

MINUTES
CITY OF FAIRVIEW
CITY COUNCIL

February 15, 2017

Council Members

Ted Tosterud, Mayor
Cathi Forsythe
Mike Weatherby
Keith Kudrna
Lisa Barton Mullins
Natalie Voruz
Brian Cooper

Staff

Nolan Young, City Administrator
Allan Berry, Public Works Director
Harry Smith, Interim Police Chief
Heather Martin, City Attorney
Devree Leymaster, City Recorder

WORK SESSION (6:00 PM)

1. REVIEW PROPOSED MISSION STATEMENT & CORE VALUES

CA Young commented the current Mission Statement and Core Values are 19 years old. Council recently drafted a revised Mission Statement and Core Values. The intent is for the revised items to be adopted during Council Business. He asked if Council had any changes they would like included. He reiterated even after adoption, the documents may be amended in the future if needed. Council had no changes.

2. REVIEW PROPOSED COUNCIL GOALS, OBJECTIVES & TASK LIST FY2017-18

CA Young reviewed the draft goals and objectives from Councils February 4 work session. He recommended a word change to Goal #1, the revised wording is "Improve pedestrian and bicycle access and safety". Council agreed with the change. He noted an asterisk next to a goal objective indicates the item is a priority. Councilor Forsythe proposed Goal #2C be marked as a priority and Mayor Tosterud suggested Goal #6A also be marked. Council agreed with the added priorities.

Council discussed Goal #1C, railroad bridge on NE 223rd. Council Cooper remarked there are similar bridges that have sidewalks. He inquired if the city could excavate, build a retaining wall, and install sidewalks. CA Young replied it is an option that could be explored. Councilor Kudrna noted it would only need to be done on one side. Council President Weatherby commented on the need to get the attention of the railroad in order to see any significant change. He referenced the process and the years it took working with the railroad to accomplish the 223rd overpass.

Council President Weatherby asked about an objective or task to restrict where apartment complexes are allowed. CA Young noted the Planning Commission would be the appropriate body to review the issue via a review of the zoning code. There is a task item to review and update the vacant lands inventory. The inventory will define how much vacant land is zoned multi-family.

Mayor Tosterud commented on the difference between apartments and multi-family housing. They would need to be clearly defined. He noted, Metro regulations also need to be considered. He commented the vacant land inventory will identify new development opportunities, but we also need to consider redevelopment opportunities.

Council agreed to keep as task until the land inventory is complete and how much is zoned as multi family is known.

3. REVIEW CAPITAL IMPROVEMENT PLAN

CA Young summarized the Capital Improvement Plan (CIP) is a tool to identify the financial plan for the future. It helps plan for resources and funds to meet capital needs. In 2016, the city updated water,

sewer, storm water, and transportation master plans, which each had a capital improvement component.

CA Young distributed a CIP binder to each Councilor that includes all the CIP's with detail sheets for each project. Once the Parks Master Plan is complete, the identified CIP will be added to the binder with supporting detail sheets. Eventually it will be a complete binder with all CIP's. Additional CIP sections will include facility maintenance and equipment maintenance.

He noted the CIP documents will be updated annually as projects are completed and re-prioritized based on funding options and other influencing factors. The CIP will be referred to during the budget process to try and tie projects to available resources.

Councilor Barton Mullins inquired about source capacity and if there is a need to build a new well. CA Young replied currently we are looking at reservoir vs well options to assist in answering that question.

Council President Weatherby asked if Well 6 is off line. Director Berry replied yes, but it still needs to be decommissioned. He noted it is not due to age but to contamination.

4. REVIEW PUBLIC WORKS BUILDING STRUCTURAL REPORT

Director Berry presented a review of the Public Works Shop Structural Analysis. (*Exhibit A*)

Council discussed the options to seismically retrofit the facility or build a new facility. They also discussed if the city should consider the shop facilities as critical facilities. Council asked what the cost to build a new facility is. Director Berry replied in 2000 the estimate was 2 million plus.

