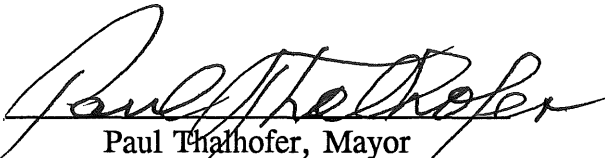


CITY OF
Troutdale
AGENDA
**TROUTDALE CITY COUNCIL
REGULAR MEETING
COUNCIL CHAMBERS
TROUTDALE CITY HALL
104 SE KIBLING AVENUE
TROUTDALE, OR 97060-2099**

7:00 P.M. -- January 28, 1997

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (I) 2. PRESENTATION: State of the City Address. Mayor Thalhofer
- (A) 3. ELECTION: Council President Mayor Thalhofer
- (A) 4. CONSENT AGENDA:
4.1 Accept Minutes - Regular Session - January 14, 1997
4.2 RESOLUTION: A Resolution Accepting an Access and Utilities Easement for a Portion of Lot 24, Strawberry Meadows Subdivision Phase I, from Riverside Homes and David D. Degraff, Jr.
- (I) 5. PRESENTATION: Presentation to Karen Burger-Kimber in appreciation for her years of service. Mayor Thalhofer
- (I) 6. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (A) 7. PUBLIC HEARING/ORDINANCE (Introduction): An Ordinance vacating a portion of NW Dunbar Avenue from NW 7th Street Southerly to the Union Pacific right-of-way/I-84. Sanderson
- (I) 8. DISCUSSION: A request by Jack Glass to enter into a lease agreement for renovation and use of the old gas station at Glenn Otto Community Park. Faith
- (A) 9. RESOLUTION: A Resolution authorizing the Mayor to enter into an intergovernmental agreement with the U.S. Geological Survey for the construction, operation, and maintenance of a streamflow gaging station in Beaver Creek and authorizing City Staff to renew said agreement on an annual basis. Hultin

- (I) 10. REPORT: A status report on the federal cost-sharing project to construct a sidewalk from SE Kibling Avenue to the Community Park. Galloway
- (I) 11. COUNCIL CONCERNS AND INITIATIVES
- (A) 12. ADJOURNMENT.


Paul Thahofer, Mayor
Dated: 1-22-97

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

January 28, 1997 - 7:00 P.M.

I. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE

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

City Recorder Martinez called the roll.

PRESENT: Thalhofer, Smith, Ripma, Thompson, Kight, Regelein, Daoust

STAFF: Kvarsten, Berrest, Faith, Galloway, Gazewood, Hultin, Martinez, Nelson, Sanderson

GUESTS: Jack Glass, Charles Bush Jr., Ron Rasmusson, Jim Patrick, Eric Eisemann, Karen Burger-Kimber, Richard Shepard

Mayor Thalhofer stated he would like to call Item 5 next, the council agreed.

5. PRESENTATION: Karen Burger-Kimber in appreciation for her years of service.

Mayor Thalhofer called this item, presented Burger-Kimber with a plaque, and thanked her for her service to the City of Troutdale

Councilor Thompson presented Burger-Kimber with a clock and thanked her for her service.

Burger-Kimber thanked the Council and stated that she has enjoyed her time on the Council, and said she would continue to be active, her employer has agreed to devote some of her time to the passage of the bond measure to move the treatment plant, would also continue to

work with parks development and the tree ordinance.

Mayor Thalhoffer stated that even though they did not always agree Burger-Kimber would be missed.

2. PRESENTATION: State of the City Address

Mayor Thalhoffer called this item and discussed the accomplishments of the past year and the tasks for the upcoming years which included: the progress made on Columbia Park and the work still to be done; accomplishments at Sunrise Park and the upcoming work; spoke in regards to the parks system overall; Downtown Improvements currently under way and prospects for the future which may involve moving the treatment plant and redeveloping that site; and thanked the citizen volunteers and committees.

3. ELECTION: Council President

Mayor Thalhoffer called this item.

MOTION: Councilor Ripma moved to elect Councilor Thompson as Council President. Councilor Kight seconded the motion.

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

4. CONSENT AGENDA:

- 4.1 Accept Minutes: Regular Session - January 14, 1997
- 4.2 RESOLUTION: A Resolution Accepting an Access and Utilities Easement for a Portion of Lot 24, Strawberry Meadows Subdivision Phase I, from Riverside Homes and David D. Degraff, Jr.

Mayor Thalhoffer called this item and read the consent agenda.

MOTION: Councilor Thompson moved to approve the Consent Agenda. Councilor Regelein seconded the motion.

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

6. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.

Mayor Thalhofer called this item.

Ron Rasmusson, 800 SW Kings Byway, voiced concerns regarding an action take at the last meeting regarding a rezone that was approved, and asked how the 205 trip generation cap would be policed and what sanctions would be imposed?

Faith briefly explained how trip generation is calculated and stated that he would be willing to discuss it in detail with Rasmusson at another time.

Rasmusson agreed to discuss this issue at a later time.

