

AGENDA
TROUTDALE CITY COUNCIL
6:30 P.M. -- City Council Chambers
104 SE Kibling
TROUTDALE CITY HALL

January 24, 1984

6:30 P.M. -- Downtown Plan - Consultant's Report

7:15 P.M. - Budget Committee - Interviews

8:00 P.M. -- Regular Session

- (A) 1. Call to Order, Roll Call, Agenda Update: **Mayor**
- (A) 2. Consent Agenda:
 - 2.1: **Accept:** Minutes of 1/10/84 -- Regular Session
 - 2.2: **Authorize:** Advertise for Bids for EDA Projects
 - 2.3: **Authorize:** Grant Application
- (I) 3. **REPORT:** Consultant Feasibility Report -- ECO
- (I) 4. **REPORT:** Status of Enterprise Fund
- (I) 5. **MANAGEMENT LETTER:** Accept Auditor's Letter to Management
- (A) 6. **INTERGOVERNMENTAL AGREEMENT:** Portland-Troutdale Airport
- (A) 7. **COUNCIL CONCERNS AND INITIATIVES**
- (A) 8. **ORAL COMMUNICATIONS AND ADJOURNMENT.**



Sam K. Cox, MAYOR

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MINUTES
SPECIAL CITY COUNCIL MEETING
JANUARY 24, 1984 - 6:30 P.M.
TROUTDALE CITY HALL

ROLL CALL :

PRESENT : Ron Burgin, Marge Schmunk, Dave Butzer, Mayor Sam Cox, Dan Lowe, Paul Thalhofer and Gene Bui.

STAFF : Pam Christian, Nancy Nixon, Greg Wilder, Scott Pemble, Celine Gihring

PRESS : Lori Callister of the Gresham Outlook

The meeting was called to order at 6:30 p.m.

The City Council, Planning Commission, Design Review Board and Downtown Task Force attended the meeting in order to discuss options available to the City with respect to the design strategy for buildings in the downtown area. Ralph Tahran, a consultant with OTAK, had been retained to give a technical critique of the proposals the Downtown Task Force had generated. Mr. Tahran explained the framework of the downtown plan and went over the three strategies which were 1) the theme approach, 2) a performance standard approach and 3) a market approach. After some discussion, the consensus was that the theme approach should not necessarily be pursued however a rigid performance standard should be pursued.

The meeting was adjourned at 7:40 p.m.

MINUTES
BUDGET COMMITTEE INTERVIEWS
JANUARY 24, 1984 - 7:45 P.M.
TROUTDALE CITY HALL

Following a short break, the City Council conducted interviews for the Budget Committee vacancies and the following people were interviewed:

Glen Stoll
Sharon Anderson
Douglas Matz
David Cook

Further interviews will be held on February 14, 1984.

MINUTES
TROUTDALE CITY COUNCIL MEETING
JANUARY 24, 1984

The meeting was called to order at 8:12 p.m.

ROLL CALL :

PRESENT : Ron Burgin, Marge Schmunk, Dave Butzer, Mayor Sam Cox, Dan Lowe, Paul Thalhofer and Gene Bui

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

PRESS : Lori Callister of the Gresham Outlook and Bob Gabriel of the Oregonian

GUESTS: : Marty Gault and Ray Bartlett

AGENDA ITEM #2 - CONSENT AGENDA

2.1 - Gene Bui moved to adopt the minutes. Dan Lowe seconded the motion.
Ayes 6 Nays 0.

2.2 - Greg Wilder asked for authorization to advertise for bids for the EDA Sanitary Sewer Construction Project. The engineer's estimate of \$403,000 is in and final. Greg said they would like to advertise and schedule for award on February 7. Gene Bui moved to authorize the advertisement of EDA grant bids. Dave Butzer seconded the motion.
Ayes 6 Nays 0.

2.3 - Greg Wilder said they were asking for authorization to apply for a grant for state funds for parks. It is \$8,800. Dan Lowe moved to authorize the application for the grant. Gene Bui seconded the motion.
Ayes 6 Nays 0. Pam said this grant would not require a cash match.

