

AGENDA  
TROUTDALE CITY COUNCIL  
7:00 P.M. -- City Council Chambers  
104 S.E. Kibling  
TROUTDALE CITY HALL

August 24, 1982

- (A) 1. Call to Order, Roll Call and Agenda Update: **Mayor**
- (A) 2. **Consent Agenda**
  - 2.1 **Accept:** Minutes of July 27, 1982 Regular Meeting
  - 2.2 **Accept:** Business License Report
  - 2.3 **Accept:** Bills for the Month of **July, 1982**
- (I) 3. **Oversizing Policy regarding SDC's**
- (A) 4. **ORDINANCE:** Zoning Ordinance Amendments to Sections 8.022, 8.032, 9.012, 9.022, and 9.032. Request Change to Sign Standards to Allow Freeway Type Signs to be Placed on Property with Freeway Frontage when Specified Conditions Exist.
- (A) 5. **ORDINANCE:** Zoning Ordinance Amendments to Sections 3.026, 3.025, and 3.057. Request change to specific language contained without the definitions section that would delineate mobile homes from dwelling units constructed per standards of the Uniform Building Code.
- (A) 6. **RESOLUTION:** Call for Election to Place Tax Base on November Ballot
- (A) 7. **Authorize:** Combine Bank Depositories
- (A) 8. **Department Reports:**
  - 8.1 Police
  - 8.2 Finance & Records
  - 8.3 Community Services:
    - Building
    - Engineering
    - Facilities Maintenance
    - Planning
    - Public Works (Streets & Water)
  - 8.4 City Attorney
  - 8.5 City Engineer
  - 8.6 Executive
- (A) 9. Council Concerns and Initiatives
- (A) 10. Oral Communications and Adjournment.



R. M. Sturges, MAYOR

(A) = Action Item

(I) = Informational Item



MINUTES  
TROUTDALE CITY COUNCIL MEETING  
AUGUST 24, 1982 - 7:00 P.M.

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

ROLL CALL :

PRESENT : Dalton Williams, Sam Cox, Mayor Sturges, Dan Lowe, Chuck  
Blanchard and Helen Althaus arrived at 7:08 P.M.  
ABSENT : Frank Kaiser  
STAFF : Nancy Nixon, Pam Christian, Scott Pemble, Dave Lee, Brian  
Freeman arrived at 7:08 P.M. and Lois Howell-Jessee  
PRESS : Tom Fluharty of the Gresham Outlook and Joyce Wydrzynski  
of the Oregonian  
GUESTS : Alfred Newman, Tony Buzzard, Eugene Bui, Marge Schmunk,  
Marty Gault, Frank Windust, Lee Ascher, Pat Healy,  
Michael Gibb and Bill Whisenant

AGENDA UPDATE

Mayor Sturges indicated that Agenda item #3A would be added to the agenda tonight which is the recommendation from the Budget Committee regarding the transfers of money to fund the turning on of street lights.

AGENDA ITEM #2 - CONSENT AGENDA

- 2.1 : Acceptance of minutes of 7-27-82 for regular council meeting.  
2.2 : Acceptance of business license report  
2.3 : Acceptance of bills for the month of July, 1982  
Dan Lowe questioned Nancy Nixon on whether there was enough money budgeted for legal services (Young, Freeman & Jennings) considering the amount of the bill each month. Nancy replied that there was enough budgeted.

Dalton Williams made a motion to accept the consent agenda items 2.1 through 2.3. Dan Lowe seconded the motion. Yeas 4 Nays 0.

Helen Althaus and Brian Freeman arrived at 7:08 P.M.

AGENDA ITEM #3A - RECOMMENDATION FROM BUDGET COMMITTEE

Eugene Bui, Chairman of the Budget Committee, told council that the Budget Committee found \$67,259 in which they could use to turn some street lights back on. He requested that council approve the recommendation. In addition, the Budget Committee will at a later date review the budget further to see if more funds could be found to turn the rest of the lights on. However, at the present time 248 lights will be able to be turned on. Pam Christian voiced that there are a total of 506 street lights in the City, out of that 506 lights, 248 were felt to be necessary to be turned on. Nancy Nixon said that

by turning on the 248 lights the cost would be \$61,213 which would leave us approximately \$5,000 left which could be used for anything that we haven't anticipated for at this point in time. Alfred Newman and Bill Whisenant both expressed concern that the City should not stop now or let this issue lay but should continue looking for funds in order to get the rest of the street lights on in the City. Also, there was concern that the Budget Committee's recommendation was to find funds to turn on the street lights for the entire City. Tony Buzzard indicated that he had made the motion at the Budget Committee meeting and his motion was to take \$25,000 from the contingency fund, \$25,000 from the Street Fund and \$17,259 for a total of \$67,259 and use that money to turn on as many lights as possible. Tony also said that staff was directed to do a review of what lights were absolutely essential to have on. Pam Christian stated that she and George Haddock, the Chief of Police, went through the City and found intersections that needed to be lit and open lots that didn't need to have lights and after doing so, 248 lights were felt to be necessary to be turned on. It was also mentioned that the arterial lights would be turned on first and then the neighborhood lights.

