



CITY OF TROUTDALE

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

7:00 P.M. -- OCTOBER 13, 1987

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
2.1 ACCEPT: Minutes of SEPTEMBER 8, 17, 22, 1987
2.2 ACCEPT: Business License Report
2.3 ACCEPT: Bills for month of SEPTEMBER, 1987
2.4 APPROVE: Liquor License Package -Burns Bros.
2.5 ACCEPT: State Grant-in-Aid Sandee Palisades Park Equipment
- (A) 3. AWARD: Kenneth G. Prickett - Retirement
- (A) 4. PUBLIC COMMENT:
Please restrict comments to non-agenda items at this time.
- (A) 5. PUBLIC HEARING: Downtown Plan Consultant Report
- (I) 6. REPORT: Columbia Crossing Mark Jensen
Kim Bennett
- (I) 7. SELECTION PROCESS: Planning Commission/Budget Committee Vacancies
- (A) 8. ORDINANCE: Adopt Troutdale Municipal Code Second Reading
- (A) 9. CONSIDER APPROVAL: State Highway Request for Lighted Crosswalk Crown Point Highway (near Tad's Restaurant)
- (I) 10. DEPARTMENT REPORTS:
Public Safety
Finance
Community Services
City Attorney
Executive
- (A) 11. COUNCIL CONCERNS AND INITIATIVES
- (A) 12. ADJOURNMENT.



Sam K. Cox, Mayor

Dated: 10/18/87

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

OCTOBER 13, 1987

REGULAR SESSION -- 7:00 P.M.

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

Mayor Cox asked Bui to lead the Pledge of Allegiance.

City Recorder, Valerie Raglione, called the roll.

PRESENT: Bui, Burgin, Cox, Gault, Jacobs, Schmunk, Thalsofer

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

PRESS: Dave Pinson, Gresham Outlook
East Multnomah Cable Access Corp.

GUESTS: Eric Somirs, Burns Bros. Truck Stop
Eric Hovee, The White Company
John White, The White Company
Kim Bennett, Mark Jensen - Columbia Crossing Develop.
Chuck Walsburn
Kenneth G. Prickett

Mayor Cox asked if there were any updates to the Agenda. There were none.

ITEM 2. CONSENT AGENDA

Mayor Cox read the Consent Agenda.

Burgin asked for an explanation of item 2.5 [State Grant-in-Aid/Sandee Palisades Park Equipment]. Christian stated that Facilities Maintenance Superintendent, Valerie Lantz, had written the Grant application. The project awards a total value estimated to be \$3,000. Upon completion of the project, the State pays \$1,500.00 but not more than 75% of the total project costs. The completion date is no later than May 1, 1989 and the State will be billed. [Sandee Palisades Park Play Equip. Project, O.P. 2184.]

MOTION: Bui moved to approve the consent agenda as presented [2.1 Minutes of September 8, 17, 22, 1987; 2.2 Business License Report; 2.3 Bills for month of September, 1987 2.4 Burns Bros. Liquor License (NEW); 2.5 S t a t e

Grant-in-Aid Sandee Palisades Park Equipment. Gault seconded the motion.

YEAS: 6
NAYS: 0
ABSTAINED: 0

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

ITEM 3. A W A R D

Mayor Cox presented Kenneth G. Prickett with a Commendation and an inscribed key chain for his eight years and ten months of employment with the City. Cox also gave him a photo taken at a past employee Christmas party. Ken Prickett had retired in March. Ken gave a brief acceptance and expressed his appreciation to the Council, staff and citizenry.

ITEM 4. PUBLIC COMMENT

Mayor Cox called for public comment. There was none.

ITEM 5. PUBLIC HEARING - Downtown Plan

Samaan gave a brief statement and introduced Eric Hovee and John White of The White Company. The White Company was the Consultant for the Downtown Plan. Eric Hovee gave an overview of Technical Memorandum #1 (Market Review/Preliminary Draft); Technical Memorandum #2 (Parking Management Program); Technical Memorandum #3 (Development Code Review/Preliminary Draft). Technical Memorandum #4 (Implementation Strategy and Action Plan and #5 Market Opportunities was reviewed by the Downtown Steering Committee on the 24th of September; and October 7, with the Steering Committee, Planning Commission, City Council, Citizen Advisory Committee and Troutdale Business Association.

Hovee stated that the documents focused on industrial/commercial zones. There were 4 implementation strategies/action plans including financing and a schedule for implementation. The marketing brochure draft, hearings before the City Council and Planning Commission were yet to be done before preparation of the final report and a more detailed explanation of technical memorandas could be refined. A final marketing brochure would then be ready to go to print.

