

AGENDA
TROUTDALE CITY COUNCIL
REGULAR MEETING
SEPTEMBER 22, 1981 7:00 P.M.
TROUTDALE CITY HALL

- (A) 1. Call-to-Order, Roll Call and Agenda Update: Mayor
- (A) 2. Consent Agenda
 - (A) 2.1 Accept Minutes of 9/8/81 Council Meeting
- (A) 3. Request for Special Assessment of Open Space Land, Mr. Don Heffron, Tax Lots 38 through 41, SEC 31, T1N, R3E, W.M.
- (A) 4. Zone Change from F2 to CS, Faith United Methodist Church, Tax Lots 29 and 39, SEC 1, T1S, R3E, W.M.
- (A) 5. Recommendation for Review of Land Conservation and Development Commission -- Resolution
- (A) 6. Departmental Reports
 - 6.1 Public Works
 - 6.2 Engineer
 - 6.3 Attorney
 - 6.4 Community Development
 - 6.5 Police
 - 6.6 Finance & Records
 - 6.7 Executive
- (I) 7. Council Concerns and Initiatives
- (I) 8. Oral Communications and Adjournment



R. M. STURGES, MAYOR

(A) = ACTION ITEM
(I) = INFORMATION ITEM

MINUTES
TROUTDALE CITY COUNCIL MEETING
SEPTEMBER 22, 1981

The Mayor called the meeting to order at 7:05 P.M.

ROLL CALL :

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

STAFF : Pam Christian, Harry Parsi, George Haddock, Dave Lee of Lee Engineering, Brian Freeman, Nancy Nixon, Scott Pemble and Lois Howell

PRESS : Cassandra Burrell of the Gresham Outlook and Joyce Wydryzinski of the Oregonian

GUESTS : Marge Schmunk, Bob & Mona Mitchoff, Sue & Tony Buzzard, Don Sipple, Jim Birch, Bill Whisenant, Mr. Sutton and Don Heffron

The Mayor indicated that Item 4 would be advanced to the next council meeting per a request from the Faith United Methodist Church. Frank Kaiser made a motion to accept the agenda update. Chuck Blanchard seconded the motion. Yeas 4 Nays 0.

AGENDA ITEM #2 - CONSENT AGENDA

2.1 : Acceptance of minutes of 9-8-81 council meeting

Dan Lowe made a motion to accept the minutes of the 9-8-81 council meeting. Chuck Blanchard seconded the motion. Yeas 4
Nays 0.

AGENDA ITEM #3 - REQUEST FOR SPECIAL ASSESSMENT OF OPEN SPACE LAND, MR. DON HEFFRON

It was mentioned that Mr. Heffron had not yet arrived. The Mayor suggested that council move onto agenda item #6 to allow time for Mr. Heffron to arrive. It was so agreed.

AGENDA ITEM #6 - DEPARTMENTAL REPORTS

6.1 : Harry Parsi reported to council that the sludge truck was still not operational due to a problem with the transmission. He expected it back in service very shortly. Harry indicated that he had talked with people back east regarding the sweeper and was told that they were backed up right now and probably wouldn't get our new sweeper to us until the beginning of 1982. We are still using the old sweeper and it seems to be running smoothly. Harry informed council that Dalton Williams, Dave Lee and himself had gone to Woodburn to look at a landfill site. Harry said he

was impressed with the operation and Dalton Williams also commented on the cleanliness of the landfill site. Dalton indicated that the gentleman was using a trenching operation and Dalton felt he was extremely knowledgeable in his field. Harry said that this coming week he would be taking a look at a landfill site in St. Johns. Harry reported that a Mr. Charles Gray of DEQ had come out and taken a look at Obrist Pit. Mr. Gray said he was very pleased with how it was going. His only concern had been the prospect of getting enough dirt to finish the bank support. Dalton Williams asked if Don Obrist had compacted the area as requested. Harry reported that he had and that the compacted area was tested to be 93% compaction. Mr. John McDonald, soils engineer for Don Obrist, had only requested that it be compacted 90%. Therefore, it was compacted at a higher level than was requested. Harry said he had contacted the County in regards to the condition of the road off Stark that was brought up by Dan Lowe at the last council meeting. Harry said that they (the County) had fixed the road and that it looked good. In regards to the easement needed for Well #6, Harry said that he had been unsuccessful in obtaining the signatures from the Davis'. There was an indication that the new owner, the First Baptist Church, would be willing to sign the easement agreement but at this time nothing has been signed. Harry asked council for some direction from them in regards to the purchasing of a lawnmower for the parks department. A discussion followed. Bill Whisenant was concerned that we buy items for the police department but not for the parks department. It was voiced that council wanted to make sure that we bought a lawnmower that would operate efficiently, would be the most economical and over all be the most cost effective when using the tax payer's dollars. Sue Buzzard was concerned with the idea that we would contract out for the work that is now being done by the parks department. She said that she had a very good rapport with Valerie Lantz and other staff when asking for certain work to be done in her subdivision and felt she would not be able to get some of that work done if the work was contracted out to someone outside of city staff. Harry again asked for some direction. Chuck Blanchard made a motion to wait to the first of the year before deciding which mower would be best to buy. He felt that a little more study was needed. Frank Kaiser seconded the motion. Yeas 4 Nays 0.

6.2 : Dave Lee reported to council on various FMHA projects. He said that Strebin Road Reservoir had had its first coat of paint put on. They are now waiting for the weather to be drier before applying another coat. Well #4 is operational. 7th Street Reservoir has gotten the roof slab poured. Well #6 is continuing on schedule and the contractor is in the process of ordering required equipment and supplies. Cherry Park Road Waterline is being worked on as far as the design. Dave also read a letter from the U.S. Environmental Agency wherein it stated that the Troutdale water system had been one of fourteen tested in the state. It was found to be a very safe system. A discussion followed in regards to Well #3 and complaints received in regards to that Well. Dave reported that at first complaints had come in concerning odor and taste but after chlorination had been introduced into the system the complaints had subsided.

