

# CITY OF TROUTDALE

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

JUNE 10, 1986

- (A) 1. PLEDGE OF ALLEGIANCE
- (A) 2. CONSENT AGENDA  
2.1 Accept: Minutes of May 13, 1986 - Regular Mtg  
2.2 Accept: Business License Report  
2.3 Accept: Bills for month of May, 1986
- (A) 3. PUBLIC COMMENT
- \*\*\* PUBLIC HEARING \*\*\*
- WATER RATES
- \*\*\* PUBLIC HEARING \*\*\*
- SEWER RATES
- (I) 4. STATUS REPORT: EMS Rate Study
- Joe Acker  
Betty Light
- (A) 5. ORDINANCE: Establishing and revising fees & charges,  
amending Ordinance 450-0. FIRST READING
- (A) 6. CONTRACT AWARD: Meter Reading
- (A) 7. ORDINANCE: Utility Undergrounding-new construction  
FIRST READING
- (A) 8. RESOLUTION: Accepting Watanabe/Troutdale Advisory Board  
Deeded Property
- (A) 9. RESOLUTION: Certifying the City of Troutdale  
Eligibility to Receive State Shared  
Revenues
- (A) 10. ORDINANCE: Declaring the City of Troutdale's Election  
to Receive State Revenues FIRST READING
- (A) 11. AUTHORIZE: Contract for Audit Services
- (I) 12. DEPARTMENTAL REPORTS:  
12.1: Public Safety

12.2: Finance  
12.3: Community Services  
12.4: City Attorney  
12.5: Executive

(I) 13. COUNCIL CONCERNS AND INITIATIVES

(A) 14. ADJOURNMENT.

  
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Sam K. Cox  
Mayor

18:65  
5/27/86 Tue 10:28:14

MINUTES  
CITY COUNCIL MEETING  
CITY OF TROUTDALE  
TROUTDALE CITY HALL  
104 SE KIBLING STREET  
TROUTDALE, OR 97060  
7:00 P.M. - CITY COUNCIL CHAMBERS

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JUNE 10, 1986

AGENDA ITEM 1 - PLEDGE OF ALLEGIANCE

The meeting was called to order at 7:00 p.m. by Mayor Sam K. Cox. The Pledge of Allegiance was led by Marge Schmunk. City Recorder, Valerie J. Raglione, called the role.

PRESENT: Ron Burgin (arrived at 7:06), Gene Bui, Sam K. Cox, Marty Gault, Sharlyn Jacobs, Marge Schmunk, Paul Thalhofer

STAFF: Pam Christian, Chief Dorsey, Bob Gazewood, Greg Wilder, Valerie Raglione

Jim Jennings, City Attorney

PRESS: Webb Reubal, Oregonian  
Caroline Jelnick, KRDR

GUESTS: James Davis, Vera and James Carlson

AGENDA ITEM 2 - CONSENT AGENDA

Mayor Cox read the Consent Agenda.  
It was noted that Marty Gault should be shown as 'excused'.

MOTION: Bui moved to approve the Consent Agenda with the noted change. Jacobs seconded the motion.

Bui - Yea; Burgin - Yea; Gault - Yea; Jacobs - Yea; Schmunk - Yea;  
Thalhofer - Yea

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

AGENDA ITEM 3 - PUBLIC COMMENT

Jim Davis, 2026 SW Hensley, spoke to the issue of dust and noise with the contractors using the landfill. He asked that times be set to dump. No weekends, between 8:00 a.m. - 5:00 p.m. Monday through Friday.

Christian responded stating that the City had sprinkled with water to alleviate the dust problem. Gravel and lignon for dust inhibitor had been used at a cost to the City of \$800. It is possible to control the times that the dumping occurs.

Thalhofer asked if the problem was decreasing?

Jim Davis stated that it had in the past two days.

Cox called for further comment. There was none.

Mayor Cox stated that the Council meeting would be reconvened after the public hearings.

7:20 P.M. Public Hearing Opened for Water/Sewer Rates

Wilder gave a report on water and sewer rates. He stated that water rates will decrease approximately 14% in the residential user category. The retirement of the operating cash deficit and an expanded user fee base was largely the reason for the decrease.

Thalhofer complimented staff for the accuracy of the estimated rate reduction.

