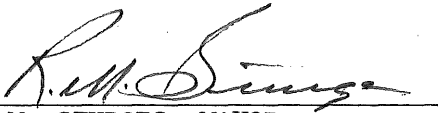


**AGENDA**  
**TROUTDALE CITY COUNCIL**  
**March 23, 1982**  
**TROUTDALE CITY HALL**

- (A) 1. Call to Order, Roll Call and Agenda Update: **MAYOR**
- (A) 2. **Consent Agenda:**
- 2.1 **Accept:** Minutes of 3/9/82 Regular Session
- 2.2 **Resolution:** Designating Pamela L. Christian as authorized signatory/cosignatory for authorized business transactions.
- 2.3 **Resolution:** Acknowledging Acts of Heroism Within The Community of The City of Troutdale.
- 2.4 **Appoint:** Council Member to Selection Committee for Planning Commission.
- (A) 3. Ratify Agreement to Purchase Supplies from Byron Jackson Pump for Well #6 Pump House.
- (A) 4. **Appeal to Council -- Glenn Otto**
- (A) 5. **Resolution:** Calling for an Election on May 18, 1982 to Submit New Tax Base and Charter Amendment Measures to the Voters of the City of Troutdale.
- (A) 6. **Ordinance:** Amending Ordinance #310 Regulating Water Rates (Water Rate Increase) **First Reading**
- (A) 7. **Ordinance:** Amending Ordinance #317 Imposing Wastewater User Charges (Sewer Rate Increase) **First Reading**
- (A) 8. **Ordinance:** Establishing and Imposing a Storm Sewer Surcharge (Storm Sewer Surcharge) **First Reading**
- (A) 9. **Resolution:** Objecting to Some Aspects of Proposed Interstate Transfer Fund Transfers.
- (A) 10. **Ordinance:** Accepting Amendments to Zoning Ordinance (C-4) (Neighborhood Commercial)
- (A) 11. **Ordinance:** Accepting Amendments to Comprehensive Plan Policy Areas I, II, V, VI, and Major Policies.
- (A) 12. **Ordinance:** Accepting Amendments to Comprehensive Plan "Inventory" Section -- Includes "Transportation", "Housing", "Economic", and "Urbanization".
- (A) 13. **Ordinance:** Accepting Amendments to Zoning Ordinance, Creating an (AR) Aggregate Resource District.
- (A) 14. Amendment to Public Safety Code Ordinance (Residential Parking)



- (A) 15 . Harlow House Agreement
- (I) 16 . **Status Report:** Estimates on Costs for Sandy Drive from County, et. al.
- (A) 17 . **Authorize:** Lee Engineering to perform contract administration and inspection functions (construction phase) of Cherry Park Road Waterline Project.
- (A) 18 . **Authorize:** Lee Engineering payment for services provided to date on Well #6 Pump House.
- (A) 19 . **Authorize:** Entering into Agreement with Lee Engineering for redesign, advertisement, and administration of Well #6 Pump House Project.
- (A) 20 . Council Concerns and Initiatives
- (A) 21 . Oral Communications and Adjournment.



R. M. STURGES, MAYOR

(A) = Action

(I) = Information Item



MINUTES  
TROUTDALE CITY COUNCIL MEETING  
MARCH 23, 1982 - 7:00 P.M.

Mayor Sturges called the meeting to order at 7:01 P.M.

ROLL CALL :

PRESENT : Mayor Sturges, Dalton Williams, Helen Althaus, Sam Cox,  
Chuck Blanchard and Dan Lowe arrived at 7:07 P.M.  
ABSENT : Frank Kaiser  
STAFF : Pam Christian, George Haddock, Nancy Nixon, Harry Parsi,  
Scott Pemble, Duane and Dave Lee, Brian Freeman arrived  
at 8:00 P.M. and Lois Howell  
PRESS : Mark Stewart from the Gresham Outlook and Joyce  
Wydrzynski of the Oregonian  
GUESTS : Marty Gault, Anne Williams, Mickey Chamberlin, Inez  
Sperling, Jolene Geates-Johnson, Bill Whisenant, Marge  
Schmunk, Eugene Bui, Tony Buzzard, Kathy  
Mahaffy-Dietrich, Craig Warnoff and Mr. Hunter  
representing Byron Jackson Pump

AGENDA UPDATE

Mayor Sturges asked if there was an agenda update. Nancy Nixon explained that the new revised agenda was before them tonight as a handout in addition to some other handouts.

