

REVISED: 2/26/82

AGENDA
TROUTDALE CITY COUNCIL
March 9, 1982 -- 7:00 P.M.
TROUTDALE CITY HALL

- (A) 1. Call to Order, Roll Call and Agenda Update: **Mayor**
- (A) 2. Consent Agenda
 - 2.1 **Accept** Minutes of 2/23/82 Regular Session
 - 2.2 **Accept** Business License Report
 - 2.3 **Accept** Bills for the Month of February, 1982
- (A) 3. **Ordinance:** Accept amendments to Comprehensive Plan Inventory to Comply with Statewide Planning Goals
- (A) 4. **Ordinance:** Accept Amendments to Zoning Ordinance Creating and Aggregate Resources District
- (A) 5. **Discussion:** Parking Fee for Community Park
- (A) 6. **Authorize** Mower Purchase
- (A) 7. **Accept:** Amendments to the Public Safety Code -- Residential Street Parking
- (A) 8. **Ordinance:** Amending Systems Development Charges Ordinance
- (A) 9. **Department Reports:**
 - 9.1 Police
 - 9.2 Finance and Records
 - 9.3 Community Development
 - 9.4 Public Works
 - 9.5 Attorney
 - 9.6 Engineer
 - 9.7 Executive
- (A) 10. Council Concerns and Initiatives
- (A) 11. Oral Communications and Adjournment


R. M. STURGES, MAYOR

(A) = Action
(I) = Information

MINUTES
TROUTDALE CITY COUNCIL MEETING
MARCH 9, 1982 - 7:00 P.M.

Mayor Sturges called the meeting to order at 7:02 P.M.

ROLL CALL :

PRESENT : Dalton Williams, Helen Althaus, Sam Cox, Mayor Sturges, Dan Lowe, Chuck Blanchard and Frank Kaiser arrived at 7:06 P.M.

STAFF : George Haddock, Harry Parsi, Dave and Duane Lee, Scott Pemble, Nancy Nixon, Pam Christian, Valerie Lantz, Brian Freeman arrived at 8:01 P.M. and Lois Howell

PRESS : Joyce Wydrzynski of the Oregonian

GUESTS : Bill Whisenant, Marge Schmunk, Scott Nelson, Marianne Allen, Paula Goldie, Arlen Doyle, Leon Berg and Tony Buzzard

Mayor Sturges asked for an agenda update. Pam Christian reported that agenda item #8 - amending systems development charges would be stricken from tonight's agenda. In place of the SDC ordinance will be Lee Engineer's report on the Cherry Park Road Waterline bid award. Also, Pam Christian and Scott Pemble have a proposal from the developers of Halsey Station which will be talked about as agenda item 2.4.

AGENDA ITEM #2 - CONSENT AGENDA

2.1 : Acceptance of minutes of 2-23-82

Dalton Williams made a motion to accept the minutes of 2-23-82. Dan Lowe seconded the motion. Yeas 5 Nays 0.

2.2 : Acceptance of business license report

Dalton Williams made a motion to accept the business license report. Chuck Blanchard seconded the motion. Yeas 5 Nays 0.

Frank Kaiser arrived at 7:06 P.M.

2.3 : Acceptance of bills for the month of February, 1982.

Chuck Blanchard made a motion to accept the bills for the month of February, 1982. Frank Kaiser seconded the motion. Yeas 6 Nays 0.

2.4 : Halsey Station proposal

Pam Christian explained that the developers of Halsey Station

were financially strapped right at the present time and were wondering if the City would be willing to adjust the SDC's charges. Scott Pemble indicated that the developers had been notified of the fees and charges which would be assessed to them by the City. The total amount is \$108,212.21 which includes, streets SDC charge, sewer SDC charge, building permits, state tax, etc. The developers are requesting that the water SDC charge be deferred which is in the amount of \$45,650.00 in order for them to take out building permits. Dan Lowe was concerned with whether or not the developers had enough money to pay for the water SDC if we deferred payment. Scott Pemble explained that a final plat has to be signed by us before they can sell any of the units. Therefore, we have a guarantee that in order for them to be able to sell their units they must pay us.