Christian stated that this was a public hearing and a first reading only. The next meeting would be a second reading for passing the ordinance.

Jim Carlson, 2538 SE Evans, Troutdale, Or. spoke on his appreciation of the reduction of rates. He felt that the rates seemed much higher than outlying surrounding cities.

Christian stated that Gresham rates were higher. Troutdale is higher than Portland but their system is owned, a much larger system which sells water to a lot of smaller jurisdictions. That allows it to be a revenue producing business, which helps subsidize the City of Portland residents. Gresham is on Bull Run and has higher rates than Troutdale. Last year there was a 58% increase. Troutdale was small enough to combine water/sewer system funds, and has now grown to the extent that those funds are separated to more accurately track the cost of operation for each of the utility systems. It was found that the sewer fund had been subsidizing the water fund for a number of years and we were going to be in a deficit cash situation in the water fund. This had nothing to do with taxes, just how much it costs to provide water to the residents. Council reviewed the issues and made the decision to raise the rates to equal the cost of operating the system and, to retire the deficit. That will have been accomplished as of the end of June, 1986. Any decreases are due to the additions to the water system that is currently here and the cost being spread over a greater number of residents. The population planning and projections were in 1978-79 while

Troutdale was growing so drastically. The growth did not keep up with the projections, there was not the rate base to spread the money...now Troutdale is back on track, as long as there is growth, the rates will continue to reduce, depending on the inflation.

Burgin stated that the rate per 1,000 over the minimum use charge was also declining. Instead of \$1.95 it will be \$1.55 in the 5-10,000 gals. range which is a 25% reduction in the water rate for the amount used over the minimum, and would make a big difference for those watering lawns.

Wilder stated that the ordinance expressly prohibits collection of additional monies for other City operations. The money collected must go to the water fund. Monies must be carried forward to reduce rates in subsequent years if not spent.

Donna Burlingame, 4225 SE 302, Troutdale, OR. spoke against the ordinance imposing charges on land that has no usage. She stated that the growth in Troutdale was not what it was projected to be. She stated that the negative articles in the newspaper on inclement weather this past year in Troutdale, has made it difficult to sell property in Troutdale. If there are not more new starts in Troutdale, costs cannot be reduced. She estimated that 4 people, Henry Fang, Bob Pearson, Bob Spikes, Bob and herself were paying between 85-88% of the total cost on 400 pieces of property that Troutdale is charging on land that does not have users. it. She felt that this was a unfair distribution of costs. She has not paid her charges and will not until the problem is addressed. She stated that until the City addressed the problem, and brought relief, the potential growth in Troutdale is going to go at a snail's pace. Developers are not willing to put their money in Troutdale.

Christian stated that the availability charges have been figured several ways - acreage, established tax lots have been some alternatives, however, none of them change the costs that go into the maintenance of the system.

Wilder stated that of the total rate requirements, \$32,000 is collected from the availability charges. The system will serve 16,000 people, the benefits to those properties costs the City to have the system in place. The system is depreciating and someone has to pay for the depreciation. The logic and equity is that those people benefiting should pay the bill. The inequity is the City's ability to calculate based on the use of the property, the size of the property and other parameters. How does the City say how property is going to be developed? How can the City know what an owner might wish to do with his property? There are 406 vacant properties in the City, some are many acres, some are single individual lots. It doesn't matter, 10 acres has the same assessment as the lot -- that is inequitable. In the case of

residential, assume that all 406 lots are residential \$32,000 needs to be paid or, \$78.80 per lot per year. If we look at what the vacant lot could be built up to in the way of residential units it would be 1,930 residential units, that would reduce the \$78.80 to \$16.60, but that presumes that the property holders of residential classifications of property would develop the property according to those densities. We don't know that. The City is willing to try to figure out a way that is more equitable, but to date, has not been able to come up with another method.

Christian stated that without coming up with numbers and a best guess, is to look at all vacant property as residential, developed at a residential rate and then assess all vacant property at a residential rate and make it \$16.60/year. She stated that what will then be heard is, agricultural uses paying one charge, assume that the property can be built out to several hundred residential units. Therefore, several hundred units versus the current agricultural use charge. (i.e., Strebin's land).

Wilder stated that the 50-100 parcel pays the same rate as the 7,000-10,000 sq. ft. lot and there is an inequity.

