

MINUTES
FAIRVIEW CITY COUNCIL/PLANNING COMMISSION WORK SESSION
FAIRVIEW CITY HALL
1300 NE VILLAGE STREET
FAIRVIEW, OREGON 97024

JANUARY 26, 2000 -- 7:30pm

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

Mayor Vonderharr called the meeting to order at 7:00pm.

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

Planning Commission:

Jerry Ruff, Chair
Commissioner Steve Kaufman
Commissioner Jan Shearer
Commissioner Ken Heiner
Commissioner Gail Swanson
Commissioner Steve Mayes

ABSENT: Commissioner Sam Asbury

STAFF PRESENT: Marilyn Holstrom, City Administrator
Jeffrey Sarvis, Public Works Director
Bob Cochran, City Engineer
John Andersen, Community Development
Director
Caren Huson, City Recorder

**II.DISCUSSION -
Capital Improvement Plan Project
Overview**

Bob Cochran, City Engineer, introduced Mark Johnson and Ken Hwee of CH2M Hill, who served as Project Managers on the Capital Improvement Plan (CIP) project.

Mr. Johnson provided an overview of the CIP project, including the project scope, the basis of planning, and a summary of CIP projects. During the Project Scope Review process: information was obtained by reviewing existing data; taking an inventory of existing facilities; reviewing the basis of planning; and, identifying capital needs for stormwater, sanitary sewer, water, roads, and Public Works facilities and staffing. The Project Scope also included proposing a CIP Program, supporting the CIP adoption process, updating City maps, and providing training on the water model and the use of CAD maps.

Mr. Johnson reported that Fairview population projections had been adjusted due to information received at the March 1999 Council meeting, which in turn adjusted the models which were used in forming the CIP project. Mr. Johnson stated that 2000 gallons per acre per day for sanitary sewer was estimated for future growth, and that capacity at the Gresham Treatment Plant was estimated at 1.8 million gallons a day during dry

weather. Councilor Quinby questioned if the 1.8 million gallons per day was strictly Fairview's allocation. Mr. Johnson responded that that was correct. Councilor Raze asked what the City was currently paying in costs for the Treatment Plant. Engineer Cochran responded that the City was currently paying about \$25,000/month in the summer, and \$40,000/month in the winter. Commissioner Shearer questioned if sanitary sewer and storm sewer were connected. Mr. Johnson responded that they were separate entities.

In discussing the City roadway systems, Mr. Johnson explained that the Roadway Scope was coordinated by using the elements of the Transportation System Plan prepared by DKS Associates so that no overlap in scopes of work would occur by CH2M Hill. Mr. Johnson stated that six projects were identified in the Road System CIP Project: crack sealing; spot base repair; 202nd Avenue; Depot Street Part A; Depot Street Part B; and, Wistful Vista. Mr. Johnson commented that the largest CIP Project would be Wistful Vista which was estimated to cost \$808,500. Mayor Vonderharr asked if, during annexation of the Wistful Vista area, had the City accepted Wistful Vista as a City street. Jeffrey Sarvis, Public Works Director, responded no, as it was not an improved road. Mayor Vonderharr suggested that the Wistful Vista project be shown as a need on the Executive Summary Table of the CIP Project, but as unfunded. The City Council and Planning Commission agreed that Wistful Vista was a private street, maintained by property owners, and should be removed from the City's project list. Mr. Johnson noted that the change would be reflected in the proposed CIP.

Councilor Raze questioned if the City's Renaissance Plan had been addressed in the CIP. Director Sarvis responded no, as staff felt it was outside the Scope of Work. Councilor Lillard questioned if Crestwood Street should be placed on the Road System CIP Project list. Director Sarvis responded that Crestwood Street was considered more as access to a driveway and that residents along that street could opt to form a Local Improvement District for any improvements.

Mr. Hwee reported on the Water System portion of the CIP Project, which takes into account demand vs. supply, storage needs, and fire flow requirements. Mr. Hwee indicated that the upper storage reservoir was adequate for build-out of the City, but the lower service level was currently deficient, with 3.9 million gallons of additional water storage needed. Mr. Hwee added that it was recommended in the proposed CIP that a 2 million gallon reservoir be constructed first, followed by a 1.9 million gallon reservoir as development occurs. Mr. Hwee reported that it was recommended that the City should consider researching additional sources for water.

Director Sarvis stated that ten storm drainage projects from the 1993 Storm Drainage Master Plan were recommended for the CIP, along with two project from the 1995 Downtown Area Drainage Plan and one new project to improve drainage in the area between Wistful Vista Drive and San Rafael Street. Director Sarvis commented that staff's first emphasis would be placed on the Salish Ponds project. Mayor Vonderharr questioned whether the Department of Fish and Wildlife would help with the screening required for the Salish Ponds project. Director Sarvis responded that Fish and Wildlife would assist only in the design.

In terms of the Sanitary Sewer System, Mr. Johnson stated that a deficiency summary had been provided in the CIP Project, and that four specific

projects were identified: modify the flow diversion manhole at Sandy Boulevard and 223rd Avenue; complete the purchase of additional treatment capacity at the Gresham Treatment Plant; implement a systematic pipe replacement program to control infiltration and inflow and maintain good structural condition; and, Fairview Lake Pump Station capacity increase or parallel trunk line on Sandy Boulevard for Wood Village flows (not a Fairview CIP project). Mr. Johnson added that Fairview's cost was projected at \$22,500 for the Wood Village capacity.

Mr. Johnson commented that in terms of Public Works Facilities and Staffing, that increased staffing levels were estimated in administrative and operations categories. Facility needs were estimated based on projected staffing levels and work activities; estimates for operations offices, vehicle storage and repair, and covered and uncovered material and equipment storage were produced for a new or expanded site where all activities could be consolidated.

In conclusion, Mr. Johnson reported that the 5-Year CIP Summary was projecting a cost in road maintenance of \$552,000, storm drainage at \$1,514,000, Sanitary Sewer at \$5,598,000, and water at \$5,170,000.

Commissioner Shearer asked if the City was in the process of funding the proposals. Director Sarvis responded yes, that the City's Financial Consultant was putting together funding packages.

Chairman Ruff questioned if the City updated its System Development Charges (SDC) on an annual basis. Director Sarvis responded yes, and that SDC costs are based on a city's CIP Plan per State law.

As there were no further questions or comments, Director Sarvis stated that the next step in the CIP Project was a City Council public hearing to be held on March 15, 2000.

III. ADJOURNMENT

Councilor Quinby moved and Councilor Owen seconded the motion to adjourn. Mayor Vonderharr adjourned the meeting at 8:58pm.

AYES: 13
NOES: 0
ABSTAINED: 0

Mayor Roger Vonderharr

Dated:

Caren C. Huson Quiniones
City Recorder