

AGENDA  
TROUTDALE CITY COUNCIL  
7:00 P.M. -- CITY COUNCIL CHAMBERS  
104 SE KIBLING  
TROUTDALE CITY HALL  
March 26, 1985

-----

- (A) 1. PLEDGE OF ALLEGIANCE  
Call to Order, Roll Call and Agenda Update: MAYOR
  
- (A) 2. CONSENT AGENDA:  
2.1: Accept: Minutes of March 12, 1985-Regular  
Session
  
- (A) 3. PUBLIC COMMENT
  
- (A) 4. ORDINANCE: Sign Code  

First Reading
  
- (A) 5. POLICY: Vehicle Replacement
  
- (A) 6. RESOLUTION: Support Sheriff's Special Services
  
- (A) 7. ORDINANCE: Establishing Funds  

First Reading
  
- (I) 8. DISCUSSION: Call For Proposals For --  
Park Concessionaire and/or  
Food Concessionaire.
  
- (A) 9. ORDINANCE: Street Trees  

First Reading

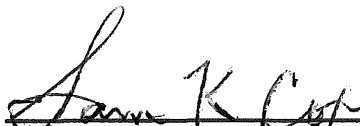
\*\*\*\*\*

PUBLIC HEARING

WATER AND SEWER RATES

\*\*\*\*\*

- (A) 10. ORDINANCE: Water and Sewer Rate Increase
  
- (A) 11. COUNCIL CONCERNS & INITIATIVES
  
- (A) 12. ADJOURNMENT -- CITY COUNCIL MEETING

  
\_\_\_\_\_  
Sam K. Cox, Mayor



MINUTES  
TROUTDALE CITY COUNCIL MEETING  
MARCH 26, 1985 - 7:00 P.M.

The meeting was called to order at 7:00 p.m.

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

PRESENT: Marge Schmunk, Marty Gault, Mayor Sam Cox, Sharlyn Jacobs, Paul Thalhofer and Gene Bui. Ron Burgin arrived at 7:02 p.m.

STAFF: Pam Christian, Nancy Nixon, Greg Wilder, George Haddock, Michael Wheeler, Celine Gihring, Jim Jennings and Barbara Rossman

PRESS: John Enders of the Oregonian and Sharon Nesbitt of the Outlook

GUESTS: Sheriff Fred Pearce, Dalton Williams, Regina Williams, Wilbur Rathman, Vern Rathman, Bob Sturges, Pete Brubaker, Cathy Hamme, Mike Zagle, Ivan Handy and Frank Simons

Mayor Cox said that Michael Wheeler, Development Coordinator, is going to give a solar access presentation at the Wednesday, April 17, Planning Commission Meeting to be held in the Council Chambers and the Council is invited to attend.

AGENDA ITEM #2 - CONSENT AGENDA

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

AGENDA ITEM #3 - PUBLIC COMMENT

There was no public comment on items not on the agenda.

AGENDA ITEM #4 - ORDINANCE: SIGN CODE

Pam Christian, City Administrator, said that Marty Gault, Marge Schmunk, Paul Thalhofer and Gene Bui were all representatives from the original sign code review committee that was established about nine months ago. Pam said the matrix included in the packet showed the difference between the original code, what the sign code committee recommended and what the Planning Commission has recommended and passed on to you to be adopted. Pam said Celine Gihring was at the meeting to answer any questions Council might have. Celine had compiled the information and put together the ordinance

MINUTES  
TROUTDALE CITY COUNCIL MEETING  
MARCH 26, 1985 - 7:00 P.M.

The meeting was called to order at 7:00 p.m.

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

PRESENT: Mayor Schmonk, Marty Gaulf, Mayor Sam Cox, Shariyn Jacobs, Paul Thalhofer and Gene Bul. Ron Burdin arrived at 7:02 p.m.

STAFF: Pam Christian, Nancy Nixon, Greg Wilder, George Haddock, Michael Wheeler, Celine Girling, Jim Jennings and Barbara Rossmann

PRESS: John Enders of the Oregonian and Sharon Nesbitt of the Outlook

GUESTS: Sheriff Fred Pearce, Dalton Williams, Regina Williams, Wilbur Rathman, Vern Rathman, Bob Sturges, Pete Brubaker, Cathy Hamme, Mike Zajac, Ivan Handy and Frank Simons

Mayor Cox said that Michael Wheeler, Development Coordinator, is going to give a solar access presentation at the Wednesday, April 17, Planning Commission Meeting to be held in the Council Chambers and the Council is invited to attend.

AGENDA ITEM #2 - CONSENT AGENDA

Gene Bul moved to accept the Consent Agenda. Marty Gaulf seconded the motion. Ayes 6 Nays 0.

AGENDA ITEM #3 - PUBLIC COMMENT

There was no public comment on items not on the agenda.

AGENDA ITEM #4 - ORDINANCE: SIGN CODE

Pam Christian, City Administrator, said that Marty Gaulf, Marje Schmonk, Paul Thalhofer and Gene Bul were all representatives from the original sign code review committee that was established about nine months ago. Pam said the matrix included in the packet showed the difference between the original code, what the sign code committee recommended and what the Planning Commission has recommended and passed on to you to be adopted. Pam said Celine Girling was at the meeting to answer any questions Council might have. Celine had compiled the information and put together the ordinance

and presented it to the Planning Commission. Marty Gault said the Planning Commission saw the proposal last Wednesday night and that was the final time they looked at it and adopted it. Ron Burgin said the free standing signs area had been greatly enlarged and asked why. Celine replied that there was a substantial increase from 32 square feet to 60 square feet. She said this was a decision made consciously by the Planning Department. Pam said this was the first reading so if Council had specific questions that cannot be answered tonight, we can go back through the minutes and tapes of the Planning Commission meetings and get the information. Marge said there was quite a bit of public input when the committee meetings were held and she asked what kind of input there was at the Planning meetings. Celine replied that there had been three people at the first meeting and no one from the public in attendance at the second meeting. Paul Thalsofer said he would like this to be the first reading. He also said he would like copies of the sign code to be sent to some of the merchants for their review. Pam said that copies had been sent to the people originally on the sign review committee. Pam asked if he wanted them distributed to all 42 businesses in the City. Paul said that he would like that to be done as it would give them a chance to review it before the next meeting for their comments. Marge Schmunk and Sharlyn Jacobs were concerned about the cost of mailing 42 copies. Paul Thalsofer said this issue had been grappled with for two years and he said it would not be too big an expense to give every businessman with a sign a copy of at least the pertinent parts of the ordinance so they will have an opportunity to read and make comments on it. Mayor Cox said as Chairman of this committee Paul should have say as to how it should be sent out. Dalton Williams said the sign code was a great departure from what we started with and from a business standpoint it was a great improvement. The Mayor said that had been the comment at the General Store. Regina Williams said she really applauded some of these issues for example, taking a position on garage sale signs was wonderful, having them take it down after a certain period of time was a good idea. She asked about the section on grand opening banners saying some businesses don't have grand opening for four or five months after they are actually opened. She said the way she read the section was that four weeks after issuance of Certificate of Occupation was the limit for grand opening signs. Celine said it is restrictive in that a business would have to utilize the banner within a certain time after occupation takes place. She said Mrs. Williams point was taken and one recommendation might be to say that you could have it one time and this time be more inclusive and say six months after occupation so it would be restrictive in regards to the number of times you could have

