

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

August 9, 1983

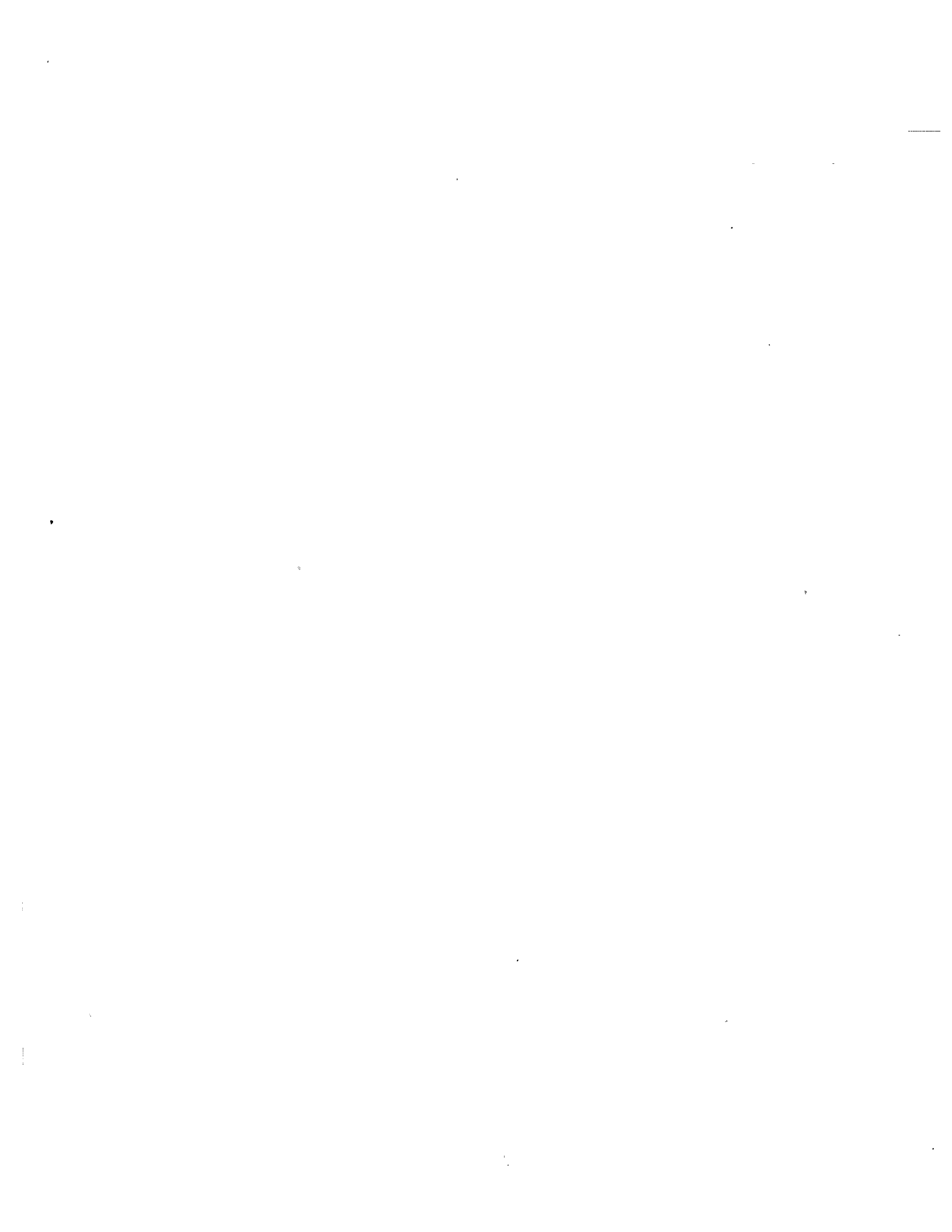
- (A) 1. **Call to Order, Roll Call and Agenda Update:** Mayor
- (A) 2. **Consent Agenda:**
 - 2.1 **Accept:** Minutes of July 12, 1983 & July 5, 1983 -- **Regular Session**
 - 2.2 **Accept:** Business License Report
 - 2.3 **Accept:** Bills for Month of **July, 1983**
 - 2.4 **Ratify:** Resolution Accepting Sewer Line Easement from Port of Portland
- (A) 3. **PUBLIC HEARINGS:**
 - 3.1 **STARK STREET L.I.D.**
 - 3.2 **TROUTDALE ROAD L.I.D.**
 - 3.3 **KIBLING STREET L.I.D.**
- (A) 4. **REQUEST:** Date for Public Hearing -- **SANDY BLVD. L.I.D.**
- (A) 5. **RESOLUTION:** Personnel Benefits Statement
- (I) 6. **INTERGOVERNMENTAL AGREEMENT:** Economic Development Commission
- (A) 7. **SCHEDULE DATE:** Council Work Session
- (A) 8. **ADOPT:** Amendments to the Non-Conforming Use Section of the Troutdale Zoning Ordinance.
- (I) 9. **DISCUSSION:** Zoning Ordinance Standards and Procedures
- (A) 10. **DEPARTMENTAL REPORTS:**
 - 10.1: Police
 - 10.2: Finance & Records
 - 10.3: Community Services
 - 10.4: City Attorney
- (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
AUGUST 9, 1983 - 7:00 P.M.

