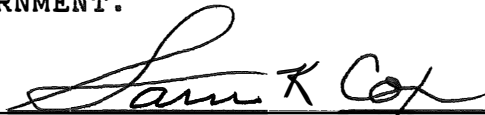


AGENDA  
CITY OF TROUTDALE  
104 SE KIBLING STREET  
TROUTDALE CITY HALL  
7:00 P.M. -- CITY COUNCIL CHAMBERS

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SEPTEMBER 23, 1986

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:  
2.1 ACCEPT: Minutes of 8/26/86 Meeting
- (A) 3. PUBLIC COMMENT
- (A) 4. RESOLUTION: Fire Task Force Consultant
- (A) 5. RESOLUTION: Authorizing City Administrator and Finance Director to negotiate interim financing, not to exceed \$250,000, in anticipation of receipt of property tax revenues.
- (A) 6. COUNCIL CONCERNS AND INITIATIVES
- (A) 7. ADJOURNMENT.

  
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SAM K. COX, MAYOR

WORK SESSION  
SEPTEMBER 23, 1986

(I) WORK SESSION ITEMS:

- o Comprehensive Land Use Plan
- o Comprehensive Land Use Plan Map
- o Draft Regulations for Mobile Home Subdivisions
- o Draft Regulations for Mobile Home Parks

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

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SEPTEMBER 23, 1986

- (A) 1. PLEDGE OF ALLEGIANCE, ROLE CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:  
2.1 ACCEPT: Minutes of 8/26/86 Meeting  
2.2: ACCEPT: Minutes of 9/9/86 Meeting
- (A) 3. PUBLIC COMMENT
- (A) 4. RESOLUTION: Fire Task Force Consultant
- (I) 5. WORK SESSION ITEMS:  
o Comprehensive Land Use Plan  
o Comprehensive Land Use Plan Map  
o Draft Regulations for Mobile Home Subdivisions  
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SAM K. COX, MAYOR

23:21  
9/10/86 Wed 10:26:57

MINUTES  
CITY COUNCIL MEETING  
TROUTDALE CITY HALL - COUNCIL CHAMBERS  
104 SE KIBLING STREET  
TROUTDALE, OR 97060  
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SEPTEMBER 23, 1986

AGENDA ITEM 1: PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

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

City Recorder, Valerie J. Raglione, called the Roll.

PRESENT: Ron Burgin, Marty Gault, Marjorie Schmunk, Paul Thalhofer, Sam K. Cox

ABSENT: Gene Bui - Excused  
Sharlyn Jacobs - Excused

STAFF: Christian, Gazewood, Wilder, Raglione, Barker, Samaan

GUESTS: Dalton Williams

PRESS: Oregonian - Webb Reubal

AGENDA ITEM 2: CONSENT AGENDA

MOTION: Schmunk moved to approve the consent agenda 2.1, Minutes of August 26, 1986 meeting. Burgin seconded the motion.

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

AGENDA ITEM 3: PUBLIC COMMENT

Mayor Cox called for any comments from the audience. There were none.

AGENDA ITEM 4: RESOLUTION - FIRE TASK FORCE CONSULTANT

Mayor Cox read the resolution by title. Christian reviewed background. She stated that the resolution had been discussed at the September 9, 1986 meeting, however, it had not been drafted at that time. A copy of the resolution with a letter from the Mayor outlining reasons why the resolution and asking for support has gone out to Wood Village and Fairview. Wood Village did not have time to do a resolution, however, they had a special Council meeting and, by consensus agreed that Mayor Ulmer would carry their support of the resolution to the Fire Task Force. The Wood Village Council had

discussed this issue at a previous Council meeting and reached the same conclusion we did, however, did not take any action. Fairview Mayor read the letter from Mayor Cox and they did not take any action. Christian stated she didn't know where we were with Fairview. She also stated that the Fire Task Force meeting was scheduled for September 24, 1986 at Fairview.

**MOTION:** Burgin moved to adopt the resolution as read. Schmunk seconded the motion.

**DISCUSSION:**

Burgin asked why we didn't specifically ask to evaluate the ability of Portland continuing contracting service and Gresham to contract for service and Troutdale as a stand alone fire district. Cox stated that the Fire Board would set the Task Force and ask for the consultant to do a perimeter of what all is needed or to develop a Request for Proposals. It would call for proposals from all areas since that is what we are interested in...the most for the dollar.

Burgin asked is the next step after this the consultant's report. Schmunk stated an RFP. Cox stated that there was already a proposal submitted by Gresham, however, it would be considered at the same time all the others would be evaluated. Burgin asked about a timeframe, such as he had been reading about Gresham putting on us. Christian stated that we don't have to make a choice. There are two timeframes: 1) Fire District 10's contract with the City of Portland does not expire until 1989; therefore, we have that contract at least until 1989. She had read that if an agreement wasn't reach with Gresham by December 31, if they should be the successful bidder on the service after that time it would be in effect for 1987-88. Cox stated that this hadn't been approved by Gresham's council it was only a preliminary.

