

AGENDA
CITY COUNCIL MEETING
TROUTDALE CITY HALL
104 SE KIBLING STREET
TROUTDALE, OR 97060

7:00 P.M. -- JUNE 23, 1987

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
2.1 ACCEPT: Minutes of June 9, 1987
- (A) 3. PUBLIC COMMENT:
Please restrict comments to 3 minutes or less. This item is for non-agenda items.
- (A) 4. ORDINANCE: Changing Official Street Names and Amending the Official Street Map of the City of Troutdale
First Reading
- (A) 5. RESOLUTION: Authorizing Mayor to Execute Agreement with Multnomah County on Transfer of Title of Property for Reservoir Site & SDC Payment.
- (A) 6. AWARD: Contract for 3rd. Street
- (A) 7. ORDINANCE: Adopting Development Standards Chapters 1-7
First Reading

PUBLIC HEARINGS

SUPPLEMENTAL 86-87 BUDGET
PROPOSED USE OF FEDERAL GENERAL REVENUE SHARING FUNDS
PROPOSED USE OF OREGON REVENUE SHARING FUNDS
1987-88 ANNUAL BUDGET

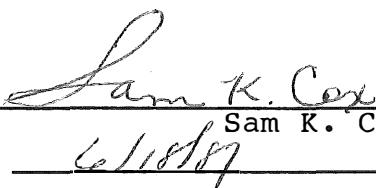
- (A) 8. RESOLUTION: Adopting Supplemental Budget FY 86-87
- (A) 9. Consideration by Council:
RESOLUTION: Adopting City of Troutdale FY 87-88 Annual Budget and Making Appropriations
- (A) 10. RESOLUTION: Certifying City Eligibility to Receive State Shared Revenues
- (A) 11. ORDINANCE: City's Election to Receive State Revenues
First Reading
- (A) 12. RESOLUTION: Levying Ad Valorem Taxes for FY 87-88

(A) 13. RESOLUTION: Providing Budget Transfers and Making Appropriation Changes for FY 86-87

(A) 14. REQUEST: Temporary Exception to Development Ordinance by O'Connell Enterprises/Woodpecker Truck

(A) 14. COUNCIL CONCERNS AND INITIATIVES

(A) 15. ADJOURNMENT.


Sam K. Cox
Sam K. Cox, Mayor
Dated: 6/18/87

28:71

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

7:00 P.M. -- JUNE 23, 1987

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

Mayor Cox called the meeting to order at 7:02 p.m. Mayor Cox asked Bui to lead the Pledge of Allegiance.

City Recorder, Valerie Raglione, called the Roll.

PRESENT: Gene Bui, Marty Gault, Sharlyn Jacobs, Marjorie Schmunk, Sam K. Cox

ABSENT: Ron Burgin - Excused
Paul Thalhofer

STAFF: Barker, Christian, Dorsey, Gazewood, Samaan, Wilder,
Raglione
City Attorney: Jim Jennings

PRESS: Oregonian - Webb Reubal
Cable Television

Christian gave the Agenda Update stating that Item 6 would include a second portion which would be CDBG applications review. Item 14 included an interested party in the Food Concession at the Troutdale Community Park/Beach area.

ITEM 2: CONSENT AGENDA:

MOTION: Bui moved to accept and approve the Consent Agenda.
(Item 2.1 - Minutes of June 23, 1987) Gault seconded the motion.

YEAS: 4
NAYS: 0
ABSTAINED: 0

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

ITEM 3: PUBLIC COMMENT:

Mayor Cox called for public comment. There was none.

ITEM 4: ORDINANCE: Changing Official Street Names and Amending the Official Street Map of the City of Troutdale. (496-0)

Barker stated that the County Assessor had requested that we do a

housekeeping ordinance to change the City street names, officially, so that the assessor's office can change all of the records, including tax statements to bring the information. She stated that there is considerable confusion when looking for names which have been in place for at least 15 years, and have been vacated and are no longer used names.

As soon as the ordinance is adopted, it will be sent to the County and the maps will be changed officially.

Cox called for questions from Council.

There were questions from Schmunk and Gault regarding Marine Drive. Barker stated that the Assessor's map does not show a compass direction for Marine Drive at all it is just called Marine Drive. If we put in a compass direction, we would have two a NW a NE in Troutdale...it would break at Graham Road. (Graham Road is the dividing line between East/West. It was decided that it would be better to leave it with no direction at all.

