

AGENDA
 TROUTDALE CITY COUNCIL
 DECEMBER 8, 1981 7:00 PM
TROUTDALE CITY HALL

- (A) 1. Call-to-Order, Roll Call and Agenda Update: Mayor
- (A) 2. Consent Agenda
 - 2.1 Accept Minutes of 11/10/81 Regular Session and the 11/17/81 Special Session of City Council
 - 2.2 Accept Business License Report
 - 2.3 Accept Bills for the Month of November, 1981
 - 2.4 Accept Improvements to Sandee Palisades III--Resolution
 - 2.5 Accept Sandee Palisades IV, Tract "O"--Resolution
 - 2.6 Planning Commission Appointments
- (I) 3. Oral Audit Report by Auditor
- (A) 4. Review Plans and Specifications for Cherry Park Road Water Line and Call for Bids
- (A) 5. Approve Contingency Appropriation Transfer--Resolution
 - 5.1 Approve Interfund Loan--Resolution
- (A) 6. Zone Change Request from F2 to M2, Tax Lot 136, Section 26, T1N, R3E, W.M.
- (A) 7. Salary and Classification Plan
- (A) 8. Landfill Operator Selection
- (A) 9. Condemnation of Buxton House
- (A) 10. Consumption of Alcohol--Ordinance
- (A) 11. Amendments to Policy Areas 3 through 7 of the Comprehensive Plan
- (I) 12. Departmental Reports
 - 12.1 Police
 - 12.2 Finance and Records: Proposed Budget Calendar, Tax Base Information
 - 12.3 Community Development
 - 12.4 Public Works
 - 12.5 Attorney
 - 12.6 Engineer
 - 12.7 Executive
- (I) 13. Council Concerns and Initiatives
- (I) 14. Oral Communications and Adjournment


 R. M. STURGES, MAYOR

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

MINUTES
CITY COUNCIL MEETING
DECEMBER 8, 1981

The meeting was called to order by Mayor Sturges at 7:02 P.M.

ROLL CALL :

- PRESENT : Dalton Williams, Sam Cox, Mayor Sturges, Dan Lowe, Frank Kaiser, Chuck Blanchard and Helen Althaus arrived at 7:06 P.M.
- STAFF : Allen Perkins, Nancy Nixon, Scott Pemble, Harry Parsi, George Haddock, Dave and Duane Lee, Brian Freeman, Pam Christian and Lois Howell
- PRESS : Joyce Wydrzynski of the Oregonian, Cassandra Burrell and Mark Stewart of the Gresham Outlook and Jim Warinmer of the Oregon Journal
- GUESTS : Paul Douthit of Coopers & Lybrand, Terry Ege, Ron Martinez, Marge Schmunk, Tony Buzzard, Vernon Frischman, Bill Whisenant, Bill Weber of Valley Landfill, Don Sipple, Gene Cox, Dale Thorsted, member of staff for City of Troutdale: Cheryl Schnoor, Paula Goldie, Dick Goldie, Mary Eaton, Valerie Kay, Cathy Brundridge, Arlen Doyle, Ed Kubicki, Ed Nahan, Valerie Lantz, Sandi Ryun and Karla Colson

The Mayor asked if there was an agenda update. There was none.

AGENDA ITEM #2 - CONSENT AGENDA

- 2.1 : Acceptance of minutes of 11-10-81 regular session and 11-17-81 special session
- 2.2 : Acceptance of business license report
- 2.3 : Acceptance of bills for the month of November, 1981
Dalton Williams questioned Nancy Nixon on check no's 4090 to Cascade Information Systems; 4117 to the Board of Engineering Examiner's for registration for Harry Parsi and the date of issuance; 4127 to Allen Perkins for travel allowance. Dalton asked Harry Parsi about check no. 4143 to the American Society of Civil Engineers in the amount of \$82.00 and what benefits the City receives for paying these dues. Mr. Parsi explained that it was for a magazine with articles relative to engineering and he relayed this information onto the City.
- 2.4 : Acceptance of Improvements to Sandee Palisades III (449-R)
Scott Pemble relayed to council that this resolution was