and presented it to the Planning Commission. Marjorie Gault said the Planning Commission saw the proposal last Wednesday night and that was the final time they looked at it and adopted it. Ron Burdin said the free standing signs area had been greatly enlarged and asked why. Celine replied that there was a substantial increase from 32 square feet to 60 square feet. She said this was a decision made consciously by the Planning Department. Pam said this was the first reading so if Council had specific questions that cannot be answered tonight, we can go back through the minutes and tapes of the Planning Commission meetings and get the information. Marge said there was quite a bit of public input when the committee meetings were held and she asked what kind of input there was at the Planning meetings. Celine replied that there had been three people at the first meeting and no one from the public in attendance at the second meeting. Paul Thalhoffer said he would like this to be the first reading. He also said he would like copies of the sign code to be sent to some of the merchants for their review. Pam said that copies had been sent to the people originally on the sign review committee. Pam asked if he wanted them distributed to all 42 businesses in the City. Paul said that he would like that to be done as it would give them a chance to review it before the next meeting for their comments. Marge Schumk and Shariyn Jacobs were concerned about the cost of mailing 42 copies. Paul Thalhoffer said this issue had been grappled with for two years and he said it would not be too big an expense to give every businessman with a sign a copy of at least the pertinent parts of the ordinance so they will have an opportunity to read and make comments on it. Mayor Cox said as Chairman of this committee Paul should have say as to how it should be sent out. Dalton Williams said the sign code was a great departure from what we started with and from a business standpoint it was a great improvement. The Mayor said that had been the comment at the General Store. Regina Williams said she really applauded some of these issues for example, taking a position on garage sale signs was wonderful, having them take it down after a certain period of time was a good idea. She asked about the section on grand opening banners saying some businesses don't have grand opening for four or five months after they are actually opened. She said the way she read the section was that four weeks after issuance of Certificate of Occupation was the limit for grand opening signs. Celine said it is restrictive in that a business would have to utilize the banner within a certain time after occupation takes place. She said Mrs. Williams point was taken and one recommendation might be to say that you could have it one time and this time be more inclusive and say six months after occupation so it would be restrictive in regards to the number of times you could have

it, but the period within which you may utilize the banner may be substantially lengthened. Mrs. Williams asked if a business was purchased by new owners would they be permitted to have an "Under New Management" sign. Celine replied no, not under the existing language.

Regina Williams asked how it was going to be policed and did it address political signs. Pam said political signs were addressed in the state statutes and the Building Official has the enforcement responsibility for the sign code and he would be the one that permits go through first to be reviewed. Ron Burgin asked about residential signs - is a permit required for every for sale sign or just vacant property. Celine replied that there were two types of property for sale signs, one requires a permit and the other doesn't. The smaller sign does not require a permit. Gene Bui commented that what they were trying to do related to the Downtown Plan is to promote this community and expand our business base and one of the things that we have to do in that regard is to have sign codes and methods by which people can get what they need to do a good job for whatever they are doing. He said he did not want to promote and pass local ordinances that would necessarily infringe upon that happening. Gene said that he was not saying that this does that, but he said he hoped that the Council would keep that in mind. He said that was one of the things that the Sign Review Committee did in their hearings, try to develop a sign format that was acceptable to the business people, not only the ones that were participating in the Sign Review Committee, but to all the business people in the community. He said that he was hoping that when we pass this it meets that criteria, that we are not going to keep anybody out because of some silly kind of restriction that we may have in the Sign Ordinance.

Mayor Cox read the ordinance by title. It was a first reading.

#### AGENDA ITEM #5 - POLICY: VEHICLE REPLACEMENT

Pam told the Council the replacement schedule and the vehicle replacement policy were delivered to Council Monday night. This establishes a standard by which we can make our request to the Budget Committee for replacing police vehicles. Pam said the Council had discussed establishing a replacement and renewal fund with an annual contribution and the schedule indicated that it would require about \$23,333 every year to keep the police vehicles on that schedule which is basically taking them off primary patrol at 75,000 miles, off secondary backup at 100,000 miles and then going through a four year rotation and then either selling them as surplus property or trading them in at the end of the four-year period. This policy commits Council only to a recognition that there is a need to replace those vehicles on a continuing basis to

it, but the period within which you may utilize the banner may be substantially lengthened. Mrs. Williams asked if a business was purchased by new owners would they be permitted to have an "Under New Management" sign. Celine replied no, not under the existing language.

Regina Williams asked how it was going to be policed and did it address political signs. Pam said political signs were addressed in the state statutes and the Building Official has the enforcement responsibility for the sign code and he would be the one that permits go through first to be reviewed. Ron Burdin asked about residential signs - is a permit required for every for sale sign or just vacant property. Celine replied that there were two types of property for sale signs, one requires a permit and the other doesn't. The smaller sign does not require a permit. Gene but commented that what they were trying to do related to the Downtown Plan is to promote this community and expand our business base and one of the things that we have to do in that regard is to have sign codes and methods by which people can get what they need to do a good job for whatever they are doing. He said he did not want to promote and pass local ordinances that would necessarily infringe upon that happening. Gene said that he was not saying that this does that, but he said he hoped that the Council would keep that in mind. He said that was one of the things that the Sign Review Committee did in their hearings, try to develop a sign format that was acceptable to the business people, not only the ones that were participating in the Sign Review Committee, but to all the business people in the community.