- o CBD zone was divided - Central Business District
- o Land Use and development codes
- o Concept Plan - include as 4th separate CBD area
- o Outright/conditional uses/ add preferred uses

Hovee stated that equity for all uses versus preferred uses had been discussed. There had been no consensus yet.

Hovee addressed the issue of hiring a person to implement the CITY COUNCIL MINUTES

downtown plan. The position would be a Downtown Development Coordinator.

Included in packet materials was an October 5 memorandum from Samaan to Hovee and White which contained comments to materials submitted by The White Company.

Bui commented on the businesses that were at the top of the hill and the possibilities of future growth from that end of town.

Christian stated that there would be additional opportunities for comment. A Planning Commission hearing is scheduled for October 21, 1987 and the comments from that meeting could also be incorporated in the final draft.

Schmunk stated that Christian had some ideas for funding the position of a Coordinator which had been stated at the previous Steering Committee meeting.

Christian stated that a suggestion had been the potential (legality) in borrowing from Capital Reserve Funds that are generated from SDC's and clearly recognize and earmark the money taken out of the funds as a loan to be paid back from the General Fund over a set period of time. Christian stated that some important things to recognize would be: a] a loan with a finite timeline attached; this person would generate additional assessed value through additional businesses in the City. That assessed value translates to dollars revenue based on the tax rate at the time. The tax dollars could then be identified that go into the General Fund for those identifiable developments which have increased the assessed value, take the tax revenue from the new developments and earmark it to pay back the Capital Reserve Funds. This would come off of the top of the tax revenues as they come in so there is a direct correlation and relationship for the money that is borrowed to the benefit received. The first year you would have to look at the result, if the result is there...there would still be the commitment to pay it from the General Fund. It would also allow the choice of continuing it, or not.

Jennings stated that there is a specific prohibition against mingling funds inside City government. Notwithstanding that prohibition, he stated that Pam's proposal could be done with some important restrictions: (1) this would be a one time event; (2) specific time limit; (3) specific repayment plan so that funds removed are guaranteed to be repaid; (4) discrete time period [3 years]. He stated that he could draft an agreement if Council directed. He would research the issue further if Council wanted to go that direction.

Christian stated that regardless of the time set to fund the Coordinator on borrowed money, the repayment be done before the Capital Improvements are scheduled to begin. The commitment is to the Capital Improvements being there through the collection of SDC monies. That is why there are set aside in the reserve

accounts.

Schmunk stated that since there would only be one meeting in both November and December it would proceed quicker if there was plan to adopt in the hiring of a coordinator. She stated that she favored discussing it further at the 10/27/87 meeting.

Jennings stated that there is a specific statute that allows formation of a Local Improvement District which has been done in Oregon.

Burgin feels that the downtown properties have been LID'ed to death. He could not support it. He was opposed to borrowing from the Capital Improvement Fund. It parallels to deficit spending and its appliance to economics are tremendous. We are counting on future growth to fund current spending. If it is important to do it -- it is important enough to find the money and pay for it now!

Cox stated that other cities have hired a coordinator with the thought that they would get from whatever was brought in by them...a commission basis.

Burgin did not favor pursuing it further with legal time, or energy, because he would not favor borrowing the money.

Thalhofer and Schmunk felt that it should be pursued to find out the legalities. Also to pursue other ideas that might come up. He felt that we were running out of time in 1987 to accomplish a lot of the goals that had been set.

Bui stated that there was a role for a continued Advisory Committee. It didn't have to be the same as the current, however, as the entire process continues it would be helpful to have input from an Advisory group.

Walsburn stated that the Steering Committee had been set up as temporary. He felt that as long as the members were willing to continue on, it would be an ideal group because of the diversity in the group and the interest that has been shown, as well as the capabilities shown. He felt that it was appropriate that there be a role for a group such as this.

Cox stated that the discussion should be continued at the next Council meeting.

Burgin asked for clarification as to staff and legal time being spent to pursue LID and borrowing from Capital Reserve Fund.

Council consensus was to pursue and discuss at the next meeting.

Jennings was directed to research and bring alternatives back to Council at the 10/27/87 meeting.

ITEM 6. REPORT: Columbia Crossing

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Kim Bennett introduced Henry Fowler, Project Manager and Mark Jensen, Marketing Coordinator.

Items discussed were: Columbia Crossing is a Factory Outlet Center. Bennett gave a brief overview of the development. It is the first and only in the Pacific Northwest of this type. It is a concept that has flourished on the East Coast. Factory Outlet is merchandise directly from the manufacturer. They are not seconds, not blemished, not last year's fashions. There is no middle man which causes the price to go up. The savings that a customer recognizes is 40%-70%. Bennett wanted to make sure that this wasn't seen as a 'flea market' or a seconds outlet. It is first run merchandise. Primarily apparels, leather items, food courts (similar to Clackamas Town Center). Bennett stated it is definitely a shopping mall with a wide variety of items to choose from.