The meeting was called to order at 7:02 P.M.

ROLL CALL :

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

STAFF : Pam Christian, Goerge Haddock, Nancy Nixon, Greg Wilder and Barbara Rossman. Brian Freeman arrived at 7:05 P.M.

PRESS : Lori Callister of the Gresham Outlook

GUESTS : Harrison McKnight, Chuck Chriswell, Richard Edgeley, Helen Althaus, Marty Gault, Rankin Davis

AGENDA ITEM #2 - CONSENT AGENDA

Eugene Bui moved that the Consent Agenda be accepted. Dan Lowe seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #3 - PUBLIC HEARINGS - STARK STREET, TROUTDALE ROAD AND KIBLING STREET LIDS

Mayor Cox closed the Council meeting and opened the Public Hearing on the Stark Street LID.

Greg Wilder said that Stark Street LID was for the construction, either by itself or with the assistance of the Economic Development Administration funds, of a sewer line on Stark Street to service an area in Troutdale on the north side of Stark Street.

Mayor Cox asked if there were any questions from the Council. Gene Bui asked if there was any update on the grant. Greg said that there was not and that the Stark Street Local Improvement District would go ahead whether or not the grant was awarded. Paul Thalhofer asked if all people involved had been notified. Greg replied that they had been notified by letter, in the paper and by a more detailed second letter. Paul asked if they had been notified that the assessment method was going to be different than those done before. Greg said that they have known that the information on how their property would be assessed was available to them at City Hall and they were aware of the amount of the assessment. Nancy Nixon stated that in the letter sent out by the City reference was made to the various zones and that each zone would be assessed at different rates.

Mayor Cox asked if there were any proponents or opponents. Harrison McKnight said that he was not necessarily in opposition, but would like more information about the assessments on zones. Greg Wilder explained where the sewer line would go and where the different zones would begin and end. He explained that the person furthest from the sewer would have higher access costs and therefore his assessment would be less.

There were no other questions and the Mayor closed the Public Hearing on this LID.

Mayor Cox opened the public hearing on the Troutdale Road LID.

Greg reported that the Troutdale Road LID was also proposed for 50% EDA funding and there was a single owner. The cost is \$65,000 to the single owner, Mt. Hood Community College, and \$65,000 matched by EDA. Pam Christian said that Mt. Hood Community College has submitted a letter saying that they were aware of the process for financing and found no problem and, in fact, had made budgetary allowance for this project.

There were no proponents or opponents and the Mayor closed the public hearing.

Mayor Cox opened the public hearing on the Kibling Street LID.

Greg Wilder reported that this LID is for the reconstruction of Kibling Street in front of City Hall between Columbia and Second Avenue. The project includes sidewalks on both sides of the street, curbs, necessary storm drainage and storm drainage appurtenances, gutters, etc. Total estimated cost is \$42,515. All affected property owners have been contacted by mail and have been spoken to in person. Paul Thalhofer asked if there had been any remonstrances. Greg said that there had been no written ones.

Mayor Cox asked if there were any opponents. Richard Edgeley, 3578 N.E. Fourth, Gresham, owner of the property directly across the street from City Hall, said that he was questioning a 50/50 split of the costs as he felt that his property would not benefit as much from this project as City Hall. The driveway entry was his only use of Kibling Street. Greg explained that curbs, sidewalks, storm drains, etc. would certainly benefit Mr. Edgeley's property. Greg told the Council that they did have the option, and it had been budgeted accordingly, to take on a higher level of City participation. Greg said that he had done counts on the traffic ingress, egress and destination, and it appears that 60 to 75% of the traffic on Kibling is City-related business. Dan Lowe asked what portion the City would allocate above the 50% share. Greg said that if it were to be allocated at a different level his recommendation would be in the range of 60-75% City participation. Greg explained that he had calculated three different assessment percentages: on an equal basis; a 75% responsibility by the City and a 66 2/3% responsibility by the City. Dan asked how Mr. Edgeley felt about the different percentages. Mr. Edgeley said that he had wanted to make the Council aware that he did not feel the 50/50 split was right and he had not come up with any other percentages.