Chuck Blanchard made a motion to adopt the Budget Committee's recommendation on the sums of money issued to turn what lights were necessary back on. Helen Althaus seconded the motion. Yeas 4 Nays 1 (Dalton Williams)

#### AGENDA ITEM #3 - OVERSIZING POLICY REGARDING SDC'S

Lee Ascher spoke to council on this issue. He indicated that the way the presented procedure is regarding SDC charges the developer must pay alot of money prior to getting a peice of property developed and therefore must wait a considerable amount of time before any revenue comes back to him. Because of high interest rates with bank loans, etc. there is a real burden on the developer to come up with a large sum of money before even developing the land. He wanted to know if perhaps council could direct staff to review this process in hopes of having the amount of money that's expended by the developer reduced or perhaps partial payments established.

Chuck Blanchard made a motion to have staff review the procedure to seek possible alternatives. Dan Lowe seconded the motion. Yeas 5 Nays 0.

#### AGENDA ITEM #4 - ORDINANCE: ZONING ORDINANCE AMENDMENTS TO SECTIONS 8.022, 8.032, 9.012, 9.022 and 9.032. REQUEST CHANGE TO SIGN STANDARDS TO ALLOW FREEWAY TYPE SIGNS TO BE PLACED ON PROPERTY WITH FREEWAY FRONTAGE WHEN SPECIFIED CONDITIONS EXIST. (391-0)

Scott Pemble explained that there were some changes to his staff report because it was prepared prior to the Planning Commission reviewing it. The changes were as follows: Page 1, Section II - A, second paragraph the words The Planning Commission "recommends approval of" should be stricken and the word "review" inserted in its place. Also, This "recommendation" should be stricken and the word "proposal" should be inserted. On Page 3-C, the words The Planning Commission recommends "approval of the attached Ordinance" should be stricken and the words "not to amend the existing standards" should be inserted. In addition, on the Ordinance on line 4 the words "and recommended" should be stricken completely. Scott continued by saying that the main concerns were that the freeway would look cluttered with alot of

freeway signs and there might be a lack of legibility with signs being on the freeway. He explained that the Planning Commission recommendation was to not take any action on the Zoning Ordinance Amendment. This request was specifically related to the Red Baron and he voiced that the Red Baron did indeed meet all of the criteria. A discussion followed.

Helen Althaus made a motion to adopt the zoning ordinance amendments to Sections 8.022, 8.032, 9.012, 9.022 and 9.032. Chuck Blanchard seconded the motion. Yeas 5 Nays 0.

Scott Pemble suggested that it might be appropriate to monitor the matter to see if any problems are reported.

AGENDA ITEM #5 - ORDINANCE: ZONING ORDINANCE AMENDMENTS TO SECTIONS 3.026, 3.025 and 3.057. REQUEST CHANGE TO SPECIFIC LANGUAGE CONTAINED WITHOUT THE DEFINITIONS SECTION THAT WOULD DELINEATE MOBILE HOMES FROM DWELLING UNITS CONSTRUCTED PER STANDARDS OF THE UNIFORM BUILDING CODE. (392-0)

Scott Pemble indicated that this was basically a housekeeping matter. This had come up before council awhile back and council had wanted to wait awhile before taking any action. Adoption of this zoning ordinance amendment would further the intent of the Comprehensive Plan by delineating housing types more explicitly (i.e. mobile homes vs. Uniform Building Code built dwelling units.)

Dan Lowe made a motion to adopt the zoning ordinance amendments to Sections 3.026, 3.025 and 3.057. Dalton Williams seconded the motion. Yeas 5 Nays 0.

AGENDA ITEM #6 - RESOLUTION: CALLING FOR ELECTION TO PLACE TAX BASE ON NOVEMBER BALLOT (475-R)

Nancy Nixon explained that if the voters approved this tax base measure it would assure funding for the street lighting program for the next three fiscal years. Also, if the tax base is approved, the tax base will be increased to \$733,465. In addition, the charter amendment limits the Council's ability to levy taxes within the tax base to \$606,170 in 1983-84 and \$666,787 in 1984-85 without voter approval. Dalton Williams at this point brought up the issue that if street lights were funded through the County in the future then there would not be an impact to our budget each year. A discussion ensued.

