

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

JANUARY 17, 2001 -- 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 Steve Owen
Councilor Len Edwards
Councilor James Raze
- ABSENT:** Councilor Barbara Jones
- STAFF PRESENT:** Marilyn Holstrom, City Administrator
Gilbert Jackson, Chief of Police
Jeffrey Sarvis, Public Works Director
Roy Wall, Finance Director
John Andersen, Community Development Director
Caren Huson, City Recorder
- II. CONSENT AGENDA** Councilor Edwards moved and Councilor Owen seconded the motion to approve the Consent Agenda, consisting of the Minutes of January 3, 2001.
- 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. As there was no response, the session continued.
- IV. PUBLIC HEARING**
- A.ORDINANCE/ZONING
MAP AMENDMENT
City Reservoir Site** John Andersen, Community Development Director, reported that the City of Fairview has a policy of zoning each of its properties with the Community Service Overlay Zone as a mechanism to appropriately designate the land for public purposes and to assure the zoning provides for the land activities necessary to providing adequate public services. The Fairview Planning Commission held a public hearing on the proposed zone change which is to be the site of a future City water reservoir. No opposition was expressed to the zoning overlay; in addition, legal notice has been provided to the public and to the Land Conservation and Development Department. In conclusion, Director Andersen stated that the Planning Commission was recommending approval of the zone change.
- Mayor Vonderharr opened the public hearing; receiving no comment, Mayor Vonderharr closed the public hearing.

Councilor Lillard asked if any negative public comments had been received on the proposed zone change. Director Andersen responded that no comments were received.

Councilor Raze asked what the schedule was for the new reservoir. Jeffrey Sarvis, Public Works Director, responded that the reservoir would not be constructed for about 3 or 4 years.

Councilor Raze moved and Councilor Edwards seconded the motion to read Ordinance 2-2001 a first time by title only.

AYES: 6
NOES: 0
ABSTAINED: 0

Caren Huson, City Recorder, read Ordinance 2-2001 by title only.

Councilor Edwards moved and Councilor Raze seconded the motion to adopted Ordinance 2-2001, AN ORDINANCE AMENDING THE LAND USE ZONING MAP OF THE CITY OF FAIRVIEW.

AYES: 6
NOES: 6
ABSTAINED: 6

V.COUNCIL BUSINESS

A.STATE OF CITY ADDRESS

Mayor Vonderharr presented the following State of The City Address:

"Fellow Citizens:

Once again, the primary issues the City of Fairview has had to address have been dictated by on-going growth and development. We have had to continuously address the expansion of utilities, infrastructure, and facilities to provide expanding service demands. We completed a major Local Improvement District to provide a vital sewage trunk line north of the freeway. We are in the preliminary stages of a new water storage facility. We have completed Fairview Lake Way to provide a through-traffic opportunity to the Lake Area residents from 223rd Avenue to Marine Drive.

The residential development in our City is nearing completion and most areas still open to future development are zoned for retail, business, or various levels of industry. The City of Fairview can proudly state that we provide comfortable and affordable housing to residents of all incomes.

With the advent of new retail and business growth along Halsey, we can look forward to many more opportunities for local shopping, less miles driven, and more jobs. Sadly, we are still lacking any significant industrial development. This is absolutely necessary to bolster our anemic General Fund Budget and to generate much needed local family wage jobs.

The municipal part of our City Center is nearing completion. The new City Hall was opened for city business in January, and the Fairview-Columbia Library is under construction today; we are hoping to see it open in August. The retail/business part of the City Center is contingent on the location of an anchor store. That possibility is presently working its way through the Planning Commission.

The City of Fairview continues to have one of the lowest, if not THE lowest, employee to population ratios in the metro area. The quality and promptness of service can only be attributed to the high level of training and dedication of our employees.

Some programs must still suffer. The City is only able to provide minimal parks maintenance and has no funds to provide recreational opportunities.

The Police Department has about half the officers necessary to provide the level of security and safety most residents expect. We have gotten to the point that some 911 calls can not be responded to in a timely manner.

Our Police Department and the Gresham Outlook have worked out technical difficulties and the Fairview Police Log can now be purviewed by our citizens.

