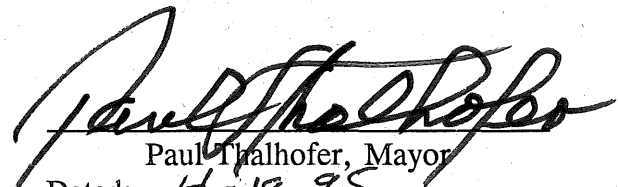


# CITY OF TROUTDALE

**AGENDA  
CITY COUNCIL - REGULAR MEETING  
COUNCIL CHAMBERS  
TROUTDALE CITY HALL  
104 SE KIBLING AVENUE  
TROUTDALE, OR 97060-2099**

**7:00 P.M. -- April 25, 1995**

- (I) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
  - 2.1 Accept Minutes - Regular Session 2/14 & 2/28/95
  - 2.2 RESOLUTION: A Resolution Recognizing Completion of the East Wind Water, Storm, and Sanitary Sewer Mains and Accepting them into the City's System as Fixed Assets. Galloway
- (I) 3. COMMENDATIONS, AWARDS, AND PROCLAMATIONS:
  - 3.1 Commendation - Leon Berg Thalhofer
- (I) 4. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (I) 5. PRESENTATION: Portland-Multnomah County Benchmarks. Pamela Wev
- (A) 6. ORDINANCE/INTRODUCED 4/11/95: An Ordinance Establishing Discharge Limits for Fats, Oils, Grease; Requiring Installation and Maintenance of Grease, Oil and Sand Interceptors; and Amending Sections 12.07.005, 12.07.090 of the Troutdale Municipal Code. Galloway
- (A) 7. PUBLIC HEARING/RESOLUTION: A Resolution Adjusting the Methodology and Rates for Sanitary Sewer System Development Charges and Repealing Resolutions 941, 1015, and 1086. Galloway
- (A) 8. REPORT: Parking Lot Improvement at Columbia Park. Faith
- (A) 9. REQUEST: Authorization to Purchase Vehicle for Police Chief. Berrest
- (I) 10. COUNCIL CONCERNS AND INITIATIVES
- (A) 11. ADJOURNMENT.

  
Paul Thalhofer, Mayor  
Dated: 4-19-95

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**Minutes**  
**Troutdale City Council Regular Meeting**  
**Troutdale City Hall**  
**Council Chambers**  
**104 SE Kibling Avenue**  
**Troutdale, Oregon 97060-2099**

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**April 25, 1995 - 7:00 P.M.**

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

Mayor Thalhofer called the meeting to order at 7:00 p.m. and called on Councilor Kight to lead the Pledge of Allegiance.

City Recorder Martinez called the roll.

**PRESENT:** Thalhofer, Smith, Ripma (7:20), Thompson, Kight, Lloyd, Burger-Kimber

**STAFF:** Berrest, Christian, Faith, Galloway, Gazewood, Martinez, Sercombe, Worthington

**GUESTS:** Jo Annette Hall, Debbie Sakamoto, Mark Sakamoto, Jeanne Wheaton, Raymond O. Morsman Jr., Doug Daoust, Mike Smith, Debbie Huffman, Julie Beliel, Julie Kallen, Sandy Emrick, Charles Emrick, Drake Butsch, Steve Jenkins, Doris H. Senn, Earl Senn, Lawrence D. Hart, Janice Hart

**2. CONSENT AGENDA:**  
2.1 Accept Minutes - 2/14/95 & 2/28/95  
2.2 **RESOLUTION:** A Resolution Recognizing Completion of the East Wind Water, Storm, and Sanitary Sewer Mains and Accepting them into the City's System as Fixed Assets.

Mayor Thalhofer called this item.

**MOTION:** Councilor Thompson moved to approve the consent agenda. Councilor Kight seconded the motion.

YEAS: 6  
NAYS: 0  
ABSTAINED: 0

3. COMMENDATIONS, AWARDS, AND PROCLAMATIONS:  
3.1 Commendation - Leon Berg

Mayor Thalhofer presented retiring Police Officer Leon Berg a commendation for 17 years of dedicated service to the City of Troutdale.

Berg stated he was proud to have been part of the Troutdale Police Department.

