

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

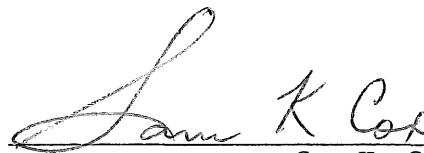
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June 12, 1984

- (A) 1. Call to Order, Roll Call and Agenda Update: **Mayor Pledge of Allegiance**
- (A) 2. Consent Agenda:
  - 2.1: **Accept:** Minutes of May 22, 1984 - Regular Session
  - 2.2: **Accept:** Business License Report
  - 2.3: **Accept:** Bills for Month of **May, 1984**
- (A) 3. **AGREEMENT:** Parking Concessionaire
- (A) 4. **AGREEMENT:** Food Concessionaire
- (A) 5. **ORDINANCE:** Declaring the City's Election to Receive State Revenues.  

**FIRST READING**
- (A) 6. **ORDINANCE:** Vacating Sixth Street - Troutdale Elementary School  

**FIRST READING**
- (A) 7. **RESOLUTION:** A request by JDL Development, Inc. for zone change approval to allow for a 68 lot R-7 planned development (Tax Lot 24, Section 35, T1N, R3E, W.M. -- Immediately north of the Fleur-de-Lis subdivision.
- (A) 8. **AGREEMENT:** Intergovernmental Agreement - Stark E.A.S. Gresham, Multnomah County, Troutdale
- (A) 9. **ACCEPT:** Community Services Report  
Columbia Highway Storm Outfall L.I.D.  
Authorize Engineering Services Contract
- (A) 10. **SIGN CODE:** Committee recommendations
- (A) 11. **DEPARTMENTAL REPORTS:**
  - 11.1: Police
  - 11.2: Finance & Records
  - 11.3: Community Services
  - 11.4: City Attorney
  - 11.5 Administration
- (A) 12. **COUNCIL CONCERNS AND INITIATIVES**
- (A) 13. **PUBLIC COMMENT.**
- (A) 14. **ADJOURNMENT.**

  
Sam K. Cox  
Sam K. Cox, MAYOR

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MINUTES  
TROUTDALE CITY COUNCIL  
June 12, 1984

The meeting was called to order at 7:07 p.m.

ROLL CALL :

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

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

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

GUESTS : Marty Gault, Jim Lyons and Frank Windust

There was no Consent Agenda update.

AGENDA ITEM #2 - CONSENT AGENDA

Dan Lowe made a motion to accept the Consent Agenda. Gene Bui seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #3 - AGREEMENT: PARKING CONCESSIONAIRE

Pam Christian said that Frank Windust had submitted the only proposal for the parking concession. Paul Thalhofer, Gene Bui, Marge Schmunk, Ron Burgin and Kathy Hamme were on the committee reviewing the proposals. Paul Thalhofer said the committee recommended that Mr. Windust's bid be accepted. This bid was on an 80/20 basis; Mr. Windust would receive 80% of the gross receipts and the City gets 20%. Paul said that residents of Troutdale would be charged reduced fees for parking; they would only pay 50% of the out-of-City fee. This procedure will be developed in the near future. Gene Bui moved to accept Mr. Windust's bid for the parking concession in the City Park to expire December 31, 1984. Paul Thalhofer seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #4 - AGREEMENT: FOOD CONCESSIONAIRE

Pam Christian said that two bids had been received; one from Chef's Secret Catering Co. and the other from K.C.'s Weenie Wagon. The Weenie Wagon bid proposed \$200 month plus a refundable security deposit of \$100 for three months beginning June 15 and ending September 15. Chef's Secret Catering Co. proposed \$500 base payment or 20% of gross sales whichever is greater. Pam said the process for determining these sales was given in the

agreement and it is basically a weekly accounting to the Finance Director. Paul Thalhofer said the committee was recommending to the Council that they accept the bid of Chef's Secret Catering Company. Ron Burgin moved to accept the bid of Chef's Secret Catering Company. Paul Thalhofer seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #5 - ORDINANCE DECLARING THE CITY'S ELECTION TO RECEIVE STATE REVENUES

