

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

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September 11, 1984

- (A) 1. Pledge of Allegiance, Call to Order, Roll Call and Agenda Update:  
**Mayor**
  
- (A) 2. Consent Agenda:
  - 2.1: **Accept:** Minutes of August 27, 1984 - Regular Session
  - 2.2: **Accept:** Business License Report
  - 2.3: **Accept:** Bills for month of **August**, 1984
  
- (A) 3. **AWARD:** Columbia Storm Sewer Outfall Contract
  
- (A) 4. **AWARD:** 2nd Street & Harlow Street Contract
  
- (A) 5. **ORDINANCE:** Authorizing the Issuance of General Obligation Bancroft Bonds and Ratifying the Notice of Bancroft Bond Sale.  

FIRST READING
  
- 6. **DEPARTMENTAL REPORTS:**
  - 6.1: Public Safety
  - 6.2: Finance & Records
  - 6.3: Community Services
  - 6.4: City Attorney
  
- 7. **COUNCIL CONCERNS AND INITIATIVES**
  
- 8. **PUBLIC COMMENT**
  
- 9. **ADJOURNMENT.**

  
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Sam K. Cox, MAYOR



MINUTES  
TROUTDALE CITY COUNCIL  
SEPTEMBER 11, 1984 - 7:00 P.M.

The meeting was called to order at 7:05 p.m.

Mayor Cox welcomed cable television coverage to the Troutdale City Council meeting.

The Pledge of Allegiance was lead by Gene Bui.

ROLL CALL:

PRESENT : Ron Burgin, Marge Schmunk, Dave Butzer, Mayor Sam Cox, Dan Lowe and Gene Bui. Paul Thalhofer arrived at 7:23 p.m.

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

PRESS : John Enders of The Oregonian and Steve Hunter of the Gresham Outlook

AGENDA ITEM #2 - CONSENT AGENDA

Gene Bui moved to accept Consent Agenda Items 2.1, 2.2 and 2.3. Dan Lowe asked about a check for \$25,000. Nancy Nixon said check no. 8323 to Delph Construction was a payment for the W. Columbia Project. Dan Lowe seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #3 - AWARD: COLUMBIA STORM SEWER OUTFALL CONTRACT

Greg Wilder, Community Services Director, presented the results of the bids received for the Columbia Storm Sewer Outfall contract. The bids ranged from \$241,218 to \$123,685.00. Greg said staff recommended awarding the bid to Systems Construction Co. in the amount of \$123,685. The estimate for the project was \$120,223.38. The bid is less than 2% over that. Pam said the State and County are participating in this project and the LID has been formed. Nancy said there has been good response on paying the assessments.

Gene Bui moved to accept the recommendation of staff and give the bid to Systems Construction Co. Dan Lowe seconded the motion. Ayes 5  
Nays 0.



AGENDA ITEM #4 - AWARD: 2ND STREET & HARLOW STREET CONTRACT

Greg Wilder said there were four bids on this project ranging from \$77,276.50 to \$112,427. He said staff recommended awarding to the low bidder, Parker Northwest Paving Co. for \$77,276.50. The engineer's estimate was \$98,943.25. Greg said Parker Northwest Paving is out of Portland and is the same company that did the Fourth Avenue Project. They will begin work about the 25th of this month. Greg said right now the City is excavating and installing upgraded water lines.

Gene Bui moved to accept the recommendation of the staff and award the contract to Parker Northwest Paving Co. Dan Lowe seconded the motion. Ayes 5 Nays 0.

AGENDA ITEM #5 - ORDINANCE: AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BANCROFT BONDS AND RATIFYING THE NOTICE OF BANCROFT BOND SALE

Nancy Nixon, Finance Director/City Recorder, said the ordinance authorized the issuance of the Bancroft Bonds in the amount of \$151,505.68. They are twenty year bonds and will be dated October 1, 1984. Interest payments will be due on April 1 and October 1 of each year. The bond sale is scheduled for September 27, 1984. This ordinance is the authorization needed to issue these bonds and it will also ratify the publication of the bond sale notice. Dan Lowe asked what kind of rate was expected. Nancy replied that the City had indicated it is requiring an effective interest rate of not more than 13%. She said she thought it would come in at less than that, around 11%. Ron Burgin asked if everyone had adequate opportunity to Bancroft. Nancy answered that they did and response had been good. Nancy said some people were concerned about the length of a twenty-year repayment program, but were reassured when told there was no problem with prepayment. Nancy said the ordinance and bond sale notice had been reviewed with the Bond Counsel.

Mayor Cox read the ordinance by title. Dan Lowe moved to approve this ordinance. Marge Schmunk seconded the motion. Ayes 5 Nays 0.

Pam Christian, City Administrator, said there would need to be a special council meeting on September 27, 1984 to award the bid for the bond sale. After discussion, it was decided to hold the meeting at 7:00 p.m. on the 27th of September.

AGENDA ITEM #6 - DEPARTMENTAL REPORTS

6.1: Chief George Haddock had nothing to add to his report.

6.2: Nancy Nixon said she had taken all the nomination petitions down to the County Elections Office and validated the signatures. All petitions were validated and sufficient so all those people are on the ballot for the November 6, 1984 election.