The Year 2000 also brought the return of two events open to the public. The first was Johnny Limbo and the Lugnuts in the Community Park, and the other was the Fairview Run to raise scholarship funds for East County athletes. A new East County event, Fourth of July Fireworks, was held in Fairview at Blue Lake Park.

Massive change has occurred in the last decade, much of it in the last year, with probably even more in the next. I commend the elected and appointed officials and the staff for their valiant effort to maintain civility and sanity in dealing with the problems of constant change."

B.DISCUSSION - Fairview Community Center

Roy Wall, Finance Director, reported that in a previous Council Work Session, discussions began on turning the old City Hall into a Community Center. Director Wall stated that staff had evaluated the facility and determined a number of items that would need to be done to turn the building into a Community Center, with a rough cost of \$27,000. In addition, parking may be an issue in the back of the building, but a possible land swap may solve that problem.

Director Wall commented that one way to fund the remodel of the building would be to use some of the money the City would receive from a land sale for the Fairview Village anchor store; the projected cost to operate the Community Center would be \$7,000 to \$10,000 a year. Director Wall mentioned that a small church had expressed interest in updating the Community Center in return for the use of the facility. Director Wall concluded by stating that staff was looking for direction in whether to pursue the use.

Councilor Edwards questioned if the City would have to insure any individuals who volunteered to work on the building. Director Wall responded that the City would ask them to provide proof of insurance.

Councilor Raze asked who would really rent the Community Center. In his opinion, there was not a source of income in providing a Community Center, and, in addition, if the building was rented for weddings or receptions, he would not want to live next door. Director Wall commented that a Community Center would not pay for itself, and money to operate the Community Center would have to be supplemented from the City's General Fund.

Marilyn Holstrom, City Administrator, provided a brief history of the old

City Hall and the uses which occurred when it was a Community Center; the new City Hall can not be rented out in the evenings if staff is not involved, and we do not rent out our Conference Rooms.

Councilor Raze stated that the use of staff time must be considered when thinking about opening a Community Center, as the scheduling of events and maintenance could take up quite a bit of their time. Councilor Raze mentioned that it was too bad that the neighbors located near the old City Hall were not present and involved in the discussion. Administrator Holstrom commented that staff had promised the neighbors that they would be involved in discussions should the Council move forward with the renovations on the old City Hall. Councilor Raze stated that he would rather sell the buildings and buy three police cars with the revenue.

Councilor Owen questioned what would need to be done to the old City Hall to bring it up to ADA compliance. Director Wall responded that when the building was used as City Hall, it was considered ADA compliant as the upstairs restroom had handicap access. However, if a Community Center is created, with both floors being available to rent, it could be that the downstairs restroom would need to be made ADA compliant; however, the City does not know for sure. Councilor Owen asked if staff knew the market value of the property. Councilor Raze stated that it was an R7.5 residential lot, that the building did have a value, and it was a nice lot; however, an exact market value was not known. Councilor Owen asked if someone changed the use of the building, would additional parking need to be provided. Director Andersen responded that he did not think additional parking would have to be provided. Councilor Owen questioned what the City's current cost was on a monthly basis to keep the property. Director Wall responded that the current monthly cost was next to nothing; a minor bill for heat, treatment for pests, etc. Councilor Owen commented that he felt before Council could make a decision, they needed to look at the value of the property and consider the cost to upgrade the building and maintain it.

Councilor Lillard stated that Council needs to discuss the opportunity of a Community Center to work to the City's benefit - to be able to provide space for arts projects and events in our own community -- and one must consider that Fairview will be the current size of Troutdale at build-out, and Troutdale has many facilities for use and an Events Coordinator to handle the work. Councilor Lillard added that classes could be conducted in the Community Center, and that the City could also consider a management company to take care of the building. In addition, the Community Center could be used in cases of emergencies. Paul Elsner, City Attorney, suggested that the Council consider having a marketing study performed.

Councilor Raze commented that he felt very strongly that the building was a dead asset unless it was sold; however, the City could actively promote the renting of that building for a church in which the City would retain ownership of the property but the church would maintain the property and rent the building out.

Mayor Vonderharr mentioned that Fairview has many new residents, and that it was imperative that there was a grass roots support for a Community Center.

Councilor Edwards stated that a Community Center would not be a money-

maker, but he really felt that Fairview needs it for its citizens, so that local community groups would have a place to meet; in addition, if the City did provide \$25,000 in improvements to the building and property, it could be sold at a later date for that additional amount.

