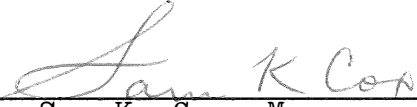


# CITY OF TROUTDALE

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

7:00 P.M. -- OCTOBER 25, 1988

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:  
2.1 Accept: Minutes of 10/11/88 Regular Session
- (A) 3. PUBLIC COMMENT:  
Please restrict comments to non-agenda items at this time.
- (A) 4. BID AWARD: WELL #7 PUMPHOUSE
- (A) 5. ORDINANCE: Establishing Interim Drainage Guidelines  
Second Reading
- (A) 6. ORDINANCE: Amending Ordinance No. 498-0, Adding New Subsections 4.014 H, I and J, relating to Off-Street Parking Restrictions and Providing an Effective Date  
Second Reading
- (A) 7. ORDINANCE: Amending Ordinance No. 491-0 Deleting Section 3.220 and section 3.230, Adding Replacement Section 3.220 and Section 3.230, relating to Industrial Zoning, and Providing an Effective Date  
Second Reading
- (A) 8. CONSIDER: Appeal of Planning Commission Variance Denial -- 903 E. Historic Columbia River Highway
- (A) 9. APPOINT: I-84/HY 26 Citizens Advisory Committee
- (A) 10. APPOINT: Design Review Board Committee
- (A) 11. COUNCIL CONCERNS AND INITIATIVES
- (A) 12. ADJOURNMENT.

  
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Sam K. Cox, Mayor

Dated: October 12, 1988

EX[7.6]

10/12/88 Wed 13:43:24

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

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OCTOBER 25, 1988

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

Mayor Cox called the meeting to order at 7:12 P.M.

Thalhofer led the Pledge of Allegiance.

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

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

STAFF: Christian, Collier, Gazewood, Raglione, Wilder, Kubicki

PRESS: Webb Reubal, Oregonian  
Robin, Franzen, Gresham Outlook

GUESTS: Harry Fowler, Jim & Sally Wakeman, Madeline Regner,  
Diane Kubicki, Bruce Thompson, Jim Patrick

Agenda Update: Christian stated that there would be additional items after Agenda Item #10. (1) Response to Rockwood Water District Water Authority Concern; (2) Colt Property Dedication for accepting Deed for Park property; (3) Purifax Lease Update - Property Acquisition.

ITEM #2. CONSENT AGENDA

MOTION: Bui moved to approve the minutes as written (Item #2.1).  
Burgin seconded the motion.

YEAS: 5

NAYS: 0

ABSTAINED: 0

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

ITEM #3. PUBLIC COMMENT: Mayor Cox call for comments on non-agenda items. Fowler asked if he should state that he had withdrawn his appeal on his to the Planning Commission decision on his request for Special Variance at 903 E. Historic Columbia River Hwy? Since that subject was scheduled as Agenda Item 8, he was asked to wait until the Mayor called for that Item.

There were no other comments.

ITEM #4. BID AWARD: WELL #7 PUMPHOUSE

Wilder addressed this item and had prepared blueprints and graphic materials to present. He pointed out the design of the wellhouse and discussed the structure.

Wilder stated that the bid opening was on October 24, 1988 at 1:00 P.M. in the Council Chambers. Valerie Raglione, City Recorder, Neil Alongi, Gibbs & Olson, Inc. and Greg Wilder were present for the opening. There were three bids received which were: (1) Austin Construction, Troutdale = \$43,299; (2) DaNeal Construction, Wilsonville = \$47,500; (3) Len Hufford Construction, Portland = \$83,674. Gibbs & Olson, Inc. recommended award of the construction contract to Austin Construction with the lowest bid = \$43,299, contingent on the availability of funding. City staff concurred with the recommendation.

Wilder requested authorization to proceed by accepting the low bid following satisfactory outcome of qualifications examination, proper insurance and other required certifications.

Bui stated that he noticed that the bids received were higher than the engineer estimated and asked why?

