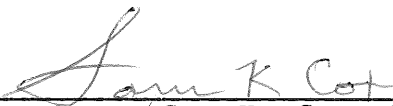


CITY OF TROUTDALE

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

7:00 P.M. -- MARCH 8, 1988

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
 - 2.1 ACCEPT: Minutes of FEBRUARY 23, 1988
 - 2.2 ACCEPT: Business License Report
 - 2.3 ACCEPT: Bills for month of FEBRUARY, 1988
 - 2.4 APPROVE: Liquor License - Rivers Bar & Grill
- (A) 3. PUBLIC COMMENT:
Please restrict comments to non-agenda items at this time.
- (A) 4. REQUEST: Gresham Area Chamber of Commerce Request
- (A) 5. RESOLUTION: To Place Tax Base Election Levy Before Voters - May Election
- (A) 6. RESOLUTION: Expressing Opposition to Legalization of Marijuana
- (A) 7. DEPARTMENT REPORTS:
 - 7.1 Public Safety
 - 7.2 Finance
 - 7.3 Community Services
 - 7.4 City Attorney
 - 7.5 Executive
- (A) 8. COUNCIL CONCERNS AND INITIATIVES
- (A) 9. ADJOURNMENT.



Dated: 2/1/88 Sam K. Cox, Mayor

32:28

NOTE: There will be a joint Planning Commission/City Council Work Session on Solar Access following the Regular Scheduled City Council meeting.

MINUTES
REGULAR SESSION - CITY COUNCIL MEETING
TROUTDALE CITY HALL
COUNCIL CHAMBERS
104 SE KIBLING AVENUE
TROUTDALE, OR 97060

7:00 P.M. -- MARCH 8, 1988

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

Mayor Cox called the meeting to order at 7:00 p.m.

Marge Schmunk led the Pledge of Allegiance.

Mayor Cox asked City Recorder, Valerie Raglione, to call the roll.

PRESENT: Bui, Gault, Jacobs, Schmunk, Thalhoffer, Cox
Burgin=EXCUSED

STAFF: Christian, Farr, Gazewood, Raglione, Wilder

PRESS: Pinson, Dave - Gresham Outlook
Reubal, Webb - Oregonian

GUESTS: See attached sign up sheet

Cox asked Christian if there were any updates to the Agenda to be considered. Christian stated that there would be an additional item regarding an offer being submitted for the Kiku Heights property - Lot 1, Block 3. Also a proposal for the development of the Multnomah County Farm property - Reynolds/Columbia Girls Summer Softball Inc.; Don Pyle, Director.

ITEM 2. CONSENT AGENDA:

Cox called for comments to this item. Christian introduced Mr. Clifford Loftin who was requesting a liquor license approval for the Rivers Bar & Grille Restaurant/Lounge in Troutdale.

Thalhoffer asked Mr. Loftin to share ideas of the type of restaurant. Loftin stated that he would like to raise the clientele and include a good dinner menu. Schmunk asked when he expected to open. Loftin stated that he hopes to open within 2-3 weeks. Cox asked if he owned any other restaurant/beverage businesses. Loftin stated that he had opened the Stagecoach (and since sold it), the Lariat, and the Pleasant Home Saloon. Loftin stated that he had purchased the building and was a builder which enabled him to remodel the building at a lower cost to himself and still make it a nice atmosphere.

MOTION: Bui moved to recommend approval of the Consent Agenda. Gault seconded the motion. YEAS: 5

NAYS: 0
ABSTAINED: 0

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

ITEM 3. REYNOLDS/COLUMBIA GIRLS SUMMER SOFTBALL INC. - PROPOSAL

Christian stated that this item did require Council consideration. She stated that Mr. Pyle had previously discussed the concept with Val Lantz and herself for a softball/sports complex next to the Columbia High School. She had asked Mr. Pyle if he would bring his proposal to the Council. Once a consensus is determined from Council, lobbying the County Commissioners for dedication of the property would be in order.

