

**MINUTES  
FAIRVIEW CITY COUNCIL REGULAR MEETING  
FAIRVIEW CITY HALL  
1300 NE VILLAGE STREET  
FAIRVIEW, OREGON 97024**

---

**JUNE 21, 2000 -- 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 Steve Owen  
Councilor Len Edwards  
Councilor James Raze  
Councilor Barbara Jones

ABSENT: Councilor Sherry Lillard

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

**II. CONSENT AGENDA**

Councilor Owen moved and Councilor Quinby seconded the motion to remove Resolution 12-2000 from the Consent Agenda for further discussion and to approve the amended Consent Agenda, consisting of: an Intergovernmental Agreement with the City of Troutdale for Nuisance Enforcement; Award of Contract for the "Core Area Drainage Improvements"; Purchase of new Police Cars; Resolution 11-2000, A RESOLUTION ADOPTING THE PARK VISION AND CONCEPT FOR FAIRVIEW COMMUNITY PARK; and, the Minutes of June 7, 2000.

AYES: 6  
NOES: 0  
ABSTAINED: 0

Roy Wall, Finance Director, explained that individual property owners were given the option to pay their Local Improvement District assessment in full or ask the City to sell bonds and finance their assessment over a 20 year period. Director Wall stated that the City received about \$2.8 million worth of requests for financing, and the estimated interest rate would be 7.55%, which is a benefit to the property owners. Resolution 12-2000 would allow the City to authorize the issuance of limited tax assessment bonds for Fairview property owners.

Councilor Owen moved and Councilor Quinby seconded the motion to approve Resolution 12-2000, A RESOLUTION AUTHORIZING THE ISSUANCE OF LIMITED TAX ASSESSMENT BOND, SERIES 2000

AYES: 6  
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.

Carolann Unger, 880 NE Pacific Drive, Fairview, invited the Council to the Second Annual Johnny Limbo and the Lugnuts Concert in the Park to be held on August 19, 2000. Ms. Unger stated that they would welcome anyone who would like to help and volunteer for this benefit concert as Holt & Haugh, the developers of Fairview Village, would not be assisting them this year. Ms. Unger reported that the event will include a car show from 4:00 to 7:00pm, and then the concert from 7:00pm to 10:00pm, with dancing in the street. Ms. Unger commented that the Volunteer Committee was hoping to receive donations for items to raffle off, and also items for the Goody Bags to be handed out during the car show; assistance is needed for parking cars and running booths, and perhaps the Fairview Police could assist them during the event. Ms. Unger stated that individuals interested in volunteering could phone her at 669-0901.

Mayor Vonderharr stated that since Fairview is a City Government, and the benefit is for a community church, that the City must be cautious in its involvement.

Councilor Raze suggested that Ms. Unger advertise the car show in the "Draggin" publication and also the Nickel Ads.

**IV. PUBLIC HEARING**

**A.ADOPTION OF FISCAL YEAR 2000/2001 FAIRVIEW BUDGET**

Director Wall reported that on April 3, 2000, the Fairview Budget Committee approved a fiscal year 2000/2001 budget for consideration by the Fairview City Council. The approved budget was submitted to the Tax Supervisory and Conservation Committee for comment and a certification letter was received from them. Director Wall mentioned that there was one housekeeping item to reduce the Police Department Materials & Services line items and an increase for the same amount to the Police Department Personnel line item to meet projected payroll costs in fiscal year 2000/2001.

Mayor Vonderharr opened the public hearing; as no testimony was received, Mayor Vonderharr closed the public hearing.

Councilor Raze questioned what specifically was eliminated from the Police Department Materials & Services line item. Director Wall responded that reductions were made in three different areas: vehicle operations, equipment and uniform purchases, and contractual services.

Councilor Owen commented that the budget process had gone very smoothly again this year and moved to approve Resolution 13-2000, A RESOLUTION ADOPTING BUDGET, MAKING APPROPRIATIONS, LEVYING TAXES AND CATEGORIZING THE LEVY.

