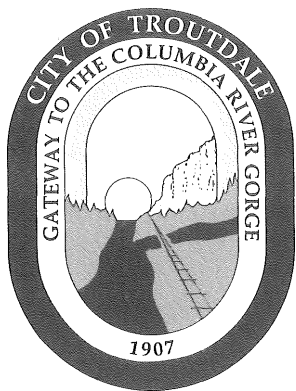


# CITY OF TROUTDALE



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

7:00 P.M. -- APRIL 12, 1988

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
  - 2.1 ACCEPT: Minutes of MARCH 22, 1988
  - 2.2 ACCEPT: Business License Report
  - 2.3 ACCEPT: Bills for month of MARCH, 1988
  - 2.4 RATIFY: Multnomah County Business Income Tax  
City of Troutdale - Litigation Issue
- (A) 3. PUBLIC COMMENT:  
Please restrict comments to non-agenda items at this time.
- (A) 4. REQUEST FOR PROPOSALS: FOOD/PARKING Concessionaire
- (A) 5. REQUEST FOR PROPOSALS: Insurance Agent of Record
- (A) 6. REQUEST FOR PROPOSALS: Frontage Road Pump Station
- (A) 7. APPOINTMENT: Cable Regulatory Commission Representative
- (A) 8. DEPARTMENT REPORTS:
  - 8.1 Public Safety
  - 8.2 Finance
  - 8.3 Community Services
  - 8.4 City Attorney
  - 8.5 Executive
- (A) 9. COUNCIL CONCERNS AND INITIATIVES
- (A) 10. ADJOURNMENT.

  
\_\_\_\_\_  
Sam K. Cox, Mayor

Dated: \_\_\_\_\_ March 29, 1988

32:30

M I N U T E S  
REGULAR SESSION - CITY COUNCIL MEETING  
TROUTDALE CITY HALL  
CITY COUNCIL CHAMBERS  
104 SE KIBLING AVENUE  
TROUTDALE, OR 97060

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7:00 P.M. -- APRIL 12, 1988

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

Mayor Cox called the meeting to order at 7:03 p.m.

Schmunk led the Pledge of Allegiance.

Mayor Cox asked Chris Thomas to call the roll.

PRESENT: Bui, Gault, Schmunk, Cox, Burgin  
Jacobs, Thalhofer - Excused

STAFF: Christian, Farr, Gazewood, Wilder, Raglione, Thomas  
City Attorney - Jennings

PRESS: Dave Pinson, Gresham Outlook  
Webb Reubal, Oregonian

GUESTS: Andy Anderson  
Ronald Sherwood

Cox asked Christian if there were any updates to the Agenda to be considered. Christian stated that there were none.

AGENDA ITEM 2 - CONSENT AGENDA:

Cox called for comments to this item. Christian stated that Consent Agenda item 2.1 was eliminated and there was a back-up sheet for Consent Agenda item 2.4.

MOTION: Bui moved to recommend approval of the Consent Agenda eliminating item 2.1 and including item 2.4 Schmunk seconded the motion.

YEAS	4
NAYS	0
ABSTAINED	0

Bui - Yea; Burgin - Yea; Gault - Yea; Schmunk - Yea

AGENDA ITEM 3 - PUBLIC COMMENT:

Cox called for comments. There were none.

Christian requested hearing Agenda Item 7 before continuing with the other items.

AGENDA ITEM 7 - APPOINTMENT - CABLE REGULATORY COMMISSION REPRESENTATIVE:

Schmunk highly recommended Council approval of Andy Anderson's recommendation for Mr. Ronald Sherwood's appointment to Anderson's vacated position on the Multnomah Cable Regulatory Commission. Schmunk stated some of Mr. Sherwood's qualifications.

Anderson stated that he had enjoyed being on various City boards and commissions and that he would miss Troutdale very much.

Cox presented Anderson with a certificate of commendation and appreciation for his many years of public service in the City of Troutdale.

Cox called for any other Council comments. There were none. Mr. Sherwood was introduced to Council.

MOTION: Schmunk moved to recommend approval of Mr. Sherwood's appointment to the Cable Regulatory Commission. Bui seconded the motion.

YEAS	4
NAYS	0
ABSTAINED	0

Bui - Yea; Burgin - Yea; Gault - Yea; Schmunk - Yea

AGENDA ITEM 4 - REQUEST FOR PROPOSALS - FOOD/PARKING CONCESSIONAIRES:

Christian gave background information on past food and parking concessionaires. Christian called for any Council comments and recommended changes.

Burgin thought \$250.00 submittal fee was too high and that it ought to be lowered \$100.00 to attract more bidders.

Cox stated that he thought the \$500.00 minimum acceptable bid could be lowered as well.

Christian stated that there was the option of \$500.00 or 15% of gross revenues, whichever is greater. Christian stated that the word "greater" could be changed to "lesser".

Gault stated that the staff report indicated that over the past four years the concessionaires generated \$800.00 to \$1,200.00 a year in revenues and asked what portion of the combined gross revenues from the concessionaires was from food sales?

