

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

---

**May 8, 1984**

- (A) 1. Call to Order, Roll Call and Agenda Update: **Mayor**
- (A) 2. **Consent Agenda:**
  - 2.1: **Accept:** Minutes of April 10, 1984 -- Regular Session
  - 2.2: **Accept:** Business License Report
  - 2.3: **Accept:** Bills for month of **April, 1984**
- (A) 3. **RESOLUTION:** Authorizing the Mayor to execute and endorse an Agreement with the League of Oregon Cities.
- (A) 4. **RESOLUTION:** Approval of Supplemental Budget
- (A) 5. **RESOLUTION:** Authorizing the Mayor to execute and endorse an Agreement for the purpose of conveying stormwater (UPLRC Audit No. 27439)
- (A) 6. **RESOLUTION:** Accepting Cable Access Corporation - Budget
- (A) 7. **RESOLUTION:** Accepting Cable Regulatory Commission - Budget
- (I) 8. **DISCUSSION:** Drainage Ordinance & Code
- (I) 9. **REPORT:** Purifax Lease
- (I) 10. **VACATION:** 6th STREET
- (A) 11. **ORDINANCE:** Zoning Map Amendment (ZC HR84-4-2). A request for a Historic Resource District designation for the Troutdale Railroad Depot located at 473 E. Columbia (Tax Lot 76, Sec. 25, T1N, R3E, W.M.)

**FIRST READING**

- (A) 12. **ORDINANCE:** Zoning Map Amendment (ZC HR84-4-3). A request for a Historic Resource District designation for the Harlow House located at 726 E. Columbia (Tax Lot 19, Sec., 25, T1N, R3E, W.M.)

**FIRST READING**

- (A) 13. **ORDINANCE:** Zoning Map Amendment (ZC HR84-4-4). A request for a Historic Resource District designation for the Troutdale Full Gospel Church located at 302 E. 3rd. Street (Tax Lot 1, Block 11, Troutdale Addition)

**FIRST READING**

THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY  
1120 CHEMISTRY BUILDING  
5800 S. UNIVERSITY AVENUE  
CHICAGO, ILLINOIS 60637

1978

Dear Mr. [Name]:

I am pleased to inform you that your application for admission to the Ph.D. program in Chemistry has been accepted. You will be joining the Department of Chemistry at the University of Chicago in the fall of 1978. Your advisor will be Professor [Name].

You should report to the Department of Chemistry at the University of Chicago on September 10, 1978. Please bring with you a copy of your transcript, a copy of your thesis, and a copy of your letters of recommendation. You should also bring a copy of your resume and a copy of your curriculum vitae.

If you have any questions, please contact the Department of Chemistry at the University of Chicago. We look forward to your arrival and to working with you.

Sincerely,  
[Name]

- (A) 14. **ORDINANCE:** Conditional Use Permit (CU84-4-5). A request for a conditional use permit to place modular classrooms on the premises of Troutdale Elementary School (Blocks 19, 22, 27, Section 25, T1N, R3E, W.M.)

**FIRST READING**


- (A) 15. **DEPARTMENTAL REPORTS:**

- 15.1: Police  
15.2: Finance & Records  
15.3: Community Services  
15.4: City Attorney

- (A) 16. **COUNCIL CONCERNS AND INITIATIVES**

- (A) 17. **PUBLIC COMMENT**

- (A) 18. **ADJOURNMENT.**

  
\_\_\_\_\_  
Sam K. Cox, MAYOR



MINUTES  
TROUTDALE CITY COUNCIL  
MAY 8, 1984 - 7:00 P.M.

The meeting was called to order at 7:02 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, Scott Pemble, George Haddock and Brian Freeman

PRESS : Lori Callister of the Gresham Outlook and John Enders of the Oregonian

GUESTS : Marjie Lundell, Jean Miley, Alex Quinn, Andy Anderson and Doug Matz

AGENDA ITEM #2 - CONSENT AGENDA

Gene Bui moved to accept the Consent Agenda. Dan Lowe seconded the motion. Ayes 6 Nays 0.