accepting the one improved park which you agreed to back in 1975 plus accepting Tracts L & H which are unimproved areas. Scott indicated that the parks foreman and the City's consulting engineers both recommend acceptance of the parks facilities. Dan Lowe asked Tony Buzzard if the people in the Sandee Palisades area were happy with what the City had done with the area. Tony answered that as far as phase III was concerned it was probably the nicest park in the City and the people were very satisfied. Another question raised was in regards to the replacement of the dead trees in phase II and as to whether there would be any funds available to replace the trees. It was voiced that the funds available at this point are for the phase III improvements only.

Sam Cox made a motion to table the matter until we know who is going to pay for the dead trees. There wasn't any second.

A question was raised by Dan Lowe in regards to completing all of phase I and II before moving on to phase III. Scott said that he had no written documentation to indicate that that was what was to transpire. Tony Buzzard said that I and II phases of Sandee Palisades were over the 90% completion rate so there was not really any problem in allowing the phase III development to start and he really didn't see how it would have any impact on the City to allow development to begin but rather a benefit to the City.

- 2.5 : Acceptance of Sandee Palisades IV, Tract "O" (450-R)
Scott explained that this resolution needed to be accepted before they could record the final plat with the County. The land involved is an open space in Beaver Creek Canyon which leads down towards the Sandy River which will probably be a greenway area. At this point Scott again voiced that the first resolution was in effect accepting the improvements of phase II which says that NuPacific, with the exception of the 1" overlay, has met all of the requirements of the City. The second resolution is about the filing of the final plat of phase IV and prior to the filing of the final plat there has to be an acceptance of Tract O by the City before they can have it recorded. They can't build in phase IV until they submit construction drawings which have been approved and in addition to that you have to provide a performance bond for the improvements.
- 2.6 : Planning Commission Appointments
Dalton Williams addressed council with this matter because he had sat in on the selection process. He handed out a list of the applicants and the criteria involved in choosing them. He said that the two that recommended were: Mike Abbott and Allen Anderson.

Mike Abbott has been in the area for about 2 1/2 years and has built some homes in the City. He was a former partner with the Tru-Value store in Gresham. Dalton said that he was an easy individual to talk to and he understood the business of hardware retail. Allen Anderson also lives within the City and has been active in the development of the Transit Right of Way and is very familiar with aspects of our zoning and comprehensive plan.

Dan Lowe made a motion to accept the consent agenda items 2.1 through 2.6. Sam Cox seconded the motion. Yeas 6 Nays 0. Dalton Williams added that this makes the planning commission appointments definite.

AGENDA ITEM #3 - ORAL AUDIT REPORT BY AUDITOR

Nancy Nixon introduced Paul Douthit who is the audit manager on our audit with Coopers & Lybrand. He presented the audit report to council. Mr. Douthit's first comment to council was that even though we have been given a clean opinion on the audit report, there is a problem with the fixed assets. Mr. Douthit indicated that it was his understanding that an appraisal was in the works in the near future and he felt it was a very good idea. A good appraisal would enable you to conclude as to the cost or the estimated cost of the majority of the fixed assets. Nancy Nixon interjected that she was working at getting some estimates from some appraisal companies as to what the cost would be for an appraisal of our fixed assets. Mr. Douthit then pointed out that we have improved our financial condition on two funds, the General Fund has now come out of the deficit position and the special revenue fund has significantly improved, with a very small favorable balance. He said it looked like the City is in a little bit better financial condition than it was a year ago. Mr. Douthit next pointed out the fund on page 6 of the audit report, water and sewer fees were continuing to run at a loss and the deficit continues to build up. The increasing deficit is not a healthy sign. In other words, the revenue that the sewer and water fund is bringing in is not adequate to offset the cost incurred. The last item addressed by Mr. Douthit was the fact that the computer was not being utilized to its fullest potential. The accounting department is doing a lot of manual work which could be automated. Certain things could be placed on the computer such as: fixed assets, depreciation accounting, budget comparison, budget preparation, it could track all types of historical data, payroll, etc. Mr. Douthit ended his presentation to council by saying that if there were any questions regarding this audit report he would be pleased to come back or to answer questions over the phone.

