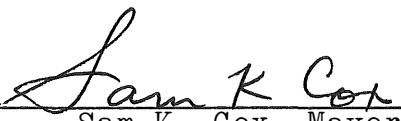


CITY OF TROUTDALE

AGENDA
CITY COUNCIL MEETING - COUNCIL CHAMBERS
TROUTDALE CITY HALL
104 SE KIBLING AVENUE
TROUTDALE, OR 97060

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

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
 - 2.1 Accept: Minutes of June 28, 1988
 - 2.2 Accept: Business License Report
 - 2.3 Accept: Bills for month of June, 1988
- (A) 3. PUBLIC COMMENT:
Please restrict comments to non-agenda items at this time.
- (A) 4. 5 YEAR EMPLOYEE RECOGNITION
- (A) 5. BUSINESS INCOME TAX (BIT) TAX SETTLEMENT
- (I) 6. PROPERTY ACQUISITION (2ND. & KIBLING)
- (A) 7. RESOLUTION: REGARDING THE ELECTION OF THE MAYOR AND THE CITY COUNCIL - EXPIRING TERMS FIRST OF THE YEAR 1989.
- (A) 8. DEPARTMENT REPORTS:
 - Public Safety
 - Finance
 - Community Services
 - City Attorney
 - Executive
- (A) 9. COUNCIL CONCERNS AND INITIATIVES
- (A) 10. ADJOURNMENT.



Sam K. Cox, Mayor

Dated: _____

32:54

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

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

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

Mayor Cox called on Schmunk to lead the Pledge of Allegiance.

Valerie Raglione, City Recorder, called the roll.

PRESENT: Bui, Burgin, Cox, Jacobs, Schmunk, Thalhofer (8:00 P.M.)
EXCUSED: Gault

STAFF: Christian, Farr, Gazewood, Raglione

PRESS: Webb Reubal, Oregonian
Robin Franzene, Gresham Outlook
CABLE TV

GUESTS: Harry Fowler, Mr. Chan

Agenda Update

Item 2.4 Liquor License for King Lam (Steve Chan) for Change of Ownership from The Rivers Bar & Grill. Agenda Item 2.1 would be omitted and moved to the August 9, 1988 Council meeting.

ITEM #2. CONSENT AGENDA

Mayor Cox read the Consent Agenda.

The prospective owners of The Rivers Bar & Grill were in attendance and introduced to Council.

Christian stated that a business license had been paid for and received by the Chan's and the Change of Ownership required Council action prior to their getting the liquor license from O.L.C.C.

Burgin asked what type of food they were intending to serve? The Chan's responded Chinese/American. Burgin welcomed them and their new business to the Community.

MOTION: Schmunk moved to approve the Consent Agenda items 2.2, 2.3, and 2.4 with the correction noted that item 2.1 was not included. Bui seconded the motion.

YEAS: 4
NAYS: 0
ABSTAINED: 0

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

ITEM #3. PUBLIC COMMENT

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

ITEM #4. 5 YEAR EMPLOYEE RECOGNITION

Mayor Cox presented the following employees with a Commendation for service to the City of at least 5 years and no more than 10 years. Sue Barker, Leon Berg, Pamela Christian, Sandra Davis, Richard Goldie, Paula Goldie, Eric Johnson, Don Oliver, Valerie Raglione, Christina Thomas, Dan Thomas, Greg Wilder. Wilder, Davis and Oliver were not in attendance due to vacations.

Christian stated that there were 2/3 of the staff that were in the category of a minimum of five years.

Council extended their appreciation for the dedication of service from these employees.

ITEM #5. BUSINESS INCOME TAX SETTLEMENT

City Attorney, Jennings addressed this issue. He reviewed the agreement and the settlement which was before Council. He stated that this had been discussed previously and a motion to accept the settlement and authorize Mayor and City Administrator to enter into the settlement itself by signing the documents.

Bui asked how much Troutdale would be in the settlement? Jennings stated that immediately there would be \$92,000 released (86-87 FY), \$736,000 (87-88 FY) would be released three days after the settlement. Of the amount to be released immediately Troutdale would get its proportion of the share. He stated that it was a two tiered calculation.

Christian stated that there was approximately \$10,000 more than was budgeted originally in the past budgeted year. In the beginning there was \$45,000 budgeted because of the withholding that had been done due to the overpayment, that would be adjusted to \$71,000 for the current budget year.