Cox read the ordinance by title.

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

YEAS: 4
NAYS: 0
ABSTAINED: 0

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

ITEM 5: RESOLUTION: Accepting Real Property from Multnomah County and Re-assessing Certain System Development Charges. (673-R)

Wilder reviewed the need for a reservoir site discussed from the previous meeting. The County needs to pay SDC's for the correctional facility as well as others on the farm property. The staff has reviewed the agreement. The intergovernmental agreement requests that Multnomah County pass to the City (as recently \$31,364.50, and dedicate to the City that parcel of property which is approximately one acre in size, with a value in the exchange of \$28,000. This would be a portion of the \$59,364.50 SDC payment and requires them to pay the balance [\$31,364.50] in cash to the City.

Schmunk asked if there had been any payment to date on the \$31,364.50? Wilder asked Gazewood and it was stated that payment would be this fiscal year, which is identical to ours. It should be completed by July 1, 1987 or shortly thereafter.

Cox read the resolution by title and called for questions from Council.

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

YEAS: 4

NAYS: 0
ABSTAINED: 0

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

ITEM 6: AWARD: Contract for 3rd Street

Wilder stated that the City had submitted a grant request to the CDBG program (Neighborhood Revitalization) for improvements to 3rd Street in Old Town in May, 1985 and it was awarded in September 1985 with construction programs in Federal Fiscal Year 1987. Final environmental clearance was received in January, 1987.

Funds have been budgeted in the road budget this next fiscal year. Bids opened for the project and Paul Bros. of Boring, Oregon was the low bid with a bid of \$66,640.00. The consulting engineer's estimate was \$64,327.75 and the original grant estimate was \$69,400.00.

Wilder stated that staff recommended awarding the bid to Paul Bros. and the CDBG personnel supplied us with a letter releasing the City from any problems, the award can be made, with Council approval and authorization for the Mayor to execute the agreements.

MOTION: Schmunk moved to award the bid to Paul Bros. and authorize the Mayor to execute the contract documents.
Bui seconded the motion.

YEAS: 4
NAYS: 0
ABSTAINED: 0

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

AGENDA UPDATED: CDBG PROJECTS

Wilder reviewed the 3 application efforts for this year's CDBG programs. They are as follows:

TROUTDALE SCHOOL ACCESS IMPROVEMENTS

(Vehicular, pedestrian; Harlow, Fifth Street, Kibling)
Description: Reconstruct 800 feet of Fifth Street, 250 feet of Kibling Street and 750 feet of Harlow Street. Reconstruction work to include curb, gutter, sidewalk, pavement and appurtenances.
(Total CDBG dollars requested Original grant \$128,800 *\$86,850;
Total leveraged funds Original grant \$79,200 *69,150 = 44%)
Total Budget = Original grant \$208,000 *\$156,000

Gault asked when the awards from CDBG be determined? Wilder stated that the Policy Advisory Board would be meeting in late July and a few times in the fall to make the distribution determination.

Gault asked about construction and when it would begin? Wilder stated that he hoped construction would be in Federal FY 87-88 which gives the City a nice choice -- either the City's FY 87-88 or City FY 88-89. That is the element of the timelines in which

Council would like to build the projects. He chose the Troutdale School Access Improvements to be constructed first because of the fact that Buxton had just been built, 257th is under construction and a portion of Columbia would be under construction -- the downtown would have a year or two of relief from construction activity. The Columbia Scenic Highway portion has two blocks being built under the 257th project. He stated that he hoped a year from this coming summer that the State would build the rest of Columbia. It would be too much to do all of downtown at the same time.

Wilder asked for any Council questions.

EIGHTH STREET IMPROVEMENTS

Description: Reconstruct 700 feet of Eighth Street between Buxton Road and Sandy Road; construct 750 feet of storm sewer line and outfall. Vacate Sandy Road from Eighth Street to southern terminus at Buxton Road. Reconstruction work to include curb, gutter, sidewalk, pavement and catch basin. (Total CDBG dollars requested \$72,000; Total leveraged funds \$48,000 = 40%) Total Budget = \$120,000

Wilder stated that this would be a collector loop. It would reconfigure Sandy. It would move the Troutdale/Buxton/Cherry Park Road configuration. It would change the primary route rather than on Sandy to Buxton/TROUTDALE Road.

Cox asked what the timeline would be on this project. Wilder stated he had applied for Federal FY 88-89, which again gives the City the two year leeway.