AGENDA ITEM #3 - RESOLUTION: AUTHORIZING THE MAYOR TO EXECUTE AND ENDORSE AN AGREEMENT WITH THE LEAGUE OF OREGON CITIES

Pam explained this is the first time this has been done as an Intergovernmental Agreement. Pam said they act as our lobby with the Legislature and negotiate on our behalf for medical premiums for example. Brian said the Intergovernmental Agreement formalizes an existing relationship that has existed for many years. Ron said unless there was a real overriding need he opposed creation of secondary levels of government. Pam explained that other benefits received from the League included various types of training, a wide variety of library materials and a strong force on our behalf as far as Workmen's Comp. Nancy Nixon said there was a real dollar benefit to the City for having the League. They were the sponsors of the City/County Insurance plan whereby insurance premiums had been cut in half. They act as a liaison between cities and various professional organizations.

Mayor Cox read the resolution by title. Gene Bui moved to accept the resolution. Dan Lowe seconded the motion. Ayes 5 Nays 1 (Ron Burgin).

Paul Thalhofer asked to be excused for business purposes at 7:10 p.m.

AGENDA ITEM #4 - RESOLUTION: APPROVAL OF SUPPLEMENTAL BUDGET

Dr. Douglas Matz told the Council that the City had received approximately \$49,000 more from Federal Revenue Sharing than was expected. He said that

Nancy Nixon had divided the money into different appropriations between Payroll and Services, Capital Outlay and Contingency. The Budget Committee reviewed the proposal and made a motion that it be accepted.

Dan Lowe made a motion to approve the Supplemental Budget. Ron Burgin seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #5 - RESOLUTION: AUTHORIZING THE MAYOR TO EXECUTE AND ENDORSE AN AGREEMENT FOR THE PURPOSE OF CONVEYING STORMWATER (UPLRC AUDIT NO. 27439)

Pam explained this was for a Halsey stormsewer outfall. In 1978 the City entered into an agreement for a four-year license and the license needs to be renewed. Mayor Cox read the resolution by title. Gene moved to pass the resolution. Dan Lowe seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #6 - RESOLUTION: ACCEPTING CABLE ACCESS CORPORATION - BUDGET

Pam said Marjie Lundell, Jean Miley, Alex Quinn and Andy Anderson were there to answer any questions about the budget. Andy Anderson said the system would be activated in various parts of the City beginning June 1984 and ending in October 1984. He said Pam had a copy of the map that showed when different areas would be hooked up. Alex Quinn explained the work plan and the phases they would be going through to set up their permanent office and the cable access programs. Mayor Cox asked if Mt. Hood Community College would broadcast some of their classes. Mr. Quinn answered that in the fall nine telecourses would be offered in the evening. In the past the courses had been offered in the afternoon on Channel 10. Mr. Quinn explained that these courses are purchased by a consortium of colleges and they hope to get Mt. Hood courses on tape in the future. Ron expressed concern that the Budget could have been more specific. Mr. Quinn responded that this was their first full year budget and they had no history to go on. He said the budget would be monitored and updated. Mayor Cox read the resolution by title. Gene Bui moved to approve the resolution. Dan Lowe seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #7 - RESOLUTION: ACCEPTING CABLE REGULATORY COMMISSION BUDGET

Mayor Cox read the resolution accepting the Cable Regulatory Commission Budget for the year 1984-85 by title. Andy Anderson said the budget for the Regulatory Commission was based upon franchise fees. Franchise fees this year were \$255,000 and the budget is for \$190,910. The difference is because last year's expenses exceeded revenues and when the revenues and expenses from last year and this year are combined there is still an excess of revenue over expenses. Pam asked Marjie or Jean to explain where the money was coming from. Marjie said the money comes from subscribers although in the beginning it is an advance from future franchise fees.

