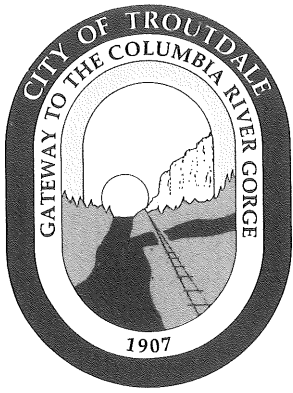


CITY OF TROUTDALE



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

FEBRUARY 24, 1987

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
2.1 ACCEPT: Minutes of 2/10/87
- (I) 3. PUBLIC COMMENT:
Kim Bennett - Troutdale Windjam
- (A) 4. ORDINANCE: Vacation of 257th Right-of-Way
- (A) 5. Resolution: Accepting Deed Well Site #3
- (A) 6. Resolution: New Process Petty Cash
- (A) 7. Resolution: Annexation Proposal
- (A) 8. ORDINANCE: Amending Comprehensive Plan Inventory and
Upgrading Edgefield Manor to 1C
Second Reading
- (A) 9. Resolution: Supporting Road Finance Legislation
- (A) 10. COUNCIL CONCERNS AND INITIATIVES
- (A) 11. ADJOURNMENT.



SAM K. COX, MAYOR

26:2

MINUTES
CITY COUNCIL MEETING
TROUTDALE CITY COUNCIL CHAMBERS
104 SE KIBLING STREET
TROUTDALE, OR 97060

7:00 P.M. FEBRUARY 24, 1987

7:00 P.M. - AGENDA ITEM 1 -PLEDGE OF ALLEGIANCE

The meeting was called to order by Mayor Cox at 7:00 p.m. Mayor Cox asked Councilman Bui to lead the Pledge of Allegiance.

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

PRESENT: Bui, Burgin (7:35), Cox, Gault, Jacobs, Schmunk,
Thalhofer
Grappe, Sullivan

STAFF: Christian, Dorsey, Gazewood, Wilder, Raglione

PRESS: Webb Reubal

AGENDA UPDATE: Pam Christian

Christian stated that item 9 would precede item 8.

AGENDA ITEM 2: CONSENT AGENDA

MOTION: Bui moved to approve the consent agenda as presented.
Gault seconded the motion.

YEAS: 5
NAYS: 0
ABSTAINED: 0

AGENDA ITEM 3: PUBLIC COMMENT

1. Marilyn Ford, 9855 21st SW, Seattle, WA (formerly 836 SW 14th, Troutdale, OR) spoke to Council regarding the deterioration of the neighborhood in which she is attempting to sell her home. Junk cars, trash, loose dogs, loud noises at all hours, repairing cars as a business (without a license and not zoned for business), blocking mail boxes, driveways, and relieving themselves in the yard were listed as complaints. (Photos were presented to Council and two signed complaints - See original Council materials).

Gail Tichnor, 820 SW 14th St., Troutdale, OR, (a neighbor) also spoke regarding the same issues. She stated that cars were moved to a vacant lot across the street and that it was being used as a 'parking lot'. It was deteriorating the neighborhood and the house and yard was a mess. Approximately 5 dogs were coming into their yard from the MacIntosh yard.

Ford and Tichnor stated that they didn't call the Police Department to make complaints.

Thalhofer stated that the Police couldn't respond if they weren't aware of the problem. After a telephone call was made to City Hall administration and the Building Official, Ken Prickett, was made aware of the problems, he has been checking on the violations. Anything that can be done was in process to remedy the problem within the legal confines.

2. Kim Bennett, Troutdale Windjam

Bennett updated Council on the progress that had occurred since the last presentation. 15 vendors are secured and 40 others have indicated interest. There are 4 bands currently booked for entertainment. The Oregonian will feature an article on the Windjam and promoting economic development in the City. It had been suggested that the Windjam be in concert with the City Picnic to benefit both events.

Bennett asked Council about the feasibility of financial support for banners, santi-cans and/or tables. She was proposing \$1,500 to cover the expenses of the above mentioned items.

Thalhofer, Bui and Cox stated that due to obvious financial constraints from the City budget, it wouldn't be feasible at all. There was \$250 in the City budget for the City Picnic. A possibility of the Troutdale Businessmen's Association contributing was suggested since the businesses would definitely be impacted by an event of this type, and the business from people that would be brought into the area.

It was suggested that Bennett meet with the Parks Advisory Board on March 3, 1987 and present the request for financial assistance to the Board. Businesses would also be contacted by Bennett, as well as the Troutdale Businessmen's Association.

Bennett thanked the Council for their support and would be reporting back to them at a later date on the progress.