Wilder stated that the engineer's preliminary cost estimate was \$30,000, however, the final review stages of the design resulted in an addition of several items which were not originally included in the engineer's estimate.

Gault asked Wilder if the Planning Commission had required additional lighting, would the light be on a timer, and was it necessary.

Wilder stated that it would help maintain a lower risk of vandalism, in addition to the light pole being on a timer which would add to the visibility of the building at night.

MOTION: Bui moved to authorize the mayor to enter into an agreement and award the bid to Austin Construction at \$43,299, with the condition of satisfactory qualification examination, proper insurance and other required certifications. Gault seconded.

YEAS: 5  
NAYS: 0  
ABSTAINED: 0

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

ITEM #5. ORDINANCE: Establishing Interim Drainage Guidelines

Christian stated that this item would be carried over for final reading to the November 22, 1988 Council meeting. There had been several inquiries and this would allow enough time for public comments and concerns as well as nearby property owners receipt of the notification.

Wilder reviewed the ordinance language then stated that this was seen as an interim measure until the Drainage Master Plan could be done within the next fiscal year. This would be included in the budget for FY 89-90.

Wilder stated that there would be no permanent buildings to be constructed within 50' of the public right-of-way in specific areas.

Bui asked if there would be any costs by other agencies?

Wilder stated that the Port of Portland has already stated their willingness to participate in a Local Improvement District. The County, Port of Portland, Union Pacific, City of Troutdale and property owners that hadn't already been affected by a prior L.I.D. would be asked to participate.

Schmunk asked if there would be an affect on Fairview or Wood Village?

Wilder stated that Wood Village was definitely impacted, but they were not involving themselves as yet.

Jim Patrick, Dieboldt Lumber Company asked if the drainage would then end up in a single channel?

Wilder responded that it would. A Study entitled "North Troutdale Drainage Action Plan" had been prepared for the City in participation with the Sandy Drainage District and prepared by David J. Newton Associates, Inc. October, 1988 would be available for review for any interested persons. [Copy on file with packet materials from the City Recorder.]

Mayor Cox read the ordinance by title.

ITEM #6. ORDINANCE: Amending Ordinance #498-0, Adding New subsections 4.014 H, I and J, relating to Off-Street Parking Restrictions and Providing an Effective Date.  
(Tape 1 16:50)

Christian stated that there no added amendments and that this would be the final reading.

Mayor Cox read the ordinance by title.

Bui asked if this would make any major changes in the downtown plan implementation?

Christian stated, 'no'. This allows for parking and the required setbacks.

MOTION: Gault moved to pass the ordinance as written. Burgin seconded the motion. YEAS: 5

NAYS: 0  
ABSTAINED: 0

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

ITEM #7. ORDINANCE: Amending Ordinance No. 491-0 Deleting Section 3.220 and Section 3.230, Adding Replacement Section 3.220 and Section 3.230, relating to Industrial Zoning, and Providing an Effective Date. (Tape 1 19:45)

Christian stated that the addition in 3.232 (suggested as the previous reading by Sebastian Degens) had been included in the ordinance. That addition was related to the airport and the airport uses in a GI Zone.

Mayor Cox read the ordinance by title.

MOTION: Bui moved to pass the ordinance with the addition included. Gault seconded the motion. YEAS: 5  
NAYS: 0  
ABSTAINED: 0

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

ITEM #8. CONSIDER: Appeal of Planning Commission Variance Denial -- 903 E. Historic Columbia River Highway.

Cox called on Fowler to comment at this time.

Fowler wanted to clarify his request to withdraw his appeal to the Planning Commission's decision on his request for Special Variance to allow cabinet assembly at 903 E. historic Columbia River Highway. Fowler stated that he still has a request for a zone change pending and that the cabinet assembly had been moved to Hemmert, California where they have part of their operations already. Fowler stated that he had already spoken with approximately 80% of the neighboring property owners and they would support a zone change for that area. He stated that the types of businesses currently allowed (boutiques and bakeries) on the north side of the street would not ever come to fruition in that area.