Gene Bui moved that the resolution approving the Multnomah Cable Regulatory Commission annual budget for fiscal year 1984-85 be approved. Dan Lowe seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #8 - DISCUSSION: DRAINAGE ORDINANCE & CODE

Greg said that the Council's concerns about the code had been taken to the public by way of an article in the newsletter. He said both negative and positive comments had been received (one negative phone comment; positive comments primarily from the downtown people). Greg said the ordinance probably will be available at the next meeting and should be prepared for adoption by July 1st. Greg said that the drainage fee would probably not exceed \$1.00 per month per single family unit. Mayor Cox asked about businesses. Greg replied that they would be based just like SDCs, on equivalent single family units.

AGENDA ITEM #9 - REPORT: PURIFAX LEASE

Greg Wilder explained that the lease with the rates for property and filtrate processing that the Council had previously authorized has been executed. The concerns of staff and the Design Review board have been included in the lease. They expect to begin ground preparation within the next two weeks. Gene Bui thanked Greg and the rest of the staff for the work they had put in on this.

AGENDA ITEM #10 - VACATION: 6TH STREET

Scott said when a street is vacated the property owners on either side share equally in the division of the property. Inasmuch as the school district owns the property on both sides of the street the vacated property will go to the school district. Street vacation proceedings can be initiated by either the residents or the City Council. Council initiation requires a notice be posted on the site for 28 days. If property owners representing two-thirds of the area affected remonstrate, the street cannot be vacated. Scott said staff was asking Council direction to post the notice; the vacation can be considered after 28 days.

Gene Bui moved to direct staff to post notice of the intended vacation for 28 days in the affected area. DAVE Butzer seconded the motions. Ayes 5  
Nays 0 .

AGENDA ITEM #11 - RESOLUTION: ZONING MAP AMENDMENT (ZC HR84-4-2). A REQUEST FOR A HISTORIC RESOURCE DISTRICT DESIGNATION FOR THE TROUTDALE RAILROAD DEPOT LOCATED AT 473 E. COLUMBIA (TAX LOT 76, SEC. 25, T1N, R3E, W.M.).

Mayor Cox opened the hearing and read the resolution by title. He asked if any of the Council members had any abstentions or interests of any type that would stop them from participating.

Scott said the Historic Resource District was created as result of the last Comprehensive Plan. This is the first time that it is being considered. The application was initiated by the Troutdale Historical Society to establish the Depot as a Historic Resource District. That means that prior to the issuance of any demolition permit or building permit that would alter the structure, any conditions attached to the Historical Resource designation would be reviewed to insure that the structure was preserved or maintained in the designated condition. In this case the

Planning Commission deliberated the application request by Troutdale Historical Society and recommended that Council designate the Troutdale Depot a Historic Resource District. Scott read a letter submitted by Sharon Nesbit in support of the three sites on the agenda being considered for Historic Resource District designation. He then read a letter from Mr. & Mrs. Rankin Davis also in support of the designation for the Troutdale Railroad Depot. Scott recommended that Council adopt the findings in the staff report and then decide on approval of the resolution.

Ron Burgin asked if at a future date the City wished to expand the Police Department facility located in the Troutdale Depot Building, how it would be affected. Scott said in order to do that such a condition should be added to the resolution. Dave Butzer said that at an earlier meeting expansion of the Police Department facility had been discussed and it was felt that any further expansion would mean looking elsewhere.

Mayor Cox asked if there were any proponents or opponents. The hearing was closed. Marge Schmunk moved to adopt the findings of the staff report of April 2, 1984, Section III, Items 1-4 on the Depot Park. Ron Burgin seconded the motion. Ayes 5 Nays 0 .

Marge Schmunk moved to adopt the resolution amending the Troutdale official zoning map designating Tax Lot 76, Sec. 25, T1N, R3E, Troutdale Railroad Depot a Historic Resource District. Gene Bui seconded the motion. Ayes 5 Nays 0 .

AGENDA ITEM #12 - RESOLUTION: Zoning Map Amendment (ZC HR84-4-3). A REQUEST FOR A HISTORIC RESOURCE DISTRICT DESIGNATION FOR THE HARLOW HOUSE LOCATED AT 726 E. COLUMBIA (TAX LOT 19, SEC. 25, T1N, R3E, W.M.)