AGENDA ITEM #2 - CONSENT AGENDA

2.1 : Acceptance of minutes of 3-9-82 regular session

Mayor Sturges indicated that on page 6 where it reads that the Mayor had seen alot of dogs running loose. Mayor Sturges indicated that it should read as follows: he had not seen the dogs running loose but had merely had a citizen talk to him about the same. The correction was so noted.

Chuck Blanchard made a motion to accept the minutes of 3-9-82. Sam Cox seconded the motion with the correction noted. Yeas 4 Nays 0.

2.2 : Resolution designating Pamela L. Christian as authorized signatory/cosignatory for authorized business transactions. (461-R)

Dalton Williams made a motion to accept the resolution. Chuck Blanchard seconded the motion. Yeas 4 Nays 0.

2.3 : Resolution acknowledging acts of heroism within the community of the City of Troutdale. (462-R)

Chuck Blanchard made a motion to accept the resolution. Dalton Williams seconded the motion. Yeas 4 Nays 0.

2.4 : Appoint council member to selection committee for Planning Commission.

Council nominated Dalton Williams to be on the selection committee for the Planning Commission. Yeas 4 Nays 0.

AGENDA ITEM #3 - RATIFY AGREEMENT TO PURCHASE SUPPLIES FROM BYRON JACKSON PUMP FOR WELL #6 PUMPHOUSE

Duane Lee spoke to council concerning this matter. He indicated that council had directed the City Attorney to notify E2 Enterprises of the termination of their contract per the council meeting of 3-9-82. Therefore, in order to complete Well #6 Pumphouse Lee Engineering needs to purchase supplies and continue with the project. Duane recommended to council to have the mayor enter into an agreement for the purchase of materials with the subcontractors.

Dan Lowe arrived at 7:07 P.M.

Dalton Williams made a motion to go ahead with the recommendation Duane made to council wherein the Mayor will enter into an agreement with Byron Jackson Pump for the purchase of the materials in order to finish Well #6 Pumphouse. Sam Cox seconded the motion. Yeas 4 Nays 0 1 abstention - Dan Lowe

Dan Lowe wanted to know about the installation of the pump? A representative of Byron Jackson Pump told council that they would honor the original agreement for installation. He handed a letter to Duane Lee indicating the same. Duane told council that the letter was all he needed for assurance.

AGENDA ITEM #4 - APPEAL TO COUNCIL - GLENN OTTO

Mayor Sturges indicated that this item would be discussed under Oral Communications.

AGENDA ITEM #5 - RESOLUTION CALLING FOR AN ELECTION ON MAY 18, 1982 TO SUBMIT NEW TAX BASE AND CHARTER AMENDMENT MEASURES TO THE VOTERS OF THE CITY OF TROUTDALE. (463-R)

Nancy Nixon told council that Eugene Bui, Chairman of the Budget Committee, had some comments he wanted to make regarding this issue. Eugene Bui thanked the Budget Committee members for their participation in the long tedious budget process. He indicated that before council tonight was a resolution calling for an election on May 18, 1982 to submit new tax base and charter amendment.

Sam Cox made a motion to pass the resolution calling for a May 18, 1982 election to submit a new tax base and charter amendment. Chuck Blanchard seconded the motion. Yeas 5 Nays 0.

AGENDA ITEM #6 - ORDINANCE AMENDING ORDINANCE #310 REGULATING WATER RATES  
(WATER RATE INCREASE)

AGENDA ITEM #7 - ORDINANCE AMENDING ORDINANCE #317 IMPOSING WASTEWATER USER  
CHARGES (SEWER RATE INCREASE)

AGENDA ITEM #8 - ORDINANCE ESTABLISHING AND IMPOSING A STORM SEWER SURCHARGE  
(STORM SEWER SURCHARGE)

Mayor read by title on agenda items 6,7 & 8 constituting first readings.