Dan Lowe made a motion that we go ahead and approve the deferred payment on the condition that the bank send us a letter indicating that the \$45,650.00 will be sent to us on a date predetermined by us prior to the signing of the final plat. Chuck Blanchard seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #3 - ACCEPT AMENDMENTS TO COMPREHENSIVE PLAN INVENTORY TO COMPLY WITH STATEWIDE PLANNING GOALS (370-0)

Scott Pemble told council that the LCDC reviewed the Comprehensive Plan and found that we did not comply with Goal 5 (Open Space and Natural Resources). Therefore, we need to amend the plan to include factual information on natural areas, wetlands, groundwater, cultural areas and on all historic sites.

Mayor Sturges read by title. Dalton Williams made a motion to accept the ordinance changing the Troutdale Comprehensive Plan Inventory Text and amending ordinance no. 252. Dan Lowe seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #4 - ACCEPT AMENDMENTS TO ZONING ORDINANCE CREATING AN AGGREGATE RESOURCES DISTRICT

Scott Pemble told council that LCDC found that the Comprehensive Plan did not comply with Goal 5 (Open Space and Natural Resources). The pertinent Goal 5 compliance issue regarding the Zoning Ordinance is as follows: The City should establish criteria or standards to ensure protection or resolution of conflicts with (aggregate resource utilization). Scott reviewed 5 provisions of the new Aggregate Resource District as recommended by the Planning Commission. A discussion followed.

Sam Cox made a motion to table this issue. Frank Kaiser seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #5 - PARKING FEE FOR COMMUNITY PARK

Mayor Sturges had a suggestion in regards to the parking problem at the Community Park. He handed Scott a map to display on the board. It essentially was placing parking on the island which is in the Sandy

River. He felt that by placing some of the parking on the island it would eliminate some of the problem in the parking lot area. Frank Kaiser was concerned because if a road was made leading out to the island in all probability it would wash out during the winter months. This would mean that it would have to be rebuilt periodically thereby necessitating funds for said purpose. Dalton Williams voiced that if we collected a parking fee that would give us funds to replace the road if it happened to wash out. Tony Buzzard felt that if the police stringently enforced the park rules and regulations such as what the County has been doing in Dabney Park and other parks along the Gorge that this would eliminate much of the problems encountered in Troutdale during the summer months. He indicated that statistics prove that strict enforcement by the police had eliminated alot of problems. George Haddock indicated that the Community Service Officer had not been with them last year during the heaviest part of the summer months but would be here this year to enforce rules and regulations while patrolling on the beach area itself. He reported that last year when she was there, incidences of crime on the beach deterred. Also, in regard to using the island for parking, George indicated that we should find out who has title to the island first and obtain a quit claim deed on the property before going further. A discussion followed in regards to the collection of the fees.

Chuck Blanchard made a motion to check into who has title to the island and whether or not we could obtain the title and then work from there and also to refer it to the City Attorney and City Engineer. Helen Althaus seconded the motion. Yeas 5 Nays 1 (Frank Kaiser)

A discussion ensued as to the peak months of traffic congestion, problems encountered, etc. Dan Lowe felt that the parking fee should be looked into because it could be a good source of obtaining revenue for the City. Tony Buzzard felt that if a fee was charged for parking at the Community Park that citizens of Troutdale and people renting the Community Park Building for weddings, receptions, etc. should be excluded from paying.

