

TROUTDALE CITY COUNCIL
REGULAR MEETING
COMMUNITY PARK BUILDING
NOVEMBER 4, 1980 7:00 P.M.

1. Call-to-Order, Roll Call and Agenda Update: Mayor and Recorder
2. Consent Agenda, Mayor: Motion to...
 - 2.1 Approve Minutes of October 7, 1980
 - 2.2 Approve Bills and Business License Report
 - 2.3 Ratify Heavy Equipment and Office Equipment Leases
 - 2.4 Ratify Liquor License Application for General Store
 - 2.5 FmHA Project
 - 2.6 Liquor License Renewal for Tad's Chicken 'N Dumplings
 - 2.7 Resolution Amending Urban Planning Area Agreement
 - 2.8 Resolution Establishing Three-Cities Cable TV Task Force
 - 2.9 Resolution regarding Signature Card
3. Department Reports:
 - 3.1 Finance and Records (Accept Audit Report)
 - 3.2 Police
 - 3.3 Community Development (ICBO Conference; Parks; Rogers and McGill; Landfill)
 - 3.4 Public Works
 - 3.5 Engineer
 - 3.6 Executive (ICMA Conference; LOC Reference Checks)
4. Sandy Street Vacation Hearing, Continued, CD Director: Ordinance
5. Zone Change Hearing, Continued, Fang from SR/A2 to C3/A1B, CD Director: Resolution
6. Zone Change Hearing, Continued, Mustang Gas from M3 to M2, CD Director: Resolution or Denial
7. Comprehensive Plan Amendments, CD Director
8. Business Licenses for 1981 (Code Enforcement Review and Crunch Company Review), CD Director: Discussion
9. Council Concerns and Initiatives
10. Oral Communications and Adjourn



R. M. Sturges, Mayor

MINUTES
CITY COUNCIL MEETING
NOVEMBER 4, 1980

The meeting was called to order at 7:04 P.M. by Mayor Sturges.

ROLL CALL:

PRESENT: Chuck Blanchard, Sam Cox, Mayor Sturges, Frank Kaiser (Dan Lowe, Dalton Williams and Helen Althaus all arrived late)

STAFF : Bob Jean, Jerri Widner, Ed Murphy, George Haddock, Pam Christian, Duane Lee, Lois Howell

PRESS : Joyce Wydrzynski, Oregonian and Cary Virtue, Oregon Journal

GUESTS : Henry Hai-Loong Fang, George Marandas, Frank Windust, Jr., Vann M. Basinger, Citizens of Troutdale Heights

The Mayor asked if there were any additional agenda items to be added. Bob Jean requested the following deletions and additions:

2.5 : FmHA Project; It was requested that this be deleted from the Consent Agenda since there was no action to be taken.

2.10 : Bob Jean requested that the December 2nd meeting of the City Council be cancelled and December 9th now be the date for the meeting.

3.1 : Audit Report was tabled until December City Council meeting because the final draft had not yet been delivered to the Finance Director

3.4 : Public Works Report. In addition to the Public Works Report, Ed Murphy and Brian Freeman will talk a little bit about a new contract to be before you next month in regards to the handling of some of the excess sewage capacity we now have.

3.6 : Letter of resignation to each council member from Bob Jean effective the end of November

6 : tabled until next City Council meeting.

There were no further additions or deletions and the Mayor closed the agenda.

AGENDA ITEM #2, CONSENT AGENDA

2.1 : Minutes of Regular Session on October 7, 1980

Dalton Williams arrived at 7:07 P.M.

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- 2.2 : Approval of October bills and business license report
- 2.3 : Resolution ratifying heavy equipment and office equipment leases 388-R
- 2.4 : Ratifying liquor license application for general store. It was looked into by the police as requested at the last City Council meeting and the mayor has now signed the business license so no further action will be taken on this item.
- 2.5 : Deleted
- Dan Lowe arrived at 7:10 P.M.
- 2.6 : liquor license renewal for Tad's Chicken and Dumplings
- 2.7 : Resolution amending Urban Planning Area Agreement 389-R
- 2.8 : Resolution Establishing Three Cities Cable TV Task Force 390-R
- 2.9 : Resolution regarding Signature Card. This authorizes Pam Christian to sign checks as acting Assistant City Administrator during the period of time the City is looking for a new City Administrator.
- 2.10 : Cancelling meeting scheduled for December 2nd and rescheduling it for December 9th.