Cox stated that a consultant would identify the needs and coverage to maintain the service we currently have. Christian stated that there are a lot of issues to look at. One being are we going to retain the existing fire rating and all of the other services that go on.

Thalhofer asked if Fire District 10 would fund the consultant and who hires the consultant? Christian stated that Fire District 10 would contract on behalf of the Task Force. He stated that he has found from experience that jurisdictions hiring the consultant can pretty much tilt the report the direction they want to. The one that pays is the one that gets the results that they want. Christian stated that the resolution states this is to work with the Fire Task Force and not specifically, directly, or only with Fire District 10.

Schmunk stated that if they are directly as to the scope of work desired, then the results are given from the people that are contracted to do the study. That direction would have to come from the Fire Task Force in concert with Fire District 10. From what she had read in the paper, with Gresham already submitting their proposal to the Fire Task Force, that is putting the horse before the cart. She felt that this meant they were writing their own qualifications and we don't know if that is exactly what is best to serve us. That was coming from the Gresham Fire Department and she didn't feel that they should consider the proposal at this time. It should pend all others being submitted with the same qualifications.

Burgin asked if there was a way to consider the question Thalsofer raised, an independent consultant should be hired. Was there a method by which someone be hired that has not done consultant work for Fire 10, or any others that would be submitting a proposal? Christian stated that the resolution specifically stated, ...provide funding for consulting services for the purposes of advising the three cities fire task force. That was the purpose of this statement. The consultant would first of all be a choice of all members of the task force so that all three cities represented at the meetings. They are not legally recognized as a member of the Task Force, but attending the meetings as a representative from each of the three cities. Christian stated that she has a listing of 5 name from around the state that have done consulting work in the state for other areas. She stated that she would not even presume to tell them who they should hire, but the listing would be a start and the task force could ask for proposals from the consultants, or they could interview each one if they choose. She felt that it was simply making a policy statement that they would not want to look at the proposals without knowing if they answer the needs or not.

Cox stated that a note from any Council member should be given to either Gene Bui or himself regarding any issues that are felt as needed to be address. He stated that they were spokespersons for the Council. Christian stated that the Task Force would have to redefine authority, purpose, and who the Task Force answers to due to the press recently regarding open meetings law. She stated that the Fire Task Force isn't advising this Council, so it is not a subcommittee of this Council which is a point ..it isn't a formal body, it is an information seeking panel to be able to address the issues, which in fact, could be 1990.

the meeting shouldn't be open...Christian stated that the meetings have never been closed, they haven't been advertised. Cox stated there were a number of meetings that press did attend.

Schmunk called for the question.

MOTION: Burgin moved to adopt the resolution as read. Schmunk seconded the motion.

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

AGENDA ITEM 5: RESOLUTION AUTHORIZING CITY ADMINISTRATOR AND FINANCE DIRECTOR TO NEGOTIATE INTERIM FINANCING NOT TO EXCEED \$250,000

Christian gave background information. She stated that there was no operating cash to start the year out, the revenues received by the City is very lean. The building receipts used to support us (which have been down), we do not have the cash to carryover into the next taxing year. The request is fairly common and allows the City to borrow interim money just to cover obligations, until the tax revenues begin to come back into the City.

Thalhofer stated that many jurisdictions had the same requests. Why not make an adjustment in the budgeting to where the fiscal year starts at a different time? If everyone has to borrow and pay interest on the money it seems...that a few thousand dollars would make a difference to the taxpayers.

Christian felt that it would be better to get the County to change the assessing year or collection period. Jurisdictions, including school districts get into the same situation, faced with sending out amended tax bills simply because all of the election days have not passed. Taxes have to be filed in summer, by October 15 the tax rolls are out. That leaves one more election after that and then amended tax bills have to be sent out.

Thalhofer felt that if something could be done so that money would not have to be borrowed. He felt that it would save taxpayers money.

Council discussed the issue and decided that a letter should be sent to the Representative in Salem supporting legislation to change the date of county assessment collection.

Interest rates were discussed. An interest rate quoted was 1% over prime which would place the rate at approximately 8 1/2% which would be a fluctuating rate depending on the length of time of the loan. Christian stated that the point would be,

the City would begin paying it back in fairly large amounts.