AYES: 6  
NOES: 0  
ABSTAINED: 0

## **V.COUNCIL BUSINESS**

### **A.ANNUAL REPORT - Solid Waste Citizens Advisory Committee**

Jeffrey Sarvis, Director of Public Works, reported that every year the Council receives a staff report regarding solid waste rates; however, this year, as no rate changes were proposed, the Council will hear an annual report from the Chair of the Solid Waste Citizens Advisory Committee (SWCAC), Charlotte Becker.

Ms. Becker reported that the past year had been very busy for SWCAC. During the past year, SWCAC had: reviewed and renewed solid waste licenses and did not recommend any change to rates; recommended that any savings from the renegotiation of land fill contracts by Metro be used for recycling and waste reduction programs; voted to award fifteen, \$250 start-up grants for waste reduction programs; received \$19,000 in grant funds for businesses with waste reduction programs; and, seven schools received awards for outstanding waste reduction, including Reynolds High School. Ms. Becker stated that SWCAC did not host a yard debris collection event this year, but the cities of Fairview and Gresham had issued coupons to their residents for discounts at local yard debris recycling companies.

Ms. Becker reported that on May 6th, a hazardous waste event was held in which 1,065 cars participated and dropped off paint, pesticides, batteries, etc. A compost bin sale was held on June 3rd; 1,000 bins were sold in Gresham for \$25.00 each, and 2,400 were sold at the Gateway location, with a total of 9,000 sold region-wide. Ms. Becker stated that during the past year, SWCAC voted to move to a co-mingled recycling bin (Curby) so that people would have less to sort. Ms. Becker mentioned that there was a court case in Washington County regarding drop boxes in which the judge had ruled that non-licensed haulers could haul recyclable materials in the City of Beaverton and other Washington County cities. Ms. Becker indicated that this ruling goes against franchises and it makes it hard to ask haulers to pay franchise fees on those type of accounts; however, the ruling is being appealed and the case would probably take 12-24 months.

Councilor Owen questioned if there was a chance that co-mingling would possibly move to throwing anything in a Curby without sorting whatsoever. Ms. Becker responded no, as some items do not recycle well when mixed together, and it took two years to get it to the point of the current three-sort.

Mayor Vonderharr mentioned that Metro takes the paint they receive at hazardous waste events, reprocesses it, and then sells it, questioning why Metro does not bring some of their paint stock to an East County recycling event to be sold. Ms. Becker responded that she thought that was a good idea and would mention it to Metro.

### **B.DISCUSSION - System Development Charges**

Director Sarvis introduced the City's Financial Analyst, Ray Bartlett, who prepared the Draft Update of Systems Development Charges (SDCs) for Sanitary Sewer, Drinking Water, and Stormwater. Director Sarvis stated that, based on the City's current Capital Improvement Plan (CIP) projects, it has been determined that the Council needs to discuss increasing SDCs. Resolution 6-2000 adopted the City's latest CIP and Mr. Bartlett would discuss the methodology used to determine the improvement projects and capacity of the City's systems. Director Sarvis reminded the Council that only a discussion would be held tonight, and that a public hearing would be held on August 16th. Director Sarvis added that a 45-day advance notice had been given to contractors and builders.

Mr. Bartlett explained that the proposed SDC increases were due to

facilities plans recently adopted. The Sewer SDC is proposed to increase by 49% due primarily to the increase in sewage treatment costs from \$5.00 to \$5.60 per gallon of capacity. The Water SDC is proposed to increase approximately 6%, and the Stormwater SDC is proposed to increase by 70% due to the addition of a reimbursement fee and the increase in costs for projects on the CIP for the improvement fee. Mr. Bartlett added that the law allows each city to assess and collect a percentage of each SDC for the direct cost of administering the SDC program. In other cities, this has worked out to be from 1% to 5%; Fairview has not figured that percentage fee as yet, but revenues would be transferred to the General Fund to pay for consulting time, staff time, etc. in administering the SDC program.