Burlingame stated that there are more inequities zoned suburban residential property paying taxes as suburban residential - they have paid much higher taxes based on the zoning they have on their property. A neighbor to her is farming, as Burlingame's are. The neighbor has 2 tax lots paying approximately \$13.00/month. Burlingame is paying \$230/month. The neighbor's land is in an area that will be developed prior to Burlingame's. She didn't feel it fair that someone not paying taxes, or charges should be able to do it cheaper than she. She felt that the charges of the system should be paid either now, or later to be fair.

Wilder stated that if the developer has a reserve capacity of 100 ERU's and has paid a down payment the ordinance would allow him to turn some back in for fully paid SDC's so that when he comes into develop he doesn't have to pay the balance payment because we do have adequate capacity in both water and sewer systems to meet and address the needs. That addresses part of the equity issue.

Henry Fang, Oden Investment 448th & Division, Portland, Or. Owns lots in CP Park. He felt the same as D. Burlingame. Will pay sewer and water charge, but would like a fair distribution of the burden.

Bob Spikes, SR Construction, 23745 NE Holliday. Didn't feel that the system charge was a fair charge. City didn't put in sewer lines on private property or water lines; he stated he owns a lot of lots and is paying a water fee, not using water; paying a sewer fee, not using sewer but yet under the

development standards of the City, the developer is the one that paid to put the water systems and sewer systems in.

Wilder stated that the issue was addressed last year. There were several citizens and no developers at the meetings. The citizens felt that they were subsidizing the developers. The case in point is that, regardless of who put the system in, who paid for the system, the system is depreciating and deteriorating and needs to be maintained, flushed and we have to provide the level of fire protection as if the lots had been developed. If not spread throughout the rate base, including people that do not have property developed...then someone is subsidizing someone.

Joe Lyons, JDL Development. A single parcel owner paying the inequity being discussed. The inequity is not on how the charge is divided among the vacant land owners but the fact that there is a charge at all. Thought that his bill was a mistake, called the City and found out what the charges were for. Had never seen a bill for a vacant piece of ground. People that use the system should be paying for it, maintaining it. He wasn't hooked up at all, not making use of the systems and felt that they had paid for the system to begin with. \$50,000 in SDC charges since 1979 and City has had money, interest free. He felt nickled and dimed at \$6.00 a month - \$80.00 per year, not a big expense with 15 acres and didn't feel it was much money. However, a lot of money was put in out here, a developer is a dirty word but not to the developers. Felt as though they were penalized for building/developing in Troutdale.

Donna Burlingame had a letter from Bob Jean, City Administrator stating anyone not prepaying \$575/per sewer hookup by a specific date would not have any sewer hookup in the City. Many developers took him at his word. Money was put on the line, approximately \$180,000 was put into the project for the City to build a sewer plant. Developers in essence, built the sewer system that many of the people living in houses today are hooked onto. She stated that money has been within the City for many years, interest free, and yet when the City came up with more hookups they sold them... The money coming back into the City. When the Drinker Well came on, an L.I.D. was formed, developers paid for that; when the land developed, the major streets to City or County code was developed. She didn't feel anyone had subsidized her. She felt she has more than paid her fair share.

Bob Pearson, 23708 NE Shamrock Ct. owner of lots in Troutdale. Agreed that the system of charges is inequitable. Not proper to pay sewer fee on lots that doesn't put sewage into system, or water onto lots that doesn't use water. Critical issue to all that assist growth in City. Charges must be passed on to purchasers and they don't allow competition, as previous testimony has stated.

Jim Carlson, homeowner. Doesn't feel that no use qualifies for non payment without adjustment. If homeowner goes on vacation for a month, homeowner doesn't get adjustment to bill for non use during that period of time. Balance should be protection for developer as well as resident homeowner.

Mayor Cox stated that if there was no plant, and the building would have continued, the developers could not have built.

Christian stated that there was nothing sold over the plant capacity. A balance of excess sewer hookups has been carried by the City.

D. Burlingame stated that the plant had more useage than original projections. She stated that if the plant had been built for the actual amount needed the payments from developers would have been less.

Schmunk stated that due to the larger capacity of the plant was the point. The plant was built for anticipated growth rather than exactly needed.

Thalhofer stated that the developers, staff and Council should set up a committee for some alternative solutions of the inequities.