AGENDA ITEM #4 - REVIEW PLANS AND SPECIFICATIONS FOR CHERRY PARK ROAD WATERLINE AND CALL FOR BIDS

Harry Parsi told council he had received the specifications for the Cherry Park Road Waterline and a set of plans which have been designed by Lee Engineering for replacing the waterline in Cherry Park Road. Mr. Parsi said that if council approved the set of plans tonight the time table would be as follows: Call for Bids by the council on December 8, 1981, tonight, the actual advertisement for the call for bids would be done the week of December 14th. Harry said that because of the holidays we probably wouldn't receive bids until sometime in January and could then recommend to the council the bids for their approval at the January 26th council meeting. Chuck Blanchard wanted to know if money had come in for the project. Allen Perkins indicated that the money had been budgeted for. Dalton Williams wanted to know what the estimated costs for the project were and that he felt that it was a practice in the past that Lee Engineering gave us some idea of the estimated cost of a project. Duane Lee indicated that it was a common practice in Oregon to let the contractors know the general range of what our estimates are. We don't normally tell exactly our penny estimate but we will say its at this stage and our estimate is between \$40,000 and \$50,000 or whatever the number might be. Dalton Williams felt that it was appropriate at this point to tell us what the costs would be for this project. Mr. Parsi indicated that he had received a letter from Dave Lee wherein the cost estimate was \$78,000 but that they redesigned the 6" water line which was suppose to replace the 12". They are not going to do that in order to save money. Therefore, they're going to parallel another 10" line with the existing 6" and by doing that the cost of \$78,000 will be reduced to approximately \$62,000. Harry voiced that this work would probably be done sometime in March, April or May depending on when the State and County are scheduled to improve their streets. Dalton wanted to know when the County had scheduled their work to be done. Scott Pemble indicated that the County is scheduled for a call for bids sometime around December 15th. They are well aware of the fact that we are going to make a waterline improvement and will coordinate with us our waterline improvement with their street improvement. Dan Lowe was concerned because of the fact that Mr. Parsi had not completely reviewed the plans and specifications. He felt that we should not go ahead and approve the call for bids when the plans hadn't been fully reviewed.

Frank Kaiser made a motion to accept the plans as they were and not approve the call for bids at this time. Dalton Williams seconded the motion. Yeas 6 Nays 0.

Dalton Williams made a motion that this matter be brought back before council at the next regular session and that a more detailed report from the staff be provided so that council could more appropriately make a decision. Chuck Blanchard seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #5 - APPROVE CONTINGENCY APPROPRIATION TRANSFER (451-R)
AGENDA ITEM #5.1 - APPROVE INTERFUND LOAN (452-R)

#5 - The Mayor read by the title. This particular resolution is calling for a transfer of \$7,800 from general fund contingencies to general government capital outlay - 1 loan.

#5.1 The Mayor read by the title.

Dalton Williams made a motion to adopt both resolutions, #5 to approve contingency appropriation transfer and #5.1 to approve interfund loan. Dan Lowe seconded the motion. Yeas 6
Nays 0.

Bill Whisenant asked what the transfer of funds was for? The Mayor explained that in the settlement of the lawsuit involving Anderson, Carlson, et al vs. Obrist & City of Troutdale, we, the City, are buying some lots and we have to come up with \$21,000 this month for the first payment. This transfer enables us to do just that.