Christian then introduced Don Pyle, Director of the Reynolds/Columbia Girls Summer Softball Inc.

Bui stated that he felt it was a wonderful idea. He asked if they would be willing to change any of the plans that had been included in the proposal? Mr Pyle stated 'yes'. Nothing was in concrete and they anticipated changes. A lot of footwork had been done to this point, however, they needed a commitment from the City that they would accept a dedication should the County be willing to dedicate it to the City. The organization would be developing the property and were willing to put up the money to develop the site.

Christian stated that Commissioner Casterline had questions in dedicating the property to the City, not the association, and would the City be willing to take the responsibility on if the softball association ever pulled out. Christian asked Val Lantz to follow up on the costs should the City need to maintain this type of recreational complex. Those costs were estimated at \$13,300.00 per year (includes times/materials to maintain the facility for public use). That is a minimal maintenance - not closely cut green infields - an acceptable play level of turf, however. Christian stated that the restrooms would be under Council scrutiny as to what to do with them, should the development fall back to the City.

Schmunk stated that the County had promised lots of things which had not happened. She stated that there would be a need to make sure that the property was deeded prior to putting any monies into it...as a word of caution.

Mr. Pyle stated that the association had been working with Val Lantz very closely and the graders were going to be moved in on the section the City has temporary access to for approximately the 5 years. Mr. Pyle stated that they were already prepared to go in on the temporary base, and put 4 softball fields as shown on the map attached to the proposal. That work would be started within 2-3 weeks with Council support.

Schmunk asked if Mr. Pyle was asking Council to agree to the concept proposal? Mr. Pyle stated that the Parks/Recreation would be providing the agreement with the concept due to their expertise...however, he was asking that if the County agrees to dedicate the property, will the City accept the dedication?

Christian stated that with the association and the City working together to make a good presentation to the County Commissioners, it would make a better case. The City would need to be aware of all possibilities in that the maintenance/property falling to the City should the association pull out...that would mean an expenditure from the City standpoint in maintaining the property and the facilities on it at a future date...at least the possibility of same.

Schmunk stated that she thought the concept was fantastic...she did not like where the restrooms were located due to police having to patrol the area, she felt they should be closer to the street.

Pyle stated that an architectural drawings, to scale, would be done and persons with expertise in this field would be consulted prior to initializing the final proposal.

MOTION: Bui moved to authorize staff to draw up a resolution showing support for the concept and the City of Troutdale's willingness to accept the project and property. Schmunk seconded the motion.

YEAS: 5
NAYS: 0
ABSTAINED: 0

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

Council commended Mr. Pyle for the work that has been done on the project.

Kiku Heights, Lot 1, Block 3 - Subdivision -- Offers to Purchase

Mr. Remington, Wade Johnson Properties stated that he had an offer to present. Mr. Remington was representing a buyer, Jay Zipps. The proposition was to purchase the property for \$6,000. He had earnest money of \$1,000 and \$5,000 to be paid upon closing (approximately 4/15/88). This offer was contingent upon Mr. Zipps approval by a lender for qualify for the subject loan. The buyer had been pre-qualified by Commonwealth Mortgage Company about 45 days prior, the time had run out on that pre-qualification and they had to be pre-qualified again. Mr. Remington saw no problem with the applicant qualifying again.

Christian stated that the proceeds from the sale were to be used for park purposes. She stated that there was another offer and introduced Sandra Henry.

Sandra Henry bid \$5,010 for Lot 1, Block 3, Kiku Heights Subdivision. She had presented a check in the amount of \$200 for earnest money and the balance to be paid in cash or certified cashier's check on transfer of title free and clear of all back taxes. Seller would pay all closing costs and the offer would continue for 30 days from the date of letter (3/7/88).

Dalton Williams asked what the asking price had been. Christian stated the appraisal was set at \$6,000 1 year ago.

Jennings stated that Council could defer their decision to the March 22, 1988 meeting and take time to consider the bids in a more timely manner.

After much discussion, Council wished time to consider both offers.

