  - 257th Boulevard Discussion
  - BPST Letter
  - CETA Youth Project Letter
  - CETA Parks Project and Parks Foreman Discussion
  - City Goals Discussion
  - LCDC Comprehensive Plan Compliance Date
  - LCDC Regional Meeting - Graham 4/10/80

11 PM



MINUTES

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MARCH 11, 1980 7:00 P.M.

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

The Meeting was called to order at 7:07 P.M. by Mayor Sturges.

COUNCILORS PRESENT: Chuck Blanchard, Dan Lowe, Frank Kaiser, Mayor Sturges. Helen Althaus arrived at 7:17 P.M.; Sam Cox was absent.  
STAFF : Bob Jean, Brian Freeman, Duane Lee, Ed Murphy, Bill Bivin, Jerri Widner, Dori Lewis.  
PRESS : Joyce Wydrzynski, Oregonian and Tom Fluhardy, Gresham Outlook.  
GUESTS : Marge Schmunk, R. Sweet, Merle Irvine, Don McGregor, Don Anderson, Erick Anderson, F. Langlitt, Kaz and May Fujii.

AGENDA ITEM #2, CONSENT AGENDA:

- 2.1 Approve Minutes of February 5, 12, and 19 meetings
- 2.2 Approve Monthly Bills Summary
- 2.3 Receive Business License Report
- 2.4 Pass \$1.5 Million FmHA Interim Finance Resolution: Mayor read by title, Frank Kaiser moved to adopt the resolution, Dalton Williams seconded.

YEAS: 4  
NAYS: 0

- 2.5 Approve Audit Bid for FY 1979-80 Audit
- 2.6 Receive Police Department Monthly Report: Frank Kaiser moved to review at a later date.
- 2.7 Discuss Jackson Park Road Water Line and Resolution: Dalton Williams questioned if a determination had been made as to whose property the water line crossed.

Dalton Williams moved to direct staff to hire a surveyor to survey the water line to determine if the water line was within the public right-of-way, if determined not to be within the public right-of-way that the contractor bear the cost of the survey. Chuck Blanchard seconded.

YEAS: 5  
NAYS: 0

Frank Kaiser moved to pass the consent agenda with the exception of items 2.6 and 2.7. Dalton Williams seconded.

YEAS: 5  
NAYS: 0

Bob Jean outlined the L.I.D. process.

AGENDA ITEM #7, AIRPORT WATER LID PRELIMINARY ASSESSMENT HEARING:

Duane Lee read a letter relating to and explaining the Airport Water LID. No audience comment.

Frank Kaiser moved to direct Jerri Widner, Finance Director/City Recorder, to make the final assessment. Chuck Blanchard seconded.

YEAS: 5  
NAYS: 0



MINUTES  
TROUTDALE CITY COUNCIL REGULAR MEETING  
MARCH 11, 1980 7:00 P.M.

AGENDA ITEM #6, HALSEY STORM SEWER LID PRELIMINARY ASSESSMENT HEARING:

Brian Freeman outlined the Storm Sewer assessment process. Duane Lee read a letter to the Council regarding the Halsey Storm Sewer LID construction and related costs. Bob Jean made additional comments to clarify the need for the assessment. Bob Jean suggested deferred assessments for the AB Basin property owners or alternatively being allowed the option of not being assessed and to be assessed at current costs at the time of connection. Mayor Sturges opened the floor for discussion from the audience. The following people made comment.

Ike Handy: Questioned the definition of "hook up" to the storm sewer. Bob Jean suggested the City Attorney and City Engineer rewrite that definition.

William Hansenberger, Tax Lot 88 and 150: pointed out a typographical error in his assessment.

Mario Cerruti, portion of Tax Lot 1: Bob Jean read the easement relating to the Cherry Park Sanitary Sewer project which Mr. Cerruti had questioned.

Carl Treick, Lot 2 of Alpha Centuri: Mr. Treick stated that he had a form of storm sewer before the Halsey LID. Brian Freeman stated that storm sewer feeds into dry wells and will not take run-off water in that area, the dry wells overflow to other property.

Stan Sumich, Tax Lot 7: Questioned the calculation of assessments by lot average size, rather than of actual platted area on a square foot basis.

Dalton Williams moved to recalculate assessments based on square footage rather than an arbitrary assessment per lot. Chuck Blanchard seconded.

YEAS: 5  
NAYS: 0

Jerry Klinger: Stated that he did not want to pay.

Kaz Fujii, Lots 48 and 21: Mr. Fujii's representative questioned if there would be partial or full deferred assessment for undeveloped property. Also questioned that if assessment is to be made on a square foot basis, would streets be included. Duane Lee stated that streets are not included in the assessment. Bob Jean recommended that reassessment be made only for those in the AB Basin.

Ivan Handy, Tax Lot 3: Questioned if undeveloped and developed were assessed the same. Bob Jean stated that all properties are assessed the same regardless of if developed or undeveloped property. Mr. Handy also questioned if the County and State are exempt from assessment. The County, State and Union Pacific Railroad will pay the amount assessed for their properties, but not for rights-of-way.

Karen Cooper, Tax Lot 86: Questioned whether the storm sewer was totally functional. Duane Lee explained that the storm sewer would not be totally functional until the Basin is totally developed.

The City Recorder was directed to prepare the assessment with the correction of assessment to be determined on a square foot basis, with two payment options, for hearing continuation at the April 1, 1980 City Council meeting.