He said that he was hoping that when we pass this it meets that criteria, that we are not going to keep anybody out because of some silly kind of restriction that we may have in the Sign Ordinance.

Mayor Cox read the ordinance by title. It was a first reading.

AGENDA ITEM #2 - POLICY: VEHICLE REPLACEMENT

Pam told the Council the replacement schedule and the vehicle replacement policy were delivered to Council Monday night. This establishes a standard by which we can make our request to the Budget Committee for replacing police vehicles. Pam said the Council had discussed establishing a replacement and renewal fund with an annual contribution and the schedule indicated that it would require about \$23,333 every year to keep the police vehicles on that schedule which is basically taking them off primary patrol at 75,000 miles, off secondary backup at 100,000 miles and then going through a four year rotation and then either selling them as surplus property or trading them in at the end of the four-year period. This policy committee Council only to a recognition that there is a need to replace those vehicles on a continuing basis to



assure that they are in a safe, sound condition for the officers because that is their primary tool on patrol. Gene Bui said that he was wondering if we don't have too many cars and it's not a subject that needs to be taken up tonight. He said that he felt we could get by with less than seven or eight patrol cars. Pam suggested going through the list of vehicles by unit number to indicate what they are used for. Nancy indicated that on the replacement schedule vehicle #4 does not have the same description as on Chief Haddock's memo as in that memo #4 is the Jeep which is being totally retired and #4 on the schedule is the new vehicle we are going to be purchasing. Marge Schmunk asked why there was no increase in any of the figures for inflation. Nancy said that rather than guessing at the inflation factor over ten years today's dollars were used and adjustments will have to be made. Pam said this schedule was just to answer the Council's questions of what it would take this year. She said when the vehicle replacement schedule or the policy is adopted, you don't necessarily adopt these dollar figures, you are adopting the policy statement that says you are going to try to reserve each year in the budget, for purchasing police vehicles on a scheduled basis. Pam said if Council agreed with this policy, they needed to make a motion to accept the policy for renewal and replacement of police vehicles. Mayor Cox wanted Pam to read the miles for each vehicle as he said he did not want anyone to think that we have eight brand new police cars, he wanted it known that the mileage is well over 100,000 on a good share of them. Pam listed the equipment as follows: #1 - 1982 Dodge, 100,750 miles - primary patrol vehicle; #2 - Just purchased, used, Bronco, 24,090 miles - assigned as snow/beach patrol vehicle; #3 - 1979 Plymouth, 93,423 miles - investigator transportation vehicle; #4 - Jeep, 236,740 miles - this will be retired and #4 will be the new patrol car that is on order right now and was in this year's budget; #5 - 1981 Citation, 80,981 miles - administrative transportation vehicle; #6 - 1981 Citation - 78,352 miles - backup patrol vehicle (this vehicle is generally used in bad weather because of the front-wheel drive); #7 - 1982 Dodge, 102,993 miles - primary patrol vehicle.

Paul Thalhofer moved to adopt the policy of vehicular fleet replacement. Ron Burgin seconded the motion. Ayes 6 Nays 0.

AGENDA ITEM #6 - RESOLUTION: SUPPORT SHERIFF'S SPECIAL SERVICES

Pam said the resolution was a redraft of the one in the packets for the previous meeting. Pam said Sheriff Fred Pearce was in attendance to answer questions and concerns of the Council. Sheriff Pearce said there are two issues to keep in mind - one is the budget for this year and what happens to the Sheriff's office the coming fiscal year and the White Papers implementation, even if adopted this year, would not

assure that they are in a safe, sound condition for the officers because that is their primary tool on patrol. Gene But said that he was wondering if we don't have too many cars and it's not a subject that needs to be taken up tonight. He said that he felt we could get by with less than seven or eight patrol cars. Pam suggested going through the list of vehicles by unit number to indicate what they are used for. Nancy indicated that on the replacement schedule vehicle #4 does not have the same description as on Chief Hadcock's memo as in that memo #4 is the Jeep which is being totally retired and #4 on the schedule is the new vehicle we are going to be purchasing. Marge Schumk asked why there was no increase in any of the figures for inflation. Nancy said that rather than guessing at the inflation factor over ten years today's dollars were used and adjustments will have to be made. Pam said this schedule was just to answer the Council's questions of what it would take this year. She said when the vehicle replacement schedule or the policy is adopted, you don't necessarily adopt these dollar figures, you are adopting the policy statement that says you are going to try to reserve each year in the budget for purchasing police vehicles on a scheduled basis. Pam said if Council agreed with this policy, they needed to make a motion to accept the policy for renewal and replacement of police vehicles. Mayor Cox wanted Pam to read the miles for each vehicle as he said he did not want anyone to think that we have eight brand new police cars, he wanted it known that the mileage is well over 100,000 on a good share of them. Pam listed the equipment as follows: #1 - 1982 Dodge, 100,750 miles - primary patrol vehicle; #2 - just purchased, used, Bronco, 24,090 miles - assigned as snow/beach patrol vehicle; #3 - 1979 Plymouth, 93,423 miles - investigator transportation vehicle; #4 - Jeep, 236,740 miles - this will be retired and #4 will be the new patrol car that is on order right now and was in this year's budget; #5 - 1981 Citation, 80,981 miles - administrative transportation vehicle; #6 - 1981 Citation - 78,352 miles - backup patrol vehicle (this vehicle is generally used in bad weather because of the front-wheel drive); #7 - 1982 Dodge, 102,993 miles - primary patrol vehicle.

