

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

MAY 10, 1983

- (A) 1. Call to Order, Roll Call and Agenda Update: **Mayor**
- (A) 2. Consent Agenda
2.1 **Accept:** Minutes of April 26, 1983 - Regular Session
2.2 **Accept:** Business License Report
2.3 **Accept:** Bills for Month of **April, 1983**
- (I) 3. **FmHA Update Report**
Lee Engineering -- Duane Lee
- (A) 4. **RESOLUTION:** RESOLUTION AUTHORIZING FILING OF APPLICATION WITH THE ECONOMIC DEVELOPMENT ADMINISTRATION, U.S. DEPARTMENT OF COMMERCE, UNITED STATES OF AMERICA, FOR A GRANT UNDER THE TERMS OF PUBLIC LAW 89-136, AS AMENDED.
- (A) 5. **ORDINANCE:** Amending Troutdale Comprehensive Plan Inventory. Adopt amendments revising the "Housing" section by eliminating publicly owned lands from the buildable lands calculation.

First Reading
- (A) 6. **ORDINANCE:** Amending Troutdale Comprehensive Plan. Adopt amendments revising Policy Area I by eliminating unclear approval conditions.

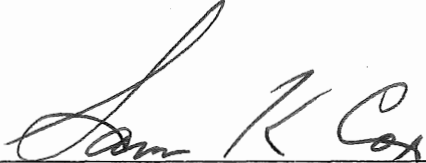
First Reading
- (A) 7. **ORDINANCE:** Amending Troutdale Design Review Ordinance. Adopt amendments establishing clear and objective standards for the review of housing proposals.

First Reading
- (A) 8. **ORDINANCE:** Amending Troutdale Zoning Ordinance. Adopt amendments revising the "Historic Resource" District.

First Reading
- (I) 9. REPORT ON CONCESSIONAIRES
- (A) 10. **DEPARTMENTAL REPORTS:**
10.1 Police
10.2 Finance and Records
10.3 Community Services
10.4 City Attorney
10.5 Executive

(A) 11. Council Concerns and Initiatives

(A) 12. Oral Communications and Adjournment.



Sam K. Cox, MAYOR

(A) = Action Item

(I) = Information Item

MINUTES
TROUTDALE CITY COUNCIL MEETING
MAY 10, 1983 - 7:00 P.M.

The meeting was called to order at 7:00 P.M.

ROLL CALL

PRESENT : Ronald Burgin, Marjorie Schmunk, Mayor Sam Cox, Dan Lowe and Eugene Bui. Dave Butzer and Paul Thalhofer were excused.

STAFF : Pam Christian, Nancy Nixon, George Haddock, Greg Wilder, R. Scott Pemble, Brian Freeman and Barbara Rossman.

PRESS : Lori Callister of the Gresham Outlook

GUESTS : Dave Lee and Duane Lee

AGENDA ITEM #2 - CONSENT AGENDA

- 2.1 : Acceptance of minutes of April 26, 1983 - Regular Session
- 2.2 : Acceptance of Business License Report
- 2.3 : Acceptance of bills for the month of April, 1983

Eugene Bui moved to approve consent agenda items 2.1, 2.2 and 2.3. Ron Burgin seconded the motion. Yeas 4 Nays 0.

AGENDA ITEM #3 - FmHA Update Report - Lee Engineering

Duane Lee covered the material in the letter in the City Council packet. He gave a review of what had been done with the water system over the past five years. In 1977 the Troutdale City Council authorized Lee Engineering to prepare an original study of the water system. The report was completed in September 1978. This report should be updated as some procedures and work were done differently than what had been projected. Mr. Lee explained the location of the wells and vaults and which ones were on-line. Sandee Palisades has just been drilled and is ready. He went on to explain that the yield from some of the wells was greater than anticipated and it was decided to proceed with the Strebin Road reservoir. Each time program changes were projected, they were brought before the City Council for approval.

In 1979 the City of Troutdale applied for a 40 year, 5% loan from the Farmers Home Administration (FmHA) for \$2,000,000. The total program would cost \$2,600,000, but \$600,000 was funded by local monies. Dan Lowe asked if Gresham draws off of Well #2. Mr. Lee replied that it could but that line was not really open yet. He stated that the water system had been intended to serve a population of 10,000 to 12,000 people. Troutdale now

has 6,000 to 7,000 people so there is room to grow into the system. Because of this project and other developments, Troutdale will probably end up with one of the lowest water rates in the Portland area.