Mayor Vonderharr asked if SDCs would fall under Bill Sizemore's latest proposed measure. Pam Beery, City Attorney, responded that the proposed Sizemore measure has an exception for incurred charges which are charges that survived under Measures 5 and 47, and the best thinking right now is that SDCs will be exempt.

Councilor Raze questioned if the proposed SDCs pertained to new development only. Mr. Bartlett responded yes and added that costs, in general, tend to increase and in terms of sewer, almost all of the fee will go to treatment and the loan the City will have to pay off for 20 years for the new sewage treatment facility. Mr. Bartlett mentioned that it was true that developers place the sewer lines for new subdivisions, but the City must still purchase trunk sewers. Councilor Raze asked if there was any possibility of some type of SDC credit if a developer was constructing affordable housing. Mr. Bartlett responded that if one gives preferential treatment to something entitled "affordable housing", that the City would have to make up the difference somewhere else.

Councilor Owen asked if the proposed rate increases would cover everything on the CIP project list. Mr. Bartlett responded no, as the rates would not include some stormwater projects. Director Sarvis added that the painting of reservoirs was not included, meeting any new regulations will not be covered, and sewer line replacement in the core area is not a SDC related project. Councilor Owen suggested that, at the public hearing, staff identify those projects that the SDCs would pay for. Councilor Owen questioned how the proposed rates would compare to Gresham's or Troutdale's. Mr. Bartlett responded that they probably will rank the lowest, but for the public hearing, he will prepare a comparison for the Council packet.

Councilor Edwards questioned if not enough money was raised through SDCs, would residents have to make up the difference. Mr. Bartlett responded yes, that residents would pay the difference through their water and sewer bills.

Director Sarvis stated that staff would identify projects more clearly, show comparisons of the SDCs of other cities, and will address the topic of a SDC administrative fee; in addition, staff will show timelines of the CIP projects.

## **VI. DEPARTMENTAL REPORTS**

### **A. Police**

Gilbert Jackson, Chief of Police, reported that two new officers had been hired, both previously being reserve officers with Multnomah County.

Councilor Edwards asked where the bulk of domestic disputes originated

from. Chief Jackson responded that most occurred in apartment complexes.

Councilor Quinby noted that the citations issued in April and May were down 25% to 45%, but he was sure that was due to the two police officer vacancies. Chief Jackson responded that that was correct.

Councilor Raze questioned if there was any news on the vandalism occurring in the Salish Ponds Wetlands Park. Chief Jackson responded no, they have not been able to determine who was causing the damage, but they have been in the park on patrols.

## **B. Public Works**

Director Sarvis reported that at the next Council meeting, staff would present a proposed Vandalism Program. Director Sarvis stated that the final draft of the City's Consumer Confidence Report has been sent out for printing, and Well #7 will be placed on-line on July 10th with a detailed informational flyer going to upper reservoir customers which will explain the procedure - the water will be treated for iron and manganese. Director Sarvis commented that a meeting was held regarding source water options as an immediate short-term need was identified, which is why well #7 will be put on-line; staff will continue to review options from wells to buying and purchasing water from another entity.

Councilor Raze stated that if SDCs needed to be increased 50% to 70%, then they should have been raised incrementally over the past five years. Director Sarvis mentioned that the SDC fees were increased annually with a type of COLA, but staff can look at them more often.

Councilor Owen questioned if Voice Stream Cellular was still interested in placing a facility on top of one of our water reservoirs. Director Sarvis responded that the City has not heard from them in quite a while.

## **C. Community Development**

John Andersen, Community Development Director, reported that staff has been involved with the protection of the riparian area along Fairview Lake and Fairview Creek, and the last of informational signs in those areas had been placed; most residents were supportive of this action and the brochures and information in which the City provides.