AGENDA ITEM #9 - RESOLUTION OBJECTING TO SOME ASPECTS OF PROPOSED INTERSTATE  
TRANSFER FUND TRANSFERS. (464-R)

Scott Pemble told council that this was an emergency matter which had to be taken up by council. He explained that the Metropolitan Service District is considering the use of Section 3 funds for selected transit projects in exchange for interstate transfer funds. This would involve the funding for our 257th street project. Scott recommended that the council approve the resolution before them tonight with the condition that Subsection 12 be deleted from the attached resolution. Subsection 12 reads as follows: Because of the Section 3/e (4) funding trade, the eight year e(4) highway funding program will be developed to provide highway projects in Washington County \$2 million per year in additional funds beyond the normal allocation for the period from FY 1983-85. However, if the annual federal appropriation is below the amount needed for an evenly distributed seven-year program, projects in Washington County will receive a proportionate amount above its normal allocation. Overtime, the total amount of funds so prioritized will equal \$6 million.

Sam Cox made a motion to accept the resolution with subsection 12 deleted. Helen Althaus seconded the motion. Yeas 4 Nays 0 1 abstention - Dan Lowe

AGENDA ITEM #13 - ORDINANCE ACCEPTING AMENDMENTS TO ZONING ORDINANCE,  
CREATING AN AGGREGATE RESOURCE DISTRICT (371-0)

Scott Pemble told council that this issue had been before them at the last council meeting. He indicated that the owner of Troutdale Sand & Gravel, Craig Warnoff, told him that he had no problem with the zoning ordinance amendments. For the record the following applies: "The owners of the property to which the AR zone has been applied, specifically the Troutdale Sand & Gravel site have reviewed the zoning text amendment and concur with the proposed statement that mineral and aggregate extraction is a temporary use dependent on the market and the resource. It is the owners intent that when it is no longer feasible to operate a dredging operation that their reclamation plan will encourage a more intense use of the site, a use consistent with Policy Area II. Consequently, it is the intent of the owners to request a comprehensive plan amendment, at some point in the future when its no longer feasible to dredge, to redesignate their property Policy Area II. Scott went on to say that a correction needed to be made on Exhibit "A"

pertaining to this issue. Under 10.075 (.05) the time elements were wrong. It should read 7:00 A.M. instead of 7:30 A.M. Mr. Warnoff told council that this amendment is something they could live with and didn't have any problem accepting it.

Chuck Blanchard made a motion to accept the ordinance. Dan Lowe seconded the motion. Yeas 5 Nays 0.

AGENDA ITEM #10 - ORDINANCE ACCEPTING AMENDMENTS TO ZONING ORDINANCE (C-4) (NEIGHBORHOOD COMMERCIAL) (372-0)

Mayor read by title. Dalton Williams made a motion to accept the ordinance. Chuck Blanchard seconded the motion. Yeas 5 Nays 0.

AGENDA ITEM #11 - ORDINANCE ACCEPTING AMENDMENTS TO COMPREHENSIVE PLAN POLICY AREAS I, II, V, VI, AND MAJOR POLICIES. (373-0, 374-0, 375-0, 376-0 and 377-0)

Scott Pemble said that there were 5 sections to this particular issue. He is amending areas I, II, V, VI and MAJOR POLICIES. Each has a separate ordinance.

He summarized the first ordinance by saying that the proposed amendment will allow previously platted lots in greenway/floodways to develop if sewer and water services which meet DEQ standards can be accomodated on the site. It is intended to alleviate an existing hardship on property owners of the lots concerned. He handed out an addendum to Exhibit "A".

Helen Althaus made a motion to accept the amendments to comprehensive plan policy area I, II, VI and VII with addendum to Exhibit "A" included. Chuck Blanchard seconded the motion. Yeas 5 Nays 0.

Scott explained for the second ordinance that we must adopt greenway language if greenway is in the comprehensive plan. This complies with that policy.

Helen Althaus made a motion to accept the ordinance amending the comprehensive plan policy V, (Special Commercial). Chuck Blanchard seconded the motion. Yeas 5 Nays 0.

The next ordinance pertains to the Major Policy Section in the Comprehensive Plan. Scott noted that corrections needed to be made on Exhibit "A" wherein the words "THE MOST" on the 4th line should be deleted and in its place insert the word "AN".

Dan Lowe made a motion to accept the ordinance amending the Comprehensive Plan (Major Policy Section). Sam Cox seconded the motion including the amendment which Scott just noted. Yeas 5 Nays 0.