Christian stated that this was a total agreement before Council and there would be a distribution formula based on population and assessed value for each City.

Jennings stated that he was anxious to see the assessment formula which will be adjusted annually, he hasn't see that yet. Christian stated that she hadn't see the 86-87 numbers yet because of the distribution. It would go back each year individually and figure the assessed value and population as determined by Portland State Bureau of Census.

Christian stated that there had been several updates prior to the one before Council. The Board would be acting on the new agreement on Thursday, July 14, 1988.

Jennings stated that Troutdale would be first to act on the agreement, Wood Village would act on it Wednesday.

MOTION: Bui moved to accept the settlement agreement and authorize Pam Christian and Sam Cox to sign the agreement documents. Burgin seconded the motion. YEAS: 4
NAYS: 0
ABSTAINED: 0

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

ITEM 6. PROPERTY ACQUISITION (2ND. & KIBLING)

Christian and Gazewood had researched the possibilities, as Council requested previously. There were basically three options. (1) Agree to purchase property and use an improvement fund balance being carried forward every year (improvement bonds that were paid off and the City had been carrying the liability which has now been collected). That would carry the first year's payment while putting together a GO Bond (General Obligation Bond) to go to the voters to purchase the property. (2) Short Term financing to obligate anticipated taxes revenues over the next 3-5 years (3) Take over contract and have an interfund loan that Council would have to act on by Resolution - this would front the money to buy out the equity and assume the contract liability on the property.

Christian stated that after reviewing all alternatives and options, she and Gazewood arrived at the conclusion that Council would need to make a decision to confirm the commitment that the center of government would be in the downtown area; a firm vision and plan of space and property needs would need to be completed. She stated that it would be a lot of property with no specific plans for use. Expansion plans may be a Council priority in the next FY but, not enough currently to request the voters to approve a GO Bond to buy property without an identification for uses. There are also no specific revenue sources to identify financing property with the exception of a GO Bond.

The completion of an inventory of vacant property indicates that 58% of our property is either vacant or seriously underdeveloped. It is not imperative at this time until we know how much expansion is needed. This specific parcel would also present the Council and City some problems regarding being a 'landlord'. Even if contracting with a property manager it is still the position of 'landlord'. There is no timeframe for specifically developing the property.

The City Attorney's office has pointed out specific problems in owning property that is a money making establishment without specific criteria or intent to utilize the property for public purposes.

Christian stated that staff was recommending that the current owners be thanked for their offer but the City doesn't have any

near future plans for expansion. She stated that if Council would prefer further follow-up she would. She also stated that there was other property that could be looked at if the space need is now (i.e., parking lot across street).

Cox stated that there was a concern (Schmunk) in the Downtown Plan that addressed government in the downtown area.

Bui mentioned the Housing Rehabilitation Loan that the owner's applied for to do upgrading of property. Christian stated that the \$16,000 would do more for the community in enhancing the living conditions for a longer term than has been projected for meeting expansion needs for City Hall. You have to weigh community benefit versus future need of City government. Bui stated that he did feel additional space needs would need to be looked at in the near future. As the City grows that is one of the agencies that will require expansion. He felt that from the budget standpoint it has not been planned for. It would be a drain on the taxpayers. We have promised and are meeting those promises of the tax base which was recently passed. To go in and ask for additional monies at this time, the citizens will wonder why we are asking again.

Bui and Burgin agreed with staff recommendation. Schmunk stated that she was more undecided, she could see staff view. Christian stated that the future space needs should be specifically identified prior to purchasing property. City government is not here to act as private business and buy up in case and sort of 'land bank' property, and unless there is a specific purpose ...

MOTION: Bui moved to accept staff recommendation and thank the owners for the offer but, reject it. Bui seconded the motion.

Schmunk stated that (for the record) staff was asked to look into it which was done.

YEAS: 4
NAYS: 0
ABSTAINED: 0

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

ITEM #7. RESOLUTION Regarding the Election of the Mayor and the City Council - Expiring Terms First of the Year 1989. (709-R)

Christian asked Raglione to give information regarding the purpose of the resolution. Raglione stated that it was necessary to state the position vacancies and the filing dates for persons interested in entering the election for office. It is required by Charter and O.R.S. to declare vacancies and set the election process.