Mr. Chuck Chriswell, 712D N.E. Broadway, Estacada, a property owner, said that he felt the City benefitted from this project much more than he did. Greg said that the project would include the same number of off-street parking stalls in the existing location. Currently there is no legal off-street parking in front of Mr. Chriswell's property. Taking into consideration the same levels of assessment as spoken about concerning Mr. Edgeley, Mr. Chriswell's assessment at 66 2/3% would be \$6,377 and \$4,734 if done at 75%. Greg said that Mr. Edgeley is currently required, as part of an earlier expansion plan, to put in sidewalks and some other

improvements and a direct benefit of this project is to do that under the Bancroft method.

Dave Butzer asked what the additional cost to the City would be at each of those steps. The cost at 50% would be \$22,000; at 66 2/3%, \$28,300 and at 75%, \$31,886. Dan Lowe asked how many property owners will be affected by the project. Greg said there were four. Brian Freeman said that the Council could choose to raise the City's percentage of assessment but the percentage and the amount of assessment must have a rational relationship.

Mayor Cox closed the public hearing on Kibling Street and the Council meeting reconvened.

Dan Lowe made a motion on Kibling Street that the City's assessed part be 66 2/3% and the other property owners be 33 1/3%. Dave Butzer seconded the motion. Yeas 6 Nays 0.

Mayor Cox read the resolution by title - A Resolution Adopting Engineer's Report as Amended and Creating a Local Improvement District to be known as the Kibling Street L.I.D. 83-01.

Gene Bui moved that the resolution be adopted. Dan Lowe seconded the motion. Yeas 6 Nays 0.

Mayor Cox read by title - A Resolution Adopting Engineer's Report, Creating a Local Improvement District To Be Known as Stark Street Sanitary Sewer LID 83-03 and Directing the Engineer to Prepare Plans and Specifications.

Gene Bui moved to adopt the resolution. Dan Lowe seconded the motion. Yeas 6 Nays 0.

Mayor Cox read by title - A Resolution Adopting Engineer's Report, Creating a Local Improvement District to be known as Troutdale Road Sanitary Sewer LID 83-02 and Directing the Selected Engineer to Prepare Plans and Specifications.

Gene Bui made a motion to adopt the resolution. Dan Lowe seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #4 - REQUEST: DATE FOR PUBLIC HEARING -- SANDY BLVD. L.I.D.

Greg Wilder said that a date needed to be set for a public hearing for the Sandy Blvd. L.I.D. He asked that it be set for September 13, 1983. This project is the construction of 1800 feet of sanitary sewer designed to service the County property south of West Columbia Scenic Highway. Total estimated costs are \$170,000 and it is anticipated that the EDA will fund 50%. Dan Lowe asked what happened if the grant was not received. Greg said that the project would not be done.

Paul Thalhofer made a motion that a public hearing be set for September 13, 1983. Gene Bui seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #5 - RESOLUTION: PERSONNEL BENEFITS STATEMENT

Pam Christian explained that the personnel rules identify specific insurance carriers and the City has been violating their own rules by going out for bids. This resolution removes the specific identification.

Mayor Cox read the resolution by title.

Gene Bui made a motion to adopt the resolution. Ron Burgin seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #6 - INTERGOVERNMENTAL AGREEMENT: ECONOMIC DEVELOPMENT COMMISSION

Marge Schmunk, the Council's representative on the Commission, reported that the Commission has been in formation for about five months and one of the foremost objectives is cooperation among the four cities. She feels it is working, to a certain extent, quite well. There have been a number of speakers on varied topics and a lot of groundwork has been covered. The Commission has worked closely with the College and there are many facilities there that they can use. A budget has been worked out but still needs to be approved and numerous other things have been worked on, but need to be brought to the Council as a package rather than individual items. The By-Laws are in final form, the Intergovernmental Agreement should be ready to present to the Council in September and the Commission is now starting to work on the marketing plan. A mapping project has been worked on at every meeting. The mapping project has all of the cities where incorporated, all available and commercial industrial land at this time and all sewer and water lines. What needs to be discussed is where each area of service lies. Pam Christian said that she felt it was important that a work session be set by the Council with this as the agenda item. Mayor Cox asked that the session be set for August 23, 1983 at the regular Council meeting time. After some discussion, it was agreed that a work session would be set for 7:00 p.m., August 23, 1983.

AGENDA ITEM #8 - ADOPT: AMENDMENTS TO THE NON-CONFORMING USE SECTION OF THE TROUTDALE ZONING ORDINANCE.