Rasmusson voiced concerns that Councilor Daoust was allowed to vote for the zone change while on the Planning Commission, then spoke regarding the issue as a citizen, and then voted on the issue again as a City Councilor.

Nelson clarified the procedure and stated that it was not inappropriate.

Councilor Ripma stated that he began on the Planning Commission as did many of the Councilors, it is a different office with different responsibilities, different evidence is provided at the Council level.

Daoust clarified that his opinion on the issued did not change during the process, he voted in favor as a Planning Commissioner, spoke in favor as a citizen, and voted in favor as a Councilor.

7. PUBLIC HEARING/ORDINANCE (Introduction): An Ordinance vacating a portion of NW Dunbar Avenue from NW 7th Street Southerly to the Union Pacific right-of-way/I-84.

Mayor Thalhofer called this item, recessed the Council Meeting and opened the Public Hearing at 7:37 p.m.

Sanderson reviewed the staff report contained in the packet.

Councilor Ripma asked for clarification regarding exhibit "A".

Sanderson clarified that the lots shown on Exhibit "A" are marked incorrectly one is TL 1100, and the other is TL 1000.

Councilor Daoust asked what the set back is for Industrial Property?

Sanderson said 20 ft.

Councilor Kight asked what is the proposed development?

Sanderson replied that there is nothing proposed at this time.

Councilor Kight asked if the road is paved.

Sanderson said yes.

Councilor Kight asked if they would be able to build over the road?

Sanderson stated that there are easements for utilities along the road way, so not unless the utilities were moved.

Council discussed and it was determined that the report was in error and that the actual size of area in question is slightly more than ½ acre.

Erik Eisemann, Winterowd Planning - representing owner of abutting property, stated that the Exhibit map is incorrect the applicant does own both sides of the street in question, concurred with the staff and Planning Commission and would accept the conditions of approval. We have contacted the private utilities that hold the easements and have not encountered any resistance from them or anyone else. This road at one time was planned to go through, this is no longer the plan, the times have changed and a connection is no longer prudent due to the development of I-84. ODOT has agreed that this road will not be connected due to the fact that there is no need, as an effected property owner they have signed off on this request, and they would be willing to liquidate any small portions they may have along this area. The property owner is unable to control who has access to this street and when the parties that are using this unmaintained, unpatrolled road involve themselves in illegal actives such as dumping trash, or drug and alcohol use, this has a direct effect on the property owner, which is a reason this is before you. This will also make more sense for any future development which this road could serve as a driveway to both tax lots, even though there are no plans even in conceptual stage at this point, more efficient than to have a public roadway running through the development, it provides more flexibility, this is just stage one. The state statutes for criteria of approval are fairly straight forward 1.) Was the consent of the request property owners obtained? - as you've heard we have the consent of 100% of the abutting property owners and more then two thirds of the affected property owners. 2.) Was notice duly given? - Notice was posted and mailed to all required. 3.) Will the public interest be prejudiced by the vacation? - That is the substantive question, we feel that the public will benefit because there will be less liability for illegal active and maintenance issues. This is our argument today.

Councilor Ripma asked what the opinion of TL 900 and 600 was?

Eisemann stated that it was not required but they were contacted and no opposition was received.

Councilor Ripma asked why do they want this now.

Jim Patrick, owner of abutting property requesting vacation, stated that over the years he has found that it is a hard street to patrol, there is a lot of dumping, vandalism, and illegal activity on this road which crosses over onto our property, that is the main reason. It would also allow for future development of both lots as one parcel and allows us more flexibility.

Councilor Ripma asked if there is a proposal in mind, this is prime industrial land and would like to be sold on the idea.

Patrick stated nothing at this point, the reasons are the illegal activity and it would allow us flexibility for future development. As far as it being prime industrial land there is an easement that runs through it.

Councilor Daoust asked if the road would remain in place.

Eisemann stated that there would be no change at this time.

Councilor Daoust asked how this would benefit future development?

Patrick stated that there would be a gain by the more flexible set back and the ability to combine the tax lots.

Council discussed this issue.

Mayor Thalhoffer closed the public hearing and reconvened the Council Meeting at 8:12 p.m.

8. DISCUSSION: A Request by Jack Glass to enter into a lease agreement for renovation and use of the old gas station at Glenn Otto Community Park.

Mayor Thalhoffer called this item.

Faith reviewed the staff report contained in the packet.

Councilor Ripma asked if staff approves of the changes to the park entrance?

Councilor Kight asked who would pay for the changes?

Faith stated that the Parks Advisory Committee has approved the plan and the issue of who would pay for the changes would be worked out during lease negotiations if the council is interested in pursuing this issue.

Jack Glass, 1409 Columbia River Highway, stated that he has been a resident for the past 15 years and grew up in the area. His family has run a successful fishing guide business during that time and he has seen this building sitting vacant. The area is growing and would like to be part of it. Would like to have a tackle shop and walk up and possible drive through snack business. This would provide for someone to be present at the beach during the peak times and assist with observation of activities. Would be a family oriented business, no alcohol, would clean up garbage, and would allow storage for safety items for the river which is very dangerous. As the business develops so would the activities, would like to provide a fishing day for single parents and their children and similar activities to get youth involved in fishing and the environment. Would make the improvements necessary, would like to add deck, and would provide paving up to existing.