CA Young shared other cities have faced the same concerns with their older buildings. Some have elected to retrofit the buildings while others have built new facilities to address seismic concerns.

Councilor's Kudrna and Forsythe indicated their view that the shop facilities are critical facilities. Beyond staff safety and vehicle/equipment protection, the facility could provide emergency relief in an emergency. In general, the Councilors agreed it's not if an earthquake occurs, but when.

CA Young proposed staff cost out options for seismic upgrades and building a new facility, and present the information at a future meeting. Council agreed.

COUNCIL MEETING (7:00 PM)

1. CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

2. CONSENT AGENDA

a. Minutes of February 1 & February 4, 2017

Councilor Barton Mullins moved to approve the consent agenda and Councilor Cooper seconded. The motion passed unanimously.

AYES: 7

NOES: 0

ABSTAINED: 0

3. CITIZENS WISHING TO SPEAK ON NON-AGENDA ITEMS

Steve Prom, Fairview, OR, as a representative of a Row House Home Owners Association (HOA) spoke about the discussion last year to change out four maples on Market Drive to flowering cherry as the newly adopted code would call for, so that the street trees in that area would be consistent. The indication was that the city would remove the four maple trees and plant five flowering cherry trees.

CA Young noted the approximate cost per tree is \$100. Staff needs to research the cost of removal. Staff will gather the information and share with Council at a future meeting. He clarified the area being discussed is on Market Drive between Park Lane and Village Street.

Councilor Barton Mullins asked if the maple trees are healthy. Mr. Prom replied by all indications, yes. It was the city's recommendation to change them for uniformity; any new street trees being planted in the area would be flowering cherries. Councilor Barton Mullins proposed the city look at options to relocate the four healthy trees.

4. PRESENTATION

None.

5. CITY ADMINISTRATOR AND DIRECTOR REPORTS

CA Young reported the Sidewalk Infill Public Meetings are scheduled. Each meeting will begin at 6:00 PM. The first meeting will be in Council Chambers, Fairview City Hall, on February 21 and the second at the Fairview Community Center on February 23. He noted postcards were sent to approximately 750 residents and businesses in areas where there are not sidewalks informing them of the meetings. The postcard included a link to an online survey. This survey will also be accessible via the city website. The survey is available through March 8. The meeting and survey information/results will be reported to Council at the March 15 meeting.

Chief Smith shared the Public Safety Advisory Committee (PSAC) has been working on an emergency planning booklet with assistance from the City of Gresham. The booklet is currently being printed. A PDF version will be available on the city website. The booklets will be available at city hall and distributed at events. PSAC has also assisted in coordinating an Emergency Preparedness Seminar. It will be a two part seminar, April 6 and 13 from 6:30 PM to 8:30 PM in Council Chambers. The seminar information will be posted on the city website, Next Door, through flash alert, and a flyer will be included with the next utility bills. Class size is limited so registration is required. Registration will be available online through the city website or by calling the Police Department.

6. MAYOR/COMMITTEE REPORTS AND COUNCIL REPORTS

Councilor Cooper reported attending the Arts and Community Events Advisory Committee (ACEAC) meeting. He shared information about the Friends of Fairview and their interest in collaboration and assisting. A member of Anthem Church was at the meeting and shared their interest in being community partners. He also attended the Public Safety Advisory Committee (PSAC) meeting and Parks & Recreation Advisory Committee (PRAC) meeting. Councilor Cooper shared upcoming Friends of Fairview activities including a liter walk, building bat boxes, and a poker night fundraising event at Bumpers.

Councilor Voruz asked about the activity at Lakeshore Park. Director Berry replied the city has a cooperative agreement with the NW College of Construction. They have begun work on Phase 1 of the improvements which includes bank restoration, gazebo at the west end, and trail construction.

Councilor Barton Mullins shared upcoming meeting information at Harvest Church in Troutdale on February 23 concerning the 40 Mile Loop. They will be discussing potential route options. She also thanked a citizen, Ryan, for taking the time to help retrieve garbage in one of the Salish Ponds.