Paul Thalhofer moved to adopt the policy of vehicular fleet replacement. Ron Burpin seconded the motion. Ayes 6 Ways

AGENDA ITEM #6 - RESOLUTION: SUPPORT SHERIFF'S SPECIAL SERVICES

Pam said the resolution was a redraft of the one in the packets for the previous meeting. Pam said Sheriff Fred Pearce was in attendance to answer questions and concerns of the Council. Sheriff Pearce said there are two issues to keep in mind - one is the budget for this year and what happens to the Sheriff's office the coming fiscal year and the White Papers implementation, even if adopted this year, would not

add any costs to the operation of the Sheriff's office. The proposal in the White Paper is that regardless of what happens to mid-County to reduce the Sheriff's offices direct responsibility for neighborhood patrol, that those resources that remain be reallocated to County-wide services as well as to provide additional patrol in some of the rural areas that we just don't have the patrols to devote to now, such as east of the Sandy River. That's the intent of the White Paper. Sheriff Pearce went on to speak about the budget of the Sheriff's Department. He said he would be making an effort for a hold the line budget this year and he requested any support that this public body felt would be appropriate for them to give towards that effort. Ron Burgin asked, if faced with additional budget cuts what would the priority of the special services listed in the resolution be in comparison to the neighborhood patrols. Sheriff Pearce replied that it would be extremely difficult to cut \$700,000 without cutting some of the neighborhood patrols. He said the problem is that he can't cut the corrections. Out of the \$19.6 million dollars proposed for next year, only \$5.4 is for law enforcement. The rest is all in corrections and corrections support. He went on to say that the list of special services in the resolution is the White Paper list and they are being done today. The White Paper proposes that as more officers become available through annexation that we devote some resources to this. He said that contracted service was a suggestion to the department; some contract service is provided in the federal forest areas, state parks and our proposal is that we be available to provide contracts for those kinds of agencies as well as small municipalities if they decided to enhance their current police force. Sheriff Pearce said his position is that there is not adequate patrol now either in the urban area between the cities of Gresham, Fairview and Portland and certainly not in the rural areas east of the Sandy, an adequate level of service there has not been provided for two years, we are just responding to calls. Dalton Williams asked if officers in a specific area were funded by the area they were covering. Sheriff Pearce replied that the funding for County General Services is paid for by each property owner in the entire County.

Gene Bui commented that we have several problems here. One is that based on the vote of the people, the charter has changed. The Board used to have control of the sheriff who was appointed by the Commissioners and the sheriff is now an elected official and stands on his own. In the people's eyes that should put him on the same level as the County Commission; some of the Commissioner's probably have a difficult time accepting that. The second thing that we have here is an encouragement of getting out of the business of doing what a county as we all know it should be doing by having PACS and coordinated efforts by the different cities and the county, getting together to take over everything for the county, thus the county has no responsibility to anybody.

add any costs to the operation of the Sheriff's office. The proposal in the White Paper is that regardless of what happens to mid-County to reduce the Sheriff's offices direct responsibility for neighborhood patrol, that those resources that remain be reallocated to County-wide services as well as to provide additional patrol in some of the rural areas that we just don't have the patrols to devote to now, such as east of the Sandy River. That's the intent of the White Paper. Sheriff Pearce went on to speak about the budget of the Sheriff's Department. He said he would be making an effort for a hold the line budget this year and he requested any support that this public body felt would be appropriate for them to give towards that effort. Ron Burdin asked, it faced with additional budget cuts what would the priority of the special services listed in the resolution be in comparison to the neighborhood patrols. Sheriff Pearce replied that it would be extremely difficult to cut \$700,000 without cutting some of the neighborhood patrols. He said the problem is that he can't cut the corrections. Out of the \$19.6 million dollars proposed for next year, only \$2.4 is for law enforcement. The rest is all in corrections and corrections support. He went on to say that the list of special services in the resolution is the White Paper list and they are being done today. The White Paper proposes that as more officers become available through annexation that we devote some resources to this. He said that contracted service was a suggestion to the department; some contract service is provided in the federal forest areas, state parks and our proposal is that we be available to provide contracts for those kinds of agencies as well as small municipalities if they decided to enhance their current police force. Sheriff Pearce said his position is that there is not adequate patrol now either in the urban area between the cities of Gresham, Fairview and Portland and certainly not in the rural areas east of the Sandy, an adequate level of service there has not been provided for two years, we are just responding to calls. Dalton Williams asked if officers in a specific area were funded by the area they were covering. Sheriff Pearce replied that the funding for County General Services is paid for by each property owner in the entire County.

Gene But commented that we have several problems here. One is that based on the vote of the people, the charter has changed. The Board used to have control of the sheriff who was appointed by the Commissioners and the sheriff is now an elected official and stands on his own. In the people's eyes that should put him on the same level as the County Commission; some of the Commissioner's probably have a difficult time accepting that. The second thing that we have here is an encouragement of getting out of the business of doing what a county as we all know it should be doing by having PACS and coordinated efforts by the different cities and the county, getting together to take over everything for the county, thus the county has no responsibility to anybody.

He said that he saw it as a form of the City/County consolidation that was defeated by the voters and it is another way to do it. Gene said that we, as a City Council, as the other City Councils here in East County, we need to support this resolution. It does maintain the Sheriff's Department as in a sense we should know it. Should there not be a Columbia Ridge and should there not be some other consolidations and annexations as initially proposed, we have a responsibility even to the citizens that don't live here, but live ou around us, to provide that they have a level of service that we are used to enjoying here in Troutdale and we do get benefit from the Sheriff's office.

Sheriff Pearce said he had received a copy of a letter to Mayor Clark and Dennis Buchanan from Earl Blumenaur in which Commissioner Blumenaur proposed eliminating all the sheriff's office law enforcement and contracting with the City of Portland to police all areas. He said it was an attempt to eliminate the finest police agency in the Country. Paul Thalsofer spoke in favor of the resolution saying the County Sheriff's office was one of the finest in the nation. Paul said it behooved the City of Troutdale to look after their neighbors as well as themselves. Dismantling the Sheriff's Department was not spending the taxpayer's money wisely and it would take years and years to rebuild an agency with a reputation for excellence such as the Multnomah County Sheiff's Department.

Mayor Cox read the resolution by title. Gene Bui moved to pass the resolution. Paul Thalsofer seconded the motion.  
Ayes   6   Nays   0  .

AGENDA ITEM #7 - ORDINANCE: STREET TREES

Pam Christian said Council had seen this ordinance at previous meetings and Mike Wheeler, Development Coordinator, was here to answer any questions Council had. Marty Gault asked about height standards for trees. Mike replied that many of the insertions in the ordinance are the result of adopting ordinances from other jurisdictions and finding aproprate vehicles already in the City structure to address those kinds of functions. As the street tree plan is adopted, those concerns will be addressed; however, we would welcome suggestions and comments from Council. He said Val Lantz was unable to attend this meeting and she would have a better idea of how that idea should be addressed. Marty said this needed to be addressed or rewritten so it is not in conflict with what we currently have. Pam said it was a first reading.

Mayor Cox read the ordinance by title.

