


AGENDA
TROUTDALE CITY COUNCIL
COMMUNITY PARK BUILDING ANNEX
1110 East Columbia
7:00 P.M.
TROUTDALE CITY PARK

June 26, 1984

- (A) 1. Call to Order, Roll Call and Agenda Update: **Mayor**
- (A) 2. Consent Agenda:
2.1: **Accept:** Minutes of June 12, 1984 -- Regular Session
- (A) 3. **PUBLIC HEARING:** Annual Budget
- (A) 4. **PUBLIC HEARING:** Supplemental Budget
- (A) 5. **ORDINANCE:** Levying Taxes
- (A) 6. **RESOLUTION:** Making Appropriations
- (A) 7. **RESOLUTION:** Adopting Supplemental Budget
- (A) 8. **RESOLUTION:** Interfund Loans
- (I) 9. **JANE BURDA:** Community Development Block Grant Work Programs:
Identify Community Needs
- (A) 10. **PUBLIC HEARING:** Columbia Storm Sewer Outfall L.I.D.
- (A) 11. **ORDINANCE:** Amending Public Safety Code **7.40.150**
- (I) 12. **ORDINANCE:** To set procedures for election of officers:
Boards and Commissions
- (I) 13. **DISCUSSION:** Jail Committee
- (A) 14. **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) 15. **COUNCIL CONCERNS AND INITIATIVES**
- (A) 16. **PUBLIC COMMENT**
- (A) 17. **ADJOURNMENT.**



Sam K. Cox, MAYOR

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MINUTES
TROUTDALE CITY COUNCIL
June 26, 1984 - 7:00 P.M.

The meeting was called to order at 7:10 p.m.

ROLL CALL :

PRESENT : Ron Burgin, Marge Schmunk, Dave Butzer, Mayor Sam Cox, Dan Lowe, and Gene Bui. Paul Thalhofer arrived at 7:30 p.m.

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

GUESTS : Jane Burda, Marty Gault, Joe Lyons, Dan Lorenz, Wilbur Rathman, Robert Long, Frank Simmons, Ed Burnacci, C. Edward Finnegan and Frank Kaiser

AGENDA ITEM #2 - CONSENT AGENDA

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

AGENDA ITEM #3 - PUBLIC HEARING: ANNUAL BUDGET

Mayor Cox closed the Council meeting and opened the public hearing on the Annual Budget. Nancy Nixon explained that this was the public hearing on the annual budget that the Budget Committee reviewed and recommended to the Council in March. She said the budget had been to Tax Supervising and Conservation Commission for their certification. There were no questions from Council or the public. Gene Bui moved to close the public hearing Dan Lowe seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #4 - PUBLIC HEARING: SUPPLEMENTAL BUDGET

Mayor Cox opened the public hearing for the Supplemental Budget. Pam Christian said the Supplemental Budget had been reviewed by the Budget Committee and these were the changes or adjustments to the budget. The Council has reviewed all the changes and the Budget Committee recommended to Council that it be adopted. There were not questions from Council or the public. Mayor Cox asked Nancy Nixon to explain the differences in the Supplemental Budget. Nancy explained that the changes were to the Federal Revenue Sharing Fund and they were required because the entitlement that the City received was much higher than originally anticipated. In order to utilize those funds, there were some proposed changes. Dan Lowe moved to close the public hearing. Gene Bui seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #5 - ORDINANCE: LEVYING TAXES

Gene Bui moved to accept the ordinance levying ad valorem taxes for 1984-85. Dave Butzer seconded the motion. Ayes 5 Nays 0.

Pam Christian pointed out that there was no increase in the tax rate, it was slightly lower than last year.

AGENDA ITEM #6 - RESOLUTION: MAKING APPROPRIATIONS

Nancy Nixon said this was the final step in the budget process. In passing this resolution, the Council would be adopting the budget and making the appropriations which gives the City the legal authorization to expend funds after June 30th. Mayor Cox read the resolution by title. Gene Bui moved to accept the resolution. Dan Lowe seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #7 - RESOLUTION: ADOPTING SUPPLEMENTAL BUDGET

Mayor Cox read the resolution by title. Dan Lowe moved to adopt the supplemental budget. Dave Butzer seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #8 - RESOLUTION: INTERFUND LOANS

Pam Christian said this resolution was to allow the General Fund to loan funds to cover the EDA expenses while waiting for reimbursement for the federal government and the Sewer Consortium as we are obligated to pay our contractors as they complete phases of the project. Mayor Cox read the resolution by title. Gen Bui moved for approval. Dan Lowe seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #9 - COMMUNITY DEVELOPMENT BLOCK GRANT WORK PROGRAMS: IDENTIFY COMMUNITY NEEDS