Mayor Tosterud commented the East Multnomah County Transportation Committee (EMCTC) is interested in the sidewalk infill project. He will share project updates with them. He noted the Economic Development Advisory Committee (EDAC) requested he share their recommendation to Council to keep the Development Incentive Program in tact until 2018.

7. PUBLIC HEARING

None.

8. COUNCIL BUSINESS

a. Adopt Mission Statement & Supporting Core Values: Resolution 6-2017

Council President Weatherby moved to approve Resolution 6-2017 and Councilor Cooper seconded. The motion passed unanimously.

AYES: 7
NOES: 0
ABSTAINED: 0

b. Adopt Council Goals & Objectives FY 2017-2018: Resolution 7-2017

Councilor Kudrna moved to amend Resolution 7-7017 adding an asterisk to Goal #2C and Goal #6A, and amending Goal #1 to read "Improve pedestrian and bicycle access and safety" and Councilor Cooper seconded. The motion passed unanimously.

AYES: 7
NOES: 0
ABSTAINED: 0

Councilor Cooper moved to approve Resolution 7-2017 and Councilor Barton Mullins seconded. Councilor Barton Mullins complimented Council on the success of the Goal Setting Work Session; how well they worked together and supported differing ideas. The motion passed unanimously.

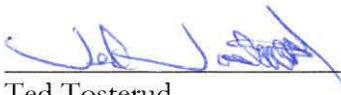
AYES: 7
NOES: 0
ABSTAINED: 0

9. ADJOURNMENT

Councilor Cooper moved to adjourn the meeting and Councilor Barton Mullins seconded. The motion passed, and the meeting adjourned at 7:31 PM.

AYES: 7
NOES: 0
ABSTAINED: 0


Devree Leymaster
City Recorder

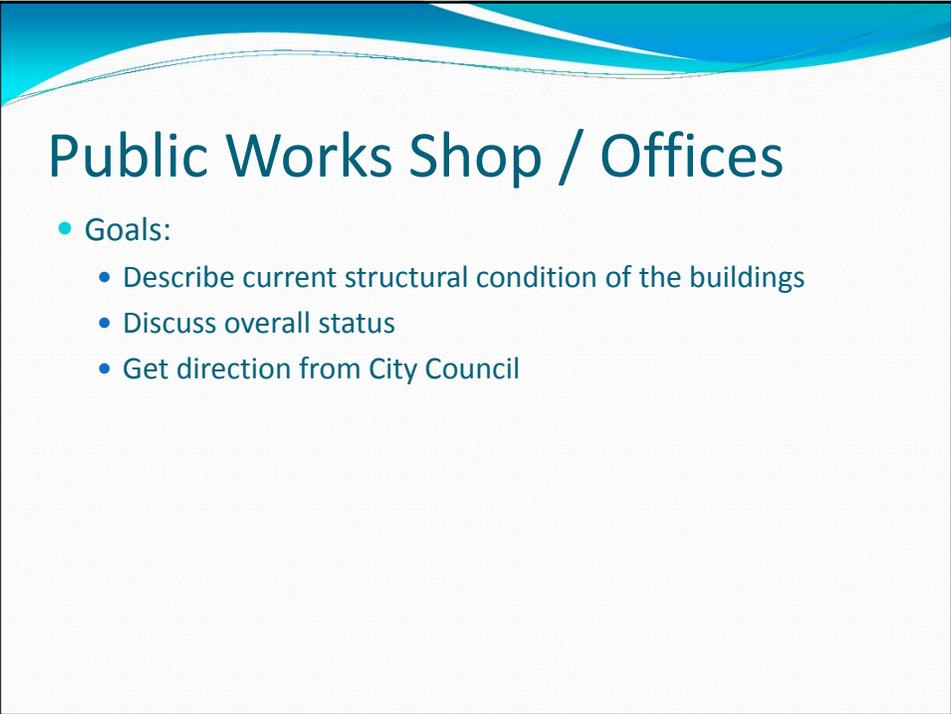

Ted Tosterud
Mayor

3-8-17
Date of Signing

A complete recording and/or video of these proceedings is available.
Contact the City of Fairview City Recorder Office, 1300 NE Village St., Fairview, OR 97024, (503) 674-6224.