Burgin stated that the authority the Council would be giving if it were all used (\$250,000) the entire length of time would mean approximately \$13,000 in interest at 10%, which is not budgeted - what would be the source of funds? Christian stated that neither she nor Bob Gazewood anticipate borrowing the entire \$250,000; the end of the fiscal year (June, 1987) which is what the Statutes require -- that it be paid back by the end of the fiscal year. The City has not intention of stretching it out more than probably March 1, 1987. By that time, most of the tax receipts would be received. The repayment schedule has not been drawn up so the interest would be less than the approximate \$13,000. The amount could be used from General Government to cover the interest.

Burgin asked if each individual amount to be borrowed would come before Council, or would the authority extend to the amount of \$250,000. Christian responded that the statutes outline that the amount borrowed cannot exceed 80% of the anticipated revenues. Staff used \$250,000 simply because City has some bond payments to make as well as operating obligations that need to be met. Burgin was uncomfortable with the loan. He wanted to see a graphic cashflow - he felt that the numbers on a graph would easily indicate the peaks and valleys and future demands over the next three or four months should be seen before extending the authority to borrow.

Christian stated that she would hold the Resolution over until a cashflow management program, however, she would not be able to pay the bills. She asked as a second option, what did staff need to do?

Burgin asked how much of the \$250,000 is needed now. Christian stated that roughly, by the end of September \$28,000 was needed; by the end of October, an additional \$100,000; by the end of December, approximately \$50,000. She stated that was close to \$200,000 needed by the end of the year -- checks to be written for what is owed. Burgin asked what the revenue against the expenditure was during December. Gazewood presented the actual figures for the first four months of last year - July \$63,500; August \$58,160; September \$15,138; October \$40,938 was taken in. Christian stated she cannot control when the County submits the payment for the taxes. Burgin asked when it usually came in? Gazewood stated the latter three weeks in November there was about \$330,000-\$320,000. \$288,000 came in around the 29th of November, 1985. The difference between \$280,000 and \$320,000 is just a dribble in the early part of the month. The major tax collections are in off the original November roll by December 15. Then you are back in a waiting period for the February and May collection period.

Christian stated that the bulk of the revenues come in by March 1.  
CITY COUNCIL MINUTES  
SEPTEMBER 23, 1986

It would be sometime in February and would be paid by March 1. The June 30 date is given because the statute states it must be paid by.

Gazewood added that the cashflow of projections is a very urgent item on the City Administrator's mind and it has been discussed with me to get this achieved. A cashflow statement would be very helpful to all of us. Recommending anything without a bona fide cashflow statement is difficult. There are a number of things facing the City in respect to what we are doing. There are several tasks that staff has, with limited resources, which means people. Cashflow is a very important issue and not to far down the line that scheduling will be done.

Burgin stated that the type of information that Council needed now was more on the lines of what was just discussed orally. It wouldn't need to be greatly detailed w/graphics. Simple, rough projections based on history -- eight entries, giving the name of the month - historical data - projected expense would suffice. Gazewood stated that the banks want historical information for them to review before they would consider the loan package. He felt there was no problem with that information being submitted to Council as soon as it is completed.

**MOTION:** Burgin moved to adopt the Resolution ...not to exceed \$100,000 in anticipation of receipt of property tax revenues, then to amend that by the next increment of \$150,000 at the second meeting in October.

Christian stated...based on what? Burgin, based on what the bank is requiring for historical information. That way the authority is granted for the immediate needs. Christian stated that it makes more work because 2 separate loans would have to be negotiated. Burgin, two lines of credit. Christian stated that it wouldn't mean they would end up the same interest rate because of the prime rate. She stated that it was Council preference.

Gazewood stated that there were \$35,000 bonded interest due October 1. The next group was due November of \$100,000. A huge payout of bonds was due July 1 in excess of \$200,000 so it took a considerable drain of the City's cash.


Burgin withdrew his motion.

Cox called for discussion or motion. Christian stated that the Resolution was basically proof of recognition of the authorization of the loan. Christian stated that staff would not enter in more than \$50,000. Staff could come to Council to notify them when there was more taken out from the line of credit.

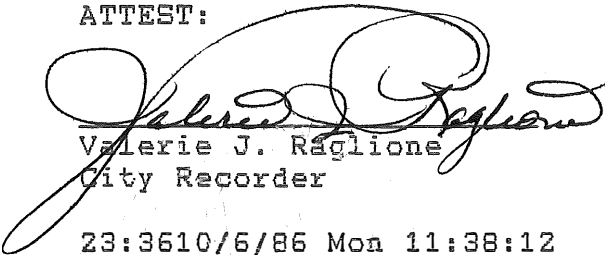




Meeting adjourned at 7:42 p.m.

  
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Mayor Sam K. Cox

ATTEST:

  
Valerie J. Ragnione  
City Recorder

23:3610/6/86 Mon 11:38:12