AGENDA ITEM #6 - ZONE CHANGE REQUEST FROM F2 to M2, TL 136, Sec. 36, T1N, R3E, W.M. (453-R)

Scott Pemble told council that at the last planning commission meeting they recommended approval of the zone change from F2/CS to M2. The property is situated just off Sundial Road, part of the original Peabody property, it is relatively small in acreage, approximately 2 acres, their intent is on developing the east 1/3 of the parcel, the remaining 2/3 of the parcel will be developed at a later date. The planning commission recommends two conditions in conjunction with accepting this zone change. They are as follows: 1. that adequate access to the rear portion of the property, to be developed at some future date, be reasonably assured by the provision of a 20' two-way shared drive; or an alternative resolution acceptable to the Design Review Board. 2. that a 6' utility easement be created on all sides and rear property line so that if in the future we are required to service the back half we can have access to the back half of the property. Scott said that the recommended approval for the zone change from the F2/CS to the M2 is consistent with our comprehensive plan and is consistent with State land use goals. Dan Lowe wanted to know what type of manufacturing would be involved. Scott said that it would be a manufacture of prefabricated metal structures and it would store part of the structure in the warehouse.

Dalton Williams made a motion that we approve this zone change with conditions 1 and 2. Chuck Blanchard seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #7 - SALARY AND CLASSIFICATION PLAN

Allen Perkins addressed council concerning the salary and classification plan. He indicated that the request has some significant changes not only in form but also in philosophy. The proposed plan now includes seven steps to the previous five steps, step increases, however, the majority of the increases occur at the low end of the salary scale, therefore representing a small overall increase in total salary expenditures and a longevity plan. Dan Lowe wanted to know if there was a particular reason why this matter had to be acted on tonight? Pam Christian explained that we have to have personnel costs for our budget and we have to have the budget printed to go to the budget committee by the end of the month. Dan Lowe felt uncomfortable approving the action because he didn't have a chance to fully review the material. Allen Perkins voiced that perhaps Nancy, Pam and himself could collectively or individually sit down with the council and go over the plan in detail with them as to the changes. Dalton felt that it would be more appropriate if the council as a group looked at the plan. Dan Lowe agreed with Dalton. Concensus from council was they would like to look at the plan as a group in an Executive Session. Dalton requested that when they sit down to discuss this that a same page comparison be given to them showing what we have now and what the percentage changes would be. Pam Christian told council that if they were going to table the matter she requested that they consider the fact that we are operating in a lower employee level than the number that is authorized through previous budgets. We have been asking during the remainder of last year and the remainder of this year for our employees to assume extra duties, other than the ones normally assigned to them so that our service level can be maintained. It is requiring extra effort on their part to afford you the same service. I believe some recognition should be made to our employees for this continued effort. Secondly, because we have been so far down on the salary levels, especially in the lower ranges of 3,4 or 5 if you are going to present another plan I would like to have you at least consider those lower ranges first. Dalton Williams asked if this particular plan did not initiate raises. Pam indicated that was correct. Dalton also wanted to know if it is used for planning for the next budget. Pam again indicated that it was.

Dalton Williams made a motion to approve ranges 1 through 9 for budget purposes only, this excludes range 10, unclassified employees, evaluation section and the longevity plan. Sam Cox seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #8 - LANDFILL OPERATOR SELECTION

Allen Perkins told council that he had had a meeting with Brian Freeman, Jim Jennings, & Mayor Sturges a week ago and there were certain questions raised as to potential up front costs that would be required from the landfill operator. It was suggested and agreed

