



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. -- May 27, 1997

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:
 - 2.1 RESOLUTION: A Resolution authorizing the Mayor to sign Supplement No. 10 to an Agreement with Multnomah County for road maintenance.
- (I) 3. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (A) 4. DISCUSSION: Parking on Stark Street East of Troutdale Road. Newton
- (A) 5. DISCUSSION: Decision regarding maintenance of Sandy Dell Road. Galloway
- (I) 6. PUBLIC HEARING/ORDINANCE (Introduction): An Ordinance exempting certain contracts from competitive bidding and amending Section 2.24.030 of the Troutdale Municipal Code. Galloway
- (I) 7. PUBLIC HEARING/ORDINANCE (Introduction): An Ordinance vacating a portion of NE Harlow Place. Faith
- (A) 8. RESOLUTION: A Resolution approving a construction and operating agreement for use of the old gas station building at Glenn Otto Community Park. Faith
- (A) 9. RESOLUTIONS: Adjustment of various easements in blocks 5 and 6 and the vacated portion of SE Kibling Avenue in Troutdale First Addition, which include:
 - a.) A Resolution granting a quitclaim deed relinquishing an easement on the North 20 feet of Lot 5, Block 5, Troutdale First Addition as granted to the City by Eva A. Larsson on February 9, 1969 and recorded in Book 699 Pages 1298-1303 of the Multnomah County Book of Records. Galloway

- b.) A Resolution granting a quitclaim deed relinquishing an easement on the East 20 feet of Lots 1, 3, and 5, Block 5, Troutdale First Addition, as granted to the City by Eva A. Larsson on December 8, 1969, and recorded in Book 725 Pages 1179-1182 of the Multnomah County Book of Records.
 - c.) A Resolution granting a quitclaim deed relinquishing a 12 foot wide easement East of the centerline of vacated SE Kibling Avenue in the Southwest quarter of Section 25, Township 1 North, Range 3 East, of the Willamette Meridian as granted to the City by Patricia A. Frick on August 2, 1986 and recorded in Book 1940 Pages 981-985 of the Multnomah County Book of Records.
 - d.) A Resolution granting a quitclaim deed relinquishing a 12 foot wide easement West of the Centerline of vacated SE Kibling Avenue in the Southwest quarter of Section 25, Township 1 North, Range 3 East, of the Willamette Meridian as granted to the City by Frank A. Windust and Norman L. Larson in August, 1986, and recorded in Book 1940 Pages 976-980 of the Multnomah County Book of Records.
 - e.) A Resolution accepting an easement East of the centerline of vacated SE Kibling Avenue in the Southwest quarter of Section 25, Township 1 North, Range 3 East of the Willamette Meridian as granted to the City by Frank A. Windust and Norman L. Larson.
 - f.) A Resolution accepting an easement West of the centerline of vacated SE Kibling Avenue in the Southwest quarter of Section 25, Township 1 North, Range 3 East, of the Willamette Meridian as granted to the City by Frank A. Windust and Norman L. Larson.
 - g.) A Resolution accepting an easement West of the centerline of vacated SE Kibling Avenue in the Southwest quarter of Section 25, Township 1 North, Range 3 East, of the Willamette Meridian as granted to the City by Patricia A. Frick.
 - h.) A Resolution accepting an easement West of the centerline of vacated SE Kibling Avenue in the Southwest quarter of Section 25, Township 1 North, Range 3 East, of the Willamette Meridian as granted to the City by Richard and Ruby Akerson.
- (I) 10. COUNCIL CONCERNS AND INITIATIVES
- (A) 11. ADJOURNMENT.


Paul Thalhofer, Mayor
Dated: 5-20-97

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

May 27, 1997 - 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 Smith to lead the Pledge of Allegiance.

City Recorder Martinez called the roll.

PRESENT: Thalhofer, Smith, Ripma, Thompson, Kight, Regelein (7:02), Daoust

STAFF: Kvarsten, Galloway, Gazewood, Faith, Martinez, Nelson

GUESTS: Stan Lundstrom, Charles & Michelle Craver, Jack Glass, Gary Dempsey, Don Marthaller, William Oleen, Mark Grider, Alex Mauck, Tom Nielsen, Eleanor Fornoff, Lorne & Kim Mitchell, John Meyer, Mark Ferris

2. CONSENT AGENDA:
2.1 RESOLUTION: A Resolution authorizing the Mayor to sign Supplement No. 10 to an Agreement with Multnomah County for road Maintenance

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: 7
NAYS: 0
ABSTAINED: 0

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

Mayor Thalhofer called this item.