4. PUBLIC COMMENT: Mayor Thalhofer called this item.

Mayor Thalhofer called this item.

Joann Hall, 2005 SW Sunrise Circle, raised concerns over regarding safety issues if the extension of Hensly goes through Sunrise Park, and the possibility of City Buildings in the park obstructing the neighboring views, would like to be involved in the planning process for Sunrise Park.

Debra Sacamoto, 2609 SW Sunrise, raised similar concerns regarding the Hensly extension, would be a speed way for the High School, would like to be involved in the planning process.

Jean Wheaton, 2075 Sunrise Circle, expressed that the park would be an welcome addition to the neighborhood, but if Hensly goes through the value of the neighborhood will go down and there will be demands to be compensated accordingly, there are also safety issues, there are zoning issues like an industrial parks facility in a residential zone, would like to be involved in the process.

Earl Senn, 2002 SW Sunrise Circle, agreed with the previous speakers, extension of Hensly is not a good idea.

Doris Senn, 2002 SW Sunrise Circle, agreed with previous speakers, and expressed concern regarding speed on Hensly if it goes through the park.

Mark Sakamoto, 2069 SW Sunrise Circle, asked what the city is going to do now that these concerns have been raised.

Mayor Thalhoffer stated that they would be advised of the upcoming meetings on this issue so that they could be involved in the process.

Councilor Lloyd stated that they should start at the Parks Advisory Committee.

Councilor Burger-Kimber asked if an update to the Council on the Parks Master Plan could be scheduled?

Christian stated that an update on the draft is scheduled in about two weeks, staff will notify the people here who are interested. The buildings may or may not go in the park it will all be part of the space needs analysis, either way it is not something that is eminent, the money is not there at this time.

Councilor Thompson stated that this park has been planned for a long time and so has the road and both are needed.

Joann Hall, asked if there were any studies that have been done to show that the street is need, because very few will benefit, only those between Cherry Park and Stark on Troutdale Road, and it is going to be so busy you will eventually need to put up a light and the maintenance will be expensive.

Debbie Huffman, 19825 NE Couch, and Julie Bulieo gave an overview of the Reynolds School Dist. Bond Measure on May 16th ballot, 29.5 million dollars for new buildings and repairs to existing facilities. To inform citizens a billboard was constructed and put up, the city has notified that us that we are in error in places them without permits, we are in error. We ask that you allow us to keep the billboards up for just a few more days until the election is over, this is a very important issue.

Sercombe informed the council on variances to the sign code, the council can choose not to enforce the code for a few days and allow them some time to take them down.

Council discussed this issue.

Mayor Thalhoffer advised staff to send a letter giving ten days to remove the signs.

#### 5. PRESENTATION: Portland-Multnomah County Benchmarks.

Mayor Thalhoffer called this item.

Pamela Wev, Director of the Portland-Multnomah Progress Board, which is a joint city-county agency. We are in business to, to measure progress and to use the Benchmarks as a tool to get people together on certain issues. Benchmarks are results measurements for government, they tell us where we are now, and express where we want to be in the future.

Wev gave a slide presentation on Benchmarks, history and how they can be used.

Kight stated that the statistics given need to be separated out to show Troutdale on their own.

Wev agreed and stated that is in the works.

Councilor Burger-Kimber asked if there could be a work session on this issue.

Wev stated they could help the city with that.

Christian stated that goals have already been set, will this help to fast track the development of Benchmarks?

Wev stated that will help, the goals could be customized.

6. ORDINANCE/INTRODUCED 4/11/95: An Ordinance Establishing Discharge Limits for Fats, Oils, Grease; Requiring Installation and Maintenance of Grease, Oil and Sand Interceptors; and Amending Sections 12.07.005, 12.07.090 of the Troutdale Municipal Code.

Mayor Thalhofer called this item, recessed the council meeting and opened the Public Hearing at 8:02 p.m.

Worthington stated that the change recommend by council at the first hearing has been made to page 2, changed "may to "shall" in the last line. Staff recommendation is to adopt the ordinance.

Mayor Thalhofer stated that no one has come forward to oppose this ordinance at either hearing.

Mayor Thalhofer closed the Public Hearing and reconvened the council meeting at 8:02 p.m.