6.3 : Brian Freeman indicated that his report would be given at the Executive Session.

6.4 : Scott Pemble reported to council that the funding for Cherry Park Road will not be available to us. We will have to wait for 6 to 8 years as was previously scheduled. Also, the League of Oregon Cities had sent some information to us wherein it states that current legislation was being presented which would override the City's authorities concerning their decisions on Cable TV. This present legislation is being supported by Sen. Bob Packwood. Dalton Williams made a motion to instruct City staff to

prepare a document to send to the State in regards to this legislation. Chuck Blanchard seconded the motion. Yeas 4
Nays 0.

- 6.5 : George Haddock informed council about the police facilities construction. He said that Bill Newell had been retained on a personal services contract to help them with the facilities construction. He also reported that the Crime Prevention people had asked him to be chairman of their committee. George voiced concern in regard to the Cable TV which was being introduced into the community with respect to the public services they might provide.
- 6.6 : Nancy Nixon told council that she didn't have anything further to add to her report. She asked for any questions. There were none.
- 6.7 : Council commented that the guidelines for Administrative Procedures for the Downtown area was a good idea. Pam Christian expressed the hope that perhaps this would help everyone involved.

Dalton Williams made a motion to accept departmental reports 6.1 through 6.7. Dan Lowe seconded the motion. Yeas 4 Nays 0.

AGENDA ITEM #3 - REQUEST FOR SPECIAL ASSESSMENT OF OPEN SPACE LAND, DON HEFFRON

Scott Pemble told council there were some corrections on the staff report and they were as follows: Site size is 2.87 instead of 2.36 as stated on Page 1; Page 4, C.ZONING COMPLIANCE. Section 1. should read as follows: All 3 lots (instead of 4) have areas in excess of 10,000 square feet. 1 lot is estimated to be 5,600 square feet. Section 2, second sentence should read: 1 of the vacant lots is vacant and could be developed and 1 could not be developed if all state sewer and water requirements could be met. Section 3 should read: The remaining 1 vacant buildable lots if developed could meet all standards of the R-10 district. Page 4, E. ENGINEERING CONCERNS. Section 2, second sentence: 1 (instead of both) vacant lot is slightly larger than 1 acre. Section 3: Without a private septic system the vacant lot could not be developed. Scott said that the City would have to determine whether the loss of revenue as a result of a special open space assessment was worth the public value derived from the stand of mature trees. Don Heffron addressed council by indicating that he was not doing this just to avoid paying a higher assessment. He had determined that this was the only way to approach the problem since the assessment on the land involved had gone from \$80,000 to \$201,000 in just two years. He didn't want to sell the land in order to have enough money to pay the assessment so one alternative was to apply for the open space assessment. The tax assessor's office, if the application was granted, doesn't have a gauge as to how much they would charge for an open space assessment but it was indicated by the assessor's office that it would be lower than it is right now. He reiterated the fact that this application did not include the houses that were on the property but land only. He said if he had his preference he would like to leave the trees and not have to develop the property. Scott Pemble told council that the Planning Commission had recommended that council grant the application. Dan Lowe made a motion to go ahead and approve this open space assessment with the stipulation that the trees be preserved for public beautification. Chuck Blanchard seconded the motion. Yeas 3 Nays 1 (Dalton Williams).

AGENDA ITEM #4 - ZONE CHANGE FROM F2 to CS, FAITH UNITED METHODIST CHURCH

The Mayor indicated that this particular item had been requested by the church to be advanced to the next council meeting. Marge Schmunk of the Planning Commission spoke to council indicating that they would like to have the matter back before them because there was a question on the direct route road alignment. A special meeting will probably be set up by the Planning Commission for this problem. Dan Lowe made a motion to have this matter go back to the Planning Commission. Chuck Blanchard seconded the motion. Yeas 4 Nays 0.

Brian Freeman voiced some concern with this matter going back to the Planning Commission because he felt that the option might expire. Jim Birch, Pastor for the Faith United Methodist Church, indicated that it already had and that they were continuing on the good will of the present owners.

AGENDA ITEM #5 - RECOMMENDATION FOR REVIEW OF LAND CONSERVATION AND DEVELOPMENT COMMISSION - RESOLUTION

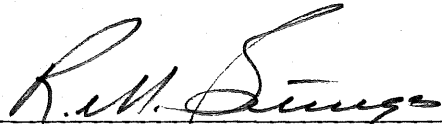
The Mayor indicated that action would not be taken on this item until a full council was in attendance.

AGENDA ITEM #7 - COUNCIL CONCERNS

Mayor Sturges indicated that Harry Parsi's review date was coming up. Because the City Administrator is absent right now and he is the likely person to review Harry and because Pam Christian doesn't feel she has the authority to do so, the Mayor asked council if any of them would be interested in reviewing Harry's performance to date. Chuck Blanchard, Frank Kaiser and Dalton Williams said they would be willing to do so. They would report to council at a later date as to their findings. Council didn't have any other concerns.

Chuck Blanchard made a motion to adjourn. Dan Lowe seconded the motion. Yeas 4 Nays 0.

The meeting was adjourned at 8:42 P.M.



R.M. STURGES, MAYOR

10-14-81

DATE SIGNED

ATTEST:



NANCY B. NIXON
FINANCE DIRECTOR/CITY RECORDER