Bennett then discussed why Troutdale was so ideally suited to this type of Center. National companies that choose outlet locations look for: (1) small community; (2) distance from other shopping malls, however, close to a metropolitan area (they can't be near a shopping area which forces competition with themselves); (3) near tourist destination - there is currently 2.4 million visitors to Multnomah Falls (this doesn't include Bonneville Dam, Timberline Lodge, etc.) Troutdale is 15-20 minutes from Multnomah Falls; (4) easy freeway access.

Bennett then stated that Fowler would provide comparisons with Troutdale, Oregon and Freeport, Maine. Freeport has been a Factory Outlet community for quite some time.

Fowler gave statistics from the two locations. (Included with Council materials). Population of Freeport Maine 6,000+/Troutdale Oregon 6,545; each city is located 20 miles from Portland (Maine/Oregon); 2.4 million area visitors; adjacent to freeway(s); Freeport Maine had 65+ retail stores - Troutdale Oregon has 6 retail stores; Freeport Maine retail sales \$40,000,000+ - Troutdale Oregon retail sales \$651,000.

Additional Troutdale advantages were no Oregon sales tax which is adjacent to Washington sales tax of approximately 8%. Troutdale is on the primary route from eastern Oregon and Washington as well as Idaho.

Bennett stated that the development was trying to keep the older, more historical value of downtown Troutdale in the theme. At every point along the project there will be overhangs, awnings, etc. to provide protection during the inclement weather. The plan has already received two major businesses committed in late spring, early summer, 1988...permission was given to use the names. Leather Loft, which carries brief cases, wallets, leather belts, blazers in regular leathers as well as exotic leathers; and White Stag Hathaway, which is two of many lines carried by them. The

actual company leasing space is Warneco. White Stag Hathaway is a more known name on the west coast. Olga, Christian Dior are a couple other names carried by Warneco.)

Bennett referred to the maps to describe parking spaces, landscaping, design. She stated that there are approximately 314 parking spaces which does not include on-street parking or utilizing other City streets. She spoke to the signage which captures views from either directions. It would mention anchor stores 10 different stores on each end of the building. Materials used for the signs would include wood...items which would give an older look and in keeping with the historical values.

Bennett turned the discussion to Mark Jensen. He stated that in selling Columbia Crossing, Troutdale, Oregon was sold also. Leasing agents were getting extremely interested in the project. He stated that it was felt that the two tenants that had committed so far, he felt they were very strong. On Saturday, there would be another possible tenant flying in to see the project. He felt that 50% or more of the tenants would be committed by mid spring-late summer, 1988. There would be a promotional, marketing plan advertising the opening. Outdoor advertising, newspapers, press releases, etc. A miniature railroad was also being pursued for the future.

Bennett stated that there were several other interest points being worked on also as the project progressed.

Fowler indicated that he had very good cooperation with the City. They were working with Tri-Met and the State on issues that would need to be cleared up with those agencies.

Questions and comments could be heard after the Council meeting and there had been an opportunity to view the plans.

Thalhofer stated that it was exciting to have the north side of Columbia developing.

Council members were appreciative of the time spent in familiarizing them with the project and excited about the future prospects of developments.

The painting of the old water tower was discussed also. It was stated by Bennett that they were told by a perspective client that they would never be allowed a permit for a sign that large.

ITEM 7. SELECTION PROCESS

Christian asked Council what their wishes were in filling the Planning Commission vacancy and the Budget Committee (2) vacancies which were coming up. Sullivan had been contacted and expressed his interest in continuing. He had been appointed to fill a position that had not yet expired. That position, however, expires in January. Butzer was the other vacancy coming up. He did

not wish to be on the Committee again. So, there is one position to be filled on Budget and one on Planning Commission. Some of the applications expressed a desire to be on either committee.

Christian stated the selection process in the past had been an interview committee made up of Council and Planning Commission members. The consensus was in favor of that process. Council members volunteering for the Interview/Selection Committee were Gene Bui and Sharlyn Jacobs. There will be one member from the Planning Commission which can be selected at the meeting on October 21, 1987. The interviews would be set for 6:00 at a meeting date convenient for the three members of the selection committee.

Bennett expressed an interest for the Budget Committee. She asked why only provisions for residents of Troutdale on this committee? Christian stated that it was a State Law which sets requirements for Budget Committee. The Planning Commission provides for two non-residents which are currently filled. The reasons being for representation by a business person and it was originally a method for neighboring jurisdictions which may be impacted by a City's planning and zoning...this gave an opportunity for those communities to have input when there are adjacent boundaries.