**MOTION:** Councilor Ripma moved to adopt the ordinance. Councilor Lloyd seconded the motion.

**YEAS: 7**  
**NAYS: 0**  
**ABSTAINED: 0**

7. PUBLIC HEARING/RESOLUTION: A Resolution Adjusting the Methodology and Rates for Sanitary Sewer System Development Charges and Repealing Resolutions 941, 1015, and 1086.

Mayor Thalhoffer call this item, recessed the council meeting and opened the Public Hearing at 8:06 p.m.

Galloway stated at the February 14th meeting we brought 4 resolutions regarding SDC's for an annual review and update. Council directed that we rework the Sewer SDC to reflect all of the improvements being funded out of the SDC instead of also funding them from a rate increase. We did plan to come back to you on February 28th with these changes but a representative from the Home Builders Assoc. came forward with concerns regarding a 45 day notice that is required by ORS. for a change in methodology, there is some concern as to if this is an actual change in methodology or not, but to be on the safe side the City Attorney suggested that we give the 45 day notice. The bottom line is it will increase the Sanitary Sewer SDC up to \$3,465. per equivalent residential unit, that is an increase of a little more than \$900. Staff recommends adoption of this resolution.

Councilor Ripma clarified that all of the improvements on the list are capacity enhancing.

Galloway stated that in his opinion that is correct.

Councilor Kight asked how these fees compare to Gresham?

Galloway stated that he would suspect that we are as high or higher.

Sandy Emrick, Owner of Concept Construction and Troutdale resident, voiced concerns of livability of in Troutdale and pricing the homes out of reach for a lot of home buyers. 1985 average for all permits combined for a single family home in Troutdale was about \$2,200.

Councilor Kight asked how much did the homes sell for in 1985 as opposed to today?

Emrick stated that in 85 they were \$70,000 - \$80,000 and today they range from \$130,000 to \$200,000.

Councilor Lloyd asked who should pay for the aging infrastructure, I think it should be the new comers.

Emrick stated that the HBA will be answering that question, but I don't think it should just be the new comers. A lot of the homes we sell are to people who already live in Troutdale.

Councilor Ripma stated that all of the projects are capacity increasing and are needed because of the increase of people therefore the new people should be paying, how does the rest of the city benefit from these projects, if the current citizens have to pay for part of the capacity enhancing than we would be subsidizing the new growth.

Emrick stated that they benefit by the new facilities that are put in.

Drake Butch, Home Builders Association, stated that he appreciated the delay in addressing this issue, this is an affordability issue, the increases are passed onto the home buyers which is forcing some of them out of the market. I am sure that you would agree that having a homeowner in the community is better than apartment dwellers. Homeowners have more of a stake in the community, they pay taxes, and are part of the process, they bring in the money. The homeowners will be paying for some of the maintenance, but they also pay as part of the home cost the SDC for the new system which will not need any maintenance for many years, 50 years, so they are paying for the old system, this is a double payment and should be addressed. This will be the highest SDC for sewer in the region, this is a substantial increase. We understand that the new people have a responsibility to pay for the growth but so do the current residents.

Mark Lee, Centec Constructors, we build affordable quality homes. of the last two homes I built in Troutdale, one of them was sold to a current Troutdale resident and he was outraged when I showed him how much he would have to pay for this type of SDC. These fees are passed on to the home buyer.

Council discussed the issue.

Mayor Thalhoffer closed the public hearing and reconvened the council meeting at 8:47 p.m.

Mayor Thalhoffer stated that he would like to revisit the traffic impact fee.

**MOTION: Councilor Thompson moved to adopt the Resolution. Councilor Ripma seconded the motion.**

**Councilor Burger-Kimber stated, what I have to say may cause some people to be argumentative but I want to mention how I feel about this whole thing. One of the things I feel is that the issue that has not been addressed is the problems that have been ongoing for the past 18 years with that sewage treatment plant. In 1977 we had to buy a permit for our property so we could pay for a plant expansion and there are a lot of people in this community that paid allot of money out. We were promised at that time that the money would carries us out to full growth of 25,000. people, I remember that very clearly. We were promised and promised that and there was a clause put in there that said we had to buy our permits now or forever hold our peace and no development in the future. It wasn't to many years latter that we found out in fact that the city couldn't do that. In 1992 the staff came before the council for 2.2 million dollars to expand the plant to accommodate to full growth. The project went forward and just recently CH2M HILL told us the plant needed to be upgraded to provide for capacity at full growth. I have been told this three times that we needed plant expansion and it wasn't going to be needed again. I think there has been some flawed engineering and**