Mayor Cox opened the hearing and read the resolution by title. He asked if anyone on the Council had any conflict of interest or would like to abstain. Scott said that the Planning Commission recommended that the Council adopt the findings of the staff report Section III-IV and the resolution. Marge Schmunk asked if this included all the property. Mayor Cox replied that it did not, it just included the actual building and the rest is in the City Park. Gene Bui asked if this would jeopardize any construction of an old type barn. Mayor Cox replied that it would not. Scott said that they might want to clarify that resolution by stipulating Harlow House. Pam Christian said it was a good idea to be specific. Pam said in the agreement between the Historical Society and the City with regard to Harlow House the Troutdale Historical Society owns the building and the City retains all of the land and if we decide to get rid of the property, we have to give the Historical Society first option to buy. Scott suggested changing the ninth paragraph from "following features and characteristics to be" to "following features and characteristics of the Harlow House to be". Marge said in the findings the site was mentioned a number of times and she felt it might be a problem since only the Harlow House was being designated. Pam asked if the Council would like the staff to bring it back with these changes. Marge asked for input from the Historical Society about plans for the rest of the land. Mayor Cox asked if there were any proponents or opponents who wished to speak. The hearing was closed.

Marge Schmunk moved to table the resolution for more specific information. Scott asked if she wanted to consider the site as well as the structure



for Historical Resource Designation. Marge said that was right. Dan Lowe seconded the motion. Ayes 5 Nays 0.

Mayor Cox called for a five minute break.

AGENDA ITEM #13 - RESOLUTION: ZONING MAP AMENDMENT (ZC HR84-4-4). A REQUEST FOR A HISTORIC RESOURCE DISTRICT DESIGNATION FOR THE TROUTDALE FULL GOSPEL CHURCH LOCATED AT 302 E. 3RD STREET (TAX LOT 1, BLOCK 11, TROUTDALE ADDITION)

Mayor Cox opened the hearing and read the resolution by title. He asked if anyone on the Council had any conflict of interest or would like to abstain. Scott read a letter in support of this resolution from Patricia M. Walls, Vivian R. V. Walls and Pam Gaudry. Gene Bui asked if there was an organization trying to do something with the church. Scott replied the estate was in probate and the executor was considering some options for the site. Gene asked if the designation would affect plans and Scott said not to his knowledge and that, in fact, the executor of the estate had testified at the Planning Commission meeting in favor of the designation. Ron Burgin asked how the applicant could be a non-owner and if there was any owner that had expressed interest? Scott answered that any citizen, the City Council or the Troutdale Historical Society could make application for any property to be designated a Historic Resource District according to the ordinance adopted by Council during the Comprehensive Plan process.

Mayor Cox asked if there were any proponents or opponents who wished to speak. There were none.

Marge Schmunk moved to adopt the findings from the staff report of April 2, 1984, Section III, Items 1-4. Ron seconded the motion. Ayes 5 Nays 0.

Dan Lowe moved to accept the resolution amending the Troutdale official zoning map regarding Tax Lot 1, Block 11, Troutdale Addition (Troutdale Full Gospel Church) Historical Resource District. Gene Bui seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #14 - CONDITIONAL USE PERMIT (CU 84-4-5). A REQUEST FOR A CONDITIONAL USE PERMIT TO PLACE MODULAR CLASSROOMS ON THE PREMISES OF TROUTDALE ELEMENTARY SCHOOL (BLOCKS 19, 22, 27, SECTION 25, T1N, R3E, W.M.)

Scott went over the staff report explaining that in anticipation of increased student enrollment at Troutdale Elementary School, the Reynolds School District had applied to place four modular classrooms on the existing school site. Scott said the Planning Commission recommended to Council the findings as stated in the staff report Sections II - IV and further recommends that Council approve a conditional use application. There were no questions.