Chuck Blanchard moved to adopt the Consent Agenda eliminating 2.5 and adding 2.10. Sam Cox seconded the motion.

YEAS 5

NAYS 0

AGENDA ITEM #3, DEPARTMENTAL REPORTS

- 3.1 : Jerri Widner asked if there were any questions regarding her report to Council. There were none.
- 3.2 : George Haddock commented on the burglaries in the Tree of Knowledge PreSchool. He indicated that they were working in conjunction with Gresham.
- 3.3 : Ed Murphy read through his memorandum to Council. Specifically, the East Multnomah County Transportation Committee. The committee met on October 20th to discuss various alternatives for down scoping east county road projects and for prioritizing those projects. Also, the next meeting with Metro in regards to the comprehensive plan is scheduled for Monday, November 10, 1980.

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Helen Althaus arrived at 7:18 P.M.

- 3.4 : Ed Murphy presented the Public Works Report. He talked a little bit about the possible contracting out with a condominium in Welch's near Wemme called Shadowhawk for a temporary time of 3 to 4 years wherein we would handle their sewage for them at a charge of 2¢ a gallon for every gallon of sewage we handle. Brian Freeman was redoing the contract because of a lot of loose ends.

Brian Freeman also commented on two cases, the Finegan case and the Windust case. The Finegan case was settled for \$10,000.00. The Windust case was postponed. Brian is working with a different appraiser who he feels more comfortable with. It is now set for trial for January 19, 1981.

- 3.5 : Engineers Report. Duane Lee presented the Engineer's Report to the Council. Some concern was voiced by the Mayor in regards to the Columbia River Reservoir. He was concerned with the pressure that was being exerted by the pump.

Sam Cox moved to approve the Engineer's Report. Chuck Blanchard seconded the motion.

YEAS 6

NAYS 0

- 3.6 : Executive Report. Pam Christian addressed the Council first in regards to the screening of applicants for the City Administrator's position. She indicated they have selected 8 applicants and wished to talk to the Council about each one. With all Council members present, a meeting was then set for November 11, 1980 at 7:00 for that purpose.

Bob Jean then talked to the Council regarding the ICMA conference which he attended. He expressed that this was going to be his last council meeting and went on to say that the City had accomplished a lot of projects of long term and lasting value during the time he was here. He wished to thank the Council for their support and the opportunity for Anne and himself to become friends with the Council and community.

AGENDA ITEM #4, SANDY STREET VACATION HEARING, CONTINUED

Ed Murphy presented the Sandy Street Vacation plan to the Council and asked if there were any questions regarding the adoption of the same. It was voiced that Bob Dix had not signed a consent form and that legally there was no way we could go ahead with the matter without his consent. Sam Cox moved totable this until December. Chuck Blanchard seconded. Vann M. Basinger, a developer, complained to the council that he had been waiting for them to adopt this ordinance for quite some time and that he would like a decision on this matter as soon as possible. He did not appreciate being held up another month. Helen Althaus then suggested that if there was going to be a meeting on November 11, 1980, that the matter could possibly be taken care of at that meeting.

Sam Cox then moved to continue this matter till the next meeting, November 11, 1980, since it was indicated by Mr. Basinger that Bob Dix would sign the consent form within the week. Chuck Blanchard seconded the motion.

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AGENDA ITEM #5, ZONE CHANGE HEARING, FANG FROM SR/A2 to C3/
ALB

Ed Murphy indicated to Council the area in which the zone change would occur. He then introduced to the Council Mr. Michael Lyons of Wilsey & Ham. Mr. Lyons gave a brief summary of the history of the area indicating to the council that a similar zone change had been before them in 1977. He went on to outline the project characteristics. Five factors contribute to the proposed commercial use development on this site:

1. The Troutdale Comprehensive Plan designates this corner of the site as area for commercial development and specifically calls for encouraging the development of a 10 acre commercial center.
2. The expansion of 257th to a four lane facility does much to make this intersection a logical location for a variety of high intensity uses.
3. The current zoning patterns established adjacent to the subject property are compatible with the request.
4. The location of Mt. Hood Community College emphasized the development of the high intensity use node at the Stark/257th intersection.
5. Population increases have been substantial with it tripling from 1970 to the current 1980 U.S. census report of 5,441 people.