Christian stated that the food concessionaire generated approximately 15% of the revenues and the parking generated 85%.

Gault stated that using the present formula, the \$500.00 fee seemed out of line.

Christian stated that in the past no one has submitted a proposal based on that actual formula. All the proposals have gone back to Council and been negotiated.

Christian stated that the liability insurance requirement is another deterrent to prospective bidders. Christian suggested not waiving or lowering the insurance requirements because the City would then become more liable for anything that might happen.

MOTION: Gault moved for the Request for Proposal process with an amendment to the payment of \$150.00 partial payment and the minimum bid acceptable as \$300.00 per year, or 10% of gross revenues over the concession per year, whichever is greater. Burgin seconded the motion.

YEAS: 4  
NAYS: 0  
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Gault - Yea; Schmunk - Yea;

PARKING CONCESSION:

Burgin asked what was received last year? Gazewood stated that approximately \$900.00 was received.

Discussion regarding the proposals being negotiated after the close date of bids ensued. Council consensus was that there be no negotiations once the bids have closed, if there are no bids received, the bids will again be readvertised and the bid process start over with no minimum set rather than negotiate with bidders after the close date and not readvertising to the public again.

Gazewood said that a continuing problem was the liability insurance, he stated that the City's insurance agent had suggested that the City not change from the current practice and put the City in a negative liability situation.

MOTION: Bui moved for the Request for Proposal to go out for bid as written. Gault seconded the motion.

YEAS: 4  
NAYS: 0  
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Gault - Yea; Schmunk - Yea

AGENDA ITEM 5 - REQUEST FOR PROPOSALS - INSURANCE AGENT OF RECORD:

Christian stated that this was a housekeeping issue. She stated that State law has changed and it does not require changing every three

years. Christian preferred going out every three years because it meant a more competitive bid for the insurance rates.

The three year appointment of the insurance agent of record expires May 1, 1988. It was also suggested that rather than appoint for three years, make the appointment annually with the provision that the City reserves the right to extend the appointment each year, but not exceed three years from the date of initial appointment. The City could then renew the appointment two times, if performance warranted.

Cox called for further comments.

MOTION: Bui moved to submit a Request for Proposals for an Insurance Agent of Record for the City. Burgin seconded the motion.

YEAS: 4  
NAYS: 0  
ABSTAINED: 0

Christian stated that the bid would be awarded on May 10, 1988.

Bui - Yea; Burgin - Yea; Gault - Yea; Schmunk - Yea

AGENDA ITEM 6 - REQUEST FOR PROPOSALS - FRONTAGE ROAD PUMP STATION:

Wilder presented background information on this Agenda Item. He stated that this had previously been discussed. It is next to the Burns Bros. facility and is designed to handle the additional capacity up to Burns Bros, together with the Flying J project and the balance of vacant property along Frontage Road. The existing pump station has reached its useful life. The capacity is substandard and undependable. It was previously estimated for a project cost of approximately \$50,000 and construction cost of approximately \$40,000. The engineer's estimate is completed and that is \$42,750 for construction of the project.

Wilder asked Council for authorization to proceed with advertisements for the project and Council would be presented with proposals and bids for action at a later date.

Mayor Cox called for questions.

Bui asked what the problem was with the water puddling on the area of construction it didn't appear to be fully leveled down.

Wilder stated that the property was owned by Flying J, purchased from the Leathers Oil Company. Rather than go through a mechanical compaction process they decided to remove soil (sand), stack it up and let the weight of the sand perform the compaction over a period of time. That will be removed and redistributed, the water will go away and it will be a level sight again. Bui asked how deep the water was there? Wilder stated that it was knee deep at the deepest area.

MOTION: Gault moved for acceptance of the proposal as written. Bui seconded the motion.

YEAS: 4  
NAYS: 0

Bui - Yea; Burgin - Yea; Gault - Yea; Scmunk - Yea

AGENDA ITEM 8 - DEPARTMENT REPORTS:

Public Safety: Farr had nothing to add but would answer questions. Schmunk asked if the warmer weather really increased the burglary rates? Farr stated yes.

Finance: Gazewood had nothing to add, but would respond to concerns. There were nothing.

Community Services: Wilder had nothing to add, however, expanded on the Engineering portion of his report. Continual discussion regarding Well #6 which is causing a lot of nervousness.

Well #6 and Well #7 were both drilled as part of the FmHA Loan Project in 1979-82. They were originally designed to produce approximately 650 - 700 gpm each. When the wells were tested the aquifer at that time could supply around 1,000-1,200 gpm. The engineer's recommendation at the time was to abandon one of the wells, keep it in reserve, and pump the other well at that rate. It turns out that was not a good decision. The pumping of the one well in excess of the aquifer's ability to supply water over a long period of time has resulted in mineralization, screen plugging, etc. The result is a marked drop of capacity from 1,000 gpm to nearly 650 gpm.

The abundance of water supply exists, it is supplied in a zone type basis. Some areas of town can receive water from specific wells, others not. This particular area of town counts on its main source of supply, that well. The Stark Street well supplies and the Columbia High well were designed to supply other areas of town.