Eugene Bui made a motion to accept the report as presented. Dan Lowe seconded the motion. Ayes 4 Nays 0.

AGENDA ITEM #4 - RESOLUTION AUTHORIZING FILING OF APPLICATION WITH THE ECONOMIC DEVELOPMENT ADMINISTRATION, U.S. DEPARTMENT OF COMMERCE, UNITED STATES OF AMERICA, FOR A GRANT UNDER THE TERMS OF PUBLIC LAW 89-136, AS AMENDED.

Pam Christian said a resolution authorizing the agency and the person who is going to be responsible for the grant application is required by EDA. There has to be a formal designation by the governing body authorizing the application. Greg Wilder made a presentation summarizing the projects that were applied for under the City's portion of the grant application. There were a number of sites selected based on EDA Guidelines and what would be most conducive to a successful grant application. The generation of future jobs had to be taken into consideration. Primarily, commercial and industrial sites are being looked at and sites that the City is reasonably certain to have participation in for our local match.

1. Graham Road Extension - 2,000 feet of sewer pipe at a tentative cost of \$68,000. This project could generate up to 1,200 new employees in the area. This figure is based on if there is complete job saturation, but realistically about half that number would be right. Graham Road Extension - 2,000 feet of sewer pipe at a tentative cost of \$68,000. This project could generate up to 1,200 new employees in the area. This figure is based on if there is complete job saturation, but realistically about half that number would be right.
2. Extension on Sandy Boulevard and modification to pump station and either a second pressure line or increase the pumping capacity through the existing pressure line to handle the County Farm area. That would total \$85,000 for the line and possibly another \$69,000 in the pump station modifications with the possibility of 1,800 new employees. (Again, that is with complete job saturation. Realistically about half that figure would be correct.)
3. Stark Street Sewer Extension - To take care of the future high density commercial and residential development on the north side of Stark Street across from the future Community Hospital in Gresham. This project is about 3,000 feet long and will cost about \$130,000. The City is communicating with the adjacent property owners now and the level of acceptance so far is very good and we are very optimistic.

4. 3,000 feet up Troutdale Road - about \$130,000 project, commercial and some industrial and high density residential. This is primarily designed to take into account the Mt. Hood Community College property that they have programmed for development.

Marge Schmunk asked if these were the priorities. Greg replied that they were not, but were the actual projects that were being applied for in the grant.

Pam Christian said that the EDA grant is a 50% match, the City has to provide 50% of the cost. The Port, Mt. Hood Community College and Multnomah County have written letters in support of these projects saying that they recognize there is a share cost through the LID process and they are prepared to share in the LID. Concerning the Stark Street projects, there are five property owners, three of whom have already agreed to the LID and the City is still talking to the other two owners who are certainly not negative. Greg Wilder said that each project required the formation of a Local Improvement District. Mayor Cox asked if Mt. Hood would be the biggest of the projects and Greg said that Mt. Hood and Stark Street were comparable.

Mayor Cox read the resolution by title. Dan Lowe made a motion to approve the resolution as read. Marge Schmunk seconded the motion.
Ayes 4 Nays 0.

Pam said that the City needed to start moving immediately on the preliminary engineering and cost estimates to be included in the grant which we have to have ready by June 15. We need to select an engineering firm and we have chosen to go out for proposals. Greg Wilder and Pam Christian will be reviewing the proposals that come in and would like one member of the Council who can sit in on the selection committee. Mayor Cox recommended Eugene Bui for the selection committee.

Dan Lowe made a motion that Eugene Bui be approved as a member of the selection committee. Ron Burgin seconded the motion.
Ayes 3 Nays 0. Eugene Bui abstained.

Pam said that now the Council needed to authorize the preliminary staff preparation for the EDA Project LID. Eugene Bui moved to authorize the preliminary staff preparation for the EDA Project LID. Marge Schmunk seconded the motion. Ayes 4 Nays 0.

