

CITY OF  
**Troutdale**  
AGENDA  
**TROUTDALE CITY COUNCIL  
REGULAR MEETING  
COUNCIL CHAMBERS  
104 SE KIBLING AVENUE  
TROUTDALE, OR 97060-2099  
7:00 P.M. -- June 10, 1997**

- (A) 1. PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE
- (A) 2. CONSENT AGENDA:  
2.1 Accept Minutes: Regular Sessions - May 13, & May 27, 1997  
2.2 Business Licenses - Month of May, 1997  
2.3 RESOLUTION: A Resolution recognizing the completion of the Downtown Parking Lot and accepting it into the City's fixed asset system.  
2.4 RESOLUTION: A Resolution recognizing completion of the SW 2nd Street and SW Kendall Avenue improvements and accepting them into the City's fixed asset system.  
2.5 RESOLUTION: A Resolution recognizing the completion of the Woodale Subdivision to Cherry Park Road 8-inch ductile iron water main and accepting it into the City's fixed asset system.
- (I) 3. PUBLIC COMMENT: Please restrict comments to non-agenda items at this time.
- (A) 4. PUBLIC HEARING/ORDINANCE (Introduced 5/27/97): An Ordinance exempting certain contracts from competitive bidding and amending Section 2.24.030 of the Troutdale Municipal Code and declaring an emergency. Gazewood
- (A) 5. PUBLIC HEARING/ORDINANCE (Introduced 5/27/97): An Ordinance vacating a portion of NE Harlow Place. Faith
- (A) 6. RESOLUTION: A Resolution approving a construction and operating agreement for use of the old gas station building at Glenn Otto Community Park. Faith
- (A) 7. RESOLUTION: A Resolution endorsing the Mt. Hood Parkway Alternatives Analysis dated August, 1996, and recommending selection of Alternative 2 (Hogan Corridor With Lids) as the preferred corridor. Ortega
- (A) 8. RESOLUTIONS: Adjustment of various easements in blocks 5 and 6 and the vacated portion of SE Kibling Avenue in Troutdale First Addition, which include: Ortega
- 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.

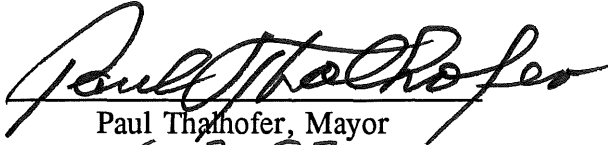
- b. A Resolution granting a quitclaim deed relinquishing an easement on the East 20 feet of Lots 1, 3, and 5, Block 5, Troutdale First Addition, as granted to the City by Eva A. Larsson on December 8, 1969, and recorded in Book 725 Pages 1179-1182 of the Multnomah County Book of Records.
- c. A Resolution 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.

(I) 9. DEPARTMENT REPORTS:

9.1	Finance	Gazewood
9.2	Public Safety	Berrest
9.3	Community Development	Faith
9.4	Public Works	Galloway
9.5	City Attorney	Sercombe
9.6	Executive	Kvarsten

(I) 10. COUNCIL CONCERNS AND INITIATIVES

(A) 11. ADJOURNMENT.

  
 Paul Thalhofer, Mayor  
 Dated: 6-2-97

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

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**June 10, 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 Regelein to lead the Pledge of Allegiance.

City Recorder Martinez called the roll.

**PRESENT:** Thalhofer, Ripma, Thompson, Kight (7:29), Regelein

**STAFF:** Berrest, Faith, Gazewood, Martinez, Ortega, Sercombe

**GUESTS:** Leslie Sykes, Patricia Frick, Frank Windust, Norman Larson, Mark Ferris, Mark Grider, John Meyer

Martinez requested that item #4 be pulled from the agenda and be re-scheduled for a later date.

Mayor Thalhofer agreed and stated that item #5 would be heard after #8 to allow time for Councilor Kight to arrive.

**2. CONSENT AGENDA:**

- 2.1 Accept Minutes: Regular Sessions - May 13, & May 27, 1997
- 2.2 Business Licenses - Month of May, 1997
- 2.3 **RESOLUTION:** A Resolution recognizing the completion of the Downtown Parking Lot and accepting it into the City's fixed asset system.
- 2.4 **RESOLUTION:** A Resolution recognizing completion of the SW 2nd Street and SW Kendall Avenue improvements and accepting them into the City's fixed asset system.

