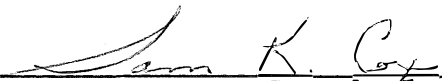


AGENDA
CITY COUNCIL MEETING
TROUTDALE CITY HALL
104 SE KIBLING STREET
TROUTDALE, OR 97060

7:00 P.M. -- OCTOBER 27, 1987

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
 - 2.1 ACCEPT: Minutes of OCTOBER 13, 1987
 - 2.2 APPROVE: Liquor License - Name Change
- (A) 3. PUBLIC COMMENT:
Please restrict comments to non-agenda items at this time.
- (I) 4. STATUS REPORT: Sandy River Bridge
- (I) 5. STATUS REPORT: SDC Ordinance
- (I) 6. REPORT: Street Name Change
- (A) 7. CIC EVALUATION
- (I) 8. DOWNTOWN COORDINATOR
- (I) 9. COUNCIL CONCERNS AND INITIATIVES
- (A) 10. ADJOURNMENT.



Sam K. Cox, Mayor
Dated: October 27, 1987

32:8
10/21/87 Wed 9:25:44

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

EXECUTIVE SESSION - 6:45 P.M.
OFFICE OF CITY ADMINISTRATOR

PRESENT: Bui, Burgin [7:30], Cox, Gault, Jacobs, Schmunk,
Thalhofer

Jim Jennings, City Attorney
Christian, Raglione, Wilder

PRESS: Webb Reubal, Oregonian

Discussion

ORS 192.660(1)(h) Consultation with counsel concerning legal
rights and duties with regard to current litigation or litigation
likely to be filed.

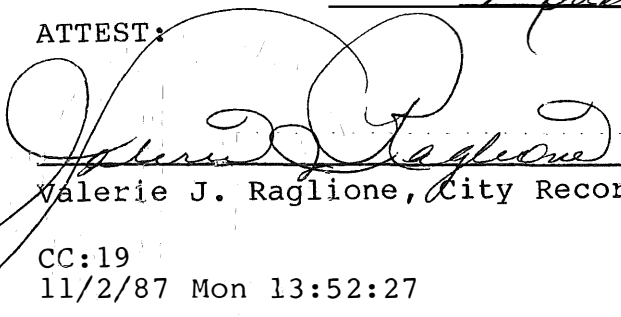
The meeting was called to order at 6:45 p.m. by Mayor Cox.
The meeting adjourned at 7:03 p.m.



SAM K. COX, MAYOR

DATED: November 11, 1987

ATTEST:


Valerie J. Raglione, City Recorder

CC:19

11/2/87 Mon 13:52:27

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

7:00 P.M. -- OCTOBER 27, 1987

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

Mayor Cox asked Schmunk to lead the Pledge of Allegiance.

City Recorder, Valerie Raglione, called the roll.

PRESENT: Bui, Burgin [7:30], Cox, Gault, Jacobs, Schmunk,
Thalhofer

STAFF: Christian, Gazewood, Raglione, Wilder

PRESS: Dave Pinson, Gresham Outlook
Webb Reubal, Oregonian
East Multnomah Cable Access Corporation

GUESTS: Senator Glenn Otto
Helen Otto

ITEM 2. CONSENT AGENDA:

Mayor Cox read the consent Agenda and called for discussion. There was none.

MOTION: Gault moved to accept the Consent Agenda as presented.
[2.1 Minutes of OCTOBER 13, 1987.] Bui seconded the
motion.

YEAS: 5

NAYS: 0

ABSTAINED: 0

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

ITEM 3. PUBLIC COMMENT:

Mayor Cox called for comment. There was none.

ITEM 4. STATUS REPORT: Sandy River Bridge

Wilder, technical representative to the Sandy River Bridge Replacement Technical Advisory Committee, gave a brief presentation which included a number of options currently being reviewed and considered for replacing the existing Sandy River Bridge. There were two memorandums included in Council packets on

meeting dates 9/9/87 and 10/13/87.

Wilder reviewed maps which indicated the various alternatives under consideration.

Items of concern were stated as: historic relevance of the bridge, historic designation of the route, the Columbia Gorge scenic area, rights-of-way requirements, special engineering needs, aesthetic considerations, funding sources - all play an important role in the future construction. The City and State Dept. of Parks felt that the bridge could serve as a vital link between the City and State park system and the bridge may serve as a point of continuance of the Forty Mile Loop - into a less intensive foot and bicycle circulation system through the scenic area.

