


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

January 22, 1985

- (A) 1. PLEDGE OF ALLEGIANCE
Call to Order, Roll Call and Agenda Update: **Mayor**
- (A) 2. CONSENT AGENDA
2.1: **Accept:** Minutes of January 8, 1985 - Regular Session
- (A) 3. PUBLIC COMMENT
Anyone wishing to address the Council on concerns which are not listed on this Agenda may do so at this time.
- (I) 4. PRELIMINARY REPORT:
Water/Sewer Rates
- (I) 5. REPORTS ON PROJECTS
- (A) 6. **ACCEPT: RESOLUTION**
Resolution Accepting EDA Sanitary Sewer Project
- (A) 7. **BUDGET CALENDAR:**
Budget Year 85-86
- (A) 8. **COUNCIL CONCERNS AND INITIATIVES**
- (A) 9. **ADJOURNMENT.**



Sam K. Cox, MAYOR

MINUTES
TROUTDALE CITY COUNCIL
JANUARY 22, 1985 - 7:00 P.M.

The meeting was called to order at 7:02 p.m.

Mayor Cox asked Paul Thalhofer to lead the Pledge of Allegiance.

ROLL CALL:

PRESENT : Ron Burgin, Marge Schmunk, Marty Gault, Mayor Sam Cox,
Sharlyn Jacobs, Paul Thalhofer and Gene Bui

STAFF : Pam Christian, Nancy Nixon, Sgt. Bill Farr, Jim
Jennings and Barbara Rossman

PRESS : John Enders of the Oregonian

GUESTS : Edd Humberg

AGENDA ITEM #2 - CONSENT AGENDA

Marty Gault moved to accept the Consent Agenda. Gene Bui seconded the motion. Ayes 6 Nays 0.

AGENDA ITEM #3 - PUBLIC COMMENT

There was no public comment.

AGENDA ITEM #4 - PRELIMINARY REPORT: WATER/SEWER RATES

Pam Christian, City Administrator, said Greg Wilder, Community Services Director, was ill with the flu and she and Nancy Nixon, Finance Director/City Recorder, would be doing the report. Pam explained that a background history of costs of the water and sewer systems were at the Council's places. She said that in the past the system development charges collected have been subsidizing the operating system, both water and sewer. Pam said the 1980 City Council passed an ordinance that allowed the subsidy because there was enough money built up in the fund that they felt it was a legitimate use of those funds. Pam says an ordinance is an ongoing policy statement that the staff follows, however, when we started running projections it became evident that we are not going to have enough money to do all the projects and continue to operate the system without looking at the rate structure. Pam explained that the system operating costs which are personnel services, repairs or maintenance (we do ourselves or we call in specialists), utility costs to the system, capital expenditures (trucks to service system, large pieces of equipment) and depreciation for the system go into setting these rates. Each year that we use the system we lose one year of its available life - this is depreciation. We need to recognize this cost. We need to recognize and prepare to replace that part of the system at a future date. There are

several different philosophies concerning debt service. The interest that we are paying can be considered part of the operating costs, but not the principal. Nancy Nixon said that on the FmHA debt service, the bond indenture does require that we charge sufficient user fees in order to service our debt. Three years ago when water rates were raised, that became a large portion of that increase because our payback was based on a projection of population in relation to the system cost and our population increase started to drop considerably from what had been projected and we had to go back and reproject our population. Pam said we would need to do it again because we have dropped even further below growth projections that we used three years ago. Pam said system development charges are charged as a developer comes in so there is a future reserve to expand or replace the system that he is using. Some jurisdictions include the system development charges directly in their rates as a reserve fund. The Council will need to make some policy decisions on how they want those reserves handled. Pam asked that the Council go over the handouts and bring them back next meeting for discussion.

Nancy Nixon said Page 36 of the Comprehensive Financial Report is the same as the last page of the multi-page handout. She said it includes depreciation as an expense and excludes sewer SDCs which have not been treated as an income item in the past although we have used that cash to pay for our obligations. That is the page that we want to use for purposes of setting new rates. Nancy said Page 39 of the report is a budgetary basis. It is not cash, but it is more like cash than the generally accepted accounting principles basis. It shows where your money is going and does include the major capital improvements. It does not include depreciation because that is not a budgetable expense. Nancy explained the two pages.

Ron Burgin said he would appreciate a review of the separation between water and sewer. Nancy said those funds were split June 30 and are being accounted for separately now. Gene Bui asked if the population of 6,850 is current. Nancy said it was. Ron Burgin asked if they could have a brief summary of how the \$432,000 net operating loss was paid for. Depreciation accounts for \$235,000. Nancy said the others were funded with SDC money. Pam suggested a work session rather than taking up a Council meeting. Ron Burgin said when we have a chance to really discuss it he would like to discuss the philosophy of, just in general, increasing user fees and the impact that has on property tax payers, what we use the money for. That's a big issue nowadays. It bears discussion. Pam said with a rate increase, we are required to have a public hearing. Mayor Cox said he thought there could be a work session instead of the regular council meeting at the second meeting of February. Council agreed.

