

**MINUTES
FAIRVIEW CITY COUNCIL REGULAR MEETING
FAIRVIEW CITY HALL
300 HARRISON
FAIRVIEW, OREGON 97024**

OCTOBER 21, 1998 -- 7:30pm

**I. CALL TO ORDER/
ROLL CALL**

Mayor Vonderharr called the meeting to order at 7:30pm.

PRESENT: Mayor Roger Vonderharr
Councilor Ken Quinby
Councilor Sherry Lillard
Councilor Dave McCutcheon
Councilor Len Edwards
Councilor James Raze
Councilor Steve Owen

STAFF PRESENT: Marilyn Holstrom, City Administrator
Gilbert Jackson, Chief of Police
Jeffrey Sarvis, Public Works Director
Roy Wall, Finance Director
John Andersen, Acting Planning Director
Caren Huson, City Recorder

II. CONSENT AGENDA

Councilor Edwards moved and Councilor Lillard seconded the motion to approve the Consent Agenda, consisting of an Award Contract for the Capital Improvement Plan and an Agreement with Northwest Pipeline.

AYES: 7
NOES: 0
ABSTAINED: 0

**III. CITIZENS WISHING TO
SPEAK ON NON-AGENDA
ITEMS**

Mayor Vonderharr called for persons wishing to speak on non-agenda items. As there was no response, the session continued.

IV. COUNCIL BUSINESS

**A.ORDINANCE -
Zone Change - Enactment Reading**

John Andersen, Acting Planning Director, reported that the request before the Council was for a second reading of Ordinance 16-1998, relating to a zone change request from Twelve Mile Disposal. Director Andersen stated that no additional comments had been received since the Council's previous meeting.

Councilor Edwards moved and Councilor Quinby seconded the motion to read Ordinance 16-1998, AN ORDINANCE AMENDING THE CITY OF FAIRVIEW ZONING MAP, a second time by title only and to adopt Ordinance 16-1998. Councilor Lillard stated that she would be abstaining from the vote as she had not been present at the Council public hearing for this item.

AYES: 6
NOES: 0
ABSTAINED: 1 (Lillard)

**B.PRESENTATION -
City Hall Conceptual Plan**

Marilyn Holstrom, City Administrator, introduced Group Mackenzie, the architectural firm selected by the City Hall Committee, and approved by the Council, to design Fairview's new City Hall. Administrator Holstrom reported that Council and staff had been looking at plans for a new City Hall for years, and this past year hired Heery

International to be the Project Manager. Administrator Holstrom commented that agreement had been reached with all City Department Heads in meeting their needs at build-out, and reported that at the end of the architect's presentation, that she would need an approval from Council to move forward so that construction drawings could be started and bonds sold to fund the new City Hall.

Jeff Reaves of Group Mackenzie presented several drawings of the proposed City Hall and stated that they have been working on the City Hall project for about a month and a half. A wing of the building originally depicted to be located on Village Street has been eliminated and that square footage moved to a second floor; however, the City could still expand into that area in the future if it was needed. Mr. Reaves commented that more storage area was depicted on the latest plan, and that the current cost is projected at \$120 a square foot vs. the original estimate of \$140 a square foot. In addition, the police Sally Port has been added back into the design, with Administration and Police offices on the first floor of City Hall, and the Council Chamber and Planning/Public Works offices on the second floor. Mr. Reaves stated that the Council had before them three site plans for the driveway/parking/landscape area of the new City Hall and that they were requesting a decision of the Council tonight on their preference.

Councilor Edwards stated that he hoped that placement of landscape would not take up a lot of parking stalls, and questioned if the height had been determined for the Council seats. Mr. Reaves responded that Council seating was shown at about 16" high, about the height it currently was.

Councilor Lillard asked what had happened to the proposed rental space in the City Hall. Administrator Holstrom responded that, economically, the rental space would not be added since there was no commitment of renters. Councilor Lillard questioned if the City did have to expand its office space in the future, would it be a separate building or would it adjoin the proposed City Hall. Mr. Reaves responded that the addition could adjoin the City Hall. Mr. Reaves added that currently the plans show a total of 18,700 square feet, with hard construction costs coming in at \$2,390,000.

Councilor Quinby asked if any of the three driveway site plans would be better than another should City Hall ever need to expand. Mr. Reaves responded that all three site plans could accommodate expansion.