MOTION: Bui moved to close the bids on Lot 1, Block 3, Kiku Heights Subdivision with the 2 offers presented and agenda the bid award for the March 22, 1988 Council meeting. Thalhofer seconded the motion.

YEAS: 5

NAYS: 0

ABSTAINED: 0

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

ITEM 4. REQUEST/Gresham Area Chamber of Commerce

This issue was previously before the Council. Ken Bennett-Jensen presented background information and set up visuals for the brochure project in question.

Thalhofer stated that he was on the Gresham Area Chamber of Commerce and wanted that in the record. He felt that the brochure would get Troutdale out in the public and advertise the fact that there was a lot to offer here.

Schmunk stated that she would like contributions on a per capita basis and asked if the other neighboring cities had been asked to contribute?

Bennett-Jensen responded 'no', the neighboring cities were going to be asked if they could contribute an amount, however. Gresham had been asked for \$6,000 to be contributed and there had been no response.

MOTION: Thalhofer moved to proceed with the \$1,000 contribution for the brochures based on the approval of the budget to help promote tourism.

The motion died for lack of a second.

Thalhofer asked what would happen if the money wasn't there? Would they postpone the completion date or revise the amount of panels downward (i.e., from 16 panels to 8?)

MOTION: Bui moved to donate \$1,000 contingent upon other cities donating their specified amount. Thalhofer seconded the motion.

Schmunk called for the question. Thalhofer wanted discussion. He stated that he didn't like a contingency to the motion, but seconded it to do something to get action from Council at this time.

Thalhofer withdrew his second. He didn't like basing it on per capita. He felt the issue was what the cities would get from the brochure would be well worth over \$1,000. He stated that he was very disappointed in the Council.

Bui withdrew his motion and agreed with Thalhofer.

Schmunk felt that there needed to be a budget presented to show what was being invested and how it would be spent.

Gault stated that the money dedicated in the budgetary process for the City budget this year was money set aside for the purpose of promoting the area of Troutdale be it whatever amount. The amount budgeted will not really buy Troutdale very much. He wasn't opposed to making a contribution to the project as presented, however, he would like to see a budget and see the constraints that have been discussed. If the project goes on for a year without getting the capital to publish the brochure, there could be changes that require funding from various other sources, he would like the City to be involved in that process to make sure it happens.

Jacobs asked if that would be possible to get that information back to the Council. Bennett-Jensen stated that should be no problem. They will be looking at the bids within a few days and will be taking the lowest bid for the brochure. She stated that she could present the bids offered to Council, if they would like to see them.

Christian stated that based on \$10,000, based on population, Troutdale's portion would be \$1,070. She used a total of the four cities population being 65,400 and the ratio would be nearly 8 to 1. Similar to the Economic Development Commission.

Cox stated that he has worked on a brochure for the Troutdale Business Association for approximately 4 years and it is nearly impossible to do it with a small amount. The thought of pooling the communities efforts would enhance the entire area and small inserts could be used specifically for an individual area.

Bui stated that he felt Gresham should do something to contribute. Gault asked if the Troutdale Business Association was contributing? Cox stated that they were. He had suggested it recently. It would be a small contribution maybe \$50.

Schmunk stated that she would like to have a budget to look at before making a contribution. Bennett-Jensen would bring it to Council at the next Council meeting.

Bui was willing to review it again and thought it was an excellent idea. Bennett-Jensen asked what exactly Council wanted.

Gault stated that he would like to see a scenario for the \$13,000-\$18,000 that they would like to get today...if not able to within a reasonable time period, the scaled down version of what budgetary constraints and resources would be looked at...a couple of options.

Bennett-Jensen stated that she would bring the 8 panel layout.

Schmunk stated that she wanted to see a budget, as well as a projection of where some of the funds are coming from. Schmunk stated that according to her figures, if all the cities do what is proposed that they do it totalled \$8,000 and you have \$3,000 that totals \$11,000. All of the money is there,

why would you need to go to the Kennel Club or any other for contributions?