Greg Wilder then asked for authorization to prepare cost estimates for the Kibling Street project. Dan Lowe asked when this project had been put in the budget. Pam Christian said that it was put in a year ago but was cut. Eugene Bui moved to authorize the preparation of cost estimates for the Kibling Street project. Marge Schmunk seconded the motion.
Ayes 3 Nays 0. Dan Lowe abstained.

AGENDA ITEM #5 - ORDINANCE: AMENDING TROUTDALE COMPREHENSIVE PLAN INVENTORY. ADOPT AMENDMENTS REVISING THE "HOUSING" SECTION BY ELIMINATING PUBLICLY OWNED LANDS FROM THE BUILDABLE LANDS CALCULATION.

R. Scott Pemble explained that when calculating buildable lands, the Land Conservation and Development Commission said that public lands cannot be included because they are not available for building. This meant that the City had to exclude Mt. Hood Community College and the County Farm site from its buildable lands calculations. Instead of twelve units per acre, the City now has 20 units per acre. There is no policy impact and it does not change our map.

Mayor Cox read the ordinance by title.

Eugene Bui moved to unanimously accept the ordinance as read. Marge Schmunk seconded the motion. Ayes 4 Nays 0 .

AGENDA ITEM #6 - ORDINANCE: AMENDING TROUTDALE COMPREHENSIVE PLAN. ADOPT AMENDMENTS REVISING POLICY AREA I BY ELIMINATING UNCLEAR APPROVAL CONDITIONS.

R. Scott Pemble said that approval standards for multifamily and mobile homes was neither clear nor objective. It is suggested that in Policy Area I Policy 1.05.07 section of the Comprehensive Plan Policy Document, that you delete that language referring to transitional areas, greenways and floodplains. The concerns raised in this area of the Policy Statement are addressed by the previous policy. The language is being cleaned up and clarified to alleviate the LCDC's concerns. Ron Burgin asked for some clarification about the floodplain language. Scott said that the concerns were that steep slopes and floodways around the creeks in Troutdale would be built on and not left in their natural state. He said that the policy preceding this policy alleviates this.

Eugene Bui asked if there was a deadline by which this had to be passed. Scott stated that while there is no deadline, the City has to continue to make progress towards compliance. He said that there is a bill before the Legislature now that would require local jurisdictions to have a so-called acknowledged comprehensive plan by June 1984. If they do not have the comprehensive plan by then, those jurisdictions would have state revenue sharing funds withheld and maintenance grants for continued upgrading would be withheld. This legislation is being considered, but has not yet been passed.

Mayor Cox read the ordinance by title. Marge Schmunk moved that the Troutdale Comprehensive Plan and Policy Area Ordinance No. 335 be accepted. Dan Lowe seconded the motion. Ayes 4 Nays 0 .

AGENDA ITEM # 7 - AMENDING TROUTDALE DESIGN REVIEW ORDINANCE. ADOPT AMENDMENTS ESTABLISHING CLEAR AND OBJECTIVE STANDARDS FOR THE REVIEW OF HOUSING PROPOSALS.

R. Scott Pemble stated that this was essentially the same issue of not having clear and objective language; however, this is with respect to the

Design and Review Ordinance. We are again talking about standards for needed housing. We have taken the same language discussed previously in the policy statement and incorporated it into the Design and Review Ordinance. We now have language that suggests that the Design and Review Board cannot unnecessarily preclude needed housing - high density residential or mobile homes.

Mayor Cox read the ordinance by title. Dan Lowe moved to accept this ordinance amending Ordinance No. 246 Providing Changes in the Troutdale Design Review Ordinance. Marge Schmunk seconded the motion.
Ayes 4 Nays 0.

AGENDA ITEM #8 - ORDINANCE: AMENDING TROUTDALE ZONING ORDINANCE. ADOPT AMENDMENTS REVISING THE "HISTORIC RESOURCE" DISTRICT.

R. Scott Pemble explained that the LCDC staff was concerned that there is not adequate protection of identified historic sites. There is a historic resource district that should be applied to sites if it is determined that sites are significant and that will insure that they are protected. As a matter of practice in the City, if someone were to come in and request a permit for demolition of one of the structures prior to the deliberation of the Planning Commission and the City Council as to whether a historic resource zone should be laid on that site it would trigger that process immediately and the demolition permit would not be issued. The LCDC was concerned about this process so the administrative procedure has been incorporated into the historical resource district language. This is a proposed amendment to the historical resource district requiring that before a permit for demolition or substantial modification to any structure listed on the inventory is issued, it is referred immediately to the Planning Commission and then to the City Council.