at the meeting that the City should contact the three potential applicants to notify them of the costs. Scott Pemble then contacted the applicants, Terry Ege and Valley Landfill, individually by telephone, and talked to them. Scott asked them that if at the outset they were responsible for paying for an active gas flection system which is estimated around \$160,000 would they still be interested in pursuing the operation of the landfill. The response given by Mr. Weber of Valley Landfill and Terry Ege of Ege Sanitation was that there were alot of other figures to be qualified and they would not want themselves to be precluded from our discussion simply on the basis of the potential \$160,000 cost. Scott indicated that the \$160,000 was just the base starting point that we can qualify at this time. Scott indicated that he was unable to talk to Mr. Alex Cross of Gen-Star as he travels extensively along the West Coast. Dalton Williams mentioned that when the committee had gone to the landfill in St. John's, Mr. Cross was not available then to show them the premises. Mayor Sturges told council that Sam Cox had requested he read a letter from Metro which was in the packet. Mayor read the letter wherein it stated a Subsection in the Disposal Franchise Ordinance. The ordinance prohibits a person franchised by Metro to operate a solid waste facility from having a vested interest in a collection business within the District. This directly affects Terry Ege of Ege Sanitation. Mayor Sturges asked Mr. Ege how he felt about this matter. Terry felt that it was Metro's administrative ruling and they would have to live with it and the City of Troutdale would have to live with it. He didn't know if that precluded Valley Landfill from also having the Troutdale landfill or if that really had to do with some of the owners of their operations who are in the drop box business in the Metro area. As far as Metro's ruling was concerned it did preclude him from operating the landfill but he was willing to fight it. Dalton Williams asked for a comment from Mr. Weber of Valley Landfill in regards to his affiliation with any collection agency. Mr. Weber told council that the owners of Valley Landfill have a collection franchise in the City of Woodburn and also in the City of Wilsonville. He said that what Mr. Ege was referring to is the fact that Mr. Brentano owns 5% of a public drop box which operates in Clackamas County but in his opinion that is not to be misconstrued as under the Metro letter. A legal opinion was requested by Dan Lowe in regards to the difference between a collection franchise and a drop box business. Brian Freeman felt that the difference that Mr. Weber was referring to was that one stockholder of the company had other interests which are in Clackamas County in the collection of garbage, it may be the same type of, or at least referring to that particular ordinance but he says that they are not the same entity as the company itself. Brian related that Mr. Ege could form a corporation which would be the one to enter into the agreement with the City, if so chosen, and he could form another corporation which would collect the refuse and the garbage and therefore they would be different. Brian indicated that by comparing these two companies they probably could structure their companies so as to

be in equal positions to avoid the impact of the ordinance. However, he didn't feel that they could both be in the same position as far as the spirit of the ordinance was concerned. Mr. Ege would have a difficult time avoiding the spirit of this ordinance even though he could restructure his organization to avoid it. Helen Althaus wanted to know if it would be appropriate to get a clearance from Metro of the applicants. Dan Lowe wanted to table the matter and direct staff to look into the situation in regards to both of the organizations. (Valley Landfill and Ege Sanitation) Brian interjected at this point by saying that he hated to paint ourselves into a corner with Metro and DEQ. He felt that the more questions and issues we raised, the more work we were going to make for ourselves in this regard. He said that once an applicant was chosen, since it is on a legal basis, that the question would be immediately addressed and resolved. Personally, he didn't see that this was something that should hold up a decision. Scott Pemble said that it might be well to know at this time that the franchise procedure that Metro is held to administer is rather an extensive procedure which may require up to 6 months worth of deliberation to determine whether in fact the applicant we are proposing as a landfill operator can qualify for an agreement. Scott did not foresee Metro to be in any hurry to make a determination as to who was qualified to operate the franchise and in fact by requiring that Metro make a determination on the two applicants at this point may further delay the process by some 6 months and he didn't believe that that would be desirable for us. Brian Freeman voiced to council his concern that we move forward on this matter at this time. He felt that we needed to proceed with the accurate determination of the cost of filling the site and in part for an upcoming litigation with Don and Loren Obrist which is pending and will be going to trial soon and if we didn't proceed with this it was felt that we would be in a very difficult position in regards to the litigation. Brian also indicated he would like to see an operator selected with reasonable haste and felt that the applicant chosen would have to find out for himself whether or not he's going to be prohibited by MSD. He felt that MSD would be more likely to reject an application by Mr. Ege, as he stated before, because Mr. Ege was more or less the sole owner of the garbage collection franchise and would be the sole proprietary owner of this franchise of the fill operation. Bill Whisenant addressed council indicating he was representing the Troutdale Businessmen's Association and they felt as a group that the City should select a local operator. Therefore, they would like to recommend that Terry Ege be selected as the proposed landfill operator.