Wilder stated that the problem was not who paid for the system and put it in, the problem is who maintains the system on the undeveloped property as it now stands. The sewer system installed, whether or not there is a connection to it, flows; there is inflow and infiltration that amounts to about 15% of the flow. There is a cost of processing that flow. That happens whether there is a house connected or not. The system does deteriorate, does depreciate; has to be maintained and if that is added back in the rate base, your rates instead of \$12.25 would be \$15.58. That is an example of how the rates would change if you put the vacant land availability charge back in the user rate fee base. Capacity to serve that property has to be maintained, as though it were developed. Reservoirs have to be pumped to that level, we have to provide the fire protection regardless of whether there is a house on the property or not. (i.e., Edgefield Manor - it has to have fire flow to it.)

Thalhofer again addressed that the inequity may remain, however, a Committee may be able to solve at least part of the problem(s).

Burgin asked what time considerations there are?

Thalhofer stated that the Committee would best serve the issue if the meeting was prior to the June 24, 1986 Council meeting.



Christian asked that the parameters be set.

Wilder stated that if operation and maintenance costs and depreciation associated with the system, on a purely equitable basis, the sewer availability charge should be increased...it was only based it on the cost of processing inflow and infiltration, the water that goes into the system whether there is a house there or not. If it is looked at on a purely equitable basis, distribute the costs precisely to the benefiting parties the sewer would increase.

Christian asked that the committee be formed during the regular Council meeting. It would be out of order at the public hearing. There will be more input throughout the sewer public hearing.

Cox read the title of the Ordinance.

Jennings had some word changes to the Ordinance. Section 11, pg. 3 should be omitted and Section 13 expanded to list specifically the Ordinances to be repealed. Section 12 "invalid" should change to "invalidate".

8:06 p.m. - Close Public Hearing - Water Rates

There being no further comments on the Public Hearing for Water rates. Mayor Cox closed the Public Hearing for water rates.

8:07 p.m. - Open Public Hearing - Sewer Rates

Mayor Cox opened the Public Hearing for Sewer Rates.

Wilder stated that the ordinance depicts a stable rate base. It is not expected that the rate would decline. It is the same request as the last rate request in July, 1985. There are changes addressing the equity issues. Industrial users are users that do not fall under residential categories...Reason being the collection of additional monies if it is needed for excess strength greater than that of domestic strength. It also addresses issues such as Purifax or a paint stripping plant or a producer of waste that is more costly to process it would allow City to calculate the costs and assess the people directly for those costs. (Section 5c) NEW ADDITION. The ability to allow developers to buy down their SDC's, spoken to at the previous public hearing. This allows them to buy down their reserve to end up with fully paid SDC's rather than coming in to pay the balance every time a residential lot is developed. (This was a suggestion made by Joe Lyons.) \$11.50/ERU is the request.

Mayor Cox called for comments.

Joe Lyons, JDL Development, 12732 SE Stark. Crediting the overage for the amount that has been put in for reserve connections

based upon the number of connections actually used. In 1979 there was a potential shortage for connection, as many reservations as possible, 88 were reserved for us. The possibility of building a condo development on the parcel is nill, so it reverts back to the best use as single family lots. 55-60 would be the maximum the parcel would allow. Under the existing ordinance, if the land was developed, and could be sold, he would still have 28 sewer connection reservations with no property on which to allocate them. He made two suggestions, (1) people coming in to buy sewer connection permits - City sell the unneeded reserve connections that developers have in the City; (2) take the monies and apply them toward the 60 connections that will be used - completely pay up a certain portion of the 60 connections \$575/28 connections apply it back toward the 60 and he would get some completely paid up.

Donna Burlingame asked if that wasn't in essence what was proposed in the Ordinance - First Reading.

Wilder stated that it was. If someone happened to have substantially more reserves than they would ever use, then they may have that excess reserve that they took the risk on when they bought the reserves initially, a business risk that was taken at the time. He stated he was assuming that most people would have enough reserve capacity pre-purchased that could buy it down to an acceptable level. There would be no cash exchange hands, they would simply be reducing the number of reserves and those reserves become fully pre-paid instead of just a deposit.