Mayor Cox read the ordinance by title. Eugene Bui moved that this ordinance be adopted. Dan Lowe seconded the motion. Ayes 4 Nays 0.

AGENDA ITEM #9 - REPORT ON CONCESSIONAIRES

Pam Christian said that she had nothing more on this item besides what had been covered in the memo to the City Council. As pointed out in the memo, Mr. Windust has withdrawn his request concerning the food vendor there being the same one to collect the parking fees. Dan Lowe said that it was interesting that Multnomah County has had very unsuccessful food concessionaires, as Portland had also indicated. Pam said that Portland had a better success rate on concessions associated with the Rose Festival or those at parks closer into town, amusement-type parks. Dan commented on the information that they had put the concessions out for bid and did not get any response and then they appointed a concessionaire.

Pam said that the parking agreement ends July 22. She recommended that the Council form a committee (Council members/member and citizens or the Parks Task Force) to look at this issue. Marge Schmunk commented that last year

when the parking issue was brought before the Council it was an emergency and she wanted to know if when the agreement expires would it automatically be renewed? Pam said that it would not; in fact, Mr. Windust has a conditional use agreement for his property for one year only. The Planning Commission made it a point that the conditional use agreement would not be renewable. Dan Lowe felt that the parking concession should be put out for bids. Marge said that she felt the City needed to decide if they wanted to have a parking concession.

Pam brought up the following questions which need to be considered in deciding the parking concession issue: does the City want to charge for parking; do they want it on a concession basis; do they want a part-time employee (which Pam recommended against because of the problems associated with that); do they want the caretaker to be responsible. There are a lot of options to be considered. Dan pointed out that if the issue is going to be looked at, it has to be done soon before the summer season is here.

Eugene Bui suggested that this would be a good project for the current Parks Task Force and that they had a role in this because in the long run all Troutdale City parks could be affected. He said that the Council also had a role in it and maybe they could work together to come up with some rules and regulations and options on this issue.

Ron Burgin asked how many parking places are provided on the Windust property and how many on the City's property. Pam said that the Windust property had 46 and the City property had 106 and that the 106 does not include the 25 parking spaces designated for the Community Building parking. Ron also wanted to know if there was an estimate of what his investment was in providing those parking spaces? Those figures were not readily available and would have to be checked. Pam said that because of the Planning Commission action, when the agreement expired those 46 parking spaces would not be available unless the Council wanted to take special action and extend the agreement over the recommendation of the Planning Commission.

Eugene Bui moved that the Council ask the Parks Task Force to meet at its earliest convenience within the next couple of weeks with liaison from the City Council appointed by the Mayor to address this issue and come back with recommendations that can be run through the Planning Commission and back through the Council. Dan Lowe seconded the motion.

Ayes 4 Nays 0.

Mayor Cox recommended Ron Burgin and Eugene Bui to be on the Committee for the Council with the Task Force.

Marge Schmunk said that we needed someone there from the Planning Commission, too. She suggested that Marty Gault or Andy Anderson be asked. Mayor Cox said that he would ask them.

Marge Schmundk made a motion to appoint Eugene Bui and Ron Burgin to be the Council's official representatives at the Parks Task Force. Dan Lowe seconded the motion. Ayes 3 Nays 0. Eugene Bui abstained.

AGENDA ITEM #10 - DEPARTMENTAL REPORTS

10.1 : Police Chief Haddock said that the police departmental report stood as presented in the package. He reported that for the last two years the Police Department has been talking about getting a computer to do word processing and getting the majority of information into a central location. They received information from Bensmiller Computer, a Texas Company, about a system which is phenomenal in its versatility. The cost of the system is approximately \$22,000. Chief Haddock said that he pointed out to the company representatives that while the program seemed excellent, the cost prohibited smaller agencies from buying the system. The company contacted Chief Haddock a few days later and indicated that if the City would buy the hardware, they would put the program in the machine and give us the \$22,000 worth of software if we would serve as a demonstration site. Dan Lowe asked what the cost of the hardware was. Chief Haddock replied that it looked like in the high \$7,000's. The company wants to demonstrate that the system can fit into a small machine for small police agencies. The Chief said that he wanted to present this to the Council now, but that there was still a lot to do and hopefully at the next Council session there would be information on numbers and where the money would come from. Pam said that it was an informational item only and that they just wanted the Council to be aware of it.

