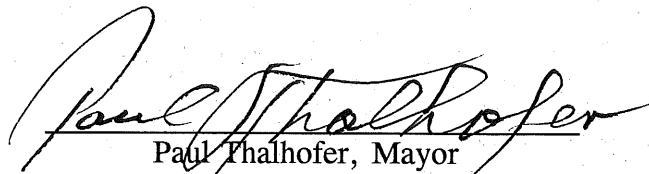


CITY OF TROUTDALE

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

7:00 P.M. -- JULY 9, 1996

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
2.1 Approve Business License - Month of June 96
2.2 Approve Liquor License - Side Street Italian Deli
2.3 RESOLUTION: A Resolution Authorizing the Award of a Construction Contract for the Downtown Improvement Project and the Reconstruction of SW 2nd Street and SW Kendall Avenue. Galloway
- (I) 3. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (I) 4. DISCUSSION: Recreation Program Update Callan
- (A) 5. RESOLUTION: A Resolution to participate in the Tree City U.S.A. Program. Lantz
- (A) 6. REPORT: A Report Concerning Acquisition of Property at 411 East Columbia River Highway (Lingelbach/Ferris) for use as a Public Park. Faith
- (I) 7. DEPARTMENT REPORTS:
7.1 Finance Gazewood
7.2 Public Safety Berrest
7.3 Community Development Faith
7.4 Public Works Galloway
7.5 City Attorney Sercombe
7.6 Executive Kvarsten
- (I) 8. COUNCIL CONCERNS AND INITIATIVES:
- (A) 9. ADJOURNMENT:


Paul Falhofer, Mayor

Dated: 7-3-96

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MINUTES
Troutdale City Council - Regular Meeting
Troutdale City Hall
Council Chambers
104 SE Kibling Avenue
Troutdale, OR 97060-2099

July 9, 1996 - 7:00 P.M.

1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

Meeting was called to order at 7:04 p.m. by Mayor Thalhofer. Mayor Thalhofer called on Councilor Regelein to lead us in the Pledge of Allegiance.

Deputy City Recorder Stickney called the roll.

PRESENT: Thalhofer, Thompson, Kight, Regelein, Burger-Kimber.

STAFF: Berrest, Faith, Galloway, Gazewood, Kvarsten, Stickney, Lantz, Crouch, Callan, Hanna.

GUESTS: Max Maydew, Sheryl Maydew, Gail Hanna

2. CONSENT AGENDA:

- 2.1 Approve Business License - Month of June 96
- 2.2 Approve Liquor License - Side Street Italian Deli
- 2.3 **RESOLUTION: A Resolution Authorizing the Award of a Construction Contract for the Downtown Improvement Project and the Reconstruction of SW 2nd Street and SW Kendall Avenue.**

Mayor Thalhofer called this item and read the consent agenda.

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

YEAS: 5

NAYS: 0

ABSTAINED: 0

3. PUBLIC COMMENT:

Mayor Thalhoffer called this item.

No public comment.

4. DISCUSSION: Recreation Program Update.

Mayor Thalhoffer called this item.

Tracy Callan, Recreation & Event Coordinator reviewed the Summer Recreation Program. We have 69 kids registered in the program for grades 1-6, and 16 kids registered in the preschool play group. We will try to have programs for teens, adults, elderly, and the children in the fall program.

Mayor Thalhoffer asked if there were scholarships available?

Callan replied we do have eight scholarships and will be receiving more from local businesses. The schools have provided transportation to and from the program for the Hewitt Place kids for one day a week, and the schools have also provided scholarships for those kids.

5. RESOLUTION: A Resolution to Participate in the Tree City U.S.A. Program.

Mayor Thalhoffer called this item.

Lantz stated in reviewing the park plan we saw a need to start looking at our tree situation with an overall look rather than just focusing on street trees. In the summer of 94 we had an intern do a street tree inventory, this documented there is a need to address this issue. Rob Crouch who is interested in this topic did some research on the Tree City USA Program and he is here to tell you about it.

Crouch stated the Tree City USA Program is a national program in cooperation with the Forest Service and the National Arbor Day Foundation. It recognizes cities throughout the nation for their efforts in tree care. You must meet four areas of criteria to obtain Tree City USA status; 1- tree ordinance- which we have, 2 -an Arbor day observance and proclamation, which was waived this year in leu of our neighborhood day we had in March where we planted 250 cedar trees, 3- annual budget of \$2.00 per capita to spend on tree programs, which we have exceeded, 4- create a tree board. Our staff recommends that we apply for Tree City USA status and we could form the tree board from a subcommittee of the CAC.

Mayor Thalhoffer asked what is in it for us? Do we receive grants?

Crouch replied we can receive grants, we will receive publicity on Arbor Day, there will be a presentation of a plaque.

Councilor Kight asked have we submitted a grant request?

Crouch replied not yet.