AGENDA ITEM #5 - REPORTS ON PROJECTS

Pam said the Harlow and Second project is finished with the exception of the final lift of asphalt. They need 50 or 60 degree weather to put down the final lift of asphalt. All the conduit has been laid and the sidewalks were finished this past week except the tree planting areas. Pam said word had been received from the State Highway Department about the sidewalks and widening of Columbia. This was one of the first projects on the list for the Community Development Block Grants program. The project was pulled because we were unsure of how the City would get the match money. The State Highway Department has verbally agreed to participate in the design phase of the project which will run about \$24,000. They will foot part of the bill; we will get about \$5,000 or \$6,000 as our share of the bill in the design of Columbia. The project could go up to \$300,000 if what we are proposing goes and that is one of the things that will go back to the Community Development Block Grant on the second grant application. Buxton Road is one of the Community Development Block Grant projects that we were awarded and the County Engineers are doing the design, working very closely with our staff to make sure that it conforms to our Downtown Plan. The project was originally set to go to Fourth Street but based on the way bids are coming in on other projects they may be able to stretch that to Fifth or Sixth Streets. Pam said one thing that would be in the budget request for 1985-86 is Second Street from Dora to Buxton because it needs to be designed in conjunction with the Buxton Road project. The Downtown Plan shows it being financed through City participation and LIDs. If the Budget Calendar is followed through the way it is anticipated, the LID will be in place and construction can start the end of July. Dora to Third is coming up, too.

AGENDA ITEM #6 - ACCEPT: RESOLUTION - RESOLUTION ACCEPTING EDA SANITARY SEWER PROJECT

Pam Christian introduced Lee Amy, Project Manager and Inspector on the EDA projects and Don Svinth, President of Gibbs & Olson. Lee introduced Dick Riley, Project Manager. She said the projects are all finished. Schedule I, Troutdale Road; Schedule II, Stark Street and Schedule III, Troutdale Airport were finished some time ago. Schedule IV had multiple electrical hookups into a pump station that took time, debugging of electrical systems, telemetering had to be installed and weather held things up. Lee said she had inspected all projects and they were satisfactory and there is a one year guarantee bond on these schedules should there be any problems. Lee said the project was originally projected at about \$600,000 and they came in significantly under budget at about \$520,000 or \$530,000. These extra funds will go back to the EDA. She attributed the lower cost to the excellent planning by Greg Wilder and the administration by Gibbs & Olson. Lee thanked Council and staff for letting her work with them and said she had enjoyed it and learned a great deal. The Council had no questions.

Mayor Cox read the resolution by title. Gene Bui moved to approve the resolution. Marty Gault seconded the motion. Ayes 6 Nays 0.

Don Svinth, President of Gibbs & Olson, told Council that this was one of the nicest projects they had worked on. He said a project could not run as smoothly as this one if there was not the total cooperation of the City Council, professional staff and consultant. He said they hoped they could work for the City again some time. Pam said there had never been a problem working with Gibbs & Olson's office.

AGENDA ITEM #7 - BUDGET CALENDAR - BUDGET YEAR 85-86

Marge Schmunk said she had a conflict on March 14 representing the City at another meeting. Ron Burgin said he had conflicts on March 19 and April 2. After some discussion, it was decided to have a short Council meeting on March 12 or carry the business over to the second March Council meeting and hold the budget meeting on March 12. Pam suggested that March 7th be set as the Initial Budget Meeting; 8 to 14 days notice has to be given for this meeting. The budget has to be adopted by the 30th of June. Nancy said April 30 was the last date to have the budget recommended to Council by the Budget Committee and still meet financial summary publication dates and public hearing dates, etc. Pam said the only date a League of Oregon Cities facilitator is available for a goal setting session is March 16th. If the 12th is set as the initial budget meeting date, Council will receive the budget document but doesn't need to go into any of the deliberations budget until after that goal setting on the 16th. Nancy Nixon said there are some funds that have to be addressed that will not be affected by goal setting. Pam said she would prefer to set the first date as the 12th, Council would have the document and could then finalize and refine the goals set from last year. Council wanted the first meeting on March 7 and asked Pam to set up a meeting on a Saturday morning in February. Paul Thalhofer asked if there could be a work session on salaries before they vote on them. Pam said she had asked the Mayor's permission to have Ron Burgin and Gene Bui to work with her to develop a proposal to bring to you to discuss. Council will address that before it goes to the Budget Committee. Paul said he had not been satisfied in the last two years with the opportunity to discuss this subject and go over it. He said he thought the Budget Committee should go over it. Pam said the City Council sets the salaries. The Mayor said March 7 will be the first meeting of the Budget Committee and February 16, 9:00 a.m., will be a work session.

