

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

NOVEMBER 29, 2000 -- 7:00pm

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

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

PRESENT: Mayor Roger Vonderharr
Councilor Ken Quinby
Councilor Sherry Lillard (arrived 7:10pm)
Councilor Len Edwards
Councilor James Raze
Councilor Barbara Jones

ABSENT: Councilor Steve Owen

STAFF PRESENT: Marilyn Holstrom, City Administrator
Jeffrey Sarvis, Director of Public Works
Roy Wall, Finance Director
Bob Cochran, City Engineer
Caren Huson, City Recorder

II. WORK SESSION

**A.DISCUSSION -
North Fairview Area
Drainage Master Plan**

Jeffrey Sarvis, Public Works Director, reported that the north area of Fairview was mainly zoned Industrial, and that David Newton and Associates were hired to perform a Drainage Master Plan Study on that area of the City.

Mr. Newton stated that the purpose of the Master Plan was to determine drainage issues, with the goal being to increase the amount of developable land. The Master Plan will provide suggestions in making hook-ups with other entities, and have those jurisdictions involved in solutions; potential costs of the proposed improvements will be included in the Master Plan.

Clint Davis of David Newton and Associates displayed four aerial photos of the North Fairview Drainage Area. Mr. Davis reported that the area north of the railroad was relatively low and flat and that modeling had been performed to predict what would happen in that area during a 100-year flood event.

Fred Small of Pacific Habitat explained that one of the aerial photos displayed wetlands and one depicted general plant communities; the largest wetland areas were the Salmon Creek Range and the Nacco property. Mr. Small reported that there were Cutthroat Trout in Fairview Creek, but that they were not an Endangered Species Act issue at this time; in addition, they are protected by riparian setbacks. Mr. Smith commented that some of the sites in the North Fairview Drainage Area were developable, even

though they contained wetlands, as many of the wetland areas depicted only one type of grass which could be easily mitigated. Mr. Small mentioned that the Council could consider some of those wetland areas as "trading cards" and they could provide essential mitigation for impacts elsewhere. In conclusion, Mr. Small stated that the Nacco wetlands were of a higher quality yet a smaller amount, but they provided a higher value for wildlife habitat as older strands of vegetation existed.

Bob Cochran, City Engineer, reported that the City of Troutdale was currently developing their sites that border the North Fairview Drainage Area, and that the City of Troutdale would be brought in for discussions once Fairview staff has more information and are clear on the subjects to be discussed. Mayor Vonderharr questioned if some of the warehouses currently existing to the west of Fairview were actually built in floodplains. Mr. Small responded yes.

Councilor Lillard asked land was being developed around Fairview before ours, would that compound drainage problems further. Mr. Davis explained how Salmon Creek and Troutdale water flows through the north drainage area, eventually to a Salmon Creek pump station that pumps water out to the Columbia River. Surrounding construction will impact the north area more and more. Mr. Davis stated that the PGE substation located in the north drainage area has the potential of being in the 100-year floodplain. Mr. Davis commented that the Multnomah Drainage District was proposing to prepare a master plan and riparian buffer plan to better enhance the banks of waterways, and that they would be meeting with the Drainage District to obtain more specifics. Mayor Vonderharr stated that it was critical that the City of Fairview work with the Drainage District. Director Sarvis concurred, adding that all entities needed to be on the same page. Mr. Davis mentioned that property owners should also be brought on board early in the process.

B. Public Works Property Purchase

Director Sarvis reported that, for the last few months, he had been reviewing sites in Fairview which could possibly handle a new Public Works facility. The City's Capital Improvement Plan (CIP) identified an area in terms of square feet and facility needs, with a gross land area of 90,000 square feet required; additional criteria included the site size, zoning, compatibility in size and a vicinity to accommodate a future fire station, cost of off-site improvements, and how this land would effect the City tax roll. Director Sarvis explained that the existing Public Works Shop site, even if the City purchased the church parking lot and seven additional residential lots, would not be large enough. Director Sarvis explained that the Dempsey site was five acres in area, but would not accommodate a fire station and access was not good; the Twelve Mile site was also available, along with a 2.31 acre site owned by Dean Hurford. The Hurford site would not hurt as much if it were taken off the City tax roll, and the cost for the site would be between \$550,000 and \$800,000. The CIP had estimated \$900,000 for site acquisition. Director Sarvis indicated that the City had not yet set up a fund for construction of the facilities, which has been projected to cost \$1.6 million. Director Sarvis added that he would like Council to consider if the time was right to purchase land for the Public Works Facility, if the Hurford site would work, and should staff pursue purchase of the property.

Mayor Vonderharr asked what would be done with the old Public Works

Shop property. Director Sarvis responded that he did not know as there were wells on all the current Public Works Shop sites.

Councilor Edwards questioned where the funds would come from to purchase the land. Marilyn Holstrom, City Administrator, responded that the City currently had cash sitting in System Development Charge (SDC) funds that could be used but was earmarked for other things; however, it was important that the City find a site before all land is developed in the City.

Councilor Raze commented that he thought the Hurford site would be a good location for a Public Works Facility, but that Director Sarvis should not be involved in any negotiations on the site as he was a good friend of Mr. Hurford. Councilor Raze asked what the zoning was for the current Public Works Shop. Director Sarvis responded that the zoning was R7.5. Councilor Raze commented that if the purchase of the land rested in increasing utility rates, that there was a problem as rates were too high now. Councilor Raze mentioned that the City went to the voters for a levy to hire additional police, which we did not receive, and constructing a new building at this point would not make sense.

Councilor Edwards stated that he thought it was important to purchase the property before all vacant land in Fairview is developed, but that actual construction of the building should take place a few years down the road. Councilor Edwards asked Director Sarvis to return to Council at a later date with information on how the property purchase would be financed.

Councilor Lillard commented that she would like to have a plan in place in regards to the current Public Works Shop sites so that Council can inform citizens of what would be done with the old properties.

Roy Wall, Finance Director, reported that the proposed fire station would require different funding sources; the sewer and water SDC funds could pay for a portion of the land purchase for Public Works, but the fire station portion of the land would come from the Administrative Excise Charge Fund or General Fund. The SDC funds have a certain amount of revenue coming in, going out, and reserved; the CIP is a wish list with projects slated for certain years, so if you purchase land now, some projects might be pushed out further. In addition, Director Wall stated that Council should consider what the purchase of the land could do to utility rates, and staff would need to prepare a spreadsheet to answer all those questions. Director Sarvis mentioned that utility rates would probably increase even without the purchase of the land.

General Council consensus was for staff to return to Council in two or three months with funding information.

III. ADJOURNMENT

Councilor Quinby moved and Councilor Lillard seconded the motion to adjourn. Mayor Vonderharr adjourned the meeting at 9:36pm.

AYES: 6
NOES: 0
ABSTAINED: 0

Steve Owen, Council President

Dated:

Caren C. Huson Quiniones
City Recorder