Loren and Kim Mitchell, voiced concerns that the ballot measure to move the WWTP failed, regret failure, do not want a quick fix to problem, Council should look at the big picture. Is there any way to move the plant?

Mayor Thalhofer stated that there would be a work session to discuss alternatives on June 3rd at 7:00 p.m.

Mike Stewart, Springdale resident, stated that he would like to set-up an espresso trailer at the new card lock station.

Mayor Thalhofer directed Stewart to work with Faith on the request.

4. DISCUSSION: Parking on Stark Street East of Troutdale Road.

Mayor Thalhofer called this item.

Berrest reviewed the staff report contained in the packet.

Councilor Kight asked if there are other spots that this is happening?

Berrest stated none that he is aware of.

Councilor Kight asked if there would be an adverse effect on the adjacent business owners?

Berrest stated that they have indicated that the adequate parking in the lot.

Councilor Daoust asked what could be done about cars parking on the North side of Stark in the vacant field?

Berrest stated that it is private property and as long as the property owner consents then it is legal, unless it becomes a business and then they would have to become licensed and meet those requirements.

Councilor Ripma asked how the Police Dept feels about this issue?

Berrest stated that either "No Parking" or "2 Hour Parking" would be acceptable, no parking may be a little harsh but easier to enforce and 2 hour parking would require more monitoring.

Michelle Carver, Troutdale, stated that she has been a resident for 10 years. This problem has gotten worse over the past couple years, there are problems with loitering, they park in the bike lane, and it is a safety hazard, limited parking would seem to take care of the problem. The people that park there should have to use the classified ads like everyone else.

Lorne Mitchell, stated that when he was in the Air Force the bases where he was stationed created an area for people to sell their cars, the City may want to investigate this possibility.

MOTION: Councilor Ripma moved to direct staff to work with traffic engineers from M/C on re-signing major streets to reduce or eliminate the chronic for-sale display of vehicles. Councilor Kight seconded the motion.

Councilor Ripma stated that this would be a good way to deal with these problems on a case by case basis, and clarified that this would be for all major streets not just the area in question.

Councilor Thompson stated that he is happy to see this problem get the attention it deserves.

Councilor Ripma stated that Councilor Thompson was gracious in not saying that he was right when this issue was discussed a couple years ago.

YEAS: 7
NAYS: 0
ABSTAINED: 0

5 DISCUSSION: Decision regarding maintenance of Sandy Dell Road

Mayor Thalhoffer called this item.

Galloway reviewed the staff report contained in the packet.

Bill Oleen, Sandy Dell Road, stated he lives about a block off Stark and that the access is horrible, he is willing to help, wife has arthritis and every bump causes pain.

Councilor Ripma stated that if each property owner on the road paid \$25.00 each the problem could be solved. This is a private road and not the responsibility of the City.

Oleen stated that he is a very new resident and was not aware that it is a private road and asked how could it become a city road.

Councilor Ripma explained that it would need to be brought up to City standards and then

the City could accept it, but that would be very costly.

Councilor Kight suggested that the property owners enter into a maintenance agreement.

Mayor Thalhofer stated that there is that possibility of development in that area and when that happens it could be a condition that the developer improve the road. The ideal thing would be for that area to be annexed.

Oleen asked how often the road would need to be maintained?

Galloway stated 3-4 times a year with minimal effort, gravel filling the holes, and depending on the weather.

Councilor Kight asked what kind of precedence would be set by maintain this road, would it be dangerous?

Galloway stated that he felt it would be.

Councilor Ripma sated that he felt the adjacent property owners should pass the hat and do the repairs, it would be a bad precedence for the City to do it.

Mayor Thalhofer asked if they could contract with the City?

Nelson stated that it would probably be legal but also more costly then getting a private contractor.

Council discussed this issue.

MOTION: Councilor Ripma moved to not maintain or make any repairs to Sandy Dell Road. Councilor Kight seconded the motion.

Mayor Thalhofer stated that it would be a bad precedent, would like to help but it appears the residents could do it rather inexpensively.

Councilor Daoust agreed with Mayor Thalhofer.

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

Oleen asked if there are any permits required for the residents to maintain the road?

Nelson stated there were none.

6. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance exempting certain contracts from competitive bidding and amending Section 2.24.030 of the Troutdale Municipal Code.