Frank Kaiser made a motion to accept Terry Ege as the landfill operator at this time and it will be upon him to convince MSD that he's a qualified operator. Chuck Blanchard seconded the motion. Yeas 4 (Frank Kaiser, Chuck Blanchard, Dan Lowe and Sam Cox) Nays 2 (Dalton Williams and Helen Althaus)

Scott Pemble requested a clarification on the motion. He wasn't sure if it was the council's intent on the motion to suggest that the City was going to initiate a landfill operation at the Obrist Pit because he didn't know if that was the most viable option that the City has available to it. He presumed the motion was to request the staff to start negotiations with Mr. Ege to see if they can achieve a good position for the City. Council concurred with that. Scott further stated that it was his understanding that if in the event that staff was unable to achieve a good bargaining position with Mr. Ege that staff would report back to council and would consider the other applicants. Council concurred. Dan Lowe asked Scott if he felt uncomfortable with the matter. Scott went on to say that given the cost that we have in the hole in the ground today and given the costs that it will take to open the site up and given what little information that's been shared with us by Metro people with respect to waste flows in East Multnomah, he was not at all convinced right now that we can negotiate a successful contract for the City where we would stand to minimize our loss. Frank Kaiser felt that we should give it a try. Dan Lowe felt we had to start somewhere. Scott said that that was the intent he was waiting for as opposed to saying yes, we're committed to opening the landfill site.

A break was taken by council at 8:47 P.M.
The meeting reconvened at 9:06 P.M.

AGENDA ITEM #9 - CONDEMNATION OF BUXTON HOUSE

Mayor Sturges indicated that a memorandum from Pam Christian was in the packet concerning the condemnation of Buxton House. Pam said that a letter had been sent out saying that the house should be condemned but it has not been registered with the County and that's the final step. Mayor Sturges wanted to know if anyone in the audience was representing Frank Windust since a letter had been sent certified to Mr. Windust notifying him of tonight's meeting. No one was present to represent Mr. Windust. Sam Cox indicated that he had talked to Mr. Ron Martinez and he was interested in tearing the building down and using the materials rather than having it bulldozed down or burnt. Pam Christian suggested that we recommend to Ken Prickett to file the letter with the County at a later date to give us a chance to explore finding somebody to tear the house down. Dan Lowe felt that that was an excellent idea. He said we should instruct staff to do this and let Mr. Windust know and then bring the information back to council. He felt that it would solve Mr. Windust's problem and our problem in regards to saving the trees. Pam voiced that the problem is that it isn't our property so we don't have the right to go ahead and tear it down at this point but we could pass on any information that we have to Mr. Windust. Mayor Sturges indicated that we could table the matter for 30 days to allow us to see what could be worked out with Mr. Windust.

Helen Althaus made a motion to table this matter until a January council meeting thereby giving staff more time to come up with another recommendation. Her feelings were that if nothing could be done by then we should start condemnation proceedings. Sam Cox seconded the motion. Yeas 5 Nays 1
(Frank Kaiser)

AGENDA ITEM #10 - CONSUMPTION OF ALCOHOL - ORDINANCE

George Haddock told council that this ordinance was drawn up by the Police Department to help alleviate some of the problems with public drinking especially in the downtown area. The City of Troutdale's public safety code states that no person shall drink or consume liquor in a public place or upon private property and George explained he had the definition of private property extended to the public for the use unless licensed for that purpose, by basically OLCC. George indicated it was an ordinance to help us resolve some problems the police have had in apartment complexes. Drinking parties start and when the police get into it it usually entails about 50 to 60 people and this ordinance would make it alot easier for the police to stop the drinking when people start congregating and therefore end the problem. Many of the complaints concern problems around the Brass Rail. People sit in parking lots drinking and this gives the police a tool to resolve those problems. Helen Althaus questioned the definition of the ordinance. It was not clear to her. Her question was if no person shall drink or consume liquor in a public place or upon private property extended to the public for use and that doesn't include private, a yard of a single family residence which is extended to the public for use is private, what exactly does that mean? George said that the problem he had with this ordinance was incorporating the Sandee Palisades area into this definition. The park has many houses facing into the park that don't have fences in their backyards. George didn't want anybody thinking that the people could not drink in their backyards. Private property extended to the public for their use, could be a front yard if they didn't have it fenced. Helen said that the definition bothered her a bit. Brian Freeman felt that it was a bit awkward. George said that if both attorneys were in agreement with the awkwardness of the wording that he would withdraw the ordinance.