Nancy said a Schedule of Delinquent Assessments had been distributed to Council members. She said collection letters had been sent out and the people on this list had not paid anything in at least a year and did not respond to the collection letter. Nancy said these people were billed twice a year, reminders were sent twice a year and collection letters were sent out about three weeks ago. Dan Lowe asked Brian Freeman, City Attorney, if the City could go one step further now. Brian said that whenever Council chooses to go ahead the City can, but he thought the staff was preparing some reports for Council on this. Pam said staff would report on the options for collection on these assessments and come back to Council with them. Marge Schmunk asked what had been done in the past. Nancy said the practice had been to send statements, reminders and letters to them because there has been a hesitancy to foreclose. She said in the past the City has been in a better position to carry some of these. Dan Lowe said instead of foreclosure, a judgement could be brought against them. Pam said all options would be brought to the Council in October.

Paul Thalsofer arrived at 7:23 p.m.

6.3: Community Services Director, Greg Wilder, had nothing to add to his report. Dave Butzer asked about Val Lantz being a certified energy auditor and what that meant. Greg said she could go through all the buildings and determine whether or not they are meeting the energy efficiency standards that we are trying to meet. She can certify documents if we apply for energy efficiency grants, etc.

Marge Schmunk asked who the Stark Street Technical Advisory Committee consisted of. Greg replied that it consisted of Scott Pemble, representatives of the County, representatives of Gresham and Greg Wilder. Pam said at the end of October or beginning of November a work session would be scheduled with the City Council to go over the Stark Street transitional zoning area to have more definition. Pam said the Comp Plan and the Zoning Ordinance don't necessarily support each other and that is why staff needs some direction from Council. Greg said the committee's main direction is towards street cross section and not so much towards the type of development that takes place around it.

6.4: The City Attorney had no report tonight.

6.5: Pam Christian, City Administrator, said staff is trying to get the comments that came out of the Task Force's final review of the Downtown Plan together for the Planning Commission meeting on the 19th. She said there were some major comments and revisions for part of that plan. Pam re-emphasized that in order for this effort to be worthwhile it is necessary to have the participation and support of the community at large, the Task Force charged with putting it together, the Planning Commission and the City Council. She encouraged the Council to read the Downtown Plan and make comments to the Planning Commission or staff. Pam said she wants to make sure that concerns have been aired and addressed before the adoption of the final plan.

Pam testified before a special task force in Salem two or three weeks ago on a proposal to raise the gas tax with the specific intention of one cent going to the State and one cent being specifically dedicated to local jurisdictions. She said as an example of what had been found in the Road Consortium, if the Consortium were to be formed (that's the County and four cities) the five-year maintenance program is \$57 million. If every jurisdiction, including the County, used all of their gas tax funds, the Consortium would have about \$27 million in the five years to fund that program. Pam said there was a policy meeting tomorrow of the Road Consortium to start working with the criteria used to set the priorities, but with a \$30 million shortfall it is hard to divide it up. She said she did not testify on behalf of the Council to raise the gas tax, she simply said that each of the local jurisdictions has a need for money that is specifically dedicated to street maintenance and reconstruction.

Pam said she and Nancy would have specific information ready for the Council next meeting on Ballot Measure #2.

#### AGENDA ITEM #7 - COUNCIL CONCERNS AND INITIATIVES

Dave Butzer said at a previous meeting he had discussed reviewing the job description for the City Administrator and after a discussion with Pam it was decided that not only does the City Administrator's job description need to be looked at, but the actual structure of the administrative jobs within the City of Troutdale needs to be looked at. He said at his meeting with Pam it was decided that those items would be set for the next Council's agenda. Dave said he hoped to come up with a very clear description of duties and responsibilities.

Mayor Cox said there had been two meetings on the Port of Entry, one in Troutdale and one in The Dalles. There will be another meeting on September 13 at Hood River. That meeting will be with the Columbia Gorge Commission.

Mayor Cox said there will be an Appreciation Night Dinner on September 22. He said he would like to have the City Council, Budget Committee, Design Review, Parks Task Force and Planning Commission members and their spouses attend. The dinner will be at 7:00 p.m. at the Community Park building. Mayor Cox also reminded the Council of the Historical Society Pie Sale at Harlow House on September 23.

Paul Thalhofer said he was pleased to see the weeds on the Fujii berm gone. Greg Wilder said the job had been contracted.

Gene Bui said as a representative on the Community Development Block Grant committee he would like to report that Scott Pemble had a survey done recently to qualify Troutdale. Troutdale had not been prequalified when the grant application had been sent in because our level of income for Troutdale was the second highest in the County, average income per household was \$24,000 per household. After completion of the survey, areas



of Old Town now qualify, however, they have not been submitted to the Federal Government for final review and for qualifications. He said it was a way for Troutdale and some of its projects to get some money for construction and technical assistance.

Gene said he also represents the Council on the Multnomah County Justice Policy Task Force. They have just put out a survey asking about peoples responses to crime and what can be done about crime so there can be some policy developed. At a future Council work session, Gene said he would like to present the survey to Council and get their responses.

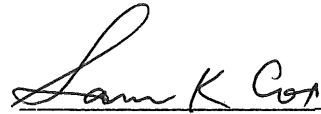
AGENDA ITEM #8 - PUBLIC COMMENT

There was no public comment but Pam introduced the new reporter from the Gresham Outlook, Steve Hunter. She said Lori Callister had been promoted to news editor.


AGENDA ITEM #9 - ADJOURNMENT

Dave Butzer moved to adjourn the meeting. Dan Lowe seconded the motion. Ayes 6 Nays 0.

The meeting was adjourned at 7:43 p.m.

  
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SAM K. COX, MAYOR  
DATE SIGNED: 10-10-84

ATTEST:

  
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NANCY B. NIXON  
FINANCE DIRECTOR/CITY RECORDER