2.5 RESOLUTION: A Resolution recognizing the completion of the Woodale Subdivision to Cherry Park Road 8-inch ductile iron water main and accepting it into the City's fixed asset system.

Mayor Thalhofer called this item and read the Consent Agenda.

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

**YEAS: 4**  
**NAYS: 0**  
**ABSTAINED: 0**

3. PUBLIC COMMENT:

Mayor Thalhofer called this item.

Leslie Sykes voiced concerns regarding the councils continuing efforts to move the treatment plant and stated that the information the public had was not clear, council has stated that 90% of the odor is coming from WW Mgt. but they are also stating that by moving the plant the odor will be removed from the downtown, the move will be good for business but it will not improve the citizens quality of life.

Council informed Sykes that they are trying to clarify the # of valid voters and will accept the results, but the election needs to be validated.

4. PUBLIC HEARING/ORDINANCE (Introduced 4/22/97): An Ordinance amending Section 13.20.160 of the Troutdale Municipal Code pertaining to domestic animals in City Parks.

Mayor Thalhofer stated that this item was pulled from the agenda.

6. 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.

Councilor Ripma voiced concerns regarding paragraph 24, and felt that second sentence should read "The terms and conditions for food concession by Operator within the park area, but outside of the premises, shall be established by separate agreement between the parties."

Council discussed paragraph 24.

Jack Glass stated that paragraph 24 would provide protection to him and that he is comfortable with the changes from the last meeting. Asked if there could be a buy-out at market value of revenue that would be lost if the City terminates the lease or a severance clause.

Mayor Thalhoffer asked the City Attorney if this would be legal?

Councilor Ripma voiced concerns that this issue should not be discussed tonight, if Glass is not happy with the current lease than this should be negotiated and brought back at a later meeting.

Sercombe stated that it would be legal to add such a clause.

Faith stated that this is a policy matter, staff discussed this issue and did not favor the idea and felt that it should not be included, but it could be included at Council's direction.

Councilor Ripma stated that he agreed with staff.

Council discussed this issue.

Glass stated that he would be willing to sign the lease as is, he just wanted to ask, he is satisfied, the City will be happy with what he is planning to do, thanked the staff and Council for their help on this project.

**MOTION:** Councilor Ripma moved to approve the agreement with paragraph 24, second sentence amended to read "The terms and conditions for food concession by Operator within the park area, but outside of the premises, shall be established by separate agreement between the parties." Councilor Kight seconded the motion.

**YEAS: 5**  
**NAYS: 0**  
**ABSTAINED: 0**

5 PUBLIC HEARING/ORDINANCE (Introduced 5/27/97): An Ordinance vacating a portion of NE Harlow Place.

Mayor Thalhoffer called this item, recessed the Council Meeting and opened the public hearing at 7:49 p.m.

Faith reviewed the staff report contained in the packet.

Councilor Ripma asked what the set back from the road is?

Faith stated 20 feet from the right-of-way.

Councilor Ripma asked if the project would be further from the river if Harlow was left where it is?

Faith stated that it would.

Council discussed the landscaping requirements and possible ways it could be orientated for screening purposes.

Mark Ferris, Applicant Representative, stated that the plan does meet approval criteria, it meets the requirements of the comp. plan and it doesn't prejudice the public's interest. There will be no impact on the environment, it will help to eliminate the dumping, we have the approval of the neighboring property owners, we will give the required easements, and we will provide emergency vehicle turn-a-round. This vacation will be a benefit to the City, it will provide a new road to standards. Applicant is willing to put in a landscaping buffer along the river side for screening.

Councilor Ripma asked what the buildings are going to look like?

Mark Grider, Applicant, stated that they would put in a landscape buffer along the river to prevent visual intrusion, have discussed this with staff, it would meet the landscaping requirements. The buildings would be structural steel not higher than 22ft most likely. They would have exterior front improvements to improve the visual of the buildings and to dress them up. We are going to take pride in this development.

Mayor Thalhofer voiced concerns that he would like to see the road extended to the North eventually.

Grider stated that the road as is presents many problems such as illegal dumping and erosion. We would be doing geotechnical surveys to address the erosion issues. This design is the most economically feasible when you take into account the drainage and erosion concerns. There would be a nice view point from the end of the cul-de-sac. This makes sense to pull the road off the bank where it will be the most costly to maintain with the erosion concerns.

Mayor Thalhofer asked who would be responsible for the erosion control?

Grider stated they would be doing studies and then would work with the City to address the problems.