He said that he saw it as a form of the City\County consolidation that was defeated by the voters and it is another way to do it. Gene said that we, as a City Council, as the other City Councils here in East County, we need to support this resolution. It does maintain the Sheriff's Department as in a sense we should know it. Should there not be a Columbia Ridge and should there not be some other consolidations and annexations as initially proposed, we have a responsibility even to the citizens that don't live here, but live around us, to provide that they have a level of service that we are used to enjoying here in Troutdale and we do get benefit from the Sheriff's office.

Sheriff Pearce said he had received a copy of a letter to Mayor Clark and Dennis Buchanan from Earl Blumenthal in which Commissioner Blumenthal proposed eliminating all the Sheriff's office law enforcement and contracting with the City of Portland to police all areas. He said it was an attempt to eliminate the finest police agency in the County. Paul Thalhoffer spoke in favor of the resolution saying the County Sheriff's office was one of the finest in the nation. Paul said it behooved the City of Troutdale to look after their neighbors as well as themselves. Dismantling the Sheriff's Department was not spending the taxpayer's money wisely and it would take years and years to rebuild an agency with a reputation for excellence such as the Multnomah County Sheriff's Department.

Mayor Cox read the resolution by title. Gene But moved to pass the resolution. Paul Thalhoffer seconded the motion.

Ayes 6 Nays 0

AGENDA ITEM #1 - ORDINANCE: STREET TREES

Pam Christian said Council had seen this ordinance at previous meetings and Mike Wheeler, Development Coordinator, was here to answer any questions Council had. Marty Gault asked about height standards for trees. Mike replied that many of the insertions in the ordinance are the result of adopting ordinances from other jurisdictions and finding appropriate vehicles already in the City structure to address those kinds of functions. As the street tree plan is adopted, those concerns will be addressed; however, we would welcome suggestions and comments from Council. He said Val Lantz was unable to attend this meeting and she would have a better idea of how that idea should be addressed. Marty said this needed to be addressed or rewritten so it is not in conflict with what we currently have. Pam said it was a first reading.

Mayor Cox read the ordinance by title.

AGENDA ITEM #8 - ORDINANCE: ESTABLISHING FUND

Pam Christian said these ordinances, if approved unanimously, will meet all requirements to pass tonight. Pam said there were two ordinances to be passed establishing funds. The Water and Sewer Improvement Funds will be dedicated to renewal and replacement and future system expansion.

Mayor Cox read the ordinance establishing a Water System Improvement Fund and a Sewer System Improvement Fund by title. Gene Bui moved to approve the ordinance. Marty Gault seconded the motion. Ayes 6 Nays 0.

Mayor Cox read the Street Tree Fund ordinance by title. Marge Schmunk moved to adopt the ordinance. Sharlyn Jacobs seconded the motion. Ayes 6 Nays 0.

AGENDA ITEM #9 - DISCUSSION; CALL FOR PROPOSALS PARK CONCESSIONAIRE AND/OR FOOD CONCESSIONAIRE

Pam said this is the third year we have considered asking for proposals for concessions for parking and food. We made about \$1,493 on the parking last year and \$250 from the food concession. The food concessionaire's equipment was vandalized and he never operated. She said the Explorer Scouts were considering making a proposal on the parking concession and two other people have asked if we are going to request proposals. Gene Bui moved that the Council request proposals for the parking and food programs at City park. Pam said April 23 was the tentative date to consider proposals. Ron Burgin seconded the motion. Ayes 6 Nays 0.

Paul Thalhoffer asked how the half-price system for Troutdale residents was working. Nancy said there had been less than 50 requests, but people did not seem to have a problem with this. Pam said information on parking passes had been in the newsletter and the Outlook. Paul said we should take every opportunity to let the Troutdale residents know about the availability of these passes.

The Mayor called for a break at 8:30 p.m. The Council meeting was reconvened at 8:44 p.m. and then adjourned for a public hearing. The public hearing was convened at 8:45 p.m.

AGENDA ITEM #10 - ORDINANCE; WATER AND SEWER RATE INCREASE

Greg Wilder, Community Service Director, said at a previous Council work session he had received direction to establish rates for Council review. He said the current problem in Troutdale is a use of capital funds for a number of years to subsidize rates. In 1977-78 the City passed ordinances charging system development charges for both sewer and water. In the 1980s, a subsequent ordinance was passed allowing

AGENDA ITEM #8 - ORDINANCE: ESTABLISHING FUND

Pam Christian said these ordinances, if approved unanimously, will meet all requirements to pass tonight. Pam said there were two ordinances to be passed establishing funds. The Water and Sewer Improvement Funds will be dedicated to renewal and replacement and future system expansion.

Mayor Cox read the ordinance establishing a Water System Improvement Fund and a Sewer System Improvement Fund by title. Gene But moved to approve the ordinance. Marty Gault seconded the motion. Ayes 6 Nays 0.

Mayor Cox read the Street Tree Fund ordinance by title. Marge Schunk moved to adopt the ordinance. Sharlyn Jacobs seconded the motion. Ayes 6 Nays 0.

AGENDA ITEM #9 - DISCUSSION: CALL FOR PROPOSALS PARK CONCESSIONAIRE AND/OR FOOD CONCESSIONAIRE

Pam said this is the third year we have considered asking for proposals for concessions for parking and food. We made about \$1,493 on the parking last year and \$250 from the food concession. The food concessionaire's equipment was vandalized and he never operated. She said the Explorer Scouts were considering making a proposal on the parking concession and two other people have asked if we are doing to request proposals. Gene But moved that the Council request proposals for the parking and food programs at City Park. Pam said April 23 was the tentative date to consider proposals. Ron Burdin seconded the motion. Ayes 6 Nays 0.

Paul Thibault asked how the half-price system for Trousdale residents was working. Nancy said there had been less than 50 requests, but people did not seem to have a problem with this. Pam said information on parking passes had been in the newsletter and the Outlook. Paul said we should take every opportunity to let the Trousdale residents know about the availability of these passes.

The Mayor called for a break at 8:30 p.m. The Council meeting was reconvened at 8:44 p.m. and then adjourned for a public hearing. The public hearing was convened at 8:45 p.m.

