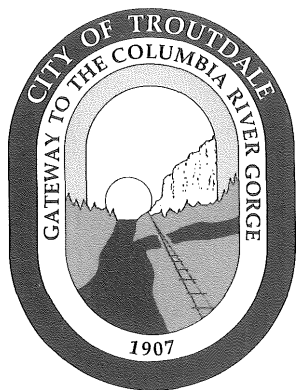


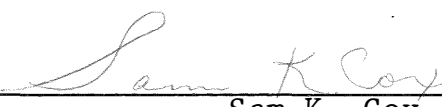
CITY OF TROUTDALE



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

7:00 P.M. -- APRIL 26, 1988

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
2.1 ACCEPT: Minutes of 3/22/88; 3/30/88; 4/12/88
- (A) 3. PUBLIC COMMENT:
Please restrict comments to non-agenda items at this time.
- (A) 4. CLASSIFICATION PLAN: Colleen Hoss, LGPI
- (A) 5. PUBLIC HEARING: Comprehensive Land Use Plan Inventory
- o Open Public Hearing
 - o Declarations or Challenges
 - o Staff Summary
 - o Public Testimony: Proponents, Opponents, Cross Examination
 - o Staff Recommendation
 - o Council Questions or Comments
 - o Public Hearing Closed
- (A) 6. AWARD: Food/Parking Concessionaire Bids
- (A) 7. APPROVAL: Cable Regulatory Budget
Cable Access Budget
Program & Community TV Budget
- (A) 8. INFORMATION:
Authorizing Mayor to Enter Into Intergovernmental Agreement with METRO Establishing Metro Builder's Business License Program.
- (A) 9. COUNCIL CONCERNS AND INITIATIVES
- (A) 10. ADJOURNMENT.



Dated: 4/21/88 Sam K. Cox, Mayor

32:31

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

APRIL 26, 1988 -- 7:00 P.M.

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

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

Gene Bui led the Pledge of Allegiance.

City Recorder, Valerie J. Raglione, called the roll.

PRESENT: Bui, Burgin, Jacobs, Gault, Schmunk, Cox
EXCUSED: Thalhofer

STAFF: Christian, Farr, Gazewood, Raglione, Wilder

PRESS: Webb Reubal, Oregonian

GUESTS: Julie Omelchuck, Cable Officer
Alex Quinn, Cable Access
Frank Windust, Jr.
Colleen Hoss, LGPI Personnel Director

AGENDA UPDATE: Christian stated that Item #7 would be heard after Item #3.

ITEM 2. CONSENT AGENDA

MOTION: Bui moved to approve the consent agenda as written.
Burgin seconded the motion.
YEAS: 5
NAYS: 0
ABSTAINED: 0

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

ITEM 3. PUBLIC COMMENT:

Mayor Cox called for any comments relating to non-agenda items. There were none.

ITEM 4. (AGENDA ITEM #7) APPROVAL:

Omelchuck reviewed materials for Council. She stated that the sale of the Rogers system would mean an opportunity to address many

consumer issues in the upcoming year. Implications of the transaction are:

Franchise Conditions on Ownership Transfer. (Section 3.7-Franchise agreement).

Impact on Franchise Requirements (Section 3.11).

Impact on Other Issues Pending with Rogers. The sale may affect MCRC's position on present issues pending w/Rogers (i.e., interconnect to Hayden Island and Vancouver, Washington and the franchise fee itemization.) Leverage may be given here because of Rogers' desire to positively position itself for the sale. Perspective Buyer(s). Currently unknown and may be unknown for several months.

Impact of Cable Communications Policy Act. 1984 Cable Act doesn't restrict or limit conditions MCRC may impose as part of any ownership transfer.

Administrative Impact on Cable Office. Considerable impact on Cable Office workload which wasn't anticipated in FY 1988-89 budget. Suggestions include MCRC develop plan or policy for a 'reimbursement of resources' to take lead in the proceedings, as suggested by David Olson, Director of City Cable Communications Office.