At the TAC meeting on October 13, a goal statement and set of objectives were approved. Goal: 'To improve the Crown Point Highway crossing of the Sandy River to accommodate legal roadway loads and carry auto, truck, tour bus, bicycle and pedestrian traffic in a safe and efficient manner.'

Ten objectives were listed: 1) make provisions for connection between Forty Mile Loop and low elevation hiking and bicycle trails; 2) maintain character of historic Columbia River Hwy; 3) Avoid wetland and fishery involvements as much as possible; 4) minimize impacts on two parks and associated vehicle parking area; 5) do not preclude traffic management techniques which may be recommended by traffic management study of highway proposed by "A Study of The Historical Columbia River Highway - 1987"; 6) accommodate recreational use of area; consistent with recreational assessment for scenic area; 7) design any new structure with sensitivity to scenic and historic character of area; 8) design bridge to handle traffic consistent with present and future use of historic Columbia Highway and natural scenic area; 9) develop project that considers preservation and adaptive re-use of existing historic Sandy River Bridge; 10) provide accommodations for local Troutdale as well as scenic area planning and development.

Otto stated that there was a need for another bridge. He stated that he had a financial interest in owning property right on the river next to the existing bridge. He stated that the boat ramp was put in by the State as a freebie for the fisherman and boats. The ramp is a hazard with the traffic from the old highway and the freeway. If Otto's property could be acquired, there was already a ramp which could be improved on, there was adequate parking (2 1/2 acres), the building could be used for a concessionaire by the State, boats could be taken in and out of the existing ramp - close the other ramp. He felt that the Steelheaders wouldn't object as long as they had an access. It would make the traffic on the opposite side much safer than it currently is.

Otto asked if the costs being discussed were for the bridge structure or if they included the purchase of rights-of-way, etc.

Wilder stated that it was for the approaches and bridge structure, however, no rights-of-way. Wilder also stated that the monies were specifically for bridge/roads construction not boat ramps, etc. and felt that would have to be funded another way. The funds for this project would not support new boat ramps, parking, etc.

Otto stated that Lewis & Clark was primarily a picnic area...not parking for boats and fishing. He stated that the last legislators had appropriated more monies in the Marine Board budget for purchase of boat ramps, parking facilities etc.

Otto stated he didn't feel strongly one way or the other. He could find fault with every plan drawn up. The traffic from bicycles across the river want to be along the river rather than along the hill on the opposite side of the river. He suggested using it as a bicycle/foot path to allow them use right along the river turning right - parallel to the river. He felt that the recent article in the Outlook was disturbing in that his property was listed through December 31, 1987 and felt that the State had hurt the sale of his and other parcels of property. He stated that the decision would be made in late 88-89, according to the papers. He stated that the State had no money to purchase rights-of-way. The State had the money to put the bridge structure up but not for rights-of-way. He realized too that it wasn't the City but the State hampering his sale.

Christian stated that of extreme importance was not only the placement of the bridge but also, the Columbia Highway period. She suggested some discussion and consideration of improvements to that roadway which could serve as a Visitor Information Center.

Schmunk asked if the Beaver Creek bridge was included in the alternatives - the concern of old highway, old bridge, new highway, new bridge could be a real mess!

Considerable discussion took place. This item was a status report and discussion of possible alternatives and concerns were voiced. Wilder stated that there would be further updates and no action was required at this time.

Wilder stated that the Beaver Creek bridge was not under consideration because it is considered structurally up to standard. It is a little narrow, but up to standard. It is not part of the approach. However, they are looking at Beaver Creek Bridge in one of the alternatives but, would not be included in the project. Schmunk stated that there are discretionary funds. It could be looked into.

Cox stated that the historical designation was for a two-lane highway.

Wilder stated that it would be dealt with as two separate issues. The project would have to be in the six-year plan and dealt with

in that manner. He would report back after the next TAC meeting.

Schmunk asked if Wilder could discuss the Beaver Creek Bridge issue when the six-year plan would be before the State. Wilder was also asked to take back to the TAC the comments from Senator Otto.