AGENDA ITEM #8 - COUNCIL CONCERNS AND INITIATIVES

Ron Burgin asked about the number of citations issued in December 1983 as compared to December 1984. Pam said shifts have changed. One officer wrote an inordinate amount of tickets that period which sent the averages way up. He wrote 147 tickets that month. Pam said she could not explain why. She said if that group is thrown out, the rest work out to a comparable figure. Because the department is three officers short, they are covering different kinds of activities during their shifts such as doing more investigations which takes up more of their time. Gene Bui said there had been some construction that closed certain streets this past year.

Marty Gault asked if there was a problem in regard to traffic accidents at one particular corner, what kind of action is taken in order to remedy that situation? Pam said call her and she will have the statistics pulled up from the Police Department files. The problem will be identified and the Chief will make a recommendation. She said if it is a Troutdale Road it can be taken care of quickly because Pam has the authority to direct changes in signing or whatever is required. If it is a County or State road then we have to go through the process of requesting them to make those changes.

Paul Thalsofer said the Multnomah County Sheriff's Department had sent a pamphlet to Council members and it made a lot of sense to him. He said it covered the eight services the sheriff's department would provide to all the cities in Multnomah County. He asked if the Chief of Police could do a study of this proposal and make a recommendation as to support of Sheriff Pearce in his efforts. Pam said she would get together with the Chief and get a response.

Paul also asked about the sign ordinance. Pam replied that it had been intended for this meeting, but the new Thriftway center had posed a new problem that had not been addressed in the sign ordinance. Rather than bring it back and piecemeal it, staff is developing specific sections to address shopping development areas which would have a center sign and individual signs for the shops. Another item being addressed is a business which is not located on a main street, but needs directional signs. Pam said Celine Gihring is working for the City on a consulting basis and she is working on some recommendations for the Planning Commission which will be brought to you in February. Pam said she had told the staff working on the code that Council would want to see the existing sign code, the sign code recommended by the Sign Committee and the one that the Planning Commission approves. Council said that was correct.

Paul Thalsofer asked what had happened to Uncle Walt's birds. Mayor Cox said he had given them away.

Gene Bui said that as a result of reorganization in the County and the voters' approval of a new citizen action office that he had received a letter from County Commissioner Anderson thanking him for his time serving on the Committee but he would no longer be needed because of the reorganization as a result of the new office. Gene said he had represented the City on that and he hoped with the reorganization the City would again be asked to have some representation. He said the City needed to be represented in things like that because in many ways we are out of the picture in terms of many of the people that serve on those committees and we don't mean much to them unless we are there to stand up for ourselves. Paul Thalsofer said in connection with that Troutdale should nominate someone to serve on that new committee which was established by the Charter review, not everyone nominated will be appointed, but we should nominate someone. Mayor Cox asked Paul if he would serve. Paul said he would not want to serve again as he has served so long on it already. Mayor Cox asked Ron Burgin if he would be interested in serving. Ron said he was not prepared to give an answer tonight. Paul said the representative would have a fairly big time commitment. Pam suggested if anyone on the Council wished to represent the City she needed to know tonight to make sure their name gets in. She said there had been 13

applications submitted for Budget Committee and Planning Commission vacancies. Many of those expressed interest in serving the City in some way.

Mayor Cox said he hoped all Council members had seen what had been done on Second Street. He invited everyone to attend the legislative breakfast at O'Callaghan's on Saturdays.

Pam Christian polled the Council as to whether they still wanted the meetings shown on cable television. The Council wanted to continue this practice. Pam said Metro is having training sessions on land use. They are having one February 6, 1985 from 7:00 to 9:00 p.m. at Gresham City Hall. Reservations are required. Marge Schmunk and Marty Gault said they would like to attend.

AGENDA ITEM #9 - ADJOURNMENT

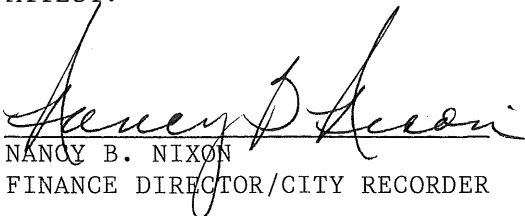
Marge Schmunk moved to adjourn the meeting. Ron Burgin seconded the motion. Ayes 6 Nays 0. The meeting was adjourned at 8:25.



SAM K. COX, MAYOR

DATE SIGNED: 2-13-85

ATTEST:



NANCY B. NIXON
FINANCE DIRECTOR/CITY RECORDER