Nancy Nixon said that in the previous meeting Council had certified that the City provides the required services to qualify for receiving state shared revenues. This is an ordinance in which the City is electing to receive those revenues. It is required by the state. Mayor Cox read the ordinance by title. Gene Bui moved to pass the ordinance declaring our election to receive state shared revenues. Dan Lowe seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #6 - ORDINANCE: VACATING SIXTH STREET - TROUTDALE ELEMENTARY SCHOOL

Mayor Cox explained that this street has never actually been used as a street as it goes right through the school's playground. Dan Lowe made a motion to approve the ordinance for vacation of Sixth Street. Gene Bui seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #7 - A REQUEST BY JDL DEVELOPMENT, INC. FOR ZONE CHANGE APPROVAL TO ALLOW FOR A 68 LOT R-7 PLANNED DEVELOPMENT

Scott Pemble reviewed the staff report explaining where the subdivision would be located and how it would be laid out. Scott said there were to be four private streets in the subdivision. The Planning Commission had the following concerns: 1) Addressing and location of mail boxes; 2) Maintenance responsibilities and agreements pertaining to streets, sewers, storm sewer and water facilities; 3) No parking enforcement on private streets; and 4) Designation of building lines for all lots fronting on private streets. Scott explained that the Planning Commission decided issues 1 and 4 could be effectively dealt with, but that with regard to issues 2 & 3 the Commission recommended to City Council that the developer would be responsible for preparing the appropriate instruments to insure that the no parking on private streets would be enforced and that private streets, water, sewer and storm sewer lines would be repaired when they deteriorated. The Council expressed concern over the issue of private streets; their main concern was that the streets and water and sewer lines would not be maintained. This would eventually cause problems that they felt the City would be expected to intercede on and resolve.

Joe Lyons, the developer, indicated that the subdivision had been planned with private streets to allow for the maximum number of lots. This would also allow approximately 2 acres to be dedicated to the City for park use. Mr. Lyons said he would like to start this project as soon as possible and keep costs of the lots down. He indicated that if the Council did not approve the subdivision with private streets, he would redesign it with

public streets, but that would require smaller lots. Some other Council concerns were problems arising with police patrolling the streets, the clearance of snow and ice from the streets, the standards for private streets and fire protection. After further discussion, Mayor Cox asked if there were any other proponents or any opponents. There were none. Dan Lowe moved to have the builder make modifications on the private streets and bring the plan back by the next City Council meeting. The motion died for lack of a second. Marge Schmunk moved to table the issue so that modification could be made to the plan and then return to City Council. Gene Bui seconded the motion. Ayes 5 Nays 0

AGENDA ITEM #8 - INTERGOVERNMENTAL AGREEMENT - STARK E.A.S., GRESHAM, MULTNOMAH COUNTY, TROUTDALE

Pam Christian said Scott Pemble and Rick Walker of the City of Gresham had been working together to draft this intergovernmental agreement for the Stark Street Environmental Assessment Statement. As neither of the Cities can afford to take on this financial obligation individually, they have agreed to work together. The cities of Troutdale and Gresham would be committed to not more than \$5,000 each, Multnomah County would be committed to a total not to exceed \$20,000 for the cost of the assessment statement. Scott said they were asking the Council to authorize the Mayor to sign a letter of understanding precluding the formal intergovernmental agreement. Gene Bui moved to authorize the Mayor to sign a letter of intent on behalf of the City of Troutdale. Marge Schmunk seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #9 - COMMUNITY SERVICES REPORT, COLUMBIA HIGHWAY STORM OUTFALL LID, AUTHORIZE ENGINEERING SERVICES CONTRACT