Thalhofer asked two questions regarding historical groups. The historical groups didn't want the bridge used for anything other than its original use. [Wilder stated that they considered that the best use of it; although foot and bicycle traffic is an acceptable alternate.] The Beaver Creek Bridge is also subject to historical designation? Wilder, yes. Thalhofer asked if that would be a problem? [Wilder stated that if it were altered or expanded it would have to go through the process. It was felt that it could be designed economically and construct it to match. The historical groups weren't as concerned about this bridge. If they wanted to object, they certainly could.]

Schmunk thanked Wilder for bringing this item to Council well in advance of any project undertaking(s). Cox stated that he wished the updates to continue. Council agreed.

ITEM 5. STATUS REPORT: SDC Ordinance

Wilder gave background information. He stated that the services of an intern had helped a great deal. This project was an extremely lengthy and difficult in that considerable research had to be done. It appears that the wastewater treatment plant will still have capacity and still be able to meet all outstanding SDC's. Wilder used graphics to indicate the water rate history since 1973. Water rates had been in the \$950-\$1,000 range. The rates were, at that time, acting as rate subsidies, because of that they were brought back to the current perspective of \$650. They are maintaining that position in real dollars. In adjusted dollars they have decreased slightly. Wastewater history shows a similar comparison. Troutdale's SDC's and development costs is centered with other cities typical in Oregon.

The single-family residential unit (ERU) of which everything is measured against is not going to change...it will always be an ERU. Wilder made it clear that the percentage factors aren't as bad as it sounds - it is relatively insignificant when the bigger picture is seen. The Pizza Parlors, Restaurants are the two biggest issues. Approximately 71% is charged based on loading factors. In the case of Silver Dollar the City Attorney feels as though the City went further than the negotiating authority when these were originally calculated - when it was reviewed in a formula method the City was within 2 percentage factors from the initial calculations. The original predictions of their use within the first year also indicates 2 percentage points. Wilder stated that he was very comfortable with that outcome. The pizza parlors, restaurants, lounges will drastically be affected in the future. Elementary schools and high schools were also shown to be in excess.

Wilder gave an example: currently for restaurants, the City allows 2.5 seats to equal 1 ERU; when we look at sewage flows from restaurants in the East County area City should really be charging 1 ERU for every 8.25 seats.

Sources used were DEQ Wastewater System Engineering (a standard design book); EPA, City of Troutdale and City of Gresham. On an ERU basis Troutdale fits in with 330 gals. per residence per day.; Gresham uses 250. Troutdale actually gives people an advantage by using this [3.26 is currently used in Troutdale]. EPA uses 385; Wastewater Design manuals use 385, DEQ and State of Oregon use 300. Troutdale's is based on actual flows through the plant measured and spread back into the rate base. Wilder stated that Troutdale was as accurate as we could get it. It is adjusted every year based on that flow.

This item is a status update and further information will be appearing before Council at a later date.

ITEM 6. REPORT: Street Name Change

Christian gave background information, as contained in Council packets. Christian asked for consensus from Council regarding renaming of Columbia Highway to Historic Columbia River Highway. The State response was that it could be called anything we want, it is in our jurisdiction. The name would serve as a link to the entire Columbia Gorge Scenic Area and would enhance the correlation of Troutdale to the Scenic Area. It would serve as impetus to the State Highway Dept. to officially take action and change the current 3 names which are now used to identify this historic road. Ordinance will be prepared for November meeting if Council concurs.

Thalhofer felt there were several advantages, Bui, Burgin, Gault, Jacobs, Schmunk all concurred.

Christian stated that she understood the lower portion of 257th may be delayed in opening for the availability of signals? Wilder, yes. This, however, may change.

Thalhofer asked why the road was constructed partially with concrete. Wilder stated that the soil conditions, the side slope and those kinds of engineering designs, cost life cycles, etc. the concrete would last longer. The higher cost initially would save money in the long run would be cheaper to maintain.

ITEM 7. CIC EVALUATION

Schmunk had nothing to add. A memorandum was included in Council packet materials.