Councilor Quinby commented that he thought the City could use a Community Center, but the financial end of it was very important. In addition, Councilor Quinby thought that some of the exclusions provided in the staff report could add up to be very expensive. Councilor Quinby stated that he thought a marketing study should be conducted and that an article should appear in the City Newsletter to determine from our citizens if there was interest in a Community Center.

Councilor Lillard mentioned that there may be more than one church wishing to rent the Community Center, and it would be a cost saving if one particular church was interested in maintaining the facility. Councilor Lillard added that the City deals with millions of dollars, and the cost of \$27,000 does not seem like that much to improve the building. Operating costs were not extremely high, and a marketing study would be a good idea. If City land is sold for an anchor store in Fairview Village, then part of those funds should go towards something tangible for our citizens - either the Community Center or Community Park.

Administrator Holstrom mentioned that both the City's Parks Master Plan and the Renaissance Plan indicated that Community Centers were to be provided in the City, specifically in the old City Hall location.

Councilor Owen stated that the idea of a Community Center was a good one, but there were so many unknowns in terms of cost. His recommendation would be to determine what the City could rent the building for and look for a potential tenant. Councilor Owen added that a year ago, the building was used for a City Hall and that it did not cost \$27,000 a year, every year, to upgrade the building.

Mayor Vonderharr commented that he did have a concern about renting out both floors of the building for a function, but in the past, the downstairs portion was heavily used by local residents. Currently, Fairview residents have to go outside the City for rental facilities, and even when Metro constructs a new Lake House at Blue Lake Park, it would not be affordable to rent. Mayor Vonderharr stated that the City should begin renting one floor of the building to start with, and that Council needs to understand the value of a Community Center for the residents. Councilor Lillard stated that she supported immediate use of the old City Hall as a Community Center and that perhaps a survey, placed in the City Newsletter, should be conducted of Fairview residents to determine their interest in a Community Center.

Councilor Owen moved and Councilor Raze seconded the motion to retain the property, authorized staff to review tenant arrangements, and that a marketing study be performed.

AYES: 5
NOES: 1 (Lillard)
ABSTAINED: 0

C.BUDGET COMMITTEE

Director Wall reported that the City of Fairview's Budget Committee was

APPOINTMENTS

comprised of 14 members - the Mayor, Council, and seven citizens. The citizens serve terms of 3 years. For the upcoming budget year, six of the citizen representatives terms expire on the Budget Committee. Five of the six individuals participated in the last budget process and have indicated a willingness to be reappointed by Council for another three-year term. It has been the past practice of Council to reappoint participating members to continue their involvement. Director Wall stated that a sixth position was available and advertised in the City Newsletter, with two volunteer applications for service being received. The applicants were Helen Maguire and Geoffrey Stewart. Council was being asked to review the two new applications and select a new Budget Committee member by majority vote.

Councilor Edwards moved and Councilor Raze seconded the motion to reappoint the following Budget Committee members for an additional three-year term: Todd Johnsen, Ron Fell, Robb Pierson, Becky DeWitt, and Bob Andrews.

AYES: 6
NOES: 0
ABSTAINED: 0

Mayor Vonderharr asked each Councilor to write their name and the applicant who they wish to appoint to the Budget Committee.

Caren Huson, City Recorder, announced that the majority of the votes were for Helen Maguire.

VI. DEPARTMENTAL REPORTS

A. Police

Gilbert Jackson, Chief of Police, reported that the Oregonian and the Outlook would now be going through City police reports on a regular basis and publishing information in the newspapers. Chief Jackson stated that for the year 2000, 1145 hours of Reserve Officer service were put in, which equate to 143 work days. Chief Jackson commented that he had sent a survey to Fairview residents, asking them why the police levy had failed.

B. Public Works

Jeffrey Sarvis, Public Works Director, reported that staff had been working on a revised water ordinance, and that sewer flow monitoring continues. Staff has been preparing a work plan to rehabilitate Wells 6 and 7, and that staff was also reviewing the City's current water rights. Director Sarvis commented that the Public Works Department would be utilizing the City's Employee Assistance Program for some training in the area of communication. Director Sarvis reported that in the year 2000, 182 right-of-way permits had been issued and 379 Public Works inspections performed.