Helen Althaus made a motion to adopt the resolution thereby putting the tax base measure on the November ballot and the charter amendment limiting the City's authority to levy property taxes and a proposition to establish a new City tax base. Dalton Williams seconded the motion. Yeas 5 Nays 0.

AGENDA ITEM #7 - RESOLUTION: COMBINE BANK DEPOSITORIES (476-R)

Nancy Nixon explained that at the present time we have eight separate checking accounts, eight separate investment accounts with the Local

Government Pool and three separate-fund investments in time certificates with Oregon Trail Savings. She explained that there were many benefits to combining the checking accounts as noted in her memo to council.

Dalton Williams made a motion to authorize the City to pool cash resources and combine bank depositories. Chuck Blanchard seconded the motion. Yeas

5 Nays 0.

AGENDA ITEM #8 - DEPARTMENTAL REPORTS

- 8.1 : Pam Christian explained that George Haddock had a previous engagement tonight so he wasn't here but if there were any questions she would be glad to take them down and get back to council later. There weren't any questions.
- 8.2 : Nancy Nixon indicated to council that most of her department's time is being spent with year-end work. In addition, the computer implementation is still being worked on. Dalton Williams interjected that he had been working with Nancy in regards to some of the problems the department's been having with the computer. He noted that the present system is an old system and there is presently on the market systems available that are more efficient and cost less money than what we paid for the Wang system that we presently have and he felt that within the next two years we should be looking to invest money in a new system or additional software equipment for the present system.
- 8.3 : Scott Pemble went through the Community Service report noting the following: There was only 1 building permit issued during the month of July in comparison with 4 issued in 1981, 6 issued in 1980 and 33 issued in 1979. The pump was installed in Well #6 with the final installation of the electrical control equipment scheduled for the week of August 9th and initial start-up of the system as early as August 16th. Shortly thereafter, it is anticipated that we will have a full operation on Well #6 and fill Strebin Road Reservoir. Relative to the Frontage Road Force Main and Pump Station, Dave Lee has successfully negotiated with the contractor in order to reduce the rates. He was able to get a reduction of \$7,678 from the lump sum bid of \$38,605. Scott then explained about the Columbia Street Parking. He indicated that the State intends to install the signs by the Labor Day Weekend. On the Sandy Street repair, the County is finalizing construction drawings for the Sandy Street patch. Once the drawings have been completed, the City staff will prepare a bid document and advertise for bids. The County engineering staff will provide inspection when construction begins. The City staff's objective is to have the patch in place by the end of September. Scott said that Brian Freeman and himself had talked with Bill Weber and conveyed to him the same terms that were proposed to Mr. Ege in regards to a landfill operator at the Obrist Landfill site. Mr. Weber is suppose to respond back to the City by the end of August. In regards to the Cherry Park Road project, it is to be completed by the end of August. The Public Works crew have spent a great deal of time locating and leveling valve boxes for the County crews. New

records have been set this summer for a seven day demand on the Troutdale water system. The Sewage Treatment Plan is continuing to do sludge hauling in an attempt to get their sludge ponds emptied before the winter. The City has contracted with Reynolds relative to dumping our sludge.

: Dave Lee talked to council regarding the red water problem that the City has been experiencing. He brought water samples from all of the wells and showed council the substances known to be "Ferric Hydroxide" which causes the discoloration in the water. He indicated that water samples taken from the distribution system, showing the greatest turbidity, were found to have iron concentrations of 3 to 4 times that of the source water. Samples of turbid water left to stand overnight showed generalized flocculations and precipitation of reddish masses. Interspersed within the masses were flakes of white and black. These products were identified as ferric hydroxide, sulfur and manganese dioxide and all are insoluble in water. Dave explained that the contractor's water trucks working on Cherry Park Road were filling their trucks from hydrants on Cherry Park Road and created flow conditions in the system which disturbed the precipitate which had collected in the mains. The option to the problem was to continue chlorination but that the chlorine concentration be reduced to the minimum level necessary to address the hydrogen sulfide problem. Dave indicated that they will continue chlorination but reduce the concentration to a minimum level after the Columbia Street Reservoir has been filled.