Mayor Cox read the resolution by title. There were no comments.

MOTION: Bui moved to approve the resolution as written. Schmunk seconded the motion. YEAS: 4

NAYS: 0
ABSTAINED: 0

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

Christian stated that this process was outlined in the City Charter. She stated that some public bodies allow a fee rather than submission of a petition. If this would be desired, it would require a Charter amendment. Christian asked for a consensus from Council on this. If Council feels that a petition shows sufficient interest then the change wouldn't be necessary. If, however, someone doesn't have the time or inclination to go door to door for names then a fee method could be put to the voters. Christian stated that gathering the names indicates responsibility to the office.

The consensus of all members present was to leave this section of the Charter the way it was.

ITEM #8. DEPARTMENT REPORTS:

Public Safety: Sgt. Farr had nothing to add. Burgin asked about a policy on patrolling streets with a certain frequency and how often streets are patrolled. Farr stated that 58 miles per shift was the average without covering all streets in the City. It was originally 80 miles of street patrol per year. There was one extra officer in the budget. Burgin stated that one shift wouldn't be able to cover every street in the City. Farr stated that in a 24 hour period of time all the streets are covered -- with the exception of some cul-de-sacs.

Finance: Gazewood had nothing further to add. Bui stated that the Finance department reports were sometimes difficult to understand. He wondered how the figures affected Council directly? Gazewood stated that the information as to vested assets of the City. Gazewood reviewed the figures by year which is tied to the effort in the improvement bond fund where the collection of local improvement district assessment principal and interest brought a significant amount of monies into the City. Prior to this happening in the payment of the bond interest -- debt service payments on July 1 -- the monies from other city funds has financed that July 1 payment. This years amount can be paid out from the fund without tapping into other sources. Christian stated that the low (9/30/87) balance of \$30,903 was the same year that interim financing from the bank due to lack of cash on hand to meet all of the obligations of the City until the tax revenues came in the following month. You can compare the same time in 87-88 and see that the

cash flow for the City puts it in a much better situation, regardless of which account is due and payable at a specific time in this time period - it can be covered.

Bui stated that what he would like to see, and hasn't for a while, is how things are getting along, how systems are working (computer, staff, etc.). Council has to build a case when the need arises to hire people. The public should know that they are issues to be discussed. For example, the patrolman issue, we are short one patrolman and so we don't patrol the whole city like we used to. These are the types of issues we need to discuss and make the public aware of the concerns. He wasn't stating the the entire report needed to be changed, just include these types of concerns.

Christian stated that it was valid in the sense of overall budget control and it should be reported to Council where the overall department/city-wide stands with these issues. The last goal setting of Council was to start preparing early a fund or department budget standing for the Council. She stated that she would live up to that request.

Bui stated that citizens asked Council members those types of questions and Council should be made aware from Department Head reports what those answers are. Council was the final accountability and he would like to be able to respond in an informed manner.

Community Services:

Christian stated that Wilder was on vacation, however, she would answer questions from Council. Any specifics, Barker would assist with. Schmunk stated that she was pleased with the letter from Mt. Hood Community College regarding the dumping of dirt at the 'Sunrise Park' location. Schmunk asked if the waiver requested was Council responsibility. Barker stated that negotiations were generally made with the contractors for doing cat work when dumping is going on which means that the City has no expenses in moving the dirt when it has been dumped. This has been a standard practice for the past three years. The City didn't make money on this, we also didn't expend any with this method of moving the dirt when it has been dumped.

Christian stated that the 'high grass' letters have been sent and City with follow up on compliance with the issue. A notice was also in the paper. If there are complaints, the letter are out but they

have 10 days to comply. There has been more rain and there are more problems than normal with this. The letters went out earlier last year, however, the division has been short one person this year. The letters normally go out the last two weeks of June due to the vegetation growth by that time. Burgin asked if it could be written that if by such date the vegetation was over a specific height, a citation would be issued...he wanted some other way, it is ugly and nearly impossible to see around it for children playing in the streets.

Christian stated when the nuisance ordinance was done, based on the City Attorney's opinion, it wasn't designated how high the grass could be. Burgin stated that by the time it has to be cut, there would be two months of additional growth and that was too much. With the lack of building inspector(s) to watch for these nuisances, partly due to shortage of personnel and partly due to increases in building inspections (new business, residential, etc.) the City was approximately two weeks behind.