Mayor Thalhoffer called this item, recessed the Council Meeting and opened the public hearing at 8:16 p.m.

Galloway reviewed the staff report contained in the packet.

Mayor Thalhoffer closed the public hearing, reconvened the Council meeting at 8:24 p.m. and stated that this will be scheduled for the June 10th meeting for action.

Mayor Thalhoffer called for a break at 8:26 p.m. and reconvened the meeting at 8:39 p.m.

7. PUBLIC HEARING/ORDINANCE INTRODUCTION: An Ordinance vacating a portion of NE Harlow Place.

Mayor Thalhoffer called this item, recessed the Council Meeting, and opened the Public Hearing at 8:40 p.m.

Faith reviewed the staff report contained in the packet.

Councilor Ripma asked why they are requesting the vacation?

Faith stated that he believes the applicant feels that it would allow them the best development options.

Councilor Thompson asked if the current road serves as the dyke?

Faith stated it did not, the dyke is further to the East.

Councilor Daoust asked what the current construction is on the end of Harlow?

Faith stated that it is an ODOT pump station to address the storm water run-off from I-84.

Councilor Daoust asked if there could be a trail in the 30ft set back from the river.

Faith stated that it would be permitted but it is private land.

Councilor Regelein asked if it could be imposed as a condition?

Nelson stated that the City could possibly retain an easement.

Mayor Thalhoffer asked if the area flooded during the flood in February?

Faith stated that it didn't.

Mark Ferris, Applicant Representative, stated that Faith's report gave a good overview of the request, it meets all of the criteria for approval, it doesn't conflict with the Comp. Plan, and it doesn't Prejudice the Public Interest. It helps encourage industrial development North of I-84. There are no wet lands or averse impacts to wildlife, it will replace a current sub-standard road, it will eliminate the illegal dumping, no negative impacts on the economy, transportation, or public facilities. There is no loss of industrial land, access, history or culture, and it meets all of the requirements of the Comp. Plan and the City's Ordinances.

Councilor Ripma asked if this is denied would the area still be developed?

Ferris stated probably not this is the best alternative.

Councilor Ripma asked if there couldn't be alternatives such as cul-de-sac's off of the existing road?

Ferris stated that the applicants looked 10 or so designs and this is the one that allows the best use of the property when you take everything into account, such as the storm water retention, it was very difficult to design with the terrain of the land.

Mark Grider, Representing Applicant, agreed with Ferris' comments and stated that this design keeps the lots affordable and addresses the issues of grading and storm water run-off, which helped to drive the design. Will be landscaping along river which will mitigate any visual impact for people on the river.

Mayor Thalhoffer stated that it is a wild river and asked if there has been any concern about erosion?

Grider stated that the only intrusion to the bank would be the storm water outfall and they would stabilize that area, ODOT is not concerned with their project. Have talked to many people and flooding has not been an issue historically. Erosion of the river bank would happen if the development was done or not.

Councilor Ripma asked what would be built?

Grider stated most likely metal buildings, small businesses, light industrial.

Jack Glass, Resident, stated that erosion is a problem, but he does favor the development, it would help eliminate this area as a dumping ground.

Gary Dempsy, Property Owner to the South, voiced concerns that there would need to be a fire truck turn-around. If it doesn't get put in then eventually they will have to put one in on my land, and I am not to happy as it is now, with the way ODOT acquired the land they are building on.

Alex Mauk, Adjacent Property Owner, there have been problems with transients and others in that area for years, people dumping along the river and coming down the road for no reason. Favor the plan, would move the road away from the river bank. There has never been flooding in that area.

Ferris stated that this would create a better environment in that area, there would be erosion if the road is moved or not. Would be willing to address the turn-around. (Submitted for the record sketch of turn-around.)

Mayor Thalhofer closed the public hearing and reconvened the Council Meeting at 9:57 pm., and stated that this issue will be scheduled for action on June 10th.

8. RESOLUTION: A Resolution approving a construction and operating agreement for use of the old gas station building at Glenn Otto Community Park

Mayor Thalhofer called this item.

Faith reviewed the staff report contained in the packet.

Mayor Thalhofer asked if there is a opt-out clause?

Nelson stated that it would be possible to put one in, so that Glass could re-coop his costs.

Council discussed the agreement and voiced concerns regarding no prohibition against selling alcohol and the fact that there are no special events listed as samples for other times vendors will be allowed.