: Scott Pemble again spoke to council relative to the vandalism that is occurring throughout the City. He showed council some large rocks which had evidently been dropped down man holes and had which resulted in blocking some lines. This then requires the City crews to go out and dig these things out of the line. Just this one problem is going to cost the City approximately \$1,100 to \$1,400. Scott indicated that the staff is now in the process of compiling a report which details costs to the public and said report should be presented to council by November. At this point, Scott brought up the County Farm issue. In the initial meeting, for the sake of clarity in working with the County Task Force people, it was asked of the City that we set out what land uses we would like to have the County Farm designated. Scott indicated that the Planning Commission sat down and came up with these conditions. They are as follows:

1. To generate revenue to support the City's residential base.
2. To accept a variety of land uses as opposed to single use for the site.
3. That ultimate land use designations should not pose conflict with existing and/or designated uses for adjacent lands.
4. That developments ultimately effected should be ones whose demand on City services can in fact be met by the existing infrastructure; or in the event that the demand cannot be met by the existing infrastructure, that proposed developments will be required to fund the necessary expansion to the infrastructure to accommodate that activity.

5. That the street pattern for the site should relate logically to the arterial street plan for the City; alternatively stated, the street pattern for the site should emphasize a clear hierarchy of streets in accordance with regulatory transportation plan that there should be no new arterial road proposed for the site.

At the second meeting, a question was raised as to whether or not the City would like to have an economic or market analysis in order to help determine a designated land use for the County Farm site. Dalton Williams interjected that the County Task Force needs to know what the City wants on the site and whether the City would support the decided land use for the site. He indicated that another meeting will be held September 9, 1982 at 3:30 P.M. at Edgefield Manor. After some discussion the council was in agreement to go ahead and support an economic or market analysis.

Dalton Williams made a motion to have a letter written stating that we support the efforts of the Task Force in going ahead with an economic analysis and setting forth the conditions or criteria that the Planning Commission discussed. Chuck Blanchard seconded the motion. Yeas 5 Nays 0.

At this point, Eugene Bui spoke to council indicating that there was one more condition that the Planning Commission had discussed. It was that the City would not consider having any correctional facility or institution placed on that site.

Helen Althaus made a motion that the letter previously stated would include the 6th criteria or condition. Sam Cox seconded the motion. Yeas 4 Nays 1 (Dalton Williams)

8.4 : Brian Freeman said that several lawsuits are pending right now and if anyone wanted to discuss them with him to do so after the meeting as these matters are private.

8.5 : Dave Lee didn't have anything further to add to his report.

8.6 : Pam Christian said that in the packets is an Intergovernmental Agreement relative to Cable T.V. which she wanted each member of council to review. If council had any comments concerning the same, please get back to her before August 30, 1982, which is the next Cable T.V. meeting.

Also, she requested that council set a date for the City Picnic so that the confusion which occurred this year would not happen again. The last item she mentioned was that Gordon Shadburne's office had contacted her to see if she knew of any citizens in Troutdale that might be interested in being on the Citizens task force for the regional correctional facility. Pam suggested a gentleman by the name of Jim Sargent who is a retired Portland Police School Sergeant.

It was suggested by Dan Lowe that the picnic be held on the 3rd Sunday in July. It would depend on when the Sandy Mountain Days would be held. After checking with Sandy, Oregon, it was decided to have the picnic on the 17th of July, 1983.



AGENDA ITEM #9 - COUNCIL CONCERNS AND INITIATIVES

Dalton Williams - lawsuit pending relative to paving in Kiku. Wanted to know if there were any funds available? There are none.

Helen Althaus - won't be able to attend the council meeting on the 28th of September. Also, please review the intergovernmental agreement as we need any comments you might have before the next meeting this coming Monday.

Sam Cox - what are we doing about the enforcement of the parking in the bicycle lanes? Pam Christian indicated that it has to be posted and were working with the State to obtain signs.

Dan Lowe - no comment

Chuck Blanchard - no comment

Mayor Sturges - ovens down at Community Building need some attention.

AGENDA ITEM #10 - ORAL COMMUNICATIONS AND ADJOURNMENT

Mayor Sturges indicated he had a letter from Harry W. Armstrong asking that he be considered for any openings on the Budget Committee, Planning Commission, etc.

Dan Lowe made a motion to adjourn the meeting. Sam Cox seconded the motion.  
Yeas 5 Nays 0.

The meeting was adjourned at 9:35 P.M.



R.M. STURGES, MAYOR

DATE SIGNED: 9-16-82

ATTEST:



NANCY B. NIXON  
FINANCE DIRECTOR/CITY RECORDER