Wilder stated that CDBG would be notified that if it was a question of funds awarded in that particular year and the City is outside of the scope by a few thousand dollars, we may be able to shift one of the projects in to pick it up. The timelines may not fall exactly as indicated on the applications.

Christian asked what would happen if there would be a close project, would the PAB come back and ask if there is additional monies...Wilder stated that they don't generally ask, however, Bui is usually quick enough to ask. Bui confirmed. Wilder stated that the City can usually respond at the PAB meetings.

Christian stated that if the legislature comes through with the road finance bill in the next three years -- the gas tax revenues would increase (almost double) and we could be in a position of matching more if needed to get the rest of the projects.

Bui stated that from the updated CDBG plan that was passed out, Gresham had no entries of projects. They were completely out, however, Wood Village and Fairview had projects in, as well as Troutdale and other areas in East County that qualified. However, he stated that he read in the paper recently that the Gresham

Council took up several budget issues on construction of things that needed to be done and they had one item that is fairly extensive in cost...they were requesting CDBG for that project. They did decide not to go after the State CDBG and go on their own as they initially intended.

Bui felt that Council should re-ratify the projects recommended by staff, Council should do that. Christian stated that formalization by motion to approve application after Wilder completed the last project would be appropriate.

OLD TOWN STREET IMPROVEMENTS

Description: Reconstruct 200 feet of Dora Street, 200 feet of Harlow Street and 250 feet of Second Street. Reconstruction work will include sidewalks, curb and gutter, pavement and appurtenances. (CDBG Dollars Requested \$48,750; Total leveraged funds \$48,750 = 50%) Total Budget = \$97,500.

Wilder stated that due to activity downtown this was listed as the 3rd project. FY 88-89 was his suggestion.

Bui stated that there was \$400,000 given to CDBG for housing projects in rural East Multnomah County.

Wilder stated that the motion made to CDBG PAB and subsequently the motion passed was that housing monies be extended to housing programs over the three year funding cycle.

MOTION: Gault moved to reaffirm Council approval of the CDBG projects. Bui seconded the motion.

YEAS: 4

NAYS: 0

ABSTAINED: 0

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

ITEM 7: ORDINANCE: Adopting Development Standards Chapters 1-7

Mayor Cox read the ordinance by title.

Council resumed discussion from the previous Council meeting. She stated that it was a mediated compromise from what the CAC and Planning Commission recommended. The Planning Commission recommended 500 sq. ft. with an administrative variance of 20%; and the CAC recommended 750 sq. ft. This allows the 750 with no minor variances that would be administratively granted by the staff. Anything larger than 750 sq. ft. the applicant would be required to go before the Planning Commission for approval.

Eric Summers, Burns Bros. Truck Stop, stated that they would still like to have 900 sq. ft. for the electronic readout board so that motel/restaurant/lounge could be printed. He stated that they would like to have it seen before getting to the exit.

MOTION: Bui moved to hold the decision to the next Council meeting. Schmunk seconded the motion.

YEAS: 4
NAYS: 0
ABSTAINED: 0

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

Mayor Cox closed the City Council meeting at 7:33 p.m.

PUBLIC HEARINGS: 7:33 P.M. - OPENED

OPENED: Mayor Cox opened the public testimony at 7:33 p.m.

Item #8-Resolution Adopting Supplemental Budget for Fiscal Year 1986-87 (674-R)

Item #9-Resolution Adopting City of Troutdale's Fiscal Year 1987-88 Annual Budget and Making Appropriations. (675-R)

Item #10- Resolution Certifying City of Troutdale Eligibility to Receive State Shared Revenue. (676-R)

Item #11-Ordinance Declaring City of Troutdale's Election to Receive State Revenues. (497-0)

Item #12-Resolution Levying Ad Valorem Taxes for FY 87-88. (677-R)

Item #13-Resolution Providing Budget Transfers and Making Appropriation Changes and Providing for Certain Loan Repayments for FY 86-87. (678-R)

DECLARATIONS OR CHALLENGES:

Mayor Cox called for Declarations or Challenges
There were none.

SUMMATION BY STAFF:

Gazewood gave a summation of the resolutions and ordinance. All requirements have been made to Tax Supervising and Conservation and the resolutions/ordinance before Council were, by budget law, required.

PUBLIC TESTIMONY:

Proponents:

Mayor Cox called for Proponents. There was no comment.