Dan Lowe made a motion that staff be directed to sit down and make a plan this year establishing a fee for X amount of \$'s in order to provide revenue for the City and also exclude the parking fee requirement from citizens of Troutdale and people renting the Community Park Building for functions. Sam Cox seconded the motion. Yeas 4 Nays 2 (Helen Althaus and Frank Kaiser)

AGENDA ITEM #6 - AUTHORIZE MOWER PURCHASE

Valerie Lantz addressed council indicating that her report was essentially the same as at the last council meeting. She said that Councilmen Blanchard and Kaiser had looked at the machine and they could inform council of their opinions on the mower. Frank Kaiser said that he looked at the mower and found out that even though it had the name Bobcat it was not connected with the Bobcat Company. He said the mower was similar to Toro and had a fairly good engine. Chuck Blanchard felt that it was simply made with a hydrostatic drive which

is the ultimate in machinery. He said the mower started good and ran well. Frank Kaiser was concerned with the availability of parts. Valerie Lantz said there were 3 distributors on Bobcats and she normally had been able to obtain parts on other machines within a 10 day period. Chuck reiterated that if there was going to be a problem with the mower it would be with the hydrostatic drive but that would probably not happen until 5 years down the road and then it would cost us \$700 or \$800 at today's price to fix it. It was voiced that the mower was not brand new but had 66 hours on it already.

Chuck Blanchard made a motion to go ahead and buy the piece of equipment and also obtain 3 extra blades from the company at the time of purchase. This would insure useage of the machine for a longer period of time without breakdown due to blades breaking. Sam Cox seconded the motion.

Before the vote was taken, Dalton Williams made a comment. He wanted to know if we bought the mower, would there be any money for the repair of Sandy Street?

Harry Parsi told council that he had contacted Federal, State and County people in an effort to find someone who could help us fund the repair for Sandy Street. Harry indicated that the Federal people didn't have any funds available, the State could help us perhaps if it was an extreme emergency and the County people haven't given us a definite yes or no. Harry then contacted several different soils engineers to find out how much it would cost to repair the road and the design that could be used for said repair. Harry said that after talking to quite a few gentlemen he found that the approximate cost for repair would be from \$20,000 to \$70,000. A discussion followed regarding financing the purchase of the mower, street sweeper and funds currently available for repair of Sandy Street. Pam Christian indicated that we would only be able to start the project at this time according to what money we now have available. She reiterated that the mower has been put off for two years now and her personal opinion was that we shouldn't delay on this matter any longer.

The vote was taken on the motion to purchase the mower. Yeas 4
Nays 2 (Dalton Williams and Frank Kaiser)

Dan Lowe made a motion to go ahead and get additional estimates on Sandy Street and talk to the County, etc. and report back to us at the next meeting with the \$ amount needed. Dalton Williams seconded the motion with the condition that the report be in written form. Yeas 6
Nays 0.

AGENDA ITEM #7 - AMENDMENTS TO THE PUBLIC SAFETY CODE -
RESIDENTIAL STREET PARKING

George Haddock presented to council the amended portion of the public safety code. Pam Christian indicated that this particular matter generated from a petition in the Fleur-de-Lis area. George said they have had a problem in the past with large vehicles, such as semi-trucks, boats, recreation vehiclesparking in residential areas for

an extended period of time. This would hopefully resolve such problems. George recommended that council address this issue as a first reading.

Mayor Sturges read by title.

AGENDA ITEM #8 - AMENDING SYSTEMS DEVELOPMENT CHARGES ORDINANCE

The SDC ordinance had been stricken from the agenda. In its place will be Lee Engineering's report on the Cherry Park Road Waterline (Design Consideration) and (Recommendation for Award of Contract).