Barker stated that if we moved the nuisance ordinance notice requirement back to May 25, the unsafe conditions for height would be resolved. Burgin stated that he would like that change done so it was in place before next year.

Christian stated that the County has been notified specifically as a result of the problems (fire) that occurred last year. They have submitted an overall nuisance abatement plan that they will follow this year. They are, so far, cutting and will bale this year.

Bui mentioned the Oregon State Speed Control Board concerning the speed problem that was included in Wilder's report on 257th. He asked if Mr. Wakeman had seen the letter? Christian stated that it was included in packet materials and staff would forward it to him after Council review. The letter was directly cc'd to him.

City Attorney: There were no questions, comments.

Executive: Cox stated that the Assessment Center would be discussed. He stated that Bui had reviewed the remaining applications. Schmunk had stated that she would be an assessor and Wolsborn would be a civilian member. If that met with Council approval, or if Council wanted another Council person - please state so. Concensus of council was received

for Schmunk and Wolsborn.

Christian stated that the Port of Portland had sent a request for a citizen from Troutdale for updating their Master Transportation Plan, with some experience in the City's development and growth to represent an aspect in the process of the Port's Master Plan for the airport. It would entail 4 meetings within the next 12 months. Burgin stated that he would be the representative. Wilder and Christian would be involved from staff, initially. Council approved.

Christian stated that 56 applications were received for the Development Coordinator position. She would advise Council after interviews. Dick Close had been asked to assist Christian, Wilder in the interview process. He has agreed to assist. Schmunk felt that Christian made an excellent choice with Close assisting.

ITEM #9. COUNCIL CONCERNS AND INITIATIVES

Schmunk discussed the 6 year update from the State. The Graham Road overpass has been moved to the development section; I-84 between 207th and Troutdale (Sandy River Bridge) is in development stages only. This is the only piece in the State of Oregon that is not up to Federal Standards. It is essential that it be included in the updated. Federal funds will not be available unless it is! The Federal government is not giving out money for federal highways. These two are very important to be included for completion in the six year plan. Griffith will be making a trip to the State to discuss this on Friday of this week. These two items should be included. The funding for the 26th connection preliminary engineering is in the Access Oregon portion of the six year plan. The three corridors will be looked at. They will set up a committee to review the options. It has the title Gresham Parkway...they aren't in favor of it either. Improvement of 238th will go before JPACT on Thursday and then go to METRO for approval. Any questions? Bui asked about the Old Columbia Scenic River Highway? Schmunk said...Christian stated that it didn't make it.

Christian stated that the City should take some action on its own.

Cox stated that the City Picnic and Parade was the 16th of July from 11:00 - 5:00. Call Valerie Lantz at City Hall if anyone has questions or wants to participate. He invited everyone to come. Vista House was having the 80th year celebration on July 30th. The flag pole would be re-dedicated, an exact replica of the original...a dinner was also being hosted.

Interested persons can call City Hall. The Windjam would be having a Salmon Bake on the 31st. The Troutdale Business Association would have a concession also. The Salmon Bake would be \$5.00 and well worth attending!

ITEM #10 ADJOURNMENT:

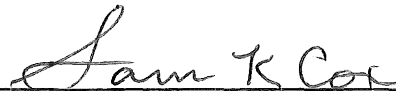
MOTION: Burgin moved to adjourn at 7:57 P.M. Jacobs seconded the motion.

YEAS: 4

NAYS: 0

ABSTAINED: 0

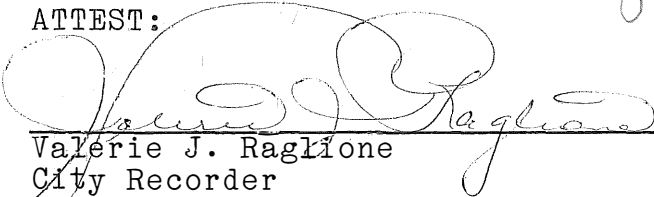
Bui - Yea; Burgin - Yea; Jacobs - Yea; Schmunk - Yea



Sam K. Cox, Mayor

Dated: August 10, 1988

ATTEST:


Valerie J. Raglione
City Recorder