AGENDA ITEM #10 - ORDINANCE: WATER AND SEWER RATE INCREASE

Greg Wilder, Community Service Director, said at a previous Council work session he had received direction to establish rates for Council review. He said the current problem in Trousdale is a use of capital funds for a number of years to subsidize rates. In 1977-78 the City passed ordinances charging system development charges for both sewer and water. In the 1980s, a subsequent ordinance was passed allowing



these monies collected to be used to subsidize the rates, water could subsidize sewer and sewer water. It worked fine as long as there was substantial building activity; however, over the past few years the building hasn't been there. There are no more monies to subsidize rates and as a result there is a projected \$122,000 operating deficit in the water and sewer funds. That has to be recaptured within the next fiscal year. Greg used charts to demonstrate what had happened and what was projected. These showed the system started to lose money about 1980-81. Greg said the sewer fund usually broke even over this time while the water fund had a deficit. Operations at the water and sewer facilities are slightly less than they were in 1978-79. Greg said the ordinance presented tonight reduced Water System development costs from \$750 per equivalent residential unit to \$650. The meter installation charges will be increased from \$200 to \$235. in order to provide meters that are easier to read and we will have an automated system that will allow a more economical reading of the system and keep staff levels at a minimum. The 3/4 inch standpipe used for construction which has previously had no use limits, will be restricted to a 90-day use that is renewable. A fee of \$50 has been set for the use. Each extension of the standpipe use would require another \$50 fee. Any conflicts with previous ordinances will be voided by this ordinance. Greg said Section 8 of the ordinance requires that all user fees collected in accordance with this ordinance be applied to the budget or supplemental budget for the time period specified in the ordinance. Any user fees collected in excess of that necessary to meet budget requirements will be carried forward and applied to the reduction of rates in the following budget years. The water rates for a standard home would be set at \$14.80 per month up from \$9.00 per month now. It includes the same minimum consumption of water and there is a sliding scale for water used above that minimum. He said capacity of the system would accommodate almost 17,000 people. The system was overbuilt as a result of projecting growth at the rate it was happening then. As the population grows, the rates will decline because the system can sustain that growth. After the \$122,000 deficit is paid off, rates will drop in the next year and with each period of growth the same decrease can take place. Greg gave a comparison of communities that have gone through similar growth problems. Even though the sewage treatment plant will need some expansion in the next 3 to 5 years, we have been able to reduce our sewer SDCs from \$1,850 to \$1,450 per equivalent residential unit. Sewer rates will go from \$8.25 per month to \$12.95 per month. There will not be a substantial decrease in sewer rates. The sewer system ordinance has the same restrictions and protections as the water ordinance.

Marge Schmunk asked if 90 days for use of the standpipe was adequate. Greg said it was as the building inspector estimates 60 days for completion of a home and the amount of water consumed is very close to that of a standard

these monies collected to be used to subsidize the rates, water could subsidize sewer and sewer water. It worked fine as long as there was substantial building activity; however, over the past few years the building hasn't been there. There are no more monies to subsidize rates and as a result there is a projected \$122,000 operating deficit in the water and sewer funds. That has to be recaptured within the next fiscal year. Greg used charts to demonstrate what had happened and what was projected. These showed the system started to lose money about 1980-81. Greg said the sewer fund usually broke even over this time while the water fund had a deficit. Operations at the water and sewer facilities are slightly less than they were in 1978-79. Greg said the ordinance presented tonight reduced Water System development costs from \$750 per equivalent residential unit to \$650. The meter installation charges will be increased from \$200 to \$235. In order to provide meters that are easier to read and we will have an automated system that will allow a more economical reading of the system and keep staff levels at a minimum. The 3/4 inch standpipe used for construction which has previously had no use limits, will be restricted to a 90-day use that is renewable. A fee of \$50 has been set for the use. Each extension of the standpipe use would require another \$50 fee. Any conflicts with previous ordinances will be voided by this ordinance. Greg said Section 8 of the ordinance requires that all user fees collected in accordance with this ordinance be applied to the budget or supplemental budget for the time period specified in the ordinance. Any user fees collected in excess of that necessary to meet budget requirements will be carried forward and applied to the reduction of rates in the following budget years. The water rates for a standard home would be set at \$14.80 per month up from \$9.00 per month now. It includes the same minimum consumption of water and there is a sliding scale for water used above that minimum. He said capacity of the system would accommodate almost 17,000 people. The system was overbuilt as a result of projecting growth at the rate it was happening then. As the population grows, the rates will decline because the system can sustain that growth. After the \$122,000 deficit is paid off, rates will drop in the next year and with each period of growth the same decrease can take place. Greg gave a comparison of communities that have gone through similar growth problems. Even though the sewage treatment plant will need some expansion in the next 3 to 5 years, we have been able to reduce our sewer SDUs from \$1,850 to \$1,450 per equivalent residential unit. Sewer rates will go from \$8.25 per month to \$12.95 per month. There will not be a substantial decrease in sewer rates. The sewer system ordinance has the same restrictions and protections as the water ordinance.

Marge Schunk asked if 90 days for use of the standpipe was adequate. Greg said it was as the building inspector estimates 60 days for completion of a home and the amount of water consumed is very close to that of a standard

residential unit, except the lawn water. There is no control over the consumption until the house is requested for occupation. Paul Thalsofer asked if the rates would drop next year even without growth. Greg said that was correct. He said the guidelines of the auditors are to budget \$122,000 a year for water system renewal and replacement, but after the work shop we have budgeted about \$40,000 for that purpose. This is enough to be comfortable about after looking at our projected capital and renewal and replacement program.

Mike Zagle, 3355 S. E. Pelton, expressed his concern that while rates were being raised for residents, the developers costs are being dropped. Greg explained that this would encourage development in the area and that under this system developers owning vacant lots would be paying a monthly fee of about \$4.00 per lot. Mr. Zagle asked if the City of Troutdale could go to the new industrial plant in the immediate vicinity and bid to contract for their water use. Greg said we could certainly approach other jurisdictions about this and the Council has considered it, but it does not solve the problem for this year. Mr. Zagle said it was unfair to expect the residents of the community to take this in its entirety and give cuts to developers when we are already competitive.

Peter Brubaker, 2713 S. E. Lewellyn, said current residents were being asked to do everything and he was not convinced that developers were doing enough for future residents. He said the rates should be structured to encourage lower consumption of water, give an incentive for using less. Greg said it was a well taken point and worked very well with systems that were close to capacity, but with systems that have excess capacity that capacity goes unused and the people that don't use the water have to pay for it anyway.