An amendment to the Comprehensive Plan, Policy Area I, (Single-family Residential) was addressed. Scott indicated that in order to comply with Statewide Planning Goals, discretionary authority in considering transitional uses within Policy Area I needs to be eliminated. This proposed amendment will limit the City's discretionary authority in Transitional Areas.

Sam Cox made a motion to accept the ordinance amending the comprehensive plan policy I, (Single-family Residential). Dalton Williams seconded the motion. Yeas 5 Nays 0.



The last amendment in this section dealt with the County Farm. Scott indicated that the proposed amendment calls for a specific date of July 1983 for the resolution of land use options at the County Farm site for the purpose of Plan compliance.

Chuck Blanchard made a motion to accept the ordinance amending the Comprehensive Plan (County Farm). Dalton Williams seconded the motion. Yeas 5 Nays 0.

AGENDA ITEM #12 - ORDINANCE ACCEPTING AMENDMENTS TO COMPREHENSIVE PLAN "INVENTORY" SECTION - INCLUDES "TRANSPORTATION", "HOUSING", "ECONOMIC", AND "URBANIZATION". (378-0, 379-0, 380-0, and 381-0)

Scott indicated this was pretty much the same as the last agenda item. There are four ordinances to this particular item. The first deals with Goal 12, Transportation. He indicated that the inventory text must be expanded to include a more detailed discussion of alternate modes of transportation to the automobile and provisions for the handicapped.

Sam Cox made a motion to accept the ordinance revising the Troutdale Comprehensive Plan Inventory regarding transportation. Helen Althaus seconded the motion. Yeas 5 Nays 0.

Goal 10, Housing was discussed. Scott indicated that changes were made on page 14 of Exhibit "A". The second paragraph, fourth line should have the word "UNITS" inserted after the words "DETACHED HOUSING".

Dalton Williams made a motion to accept the ordinance revising the Troutdale Comprehensive Plan Inventory regarding housing. Chuck Blanchard seconded the motion. Yeas 5 Nays 0.

Goal 9, Economy was discussed. Scott explained that in order to comply with Statewide Planning Goal 9, the inventory text must be expanded to include discussion of industrial and commercial land acreage, Troutdale's role in the regional economy, and ensure that land which is planned and zoned to meet identified needs is consistent with economic data in the plan.

Dan Lowe made a motion to accept the ordinance revising the Troutdale Comprehensive Plan regarding economy. Sam Cox seconded the motion. Yeas 5 Nays 0.

Revision to Comprehensive Plan Inventory (Goal 14, Urbanization) was discussed. Scott indicated that changes were made on Exhibit "A". They are as follows: Page 1: First paragraph, second line, the word eastern should be changed to read western. Also, the seventh line on the first paragraph the word had should read has. Page 2: First paragraph, second line, the last sentence starting with At the present time should be deleted and the following inserted: At the present time, there are various county government institutional uses on the site for which no revenue is received. The open acreage, which forms the balance of the site, has not been put to any active use for some years. Again, there is no revenue generated from the land.

Dalton Williams made a motion to accept the ordinance reviewing the Troutdale

comprehensive Plan regarding Urbanization. Helen Althaus seconded the motion. yeas 5 Nays 0.

AGENDA ITEM #14 - AMENDMENT TO PUBLIC SAFETY CODE ORDINANCE (RESIDENTIAL PARKING) (382-0)

George Haddock said that this ordinance was now ready for council's approval. It had been reviewed by the City Attorney and it was felt that it was now ready to be an effective tool against some of the problems the police have been having in the residential areas regarding parking large vehicles on residential streets.

Dalton Williams made a motion to accept the ordinance. Dan Lowe seconded the motion. Yeas 4 Nays 1 (Chuck Blanchard) Chuck indicated that he simply did not feel comfortable voting for this particular ordinance.

AGENDA ITEM #15 - HARLOW HOUSE AGREEMENT

Pam Christian indicated that Brian Freeman had been working on this matter but had not as yet completed the agreement. The overall feeling was that there weren't any problems with it.

Brian Freeman arrived at 8:00 P.M.