Bennett-Jensen stated that all organizations were listed that were willing to donate to the brochure. The cities directly benefitting from the project were first to be asked to contribute. If the cities were not interested, then the other organizations listed would be asked.

Schmunk stated that the philosophy was apparently that the cities have more money than anybody else? Bennett-Jensen said, certainly they do. The County has used hotel-motel tax to promote tourism by giving 1% to the GPTBA so yes, definitely! Their money is being used wisely to bring more people into the area. She stated that this should be an on-going effort not just a one time thing and the need to educate cities to the contributions of this. She would like to see something done every year on a continuing basis.

Cox asked if there were further comments. He stated that this would be on the agenda at the March 22, 1988 meeting.

ITEM 5. RESOLUTION: Calling for a May 17, 1988 Tax Base Election (691-R)

Cox read the title of the Resolution.

Christian introduced the Secretary of the Budget Committee, Jim Jensen. Jensen, 2726 SE Hicklin Court, Troutdale spoke to this item. He stated that the Budget Committee, comprised of Council members and citizens of Troutdale has put together a balanced budget that stays within the current tax base as well as the two-year serial levy passed last year. It was the Budget Committee's recommendation that the budget itself be accepted as presented and that the City place before the voters on May 17, 1988 a measure to pass a new tax base based on the budget of this year.

Bui stated that he understood there was a certain time that the City could go out and, although there is a two-year levy..the Budget Committee agreed not to exceed the current levy but formalize it so that the City would not have to expend the monies to go out every year and get it re-committed to retain the same tax base.

Christian wanted to clarify whether or not it would be a tax measure voted on in May that would put in place the same current level of funding July 1, 1988 and, therefore eliminate the second year of the two year operating levy; or if May or November (depending on results)...put that in place for July 1, 1989. That is why the two measures are before Council. Christian stated that she understood the consensus to be to Call for a May 17, 1988 Tax Base Election and put it in place July 1, 1988...assuming there is a backup position in November.

Jensen agreed. Christian stated that the Council needs to formally act on that recommendation, since the Budget Committee has now formally presented it to Council.

Christian stated that Ron Burgin had suggested a change in the wording of the Ballot Title...Eliminate the first sentence in the EXPLANATION portion of the Resolution and replace it with: Approval of this measure would not increase property tax revenues to the City of Troutdale beyond present

authorization.

Jensen stated that it was discussed that it needs to be presented to make sure that the voters understand this is not a request for additional funds but rather to bring the tax base to the current level. This would be only the second time since 1911 that the voters have been asked for a new tax base.

Christian stated that due to newly annexed areas, a report from the assessor's office had not been received and an estimate was used for the figures indicated in the March 2, 1988 memorandum to Council. The figures should be \$2,598 in place of \$3,500 changing the Total Tax Base Authority to \$520,598 rather than \$521,500. The Total Levy Authority with Annexations would be \$718,370. The numbers in the election would reflect those changes.

MOTION: Schmunk moved to accept the recommended budget from the Budget Committee for FY 1988-89, as presented. Bui seconded the motion.

YEAS: 5
NAYS: 0
ABSTAINED: 0

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

Christian stated that Resolution 'Alternate A' would then be the resolution before Council to pass this evening - Calling for a May 17, 1988 Tax Base Election with the word changes Burgin recommended and the figure changes from the new figures including the annexation.

MOTION: Gault moved to pass Resolution 'Alternate A' as amended. Bui seconded the motion.

YEAS: 5
NAYS: 0
ABSTAINED: 0

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

Christian and Council thanked the Budget Committee for their recommendation in record time.

Christian stated that the Notice of Measure Election now gets filed with the County and is Exhibit A to the Resolution.

Jensen thanked Christian and City staff for the preparation of a very clear and explicit budget and presenting their respective departments to answer any questions. He felt it was a good budget.

ITEM 6. RESOLUTION: Expressing Opposition to Legalization of Marijuana (690-R)

Cox read the Resolution by title.