Burgin asked what some of the consumer issues were? Auditing franchise fee separating the amount on the billing. State Attorney Generals office will be resolving; disconnect policies versus change from current policy.

Burgin stated that he would like to see added to the consumer issue the ineffective scrambling method for channels 40, 41, 42. He stated that visually it was scrambled, however, auditory was coming in 'loud and clear'. Omelchuck stated that a consumer can call for assistance and the Cable can be scrambled through other methods, including house-by-house methods.

Burgin stated that in order to live up to the original promises by Rogers, all of it should be scrambled unless the film is specifically ordered.

Bui stated that Channel 39 previews the films that can be viewed and this should also be considered.

Burgin stated that Rogers had made an obligation and didn't stick to it. He would like the obligation known and addressed.

Quinn gave an overview of the Public Access programs including: Educational - Municipal portions of Public Access. Increased programming; tele-conferences which allows classrooms to view, phone in and participate; magazine formatting - What did you do in school today? has been added as well as a 2+2 program through Reynolds School District. Instructing television production to high schools which can be applied towards college credit. The Municipal portion includes City Council meetings, East Side Journal (stories of individual cities and community activities),

County lines (discussions with employees and Commissioners).

Cable Regulatory Budget:

MOTION: Burgin moved to approve the Cable Regulatory Budget as presented. Bui seconded the motion. YEAS: 5
NAYS: 0
ABSTAINED: 0

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

Cable Access Budget:

MOTION: Burgin moved to approve the Cable Access Budget as presented. Gault seconded the motion. YEAS: 5
NAYS: 0
ABSTAINED: 0

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

Program & Community Television Budget:

MOTION: Burgin moved to approve the Program and Community TV Budget as presented. Bui seconded the motion. YEAS: 5
NAYS: 0
ABSTAINED: 0

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

Sherwood asked how often Council would like him to report to them and that he was available if Council needed him. It was discussed and decided that, due to the impending slwe, quarterly reports to Council would be the best.

ITEM 5. (AGENDA ITEM 4) CLASSIFICATION PLAN:

Colleen Hoss, Personnel Director, LGPI presented the Classification and Salary Plan to Council. Hoss gave background information on the process used to determine a consistent, fair and equitable plan for City employees.

Consistency - identifying jobs; Fairness - all jobs reviewed and a 'yard stick' measuring; Equity - looks at each job to be done and at what level it needs to be done to satisfactorily meet the needs of the City. Hoss stated that a Classification Plan can be used for (1) recruitment/selection; (2) performance evaluations; (3) compensation purposes.

A complete questionnaire was given to all field personnel asking to address the specific duties and identify them, reporting to, independent judgement, knowledge, skills, and abilities required to perform the work and what can be learned on the job. An independent interview was then held between Hoss and each individual employee completing the questionnaires. The individual

jobs were then grouped by like characteristics. Employees and supervisors then reviewed the draft job descriptions for changes. Interviews were again held and some information necessary to be changed was. The knowledge, skills and abilities were fairly basic and consistent within the specific jobs. Draft job descriptions were then completed which contained the necessary adjustments and changes decided upon by the employee, and supervisor(s).

Hoss then described the Compensation Study in which class specifications and existing class descriptions, as well as the independent and group interviews and market study was incorporated. Hoss stated that internal relationships as well as the external market size, market recruitment factors and economic background is considered. Benchmarks are used by positions that are uniform within comparables. Other positions are 'tagged' based on the benchmark positions once set in place. Recruitment and retention are largely based on the market area and what the rates of pay are within the competitive market area.

Hoss stated that there were no bargaining units within Troutdale and that certainly indicates a good communication between staff members and administration she felt that this was a real plus. The amount of long term employees is a major indicator of the excellent communication.

Bui commented that the Council should review the compensation package more often to ensure staying in line as a small city in the market area. He commended Hoss on a very thorough and 'well done' study.

Burgin felt that Table I was very indicative of fairness with male/female positions held.

Comments from Council to Hoss thanking her for the presentation and a very thorough study.