Director Andersen stated that AT&T has been in contact with him regarding the placement of a monopole at a Fairview site, but no application has been received. Many inquiries have been received regarding commercial development in Fairview, and a manufactured housing park owner has spoken to staff regarding converting the manufactured housing park into a planned unit development subdivision. Director Andersen commented that discussion on the Endangered Species Act continues and staff was seeing increasing attempts by Metro to bring various options on board.

Councilor Owen questioned if there were any improvements slated for 223rd Avenue/Sandy Boulevard since the new Walmart is being constructed in Wood Village. Director Andersen responded that there would be a widening of the south side of Sandy Boulevard and intersection improvements (signals and turn lanes) at 223rd/Sandy, but the improvements may not be in place prior to the opening of Walmart.

Councilor Edwards asked if any news had been received regarding the construction of the Fairview Library. Director Andersen responded that it was his understanding that the Library will apply for permits in July 2000.

Councilor Edwards suggested that a milepost be placed on the Salish Ponds Wetlands Trail to inform people of how long the trail is before they begin.

Councilor Jones questioned when construction would begin on Fairview Terrace. Director Andersen responded that the developers would probably apply for permits in the next month or two.

Councilor Raze asked for an update of the Twelve Mile Office site. Director Andersen responded that the owners were currently looking at potential reconfigurations of the property, and that he thought the owners were surprised at the cost of environmental requirements.

**D. Finance**

Director Wall reported that the City would be sending correspondence to the Local Improvement District property owners who opted for payments, and that he would be completing paperwork on the budget that must be submitted to the County, Tax Supervisory Committee, and banks. Director Wall stated that he and Administrator Holstrom had spoken with the Portland/Fairview RV Park owners regarding the proposed service fee and are beginning to clarify issues and resolve the proposal.

**E. Administration**

Marilyn Holstrom, City Administrator, reported that the second meeting between Fairview staff and Metro occurred earlier in the day regarding the issue of a surcharge on people entering Blue Lake Park and Chinook Landing; it was a productive meeting and Fairview staff will be providing Metro with updated numbers on our law enforcement involvement at the two facilities, with a meeting to occur again in a couple weeks.

Administrator Holstrom stated that staff would be interviewing applicants for the Office Assistant III position in Community Development, and that the application period would close on Friday, June 23rd, for the Office Assistant II position in Administration. In addition, a new Maintenance Worker I will begin in July.

Administrator Holstrom mentioned that Gresham Fire Chief Fraijo had resigned, but he would be developing an outline for the Fire Committee.

**F. Legal**

Ms. Beery stated that her written report was before the Council.

**VII.MAYOR/COMMITTEE  
REPORTS AND COUNCIL  
CONCERNS**

Councilor Jones reported that she had participated in a police ride-along and that she had met one of the new Police Officers who seemed very pleasant and professional. Councilor Jones stated that the Port of Portland would be holding a community forum on June 27th in the Kingman School cafeteria where they will discuss the future of Portland International Airport and its Master Plan.

Councilor Raze stated that he had contacted Arnie Schmautz who will try to obtain a donation of insulation for the Heslin House. Councilor Raze commented that the Parks Advisory Committee has done a good job of developing the process for the Fairview Lake Park which has probably had more community involved than any other park; a lot of compromise occurred and the process was very thorough.

Councilor Quinby reported that the Solid Waste Citizens Advisory Committee did not have a quorum at their last meeting, so no business was conducted.

Councilors Owen and Edwards had no reports or concerns.

Mayor Vonderharr reported that staff was still working with the City of Portland regarding the costs of the Bureau of Emergency Communications, and that governance was currently being discussed. Mayor Vonderharr commented that he would be attending a League of Oregon Cities Legislative Committee meeting in Eugene on Friday.

**VIII. ADJOURNMENT**

Councilor Raze moved and Councilor Owen seconded the motion to adjourn. Mayor Vonderharr adjourned the meeting at 9:18pm.

AYES: 6  
NOES: 0  
ABSTAINED: 0

---

Mayor Roger Vonderharr

---

Dated:

---

Caren C. Huson Quiniones  
City Recorder