C. Community Development

Director Andersen reported that the Planning Commission had heard testimony on the proposed Target store, and that they would make a decision on February 6th. Director Andersen stated that the City has a new Assistant Planner, Melissa Widman. Director Andersen commented that the development code that staff has been working on has been put on hold due to Ballot Measure 7. Director Andersen reported that the Sandy Boulevard Study was about ready to begin. Councilor Owen asked what the timeline was for the Sandy Boulevard Study as he was concerned about

traffic from the new Wood Village Walmart. Director Andersen responded that the Study should be completed in June 2001, which allows ample time to determine what the impact to traffic has been from Walmart.

D. Finance

Director Wall reported that staff had submitted a billing to Multnomah County for two of the completed stormwater projects; \$184,000 was received from Block Grant funds. Director Wall added that the City had applied for its last payment from the COPS Grant, which concludes the second 3-year process. Director Wall added that the Council had before them a memo outlining the upcoming budget process.

E. Administration

Administrator Holstrom reminded the Council that Goal Setting would occur on January 21st, 11:30am, in the Administration Conference Room. Administrator Holstrom stated that Council meetings would soon be shown "live" on Channel 30, and that Wood Village would be celebrating their 50th Anniversary next month at an event to be held at the Multnomah Kennel Club. Wood Village staff wanted us to be aware that they will have a 15-minute fireworks display. Administrator Holstrom commented that Council had received a copy of a letter from an attorney retained by the Friends of Fairview Lake regarding the dam; staff is in the process of drafting a letter of response which the Council will receive.

F. Legal

Mr. Elsner stated that the Attorney's written report was before the Council, and that the City was approached by the League of Oregon Cities to support their lawsuit regarding Measure 7; the League of Oregon Cities feel that only those cities who participate in the lawsuit will reap the benefits of any outcome as litigation is only binding on parties involved in the litigation. The League of Oregon Cities was asking cities if they wanted to actively participate in the lawsuit, meaning the City of Fairview would simply be named in the litigation. The League of Oregon Cities also feels that any judgment coming out of Marion County would only be binding to cities in that county, unless all cities interested in being named in the lawsuit were included. Mr. Elsner stated that he thought it would be a good thing to participate in the lawsuit in the event that we could benefit from any judgment. Mr. Elsner mentioned that this topic would be brought back to Council at a later date for official action.

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

Councilor Quinby reported that the third Skateboard meeting had been held with five citizens in attendance, so it appeared as though the issue might be winding down. Councilor Quinby commented that if there was still interest in construction of a skateboard park, that the City needed the participation of skateboarders and residents.

Councilor Lillard reported that the East Multnomah County Transportation Committee (EMCTC) had met and TriMet provided a report which stated that the bus line on 223rd Avenue into Gresham had increased ridership and that TriMet would increase service on that Line in addition to increased service on the Sandy Boulevard and Halsey Lines. Councilor Lillard stated that she also had brought up the need of bus shelters in Fairview and that a letter from the City needs to be sent to TriMet on that issue. Councilor Lillard reported that Metro was at the EMCTC meeting and had asked the Committee how they should spend some extra federal funds; EMCTC took the position that Metro should utilize the funds for projects already on the existing priority list, and for Fairview that meant the widening of the railroad overpasses. Councilor Lillard commented that she thought Metro was looking for a letter of support from the Council. Mayor Vonderharr

mentioned that he thought Fairview could even get letters of support from the Mayors of the other East County cities, and that he would personally talk to the other Mayors and ask for their support. Council concurred that a letter of support for funding of the railroad overpasses should be sent to Metro.

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

Mayor Vonderharr reported that he would be meeting with the new Mayor of Wood Village to discuss common issues and to maintain a good working relationship with them. Mayor Vonderharr stated that he would be attending Mayor's Day in Salem on January 31st to discuss pending legislation, and that he would be meeting with Maria Rojo de Steffey from Multnomah County Roads to discuss significant issues.

VIII. ADJOURNMENT

Councilor Owen moved and Councilor Lillard seconded the motion to adjourn. Mayor Vonderharr adjourned the meeting at 9:25pm.

AYES: 6
NOES: 0
ABSTAINED: 0

Mayor Roger Vonderharr

Dated:

Caren C. Huson Quiniones
City Recorder