Councilor Kight asked do you plan on submitting a grant request, and what will it be for?

Crouch replied yes, we will submit a grant request and it will be for maintenance of existing trees.

Councilor Kight asked if we applied for a grant would we need additional city employees or would that service be contracted out?

Lantz replied this would be an issue for the tree board to discuss.

MOTION: Councilor Thompson moved to adopt the Resolution to participate in the Tree City USA Program. Councilor Regelein seconded the Motion.

YEAS: 5

NAYS: 0

ABSTAINED: 0

6. REPORT: A Report Concerning Acquisition of Property at 411 East Columbia River Highway (Lingelbach/Ferris) for use as a Public Park.

Mayor Thalhoffer called this item.

Faith stated that back in March, council discussed the property exchange with Lingelback/Ferris, (Antique Mall property). Council did not approve the property exchange. However, council did express an interest in purchasing the front portion of property in question for a number of reasons. One reason being to save the trees, second was a thought that this could be used as a public park or extension of Depot Park. Council asked staff to do two things, the first was to take this issue to the PAC, and number two was to determine the fair market value of the property. The PAC discussed this matter at the April 16th meeting, and they felt there are definite benefits that this property provides. It does serve as a turn around area for larger vehicles, and as a temporary parking area for tourists to obtain

information. It is also a tri-met bus station and felt that it should definitely remain in that use. Also there was concern that if it was retained by Mr. Lingelbach and Mr. Ferris, they do have the opportunity to construct another commercial building, and that would obstruct the Depot Museum and the recently established retail sales office. The PAC feels that there are benefits to the city by purchasing this piece of property. The PAC, supports the purchase of this property for park purposes, as long as it does not jeopardize any other park project that is already planned for and budgeted. On the second matter as to the fair market value of the property, we retained the services of Kirk Shaeffer of Real Estate Analysis NW. Mr. Shaeffer did preform a complete market analysis and appraisal study of this property, including looking at comparable sales. The conclusions of his study of this property which is approximately 7,390 square feet, is that the market value, including the improvements, (trees & pavement) is \$60,750.00. Staff is recommending that if council does wish to pursue acquisition of this property, that this be incorporated into the budget process for next fiscal year.

Councilor Burger-Kimber stated with regard to the trees on the property, you mention there was concern for saving the trees, but it was my understanding that through the design and review process that there could be a requirement to retain those trees as part of the design of using the property. If council gave direction then any consideration for development of that property would have to consider retention of the trees, then we would not have to purchase the property to retain the trees.

Faith replied we could impose that condition. However, we have no legal teeth. We do not have a tree preservation ordinance. Site & design review committee could impose that if they desired to. It would be subject to appeal if they felt is was unreasonable and it could ultimately be appealed to the council and even beyond.

Councilor Burger-Kimber asked isn't it required that any development within the city limits be subject to review for landscaping?

Faith replied that is true, there is a landscaping requirement that a minimum percentage of the property be landscaped. In leu of these trees being removed they could put their landscaping elsewhere, and meet the minimum requirement of 5%.

MOTION: Councilor Thompson moved to pursue the PAC Recommendation. Councilor Kight seconded the motion.

Councilor Burger-Kimber stated I am in support of parks, I am also in support of the development of the downtown area, I am concerned about where we are spending our money and the issue that we are spending a lot of money in a lot of areas and there are

areas that need a lot of money, such as street tree maintenance, and we need to put a lot of money into our parks. The downtown area was specifically designed for development in commercial use. We have a park next to this property and it would not be prudent for us at this time to allocate \$60,000 for a 7,000 square foot piece of property when we have not even looked at putting another park in downtown Troutdale. We have not looked at other options that might be more cost effective. So I cannot support this motion at this time.

Mayor Thalhoffer stated that at the time when this came up, at the meeting where we were discussing the north side development, which I thought was what we were discussing, and then all of a sudden this parks idea popped up. I guess the interest of the Lingelbach/Ferris folks to buy this property, have land swapped so to speak, and to be able to put a building on the sidewalk out front with the other building on the north side development, that failed to have enough votes to pass. Then this parks idea came up, which at the time angered me. However, it appears that this has went through a process, one that is important to me, the Parks Advisory Committee, they have discussed this and thought this would be a good addition to the parks system, and their opinion weighs heavily with me. So, therefore, I reluctantly support this motion.

YEAS: 4

NAYS: 1 (Burger-Kimber)

ABSTAINED: 0

7. DEPARTMENT REPORTS:

- 7.1 Finance**
- 7.2 Public Safety**
- 7.3 Community Development**
- 7.4 Public Works**
- 7.5 City Attorney**
- 7.6 Executive**

Mayor Thalhoffer called this item and asked Mr. Gazewood to start.

Gazewood summarized his monthly report and asked if there were any questions.

Councilor Kight asked in the investment pool, what do they invest in?