historically poor planning with the treatment plant and I continue to pay for it. I think sometimes you just need to admit that you screwed up and pay the piper. I don't mind increased fees, but because of the past circumstances I don't think that new development should pay the full burden of this plant expansion. We need to do some real cost projections and strategic planing in this area in the city because I don't think we have done it appropriately in the past and that is why we are in this fix now. I do not support a 100% funding by SDC's.

Councilor Ripma stated that this is a philosophical issue. If the citizens were told that the current plan was going to be able to handle growth that it was correct all three times, the plant was built to be expandable and we have expanded it over the years. I have looked at this issue myself very thoroughly. In my opinion there has been absolutely no flaw in engineering of this plant. CH2M Hill recommended quite a bit of work, they pointed out parts of the plant that have reached their limits but they were not critical of the design of the plant. Now we have to propose load limits. We should not make this decision based on the perception that there is anything wrong with the way the plant was built, as we grow we will have to grow the plant it was designed for that. I would like to assure the citizens that there has been no waste here, the plant is doing fine. The real issue here tonight is whether we choose to impose the capacity enhancements on the newcomers, which cause the growth, or whether we as a city would like our rate payers to subsidize a portion of that growth. No technical objections have been raised to the analyses that we have before us. Most of the citizens I have talked to would favor the increase in SDC's and for that reason I favor this.

Councilor Thompson stated that he agreed with Councilor Ripma. I don't see that increase of SDC's a problem for Troutdale, I don't see allot of empty houses waiting for buyers. I am glad to see the HBA concerned with affordable housing and I hope they are working in allot of other areas to try to keep the costs down. As far as the comments made by Councilor Burger-Kimber made, I don't remember anyone ever making a promise to me that what ever bond issue or levy was passed would take care of that plant until full growth. I believe we need to adopt this. I don't care what other cities are doing, that is their problem. This is the fee that needs to be assessed for this SDC so it should not matter what our overall SDC's are, it has nothing to do with the TIF or anything else.

Councilor Burger-Kimber stated that she doesn't feel that it is bad to live in an area that the house are less expensive then other houses in the county. I would like to see us keep the price of our houses down because the option to unaffordable housing is apartments.

YEAS: 6  
NAYS: 1 (BURGER-KIMBER)  
ABSTAINED: 0



Mayor Thalhoffer recessed the council meeting at 9:05 p.m. for a ten minute break and reconvened the meeting at 9:13 p.m.

8. REPORT: Parking Lot Improvements at Columbia Park.

Mayor Thalhoffer called this item.

Faith stated that at the last meeting Doug Daoust approached the council with a request for funding to make improvements on the parking lot at Columbia Park. Council directed staff to prepare a report on the relevant sections of the development code. There is a provision in the code that speaks to requiring a parking lot to be paved, however there is a subsection that states if the approach is not paved the parking lot does not have to be paved and may be kept at the same standard as the street until the street is paved, and that is the case here. It is my opinion that the parking lot does not have to be paved at this time, gravel surfacing would be alright until the road is paved to city standards. If the council approves this I would recommend that we look at a minimum of 11,300 square feet of gravel surfacing to allow for adequate parking.

Councilor Ripma asked if staff would recommend that GSL do the work as indicated in the proposal from the PAC and will \$2,850 be enough money.

Faith stated that staff just looked into the code requirements.

Councilor Burger-Kimber asked about the letter from Sercombe regarding code requirements.

Sercombe stated that he felt that the city would need to follow the code and pave the lot, he did not agree with the interpretation of the code the Faith reached.

Councilor Burger-Kimber asked if staff has looked into changing the development code to address this in the future.

Faith stated that is a possibility, and clarified that he is not making a recommendation either way.

Daoust made a slide presentation of the area and stated that the proposal is adequate cost wise and it will cover more than 11,300 square feet.

Council discussed this issue.

**MOTION:** Councilor Ripma moved to authorize spending of \$2,850. from the contingency fund to pay for the proposal recommended by the PAC. Councilor Kight seconded the motion.