Roy Wall, Finance Director, distributed budget information on the proposed City Hall to the Council, and stated that based on all the information gathered, a fairly detailed estimate was given at \$2.6 million, but the cost really needed to be somewhere around \$2.4 million. Director Wall commented that discussions were held between staff and Group Mackenzie, with some value engineering reductions being made, and cost was now coming in at the \$2.4 million mark. Director Wall reported that funding of the new City Hall would consist of grants and money from the City's Administrative Excise Charge (AEC) fund, with the balance coming from bonds being sold; the climate for bond sales currently was very good and staff would like to move forward rapidly and sell the bonds before the end of December 1998.

Councilor Quinby questioned if the City would have to pay for building inspections for their own property. Pamela Beery, City Attorney, stated that State law requires building inspections and that Fairview contracts with the City of Troutdale for building inspection services. Councilor McCutcheon asked if all public structures were now built with earthquake safety standards. Mr. Reaves responded yes.

Councilor Owen asked if the City's current budget depicted money which each department pays as "rent". Director Wall responded that each fund currently pays a debt service for the new facility; money has been accrued and was contained in the

AEC fund.

Councilor Lillard questioned if much land grading would have to be performed on the site as she was concerned about rocks and boulders. Mr. Reaves responded that specifications would be written for construction bids and certain sizes of boulders would be included in their bids; extremely large boulders may fall under a contingency. Jeffrey Sarvis, Director of Public Works, added that the current construction estimate was based on geotechnical findings which had already been performed.

In response to their preference of site plans, Council agreed that they preferred Site Plan "A".

Councilor Lillard moved and Councilor Quinby seconded the motion to move forward with City Hall construction design and bond sales.

AYES: 7
NOES: 0
ABSTAINED: 0

V. DEPARTMENTAL REPORTS

A. Police

Gilbert Jackson, Chief of Police, reported that at the previous Council meeting, discussion had ensued regarding the City's latest traffic device not working; it was sent back to the manufacturer and repaired, so the City will try using it again. Chief Jackson stated that the City currently had two Reserves attending the Police Academy.

Councilor Owen noted that the written Police report depicted 79 hours as Reserve time and asked if the City currently only had one Reserve Officer. Chief Jackson responded yes, adding that the Reserve Officer really enjoys his work.

Councilor Edwards questioned if there was a pattern in terms of traffic citations and traffic warnings as month-to-month they seem pretty even. Chief Jackson responded that they were hard to predict.

Councilor McCutcheon commented that through the month of June, \$100,000 of bail being written was shown, but that year to date, only \$10,000 had been received.

Director Wall responded that a certain amount of bail could be written, but after reductions from the Judge and other deletions, the City was pretty up to date on its court receivables. Councilor McCutcheon questioned the 216 hours of training depicted on the Police report. Chief Jackson responded that most officers had attended street survivor training and that it required an extensive amount of time.

Councilor Raze mentioned that u-turns on Halsey Street were occurring more often; people make a right off 207th Avenue onto Halsey and then make an immediate u-turn to make the signal.

B. Public Works

Director Sarvis reported that Council and staff had discussed the water in Fairview Village previously, and the difference between surface and groundwater; staff feels they have resolved the issue. Staff had met with representatives of the Fairview Village Homeowners Association, and apprised them that City staff would keep the citizens informed and that a water quality survey would be mailed to every water customer in Fairview.

Director Sarvis stated that the reservoir on the hill had been off-line since October 13th as a one year inspection was required; a few minor problems were found. Paint needs to be reapplied in some interior areas of the reservoir, but staff hopes to have it back on-line in a couple weeks. Councilor Raze questioned if that was

causing the murkiness of the water and the lessening of water pressure to homes. Director Sarvis responded that water pressure would never be the same as it used to be, but that the murky water problem should have been resolved.

Director Sarvis commented that staff has been working on the final punch list for the Sanitary Sewer LID in the northern part of the City, and that final assessments and bond sales should occur soon. Director Sarvis stated that the Northwest Pipeline Agreement which the Council approved earlier in the meeting was for the area on Glisan Street just west of 223rd Avenue which the City would begin maintaining in October 1999 and where a "Welcome to Fairview" sign would be placed. Director Sarvis stated that he would be working with Administrator Holstrom to set up Council work sessions for the next six months.