AGENDA ITEM 4: ORDINANCE/Vacating 257th Right-of-Way (7:20/22:34)

Cox read the Ordinance by title.

Wilder gave brief background statements. Council initiated the vacation of the parcel described in the Ordinance (492-0). Legal requirements of notification were met. In exchange for the dedication from Reynolds School District of a new right-of-way and the deed to Well No. 3, the City was returning the parcel to Reynolds School District.

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

Bui - Yea; Gault - Yea; Jacobs - Yea; Schmunk - Yea; Thalsofer -
Yea
YEAS: 5
NAYS: 0
ABSTAINED: 0

AGENDA ITEM 5: RESOLUTION Accepting Deed for Well Site No. 3

Cox read the Resolution (652-R) by title.

Wilder reviewed packet materials. The Resolution accepting a deed from Reynolds School District for Well Site No. 3 was true and actual consideration paid for the transfer of property in exchange for a portion of a dedicated street right-of-way. The original alignment was dedicated in 1978 by Reynolds and a new alignment has been obtained. The initial dedication was no longer needed.

MOTION: Schmunk moved to adopt the resolution as written. Bui seconded the motion.

Bui - Yea; Gault - Yea; Jacobs - Yea; Schmunk - Yea; Thalsofer -
Yea
YEAS: 5
NAYS: 0
ABSTAINED: 0

Cox read the resolution by title (653-R).

Wilder stated that the acceptance of a utility easement for a waterline and a utility easement agreement between Reynolds School District and the City for the waterline to Well No. 3 was necessary to have a permanent easement conveyed to the City.

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

Bui - Yea; Gault - Yea; Jacobs - Yea; Schmunk - Yea; Thalsofer -
Yea
YEAS: 5
NAYS: 0
ABSTAINED: 0

AGENDA ITEM 6: RESOLUTION Establishing Individual Departmental
Imprest Petty Cash Accounts for the Handling of Minor
Disbursements (654-R)

Cox read the Resolution by title.

Gazewood reviewed packet materials. "Imprest" is establishment of minor disbursement accounts that are through a petty cash voucher system. The City currently has a petty cash account. However, the decentralization of th procedure would streamline department and organizational unit activities by reducing trips to City Hall by field employees for petty cash transactions, and reduce 'away time' from work sites thereby increasing productivity. Receipts to backup the voucher are required to reimbursement the petty cash accounts.

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

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

YEAS: 5
NAYS: 0
ABSTAINED: 0

AGENDA ITEM 7: RESOLUTION Initiating Annexation to the City of Troutdale Bounded by a Line: (655-R)

Cox read the resolution by title.

Christian reviewed packet materials. The Resolution was amended per Council request, as Alternative #2 and include Tax Lot 5. All property owners were notified. The agenda item had also been included in the public notices.

Wilder indicated the property area on a map which indicated the lines (approximately 530 acres would be affected, which includes going to the center line of the Columbia River to the State line).

Christian stated there were persons in the audience that would speak to the issue. This item was not a Public Hearing so the format for a Public Hearing was not required. The Boundary Commission will be holding a Public Hearing with formal notification of the Public Hearing at the time of the formal hearing for this proposal. With the assumption that all deadlines would be met, that Council passed the Resolution as written -- the Boundary Commission hearing would be April 9, 1987, at the Courthouse in downtown Portland.

Cox asked Council if there were any questions. There were none.

Cox called for public comment.

Mr. Don Jenkins, Plant Manager, Reynolds Aluminium Plant, Troutdale. Mr. Jenkins voiced objection of the annexation of any Reynolds property. Personally, he would choose Troutdale over any City to become a part of due to the ties with Troutdale. However, he stated that Troutdale didn't have anything to offer Reynolds that they didn't have themselves. If Reynolds were to be annexed there should be a reciprocity, he didn't feel that there was. They provide their own sewer, water, fire protection (Fire District 10 if there would be a major catastrophe), and security. He knew that the Plant site itself would not be included. He felt that the next step, the only logical step to follow would be to include the Plant. The City would have Reynolds surrounded, and with the stroke of a pen, millions would be picked up. What is currently proposed would not propose a death knell, but it is a beginning. He thanked Council for the opportunity to speak. He asked what the taxes would be on the current proposal for Reynolds - Christian stated approximately \$740.00/year total.

Christian stated that the City could offer something regarding the industrial property being developable -- the City could provide service to that should the demand be there.

Jenkins stated that with the Gorge annexation of over 1,000 acres of Reynolds property, this property would be the only place to build for them, in the West and hoped that one day there would be fabricating plants. It would be a natural site. Molton metal could be transferred quite inexpensively for fabrication. He didn't feel that Reynolds had any intent in the future of ever letting anyone develop on that land other than Reynolds Metals Company.