Jane Burda explained that Multnomah County and the cities in Multnomah County had joined together to form a consortium to combine populations to qualify for Community Development Block Grant Funds from the Department of Housing and Urban Development. She said the consortium was successful in doing this and HUD has informed them that grant funds will be received when a number of documents have been completed. The first thing that has to be done is to inform citizenry and elected officials in the area what the program is about and have them prioritize what they would like to see the funds used for. She reviewed the program as she had at the February 14, 1984 meeting. Ms. Burda explained that the program, by law, must address one of three national goals or objectives. The dollars must either go to benefit low and moderate income households, go toward the prevention or elimination of slums and blights in our communities and neighborhoods or go to meet urgent community development needs. At least 51% of the funds must go toward meeting the first objective. HUD defines a low or

moderate income as 80% or less than the median income for the Portland area which is \$27,000 for a family of four. A project can qualify geographically or on a one by one basis. She said that Gene Bui is the Council's representative on the Policy Advisory Board which will adopt policy and procedure that will govern this program. Conducting surveys and the definitions of slums and blight are some of the issues that the Board is currently dealing with. The funds will be received for 1984, 1985 and 1986. Jane discussed a Needs Assessment Questionnaire that had been in the packets that would help identify program needs.

AGENDA ITEM #10 - PUBLIC HEARING: COLUMBIA STORM SEWER OUTFALL L.I.D.

Greg Wilder reviewed the LID project on Columbia Boulevard presented at the June 12, 1984 Council meeting. The total cost of the project is \$132,000 funded from four sources. The State Department of Highways, \$44,000; Multnomah County Road Department \$44,000; the City budget, \$20,000; and \$24,000 will be from the local improvement district. Greg reviewed the boundaries of the LID. He said the assessment is \$254.13 per acre. 66 2/3% of the land owners, by area, would have to remonstrate against the project to discontinue the project.

Mayor Cox stated that the water on Columbia had been a problem for a number of years. Paul Thalhofer asked how much land in the area was owned by the State, County or City. Greg said the City would be assessed for the City Hall & parking lot property.

Dan Lorenz, S. W. 14th, said that although 66 2/3% of the people weren't at the meeting it didn't mean that they were not against the project. He said there was no runoff from his property and he would have no use for the project. Wilbur Rathman, 1350 S. W. Hensley, said that there was no way that the water off Hensley reached downtown Troutdale. The water runs in the opposite direction, possibly into Beaver Creek. He said it was a state highway project that the people up on the hill were being asked to pay for. Greg agreed that water percolated into the ground at the present time but as development and redevelopment occurred that would not necessarily be the case. Greg explained the limits of the local improvement district are based upon drainage patterns. Robert Long, 555 S. W. 15th Street, asked what the City requires the contractor to put in - do they have to put in storm drains? Greg replied that they did and anything that would be constructed along the County line would be connected to the project, anything connected in a designated area on the map would be, on a temporary basis, drywells. Frank Simons, 102 S. W. 7th, agreed with the other gentlemen that there was not any water on 257th, Hensley or 262nd that drains north, it drains into Beaver Creek. He said it looked like they were just trying to spread the expenses around. Ed Burnacci said there was no way the water would run down to Columbia. He said the drainage pattern is towards Beaver Creek. He said there was no water problem there and the water had been running down the street before any development. C. Edward Finnegan, 1717 S. W. Hensley, said he agreed with everything that the other gentlemen said. He said he was to be billed for 11% of the assessment and he did not agree with that. He said that he did not mind being billed for one home, but he had 10½ acres that were rocky soil and there was no water running down Hensley. Greg Wilder explained

that when the projects are put together or designed they have to consider what is going to happen 10 years down the road. There is no way to tell if the land is going to be left for farming or developed. Frank Kaiser, Kendall Court, asked who authorized the local improvement district. Pam Christian said one of the goals of the City Council was to do something about the downtown Troutdale water problem. Paul Thalhofer said he shared the concern of the people who lived on the hill. He was concerned about which direction the drainage pattern runs and about seeing more detail and proof of which direction the surface drainage runs. He said it seemed to him that the people on Hensley would be taxed twice, once by this LID and later by another possible LID. Dave Butzer asked who did the survey and Greg replied that it was done in-house with aerial and topo maps. Dave Butzer asked about the cemetery. Greg said the cemetery will never be developed and its drainage is also mostly to the east. Paul Thalhofer asked if there was any way to get a closer reading as to actual drainage. Greg said surveyor could be hired to survey the area but that would cost as much as the LID. Frank Windust said the County had topography maps of the area that could be used. Ron Burgin asked if the discrepancies between the topographies and the people in the audience could be described by surface variations of just a few feet versus the elevations of the sewer lines. Greg said they could, but when you install sewer lines and improve the streets you take care of those discrepancies. Mr. Rathman said they would rather be on a storm sewer that went east to Beaver Creek, the natural flow of the water.

Marge Schmunk moved to close the public hearing. Dave Butzer seconded the motion. Ayes 5 Nays 0. Dan Lowe left at 9:35.

Greg explained to the Council that they could redesign the drainage system boundaries, direct staff to establish different methods of assessment (he recommended against this). Pam Christian said the ordinance to establish the LID could state that the people included in this district will not be assessed for a similar storm drainage district that's formed adjacent to them. She said the first reading of the ordinance establishing the boundaries of the ordinance would be on July 10.