City of Fairview
Public Works Shop Structural Analysis
February 15th 2017 Work Session



Public Works Shop / Offices

- Goals:
 - Describe current structural condition of the buildings
 - Discuss overall status
 - Get direction from City Council



Structural Seismic Evaluation Report
for the
Shop/Office and Vehicle/Equipment Storage Building

Prepared for:
City of Fairview, Oregon
June 2016

Prepared by:
Steven J. Entenman, PE, SE
Structural Engineer / Associate



Harper Houf Peterson Righellis Inc.
205 SE Spokane Street, Suite 200
Portland, OR 97202

Introduction

- Two buildings on the property site.
 - Main Shop
 - Constructed in 1949
 - Addition of 4 bays in 1975
 - Vehicle / Equipment Storage
 - Constructed in 1991 to house police vehicles

Introduction

- Performed a seismic evaluation of each of these buildings.
 - Determine the seismic lateral resisting system deficiencies when compared to buildings design using modern building codes.
 - This evaluation was performed in accordance with the American Society of Civil Engineers “Seismic Rehabilitation of Existing Buildings ASCE/SEI 41-13”.

Shop / Office Building

- The following is a brief list of seismic deficiencies encountered:
 - The masonry shear walls are not properly attached to the roof diaphragm at the Shop/Office Building.
 - The wood roof diaphragms do not have adequate shear capacity at the Shop building.
 - The masonry walls are lightly reinforced and are not of adequate strength to resist seismic loads at the Shop building.

Vehicle Storage Building

- The vehicle/equipment storage building has deficiencies as well and are list below:
 - Walls and roofs do not have proper sheathing materials or connections to act as diaphragms to resist seismic loading at the Vehicle Storage Building.

Construction Estimates

- Preliminary construction cost estimate to remedy these deficiencies has been developed.
 - \$535,000.00 for the shop/office building
 - \$55,000.00 for the vehicle/equipment storage building.
- These numbers do not include:
 - Architecture/engineering.
 - \$50,000.00 for the shop/office building
 - \$10,000.00 for the vehicle/equipment storage building.
- Total = \$650,000.00 for both buildings.

Recommendations

- Vehicle/equipment storage building can be cost efficiently renovated, and should be done as soon as practicable.
- Shop/office building is not a good candidate for rehabilitation for seismic loads.
 - Existing shop/office building be removed and rebuilt in compliance with current building code provisions so that the best use of city funds would be accomplished.

Recommendations

- The report indicates a new industrial type building can be installed using the same footprint and including the same offices and program spaces for \$600,000, however
 - Site restrictions
 - Setbacks
 - Height issues on equipment storage

Conclusions

- Based on visual observation, the building structures are in good condition and generally safe for occupancy.
- No significant damage to the existing structural systems were noted.
- However, if a significant earthquake should occur, the shop/office building and the un-reinforced masonry wall construction is a hazard
 - Expect significant damage to the structure
 - Possibility of loss of life of the inhabitants.
 - Does the city consider this a critical facility?

Other Considerations

- Shop / Office building
 - Roof – currently leaking – estimated cost
 - \$25,000 torch down
 - \$36,000 membrane
 - Windows need replacement
 - Siding needs replacement - \$18,000
 - Bathrooms are inadequate
 - Bay doors need replacement (25 years old)
 - Space for staff is very tight