Mayor Thalsofer asked if he would be interested in being part of the river safety meetings.

Glass stated yes, has assisted with drowning victim retrieval and rescues in the past, is very familiar with the river and would do anything possible to help. This business would benefit the safety efforts on the river with storage of safety equipment, also has a boat in the water, right down the road, during the summer months which would provide a quick response for rescue.

Councilor Kight asked if he is aware of the costs involved and how soon would he like to be up and running?

Glass stated that he believed it would be around 45-50 thousand dollars, and would like to be open by May 1.

Council discussed this issue and favored the idea in general, directed Faith to work with Glass to develop a lease proposal to bring back to them for discussion.

Mayor Thalsofer called for a break at 8:40 p.m. and reconvened the meeting at 8:56 p.m.

9. RESOLUTION: A Resolution authorizing the Mayor to enter into an intergovernmental agreement with the U.S. Geological Survey for the construction, operation, and maintenance of a streamflow gaging station in Beaver Creek and authorizing City Staff to renew said agreement on an annual basis.

Mayor Thalhofer called this item.

Galloway introduced Travis Hultin, Civil Engineer I, who is the staff person on this issue.

Hultin reviewed the staff report contained in the packet.

Councilor Kight asked what the savings would be?

Hultin stated it is a 50/50 split for the project, our share is estimated at \$6,500. If we were to do this project on our own we estimated the cost at around \$40,000. They can do it much cheaper because they build these types of projects all the time.

Councilor Daoust asked how much it would cost per year?

Hultin stated \$3,640. after the first year, with an inflation increase of about 3% per year.

Councilor Daoust asked if this will measure water quality or sediment?

Hultin stated it would be measuring flow only, but other options can be added but they are not part of this project.

Councilor Regelein asked where this is going to be constructed?

Hultin stated on the upstream side of the Stark St. crossing.

Council discussed this issue.

MOTION: Councilor Ripma moved to adopt this resolution. Councilor Kight seconded the motion.

Councilor Ripma stated that he favored the resolution because it would give us a baseline so that we can see what effects future development has.

Councilor Regelein stated that he felt this would have been more useful 20 years ago, the area around the creek is mostly developed now, questions the value at this time.

Councilor Thompson stated that 20 years ago would have been better but this is a start.

Councilor Daoust stated that he feels it is an investment in Beaver Creek, it will help with the planning of future uses.

YEAS: 7

NAYS: 0

ABSTAINED: 0

10. REPORT: A Status report on the federal cost-sharing project to construct a sidewalk from SE Kibling avenue to the Community Park.

Mayor Thalhofer called this item.

Galloway reviewed the staff report contained in the packet.

Councilor Ripma asked how much wider will the shoulders be?

Galloway stated that they will be about six feet.

Councilor Ripma asked what is it now?

Galloway stated that it varies from nothing to about two feet.

Councilor Ripma asked if this would be to normal standards?

Galloway stated no but it would give us something on both sides of the street until a later date when sidewalks could be installed.

Councilor Daoust asked if there are any rules regarding the time line for use of the federal money.

Galloway explained that the project could meet the requirements.

11. COUNCIL CONCERNS AND INITIATIVES:

Mayor Thalhofer called this item and reminded the council of the Neighborhood Watch meeting Wednesday in the Cox Building, and informed everyone that Citizen Handbooks are available.

Councilor Daoust stated that he will be attending the Neighborhood Watch meeting and the Councilor orientation put on by Metro.

Councilor Regelein stated that he would be attending the Metro orientation also.

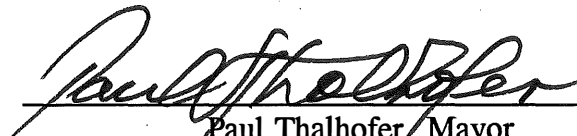
12. ADJOURNMENT

Mayor Thalhofer called this item.

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

YEAS: 7
NAYS: 0
ABSTAINED: 0

Mayor Thalhofer adjourned the meeting at 9:31 P.M.



Paul Thalhofer, Mayor
Dated: 2-12-97

ATTEST:


George Martinez, City Recorder

CITY OF TROUTDALE

PUBLIC ATTENDANCE RECORD

January 28, 1997
CITY COUNCIL REGULAR MEETING

PLEASE COMPLETE THE FOLLOWING

PRINT NAME	ADDRESS	PHONE #
Jim Galloway	City Hall	665-5175
Bob Greenwood	✓ ✓	✓ ✓
Mark Berrest	Police Dept.	665-5175
Sam Glass	1409 HISTORIC COLONIAL RD. HWY	666-5370
Charles S. Bush Jr	323 S.W. 8 th Rd	665-9707
Don Jensen	800 S.W. Kings Bymay	661-5962
JIM PATRICK	28900 SE W Anderson Rd	666-3294
Eric Eisenman	700 N Hayden ^{#385} Dr. PDY	735-0853
Karen Burgax Kumbin	Tide	
Richard B. Shepard	Troutdale	669-6672