Mayor Cox opened the hearing and asked if anyone had a conflict of interest or wished to abstain. Gene Bui disclosed that his wife was a employee of the school district. There were no proponents or opponents who wished to speak. The hearing was closed. Gene Bui moved to adopt the findings in the staff report Sections II - IV. Dan Lowe seconded the motion. Ayes 5 Nays 0.

Dan Lowe moved to approve a Conditional Use Permit to place four modular classrooms on the premises of Troutdale Elementary School. Gene Bui seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #15 - DEPARTMENTAL REPORTS

15.1 : Chief Haddock had nothing to add to his monthly report. He did tell the Council that Friday evening the students of Columbia High School were going to do an informational parade on the financial status of the Reynolds School District.

15.2 : Nancy Nixon had nothing to add to her report.

15.3 : Greg Wilder said that an agreement with Multnomah County on the Columbia Storm Sewer Outfall participation had been reached. They have agreed to participate equally with the City and State at a level of \$44,000 per participant. Greg said it is expected that all preliminary design and inspection will be done in-house this fall.

Greg said that staff needed the Council's authorization to obtain some property appraisals for a potential property exchange. The City has been involved for five or six years in negotiating an exchange with D & D Bennett. This is a result of a Halsey Storm Sewer outfall being constructed across private property without securing easements. This was done with the pretext that a property exchange would take place and the easements would not be necessary. That was never completed; an agreement was signed but never properly executed therefore the properties have never been transferred. Since then Mr. Bennet has purchased additional property that makes it to the City's benefit to renegotiate a property exchange. Greg described the property involved and what the original exchange was to be. He went on to explain the new property exchange proposed. Dan Lowe asked what the cost of the appraisals would be. Greg said between \$500 and \$900.

Dan Lowe moved to authorize staff to have the properties appraised and to enter into negotiations for a property exchange. Dave Butzer seconded the motion. Ayes 5 Nays 0.

Marge Schmunk asked what damage had been done to the Community Park restrooms this winter. Greg said the restrooms were left unsecured for an unknown period of time and they were used without water and some of the plumbing fixtures were knocked loose and broken.

15.4 : Brian said he was open for questions but had no report.

15.5 : Pam Christian said that in a joint effort with WoodVillage and Fairview the Road Consortium is on the way to accomplishing their task, but it will not be by July 1, 1984. They hope to have the parameters of the consortium together by January 1985. She also advised Council that the City had received word today that a \$4,400 parks grant had been awarded to the City.

AGENDA ITEM #16 - COUNCIL CONCERNS AND INITIATIVES

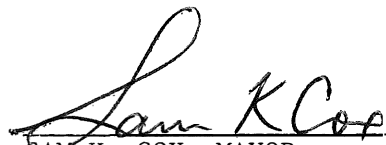
Dave Butzer said the City should begin looking seriously at acquisition of property for a new police facility. Pam said George has done some work on that and right now there are no funds available. Dave said that if nothing else we should be preparing to take it to the voters.

Gene Bui indicated to Greg Wilder, on behalf of Paul Thalsofer, that Paul had some concern about the fees in the Drainage Code Ordinance and asked Greg to call Paul.

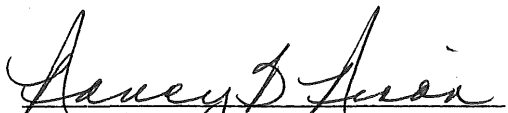
Gene said he had attended an interesting presentation by the County staff on 257th Street and would keep the Council advised on the status. Dan Lowe asked what kind of forecast they had for beginning the project. Greg responded that 1986 is tentative for construction.

Pam said that Fire District #10 was going to have a public meeting on May 14 at Columbia High School.

Dan Lowe moved to adjourn the meeting. Gene Bui seconded the motion. Ayes 5 Nays 0.

  
\_\_\_\_\_  
SAM K. COX, MAYOR  
Date Signed: 5-23-84

ATTEST:

  
\_\_\_\_\_  
NANCY B. NIXON  
FINANCE DIRECTOR/CITY RECORDER

