

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

March 8, 1983

- (A) 1. Call to Order, Roll Call and Agenda Update: **Mayor**
- (A) 2. Consent Agenda
 - 2.1 **Accept:** Minutes of February 22, 1983 - Regular Session
 - 2.2 **Accept:** Business License Report
 - 2.3 **Accept:** Bills for the Month of **February, 1983**
- (A) 3. **ORDINANCE:** Public Safety Code -- Traffic Portion
First Reading
- (A) 4. **ORDINANCE:** Combining and/or closing certain funds at June 30, 1983.
First Reading
- (A) 5. **RECOMMENDATION:** Fixed Asset Appraisal
- (A) 6. **ORDINANCE:** Amending Troutdale Comprehensive Plan to allow mobile homes on individual lots within exclusive mobile home subdivisions.
First Reading
- (A) 7. **ORDINANCE:** Amending Zoning Ordinance to allow mobile homes on individual lots within exclusive mobile home subdivisions.
First Reading
- (A) 8. **ORDINANCE:** Amending Zoning Ordinance to allow mobile homes on individual lots within exclusive mobile home Planned Developments.
First Reading
- (A) 9. **RESOLUTION:** Amending Zoning Map changing portions of Tax Lots 24, 25, and 112, Section 25, T1N, R3E, W.M. situated within Policy Area II as designated by the Comprehensive Plan from R-10/Community Service to C-2/Community Service.
- (A) 10. **APPOINTMENT:** Persons to serve unexpired terms of **four** vacated Planning Commission positions.

- (A) 11. **Departmental Reports:**
11.1: Police
11.2: Finance and Records
11.3: Community Services
11.4: City Attorney
11.5: Executive
- (A) 12. Council Concerns and Initiatives
- (A) 13. Oral Communication and Adjournment.



Sam K. Cox, MAYOR

- (A) = Action Item
(I) = Information Item

MINUTES
TROUTDALE CITY COUNCIL MEETING
MARCH 8, 1983 - 7:00 P.M.

The meeting was called to order at 7:01 P.M.

ROLL CALL :

PRESENT : Ronald G. Burgin, Marjorie Schmunk, David Butzer, Mayor Sam Cox, Paul Thalhofer, Eugene Bui and Dan Lowe arrived at 7:04 P.M.

STAFF : Greg Wilder, Scott Pemble, Sergeant Bill Farr, Nancy Nixon, Pam Christian, Lois Howell-Jessee and Brian Freeman arrived at 7:08 P.M.

PRESS : Lori Callister from the Gresham Outlook and Rick Bella from the Oregonian

GUESTS : Marty Gault, Shari and Allen Anderson, Tony Buzzard, Dan Felton, Bill Smith, Jolene Geates-Johnson, Jim Jensen and Frank Windust

AGENDA UPDATE

Pam Christian indicated that the Budget Committee recommendation for the proposed Budget would be addressed directly following the consent agenda.

AGENDA ITEM #2 - CONSENT AGENDA

2.1 : Acceptance of minutes of February 22, 1983 - Regular Session

Marge Schmunk made a motion to accept the minutes of February 22, 1983. Eugene Bui seconded the motion. Yeas 5 Nays 0.

2.2 : Acceptance of business license report

2.3 : Acceptance of bills for the month of February, 1983

Eugene Bui made a motion to accept consent agenda items 2.2 and 2.3. David Butzer seconded the motion. Yeas 5 Nays 0.

Dan Lowe arrived at 7:04 P.M.

BUDGET COMMITTEE RECOMMENDATION

Tony Buzzard, Chairman of the Budget Committee, read a statement to council wherein he recommended adoption of the proposed budget for 1983-84 with the following exception: That the Street Lighting Fund budget was not approved or recommended; that the Budget Committee recommends the City join the Multnomah County Lighting District with the Council holding public hearings and that the issue not be placed on the ballot. The Budget Committee also recommends that the Council review the salary/benefit package offered to City employees, including the City Administrator's position.

Eugene Bui made a motion that we accept the recommendations of the Budget

Committee and accept the Budget as proposed; that we hold public hearings to join the Multnomah County Lighting District and upon completion of those public hearings that we consider joining the Multnomah County Lighting District; that we put the Street Lighting Fund on a state of removal and that council should review the salary/classification of the employees. Marge Schmunk seconded the motion.