Thalhofer stated that the property being discussed was not a proposal at this time, nor did he see it to be a problem in the future. He hoped that the City would be able to maintain efforts to do anything for Reynolds that would be needed. He expressed appreciation for several area residents that the Plant employed and what Reynolds offered as a neighbor to Troutdale.

Sebastian Degens, Associate Planner, Port of Portland, Box 3529, Portland, OR 97208 spoke. He stated that the Port did not oppose the annexation of the property included in the proposal. Approximately 35 acres of their property would be in the present clear zone that would be annexed and the Port has asked to include this portion of the Portland-Troutdale Airport in the City boundaries to have the entire PTA in Troutdale.

Christian read a letter from Sundial Marine Tug & Barge Works Inc., 5605 NE Sundial Road, Troutdale, OR. which stated that they were currently opposed, however, if given sufficient time to evaluate the ramifications of having the property annexed, they could change their position.

MOTION: Bui moved to adopt the Resolution as written. Gault seconded the motion.

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

YEAS: 6
NAYS: 0
ABSTAINED: 0

Item #9 was moved to Item #8

AGENDA ITEM 9: RESOLUTION Supporting Road Finance Legislation.
(656-R)

Cox read the resolution by title.

Christian gave a brief background to Council. The League of Oregon Cities suggested the resolution for support to the Oregon Road Finance Study. This study was done by the League, Association of Oregon Counties and the Dept. of Transportation. The financing plan is based on an evaluation of state-wide highway and road fund

needs. (The study is available should anyone wish to review it in the City Administrator's office.) \$6 billion to maintain roads or bring them to standards is needed currently. The legislation would do two things: asks for a state title fee on new and used autos; increases vehicle registration by \$10/yr.; and increases state fuel tax and weight mile tax by a total of 2 cents/gal. for each of the 6 years beginning in 1988. It also defines an apportionment formula -- 50% to state; 30% counties; 20% cities. The uses for the money is also addressed in the resolution.

Christian stated that in going through the budget this year, we weren't meeting all of City's maintenance needs just on City owned streets. From the City point of view, we need assistance.

MOTION: Thalhofer moved to adopted the Resolution as written.
Bui seconded the motion.

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

YEAS: 6
NAYS: 0
ABSTAINED: 0

AGENDA ITEM 8: ORDINANCE Amending the Troutdale Comprehensive Plan
Inventory and Upgrading Edgefield Manor to 1-C (493-0)

Cox read the Ordinance by title. This was the second reading.

Schmunk commented that she had several concerns most specifically related to the format, terminology, and lack of consistency within the document (i.e., speaking to the Manor and later on in the document the Manor and associated buildings - other satellite buildings, et cetera). She felt that there were contradictions within the document. She stated that the applicant had withdrawn the request. Regarding item 8, pg. 1 see had not seen an architect's review.

Nesbit stated that there two locations for the tuberculosis sanitorium the first was in the Edgefield Manor building as currently known, and the second was when it was moved to the hospital.

Schmunk stated that brought up a good point ... there were no specific boundaries mentioned. She felt that it should be rewritten. The Harlow House ordinance (resolution) would be a good formatting to be used, and preferred to keep the process as uniform as possible.

Schmunk suggested that the Ordinance be tabled and redrafted.

Christian stated that the information was taken from, and based on the application that was made. She felt that the process did need to be continued. The County Farm site was included as a historically significant site on the Comp Plan Inventory. This is

a process which formalizes the recognition of the historical significant. When designating historically significant 1-C caution should be used in the amount of property to be designated (83 acres). Schmunk and other could work with staff in a planning session. The Planning Commission rejected the findings because they want some time to review and evaluate the real historical significance of each of the buildings and the 83 acres as well as the Manor itself. If the 83 acres would be designated, the landscaping would have to also be included. As Council is aware, there isn't much landscaping left.

The Planning Commission would like to go back and sort out what they consider to be significant and in need of preservation and those things that, even though historically significant, the economic benefit of not preserving them outweighs the historical significance.

Christian stated that staff was going to get together to work out a work program which would identify each of the recommendations that the consultant has made and what needs to be done and go back to Council with that information. Changing the Comp Plan takes approximately six months. CAC, LCDC, Planning Commission and then Council all have to meet. That is a fairly lengthy process due to the Public Hearings requirements and agency notifications. The Ordinance should be so general that it could be responded to at a later date, or so specific that there is no question.

Cox asked if that would hold anything else in abeyance? Christian recommended that the 1-C designation not be held up longer than the next Council meeting (3/8/87). The City Attorney's opinion was that the 1-C designation preserves the Manor, and as it is stated within the Ordinance, it also preserves the entire 83 acres and the buildings on it.