C. Planning

Director Andersen reported that he had recently received an application from Jeff Payne for a 72-unit manufactured housing park to be called Heron Point; he is in the process of reviewing the application to determine if it is complete. Director Andersen stated that a pre-application meeting had been held with the Fairview Village developers regarding Market Square North which would consist of four buildings of mixed uses and which will mark the beginning of the commercial area in the Village. Director Andersen reported that the Planning Commission had approved a variance request to place a manufactured home on an odd-shaped lot, and that he had just received the Transportation System Plan grant from the State and would begin the process in a couple weeks.

Director Andersen reported that he had attended a staff East Multnomah County Transportation Committee (EMCTC) meeting in which they reviewed a priority process for projects in East County. The project with the most interest was the railroad bridges over 223rd Avenue, along with the completion of the 207th Avenue Connector. Director Andersen stated that funds were available for engineering of the bridges and right-of-way, but not for construction. The Committee agreed that if any dollars did show up, that they would be applied to the bridge project; \$4 million has been applied so far as Gresham funded their own improvements at 257th and Division. Director Andersen added that Metro had recommended \$43 million dollars of improvements for East County, but that only one item on their list matched an item on EMCTC's project priority list. Staff has recommended that a letter be sent from EMCTC to Metro which identifies EMCTC's list of project priorities. Discussion ensued regarding Metro's use of computer models for transportation planning. Mayor Vonderharr stated that he would personally contact Fairview's Metro representative, Rod Park, and discuss Fairview's unhappiness with Metro.

D. Finance

Director Wall reported that a bond resolution would be before the Council at their next meeting to authorize the issuance of bonds for the new City Hall. Director Wall stated that the audit of the City's last fiscal year was almost complete, and that the audit was looking very good. Director Wall commented that staff had placed an article in the City's Newsletter regarding the Year 2000 (Y2K), and that the various City departments have been reviewing their areas to determine how the City stands; a committee has been formed of all departments to complete a work plan and to determine that the City will be Y2K compliant.

E. Administration

Administrator Holstrom reported that Councilor Lillard had discussed the sound barrier issue with EMCTC, and that Jim Kight of Troutdale took an interest and determined that he would carry the flag on the issue; he sat next to the ODOT Region 1 Manager who also was very interested. Mr. Kight has asked the City to draft a letter to ODOT and that he would personally deliver it to the Region 1 Manager.

Administrator Holstrom stated that the furniture budget for the new City Hall was very small, and that staff was working on determining what could be taken from the current City Hall.

Administrator Holstrom reported that she would be leaving the following day to attend the annual City Manager's Conference in Orlando, Florida.

F. Legal

Ms. Beery commented that she had distributed her written report to the Council, and that airport noise findings would be before them in December. Ms. Beery reported that legal staff were involved in an arbitration and also a litigation issue; neither issues was close to being settled.

VI.MAYOR/COMMITTEE REPORTS AND COUNCIL CONCERNS

Councilor Owen thanked Ms. Beery for her input at Council meetings. Councilor Owen reported that he had attended a meeting the previous night at the Port of Portland where they began the interview process for a consultant for the newly formed Citizens Noise Abatement Committee; the first meeting has been scheduled for the second week in November. Mayor Vonderharr mentioned that the Troutdale Airport had also been providing more noise lately.

Councilor Quinby suggested that the City develop a Y2K Comprehensive Plan with information to be provided to residents.

Councilor Lillard reported that at the last EMCTC meeting, Multnomah County provided new estimates on the cost of constructing projects, and that quite a few items had been dropped from their priority list, including the railroad bridges (except for the engineering analysis); Gresham indicated that they wanted the project of 182nd to 192nd on Stark moved up to number one on the priority list as a child was killed last week at 182nd and Stark. The EMCTC also discussed County projects which are never 100% completed in East County.

Councilors Raze, Edwards, and McCutcheon had no reports or concerns.

Mayor Vonderharr reported that he had been receiving letters from area Senators who would like to meet with Fairview officials.

VII. ADJOURNMENT

Councilor Raze moved and Councilor Edwards seconded the motion to adjourn. Mayor Vonderharr adjourned the meeting at 9:50pm.

AYES: 7
NOES: 0
ABSTAINED: 0

Mayor Roger Vonderharr

Dated:

Caren C. Huson Quiniones
City Recorder