AGENDA CITY OF TROUTDALE 104 SE KIBLING STREET TROUTDALE CITY HALL 7:00 P.M. -- CITY COUNCIL CHAMBERS

MARCH 11, 1986

- (A) 1. PLEDGE OF ALLEGIANCE
- (A) 2. CONSENT AGENDA 2.1: Accept: Minutes - February 25, 1986 2.2: Accept: Business License Report 2.3: Accept: Bills - Month of February, 1986
- (A) 3. PUBLIC COMMENT
- (A) 5. SALARY AND CLASSIFICATION PLAN: 1986-87 BUDGET
- (A) 6. RESOLUTION: Accepting Plans and Specifications and Authorizing Construction -- LID North Harlow Waterline
- (A) 7. ORDINANCE: Amending Section 10, Building Sanitary Sewers and Connections/Owner's Maintenance Responsibility
- (A) 8. RESOLUTION: Supporting OMSI Facility in City Limits of Troutdale
- (A) 9. DEPARTMENT REPORTS:
  - 9.1 Public Safety
  - 9.2 Finance
  - 9.3 Community Services
  - 9.4 City Attorney
  - 9.5 Executive
- (A) 10. COUNCIL COMMENTS AND INITIATIVES
- (A) 11. ADJOURNMENT.

SAM K. MAYOR

# CITY COUNCIL MINUTES CITY OF TROUTDALE 104 SE KIBLING TROUTDALE CITY HALL 7:00 P.M. -- CITY COUNCIL CHAMBERS

### AGENDA ITEM #1 -- PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:00 p.m. by Mayor Sam K. Cox.

The Fledge of Allegiance was led by Marty Gault.

City Recorder, Valerie Raglione, called the roll.

- PRESENT: Gene Bui, Marty Gault, Marge Schmunk, Paul Thalhofer, Sam K. Cox
- EXCUSED: Ron Burgin, Sharlyn Jacobs
- STAFF: Pam Christian, Greg Wilder, Bob Gazewood, Chief Dorsey, Valerie Raglione

Jim Jennings, City Attorney

PRESS: KRDR Webb Reubal - Oregonian

## AGENDA ITEM #2 - CONSENT AGENDA

Mayor Cox read the Consent Agenda.

MOTION: Gault moved to approved the Consent Agenda as presented. Thalhofer seconded the motion.

Bui, Yea; Gault - Yea; Schmunk - Yea; Thalhofer - Yea YEAS: 4 NAYS: 0 ABSTAINED: 0

### AGENDA ITEM #3 - PUBLIC COMMENT

Mayor Cox called for any public comment. There was none.

- Christian referred to Council packet materials Petition to Vacate Sandee Palisades Fire Lane.
- Schmunk stated that she was against the vacation, however, she was in favor of the staff recommendation that the Planning Commission review the petition.
- Jennings stated that Planning Commission could review it and make a recommendation. However, statute clearly defined that the Council make the ultimate decision.

- Schmunk asked if the City would be liable, if there was a vacation, and if there was a disaster?
- Jennings stated that it was a classic case of the City making a choice based on a number of options. The City would be acting in a discretionary function. Also, that the people most likely to be harmed are the same ones petitioning for it to be vacated.
- Christian stated that it would be placed on the Planning Commission agenda for review, and that the Planning Commission make a recommendation to Council.
- Thalhofer asked what the normal procedure would be for a case such as this.
- Jennings stated that section 8 of the staff report outlined the process. He then read the following as the criteria Council must follow: 8. Council shall hold a public hearing and approve, approve with conditions or deny the petition in whole or in part by ordinance based on findings that: a) The consent of the owners of the affected area have been obtained; b) Proper notice has been given as required by statute; c) The public interest will not be prejudiced by the vacation; and d) All liens and taxes have been paid.
- Jennings stated that once the findings have been made, then Council must vacate the property. If any negative findings are made, then the vacation cannot be made. Once the petition has been made, Council doesn't have a lot of discretion.
- Thalhofer asked what the value was in sending it back to the Planning Commission?
- Jennings stated that the Planning Commission could make the findings and not obligate the City and Council to have a hearing, but did not feel comfortable with that. It would be duplicated by Planning Commission and the Council otherwise.
- Thalhofer asked if there was no rush then Planning Commission should send the recommendation to City Council. City Council would then make the final determination.
- Jennings stated to the 'notice'. Notice mailed to all individuals, the usual 250'. The notice could be published a total of 4 times as well as the notice being mailed to the specific affected owners, he thought that this would be worthwhile.
- Christian stated a hearing would be set by Council or send it to Planning Commission for recommendations.