Dan Lowe made a motion to table the matter until the next council meeting for it to be reviewed by our attorneys. Dalton Williams seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #11 - AMENDMENTS TO POLICY AREAS 3 THROUGH 7 OF THE COMPREHENSIVE PLAN

Scott Pemble said that the proposal entails three of the existing policy areas. 3 through 6 and we created a 7th policy area to deal with the County Farms. The reason we created a 7th policy

area was basically for the reason that County Farms is relatively unique in it's ownership, location and in terms of it's proximity to City services. On the map itself, policy area 3 as it is now defined is the two areas north and south of the freeway, intended mainly for freeway commercial type of activity. Policy area 4 is that area north of the freeway and north of policy area 3 which would include the airport and the Peabody property. It was intended initially to be industrial in nature. Policy area 5 is the four existing neighborhood commercial designations situated on Stark and 257th and Troutdale Road. Policy area 6 now includes, in the existing comprehensive plan, the greenway area along the Sandy River, the greenway area along Beaver-creek, the greenway area along Arata Creek and also includes the County Farm. The new proposal is to keep in policy area 6 all of the existing areas and segregate the County Farm by creating a new policy area 7. We discussed this back in March when we all got together after the LCDC review and outlined some strategies. The Planning Commission to date has reviewed amendments to policy 1 and 2 and have now discussed policy areas 3 through 6 and the new policy area 7. We hope to have most of our staff work done by the end of next January. Scott indicated that the work done to date has been in preparing for at least the Planning Commission's review of policies 1 through 6. In addition, there is a section prior to the policy area, defined as major policies, where some slight adjustments have to be made. In respect to this document, most of the work has been completed. Scott said that a LCDC staff reviewer, who is responsible for our acknowledgement review the second time around, is reviewing all of our material as we generate it and we have asked for comments as we go along. Dan Lowe wanted to know if we were in any danger of losing our funding if we were late? Scott said no, as long as we keep demonstrating that we are moving ahead to resolve the compliance issues. Sam Cox asked if it was a recommendation by our Planning Commission to develop the new policy area 7 or a request by LCDC. Scott said that the proposal before you tonight was a recommendation from the planning commission which is to create a new policy area 7. It has nothing to do with LCDC wanting us to have a new one. It was discussed back in March that there were some problems that the existing comprehensive plan had which included the County Farm. Dalton Williams voiced that he felt comfortable with the comprehensive plan after having read through it. Tony Buzzard, a member of the planning commission, felt comfortable with the changes made in the comprehensive plan.

Dalton Williams made a motion to adopt the recommendations from the Planning Commission of policy areas 3 through 6 and also the newly created policy area 7 for the County Farm. Sam Cox seconded the motion. Yeas 6 Nays 0.

Scott Pemble voiced, so there wouldn't be any confusion later on, that when we have adopted and amended all of the policies and get all of the preliminary review comments from the LCDC we will put it all together in one book and then come back and ask you to repeal all of the ordinances that you have adopted to date and to adopt the new ordinance which will reflect the amended version.

Dan Lowe wanted to know if Scott felt comfortable with the 60/40 split that we went and ahead and put into effect rather than going with the mobile homes. Dan was afraid that LCDC would come back on us on that particular matter. Scott said that the matter which we were anticipating from the legislature requires all communities to either make those provisions for mobile homes or they have to show a good reason why not to allow mobile homes in Troutdale. We will be held accountable for that decision when we go back on our 2 year program to review the comprehensive plan.