Gazewood replied they invest in government securities, treasury bills and CD's.

Councilor Kight stated basically they are insured investments.

Gazewood replied that is correct.

Faith stated we have our newest employee of the department in the audience, so I will take this opportunity to introduce him - Jack Hanna, Code Compliance Officer, he has an extensive background in law enforcement, and private security work. He will be working on nuisance codes - high grass and weeds, obstructions on right-of-ways or sidewalks, illegal dump sites, also development code issues such as - businesses being operated out of homes that are not authorized, sign complaints, erosion control enforcement, violators of our business license ordinance.

Councilor Burger-Kimber asked will this impact our contract with Multnomah County for nuisance control officer?

Faith replied that has already been terminated effective July 1st.

Councilor Kight asked is there any ordinances relative to nuisances that maybe need to be changed or updated to help him preform the job better?

Faith replied this will be looked at in the months ahead when Jack becomes more familiar with the issues.

Councilor Kight stated when you come down 257th from Cherry Pk. Rd. on the right side is the unsightly silt fence, how much longer is that going to remain there?

Faith replied that is a good question, I think the time is up and we just need to contact them and ask them to remove it.

Councilor Kight asked is there going to be any maintenance, it looks like they hydro-seeded clover?

Faith replied the original plan was that it was to be fully landscaped. Because of the slope, and the bad experience from this winter, they thought it would be better to leave it as is for a number of years until the slope stabilizes.

Councilor Kight asked if they remove the fence, what is going to hold it in place? Based on the degree of the slope the clover is not going to hold it during the winter because it will die back.

Faith stated that is a concern, we are all a little nervous about what is going to happen to the slope in the years ahead.

Councilor Kight stated there needs to be a wall built at the base of the hill.

Faith stated at this time that cannot be required.

Galloway stated he has nothing to add to his report.

Chief Berrest stated he would like to commend Sergeant Randy Ross, Officer Rodney Wilkerson, and Mrs. Wilkerson. They organized a group of citizen volunteers and went on a painting party and painted the graffiti in the City of Troutdale. The Gresham Police Department donated the paint, and the parks and public works donated equipment. I think you will see us in the future organizing more efforts such as this. I would also like to thank Mr. Regelein for riding along with us and would like to encourage all of you to ride with us.

Councilor Kight asked when do you anticipate you will have those two additional slots filled for police officers?

Chief Berrest replied we should be able to make a decision on one position in August and the other in September.

Kvarsten stated I have nothing to add.

8. COUNCIL CONCERNS AND INITIATIVES:

Mayor Thalsofer called this item.

Councilor Regelein stated I have a couple comments regarding my ride along with Officer Wilkerson. I was impressed with his professionalism both times I rode with him, and his efforts in working with kids, stopping and talking to them and handing out stickers.

Councilor Burger-Kimber stated today I was at the Department of Environmental Services for the County interviewing for a new animal control director, the selection will be made tomorrow. The goal of the Dept. of Environmental Services is to make Animal Control self sustaining, so we can expect to see some proposals that may impact the fiscal responsibility of the city.

Mayor Thalsofer stated I have a concern regarding the illegal fireworks set off in the city. The Fire Department also has the authority to issue citations for illegal fireworks, and I would like to see them become more active next year. We need to do even more than before

to see that illegal fire works are not set off in Troutdale.

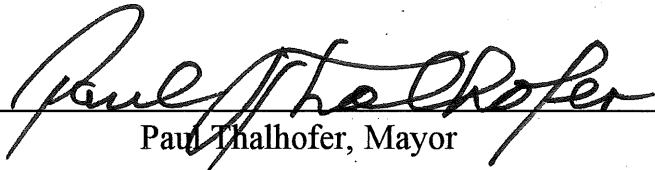
9. ADJOURNMENT

Mayor Thalhofer called this item.

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


YEAS: 5
NAYS: 0
ABSTAINED: 0

Mayor Thalhofer adjourned the meeting at 7:55 P.M.


Paul Thalhofer, Mayor

Dated: 9-27-96

ATTEST:


Debbie Stickney, Deputy City Recorder

CITY OF TROUTDALE PUBLIC ATTENDANCE RECORD

July 9, 1996
CITY COUNCIL REGULAR MEETING

PLEASE COMPLETE THE FOLLOWING

PRINT NAME	ADDRESS	PHONE #
Jim Salloway	City Hall	665-5175
Rich Faith	" "	" "
Bob Gazewood	" "	" "
Mark Berrest	Police Dept	665-5175
MAX Maydow	2206 SW FOX CT	666-6783
SHERYL MAYDOW	" "	"
JACK HANNA	1215 NE 195TH PORTLAND	667-1623
GAIL HANNA	" "	"
Valerie Fank	City of Troutdale	665 5175
ROB CROUCH	" of "	665-5175
Tracy Callan	City Hall	665-5175