- Gault stated that if sent to Planning Commission the second opportunity would be available to the public and that he would like that opportunity to be made to the public.
- MOTION: Schmunk moved to refer the Petition to vacate Sandee Palisades Fire Lane back to the Planning Commission for review and recommendation to Council. Bui seconded the motion.
- Bui Yea; Gault Yea; Schmunk Yea; Thalhofer Yea YEAS: 4 NAYS: 0 ABSTAINED: 0

## AGENDA ITEM #4 - CONCESSIONAIRE REPORTS:

- Christian reviewed the staff report, which included results from the past year on the concessions. She asked for Council direction. She stated that if staff acted on Council's recommendation, to go ahead and advertise for bidders and continue the program of having concessionaires for the park, staff needed to attend to the public notices, draw up the request for proposals, et cetera.
- Bui stated that this had proven to be a service to the community, and the groups handling the concessions, and was in favor of doing it in the same manner.
- Bill Lidders, "Lubs Lunch", spoke to Council with some considerations that needed to be addressed. Where would he get power? He felt that the generators were noisy and no electric generators were allowed. Power was needed for the freezers, refrigerator, microwave.
- Christian stated that this had been a concern in the past regarding the method(s) to meter the amount used by a concession, dividing it from power used otherwise in the Park? She stated that since the City had purchased the old gas station nothing else was used in the way of power at that site, and it could be metered from that site. The concessionaire would then be responsible for that amount of electricity. This had not been available prior to this year. Therefore, the requirement of gas generators could be dropped.
- Lidders stated that his wagon was a convered Crooked River Ranch ambulance. He asked about the possibility of leaving the wagon on the site as long as the responsibility of the converted rigg was addressed in an agreement with the City (i.e., hold harmless agreement).
- Christian stated that the Parks Advisory Board had been used as a review board for the concessionaire business. She stated that Council could accept that concessions be dealt with in the same manner and let the Advisory Board handle the

criteria necessary.

MOTION: Bui moved to continue the parking and food concession at the Community Park. Parks Advisory Board will act as reviewer for concession contracts which will go back to Council for action. Thalhofer seconded the motion.

Bui - Yea; Gault - Yea; Schmunk - Yea; Thalhofer - Yea YEAS: 4 NAYS: 0 ABSTAINED: 0

## AGENDA ITEM #5 - SALARY AND CLASSIFICATION PLAN:

- Christian stated that there would be no changes in the salary plan with one exception; that being the addition of one holiday per year. Presidents Day, Martin Luther King Day, or a floating holiday. She also stated that staff was in favor of the additional holiday being Presidents Day. The option would be to have City Hall open on both Martin Luther King Day and Presidents Day by adding it as a floating holiday to be used at employee and Department Head's discretion. She stated that it was a Council decision. She did state that it was increasingly difficult to keep City Hall open with the reduced staff level that we have had. There wasn't really enough coverage in some of the smaller departments to be advantageous in keeping City Hall open.
- Thalhofer, Schmunk and Cox stated that since the majority of employees favor the Preidents Day, that would also be favorable to them.
- Christian stated that the forecasts had been extremely conservative and she would like a commitment from Council that they would at least hear salary adjustments mid-year for employees should building and development activity continue at the current rate. It would mean more revenue than is currently projected.
- Bui commented that due to the size of the staff being as small as it is, he felt that a set day was more appropriate than keeping City Hall open with skeleton staff on two days. He added that he favored looking again at salaries mid-year. He felt that employees deserved it if it was at all possible.
- Christian stated that the new plan should be in working order by that time. She briefly outlined the new plan as follows: It basically sets performance standards which involves Department Heads and employees in setting their own performance standards as a base level. Then there is a solid base in judging Department Heads and employees performance levels. She added that when this item returns to Council, it could come as a compensation package - in December.

Christian stated that last year there was some discussion

regarding the validity of merit raises. The budget this year makes provisions for merit increases FY 86-87. She stated that this was the basis for the new merit review plan. She added that this was a fairly complex item and it would involve considerable time - as one agenda item and she would bring it back to Council as such.

- Bui stated if that was the approach Christian felt comfortable with, he would make motion to the same.
- MOTION: Bui moved that the salary plan stand as presented and that Presidents Day be added as the additional holiday and that Council would consider salary adjustements and a new merit plan in December. Schmunk seconded the motion. **YEAS: 4**

NAYS: 0

ABSTAINED: 0

# AGENDA ITEM #6 - RESOLUTION - NORTH HARLOW WATERLINE LOCAL IMPROVEMENT DISTRICT

Wilder reviewed Council materials and stated that this was simply a housekeeping measure. The prior Council meeting held the necessary Public Hearing process. An upper limit of 10% over the engineer's estimate would be set.

Mayor Cox read the title of the Resolution.