Christian stated that it would be before the Council in July. There is no cash! We have no money. If we have 14 building permits times the sewer payoff is...There is still no cash in the sewer fund to start paying back on. When the second phase of the plant, to expand, was built there was an amount to serve you that you bought reservations for. The City did make a contribution to that plant expansion for future capacity so we didn't have to continue to expand it every 18 months, as building occurred. We did it in dollars of that time, rather than looking at today's dollars to try to catch up the past year. The problem is, for instance, Spikes has turned in all of his allocations and wants the City to market them, which we agreed to do, Fang has written a letter stating he wants to market his. We have a large supply already there to market that are not being sold.

Donna Burlingame. If I understand the City right, even though the sewer connects that I have purchased are probably what I will need, I should still turn them in to the City because I will be able to get connections anyway so why not turn them in.

Christian: It depends on what timeframe. If two or three commercial uses came into the City, the County Farm was 143

ERU's, that kind of usage would eat up those capacities.

Donna Burlingame stated that the 40 acres right next to her never paid a cent into the sewer plant, it has been taxes on urban residential and is paying on 2 tax lots on a monthly charge...but if he developed today, he can get sewer allocations. This is a serious inequity. I have paid approximately \$30,000 a year on property taxes, that I can't sell. Others are getting by on peanuts.

Joe Lyons spoke again to the reservation issue.

Jim Carlson regarding subsidizing. He felt that they money was paid and you take chances. You can't take money away from citizens and City to help special interests and developers. All construction people have bad times. There is two sides to all story. The developers have parcels of land, same as I do, and they should pay for the sewer hookup the same as I do. It would be an unfair burden to the average citizen if they were exempt in some way. The sewer rate would go up if developers were exempt.

Donna Burlingame didn't feel that the citizens were subsidizing the developers.

Jim Carlson stated that he did pay for his lot. They are costs of building homes and marketing them.

Bui stated that there is an inequity. He agreed that a Committee with parameters was a logical solution(s) if it is possible.

Mayor Cox read the ordinance by title.

Jennings stated that Section 7. Billing & Collection B) after 1% - decide whether or not compounded monthly or annually - if compounded other than annually, it could make an annual interest rate of 18%. Subsection C) - needs to be changed to give notice to the property hold of the intent to file a lien - this is State mandated. Subsection D) 3rd line, after "fees for a period of up to six years in arrears based upon the rates in effect for the established period of time." it should read "fees." Section 9. Appeals Subsection A) "is unjust and inequitable" should be omitted. "Any user who feels or who take issue with his user fee, connection charge or system development charge may make written application...". Subsection B) omit "and if substantiated," on the second line. Subsection C) fourth line "or its hearings appointed officer."; should read "or its appointed hearings officer." Section 11. Conflicts with other Resolutions and Ordinances. should be omitted. Add every ordinance in Section 13 which must be repealed.

8:30 p.m. - Close Public Hearing - Sewer Rates

Break 5 minutes

8:35 p.m. - Reconvene City Council Meeting

AGENDA ITEM 4 - EMS RATE STUDY STATUS REPORT

Joe Acker updated the Council on the rate study. It determined that in comparison to 22 initially, which reduced to 12 similar in geopolitical makeup this Portland/Multnomah County, the variables on ALS ambulance rates, basic life support ambulance rates, three different scenarios of different uses from a cardiac arrest to a normal transport, as well as comparison on per capita costs for the system we were anywhere from 75% - 99% higher than the other areas.

The Task Force agreed that we were higher and not comparable to similar services in the U.S. The next step is to provide for system adjustments, if possible. These are currently being studied. If adjustments cannot be made in the system, then system restructure either passive rate accountability - i.e., PUC; or active rate accountability - i.e., Franchise will be considered. Franchising is the most favored. It is the most appropriate way to provide cost accountability, rate accountability for Portland/Multnomah County EMS system.

There is a fast track timeline at this point for the Committee. Shortly after July 1, 1986 it is hoped to be back to the City Councils, to either state that the system will be adjusted, and an idea of how; or restructure the system and how that would be proposed. If the system is restructured, each of the cities will participate in the EMS program in East Multnomah County and will have a say over the level of service, quality and quantity of service they want delivered within their City boundaries.

Mayor Cox called for questions. There were none.

RECOMMENDATION FOR COMMITTEE SEWER/WATER AVAILABILITY

Schmunk asked for parameters to be set on the Committee to review alternatives for Sewer Rate and Water Rate Ordinances.