Nesbit spoke to the concerns of 1-C designation over 83 acres. She stated that the ESEE map indicating approximately 10 acres was the intention. She stated that what she had determined from the Planning Commission meeting was that they accepted the report, rejected the findings and tabled the issue for six months.

Thalhofer asked if Nesbit would be willing to work with City staff on the re-draft of the Ordinance. Nesbit said she was willing to.

Discussion continued.

Christian stated that the Planning Commission was not happy with the economic analysis in the ESEE report.

Cox asked for Council representation on the sub-committee: Thalhofer, Schmunk and Nesbit would meet with staff on Monday at 3:00 p.m., March 2, 1987.

MOTION: Thalhofer moved to table the Ordinance, have a sub-committee review and re-draft the ordinance, until

the Council meeting on March 8, 1987. Schmunk seconded the motion.

Bui - Abstained; Burgin - Yea; Gault - Yea; Jacobs - Yea; Schmunk
- Yea; Thalhofer - Yea
YEAS: 5
NAYS: 0
ABSTAINED: 1

AGENDA ITEM 10: COUNCIL CONCERNS AND INITIATIVES

Schmunk asked for a consensus from Council regarding the 330 acres of the County Farm site. She is concerned with the development of the land. She gave background materials and would be talking with County Commissioners within a week regarding the Edgefield Childrens Center and Janis building. She would like to go to the Commissioners with a uniform agreement as to what was wanted to be done with the site. She asked Council to consider declaring the property surplus property, subdivide the land. The parcel the Manor and adjoining building site on -- let the County try to market it as is.

Thalhofer stated that he had heard comments about the \$4,000 report, however, it was compiled by two independent consultants and felt that it was a glowing report for the preservation of Edgefield Manor. He was very happy to have received the report. It appeared that the buildings could be utilized from an economic standpoint, and come out in good shape. He felt that there would be developers that would be tempted to develop on the site due to some of the tax advantages that would be available.

Schmunk stated that the report addressed only one portion of the County Farm. She stated that the County had not declared the property surplus and they have not attempted to market it. The County is not in process of marketing any part of that piece of property 330 acres.

Thalhofer had no objections, as long as it doesn't affect the historic siting process that Council is going through.

Schmunk understood that that piece of property, if County attempted to sell, or sold it -- they would have to go through a procedure similar to the ESEE before going ahead and developing the particular structures.

Christian stated that the City Attorney's opinion is that with the 1-C designation, that nothing could happen to the building(s) until the process was completed. The ESEE study is only one part of the process outlined. The rest of the process is developing a preservation plan for the designated historically significant buildings or sites. That process + the final step is to work out a development plan that allows for the preservation of the building(s), or site, or landscaping, or all of it...depending on what becomes designated historical and to be preserved. It would have to be sectioned off unless one developer would buy the

entire 330 acres.

Thalhofer again stated as long as it didn't affect the current process (historically significant 1-C) then he had no objections to Schmunk's request.

Burgin stated that he felt Council all supported development of the property. He asked if it should be put in a more formal, direct manner.

Christian stated that she could use the minutes to draft a letter for Council to review. Schmunk stated that the meeting would be March 5, 1987 - prior to the next Council meeting. Christian stated that along with the letter, a written statement from the City Attorney could be included.

Thalhofer agreed. He voiced concern about the City Attorney attendance at only one meeting per month. He stated that the majority of the Council makes policy decision, staff implements them and if there is any in-fighting or problems that's too bad.

Cox stated that the Council set the policy of the City Attorney attending only one meeting per month, due to the cost. He also stated that if Council wanted to change the policy, it should be discussed again.

Thalhofer stated that the ESEE report was an independent consultant's document, and hoped that careful attention would be given to it since it was an independent, non-biased report. If an independent consultant report wasn't reliable, then what? Council would continue to be divided on the issue.

Schmunk asked Thalhofer if he had read the bottom line of the report. He stated that he had. Schmunk just asked if he had read it and, if he agreed with it. (P. 73) He stated that Multnomah County and some of the people on Council might be more concerned with the Multnomah County Correction Facility than that are with the Edgefield Manor -- as a deterrent to development. He stated, after reading it that yes, it was a possible use and that there were quite a few possible uses.

There were no further concerns.

AGENDA ITEM 11: ADJOURNMENT

MOTION: Gault moved to adjourn. Bui 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 8:40 P.M.

Sam K Cox

Sam K. Cox, Mayor
3/10/87

ATTEST:

Valettie J. Raglione

Valettie J. Raglione
City Recorder

27:65
3/4/87 Wed 15:19:20