AGENDA ITEM #16 - STATUS REPORT FOR ESTIMATES ON COST FOR SANDY DRIVE FROM COUNTY, ET AL

Harry Parsi told council that he had contacted several people from Federal, State and County including several independent engineers regarding repair cost estimates for Sandy Drive. Harry's recommendation to council after talking to all of the people stated above was that we should wait until we hear from the County to see if funds will be available. Harry did point out that Mr. Eugene Diloreto from the County Public Works Division had offered a surveying crew to find out the alignment and right of ways, and make cross sections free of cost to the City. Consensus from council was to wait until we hear what the County has to say before proceeding further.

AGENDA ITEM #17 - AUTHORIZE LEE ENGINEERING TO PERFORM CONTRACT ADMINISTRATION INSPECTION FUNCTIONS (CONSTRUCTION PHASE) OF CHERRY PARK ROAD WATERLINE PROJECT

The question before council tonight regarding this issue was: Is it the City's desire that Lee Engineering continue to provide engineering services for the contract administration and inspection functions (construction phase) of this project as outlined in the Engineering Agreement dated September 9, 1981?

A discussion followed wherein Dave and Duane Lee both commented that in order to complete the project for Cherry Park at the least cost they were requesting approval from the council to continue to provide engineering services in the form of contract administration and inspection functions.

Chuck Blanchard made a motion to continue the agreement with Lee Engineering. Dan Lowe seconded the motion. Yeas 5 Nays 0.

AGENDA ITEM #18 - AUTHORIZE LEE ENGINEERING PAYMENT FOR SERVICES PROVIDED TO DATE ON WELL #6 PUMPHOUSE

AGENDA ITEM #19 - AUTHORIZE ENTERING INTO AGREEMENT WITH LEE ENGINEERING FOR REDESIGN, ADVERTISEMENT, AND ADMINISTRATION OF WELL #6 PUMPHOUSE PROJECT

Agenda items #18 and #19 were combined. Lee Engineering indicated that they had continued to work on the project since May of 1981 and had been providing engineering services in the form of negotiation of change orders, coordination with PGE, subcontractors and suppliers, negotiations for assumption of contract, etc. Lee Engineering as a result has accumulated approximately \$3,000 in engineering charges for which they have not been paid. The contract administration portion of the fee was \$3,300 and was to have been paid in proportion to the percentage of physical completion of the project. Since the contractor failed to perform and no payments were paid to him, no engineering fees were dispersed. However, since that time council has terminated the contract with E2 Enterprises and Lee Engineering feels it is necessary to negotiate compensation for the work performed to date and to enter into a new agreement which will address the necessary redesign, advertisement and administration of the modified project. A discussion ensued.

Helen Althaus made a motion that payment to Lee Engineering be authorized for the work done to date and that authorization be given to begin redesigning the project with payment on an hourly basis.

A discussion followed regarding Lee Engineering's fees and the amount the project will cost.

Chuck Blanchard seconded the motion. Yeas 5 Nays 0.

AGENDA ITEM #20 - COUNCIL CONCERNS AND INITIATIVES

Council didn't voice any concerns.

AGENDA ITEM #21 - ORAL COMMUNICATION AND ADJOURNMENT

Glenn Otto's water statement was discussed. Nancy Nixon reported that the water bill had been paid. However, there still was a problem in that Mr. Otto felt the billing was too high since no one was suppose to be in the house at that time. Renters are now in the house and it was suggested by Chuck Blanchard that we wait for the next billing which will be in 2 months to determine how high that billing is in relation to the last billing.

Chuck Blanchard made a motion to table the matter until the next billing comes out in two months. Sam Cox seconded the motion. Yeas 4 Nays 1  
(Dalton Williams)

Dalton Williams told council that the Sandee Palisades Summer Baseball people met and a plan was developed wherein it was decided to gather some additional data and additional proposals and meet again on March 25, 1982 in the Council Chambers to consider the additional information.

Dan Lowe made a motion to adjourn the meeting. Dalton Williams seconded the motion. Yeas 5 Nays 0.

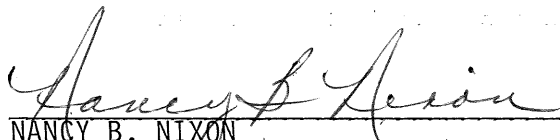
The meeting was adjourned at 8:40 P.M.



R.M. STURGES, MAYOR

DATE SIGNED: SL 4-16-82

ATTEST:



NANCY B. NIXON  
FINANCE DIRECTOR/CITY RECORDER