- MOTION: Thalhofer moved to adopt the Resolution as presented. Bui seconded the motion. YEAS: 4
  - NAYS: 0

ABSTAINED: 0

# <u>AGENDA ITEM #7 - ORDINANCE: WASTEWATER TREATMENT AMENDING SECTION</u> <u>10</u>

- Wilder reviewed packet materials. He stated that it made a change in the treatment code. He felt that there was a need for clarification that the responsibility of the property owner to maktain and keep clean all building sewers, and/or sewer laterals from their connection point with the City's public sewer to and including approved private on site systems.
- Thalhofer stated that with sewers being in the news lately regarding mid-County; he asked if this was being consistent with current methods.
- Wilder stated that yes, it is the owner's responsibility and has been. This has, however, been left for interpretation. He also stated that this is consistent with other jurisdictions, that he had checked with other agencies and it is simply a clarification.

Cox read the ordinance by title.

MOTION: Bui moved to pass the ordinance. Gault seconded the motion.

Bui - Yea; Gault - Yea; Schmunk - Yea; Thalhofer - Yea YEAS: 4 NAYS: 0

ABSTAINED: 0

#### AGENDA ITEM #8 - RESOLUTION SUPPORTING NEW OMSI SITE

Christian stated that the resolution had been discussed before. Two sites are being discussed - adjacent to Mt. Hood Community College and the south end of County Farm property along Cherry Park Road between 257 - 242nd. It states the City's willingness to site OMSI in Troutdale, and that the City would be willing to work with them in any services that they would require.

Cox read the Resolution by title.

MOTION: Gault moved to adopt the resolution. Thalhofer seconded the motion.

Bui - Abstained; Gault - Yea; Schmunk - Yea; Thalhofer - Yea

YEAS: 3

NAYS: 0

ABSTAINED: 1

Bui abstained stating that reasons were the sale of County Farm property by the County and the Comprehensive Master Flan of the City relating to that property - did it interfere with the Flan currently?

Christian stated, no there isn't anything designated on it yet.

# AGENDA ITEM #9 - DEPARTMENTAL REPORTS:

#### Public Safety

- Chief Oorsey had nothing to add, but would respond to any guestions.
- Thalhofer commented on the letter from Banaston stating that it showed the vacation checks were a good service.
- Chief Dorsey stated that it was very popular with the community and that he hoped with the demands on the department that it could continue.

## Finance:

- Gazewood noted that the past audit resulted in a \$20,000 bill. and he wanted to point it out.
- Bui asked if Gazewood thought it was high?

Gazewood stated that it appeared to be.

Christian stated that an RFP was being prepared for the next audit in part, due to the cost of the past one.

### Community Services:

Wilder updated Council with new businesses coming into the area and the increase of commercial businesses. Minit Mart, Eye Clinic, Medical Clinic, Silver Dollar Pizza, and the Dairy Queen.

# <u>City Attorney:</u>

Jennings had nothing to report.

### Executive:

Christian stated that the budget has taken most of the time for the department. Dorsey and Christian had attended a service evaluation task force meeting and she would answer any questions Council had.

## AGENDA ITEM #10 - COUNCIL COMMENTS AND INITIATIVES:

- Mayor Cox reminded everyone and invited everyone to the Budget meeting scheduled for March 18, 1986 - 7:00 p.m. Council Chambers.
- Schmunk stated that she wouldn't cover the County Farm at this time, next time she may have something good to report. The East County Transportation Committee attended hearings of the State Highway Commission. Some items were either left out or moved and a good presentation of all the cities was made. A representative of each city attended and spoke. Schmunk spoke for Troutdale; Chairperson of East Multnomah Economic Development Commission; County Commission Shadburne; a letter enterd into the reord from Congressman Wyden; and a statement from Senator Otto. Representative Kolongoski was also in attendance. She felt a good impression was made. When the new plan comes, she stated, we'll see where we are put.
- Schmunk then spoke about the medical clinic discussion at the previous meeting. She stated that Council insisted on streamlining by the staff. Staff had spent a lot of time with the neighbors and she didn't feel it was fair to ask the applicant's to come back again. She stated since staff had been asked to streamline the procedures, Council should try to streamline their decisionmaking also.
- Cox replied to the streamlining of the permit process and he felt that staff had been doing an excellent job in this regard.

Gault had no comments.

- Thalhofer stated he too was in favor of streamlining the process and appreciated the staff efforts in this regard. He felt that, however, everyone should understand clearly the procedure. He stated that he didn't feel two additional weeks to straighten everyone out wasn't too much.
- Thalhofer then asked about Columbia and the mess it is in. He stated that he was receiving a considerable amount of complaints.
- Wilder stated that at this point the projects are being done as quickly as possible with as little disruption as possible.
- Bui commented on the new businesses coming into Troutdale and felt it was very upbeat.

MOTION: Bui moved to adjourn. Gault seconded the motion.

Bui - Yea; Gault - Yea; Schmunk - Ya; Thalhofer - Yea YEAS: 4 NAYS: 0 ABSTAINED: 0

The meeting adjourned at 7:45 P.M.

Jam K. Cox. Ma

ATTEST: Raglighe Valerie J. City Recorder

15:18

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