Christian stated that a legal opinion from Jennings had been included in the packet. There is no reason why the Council couldn't act on this as long as City funds were not committed for promotion of the issue.

Cox called for Council questions.

Bui felt that it was an excellent resolution and many other governments in the area are passing similar resolutions. He felt it was appropriate for the City to join and pass the resolution.

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

YEAS: 5
NAYS: 0
ABSTAINED: 0

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

ITEM 7. DEPARTMENT REPORTS

7.1: Public Safety - Acting Chief Farr had nothing to add to his report. There were no questions.

7.2: Finance - Gazewood had nothing to add. Schmunk commented on the time used for preparing budgets in the past and the time necessary this year to prepare using the computer to compile data. She was glad to see it in the report and felt that it made Council more aware of the good investment that the computer system really was.

Gazewood felt that it was also to the City's advantage to have such a capable data processing systems analyst on staff to work with the hardware required to program these types of functions.

7.3: Community Services - Wilder stated that the utility ordinance would be before Council at the next meeting. He stated that a continuing reduction in the water rates (approximately 5%) would be realized. Schmunk asked what was gotten from the Edgefield Manor? Wilder stated that doors, hardware, tables, lockers, etc. Wilder stated they felt like packrats going through the building, however, felt that the City would get a lot of benefit from the items. The tables enabled staff to eliminate tables from the budget that was originally planned on being purchased.

7.4: City Attorney - Jennings had nothing to add.

7.5: Executive - Christian stated that the jail site had been dropped off of the list as well as the Fairview site. There are seven sites remaining on the list.

Christian needed consensus from Council on sending a letter to the Commissions from the Mayor relaying what impact the kind of change in the County road services would do to Troutdale directly. She stated that there was a White Paper from the County. There would be County hearing on this issue and she felt that comments regarding Troutdale were important.

CONSENSUS: Bui - okay; Thalhofer - okay; Jacobs - okay; Gault - okay
Schmunk - okay

Christian then discussed County Business Income Tax. She had included a letter with packet materials. She needed Council direction to know if they wanted an additional response, leave it as is, follow up with addressing the overpayment last year based on the wrong formula to rectify future payments that are being withheld now, or...?

Gault stated that clarification was needed to know where we stand and how to anticipate revenues, based on what formula.

Thalhofer asked for City Attorney opinion, asking if he felt this was an accurate letter based on the ordinance?

Jennings stated that he would need to look at it closer to make a statement. The first portion, where they agree with Pam's contention in her letter, he stated that he agreed with that. The second contention that McCoy makes, he wasn't prepared to comment. The second is more financial than legal.

Christian stated that the City of Gresham is preparing to go to court over the previous two issues. They will be looking for support in that action and Council may consider making it a joint action. She had no formal request from Gresham at this time.

Gault requested Jennings look at the ordinance that was carried as far as the original agreement and what was felt to be the intent at the time it was passed. If passage of #2 and #3 portions of the Business Income Tax, if City Attorney's opinion was that they not be included.

Jennings will review sections 2 and 3 of the proposal as well as speak with the Attorney for the City of Gresham and report back in thirty days.

ITEM 8. COUNCIL CONCERNS AND INITIATIVES

Schmunk represented the city and East County Transportation at the State Transportation Committee and sang the same song on Graham Road and the Old Columbia River Historic Scenic Highway, as well as sending follow up letters. She felt that something would be coming back from them in the near future.

Bui noted that there were two applications in the packet from interested persons for committee appointments. He would like to see the same type of selection committee as has been done for appointment to committees.

Cox stated that he would prefer to wait thirty days to see if there are more applicants interested in applying, since there is still an ad running.

ITEM 9. ADJOURNMENT

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

YEAS: 5
NAYS: 0
ABSTAINED: 0

Sam K Cox
SAM K. COX, MAYOR
DATED: *3/24/88*

ATTEST:

Valerie J. Raglione
Valerie J. Raglione
City Recorder

CC2:13