Thalhofer stated that the subject matter would be the alternatives to subdue the inequity issue of operational and depreciation costs of the system and spreading the \$32,000; the availability charge, the timeframe would be prior to the next Council meeting for a second reading of the Ordinances.

It was discussed and decided that 2 Council members; 1 citizen; 1 staff; 2 developers and 1 non developer/land owner to total 7 members.

Burgin stated that there appeared to be 2 issues: 1) whether or not an availability charge should be charged against owners

of vacant property; and 2) the distribution of those charges if they are made. Burgin stated he would lean toward consideration of only the second issue at this time. The first issue was considered by Council previously. He also stated that if considering item 2 - distribution, then one suggestion would be assess the charges based on acreage. That would include people that own substantial acreage, but don't consider themselves developers. Any redistribution would greatly affect them - i.e., farmer, since their rates would go up.

Cox stated that 1 non developer/land owner would be Vera Strebin. Mayor Cox asked for members to the Committee Paul Thalhofer and Marty Gault - Council members; Vera Strebin - non developer/land owner and Jim Carlson - citizens; Donna Burlingame and Henry Fang - developers; staff person(s) that can provide necessary information.

Jennings stated that the Ordinance could be passed with an amendment at a later date.

MOTION: Thalhofer moved to have the Mayor appoint a committee to study the distribution of water and sewer charges on undeveloped property. Bui seconded the motion.

Bui - Yea; Burgin - Yea; Gault - Yea; Jacobs - Yea; Schmunk - Yea; Thalhofer - Yea

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

AGENDA ITEM 5 - RESOLUTION CROSSWALK ACROSS STATE HIGHWAY

Christian updated the Council. The State gave tentative approval for a crosswalk between the parking lot and Tad's. The City painted the crosswalk as shown on the plans. However, Council needs to formalize and recognize and declare a crosswalk on State Highway for it to be legal. The City has to recognize it to enforce it (i.e., in case there is a need to cite someone in that crosswalk.).

Cox read the Resolution by Title.

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

Bui - Yea; Burgin - Yea; Gault - Yea; Jacobs - Yea; Schmunk - Yea; Thalhofer - Yea

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

AGENDA ITEM 6 - WATER METER READING CONTRACT

Wilder reviewed materials for Council. He stated that currently the City spends approximately .39 cents per meter to read, which is compared to other jurisdictions at .57-.67 per meter. However, there is a contractor which reads meters for Beaverton, West Linn, Gladstone, Wilsonville, Tualatin, et cetera. City has checked with those cities and they have expressed a very high level of satisfaction with the recommended contractor. This contractor will do the meter reading for .32 cents per meter. It is estimated that together with the reading and billing processes we would save approximately \$4,000/per year to contract out. Other businesses were contacted, however, did not offer competition to this contract. Due to bonding, et cetera, we have stayed away from private individuals. Staff recommendation is that Council allow Mayor Cox to execute the contract. City Attorney has reviewed the contract and has no adverse comments to it.

Burgin asked how City was saving money?

Wilder stated that by taking the differential between .37 - .42 cents per meter plus clerk time inputting information by hand from meter books into the computer.

Burgin asked if this required a layoff of an employee?

Christian stated no. This way the persons can be focused onto the maintenance of the water meters and associated water projects, which has eliminated a request from the Public Works Division for another person.

Schmunk asked if it would take one day?

Wilder stated one day, under adverse weather conditions, possibly two days. He explained that it is done with a tape recorder, an office person transcribes the information onto a disk, gives the City the disk - it is plugged in and that is it.

Christian stated that it currently takes City staff approximately one week because of the additional duties that staff has. (i.e., a line break can interrupt meter reading procedure.

Wilder stated that the meter reading isn't consistent because of the interruptions also. Some are read at the first of the month, some the middle and the records aren't as current as they could be due to this type of process.

Cox asked for further questions. There were none.

**MOTION:** Bui moved to authorize the Mayor to sign the contract with Meter Readers for the meter reading service.

Bui - Yea; Burgin - Yea; Gault - Yea; Jacobs - Yea; Schmunk - Yea; Thalhofer - Yea

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

AGENDA ITEM 7 - UTILITY UNDERGROUNDING - NEW CONSTRUCTION

Wilder reviewed materials for Council. This is a stop gap ordinance due to staff currently working on revision of zoning and subdivision ordinances in which this will be incorporated. Staff feels that this ordinance is necessary to protect City from overhead facility construction primarily on 257th.