Opponents:

Mayor Cox called for Opponents. There was no comment.

Cross Examination:

There was none.

RECOMMENDATION BY STAFF:

Staff recommended adoption and passage of each Resolution and Ordinance.

COUNCIL QUESTIONS OR COMMENTS:

Mayor Cox called for questions or comments. There were none.

PUBLIC HEARINGS CLOSED

Mayor Cox closed the public hearings.

CONSIDERATION BY COUNCIL:

ITEM 8: RESOLUTION: Adopting Supplemental Budget for Fiscal Year 1986-87 (674-R)

Mayor Cox read the resolution by title. There was no further discussion.

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

YEAS: 4

NAYS: 0

ABSTAINED: 0

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

ITEM 9: RESOLUTION: Adopting City of Troutdale's Fiscal Year 87-88 Annual Budget and Making Appropriations. (675-R)

Mayor Cox read the resolution by title. There was no further discussion.

Christian discussed an additional \$25,000 carryover which was placed in the Contingency Fund for the FY 87-88. She stated that she may be coming back to Council with a possible salary plan change in mid-year. It would, however, require City Council approval and consent before expenditures would be made for this line item.

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

YEAS: 4

NAYS: 0

ABSTAINED: 0

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

ITEM 10: RESOLUTION: Certifying City of Troutdale Eligibility to Receive State Shared Revenue. (676-R)

Bui asked what Chief Dorsey what cars would be replaced. Dorsey stated that the Citation would be replaced. The Volare was recommended, by the mechanic, to be repaired and would be cheaper than replacing

anything on the Citation. Christian responded that the new cars would be the front line patrol cars.

Bui asked if it was the same for the Federal Revenue Sharing - which car would that replace. Dorsey responded another Citation. The City had two.

Mayor Cox read the resolution by title. There was no further discussion.

MOTION: Bui moved to purchase a vehicle with the state revenue sharing funds and adopt the Resolution as written. Jacobs seconded the motion.

YEAS: 4
NAYS: 0
ABSTAINED: 0

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

ITEM 11: ORDINANCE: Declaring City of Troutdale's Election to Receive State Revenues. (497-0)

Mayor Cox read the ordinance by title. There was no further discussion.

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

YEAS: 4
NAYS: 0
ABSTAINED: 0

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

ITEM 12: RESOLUTION: Levying Ad Valorem Taxes for FY 87-88. (677-R)

Christian stated that this resolution recognized that the Levy was passed and that there will be additional tax levied. This resolution is a housekeeping measure which authorizes the City to levy those taxes.

Mayor Cox read the resolution by title. There was no further discussion.

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

YEAS: 4
NAYS: 0
ABSTAINED: 0

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

ITEM 13: RESOLUTION: Providing Budget Transfers and Making Appropriation Changes and Providing for Certain Loan Repayments for FY 86-87. (678-R)

Christian stated that a memorandum was in Council packet and computations for year end were still being calculated. She stated that there were line items in divisions which were long and some short. This resolution addresses the audit report comment from last year regarding final year ending of balances being in a deficit situation rather than, at least, zeroed out. That is being done within the budget year.

Gazewood stated that the amounts were very small being transferred. Whenever there is a fund (i.e., water fund or sewer fund) where there is a single activity within the fund -- unlike the general fund (which is several organizations within) -- local budget law requires that appropriation by the major expense category [personal services, general supplies, et cetera]. If any category is overexpended, it is an audit exception. The general fund requires maintenance within the regular department. That is being done. The only reason that the areas in the general fund are shown is to reflect the area which the books are adjusted to take care of the adjustment in those areas.

Christian stated that it was good considering that the projections are made 18 months in advance.

Mayor Cox read the resolution by title. There was no further discussion.

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

YEAS: 4
NAYS: 0
ABSTAINED: 0

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

ITEM 14: REQUEST: Temporary Exception to Development Ordinance by O'Connell Enterprises/Woodpecker Truck

Christian reviewed background materials in Council packets.

Barker briefed Council on the staff report. Barker explained: A special exception to the Development Ordinance for temporary placement of a nightwatchman facility was requested by O'Connell Enterprises and Woodpecker Truck. Conditions suggested by staff were: 1) No discharge of gray water onto ground; 2) disposal of holding tank capacity into the bus discharge facility located on the site; 3) temporary authorization for O'Connell Enterprises for a period of time from July 1, 1987 to September 30, 1987; 4) temporary authorization for Woodpecker Trucking for a period of time from July 1, 1987 to August 15, 1987; 5) at the expiration date of the exception, all temporary use of structures for watchman facilities will be stopped.