Jack Glass, stated that he has no desire to sell alcohol. The City has been a very good partner in putting this together, wants to make a good deal for both parties, would not mind an opt-out clause as long as he could re-coup fair market value. Will strive to keep the historic look of the building. The layout would provide an overall gain in parking.

Councilor Kight asked when construction would start?

Glass stated in July with an operation date of sometime in September.

Glen White, Resident, stated that he has nothing but positive to say about Jack Glass. Voiced

concerns that there are better uses for the building, it could be used as a safety beacon for the river, storage for equipment for river rescues. A 20 year lease with no way out for the city is a long time, and who knows what may be needed for the area in a few years the way things are growing. This is a public building and the City is giving it away.

Council discussed this issue and directed staff to revise the agreement, to be discussed at the June 10th meeting, to include an opt-out clause for the City, a prohibition on sale of alcohol, and list examples of City events that will be allowed to provide vender services.

9. RESOLUTIONS: Adjustment of various easements in blocks 5 and 6 and the vacated portion of SE Kibling Avenue in Troutdale First Addition, which include:
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Mayor Thalhofer called this item and directed that it be rescheduled for the June 10th meeting.

10. COUNCIL CONCERNS AND INITIATIVES:

Mayor Thalhofer called this item

Councilor Daoust stated that he would not be at the next meeting and thanked the Mayor for the nomination of his wife for the Governors Award for Physical Fitness, which she won.

Councilor Regelein voiced concerns with the appearance of the Mfg. Home Development going in off of Stark St.

Mayor Thalhofer stated that the Work Session that was scheduled to follow this regular meeting is rescheduled for June 3rd.

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 10:57 P.M.



Paul Thalhofer, Mayor
Dated: 6-13-97

ATTEST:


George Martinez, City Recorder

CITY OF TROUTDALE

PUBLIC ATTENDANCE RECORD

May 27, 1997
CITY COUNCIL REGULAR MEETING

PLEASE COMPLETE THE FOLLOWING

PRINT NAME	ADDRESS	PHONE #
Mark Berrest	Police Dept.	665-5175
Jim Galloway	City Hall	665-5175
Rich Faith	✓ ✓	✓ ✓
Bob Cozewood	✓ ✓	✓ ✓
Stan Lundstrom	1416 SW 26th Cir	662-5110
Charles W. Craver	1514 SE 24th Cir	665-6006
Michelle Craver	1514 SE 24th Circle	665-6006
JACK ELIAS	1409 HISTORIC COLUMBIA RIVER	666-5370
Gary Dempsey	23000 NE, Mounie Dr.	661-2345
DON MARTHALLER	21155 N.E. INTERLAKEN	665-4175
William E. Olsen SR.	1611 S.E. Sandy Dell Rd.	668-6604
MARK GRIDER	17060 FIR DR. SANDY OR	668-8096
Alex Mauck	931 NE Harlow PL	492-2500
Tom Nielsen	18023 Tolata LO OR	620 5847
Eleanor B. Foenoff	1525 SW. 2 nd St	665-8425
LORNE & KIM MITCHELL	767 SW 12 th	669-7760

--PLEASE COMPLETE THE FOLLOWING--

NAME	ADDRESS	PHONE #
JOHN MEYER	P.O. Box 397 TROUTDALE	665-4121
Alex + Nan Mauck	931 NE Harlow Place "	492-2500
MACK B. FARRIS	9400 S.W. OAK # 230	412-1023
	PTD, OR. 97223	

DATE _____

PAGE # _____

CITY OF TROUTDALE

PUBLIC COMMENT SIGN IN SHEET

May 27, 1997
CITY COUNCIL REGULAR MEETING

PLEASE COMPLETE THE FOLLOWING

PRINT NAME	ADDRESS	PHONE #
	767 SW 12 th	669-7760
Mike Stewart	642 SE NORTHWAY RD CORVALLIS OR	695-3460
Michelle Cramer	1514 SE 24 th Cir	665-6000
Bill O'Leen Sr.	1611 Sandy Dell Rd.	661-6604
MARK B. FERRIS	9600 J.W. OAK #230	452-8013
Mark Grider	PTA, OR. 97223	
JACK GLASS	17060 FIRE DR. SAWYER OR 97055	6688096
	1409 HISTORIC	6665370
Cindy Duggan	23000 NE Main	661-2346
Alex Mack	931 NE HARLOW PL	492-2500
Shirley	1225 E. HISTORIC COL. V. HWY	669-9759