Mayor Cox read the ordinance by title.

Jennings suggested that on page 2 "points of connection make undergrounding impractical and" should read "points of connection when such ..."

MOTION: Gault moved to pass the Ordinance with the words make undergrounding impractical and omitted. Burgin seconded the motion.

Bui - Yea; Burgin - Yea; Gault - Yea; Jacobs - Yea; Schmunk - Yea;  
Thalhofer - Yea

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

AGENDA ITEM 8 - RESOLUTION ACCEPTING DEEDED PROPERTY 'WATANABE'

Christian reviewed packet materials from Council. The donation of property or proceeds from the property have been specifically earmarked to go to the Parks Development Fund. The Parks Advisory Board recommended that any proceeds from the sale be used for the completion of the upgrading of the Community Building (ceiling and sound system). The title will be re-recorded with the County to show grantee as City of Troutdale rather than Parks Advisory Board, since the Board is not a legal entity with rights to property. The deed restrictions will state that proceeds from the sale of the property will be used for park development purposes.

Cox read the Resolution by title.

MOTION: Bui moved to adopt the resolution. Jacobs seconded the motion.

Bui - Yea; Burgin - Yea; Gault - Yea; Jacobs - Yea; Schmunk - Yea;  
Thalhofer - Yea

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

AGENDA ITEM 9 - RESOLUTION FOR STATE SHARED REVENUE

Christian stated that proof of providing service is made in the Resolution (taxing effort) and is required by ORS 221.760 which states that the City is eligible to receive state shared revenues.

Cox read the Resolution by title.

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

Bui - Yea; Burgin - Yea; Gault - Yea; Jacobs - Yea; Schmunk - Yea; Thalhofer - Yea

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

AGENDA ITEM 10 - ORDINANCE FOR STATE SHARED REVENUES

Christian reviewed packet material.

Mayor Cox read the Resolution by title.

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

Bui - Yea; Burgin - Yea; Gault - Yea; Jacobs - Yea; Schmunk - Yea; Thalhofer - Yea

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

Christian stated for the record, The Budget Committee reviewed the revenue sharing appropriation and expenditures on April 1, 1986.

AGENDA ITEM 11 - AWARD OF AUDIT CONTRACT

Christian reviewed materials in the packet. The recommendation was Grant Thornton. She also stated that Bob Gazewood had put a lot of time into the reviewing of bids that were received.

Mayor Cox called for questions. There were none.

Burgin stated his appreciation for the efforts and commented on the current audit firm bid. It being much lower than the City had been paying...too bad this wasn't done about three years ago.

Christian stated that an authorization to award the contract was the action needed.

MOTION: Burgin moved that the City of Troutdale contract with the



firm of Grant Thornton to perform the fiscal year audits of the City under an annual contract. Bui seconded the motion.

Bui - Yea; Burgin - Yea; Gault - Yea; Jacobs - Yea; Schmunk - Yea; Thalhofer - Yea

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

## AGENDA ITEM 12 - DEPARTMENT REPORTS

### Public Safety

Dorsey commented on the Arrive Alive program through the schools. Troutdale was the first in Multnomah County to adopt the program. He stated that Bronkema and McQuown had done a great deal of work towards this end.

Thalhofer discussed the the drowning issue and the possibility of a lifeguard at the beach.

Christian stated that signs "Swimming At Your Own Risk", "Beware" "Under Currents", "No Lifeguard On Duty", "Hidden Rocks" had been ordered and would be up in approximately two weeks. She also addressed the assumption of liability i.e., insurances, safety of the persons in the water. Where does the responsibility begin and end in the river? The family had set up a memorial fund for a sign in memory of their son for persons that don't read the other signs.

Cox stated that there have been signs put it before, however, they had been destroyed by various individuals.

Jennings stated that if the City undertook the responsibility of providing a lifeguard, and the lifeguard was off duty at 5:00 p.m., what happens at 5:01 p.m. when someone drowns? He stated that the City has put themselves in a position of great vulnerability.

Burgin stated that he hoped there was enough money in the memorial fund for the sign to be taken care of permanently, if not - he would like the City to take on the responsibility.