AGENDA ITEM #8 - CHERRY PARK ROAD WATERLINE

Dave Lee reviewed his letter of March 2, 1982 with council regarding Design Consideration for the project. He reiterated that at the time the project was being considered he knew that only \$60,000 was available in the budget. With that knowledge, he set out finding the best way to design the proposed project. The first step was to take a close look at the needs of the water distribution system. The second step was to look at the impact that the new street construction would have on the existing and proposed waterlines. With that in mind, he had three options of design. The first final design estimate was for a new 12 inch diameter main at a depth of 6 1/2 feet. The construction cost estimate was for \$78,000. The second estimate entertained constructing a 10 inch diameter main at full depth and abandoning the existing 6 inch diameter line. Finally, an option of locating a 10 inch diameter main parallel with the existing 6 inch diameter main. This option resulted in only a minor loss in capacity, was estimated at \$62,000 but posed some risk for possible damage during the construction of the street. After much consideration, Dave recommended to council to go with the third option. This option stays within the budgeted amount and at the same time retains a \$5,000 contingency to cover the risks of damage during street construction.

Frank Kaiser made a motion to proceed with the third option as recommended. Chuck Blanchard seconded the motion. Yeas 6 Nays 0.

Frank Kaiser made a motion to award the bid to J.L. Arndt Construction Company. Sam Cox seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #9 - DEPARTMENTAL REPORTS

- 9.1 : Police Report - no questions raised
- 9.2 : Finance and Records Report - Nancy Nixon had nothing to add to her report. However, she did want to know how many members of the council had received their Ethics Commission Report? Council indicated that they all had received them.
- 9.3 : Community Development Report - no questions raised
- 9.4 : Public Works Report - Harry Parsi indicated that in addition to his report he had been contacted that there was a

possibility of some dirt being brought to the Obrist Pit for dumping. At this point, if the people could dump at a location closer to them they would, but if that was not possible they would like to bring the dirt, which was said to be acceptable dumping material, to Troutdale.

Dalton Williams interjected that he had been by the Pit and the gates had been left wide open which could present a real liability problem to the City should someone slip and fall in. Dalton requested that the gate be closed during the time that no one was around even though trucks were coming in on an hour to half hour basis to dump loads. If someone was in attendance then the gate would not need to be closed. Harry said he would relay that request onto the drivers.

- 9.5 : Attorney's Report - no comments
- 9.6 : Engineer's Report - Dave Lee reported that they were continuing to have taste and odor complaints in regards to Columbia Park Reservoir. Ed Kubicki felt that he could no longer handle the problem with the methods they were using. It was decided that they would drain the reservoir for subsequent inspection. They are now in the process of draining the reservoir and will report back to council at a later date.
- 9.7 : Executive Report - Pam Christian reported that the executive department was still very much involved with the Budget at this point in time.

AGENDA ITEM #10 - COUNCIL CONCERNS AND INITIATIVES

Chuck Blanchard - said he had had calls from citizens of Troutdale wondering about the Sandy Road closure and he wanted to know if it was still blocked off at the school. Pam Christian indicated that that was so.

Dan Lowe - indicated that some dumping was occurring on the northwest corner of Troutdale Road and Stark. He wanted to know if someone had obtained a permit to dump there. Pam Christian indicated that she would check into that.

Frank Kaiser - reported that the Corps of Engineer told the drivers dumping in the Sandy River that they could no longer do so until they had obtained a permit.

Tony Buzzard commented that he had seen a Gresham Sand & Gravel truck hooked up to one of our fire hydrants at the airport. He said he had called Pam at City Hall and told her but by the time anyone got to the airport the truck had left. Pam said she would notify Ed Kubicki to get a hold of Gresham Sand & Gravel to come and pick up a meter so they can use our water.

Mayor Sturges commented that he had seen alot of dogs running loose and was wondering if anything could be done about that.

AGENDA ITEM #11 - ORAL COMMUNICATIONS

Dalton Williams reported that he had been contacted by the group of people who were interested in having a meeting relative to Sandee Palisades softball field and they said they were gathering information on the different diamonds available and the sizes of each diamond.

Dalton Williams made a motion to adjourn. Dan Lowe seconded the motion. Yeas 6 Nays 0.

The meeting was adjourned at 8:50 P.M.



R.M. STURGES, MAYOR

DATE SIGNED: 3-24-82

ATTEST:



NANCY B. NIXON
FINANCE DIRECTOR/CITY RECORDER