BREAK: 10:40 to 10:55



MINUTES  
TROUTDALE CITY COUNCIL REGULAR MEETING  
MARCH 11, 1980 7:00 P.M.

AGENDA ITEM #5, DRINKER WATER LID ASSESSMENT REDUCTION HEARING:

Jerri Widner outlined the history pertaining to the Drinker Water LID, and the reason for assessment reduction.

Lee Ascher of Leavitt Nu Pacific questioned to whom the funds are paid to. The funds from the assessment reduction are paid back to the original participant.

Ernie Cereghino made comment as to the interest on paid in full relating to the refund.

Donna Burlingame spoke for Henry Fong in regard to interest paid to those people she/he felt had not earned it. Jerri Widner again explained the reason for assessment reduction.

Mayor Sturges read the ordinance for the Drinker Water LID Assessment Reduction by title. Chuck Blanchard moved to adopt this ordinance. Dalton Williams seconded.

YEAS: 5  
NAYS: 0

AGENDA ITEM #4, ENGINEER'S REPORT:

Frank Kaiser moved to receive and accept the Engineer's Report. Dan Lowe seconded.

YEAS: 5  
NAYS: 0

Helen Althaus moved to table item 4.2, Landfill Report, until April meeting. Chuck Blanchard seconded.

YEAS: 5  
NAYS: 0

AGENDA ITEM #8, WASTE WATER AND WATER FINANCIAL POLICY ORDINANCE:

Dalton Williams moved to adopt the Waste Water and Water Financial Policy Ordinance. Helen Althaus seconded.

YEAS: 5  
NAYS: 0

AGENDA ITEM #3, COMPREHENSIVE PLAN AMENDMENTS ORDINANCE:

Dalton Williams moved to adopt the Comprehensive Plan Amendments Ordinance with the additional restriction that no commercial retail development be permitted on the property adjacent to the High School in the transitional use Policy Area 1, and that this be entered into the text of section 1.04.20 of the Comprehensive Plan Amendments Ordinance. Helen Althaus seconded.

YEAS: 4  
NAYS: 1

AGENDA ITEM #9, WASTE WATER RATES ORDINANCE:

A comparative costs analysis was submitted to the Council pertaining to SDC's. Mayor Sturges read the Ordinance by title. Chuck Blanchard moved to adopt this ordinance. Dan Lowe seconded.

YEAS: 5  
NAYS: 0





MINUTES  
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MARCH 11, 1980 7:00 P.M.

AGENDA ITEM #10, SEWER ALLOCATIONS ORDINANCE:

Mayor Sturges read the ordinance by title. Frank Kaiser moved to adopt the Sewer Allocations Ordinance. Dan Lowe seconded.

YEAS: 5  
NAYS: 0

AGENDA ITEM #11, STREETS SDC ORDINANCE:

Bob Jean briefly outlined the Streets SDC Ordinance.

AGENDA ITEM #12, ORAL COMMUNICATIONS:

- o 257th Boulevard Discussion: Bob Jean explained that this would be a landscaped boulevard.
- o LCDC Compliance Date: LCDC granted an extension for Comprehensive Plan submission.
- o BPST Letter: Letter of commendation for the quality of work in the Police Goals Task Force Report.
- o CETA Youth Project Letter: Letter of commendation
- o LOC Regional Meeting: April 9, 1980 in Gresham at Yun's Garden
- o CETA Parks Projects and Foreman: CETA contract for 6 adult workers for 12 months to be signed on March 17, 1980. City must provide a qualified Foreman in order for the City to qualify for CETA workers. Foreman selection process was discussed: 26 applicants, screened to 9 applicants. Selection panel to be formed.

Frank Kaiser moved to accept agenda item #2.6, Police Department Monthly Report. Dan Lowe seconded.

YEAS: 5  
NAYS: 0

Dan Lowe moved to authorize the Mayor to sign the contract for the CETA workers and Parks Foreman, and authorize staff to go ahead with the selection process for the Foreman. Dalton Williams seconded.

YEAS: 5  
NAYS: 0

Dan Lowe moved to hire an outside business management consultant to come in immediately and to prepare a written report to Council on present management programs, personnel relationships and record keeping procedures. Dan Lowe recommended Martech Associates, Inc. and for the City to make our records available to Martech immediately. The cost of the report to be a minimum of \$4,000 and a maximum of \$5,000, to be paid in July, 1980 and put into next year's budget. Chuck Blanchard seconded.

YEAS: 4  
NAYS: 0 ABSTAIN: 1

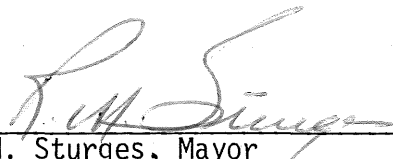
Bob Jean reported that a contingency would have to be made to this year's budget if expended in this fiscal year.

Helen Althaus moved to adjourn. Chuck Blanchard seconded.

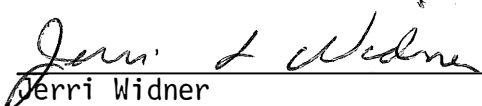
MINUTES  
TROUTDALE CITY COUNCIL REGULAR MEETING  
MARCH 11, 1980 7:00 P.M.

The meeting adjourned at

Signed by the Mayor of the City of Troutdale this 9<sup>th</sup> day of April, 1980.

  
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R. M. Sturges, Mayor

ATTEST:

  
\_\_\_\_\_  
Jerri Widner  
Finance Director/City Recorder