Greg Wilder explained that the project would be the installation of approximately 1200 lineal feet of 30" or 36" storm sewer down Columbia Highway discharging into Beaver Creek. Greg went over the LID boundaries. Greg said all property owners that would eventually make use of the outfall were included in the assessment and there were approximately 330 parcels of property involved. This included property on Hensley up to the Obrist Pit as the County had previously installed a 24" storm sewer up Buxton and out Cherry Park just west of Hensley that would eventually make use of this outfall. Greg said no one in Halsey LID would be included in this assessment. The preliminary cost estimate shows the total cost of the project is \$132,000. The State and County will each pay \$44,000, the City will pay \$20,000 out of the budget and the local improvement district will be \$24,000. Drainage assessments are assessed on an area basis. Properties will be assessed at the rate of \$243.96 per acre. Greg said an 11,000 sq. ft. lot would be assessed around \$63, single assessment. He said he was asking the Council to accept the report. Marge Schmunk moved to accept Columbia Storm Water Outfall Local Improvement District report. Gene Bui seconded the motion. Ayes 5 Nays 0.

Greg Wilder said that the Council's authorization was needed to enter into an engineering agreement. He said staff recommended accepting the lowest not to exceed figure of \$9,918 by Lee Engineering. Dan Lowe moved to enter into a contract with Lee Engineering for the amount stated. Gene Bui seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #10 - SIGN CODE: COMMITTEE RECOMMENDATIONS

Pam Christian said the sign code committee was established through the request of the Businessmen's Association. Paul Thalsofer explained the sign code committee prepared a recommended sign ordinance which revises the existing ordinance. Paul Thalsofer moved to accept the Sign Code Committee's report and submit it to the Planning Commission for their review. Gene Bui seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #11 - DEPARTMENTAL REPORTS

11.1 : George Haddock had nothing to add to his report. He introduced Lee Bronkema, the Community Service Officer recently hired. Pam Christian explained that, due to a quirk in personnel law and an oversight, no provision had been made for an officer selected by one of the cities from the joint list to be removed from the other City's recruiting list. Cynthia Sprague had been hired off the joint list and had requested that her name not be withdrawn from Gresham's list. When Gresham began to hire again, Cynthia accepted a position with the City of Gresham as a police officer. Gresham has agreed to reimburse the City for the recruiting costs paid out in order to recruit her. Pam said before the list is used again an agreement will be entered into about the process to be used at selection time to insure this will not happen again. Chief Haddock said that when applicants take the written test in the new combined selection process it will be announced that if they are selected by one of the two departments their name will be dropped from the recruiting list. Chief Haddock said the department was back in the selection process to replace Ms. Sprague.

Ron Burgin asked if there were any comments on the burglaries. Chief Haddock said some had been canceled but a lot of them have no leads.

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

11.3 : Greg Wilder said the building permit situation was still at about 50% of the projections. Kibling is now completely finished and the LID will be closed out in a few weeks. The services of Ralph Riese have been acquired for appraisals for the property exchange. Bennett has agreed to the basic premises of the exchange and he expects to have the appraisal reports in hand late this week.

11.4 : The City Attorney had no report.

11.5 : Pam Christian explained that Frank Windust had proposed a trade of property owned by him for Sunridge Lots owned by the City. The property owned by Mr. Windust is located directly south of City Hall and could possibly be used for a police station. Pam said that first the Sunridge lots would have to be assessed at current market value and the value of Mr. Windust's property needs to be determined. The Council was in favor of staff investigating the feasibility of this trade.

Pam said that Fire District #10 would be meeting on Wednesday at Fire District #10 Board Room. Pam said she recommended staying with Fire District #10, just as we are now, for the following reasons:

1) Portland chooses not to contract with Fire District #10 for the areas they intend to annex. Portland wants that high assessed value to help subsidize some of their other service areas. 2) Gresham's levy did not pass and their funding for the fire department is still somewhat in question. 3) We are guaranteed the same level of service at 5¢ per thousand less Fire District #10 rates for this coming year. Pam said both Fire District #10 and Gresham were willing to come and make presentations to the Council whenever they wish.

Pam said the Road Consortium was still meeting and had developed a draft agreement for Wood Village, Fairview, Gresham, Troutdale and Multnomah County. The County Counsel did not like the agreement as the County had been tied into approving the budget as submitted by the consortium and Counsel said that County Commissioners could not sign off their right to approve or disapprove the budget. Pam said they are trying to work around that. There was also a goal setting session for the technical team to tell them what the policy board wanted them to do in setting up the whole road consortium package.