Mayor Cox asked council if anyone had any questions or comments? Paul Thalsofer indicated that he was opposed to the cost of living increase and in favor of a freeze. His feeling was that the City should be a bit more frugal in these hard economic times.

Mayor Cox called for the vote. Yeas 5 Nays 1 (Paul Thalsofer)

Brian Freeman arrived at 7:08 P.M.

AGENDA ITEM #3 - ORDINANCE: PUBLIC SAFETY CODE - TRAFFIC PORTION

Pam Christian indicated that Sergeant Bill Farr was available to council if they had questions regarding the Public Safety Code.

David Butzer questioned Section 7.10.125 - Leaving Children Unattended in Vehicle. He felt that the 30 minute time limit as stated was not applicable in certain situations.

It was decided that this section would be rewritten by the City Attorney's office and that Mayor Cox would read by title constituting a first reading on this ordinance.

AGENDA ITEM #4 - ORDINANCE: COMBINING AND/OR CLOSING CERTAIN FUNDS AT JUNE 30, 1983 (397-0)

Nancy Nixon recommended that the FmHA Debt Service Fund and the Water Systems Improvement Fund be closed and that their respective assets, liabilities and residual equities be transferred to the Enterprise Fund. The Arterial Street Lighting Fund and the Street Lighting Fund be closed and their respective assets, liabilities and residual equities be transferred to the General Fund. Also, the Parks Project Fund be closed and its assets, liabilities and residual equity be transferred to the General Fund. All funds mentioned would be closed at June 30, 1983. She indicated that the City's independent auditors had recommended this action in order to improve budgeting, accounting and financial reporting.

Dan Lowe made a motion to accept the ordinance combining and/or closing certain funds at June 30, 1983. Eugene Bui seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #5 - FIXED ASSET APPRAISAL

Nancy Nixon relayed to council that the selection committee for the fixed asset appraisal was made up of Dan Lowe, Ron Burgin and herself. They received three proposals. They were from Marshall & Stevens, American Appraisal and Tait Appraisal Company. Nancy discussed the project with representatives of each firm and then discussed each firm's qualifications

with our auditors and insurance agent along with the other members of the selection committee. The only difference in the proposals received was in the fees proposed and that one of the three, Tait Appraisal Company, will include the appraisal of City owned land. Nancy indicated that after talking with the other members of the committee she asked Tait what their additional charge would be to include the underground piping? They committed to an amount based on per diem but not to exceed \$400.00. Nancy said that American's proposal came in at \$10,200; Marshall & Stevens' came in at \$9,500 plus \$4,000 for underground piping and Tait came in at \$4,350 plus an amount not to exceed \$400 for the appraisal of the underground piping. She indicated that \$8,360 was the amount budgeted. Therefore, the committee recommends that the City go with Tait Appraisal Company at a base fee of \$4,350 plus an amount not to exceed \$400 for the appraisal of the underground piping. Also, we recommend that the City purchase the Supplemental Updating Service which is set up on a five year basis wherein the cost for the first year is \$870 with subsequent years perhaps being increased up to 10% to offset the inflationary costs of data processing.

Dan Lowe made a motion to accept the proposal by Tait at the base fee of \$4,350 plus an amount not to exceed \$400 for the appraisal of the underground piping and also that the City purchase the Supplemental Updating Service. Ron Burgin seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #6 - ORDINANCE: AMENDING TROUTDALE COMPREHENSIVE PLAN TO ALLOW MOBILE HOMES ON INDIVIDUAL LOTS WITHIN EXCLUSIVE MOBILE HOME SUBDIVISIONS (398-0)

Scott Pemble told council that back in January 1983 council made a policy decision to allow for mobile homes. The staff then identified for the Planning Commission eight traditional options that had been used by communities in Oregon and elsewhere to site mobile homes. The Planning Commission directed staff to develop and propose zoning ordinance amendments that would allow mobile homes only in mobile home subdivisions, or in mobile home planned developments. He explained that the Comprehensive Plan being the controlling document for the Zoning Ordinance, will need to be revised to reflect the City Council's present policy on mobile homes and the Planning Commission's preference at their siting. Scott explained the difference between a mobile home subdivision and a mobile home planned development. A subdivision has a minimum of 7,000 square feet per lot and is layed out in a block type manner. A planned development has a reduced lot size but allows for the same density and usually has a cluster effect (cul-de-sac) in regards to the grouping of the houses. The Planning Commission recommends that we allow for both mobile home subdivisions and planned developments in R-7 and R-10 zones.