Christian reviewed for the record. Resolution 609 established the annual evaluation of the Citizen Involvement Program and the work

of the Citizen Advisory Committee which is to be completed by the Committee for Citizen Involvement. The CAC had reviewed progress made during the past year. The following were specific which were rated and the ratings given (scale of 1 to 5 with 5 being highest) Geographic Representation - 4; Membership - 5; Selection Process - 4; Publication of Meetings - 4; Quorum - 5; Unexcused Absences - 3+; Neighborhood Lotion - 3+; Coordination - 5; Financial Assistance - 4+; Public Records - 4; Response from Policy Makers - 5; Evaluation of CAC by CIP to be completed by the Committee for Citizen Involvement; Products/Processes of the CAC - 5.

Walt Postlewait, Chair 86-87 - Donna Burlingame, Vice Chair 86-87
Bruce Thompson, Chair 87-88; Don LaBarre, Vice Chair 87-88.

Tasks upcoming include the periodic review (to update the Plan, the Plan Inventory, Development Ordinance and Standards.

The requirements are placed by LCDC. The Citizens Involvement Committee oversees the process. The Committee is then evaluated.
[Complete evaluation in original materials.]

Bui stated that he had attended meetings and felt that the Committee had done an outstanding job. He hoped that the group continued. Cox stated that they had expressed an interest in continuing the committee.

Christian stated that the committee would stay in existence, per State requirement, throughout the periodic review.

ITEM 8. DOWNTOWN COORDINATOR

City Attorney, Jim Jennings, had included in packet materials a response to concerns from the prior Council meeting on: 'whether funds may be borrowed or loaned from one fund or another within municipal government for purposes of funding economic development fund and/or an economic development coordinator'.

Christian reviewed the memo stating most of the options were answered with a qualified 'yes'. Generally, the restrictions are set by State as to what can be done with specific funds. Short of going through the budget again and coming up with alternative cuts in the General Fund Christian asked Council for direction.

Burgin - by June 30, 1989 we would begin repaying what would be taken out this year?

Christian - that's the attorney's legal opinion. Christian felt that the second to last paragraph was a typographical error in stating that the act "sunsets" after June 30, 1987. She didn't feel it would have been included if it had already come under the sunset date. Christian asked for Council direction on any potential funding of a downtown coordinator position.

Christian stated one possibility could be [not in this fiscal

year] there are economic development funds available through Community Development Block Grants which could be applied for. She had not yet received information on the possibility of Lottery Funds and whether or not it would fall within the criteria set for those funds.

Schmunk asked about a PIC grant. She stated that grant would pay for the individual which would create the position. Council could review the goals to be met for this program.

Bui stated the CDBG funds could be a problem. The CDBG only covers an area already pre-determined to qualify within their area. The downtown would be one of those areas..however, they don't have a lot of money and he didn't know how long there would be money. There is a state CDBG program. He felt that could be looked into.

Schmunk asked about the Intern program through Metro. Christian stated that is a short term minimal [up to \$500] is all that is allowable.

Christian stated that \$40,000 was the consultants figure for the position and all related costs.

Thalhofer was concerned about the varying deadlines for grant application and the length of time in getting funds from grants if they are approved. Christian stated that you also have to certify the creation of jobs through most of the programs.

Wilder stated that for CDBG funds you can sometimes go outside of pre-designated boundaries if you can prove that the people within the boundary are accepting employment on the purview or outside of the boundary. The other escape is that, although you can apply for State CDBG funds, we had agreed not to in the association with Multnomah County. The application would be thrown back to the County anyway.

Thalhofer stated that a pretty good chunk of money was paid for the downtown concept plan which needs to be implemented. The consultant study had made a strong recommendation that the City have a downtown coordinator position filled as soon as possible. He wanted to see this discussed and decide if we were going to get on with it or put it on the back burner. He felt it would take 6-8 months to go through any of the grant application processes. A goal of the Council had been set for the downtown plan to continue on. He wanted to see steps toward this end taken as early as possible.

Christian agreed with the 6-8 months timeframe that Thalhofer had brought up. It would, in all probability be that long before there were any funds available to pay.

Burgin stated if we did borrow from funds...we would be obligating funds from the General Fund next year. A grant application funds would already be expended by then. We would still be committing

general funds monies from next year's budget.

Thalhofer asked about the \$40,000...Christian stated that was salary for one year and some office support. Thalhofer stated that the time set was three years for the expected results to be completed. There was more than one year to consider for the necessary funds.

