



MINUTES
ECONOMIC DEVELOPMENT ADVISORY
COMMITTEE MEETING
1300 NE Village Street
Fairview, OR 97024
June 13, 2013

PRESENT:

Dean Hurford, Chair
Renaye Delano
Brenda Ziegler
George Lingelbach
Jeff Townsend
Henry Pelfrey
Cllr. Dan Kreamier, Council Liaison
Jeff Anderson

ABSENT:

None

STAFF:

Erika Fitzgerald, Development Analyst

1. CALL TO ORDER:

Chair Hurford called the meeting to order at 5:15 p.m.

2. REVIEW AND ADOPT MINUTES - May 9, 2013

Chair Hurford asked the committee if they had any comments on the May meeting minutes. Committee member Delano made a motion to adopt the minutes. Committee member Pelfrey seconded the motion. The minutes were passed unanimously.

3. PUBLIC WISHING TO SPEAK ON NON-AGENDA ITEMS

Chair Hurford asked if there were any members of the public wishing to speak on non-agenda items. Marcus Fullard-Leo, 1505 NE Village Street, raised the issue of the present condition of sidewalks on Village Street. He stated that the street **trees are raising the sidewalk panels from ½" to 4"** in some places and that he believes that this is creating a stigma for the properties and buildings along Village Street affecting the overall marketability of the street. He stated that he has a real estate firm and that this is another negative issue that has come up that affects businesses on Village Street. Past stigmas have included parking and restrictions on signage. He stated that 50 percent of sidewalk squares have been raised due to the small tree wells around the street trees.

Chair Hurford responded that the city has a guideline that it is the property owner's responsibility to fix sidewalks adjacent to their property and that he

believes EDAC should make a recommendation to City Council regarding sidewalk policy. The Committee discussed \$50,000 that they believe has been set aside in the budget for sidewalk repair and they made a request to Councilor Kreamier to forward the message to Council that they would like to see \$50,000 spent per year by the city to fix sidewalks on certain identified areas of the city. Committee member Lingelbach asked if the whole city would have access to the \$50,000. Chair Hurford responded that yes, the \$50,000 per year would be spent throughout the city to fix sidewalks and that the city would take ownership of these repairs. Committee Member Ziegler said that based on a City Council meeting she recently attended, she recalled that the city had put money into the budget but did not prioritize how it would be spent.

Committee Member Pelfrey stated that you have to find out what the problem is to find the solution and that by requiring root barriers around street trees, future problems could be prevented. Mr. Fullard-Leo stated that an arborist has said that the street trees on Village Street are inappropriate for the location and that the City should have known it would be an issue. Committee Member Pelfrey explained that his company built the streets and gave details regarding how the streets were built and that maple trees with no barriers were put in place. Chair Hurford stated that EDAC should make a recommendation to the City Council streets and sidewalks subcommittee that was recently created.

Committee member Anderson stated that problems on Village Street can't be compared to the rest of the city. He said that business owners and home owners are being adversely impacted by the sidewalk problem and that there is bad publicity surrounding the problem. He reiterated that there are two issues that should be discussed separately. Committee members agreed that some change is needed. Chair Hurford suggested that the discussion be deferred to later in the meeting in the interest of staying on schedule with the meeting agenda.

4. REVIEW EDAC 'S ROLE AND RESPONSIBILITY

Chair Hurford introduced the next agenda item to review the roles and responsibilities of EDAC. Heather Martin from the City Attorney's office introduced herself and reviewed the roles and responsibilities of EDAC according to Fairview Municipal Code Chapter 2.21. She provided an overview of the governance structure and given that Oregon is a Home Rule State, authority comes from the Fairview City Charter which provides a basic framework for the City government giving the City Council, Mayor and City Administrator certain powers. She explained that City Council can delegate powers to advisory committees through the Municipal Code. She stated that the Committee can make recommendations, offer solutions, and identify problems to the City Council. Ms. Martin gave an example of an economic development committee in another Oregon community that made recommendations to their City Council for an economic development analysis. The Committee's capacity to make recommendations only as an advisory body is set out in the Municipal Code. She stated that if EDAC would like to do more and expand their role, they would need to take their request to the City Council.

Committee Member asked Ms. Martin how information should be communicated to City Council whether through the Council liaison or through committee members speaking directly to the Council. Ms. Martin responded that the committee should communicate through the liaison and if necessary the liaison can work to get an item on the work session agenda and it could go further from there. She stated that the committee can bring concrete ideas to Council and make recommendations for the use of resources. She said that good things can come out of the Committee that the City Council may not have time to focus on. The Committee thanked Ms. Martin for her clarification of the Committee's roles and responsibilities.