Eugene Bui wanted to know if this answered all of the concerns of LCDC? Scott indicated that one minor point was left but that in the housing policies this resolves their concern. A short discussion followed.

Frank Windust wanted to know if there were any mobile home subdivisions and planned developments in East Multnomah County? Scott was not sure whether there were any in this area. Frank said that he didn't think there was any evidence of economic feasibility in this type of development and felt that we were just trying to appease LCDC and really in essence will never develop

this type of mobile home facility.

Marge Schmunk made a motion to accept the ordinance changing the Troutdale Comprehensive Plan text and amending Ordinance No. 252. Paul Thalhofer seconded the motion.

Mayor Cox read by the title.

Yeas 6 Nays 0 .

AGENDA ITEM #7 - ORDINANCE: AMENDING ZONING ORDINANCE TO ALLOW MOBILE HOMES ON INDIVIDUAL LOTS WITHIN EXCLUSIVE MOBILE HOME SUBDIVISIONS (399-0)

Marge Schmunk made a motion to amend Ordinance no. 271, Troutdale Zoning Ordinance to allow establishment of a mobile homes subdivision overlay district. Paul Thalhofer seconded the motion.

Mayor Cox read by title.

Yeas 6 Nays 0 .

AGENDA ITEM #8 - ORDINANCE: AMENDING ZONING ORDINANCE TO ALLOW MOBILE HOMES ON INDIVIDUAL LOTS WITHIN EXCLUSIVE MOBILE HOME PLANNED DEVELOPMENTS (400-0)

Marge Schmunk made a motion to accept the Ordinance amending Ordinance no. 271, Troutdale Zoning Ordinance to allow for mobile home planned developments. Dan Lowe seconded the motion.

Mayor Cox read by title.

Yeas 6 Nays 0 .

AGENDA ITEM #9 - RESOLUTION: AMENDING ZONING MAP CHANGING PORTIONS OF TAX LOTS 24,25 and 112, Section 25, T1N, R3E, W.M. SITUATED WITHIN POLICY AREA II AS DESIGNATED BY THE COMPREHENSIVE PLAN FROM R-10/COMMUNITY SERVICE TO C-2/COMMUNITY SERVICE (490-R)

Scott said that this was really a housekeeping matter. He indicated that the Community Park was in Policy area II and that it was designated R-10. However, in Policy Area II we do not allow any R-10 districts. So we need to amend the area from R-10 Community Service to C-2/Community Service in order to comply with the Comprehensive Plan. Scott also said that notification had been sent out to the people in the area regarding the proposed amendment to the zoning map and he received one reply back. For the record he read it to Council: I cannot believe you still show us as owners of this property. We sold it to Larry & Mary Smith, September 1979. Signed: Mr. and Mrs. Orlin B. Huston.

Mayor Cox asked Brian Freeman to read the title of the resolution. Brian did so.

Eugene Bui made a motion to accept the resolution amending the zoning map changing portions of Tax Lots 24, 25 and 112, Section 25, T1N, R3E, W.M.

situated within Policy Area II as designated by the Comprehensive Plan from R-10/Community Service to C-2/Community Service. Marge Schmunk seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #10 - APPOINTMENT: PERSONS TO SERVE UNEXPIRED TERMS OF FOUR VACATED PLANNING COMMISSION POSITIONS.

Marge Schmunk told council that the selection panel had interviewed approximately 9 people. Out of that 9 they selected 4 people plus an alternate. She recommended to council that Glenn H. Stoll, Gary Stonewall, Bill Beckham and Barry W. Armstrong fill the unexpired terms of the four recently vacated Planning Commission positions. Furthermore, the panel recommends that Teresa Breshears be appointed in the event any vacancy might occur within the next six months. Consensus from council was that was acceptable.