Bui felt it was dangerous ground if it was decided to fund the position this year by finding the money from different funds this year, not yet expended with the hopes of paying it back by a grant the following year. If a grant wasn't approved, he didn't feel he wanted to do that to the community.

Burgin felt that either find the money in this year's budget or borrow the money and repay it from the General Fund next year. He wanted to make a recommendation that instead of a full time professional position, perhaps make it an Administrative Coordinator or a clerical position that could support a Committee of [i.e., Administrator and one or two Council members] to generate the high quality of letters, promotions, etc. It would be a lower cost but, even if a person is hired the City has to support them with the clerical backup anyway.

Christian stated that the \$40,000 included some of the backup resources.

Thalhofer liked the thought of a part time or half time position. He felt that the person hired shouldn't do clerical work, the person should be busy doing other things...out talking to people, etc. He liked the part time possibility.

Burgin thought maybe someone in college or involved in development would be willing to come on a consultant basis half time.

Thalhofer asked if Christian could find enough money out of this year's budget? It depended on whether or not it was decided to do something now, or wait and see if some grant could be approved at a later date to fund the position.

Christian stated something could be cut from the budget. Programs and projects could be reviewed and decided what should be cut to fund the position. Christian stated that the general fund money could be spent however...by a supplemental budget and reallocate money. She asked if Council wanted her to go through the budget and come back with some possible ideas.

Thalhofer stated that the downtown plan was a high priority on the goals Council had set and perhaps a lower priority could be cut to allow this priority to be met.

Burgin recommended that staff come up with tentative budget for a part time position with clerical support for the position for the period January 1 through June 30. The second recommendation is to

work with Christian on suggested sources or cuts from the regular budget, as well as to consider borrowing from one fund and repaying it next year once the total is known.

Schmunk asked if she understood that the Council is not in favor of looking for any grants?

Cox stated he felt it should be looked into. Schmunk stated that as Bui said...if you are going to apply for a grant for an existing position, she didn't feel there was a chance.

Burgin asked you mean if we fund it for this current year, making it an existing position, you don't feel we could apply for a grant to continue funding it?

Bui, that's normally the case. Schmunk didn't think we would get the funding. Thalhofer agreed. However, if it were put on the back burner for 4-6 months and worked on grants...that would be another alternative. She just wanted to clarify what Council was directing.

Burgin asked if hiring a consultant to do some preliminaries with the long range goal of hiring someone full time...then the grant applications could be directed toward a full time position...in the meantime they could do a full of the jobs for the balance of this year?

Christian stated that was possible. For instance, the brochure presented as a rough draft. It isn't just the position, the materials to be used has to be considered. The cost of the brochure was estimated at several thousand dollars. It isn't a small budget item just to furnish the materials to the coordinator. It would be half time salary but, probably that amount again in just providing printed materials and the additional support.

Christian stated what needs to be done is to sit down with the implementation plan and she'll look at the costs estimated for brochures, mailings, salary, support services and come back to Council with the budget and make suggestions as to how to fund it from this year's budget.

Gault stating that after remembering the process through the budget, he was trying to see what program he was willing to see sacrificed in order to see this implemented. He felt it was important and needed to be done. However, in haste in we cut off our nose to spite our face...that's a bad thing as well. He would like to pursue grant applications and anything else. If it meant delaying the process by two months in order to not sacrifice something already approved in the budget, he would like to follow that approach.

Timeframes of grants generally indicate 6-8 months to pursue grant possibilities.

Schmunk stated that the alternatives to be pursued had already been directed to Christian. After reviewing the results that she has, it can be discussed further.

Bui asked about East Multnomah County. Schmunk stated they have no money. Christian stated that they could be looked at as a resource in writing a grant.

ITEM 9. COUNCIL CONCERNS AND INITIATIVES

Christian spoke to a memo regarding the Port of Portland's request for zone change fees. Christian stated that the City's ordinance was extremely explicit in the amount of money charged based on time, materials to prepare hearing notices, staff reports, doing application conferences with applicants for zone changes. The Port has substantially changed their policy about how they market their property area around the airport. Rather than Industrial Park, they are considering requesting a zone change to general industrial. They are willing to assign one of their own planners to writing the application and responding to all of the issues that our staff generally responds to as far as how it conforms to our comp plan. We are asking 'is there a way that we can agree to charge them time and materials for our staff in preparing the legals, public notices...or, do you prefer to stick specifically with the fees and charges ordinance that currently exist.