MOTION: Burgin moved to approve both the Classification Plan and the Compensation Plan, as presented, to be effective May 1, 1988. Bui seconded the motion.

YEAS: 5
NAYS: 0
ABSTAINED: 0

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

Mayor Cox called for a break at 8:05 P.M.
The meeting reconvened at 8:18 P.M.

ITEM 5. COMPREHENSIVE LAND USE PLAN INVENTORY

Barker gave a brief summary of this item. It began approximately two years with several reviews of the Comprehensive Plan, Development Ordinance and the Development Plan. After several revisions an Ordinance was passed by Council in December. The

Dept. of Land Conservation identified 4 factors that the City needs to address and update -- one being Transportation, new road development, new economic development, annexations. New legislation was passed which also needs to be implemented into City ordinances.

CAC began reviewing the inventory in September (background for the Comp Plan) which will be before Council in groups of 5 inventories at a time over the next few meetings. Historic Resources is one of the items that is taking a lot of time in revising the process for identification and how changes are handled. A new process, Regulatory Flood Plan program, rather than Emergency Management Flood is also new. A process for how to build in a flood plain, and how to issue permits and process so that people are eligible for insurance. The City will have to be able to meet minimum Federal Standards for this Plan. The CAC should be through with this in May and it would then go to the Planning Commission in June. The Council should get all the documents (including Development Standards, Development Ordinance, Comp Plan itself and the Inventory) by the end of June.

Council would review them and pass a Resolution that all changes have been made by the best of our ability and assuring that we comply with State Standards and it is then sent to Salem. They have 120 days to review all changes (Local Review Order) and we will get comments back, probably in October. At that time, the City will hold a Public Hearing on all elements, adopt all changes, and new ordinances.

The 5 goals before Council now have been reviewed by CAC. There were minor changes (Citizen Involvement; Air, Water and Land Resources; Transportation; Recreational Needs; Housing). One additional was the decision to select 2 at-large positions which increases as the population increases.

Bui asked what the situation was with the historical sites and stated that there were problems with the CAC and the historical designations? Barker stated that a criteria for a historical site was that it be historical or socially significant. Economic benefit or economic hardship to the property owner cannot be considered - it should stand by itself. The CAC recalled an adopted ordinance back for additional work and are re-writing the ordinance adding specific criteria so subjective decisions aren't made. An evaluation or grading checklist, based on the merits of each attribute on the property -- if it is more than 70 it is historic and significant; between 50-70 it would be minimally significant but not detract seriously if it isn't there (which might allow some development on the property) or some alterations; less than 50 is that it is not significant enough to retain.

Bui asked if LCDC had criteria that could be used to help form that Ordinance? Barker stated that an ordinance based on the Bureau of Governmental Resources was being used and nearly every city in Oregon was using. It is difficult to pick without emotions

or personal relationships with people that own the homes, entering into decisions.

ITEM 6. AWARD: Food/Parking Concessionaire Bids

Christian stated that the contract read 70% to contractor and 30% to City after the first \$50.00 per day. She stated that the other proposal did not allow \$50. per day to contractor. The Parks Advisory Board favored the proposal with \$50.00 per day to contractor simply to assure that there would be control over the parking area more days per year rather than just on 80 + degree days.

Windust was the only bid received for the Parking Concessionaire. He passed out a sheet showing which days were manned during 1987 at the park - 46 total days minus 17 days which did not show a profit at 70/30. The amount of probably days coverage under the 70/30 split based on those figures was 29 days.

Windust stated that the patrol at the beach was very well received when Officer Bronkema was assigned that area. He stated that there had been other officers that were very pushy and he felt that the reception of officers at the beach was dependent upon the personalities of the officers. It seemed to alleviate some of the confrontations that could occur.

Council discussed that the recommendation from PAB was a good base and that control was a concern at the park. For that reason, it was felt that the \$50. to the contractor per day and then the 70/30 split was the better proposal.