Marge Schmunk made a motion that council appoint Glenn H. Stoll, Gary Stonewall, Bill Beckham and Barry W. Armstrong to the four recently vacated Planning Commission positions with the Teresa Breshears being appointed in the event any vacancy might occur within the next six months. Paul Thalhofer seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #11 - DEPARTMENTAL REPORTS

12.1 : Sergeant Farr reported on the burglary of Sandy Flats Restaurant. He said they did have a suspect. Also, Officer Oliver received a letter of commendation from the DA's office for his investigative work on a manslaughter case.

Paul Thalhofer made a motion that council also commend Officer Oliver for his work on the case. Eugene Bui seconded the motion. Yeas 6 Nays 0. It was decided that the Mayor would sign the commendation on behalf of the council.

12.2 : Nancy Nixon had nothing further to add to her written report other than the fact that the computer was down again.

12.3 : Greg Wilder had nothing further to add to his written report.

Paul Thalhofer and Eugene Bui both commented on how detailed and complete Mr. Wilder's report was to council and thank him for the same.

12.4 : Brian Freeman had nothing to report to council.

12.5 : Pam Christian reported on the Sewer Consortium meetings. She indicated we were still in the running for appropriations. Also, she reported on a possibility of litigation regarding Viacom and the City because of negotiations now going on with Cable Systems. She said that negotiations with Cable Systems should be complete within the deadline period of April 1, 1983.

AGENDA ITEM #12 - COUNCIL CONCERNS AND INITIATIVES

Mayor Cox wanted to know if Saturday, March 19, 1983 was a good day for council members to get together for a work session? This was in lieu of a

second council meeting this month. Consensus from council was that they would be available.

AGENDA ITEM #13 - ORAL COMMUNICATIONS AND ADJOURNMENT

Ron Burgin - had nothing to comment on

Marge Schmunk - had seen the Boy Scouts out picking up litter, wanted to know if the City acknowledged things of this nature? A discussion followed. It was decided that the City would write a letter of commendation to the Boy Scouts for doing the City a service.

David Butzer - wanted to know if the City had any bingo parlors? Brian Freeman replied that there were none in Troutdale.

Dan Lowe - concerned about the drains at Halsey Station and the runoff of water when it rains hard. He wanted to know who was responsible for those drains and what could be done about it? Greg Wilder and Scott Pemble reported that the problem was being looked into. They expressed that the drains were improperly designed and they would probably have to look to the designer of the drains. Also, What was happening on the Obrist matter? Brian Freeman said that it would not be proper to discuss the Obrist matter now.

Eugene Bui - had nothing to comment on

Paul Thalhofer - had read in the paper about Mr. Jacobs being recognized as a hero. Wanted to know if Council could do a Certificate of Commendation for Mr. Jack Jacobs. Pam informed Paul that that had already been done.


Pam Christian told council that because Kathy Mahaffy-Dietrich had resigned from the Cable TV Regulatory Commission that that position needed to be filled. She indicated that Allen Anderson had expressed an interest in this position and had sent in a resume. Pam said that Allen had been involved with the Cable TV from the start of the process when they were first writing the RFP.

Marge Schmunk made a motion to appoint Allen Anderson to the Cable TV Regulatory Commission. Paul Thalhofer seconded the motion. Yeas 6 Nays 0.

Tony Buzzard commented to council as an information only item that he had heard on the news that Mayor Ivancie suggested that the County jail site be located in Troutdale.

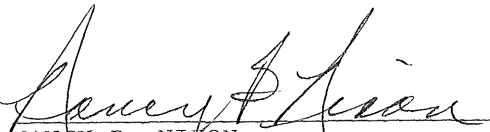
Dan Lowe made a motion to adjourn the meeting. Eugene Bui seconded the motion. Yeas 6 Nays 0.

The meeting was adjourned at 8:27 P.M.



SAM K. COX, MAYOR
DATE SIGNED: 4/19/83

ATTEST:



NANCY B. NIXON
FINANCE DIRECTOR/CITY RECORDER