Mr. Lyons stressed that this was a development of a neighborhood commercial center intended to serve the needs of the City of Troutdale with its primary market area the immediate neighborhood district. Mr. Fang indicated to the Council that all

phases of the operation would have to be completed before any ground was broken in the project. He felt that this would not be done until late 81 or spring of 82. Dan Lowe voiced that he was somewhat concerned with the vacancy factor. Mr. George Marandas of Norris, Beggs & Simpson, Realtors was introduced to the Council and he voiced that the first phase would be the building of a shopping center. The second phase of the plan would be to set up office space for doctors, dentists, etc. He didn't have any figures in regard to the vacancy question. Mr. Lyons presented to the Council a list of people in the area who were in support of the proposed development for commercial and/or office space. There were citizens in the audience from the Troutdale Heights area who expressed to the Council their approval of the proposed development.

Dan Lowe made a motion to approve Zone Change A & B with the change as read by Ed Murphy. That being: A. That the sanitary and storm sewer lines be extended west along Stark Street at the developer's expense to Western Lot Line Tax Lot 30 or alternative, that the developer commit in writing to participate in a local improvement district for the extension of the storm sewer and sanitary sewer lines west along Stark Street to the western city limits. Chuck Blanchard seconded the motion.

YEAS 6

NAYS 0

AGENDA ITEM #6, ZONE CHANGE HEARING, CONTINUED, MUSTANG GAS FROM M3 TO M2

Tabled

Short Recess taken by Council at 9:00 P.M.
Meeting readjourned at 9:09 P.M.

AGENDA ITEM #7, COMPREHENSIVE PLAN AMENDMENTS

Ed Murphy indicated that he had reviewed this with the Planning Commission and that they had agreed with the amendment. Also, the Citizens Advisory Committee had voiced their approval.

Dalton Williams moved that the Council approve changes in the Comprehensive Plan. Frank Kaiser seconded the motion.

YEAS 5

NAYS 0

(1 abstention - Chuck Blanchard)

AGENDA ITEM #8, BUSINESS LICENSES FOR 1981, DISCUSSION

Business Licenses have come up for renewal in January 1981. Jerri Widner expressed that there was going to be a new procedure this year. City Hall was going to send out to each business a letter with an application attached. The letter would ask the business if they wanted to renew their license. If so, they could fill in the application and sent it in. There were four businesses that the Council felt should appear before them before renewing their licenses. They were: Evergreen Lumber, Crunch Company, Phil's 4-Wheel Drive and Husky's. For these businesses, we will include in the letter a request that they appear before the Council at the December City Council meeting.

Chuck Blanchard moved that we have the businesses appear before the Council at the next meeting. Dalton Williams seconded the motion.

YEAS 6

NAYS 0

AGENDA ITEM #9, COUNCIL CONCERNS AND INITIATIVES

It was asked if the Federal Government had paid any of their money. Jerri Widner responded that the Government had been billed but as of this date we had not yet been paid.

AGENDA ITEM #10, ORAL COMMUNICATION

Ed Murphy announced that the Planning Commission was meeting on Thursday, November 6, 1980, at 7:00. One of the items to be discussed was mobile home standards. Also, a meeting was scheduled at Metro for November 10, 1980, at 5:30.

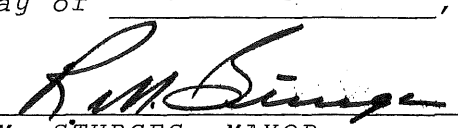
Dan Lowe moved to adjourn. Sam Cox seconded.

YEAS 6

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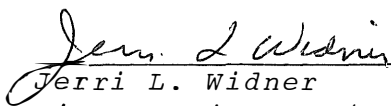
The meeting was adjourned at 9:31 P.M.

Signed by the Mayor this 11th day of December, 1980.



R. M. STURGES, MAYOR

ATTEST:



Jerri L. Widner
Finance Director/ City Recorder