Pam said Council had received a report from the Sheriff's office about the proposed expansion of their facilities. She said that because there were so many agencies involved in this along with the Task Force that has been established to come up with a development proposal for that property, the Mayor has suggested and the County Executive's office is extremely open to working with, a study group of Troutdale citizens who would gather and coordinate all the information from the agencies and bodies and act as a liaison with the Troutdale community. It would be an information network. Mayor Cox said he would like to see each council person propose a citizen who would be interested and he would like to have several of the people on past jail study groups. Mayor Cox said he had called the County and asked to have Bob Sturges on the study group because it was overpowered with Portland. Pam said that the Executive's Office is redrafting the ordinance that originally established the County Task Force. Gene Bui said that it was appropriate to have the committee suggested by the Mayor. Paul Thalhofer said it would be nice to have a representative from each neighborhood. The Mayor said it was


something that should be thought about in the next few months.  
Pam said there would only be one Council meeting in July and one  
in August.

AGENDA ITEM #12 - COUNCIL CONCERNS AND INITIATIVES

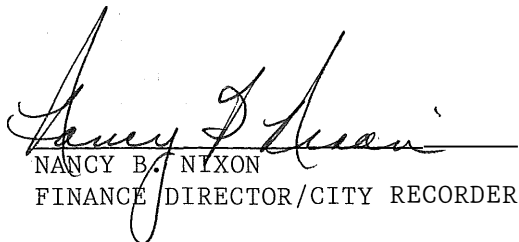
Paul Thalhoffer said that he would like to be kept informed if there is a rash of burglaries in a certain part of the City or with a similar MO. Pam said that could be done, but some information could not be talked about for privacy reasons. Paul said he would also like to know when officers or any City employees received commendations. Dan Lowe said he would not be here the first two weeks of July. Ron Burgin thanked Pam for including the Pledge of Allegiance at the beginning of the meeting.

AGENDA ITEM #14 - ADJOURNMENT

Gene Bui moved to adjourn the meeting. Dan Lowe seconded the motion. Ayes 5 Nays 0. The meeting was adjourned at 9:34 p.m.

  
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SAM K. COX, MAYOR  
DATE SIGNED: June 29, 1984

ATTEST:

  
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NANCY B. NIXON  
FINANCE DIRECTOR/CITY RECORDER



STAFF REPORT  
Business Licenses Issued for the Month of May 1984

RENEWALS	NEW BUSINESSES	TOTAL
6	6	12
NEW BUSINESSES		
Anmar Electrical Corp. 121 NE Victory #2 Gresham		Michael O'Donnell 661-3147 Elec. contr.
Columbia Sheet Metal 10921 NE Simpson Portland		Dennis Rogers 255-8850 Gutters/downspouts
Crown Cabinet, Inc. 14465 SE Starr Portland		252-9088 Cabinets
Jim Blunck Construction POB 324 Fairview		Jim Blunck 665-2432 Sheetrock
K & R Plumbing Const. Co., Inc. 14463 SE 152nd Clackamas		Karey Darelle 658-3161 Const. sewer/water
Sunburst Video 208 E Columbia Troutdale		Jess Campbell 667-7727 Video rentals
RENEWALS		
Concept Construction, Inc. 14415 SE Stark Portland		Sandra Emrich 253-9225 Sgl. fam. const.
Earl Bonney Construction 929 N Broadway Estacada		Earl Bonney 630-6331 Const.
Honke Heating & Air Conditioning, Inc. 840 NE Cleveland Ave. Gresham		Joe Honke 666-3725 Htg./ a/c
Hope Gardens 1675 SW Cherry Park Rd. Troutdale		Karen Burger-Kimber 667-5679 Grounds rental
Wessels International 1306 SW 24th Troutdale		Don Wessels 661-3313 Data proc. consult.
Western Fuel Reducers, Inc. 903 E Columbia Troutdale		M.J. Burke 667-4151 Energy conserv. pro.