ITEM 8. ORDINANCE Adopting Troutdale Municipal Code
Second Reading (500-0)

Mayor Cox read the Ordinance by title.

Christian stated that this had been previously discussed at the last Council meeting. This was a second reading to allow plenty of time for public comment and notification.

There was no further discussion.

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

YEAS: 6
NAYS: 0
ABSTAINED: 0

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

ITEM 9. TAD'S REQUEST - CROSSWALK AGREEMENT - RESOLUTION (682-R)
State of Oregon Transportation Department

Wilder reviewed packet materials. Tad's has previously entered into an agreement with ODOT for installation of an illuminated crosswalk sign. This would provide pedestrian protection for their patrons utilizing the parking lot on the east side of Crown Point Hwy.

Wilder stated that the resolution, if adopted, will authorize the
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Mayor to execute the agreement for the construction of the crosswalk with no expense to the City, either for the project or for future maintenance. The City would, however, continue to paint the striping for the crosswalk.

It was noted, however, that under CITY SHALL, paragraph 1."and pay all power costs related to the operation of the sign.". This statement should be removed from the agreement prior to executing the agreement by the Mayor. The City Recorder will notify the state and another agreement will be drawn up with the statement removed.

MOTION: Bui moved to adopt the resolution as written, with the provision that the correction be made prior to executing the agreement by the Mayor. Thalhofer seconded the motion.

YEAS: 6
NAYS: 0
ABSTAINED: 0

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

ITEM 10. DEPARTMENT REPORTS

Public Safety No comments or questions.

Finance No comments or questions.

Community Services: Schmunk asked about the caretaker residence fence. Wilder stated that there had previously been a fence installed by the prior caretaker. When that caretaker moved, he moved the fencing also. The posts were stationary and could not be removed. This was not at City expense.

City Attorney No comments or questions.

Executive No comments or questions.

ITEM 11. COUNCIL CONCERNS AND INITIATIVES

Schmunk had copies distributed a page from the Intergovernmental Agreement that was entered into with Wood Village, Fairview, Gresham and Chamber for the formation of the Economic Development Commission. At the last meeting there was a discussion about private business people in the Commission. A sub-committee was selected which looked at this concern. Their recommendation was that the best way would be to change the membership on the Commission. Currently, the membership is chosen by each City having 1 Council person and 1 at-large person at their representative. The College has a representative and the Chamber has a representative. The Commission is asking to change that so that the Chamber and College each have 1 representative. Each City will still have 2 representatives, however, 1 will be chosen by the Chamber. Those selections would then be presented to the Commission and they would have to ratify that selection(s). In

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order for the Intergovernmental Agreement to be changed, Councils have to agree to the change being made.

The sub-committee felt that the Chamber would have better input than the cities. They could chose someone to be Troutdale's representative, that person may have a business in the city and not necessarily live in the City.

Schmunk needed Council approval.

Cox didn't like the change. The City putting monies into it...Bui concurred with Cox. He asked Schmunk what her opinion was. She stated she didn't feel like it would 'fly' when it went to the Councils. However, Schmunk has to bring it before Council for their input and decision.

MOTION: Bui moved to reject making the change to the Intergovernmental Agreement. Burgin seconded the motion.

YEAS: 6

NAYS: 0

ABSTAINED: 0

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

Schmunk then spoke to a memorandum regarding Evaluation of Citizen Advisory Committee that was included in Council packets. She stated that this memorandum listed the criteria by which the CAC is to operate. She asked that Council review for comment at the October 27, 1987 meeting. She would need a formal motion at the next meeting.

Bui stated that the Fire issue seemed to be getting further from reality. Since the study was done by the consultant's there has been a new fire board elected. The current fire board has taken a totally different conceptual position from the former board in terms of managing the district, contracting it out for service, and if there is a Fire District 10 left...would it be the three cities (Troutdale, Wood Village, Fairview) possibly the Orient area and possibly scattered other areas that are not annexed to the two major cities. The current board takes a position that Fire 10 shouldn't go out of business and the approximate 10,000 people that have been next to Gresham should have a right to vote on which district should run the fire service in east county. They feel that the vote would be for Fire District 10, and that Gresham would join Fire District 10.

ITEM 12. ADJOURNMENT

Bui moved to adjourn the meeting.

The meeting was adjourned at 8:45 p.m.

Sam K Cox
Sam K. Cox, Mayor

Dated: _____

ATTEST:

Valerie J. Ragnone

Valerie J. Ragnone
City Recorder

CC:16