R. Scott Pemble reported that the purpose of this section of the Zoning Ordinance is to take into account situations that existed prior to the adoption of new policies or standards. Two changes were proposed by the Planning Commission for the Council to consider. The current non-conforming use section of the Troutdale Zoning Ordinance allows for expansion of an existing non-conforming structure up to 20% of its existing size but only on a one-time basis. The proposed change would allow an owner to expand any number of times but with a maximum limit of 20% of its existing size.

The second change allows for up to 100% of replacement value rather than 100% of assessed value. Any non-conforming use in the City would fall under these regulations. Non-conforming use not only applies to a structure, it applies to a use.

Mayor Cox read the Ordinance by title.

Gene Bui moved that the ordinance be accepted unanimously. Dan Lowe seconded the motion. Yeas 6 Nays 0.

AGENDA ITEM #9 - DISCUSSION: ZONING ORDINANCE STANDARDS AND PROCEDURES

R. Scott Pemble briefly explained that in May, 1978 the Zoning Ordinance was adopted which contained provisos on signing. Signs which did not conform to these provisions were allowed five years amortization. That time has expired and those firms which still have signs that are non-conforming will be contacted and a conference will be set up to discuss standards and what action can be taken to bring signs into conformance. Dan Lowe said that he felt this procedure was an excellent idea. Marge Schmunk asked if there were some signs in the City that have been given a variance. Scott said that there were and an inventory of signs has been done and the records will now be checked to see which ones have been granted variances. If it is a matter of record that a variance was granted after 1978, the owner will not receive notification of a non-conforming sign. Ron Burgin asked for clarification from Scott that public comment on the sign ordinance was not being asked for, but this was to help businesses comply with the ordinance. Scott said that was correct. Paul Thalhofer said that he would like to get a summary from Scott on the input from the people he talks to regarding the sign ordinance. Scott felt that by August 31, 1983 all firms should have been talked with and in September he would be able to give Council a summary.

Marge Schmunk wanted Scott to know that she appreciated him giving Council the information on this procedure.

AGENDA ITEM #10 - DEPARTMENTAL REPORTS

10.01 Chief George Haddock said that he had nothing to add to his report but would be happy to answer questions. Dave Butzer asked if there was an escalating problem at the beach as the report indicated that 72 citations were issued at the beach. Chief Haddock said that the department was enforcing the ordinances against glass containers and alcohol on the beach. Dave asked if Blue Lake opening up had reduced the traffic at the park. The Chief said that Blue Lake opening and the parking fee had caused reduced traffic.

Gene Bui asked how the computer committee was doing. Chief Haddock said that the Committee had been working on what the officers want as output. They have reached a point where they need more information from the programmer. Now they will start working with the Sargeant and clerical staff to work out the administrative end of it.

10.02 Nancy Nixon stated that she had nothing to add to her report for Finance and Records.

10.03 Greg Wilder, Community Services Director, had nothing to add to his report. Marge Schmunk asked when the driveway at the old house at Bluebird Place that turns onto Troutdale Road was going to be shut off. Scott Pemble answered that a letter had been sent to the

developer indicating that a one inch overlay has to be placed, the sidewalk work along Troutdale Road has to be finished and the curb drop on Troutdale Road has to be completed. The developer says that they are bankrupt and now it has to be decided how to proceed.

10.04 Brian Freeman had nothing to report.

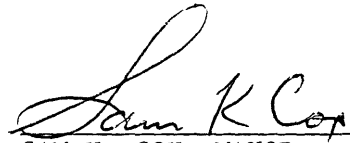
10.05 Pam Christian, City Administrator, had nothing to report. Pam thanked the Council for allowing her the opportunity to go to the ICMA conference the week before.

AGENDA ITEM #11 - COUNCIL CONCERNS AND INITIATIVES

Ron Burgin said that he was glad the lights were going back on. Paul Thalhofer expressed his appreciation for the excellent work that the Budget Committee members and the City Council did in distributing information on the street lights. Gene Bui was also glad the lights would be back on. The Mayor thanked everyone on the Budget Committee and Council for the time that they spent, and the other citizens, who had talked to residents on the street lighting issue.

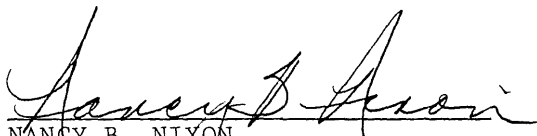
Dan Lowe made a motion to adjourn the meeting. Gene Bui seconded the motion. Yeas 6 Nays 0.

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



SAM K. COX, MAYOR
DATE SIGNED: _____

ATTEST:



NANCY B. NIXON
FINANCE DIRECTOR/CITY RECORDER