Pam said they would like permission to apply for another EDA grant. Scott Pemble explained that there was another possibility of receiving some EDA funds for this year. He has met with the EDA official for the Portland area and presented a project that would extend water service to an area north of the railroad tracks. The property is owned by the City and two other owners. The EDA grant will be for a maximum of 70% with a 30% local match. The local match will come from property owners who will benefit from the water line extension. The Council was being asked for the authority to pursue an application that needed to be submitted by January 31. The cost of the project will be \$140,000. The EDA representative has suggested that the City expand that to include the northeast Harlow Road area, adjacent to the Sandy River on the north side of I-84. It is held by five property owners. If this extension is done, the project cost will be about \$160,000. Scott said the primary grant would generate an immediate 15 jobs within the next 12 to 18 months with the potential of generating

another 120 to 600 jobs. The extension to northeast Harlow Road adds 19 acres with 120 to 600 jobs. Dave Butzer moved to authorize application for the EDA grant. Dan Lowe seconded the motion. Ayes 6 Nays 0.

Scott Pemble explained the Community Development Block Grant. He said there are two programs, the entitlement program and the small cities grant program. Scott explained the requirements for the two different programs and how they could affect Troutdale. Scott explained that on February 12 a representative of the County will come before the Council to ask them to review and adopt an intergovernmental agreement.

AGENDA ITEM #3 - REPORT: CONSULTANT FEASIBILITY REPORT - ECO

Ray Bartlett, Economic Consultants of Oregon, reviewed the report that had been distributed to the Council earlier. The question posed to the consultants was what is the fiscal, legal and political implications of annexing approximately 1,070 acres north of the City between the City and the Columbia River. The major owner of the land, approximately 700 acres, is Reynolds Aluminum. They have indicated that they are not amenable to annexation for the plant acreage. While Reynolds may someday consider annexation for some of the vacant land they now own, it would not necessarily be cost beneficial for the City. He recommended keeping an open door for annexation for any land owners in the area that might wish to consider it in the future and also recommended annexation of small areas over a period of time.

AGENDA ITEM #4 - REPORT: STATUS OF ENTERPRISE FUND

Pam Christian said this report was in response to an auditor's comment concerning depreciation. Gene Bui said Nancy's explanation was very understandable. There were no questions of Nancy.

AGENDA ITEM #5 - MANAGEMENT LETTER: ACCEPT AUDITOR'S LETTER TO MANAGEMENT

Dan Lowe asked Nancy Nixon if the City is looking into the possibility of foreclosure on the accounts receivable that are very delinquent. Nancy replied that it is being pursued. She said the first step is to develop the policies and procedures and have the City Council adopt them and then the City can take further steps. Gene Bui moved to accept the Auditor's Letter. Ron Burgin seconded the motion.
Ayes 6 Nays 0.

AGENDA ITEM #6 - INTERGOVERNMENTAL AGREEMENT: PORTLAND-TROUTDALE AIRPORT

Greg Wilder explained that the agreement would take the place of the local improvement district in the way that the funds are handled with the Port of Portland on the EDA sewer project. As the project progresses, the City will bill the Port of Portland for the Port's share of their 50% match and will be reimbursed within a 30-day period of time. This agreement needs to be executed to satisfy the requirements of EDA for two purposes: 1) to prove to them that the matching funds are there and will be forthcoming in a timely manner and 2) that the Port will execute property rights-of-way and easements as necessary to construct, maintain and service the sewer

lines. Gene Bui moved to authorize the Mayor to execute an agreement with the Port of Portland for participation in the Economic Development Administration Sanitary Sewer Project (Schedule III) No. 07-01-02699. Paul Thalhofer seconded the motion.

Ayes 6 Nays 0.

Pam Christian asked for a motion to accept the consultant's report. Dave Butzer moved to accept Economic Consultants of Oregon's feasibility study and to stop it at this phase. Gene Bui seconded the motion.

Ayes 6 Nays 0.

AGENDA ITEM #7 - COUNCIL CONCERNS AND INITIATIVES

There were no council concerns.

AGENDA ITEM #8 - ORAL COMMUNICATIONS AND ADJOURNMENT

Pam Christian said she would like to thank Marge Schmunk for bringing the Columbia Street storm drains to the Transportation Committee's attention. If not for her actions, the project could have been delayed for a number of years. The Mayor said he would like to thank Marge also. He and Pam said she had served very well on the Transportation Committee.

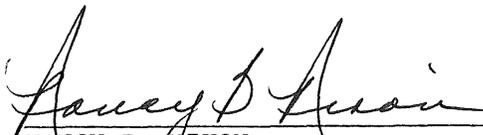
Dan Lowe moved to adjourn. Paul Thalhofer seconded the motion.

Ayes 6 Nays 0. The meeting was adjourned at 9:38.



SAM K. COX, MAYOR
DATE SIGNED: 2-17-83

ATTEST:



NANCY B. NIXON
FINANCE DIRECTOR/CITY RECORDER