Councilor Regelein voiced concerns with younger people going behind the buildings where

they can't be seen, if the buildings faced a new road and the river it would not be a problem.

Ferris stated that they would be more than happy to give an easement for a trail along the river.

Ortega voiced concerns that there is a real problem with erosion in the area which will have to be addressed by the City in the future if the City maintains ownership.

Council discussed the vacation issue.

Mayor Thalhoffer closed the public hearing and reconvened the Council Meeting at 8:40 p.m.

**MOTION: Councilor Ripma moved to deny the vacation request. Councilor Kight seconded the motion.**

**Councilor Ripma stated that the Council needs to look to the future and they don't know what may happen. This is not an equal trade, a river frontage road is much nicer asset, it would be nice to have a road all the way along the river in the future. We don't know what will be built, there needs to be more in it for the City. This project can be re-drawn and developed as is.**

**Councilor Kight stated that this is unique property that fronts the Scenic Sandy River, people from all over the world use this river. We must look to the future. The development would look much better if it were facing the river.**

**Councilor Regelein stated that it would be more attractive and safer if the development were to face an improved road and the river.**

**Councilor Thompson stated that he supports denial because he agrees with Councilor Ripma that there needs to be more benefit to the citizens to give up this river frontage road.**

**Mayor Thalhoffer stated that this is a difficult issue. There could be easements for a trail along the river. This would transfer some of the burden of erosion to the property owner. Favor vacation it is a benefit to the citizens, this Council has fallen in to a habit to decline vacations no matter what, this proposal has merit.**

**YEAS: 4**

**NAYS: 1 (Thalhoffer)**

**ABSTAINED: 0**

Mayor Thalhoffer called for a break at 8:49 p.m. and reconvened the meeting at 9:03 p.m.

7. **RESOLUTION:** A Resolution endorsing the Mt. Hood Parkway Alternatives Analysis dated August, 1996, and recommending selection of Alternative 2 (Hogan Corridor With Lids) as the preferred corridor.

Mayor Thalsofer called this item.

Ortega reviewed the staff report contained in the packet.

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

**YEAS: 5**

**NAYS: 0**

**ABSTAINED: 0**

8. **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.
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Mayor Thalsofer called this item.



Councilor Kight declared a conflict of interest as an effected property owner and stepped down.

Ortega reviewed the staff report contained in the packet.

**MOTION: Councilor Ripma moved to approve resolutions 8a - 8f. Councilor Thompson seconded the motion.**

**YEAS: 4  
NAYS: 0  
ABSTAINED: 0**

**9. DEPARTMENT REPORTS:**

Mayor Thalhoffer called this item

Gazewood drew attention to pages 2 & 5 of his report, regarding revenue sources, and debt financing for city parking lot, respectively.

**10. COUNCIL CONCERNS AND INITIATIVES:**

Mayor Thalhoffer called this item.

Councilor Kight updated everyone regarding JPAC for Transportation.

Councilor Ripma reminded everyone of the Ice Cream Social.


**11. ADJOURNMENT:**

Mayor Thalhoffer called this item.

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

**YEAS: 5  
NAYS: 0  
ABSTAINED: 0**

Mayor Thalhoffer adjourned the meeting at 9:54 P.M.

  
\_\_\_\_\_  
Paul Thalhoffer, Mayor

Dated: \_\_\_\_\_

6-26-97

ATTEST:

  
\_\_\_\_\_  
George Martinez, City Recorder

# CITY OF TROUTDALE PUBLIC ATTENDANCE RECORD

June 10, 1997  
CITY COUNCIL REGULAR MEETING

PLEASE COMPLETE THE FOLLOWING

PRINT NAME	ADDRESS	PHONE #
GERARDO (JERRY) ORTEGA	CITY	665-5175
Rich Faith	"	" "
Bob Cozewood	"	" "
Mark Berrest	Police Dept.	665-5175
Leslie L. Sikes	1918 SW 22nd	669-7627
Patricia A. Trick	1019 S.W. Sunset Way	666-4617
Frank Rindland	37938 SE Ricket Rd	695-5132
NORMAN LARSON	15154 SE E comm 4 Milwauke	654-5914
MARK B. FELLIS	9600 S.W. OAK # 235	482-8003
MARK GRIORR	P.O. DR 94223 17060 FIR DR. SANDY OR 97055	668-0912
JOHN MEYER	19501 SE FOSTER BORING, OR	658-3234