Photographs

Shop Restrooms



Shop Restrooms



Vehicle Storage Doors



Vehicle Storage Doors



Shop Bay Doors



Shop Bay Walls



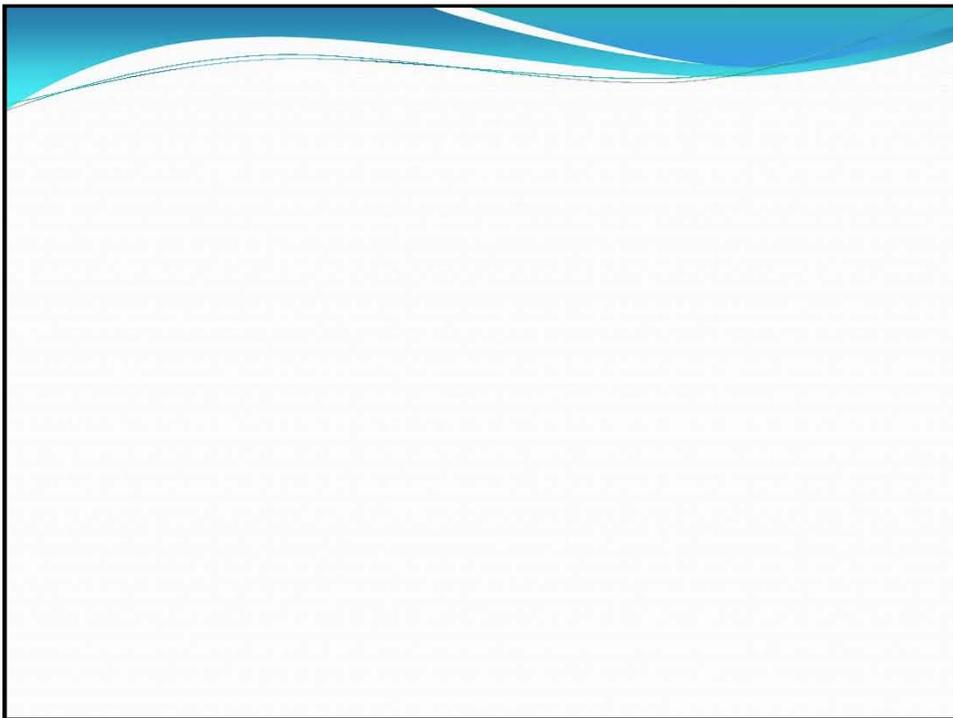
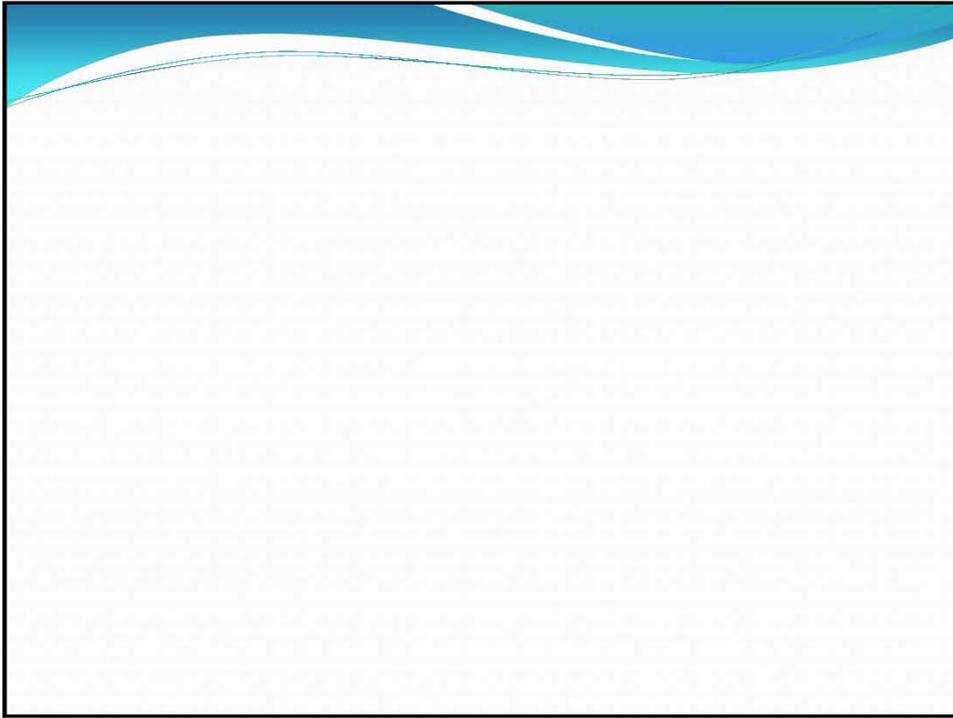
Shop Siding / Windows



