

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

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**November 19, 2003 -- 5:00pm**

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

Mayor Weatherby called the meeting to order at 5:15pm.

PRESENT: Mayor Mike Weatherby  
Councilor Darrell Cornelius  
Councilor Sherry Lillard  
Councilor Steve Owen  
Councilor James Raze  
Councilor Jim Trees

STAFF PRESENT: Mary Jo Briggs, City Administrator  
Laura Zentner, Finance Director  
John Andersen, Community Development  
Director  
Caren Huson, City Recorder

**II. DISCUSSION -  
Councilor Appointments**

Mary Jo Briggs, City Administrator, distributed copies of the City's Charter which outlined the process of appointment for a Council vacancy. Administrator Briggs questioned how long the Council would like to advertise for the vacancy. Councilor Lillard suggested one month; Councilor Cornelius recommended advertising until December 31, 2003; Councilor Owen suggested the deadline be December 16<sup>th</sup> with interviews to be conducted on December 17<sup>th</sup>. Administrator Briggs distributed a list of anticipated Council Agenda items for the month of December, noting that the agendas were quite full. Councilor Raze recommended that a special meeting be scheduled for Council interviews. Councilor Lillard suggested that a supplemental questionnaire be attached to the applications, and that she saw no reason why the vacancy needed to be filled in December; Councilor Owen concurred. Administrator Briggs asked if Council would consider conducting the interviews on January 5, 2004, and then swear-in the candidate on January 7<sup>th</sup> before the regular Council meeting; applications would be accepted until 5:00pm on December 24, 2003. Councilor Lillard suggested that advertising for the vacancy appear in the Oregonian, the Outlook, and the City Newsletter, and Councilor Cornelius requested that notices also be posted.

**III. PORT OF PORTLAND**

Mayor Weatherby reported that the City of Troutdale had announced

## PRESENTATION

their stand on the Port of Portland and its desire to purchase the Alcoa site; Fairview Council has yet to make a decision.

Keith Leavitt and Bill Bach, both of the Port of Portland, are the project manager and purchasing manager, respectively. Mr. Leavitt noted that the Alcoa property was adjacent to the Troutdale Airport which is a part of the Port of Portland. Mr. Leavitt stated that there is a concern that industrial property is beginning to be a scarce commodity in the region and in the state; we need to have industrial jobs which are the base jobs in the state. Mr. Leavitt added that the Port has a transportation mission and needs to provide transport for the Pacific Northwest. Rail has increasingly been a problem in Portland as the Port has focused on air transportation. Mr. Leavitt commented that the Portland region will see a doubling of freight in the next 20 years.

Councilor Owen asked how much truck traffic a day the Port expected to have going in and out of the facility. Mr. Leavitt responded that they did not have a truck count yet as they have not reached that point in the process. Mr. Bach commented that the junction where the two sets of tracks meet is just adjacent to the site.

Councilor Lillard questioned how long the Port has been in talks with Alcoa regarding the purchase of the land. Mr. Bach responded that communication first started in Summer 2003, after the Port studied the site in Spring 2003. Mr. Leavitt added that the Port is in the early stages and that right now, everything was concept only. The Port does not know how committed the railroad is to the concept, and the entire project could not occur without the railroad's commitment; the Port has not even perform a financial feasibility study yet.

Councilor Raze stated that Alcoa would sell to whoever puts up the money. Mr. Leavitt commented that he thought the Port's concept would best utilize the site. Councilor Raze asked how much property would be left to the north along the river for recreational purposes. Mr. Bach responded that about 300 acres would be provided along the river. Councilor Raze commented that Fairview was in dire need of economic development, and he was not sure what the Port was proposing would have many employees per acre; fifty years from now, we have to think what might be said of us as here today as we have two rivers that meet and which could provide tremendous tourist usage. Mr. Leavitt stated that he could foresee the cities entering into an Intergovernmental Agreement with the Port in terms of how the property is marketed. Councilor Trees asked if there were currently intermodal rail facilities in the region. Mr. Bach responded yes, but nowhere near "state-of-the-art" as the proposed facility would be. Mr. Bach explained that an intermodal facility is not the railyard of the 20th century. A railyard is a storage and switching facility. An

intermodal facility is a terminal where items are moved from one mode of transportation to another. Councilor Lillard questioned if there was a similar facility that they could visit and view. Mr. Leavitt responded that there is one site in Mesquite, Texas, that has a similar facility, and the Port has thought about taking photos or a video of that site. Councilor Lillard asked how much storage the facility would have. Mr. Bach responded as little as possible; having a terminal does not mean you have to have a warehouse facility right next to it.

Councilor Cornelius questioned when the target date was for the Port to make a decision on the property purchase. Mr. Leavitt responded that the decision would be whether to pursue a purchase agreement with Alcoa, but they need the railroad to commit which is an entirely different conversation which could take a year. Councilor Cornelius asked if the Port was seeking support from the four East County cities. Mr. Bach responded that they were seeking a level of support. Councilor Cornelius questioned if there was not support from the four cities, would the Port move forward with the project regardless. Mr. Leavitt responded that they are just asking the cities to be open minded and to work with them. Councilor Cornelius stated that he did his own math and determined that 700 trucks a day could be going in and out of the facility, but he would really like to see an Impact Report on the facility. Mr. Bach responded that the thought an Impact Report would be the next step. Mr. Leavitt added that the Port would be taking a risk in purchasing the property without a commitment from the railroad. If that happens, they could only hope to develop the property to get their money back; the resources it takes to prepare an Impact Report is enormous; the Port can not put that money down unless they know they will be owning the property.

Councilor Lillard stated that the Alcoa property is probably the most important issue that the Fairview Council will give their yes or no to; this has the potential to either be a good thing for the community, or it could be a bad thing. Councilor Lillard added that she would like a truck count and information on what the impacts would be of increased rail service in Fairview. Councilor Lillard asked what part of Oregon the intermodal facility would serve. Mr. Bach responded that the facility would serve the entire Pacific Northwest. Mr. Leavitt stated that the next phase of the process would be the studies; the Port will not throw numbers out that they could not validate from an actual study.

Mayor Weatherby commented that he would like to see the project as an on-going process. Should the Port develop a committee, perhaps a member of the Fairview Council could serve on that committee.

Councilor Raze reminded everyone that should the Port purchase the property, that it would not be on Fairview's tax rolls. Mr. Leavitt

stated that payment in lieu of taxes would be their policy and what they are guided by. Mr. Leavitt added that he hoped the Fairview Council would not take a position yet, as this discussion is just beginning to evolve. Right now, the Port believes that there is going to be a significant benefit to industrial development in this area, a tax base benefit, quality jobs, and a quality development.

Councilor Owen stated that he was disappointed to see that Wood Village and Troutdale have come out opposed to the project; he had an opened mind, but Fairview does have air traffic, railroad noise, freeway noise, etc., and now the Port was thinking of introducing more train traffic through the City. Councilor Owen added that he hoped that the next time they come together, the Port will have some numbers and also information on access points to the property and that the sooner they obtain the statistics, the better.

Mayor Weatherby stated that the Fairview Council was still open minded and questioning.

#### IV. ADJOURNMENT

Councilor Owen moved and Councilor Raze seconded the motion to adjourn. Mayor Weatherby adjourned the Work Session at 6:50pm

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Mayor Mike Weatherby

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Dated:

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Caren C. Huson Quiniones  
City Recorder