If the well fails during a period of production (hot weather conditions) the supply might not be there. It is felt that with the expertise on staff (Ed Kubicki and crew, myself and a consultant that was included in discussions) this project could be handled in house. A run down on costs that is expected to incur. \$8,900 to remove pump and well and pump and motor to reinstall. To 'log' the well which is done with specialty equipment which measures the ferocity of the surrounding aquifers, tv cameras lowered to examine the intact screens, etc. Once the fault is found \$9,800 to have someone come in and apply chemicals, mechanical surging, etc. There are always risks in developing or redeveloping a well.

We expect to get the well back up to capacity, however, the aquifer isn't designed for it. A pump and motor would be reinstalled that would be capable of 650 gpm NOT 950-1,000 gpm. which would reduce the smae problem down the road that currently exists. A new pump would cost \$5,700. We expect to do the projects as individual elements, all are under the State for minimum bidding, close to the City requirements for minimum bidding. We requested proposals from three well drillers, geohydraulegists...we will be reviewing these and getting back to

Council. We have to be on line before June 1, we cannot go through a formal bidding process. Total costs of everything approach \$30,000. Coupled with that is a concern that future protection be provided for the City by beginning the development and construction of Well #7 which is again 650-700 gpm to bring the capacity back up.

The electrical to site which was never done will cost (PGE will share in this) but cost to the City would be around \$9,000 to get electrical to the well site. The proposals for design and engineering which are being evaluated now, would be another \$9,000. Phase 1 construction, broken into two phases, \$12,000 (transformers on pads, water lines to site, everything except building well house or installing the well). It does allow a temporary well to be dropped should there be a failure with any other well, and supply and produce water. Phase 2 (expected to be done in approximately 2 years) would be \$85,000. To bring well #7 on line will total \$115,000. The \$29,000 to rehabilitate Well #6 and the \$30,000 to prepare Well #7 for emergency supply is within the budgetary limits and leaves approximately \$40,000-50,000 in the remaining construction fund and save monies until such time rather than go the route of a Revenue Bond or Local Improvement District or other sources for approximately two years until the balance is accumulated to complete Well #7.

Gault asked where the locations of the two wells are? Wilder stated that #6 was in Sweetbriar and is pumped to a 2 mg reservoir on Strebin Road. #7 is in Sandee Palisades and would also supply the Strebin Road Reservoir. He stated that every well in the City is designed to supply water in a northward fashion as higher elevations and further away from the downtown area the ability to supply in a redundant fashion lowers.

The project would occur over the current and 88-89 budget years. It is budgeted for the portions currently being considered.

City Attorney: Jennings had no report.

Executive: Christian stated that there were minutes included in the packet materials. The Boundary Commission request for recommendation was in front of Council and if there were any recommendations, the deadline is set for 4/20/88. Christian stated that she had been on vacation and was still catching up. There were no additional comments.

#### AGENDA ITEM #9. COUNCIL CONCERNS AND INITIATIVES

Burgin: None

Schmunk: None

Gault: None

Bui: Two articles featuring the Fire situation had prompted phone calls to him. He stated that the comments were reasonable. One call was from the gentleman that had lost his home on Stark and Troutdale Road from a recent fire. He stated that the swimming pool was full of water and perhaps the Fire Dept. could have utilized some of the advantages there were surrounding the house and maybe the damage wouldn't have been as severe. Another caller seemed to think that problems should be developed by the City's own fire

department and if that is too costly, figure out a way to contract  
with Portland.

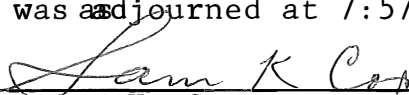
AGENDA ITEM #10 - ADJOURNMENT

MOTION: Burgin moved to adjourn the April 12, 1988 Council meeting.  
Bui seconded the motion.

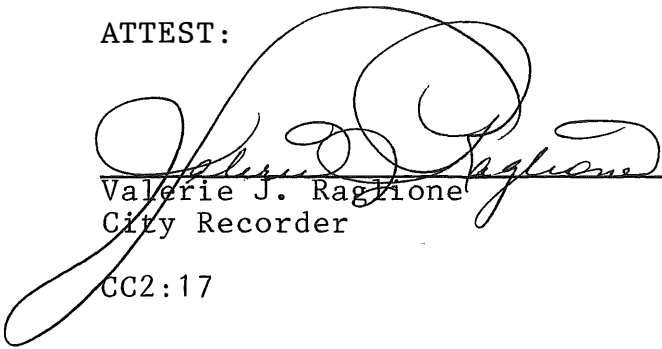
YEAS: 4  
NAYS: 0  
ABSTAINED: 0

Bui - Yea; Burgin - Yea; Gault - Yea; Schmunk - Yea

The meeting was adjourned at 7:57 p.m.

  
\_\_\_\_\_  
Sam K. Cox, Mayor

ATTEST:

  
\_\_\_\_\_  
Valerie J. Ragnione  
City Recorder

CC2:17