3. PUBLIC WISHING TO SPEAK ON NON-AGENDA ITEMS

Chair Hurford stated that at this point they would now continue to hear from members of the public wishing to speak on non-agenda items. Brian Cooper spoke about the Friends of Fairview group and their role to provide volunteer services to complete projects throughout the city such as litter pick up on Fairview Parkway. He asked if EDAC would like to play a future role in identifying future volunteer projects for the group. Committee Member Ziegler asked that EDAC be kept informed of the activities of Friends of Fairview.

Chair Hurford introduced Mark Hosh, owner of a four acre property west of the Ukrainian Bible Church on NE Halsey Street. Mr. Hosh explained the current conditions on his property including the presence of No Name Creek and inquired about a process to increase the usability of the property as the Creek presents a constraint to future development. Committee Member Pelfrey stated that wetland delineation has been done and Chair Hurford suggested the possibility of looking at how the wetland could be mitigated. Staff gave a brief overview of the status of the creek on the property and pointed out that there is no resource protection area mapped on the City's Natural Resources map, but that staff would be happy to sit down with Mr. Hosh to discuss options for increasing the development potential on the property.

Committee Member Townsend requested that EDAC meet quarterly instead of monthly. Chair Hurford asked for discussion about meeting frequency. Councilor Kreamier suggested that EDAC have a meeting within the next 60 days. Committee Member Ziegler agreed stating that the Committee is gaining momentum. Chair Hurford suggested that the Committee keep the July meeting scheduled noting that there is a high probability that it will be cancelled but that EDAC meet in August. Councilor Kreamier stated that he will give EDAC an update on the sidewalks/street trees subcommittee meeting at the next EDAC meeting.

Chair Hurford re-introduced the sidewalk discussion. Committee member Anderson stated that Village Street is in the worst condition and should be made a priority for funding. Councilor Kreamier explained that there are many variables to consider including tree replacement. Committee member Pelfrey discussed

the benefits of requiring root barriers. Councilor Kreamier suggested that another possible recommendation could be to reduce the required sidewalk width. Chair Hurford stated that EDAC would like to make a recommendation to the Council subcommittee acknowledging the importance of the sidewalk issue to EDAC members. Committee member Ziegler stated that they need to find the best fix in order to prevent the problem from recurring.

Councilor Kreamier said that he believes a resolution to the problem can be found but it will take some work. He recommended that EDAC make a recommendation to City Council. Committee member Delano asked if the recommendation goes to the Council sub-committee, would the sub-committee just be looking at a sidewalk maintenance schedule for the future or would they be developing recommendations for a long term fix. Councilor Kreamier responded that the sub-committee won't just be making recommendations for a repair and maintenance schedule but will be having an overall discussion for the city as a whole and considering the policy question of new sidewalks versus repairing old sidewalks with city funds.

Chair Hurford suggested that EDAC make a recommendation for Dan to bring to City Council and to the sub-committee. EDAC discussed the language and made the following recommendations:

1. The Economic Development Advisory Committee supports a City budget line item for some unnamed amount of money per year for sidewalk repair and improvement.
2. The Economic Development Advisory Committee recommends that the City actively pursue and prioritize a remedy to existing sidewalk and street tree problems on Village Street and to change the Fairview Municipal Code to include standards which will serve to alleviate problems in the future i.e. root barriers, required minimum spacing around streets trees, specify types of trees.

Committee Member Delano made a motion to forward the recommendations to City Council via the sidewalk/street trees sub-committee. Committee Member Pelfrey seconded the motion. The motion passed unanimously. Councilor Kreamier requested that staff send him the language of the recommendations.

5. MAYOR'S ROUND TABLE

Staff informed the committee that Mayor Weatherby has requested that the July Mayor's Business Round Table be re-scheduled to October due to summer schedules. Chair Hurford stated that discussion of the agenda for the fall round table will be deferred to a future meeting.

6. WORK PLAN DISCUSSION

In the interest of time, Chair Hurford deferred this item to a future meeting.

7. STAFF UPDATES

Staff gave a brief update on meetings that staff has had with consultants regarding economic development projects including looking at starting the process to develop a plan for the riverfront and re-routing No Name Creek on two commercial properties located on Sandy Boulevard owned by Townsend Farms. Staff stated that she will continue to provide updates to EDAC as these projects move forward. Staff also gave a brief update on the change in staff in the Public Works Department - Lindsey Nesbitt, Development Analyst, accepted a position as Senior Planner with Multnomah County - and that the process to hire a new development analyst is underway.

Committee Member Delano asked the committee about the request to be a part of identifying projects for the Friends of Fairview volunteer group. The Committee agreed that it is not the role of EDAC to identify projects for a volunteer group and that it may be a better role for the Arts and Events Committee.

8. TENTATIVE AGENDA ITEMS

None discussed.

9. ADJOURNMENT

Chair Hurford made a motion to adjourn the meeting. Committee member Delano seconded the motion. The meeting was adjourned at 6:35 p.m.

Dean Hurford, Chair

Erika Fitzgerald
Development Analyst, Public Works Department

Date