As stated, this agenda item initially was to consider an appeal and Fowler, requesting the consideration, was withdrawing the request. There was no action necessary.

ITEM #9. APPOINT: I-84/HWY 26 Citizens Advisory Committee (Tape 1 25:04)

Schmunk read the names of the applicants that applied. They were Chuck Wolsborn, Kevin Kannier, James Wakeman, Sandy Emrick, Madeline Regner, and Donna Burlingame, Theresa Eubanks. The

selection committee reviewed applications and made the recommendations. The applicants chosen to serve were: Charles Wolsborn as the East County Transportation Committee representative, and the three members for the Citizens Advisory Committee were: (1) Marge Schmunk; (2) Madeline Regner; (3) James Wakeman.

Schmunk stated that the meetings would probably begin in January, 1989. There would be several meetings to attend and if there were any problems with the persons being recommended to the Committee, they should state so now. There were no statements made and the persons were in attendance.

MOTION: Schmunk moved to appoint the three members to the Citizens Advisory Committee for the I/84-Hwy 26 Task Force as recommended.  
YEAS: 5  
NAYS: 0  
ABSTAINED: 0

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

MOTION: Schmunk moved to recommend Chuck Wolsborn as the East County representative for the I-84/Hwy 26 Task Force. Burgin seconded the motion.  
YEAS: 5  
NAYS: 0  
ABSTAINED: 0

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

ITEM #10. APPOINT: Design Review Board Committee

Christian reviewed Council materials on this item.

Gault asked if there would still be 2 staff members serving on this Board?

Christian stated that there had been, however, rather than two from the Community Services staff one of the staff had been from the Police Department (Chief or Acting Chief).

MOTION: Burgin moved to appoint applicant Larry Nicholas to the Design Review Board. Schmunk seconded the motion.  
YEAS: 5  
NAYS: 0  
ABSTAINED: 0

Burgin stated that he felt the City was very fortunate to have a person with the obvious qualifications that Mr. Nicholas carried with him and glad to see that he would have the time and expertise to be objective in serving on this committee.

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

AGENDA UPDATE ITEMS: (Tape 2 3:33)

- (1) Dedication Colt Property at Community Park. Wilder gave a brief presentation (overhead showing) of the Colt property adjacent to the Community Park. He stated that the figures indicated \$2,074 + \$15-\$20 in back taxes would be required to be paid. The Park Advisory Board members were in favor of accepting this dedication and concurred that Park Development Funds should be used to facilitate the acquisition of the property. Wilder stated that there was a need to acquire the property to maintain the continuity of the Park.

Wilder stated that a Resolution with the legal description and necessary signatures would be before Council at the November 22, 1988 meeting for action.

Cox asked Council what their feelings were regarding this and whether or not to pursue entering an agreement prior to preparation of the Resolution and signatures.

Council consensus was unanimously in favor of the entering the agreement, and preparing the Resolution for the 11/22/88 meeting

YEAS: 5

NAYS: 0

ABSTAINED: 0

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

- (2) Lease Update/Purifax Property Acquisition. Wilder stated that the wastewater lease negotiations are continuing with the appearance of finalization. He stated he recently received a letter from Purifax wishing to include themselves for an option for future property acquisition. He suggested that if Council desired this option, it should be included in the verbage so that the control rests more with the City than with the lessor. I must still go through the process of being declared surplus property. There is a question of whether or not it would need to be advertised since it is already leased and it is industrial property. A City Attorney's opinion should be requested on this issue prior to any further actions being taken. Wilder had no recommendation and no opinion on this issue.

Christian asked if, assuming there was a sales agreement, there could be right of first refusal written in. Wilder stated that could done either way whereby if the City decided to sell, they too have the first right of purchase option.

Thalhofer asked if we might need the property for possible expansion of the WWTP if we were at 20,000 population?

Wilder stated 'no'. The property north of that, to the freeway from the Sandy River over to the existing lagoons is adequate to service those projected needs. There is one caveat and that is, we don't know 20 years from now what rules EPA or DEQ would pass down to us. Current technology indicates that we do have enough the handle those expansions available, without that parcel.