Ron Burgin asked if Pam could give them some kind of computer plans for the City in general. Pam answered that all departments have made requests for a computer; however, we don't have a total package because we have never found anything that answers everyone's needs at once. Nancy Nixon stated that during the Budget Committee hearings the need to do a study of the City's computer needs now and in the future was discussed. The micro/mini computer is probably the most efficient at this time for our needs. Dan Lowe suggested that Chief Haddock have the computer company give the City their written definition of demonstration site and have Brian Freeman review it. Chief Haddock again said that there was still a lot to look at and consider. Ron Burgin asked about the software maintenance. The Chief said that the computer company would maintain the software for a three-year period as that is the time they want to use it as a demonstration site. Pam said that if Council members had questions they could call Chief Haddock or her and give them some time to cover those questions.

- 10.2 : Nancy Nixon, Finance Director, had nothing to add to her written report.
- 10.3 : Greg Wilder, Community Services Director, had nothing to add to his written report. Pam Christian passed out cost estimates for the ball park at Columbia High School as Ron Burgin had asked about them at the April 26 meeting. Marge Schmunk asked if Halsey Station had gotten the dirt cleaned up. Greg said that they had and that the City also swept the area and charged them for the time. Marge asked what they were going to do about the bank area in front. Greg said that they are going to restabilize that.
- 10.4 : Brian Freeman had no formal report.
- 10.5 : Pam Christian reported that she had attended the last meeting of the Metro Yard Debris Steering Committee. This was a grant project funded by the EPA to find alternative ways of dealing with yard debris. The previous Troutdale City Council has always been in opposition to a ban on burning. The metro area has been divided into four service areas and Troutdale is outside what is considered to be the maximum service area (which is 20 minutes to get to a yard debris dump site.) Today we had to vote and because of the stand that Troutdale has traditionally taken on this issue, the recommendation made to Metro Council included the statement that we would support a ban on burning once conditions and alternatives were met throughout the area. In those areas that can meet the service needs of residents, a ban on burning will be phased in. Pam supported that instead of a general statement in support of the ban.

AGENDA ITEM #11 - COUNCIL CONCERNS AND INITIATIVES

Mayor Cox said that on June 20 the Troutdale and Gresham Lions Clubs were going to sponsor a circus. They had been looking for a site and the City had tentatively agreed to let them use the Columbia Park area. This would not interfere with the ballpark preparations and was a one-day event. The Lions clubs are covered by insurance and the City has an agreement with Multnomah County to use the area. Pam Christian spoke with the Multnomah County property manager and it is fine as long as the City realizes that they are under the restraints of the agreement.

Eugene Bui asked Pam if any more had been heard on the garbage disposal situation. Pam said that Metro has not made a decision on garbage burners and Wheelabrator-Frye is not prepared to make any proposals. It is on hold. Gene then asked if she had heard anymore from the people interested in the Purafax operation. Pam said that she had not heard from them. That


process would depend on the company receiving the City of Gresham's sludge. At this time the City of Gresham has a contract with Envirotech and that contract has two years to go.

Dan Lowe made a motion to adjourn the meeting. Eugene Bui seconded the motion. Ayes 4 Nays 0.

The meeting was adjourned at 8:58.

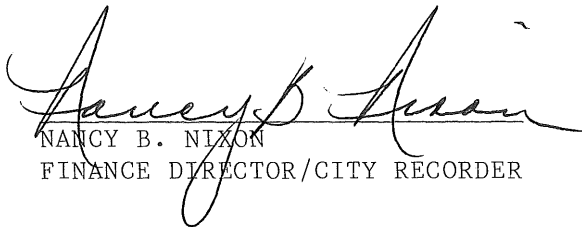
YEAS 6

NAYS 0



SAM K. COX, MAYOR
DATE SIGNED: 6-17-83

ATTEST:



NANCY B. NIXON
FINANCE DIRECTOR/CITY RECORDER

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11/11/11