Vern Rathman, 300 S. W. Martine Court, expressed his concern that SDC monies had been paid and the system not supplied. Greg explained that the system had been supplied, but growth had not occurred at the expected rate and the money used to subsidize the costs was no longer there. Mr. Rathman said he agreed with the other two gentlemen and that residents had been told that in the future people buying lots would be paying for it when they come in and now it was turning around and the people that are here are going to have to pay for the people moving in by lower the cost of sewer service and connections. Greg said it was important to keep the distinction between the capital fund and the user fees. They are totally separate and one could be double the other or half the other and it would have no effect on the rates.

residential unit, except the lawn water. There is no control over the consumption until the house is requested for occupation. Paul Thainhofer asked if the rates would drop next year even without growth. Greg said that was correct. He said the guidelines of the auditors are to budget \$122,000 a year for water system renewal and replacement, but after the work shop we have budgeted about \$40,000 for that purpose. This is enough to be comfortable about after looking at our projected capital and renewal and replacement program.

Mike Zagle, 3355 S. E. Peiton, expressed his concern that while rates were being raised for residents, the developers costs are being dropped. Greg explained that this would encourage development in the area and that under this system developers owning vacant lots would be paying a monthly fee of about \$4.00 per lot. Mr. Zagle asked if the City of Troutdale could go to the new industrial plant in the immediate vicinity and bid to contract for their water use. Greg said we could certainly approach other jurisdictions about this and the Council has considered it, but it does not solve the problem for this year. Mr. Zagle said it was unfair to expect the residents of the community to take this in its entirety and give cuts to developers when we are already competitive.

Peter Brubaker, 2713 S. E. Lewellyn, said current residents were being asked to do everything and he was not convinced that developers were doing enough for future residents. He said the rates should be structured to encourage lower consumption of water, give an incentive for using less. Greg said it was a well taken point and worked very well with systems that were close to capacity, but with systems that have excess capacity that capacity goes unused and the people that don't use the water have to pay for it anyway.

Vern Rathman, 300 S. W. Martine Court, expressed his concern that SDC monies had been paid and the system not supplied. Greg explained that the system had been supplied, but growth had not occurred at the expected rate and the money used to subsidize the costs was no longer there. Mr. Rathman said he agreed with the other two gentlemen and that residents had been told that in the future people buying lots would be paying for it when they come in and now it was turning around and the people that are here are going to have to pay for the people moving in by lower the cost of sewer service and connections. Greg said it was important to keep the distinction between the capital fund and the user fees. They are totally separate and one could be double the other or half the other and it would have no effect on the rates.

Regina Williams, 648 E. Columbia, said in 1977 that we were requested to pay sewer reservation fees. She said she had one tax lot, but six reservations and asked if she would be charged \$4.50 for every reservation. Greg said that she would not. If a person has 10 acres and there is the availability of service on the property it is \$4.60.

Dalton Williams, 648 E. Columbia, after some clarification of rates and terms, said he was satisfied with what he had heard and agreed with the adjustments of rates.

Cathy Hamme, 202 S. W. 7th, asked if the building had continued at the rate it was when the bonding passed, would you still have reached the point where you were going to separate the funds? Greg replied yes. She said speaking from her pocketbook, she objected, but she understood.

Bob Sturges, 25700 N. E. Cherry Park Rd., said his concern was one of equity. He asked what the property owner was getting for his money. Greg said he was getting the availability of service. Whether the house is hooked up or not, if the house catches on fire the water is there. Greg explained that the water had to be stored, there have to be reservoirs to meet the fire requirements, have to be transmission lines, hydrants, we have to maintain and service them. That is for everyone's protection whether they are connected or not. In the case of sewer, the same thing applies with a slight difference. A sewer line is put in place and water is going to flow through that line whether anyone is hooked up or not. There is inflow and infiltration in the lines that amounts to about 15 to 20% of the total flow through the sewage treatment plant.

Ivan Handy, 146 W. Columbia, said he had a problem with the fact that since he has been in Troutdale from 1940, and when he hears that if we join the city our taxes will go down, if we build this water system our water rates will go down, if we build more dams they are going to go down and he has listened to this and has yet to see that happen. He said he would vote for this in a minute if the money that he has invested in sewer hookups was refunded. Pam said there is a City ordinance that does not allow the City to buy back allocations, however they can take those allocations and sell them with his permission. Mr. Handy said we were spending money for things we could get along without until the population does increase. Pam responded that street projects were paid for with State Gas Tax money that is dedicated to only spending on streets. Pam said parks is a General Fund activity that is paid for out of property taxes and water and sewer money cannot be used for parks and never has been. The tax rate has gone down over the last four years.

Regina Williams, 648 E. Columbia, said in 1977 that we were requested to pay sewer reservation fees. She said she had one tax lot, but six reservations and asked if she would be charged \$4.50 for every reservation. Gred said that she would not. If a person has 10 acres and there is the availability of service on the property it is \$4.50.

Dalton Williams, 648 E. Columbia, after some clarification of rates and terms, said he was satisfied with what he had heard and agreed with the adjustments of rates.

Cathy Hamme, 302 S. W. 7th, asked if the building had continued at the rate it was when the bonding passed, would you still have reached the point where you were going to separate the funds? Gred replied yes. She said speaking from her pocketbook, she objected, but she understood.

Bob Sturges, 25700 N. E. Cherry Park Rd., said his concern was one of equity. He asked what the property owner was getting for his money. Gred said he was getting the availability of service. Whether the house is hooked up or not, if the house catches on fire the water is there. Gred explained that the water had to be stored, there have to be reservoirs to meet the fire requirements, have to be transmission lines, hydrants, we have to maintain and service them. That is for everyone's protection whether they are connected or not. In the case of sewer, the same thing applies with a slight difference. A sewer line is put in place and water is going to flow through that line whether anyone is hooked up or not. There is inflow and infiltration in the lines that amounts to about 15 to 20% of the total flow through the sewage treatment plant.

Ivan Handy, 146 W. Columbia, said he had a problem with the fact that since he has been in Trousdale from 1940, and when he hears that if we join the city our taxes will go down, if we build this water system our water rates will go down, if we build more dams they are going to go down and he has listened to this and has yet to see that happen. He said he would vote for this in a minute if the money that he has invested in sewer hookups was refunded. Pam said there is a City ordinance that does not allow the City to pay back allocations, however they can take those allocations and sell them with his permission. Mr. Handy said we were spending money for things we could get along without until the population does increase. Pam responded that street projects were paid for with State Gas Tax money that is dedicated to only spending on streets. Pam said parks is a General Fund activity that is paid for out of property taxes and water and sewer money cannot be used for parks and never has been. The tax rate has gone down over the last four years.