Cox, Schmunk, Bui all stated that they would like to have the City Attorney research and report on this.

Christian stated that this would come back to council after the City Attorney has time to report to the Council on this item.

(3) Rockwood Water District Proposal. Wilder responded to comments made at the 10/11/88 Council meeting by the representative from Rockwood Water District. The following were topic items: 1. increase local authority; 2. reduction in water costs; 3. more efficient service delivery; 4. stronger negotiating position; 5. increased cooperation; 6. promote development; 7. eliminates confusion; 8. more stable financial base.

Wilder also responded to comments such as: 'we are the largest water purveyor in East Multnomah County; 'we have a reasonable existing water rate that allows us to pay our debt service out of revenues without levying a tax'; we have adequate revenue base to allow us to continue this rate since 1982'; 'we do water, we do it better than anyone else...'; 'we have seven and three quarter acres of facility...'; in our existing building we have 2500 sq. ft. available for expansion'; 'we currently have 6 reservoirs, 3 wells and over 12 mg of storage'; 'we have the lowest unaccounted water percentage in the area 6.4%'; we have a very good and sound infrastructure'; there is no money transferred from the water proprietary fund to the general fund as there is in a city situation'; a single East County authority would reduce duplication of employees, rolling stock, materials, storage...'; 'an excellent example is that with the "Safe Drinking Water Act" increasing new testing requirements, there may be the necessity for separate testing laboratories in the City of Troutdale...'.

Wilder stated that the bottom line is that there is nothing that could be offered to Troutdale that would increase, enhance, or benefit Troutdale or its service to its users by Rockwood Water District and/or a Water Authority. Wilder's recommendation was not to enter into any type of a City Manager forum until a consulting firm or additional data was brought forward to help in the decision making process.

Kubicki, Public Works Superintendent -- City of Troutdale was in attendance and responded to Council when asked how he felt. He stated that prior to these comments there had been a very good working relationship with Rockwood Water District, that was not the case now. He was extremely upset about the allegations made about the types and levels of service that could be increased by joining into a Water Authority.



ITEM #11. COUNCIL CONCERNS AND INITIATIVES

Burgin - Nothing

Schmunk - Nothing

Gault - Nothing

Thalhofer - asked the Chief Collier if anything could be done to reduce the amount of excess speeding that goes on along Cherry Park Road? Collier stated that would be handled.

Thalhofer asked if it would be possible to get a Multnomah County Sheriff to come to a City Council meeting to explain their matrix system for jailing.

Christian stated that when this was checked into it was reported to us that a court order would be needed to access the matrix system. However, she felt there would be no problem in asking one of the Corrections Officers to be at a Council meeting and report on this.

Mayor Cox reminded everyone to vote on November 8, 1988.

ITEM #12. ADJOURNMENT

MOTION: Bui moved to adjourn the October 25, 1988 regular City Council meeting. Burgin seconded the motion.

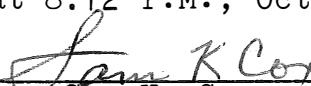
YEAS: 5

NAYS: 0

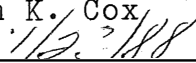
ABSTAINED: 0

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

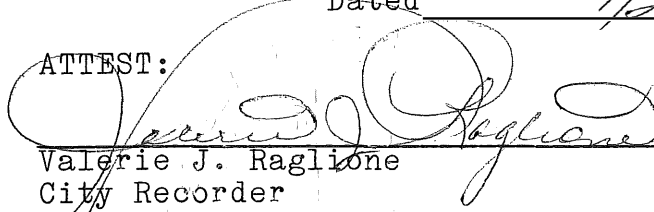
The meeting adjourned at 8:12 P.M., October 25, 1988.

  
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Mayor Sam K. Cox

Dated



ATTEST:

  
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Valerie J. Raglione  
City Recorder

EX[5.4]