AGENDA ITEM #12 - DEPARTMENTAL REPORTS

- 12.1 : George Haddock reported that he had two police department monthly reports in the packet this time. Also, an information sheet including the crime statistics for the State of Oregon. George also reported on the police facilities. He said that are close to being finished, it looks very good, and he was very pleased. He extended an invitation for anyone wanting to take a look to come over. Frank Kaiser asked if anything had been done about obtaining another vehicle? George replied that he was going to take advantage of the State bid this year and would probably be acquiring an intermediate sized vehicle.
- 12.2 : Dalton Williams asked Nancy Nixon if the action taken tonight would be printed with the existing figures for the executive rates in the budget? Nancy replied that it wasn't too clear this evening but she had assumed that that was what was intended.
- 12.3 : Community Development Report - no questions
- 12.4 : Dalton Williams asked Harry Parsi some specific questions pertaining to his report. Dalton asked what the Oregon State Distribution Certification was? Harry explained that the public works crew is certified at different levels to perform various functions such as: computing types of pressure of water, chlorinating the water and knowing how to deal with the water distribution as far as turning on and off valves. Dalton wanted to know what Hyd. Program was when October and November was completed? Harry said that it was the hydrant flushing program. The next question pertained to contacting VW of America concerning a consistent fuel system. Dalton requested the contact person's name and the problem with the vehicle. Harry said our mechanic was the contact person and he was not sure about the nature of the problem.

(cont.)

- 12.4 : Dalton related that Husky's Pump Station was out from 4:00 A.M. to 10:00 P.M. on November 14th causing STP personnel to hand pump. Dalton wanted to know what a hand pump was? Harry indicated that the sludge truck was used and he had used the wrong terminology when wording his report. Dalton asked what "bod" meant? Harry answered, biochemical oxygen demand. Dalton asked about the procedure that was used to winterize the irrigation system. Harry explained that the pipes were drained so that if they have any ice or cold weather the pipes are not damaged. Dalton requested information concerning a meeting about the 40 mile bicycle loop. Harry said that Valerie Lantz had attended the meeting but that nothing significant had transpired. Dan Lowe asked Harry about our street condition and whether or not we will have to have some major repair done on them. Harry indicated that in his budget he was requesting three different projects involving the repair of streets. He mentioned that hopefully he could obtain a grant to help pay for the repairs. Dalton questioned Harry pertaining to the grants and Harry couldn't give any other information other than the fact that he had heard that grants were available and he was going to check into obtaining one. Dalton requested that Harry report back to council at the next meeting as to additional information on the subject.
- 12.5 : Attorney's Report - no questions
- 12.6 : Duane Lee advised council that the Strebin Road Reservoir project was basically complete except for the need to calibrate the telemetry and cathodic protection systems. He indicated there was some concern right now if they filled the tank with water that the same taste and odor problem which arose at Columbia Park would again reappear. Duane related that he was 99% sure that it was the paint coating on the inside of the tank that was causing the taste and odor problem. Dave Lee told council that an individual was coming in from California to check the problem out. Duane said it was their belief that the manufacturer of the paint had changed the constituents of the coal tar base or the solvent material that was being used and that change from petroleum base material, that was manufactured in California to being manufactured somewhere else in the U.S., has caused some of the problem. Duane indicated that Well no. 6 hasn't seen any work done yet on the actual site. A problem has arisen wherein it was reported that the contractor is having serious financial difficulties and may not be able to complete this work. The matter has been turned over to Harry Parsi and legal counsel and they will be addressing this later. Sam Cox asked Duane why there was a stoppage of water in the Sandee Palisades area on Thanksgiving Day? Dave Lee related that the problem in the area involved an accumulation of sand

in the regulators and pressure releasant valves on Stark Street which serve the Sandee Palisades area. The Public Works department has been involved in a flushing program right now to alleviate the problem.

12.7 : Executive report - no questions.


AGENDA ITEM #13 - COUNCIL CONCERNS AND INITIATIVES

Mayor Sturges called an Executive Session at 10:15 P.M.
Frank Kaiser left at 10:55 P.M.
The Executive Session adjourned at 11:00 P.M.

Mayor Sturges reopened the regular session.


Sam Cox made a motion to have a special and executive session on Thursday, January 7, 1982 at 7:00 P.M. Chuck Blanchard seconded the motion. Yeas 5 Nays 0.

The regular session adjourned at 11:05 P.M.



R.M. STURGES, MAYOR
DATE SIGNED: 1-13-82

ATTEST:



NANCY B. NIXON
FINANCE DIRECTOR/CITY RECORDER