**YEAS: 7**  
**NAYS: 0**  
**ABSTAINED: 0**

**9. REQUEST: Authorization to Purchase Vehicle for Police Chief.**

Mayor Thalhoffer called this item

Berrest stated that this would allow the police department to purchase a vehicle for use by the chief of police which would allow us to discontinue the policy of rotating the vehicles and have the extra vehicle, and that car which usually goes to the chief could be used as a back-up. There is money in the budget that was not used on personnel.

Council discussed this issue.

**MOTION: Councilor Ripma moved to authorize the purchase of a new vehicle for use by the Chief of Police. Councilor Kight seconded the motion.**

**YEAS: 7**  
**NAYS: 0**  
**ABSTAINED: 0**

**10. COUNCIL CONCERNS AND INITIATIVES:**

Mayor Thalhoffer called this item.

Councilor Ripma reminded everyone of the Historical Society Brunch, Sunday April 30th.

Councilor Kight informed the council on the enormous efforts of volunteers on arbor day.

Councilor Lloyd stated that he went on a three hour ride along with Officer Fulton and it was very informative.

Councilor Burger-Kimber informed everyone of a meeting of the Bi-State Advisory Committee, Friday the 28th to discuss the future of the committee.

Mayor Thalhoffer stated that the council will be meeting in executive session on Tuesday the 2nd and Wednesday the 3rd at 7:00 p.m. to review the applications for the City Administrator position.

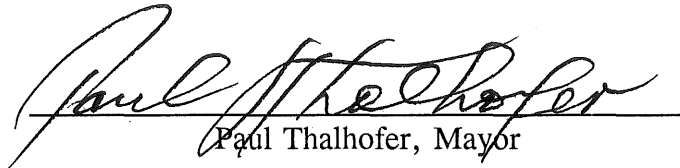
11. ADJOURNMENT

Mayor Thalhofer called this item.

**MOTION:** Councilor Thompson moved to adjourn. Councilor Kight seconded the motion.

YEAS: 7  
NAYS: 0  
ABSTAINED: 0

Mayor Thalhofer adjourned the meeting at 10:12 P.M.

  
Paul Thalhofer, Mayor

Dated: 8-28-95

ATTEST:

  
George Martinez, City Recorder

# CITY OF TROUTDALE PUBLIC ATTENDANCE RECORD

APRIL 25TH, 1995

◆◆◆REGULAR CITY COUNCIL MEETING◆◆◆

PLEASE COMPLETE THE FOLLOWING

PRINT NAME	ADDRESS	PHONE #
Jo Annette Hall	2005 SW Sunrise Cir Troutdale, OR 97060	661-7903
Deborah Sakamoto	2069 SW Sunrise Cir. Troutdale, OR 97060	492-9178
Mark Sakamoto	2069 SW Sunrise Cir. Troutdale, OR 97060	492-9178
Jeanne Wheaton	2075 SW Sunrise Cir Troutdale, OR 97060	661-5841
RAYMOND O MORSEMAN JR	2038 SW Sunrise Cir TROUTDALE	661-6302
Doug Daoust	2725 SW Hope Cir Tr.	665-6375
Mike Smith	5035 W. 19th place TDALE	666-1866
Daryl Worthington	City of Troutdale	665-5175
Rich Faith	" "	" "
Bob Garwood	" "	" "
Debi Huffman	19825 NE Couch St Gresham	661-4569
Julie Belli	121 NE 149 Gresham, OR 97230	665-3100
Jim Galloway	104 SE Kibling	665-5175
Mark Berrest	104 S.E. Kibling	665-5175
Julie Kallorn	City of Gresham, <sup>Employee of Dept.</sup> 501 NE Mead Ave. <sup>of Budget &amp; Benchmarks</sup> Ste 100 Gresham OR	669-2458
Sandy Rnich	1714 SW 26 St. Troutdale	661-0699 665-0699
Charles Enrick	1714 SW 26 St Troutdale	665-0699
LAKE BOTSCH	15555 RANBY RD LAKE OSWEGO	678-1880
Steve Jenkins	Gresham citizen, here for Boy Scouts	492-2526
David N. Senn	2002 S.W. Sunrise Circle	661-8981