She stated that we would have a hard time proving the actual costs if they prepare all their own application materials.

Thalhofer stated that it would set a dangerous precedent for others to do the same thing. We would have everyone coming up with a planner that will do the work. Christian agreed. Thalhofer would like to save the citizens money, however, the Port was a tax supported district.

Christian stated they made the request, she just brought it to Council. Thalhofer asked if there was a way around the precedent it would set. Burgin stated that under the system there was an obligation to respond to the proposal and to protect our interest in the comprehensive plan. He didn't feel some outside entity hire a planner to respond in the City's best interest. Even though they are a public agency. The City is charging for that and we have to protect the interests.

Bui stated that he didn't want to disturb the idea of economic development in the community. He didn't feel that there was a precedent set, we were encouraging development to come here. He thought it showed flexibility on the part of the City. It would be dealt with on a case by case basis if it did come up again.

Burgin stated there was a purpose to the ordinance. Schmunk agreed...the fees and charges were recently reviewed. Gault stated that the fees and charges were reflective of the amount of time it

takes staff to prepare the materials. They aren't based on a padded figure that inflationary. Gault felt that the Port would end up paying for it one way or another. In order to protect City interest and not set precedence, he wanted to stay with the ordinance as it stands.

Council concurred.

Christian reminded Council about the 1992 Columbia River Bicentennial Celebration and a meeting in Troutdale City Hall, November 11, 1987 at 2:30 p.m. held by the Oregon Historical Society for development of celebration plans. The Society is asking cities to get involved.

Cox stated that 1992 was when Captain Gray came into the Columbia. He asked any members that could attend to please do so.

Thalhofer expressed his appreciation of the efforts of the City and particularly the City Administrator in following through with the berm problem. It has been cut down and several persons in the neighborhood had expressed their appreciation.

Bui stated that there were some large bushes in the entrance of the City Park. They were getting to the size of not being able to see traffic. He asked that they be looked at and see if they could be trimmed back. He thanked Fire 10 on the 5 alarm fire at the Edgefield Manor. If the County spends \$20,000 a month to maintain the Manor, he didn't know where it was. The grass was awfully high, a recent large fire resulted. The previous Mayor was going to be present at the meeting to discuss the problem with the City. Bui would like to discuss it with him. Bui stated it wasn't a City problem. The Fire Task Force that is formed by the three cities is having a meeting on November 2, at City Hall at 7:00 p.m. and Bui invited interested persons and Council members. A new chairman would be elected. The new member from Fairview would be present. There has been concerns of participation from the Interlachen area around the Blue Lake area and apparently they want to be more involved in the process. Hopefully, they would see the announcement on Cable and attend.

Cox stated there were over 100 people working on the fire and in Wood Village there were many more than that. He expressed his appreciation in helping out.

He reminded all of the meeting that Gladys McCoy had called for October 29, Thursday at 12:00 noon. Rena Cusma, Bud Clark were also involved. He asked if as many Council members could attend as possible. An RSVP would be called in on October 28.

ITEM 10. ADJOURNMENT.


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

YEAS: 6
NAYS: 0

ABSTAINED: 0

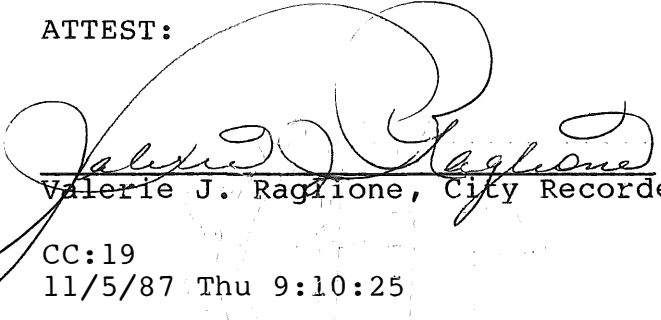
Bui - Yea; Burgin - Yea; Gault - Yea; Jacobs - Yea; Schmunk - Yea;
Thalhofer - Yea

The meeting was adjourned at 8:50 p.m.



Sam K. Cox, Mayor
Dated: November 11, 1987

ATTEST:



Valerie J. Ragnione, City Recorder

CC:19
11/5/87 Thu 9:10:25