Options

- Retrofit buildings in accordance with the structural engineer's analysis
- Re-build the building to meet current building codes
 - Maintain existing capacity level
 - Expand facility to accommodate current needs
- Do not take action on the structural report
- Move forward on the immediate building needs

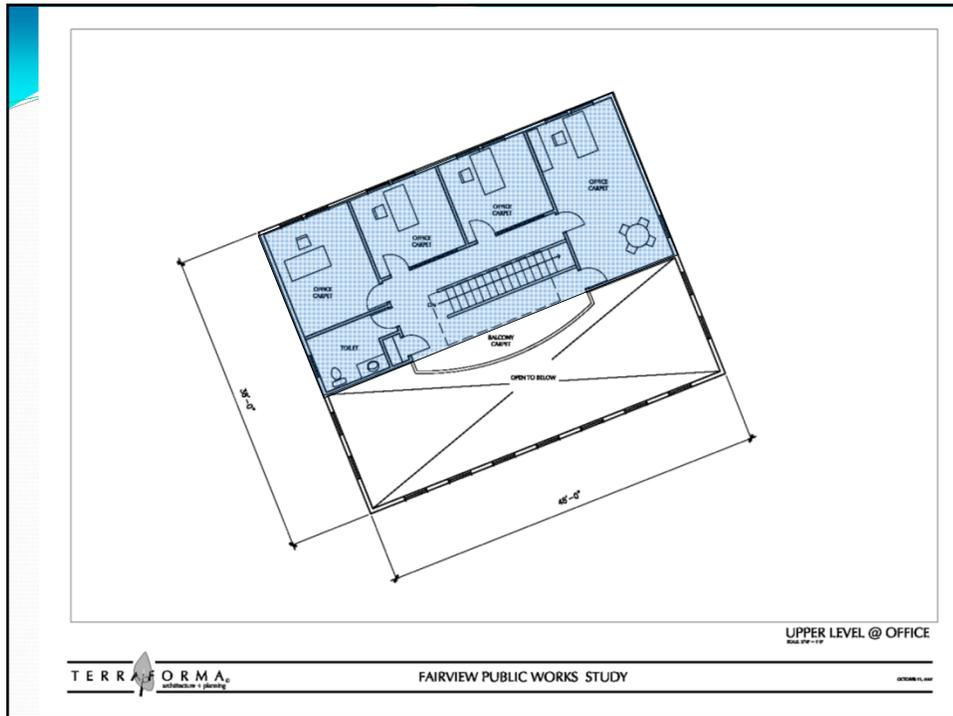
Thank you!
Questions, Comments and
Direction



2007 Vision

- Vacate Schatz Barn and provide storage to Police - complete
- Enhance Crestwood Shop to provide more vehicle storage, pave yard, and enhance material storage areas - complete
- Construct three new buildings on the Main Street Shop property – deferred





Funding Solutions

- Cost Estimate \$2.3 million dollars
- Sell Blue Lake Property ~\$500,000
- Bond for ~1.7 million dollars
- Pay Off City Hall
 - Future AEC contributions allowed to pay for PW Facility.
 - Revises “rent” allowing funding to go to the new facilities debt payment

Options Considered

- Do Nothing
- Perform seismic retrofit to Main St Shop
- Construct new facility on Main Street site
- Construct new facility on well 8 site

Recommended Strategy

- 2016-17 Status Quo: Building at risk for seismic event
- 2017-18 Concept plan and site to be determined and funding mechanism identified
- 2018-19 Finalize plan
- 2019-20 Construct New Facility