Frank Simons, 102 S. W. 7th, said expenses should be reduced instead of increasing rates.

Wilbur Rathman, 1350 S. W. Hensley, said his water pressure was not very good and now the City was going to raise his water and sewer rates \$100 a year and last year they assessed him for a storm sewer and instead of giving the employees a 3% raise, maybe we should lose some of them. Pam said that the employee increase would equal about a 1/2 cent increase in rates per month.

Pam read a testimony by Debbie Lucento, 2348 S. W. McGinnis, which read as follows:

She didn't feel it was fair to have to pay for the property that is undeveloped, and carry the builder's misfortune of hard times. She already has paid for her sewer to be on her property. She also likes the carry over or surplus budget to go for rate resolutions in following years.

There was no one else in the audience who wished to speak.

Paul Thalhofer said he sympathized with everyone and people on the Council would have to pay the increased rates, also.

Mayor Cox closed the public hearing at 10:17 p.m. and the Council meeting was reconvened.

#### AGENDA ITEM #10 - WATER AND SEWER RATE INCREASE

Paul Thalhofer said he would like to this to be the first reading and give citizens another chance to express their concerns to the Council. Gene Bui agreed. It was decided to hold another meeting on April 9th. Jim Jennings said that it should be made clear that the next hearing would not be a public hearing, but simply be another time for Council discussion. Pam added that people could call City Hall and we'll be glad to answer them. Marge Schmunk asked how this would affect the budget process. Marge said she agreed with the meeting procedure, but wondered if we needed a consensus in order to proceed with the budget procedure. Jim Jennings replied that the power to budget for this particular item would probably be lost unless there was an indication of a consensus.

Marge Schmunk moved to make a recommendation to the Budget Committee that we are in consensus about the three ordinances that were before us. Ron Burgin seconded the motion. Pam explained that waiting to act on this would extend the time of the Budget Committee. Paul Thalhofer and Ron Burgin asked why the last Budget Committee meeting could not be held at a date after the April 9th Council meeting. Pam and Nancy said

Frank Simons, 102 S. W. 7th, said expenses should be reduced instead of increasing rates.

Wilbur Rathman, 1350 S. W. Hensley, said his water pressure was not very good and now the City was going to raise his water and sewer rates \$100 a year and last year they assessed him for a storm sewer and instead of giving the employees a 3% raise, maybe we should lose some of them. Pam said that the employee increase would equal about a 1 1/2 cent increase in rates per month.

Pam read a testimony by Debbie Lucenko, 2348 S. W. McGinnis, which read as follows:

She didn't feel it was fair to have to pay for the property that is undeveloped, and carry the builder's misfortune of hard times. She already has paid for her sewer to be on her property. She also likes the carry over or surplus budget to go for rate resolutions in following years.

There was no one else in the audience who wished to speak.

Paul Thalhofer said he sympathized with everyone and people on the Council would have to pay the increased rates, also.

Mayor Cox closed the public hearing at 10:15 p.m. and the Council meeting was reconvened.

AGENDA ITEM #10 - WATER AND SEWER RATE INCREASE

Paul Thalhofer said he would like to this to be the first reading and give citizens another chance to express their concerns to the Council. Gene But agreed. It was decided to hold another meeting on April 9th. Jim Jennings said that it should be made clear that the next hearing would not be a public hearing, but simply be another time for Council discussion. Pam added that people could call City Hall and we'll be glad to answer them. Marpe Schmunck asked how this would affect the budget process. Marpe said she agreed with the meeting procedure, but wondered if we needed a consensus in order to proceed with the budget procedure. Jim Jennings replied that the power to budget for this particular item would probably be lost unless there was an indication of a consensus.

Marpe Schmunck moved to make a recommendation to the Budget Committee that we are in consensus about the three ordinances that were before us. Ron Burdin seconded the motion. Pam explained that waiting to act on this would extend the time of the Budget Committee. Paul Thalhofer and Ron Burdin asked why the last Budget Committee meeting could not be held at a date after the April 9th Council meeting. Pam and Nancy said



that it could, it would just cut the time available for finishing the budget work before April 23. Ron Burgin withdrew his second of the motion and the motion died for lack of a second.

Paul Thalhofer moved to reschedule the final Budget Committee meeting regarding water and sewer on April 10, 1985. Ron Burgin seconded the motion. Ayes 5 Nays 1 (Marge Schmunk).

Mayor Cox read the three ordinances by title.

AGENDA ITEM #11 - COUNCIL CONCERNS AND INITIATIVE

There were no Council concerns.

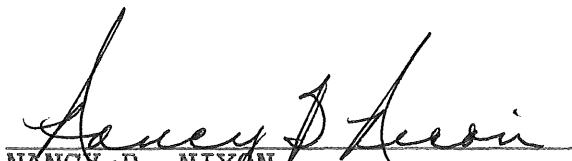
AGENDA ITEM #12 - ADJOURNMENT

Marge Schmunk moved to adjourn the meeting. Sharlyn Jacobs seconded the motion. Ayes 6 Nays 0. The meeting was adjourned at 10:32 p.m.

  
\_\_\_\_\_  
SAM K. COX, MAYOR

DATE SIGNED: \_\_\_\_\_

ATTEST:

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

that it could, it would just cut the time available for finishing the budget work before April 23. Ron Burdin withdrew his second of the motion and the motion died for lack of a second.

Paul Fialhofer moved to reschedule the final Budget Committee meeting regarding water and sewer on April 10, 1985. Ron Burdin seconded the motion. Ayes 5 Nays 1 (Marge Schunck).

Mayor Cox read the three ordinances by title.

AGENDA ITEM #11 - COUNCIL CONCERNS AND INITIATIVE

There were no Council concerns.

AGENDA ITEM #12 - ADJOURNMENT

Marge Schunck moved to adjourn the meeting. Sharlyn Jacobs seconded the motion. Ayes 6 Nays 0. The meeting was adjourned at 10:32 p.m.

\_\_\_\_\_  
SAM K. COX, MAYOR

DATE SIGNED: \_\_\_\_\_

ATTEST:

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