Dave Butzer moved to prepare an ordinance with the concerns and considerations that have been voiced. Ron Burgin seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #14 - 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

Scott Pemble explained that this was the second presentation of a proposal by JDL Development. He reviewed the first proposal presented at the June 12 meeting. The first proposal contained private streets which had caused concern by Council members. Joe Lyons, the developer, prepared a new proposal which had no private streets, and has a .4 acre park site. Scott said the .4 acre park would be incorporated into the City's Obrist Park when developed. He also pointed out that those lots traversed by a ravine would be substantially increased to off-set the slope situation. These lots would have to meet the minimum lot size requirements and site preparation standards of the Hillside Physical Constraint District. Scott said that removal of the existing trees on the site beyond the forty

percent allowable limit, shall be subject to City approval. Scott reviewed the recommendations of the staff report and said that a general plan and program will be reviewed by the Planning Commission. Scott recommended that the preliminary plan and program be approved in concept only. Joe Lyons commented on the recommendation of the fee scheduling, Section VI, #4 which read that the developer will be required to pay a General Plan and Program application fee and all other appropriate fees prior to the Planning Commission review of the General Plan and Program application review. Mr. Lyons said the fee schedule he had received required that half the preliminary plan fee be paid as the final subdivision plat fee prior to final plat hearing. Scott responded that there is no specific fee for a planned development process. We have collected at the preliminary plan stage what would have been a zone change plus the subdivision fee.

Gene Bui moved to approve this development with the conditions as outlined by the Planning Department. Marge Schmunk seconded the motion. Ayes 5
Nays 0.

AGENDA ITEM #11 - ORDINANCE: AMENDING PUBLIC SAFETY CODE 7.40.150

Chief George Haddock explained there was a loophole in an existing law in that it cannot be proved who brought alcohol down to the beach. The City Attorney's office has suggested that the word possess be inserted in the ordinance. Chief Haddock asked the Council to consider passing this as an emergency Ordinance so it can become effective immediately. Mayor Cox read the ordinance by title. Gene Bui moved as an emergency measure that the Council unanimously approve this ordinance to the Public Safety Code. Dave Butzer seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #12 - ORDINANCE: TO SET PROCEDURES FOR ELECTION OF OFFICERS: BOARDS AND COMMISSIONS

Pam Christian explained that this ordinance dealt with the Planning Commission. Scott added Section 7 which should read "The City Council may remove any Commission member if in any calendar year he or she fails to attend three (3) regularly scheduled Commission meetings without justifiable reason." Scott explained if a member cannot attend, they should call the Planning Commission chairman. Mayor Cox read the ordinance by title. Gene Bui moved that with the amendment this ordinance be approved. Marge Schmunk seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #13 - DISCUSSION: JAIL COMMITTEE

Mayor Cox asked Council to give Pam Christian the names of the representatives they would like on the committee. Pam said it would be appropriate to have a resolution outlining the specific responsibilities. Pam asked for input from the Council for this task force. Ron Burgin said he was not clear on the reason for the group. Marge did not like the words jail facility. She said it was a bigger issue than just the jail, but the whole project needs to be looked at. Pam said the correctional facility is here and we need to look at the potential demands that can be placed on the County and the property. This and the pound have put some limitations on this acreage and what enterprises would have no problem locating by

these facilities. Paul Thalhofer asked to make Mr. Wolsborn his appointment. Marge Schmunk asked to have Marty Gault and Gene Bui said he would like his appointment to be Helen Althaus. Pam said the County has expanded the membership of the County Farm Task Force by two new positions and they are willing to make another appointment of our choosing to replace a person who dropped out. Marge pointed out that one has to be a member of the media. Gene felt this should be a study committee that would make recommendations to the Council.


AGENDA ITEM #15 - COUNCIL CONCERNS AND INITIATIVES

Gene Bui said Commissioner McCoy called concerning the 18-year old Youth Employment Task Force. There will be a meeting soon and he will have to tell her that he has no funds for the program.

Paul Thalhofer asked about the reduced charge for parking for Troutdale residents at City Park. Pam said a system was set up and information would be in the newsletter sent out next week to the public. Residents will need to present their water bill and they will receive a card to present at the parking lot. Ron Burgin asked if our LID ordinance was originated by Troutdale. He asked because of the 66 2/3% remonstrance figure. Brian Freeman said there was a state statute that sets minimum standards and through one of the City's ordinances we adopted those standards and also prescribed other criteria and among those is the 66 2/3%. It can be changed. Ron felt it was high. Brian responded that it was customary and not unusual.

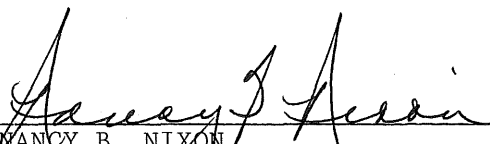
AGENDA ITEM #17 - ADJOURNMENT

Gene Bui moved to adjourn. Dave Butzer seconded the motion. Ayes 5
Nays 0. The meeting was adjourned at 11:02 p.m.



SAM K. COX, MAYOR
DATE SIGNED: 7-12-84

ATTEST:



NANCY B. NIXON
FINANCE DIRECTOR/CITY RECORDER