Christian stated that the sign would be designed similar to current signs. Mrs. Phinks had left the decision to Mayor Cox and Pam Christian for the sign and materials. She stated that it would be mounted on the bridge itself (with permission of the State), or adjacent to the warning signs across from the river. (Since the beach floods every year, it wouldn't be a very good placement.)

Cox stated that people had gone to the efforts to pull signs down with a trucks. The police cannot stand guard all the time.

The removal of signs in the past had been a real problem.

Gault inquired as to the staffing level, being down 1 officer.

Dorsey stated that the 1 officer position will remain vacant. There is also the possibility of 2 officer positions being vacant, however, the 2 positions will be filled.

Thalhofer stated his appreciation of the Arrive Alive program.

#### Finance Department

Gazewood stated he had nothing further, but would answer any concerns Council had.

Schmunk asked how the telephone system was working?

Gazewood stated that the equipment was now off of warranty. The cost of repairs was essentially the City responsibility now.

Christian stated that Eric Johnson and Paula Goldie have responsibility for complaints and had met with the phone company and staff. A good portion of the problem was lack of training for this type of system. Re-training solved many of the problems.

#### Community Services

Wilder had nothing to add but would answer any concerns Council had.

Thalhofer asked about the weed program.

Wilder stated that the season was early this year. Notification had gone out to homeowners. Some spraying had already been done on Cherry Park Road.

#### City Attorney

Nothing further to add.

#### Executive

Christian stated a letter from Bob Sturges had been included in the packet materials. Bob Sturges was not at the meeting and she understood that he would be.

Christian also mentioned that a letter from State Historic Preservation stated Edgefield Manor was eligible to be placed on the Historical Registry, however, only the property owner can do that. It has gone through the process required by ORS which was discussed.

Cox stated that if someone wanted to purchase the property and/or

building they can apply for tax credit.

Schmunk stated that the County has the next step.

Christian stated that if they come to City for a demolition permit, they have now met the requirements set out in the Resolution which Council had passed. Glenn Otto is working to generate grant money to purchase the Manor itself, and find investors to develop it as a incubator type facility for small business or whatever other type uses to assume responsibility of the building.

AGENDA ITEM 13 - COUNCIL CONCERNS AND INITIATIVES

Burgin: Mentioned that he had some materials left for distribution if anyone had a use.

Schmunk: Asked if the Calendars could be included in the packet again listing the scheduled meetings.

Cox: Already brought up the issue of the signs on the river. He had nothing further.

Jacobs: Had nothing further to add.

Thalhofer: Nothing further.

Bui: Stated that he had been asked, if he had been at the previous Council meeting, how he would have voted on the budget. He stated that since the Budget Committee is made up of constituents, he felt it only proper that the support be to their recommendation. He also felt that the recommendation probably would not pass. He felt that we would be asked to come up with another budget. As an alternate the Burgin proposal would be a budget to revert back to and he felt it would pass. He stated that he felt we may have cost ourselves some items that are needed.

Cox stated that he felt it was a bare bones budget and hoped that this would pass. If further cuts were going to have to be made, they would hurt badly the current level of services.

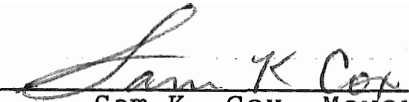
AGENDA ITEM 14 - ADJOURNMENT

MOTION: Bui moved to adjourn the Council meeting of June 10, 1986. Gault seconded the motion.

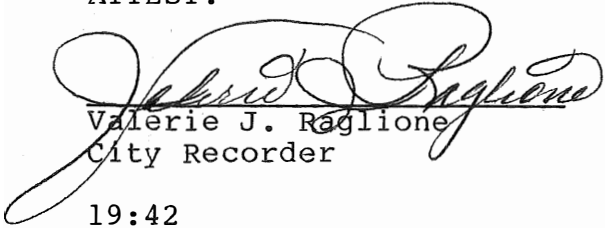
Bui - Yea; Burgin - Yea; Gault - Yea; Jacobs - Yea; Schmunk - Yea; Thalhofer - Yea

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

The meeting adjourned at 9:36 p.m.

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

ATTEST:

  
Valerie J. Raglione  
City Recorder

19:42

6/19/86 Thu 10:11:30