A memorandum regarding building requirements for permanent placement of vacation trailers in industrial areas was before Council. Those provisions are as follows: 1) One 110 volt 15 amp circuit must be installed within reasonable proximity of vehicle location. This will

require a permit and inspection; 2) One 1/2" water line with hose bib must be installed within reasonable proximity of vehicle location. This will require a permit and inspection; 3) There must be a provision for disposal of gray water and sewage through a permanent sewer connection on the property. If the vehicle has a holding tank, it may be used, but only in conjunction with approved disposal facility. These conditions are specific to building, plumbing and mechanical codes only, not to land use and zoning issues.

Mr. O'Connell and Mr. Utter, Woodpecker Trucking were present and commented that by the end of September or before winter, 1987, there would be a facility. This would be tied in with another expansion that would have to come before the City for approval. At that time the facility would include the facilities for a watchman. He was hesitant to say September, that would only be 60 days away. He wasn't sure that it could be taken care of by September...but, before winter. On O'Connell's portion, it would be before that time. Approximately 3-4 months was his understanding.

Mr. Utter stated that there were other plans, other than just a watchman facility, because of the bus company would require additional building pertaining to servicing of the buses...a wash facility that would accommodate buses, et cetera. They were still trying to get it put together with the contractor and they have not yet come to the City for a building permit.

Barker stated that it could be conditioned that at the end of 120 days, if another extension was needed for thirty days, they would have to come again before Council with some plans that they are in the process of construction.

Mr. Utter stated that the problem was the land had been vacant for some time and currently has \$3 or \$4 million worth of equipment setting at the site. There has already been vandalism problems since the first of the year. The police department has been very cooperative, however, with 5 acres, there are too many places to cover.

Bui asked Barker that attached to the ordinance is another letter from the Building Inspector concerning some conditions that were felt important to be included. Barker stated that approval of the conditions suggested would be appropriate if Council choose to do so.

MOTION: Bui moved allowance for a temporary exception to the Development Ordinance by O'Connell Enterprises and Woodpecker Trucking with the conditions suggested by building inspector and the staff report. Schmunk seconded the motion.

YEAS: 4

NAYS: 0

ABSTAINED: 0

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

ITEM 15: COUNCIL CONCERNS AND INITIATIVES: Food Concession (Pam Christian)

Christian stated that Mr. Gordon Gamon and Mr. Greg Myers were present and would like approval from Council to run a food concessionaire - specific to sno cones rather than a full grill. They were requesting a flat \$250.00 fee which includes a \$25.00 business license fee rather than a percentage. Litter should be addressed also. The idea behind the concessionaire proposals to begin with is to offset the costs of maintaining the park. A license fee other than the \$25.00 business license was suggested by Christian with the exclusion of the date of the City Picnic.

Mr. Gamon stated that they had looked over the proposal for the concessionaire agreement. They are looking to do something very limited in scope -- a portable cart which can be picked up and taken to the area where the sunbathers are located and removed every night. It would be specifically limited to sno cones. They were asking for a waiver on the insurance due to the limited scope. The clean up would be no problem around the area in which they would be selling.

Gamon stated that in checking with an underwriter, the cost would be prohibitive to carry liability considering the type of volume that the business handled.

Schmunk stated that she would like to City Attorney to review and comment regarding the liability clause and the exclusion, or waiver, of insurance that has been requested by the concessionaire applicant.

MOTION: Schmunk moved to authorize the Mayor to execute the concessionaire agreement, after the City Attorney reviewed and the concessionaire complied with any comments that the City Attorney might have. Gault seconded the motion.

YEAS: 4
NAYS: 0
ABSTAINED: 0

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

Schmunk asked if the Caretaker for the residence at the Community Park position had been filled. Christian responded...yes, Michael Conn and spouse were already moved in and Mrs. Conn was there and available during day hours.

Council had no further comments or concerns.

ITEM 16: ADJOURNMENT: 8:10 p.m.

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

YEAS: 4
NAYS: 0
ABSTAINED: 0

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

Dated: July 14, 1987

ATTEST:

Sam K. Cox
Valerie J. Raglione
City Recorder

CC:5

3/30/87 Mon 16:02:41