MOTION: Schmunk moved to accept the bid offer by Frank Windust, Jr. after the first \$50/day 70% to contractor -- 30% to city. Bui seconded the motion.
YEAS: 4
NAYS: 0
ABSTAINED: 0

Bui - Yea; (Burgin left at the break); Gault - Yea; Jacobs - Yea; Schmunk - Yea

Christian stated that there were no Food Concessionaire bids received. She stated that generally when the weather gets nicer and the amount of people at the beach increase, people come in and want to know about a concession there.

Gault stated that a date should be set to re-evaluate or consider proposals. Christian stated that was the direction on the parking and perhaps it could be put off until June 1, to see how the weather and inquiries are doing by then. It could be re-advertised at that time also. Gault stated that he would like to get someone in as soon as possible. After discussion it was decided that the process would remain open and Christian would set it so that it coincided with the Council meeting in June.

ITEM 8. METRO BUILDER'S BUSINESS LICENSE PROGRAM

Christian stated that \$110 per license will be the recommendation to METRO Council on May 12. This will probably be before Council for consideration of the agreement on May 24. The past legislature mandates this (State law) and there is really very little, other than process that needs to be decided by Council.

Gault asked if there would be a large impact on the revenues that are currently received by the City?

Christian stated that it was felt there would be some increase, however, she didn't feel that it would be much, if any. One point to consider is that it is only for residential contractors, remodels and does not affect, at all any industrial/commercial builders.

Gault asked what kind of offset there would be against the number of business licenses that the City does not issue. Christian said there would be some reduction but it won't be known how much for probably a year.

ITEM 9. COUNCIL CONCERNS AND INITIATIVES

Christian stated that there was one item from Blue Mountain Industries, Inc. - owner of the apartments at 403 and 443 SE 2nd. The opportunity for the City to buy the property is suggested. She stated that staff needed to know if Council was interested or if they wanted to outright reject the idea.

Schmunk stated that staff should be directed to research the information and bring it back to Council.

Bui spoke to a letter directed to Fire District #10 Fire Board. He reviewed the fire task force was appointed, approved and recognized the previous Fire Board. They knew that when the annexations were completed Troutdale, Fairview, Wood Village, Orient, Interlachen would basically be the home, the area of Fire 10. This board hasn't treated it that way. There was a proposal that a fire station be constructed in our area, however, it is not clear what the costs would be. The previous board was considering the sale of the station near 12 mile corner proceeds to go towards the building of a new fire station. This board wants to have #46 open while the construction is being done. It hasn't been passed by their budget committee and themselves when they passed the budget to build the station. The amount of money is alarming and it is unclear as to costs for maintenance, operations, equipment, etc.

A study was done approximately 1 year ago and a new station would have cost \$5.75 to \$7.80 per 1,000 - this current group isn't looking at that. The other cities are also sending a letter to the Fire Board to express their concerns. Bui was asking Council for

approval in submitting a letter from Troutdale to the Fire Board also. He stated that there was a tentative meeting on May 3 to discuss the concerns and anyone interested could attend.

Council consensus approved writing and sending the letter.

ITEM 10. ADJOURNMENT

MOTION: Schmunk moved to adjourn at 8:50 P.M. Jacobs seconded
the motion. YEAS: 4
NAYS: 0
ABSTAINED: 0

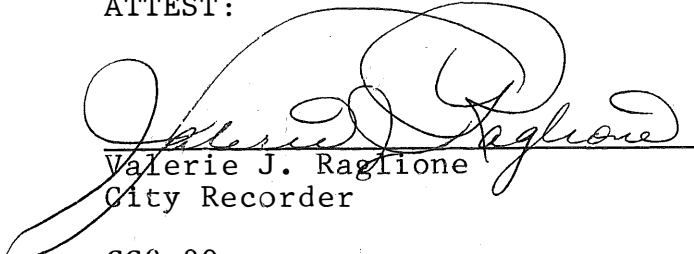
Bui - Yea; Gault - Yea; Jacobs; Schmunk - Yea



Sam K. Cox, Mayor

Dated: 5/12/88

ATTEST:



Valerie J. Raglione
City Recorder

CC2:20