

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

December 17, 2003 -- 5:30pm

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

Mayor Weatherby called the meeting to order at 5:31pm.

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
Bob Cochran, Public Works Director
Laura Zentner, Finance Director
John Andersen, Community Development
Director
Caren Huson, City Recorder

**II. DISCUSSION -
Property Purchase**

Bob Cochran, Public Works Director, reported that the last two times the City purchased property, it was in the form of a Capital Improvement Program (CIP). The Public Works Department was currently working on a 2004 update to the CIP, and are beginning to look at long-term demands of our existing utility systems. The City has two aged wells that will be addressed in that updated CIP: Well #3 and Well #5. These wells, located at the existing Public Works Shops at 48 First Street, were installed in 1956 and 1973, respectively. Over time, these wells are showing decreased production. This is typically a result of the screens in the well casing closing with mineral build-up, thereby constricting water flows to the well pump. Replacements for these wells will be required in the near future. Director Cochran stated that an excellent site for replacement wells would be the property adjacent to the existing Shops: the Smith Memorial Presbyterian Church overflow parking lot.

Director Cochran commented that the church was currently marketing the property to assist in the financing of the anticipated expansion of their existing building. The City has already received one pre-application from a builder interested in building duplexes on the property (the builder has since withdrawn his offer because of issues associated with the Community Service Overlay Zoning presently on

the property). By not purchasing the property now, the City stands the chance of losing this inexpensive site and having to purchase more expensive property (for example, one with an existing structure) at a future time for the new replacement wells. Director Cochran reviewed the benefits of the site, the drawbacks, and the cost of the property (\$70,000).

Mayor Weatherby questioned whether the City would have to receive permits from Water Resources. Director Cochran responded that the permits are existing and that the City could transfer the rights.

Councilor Trees asked how far away from the existing well will the new well be. Director Cochran responded about 50 feet. Councilor Lillard questioned what could happen with the expansion of the railroad bridge on 223rd Avenue. Director Cochran responded that it would not impact the site. Councilor Owen asked if 223rd Avenue was widened, how much property would the City lose. Director Cochran responded that the County does not know at this point, but that he did not think there would be any significant impacts to the site.

Councilor Trees questioned how long construction was anticipated to take for the new well. Director Cochran responded that it might take a couple years and that Well #5 would go through rehab and be retained as a back-up.

Councilor Lillard stated that it looked like a good spot to her for a well site and asked if a buffer would still be incorporated along 223rd Avenue. John Andersen, Community Development Director, responded yes. Councilor Raze commented that he thought it was a no risk deal. Councilor Cornelius questioned if there would be any attempt to expand the current Public Works Shop onto the property. Director Cochran responded that the site would provide the Shops with a little elbow room, but eventually the plan is to move the Shops to the lower site on 223rd Avenue per the CIP.

III. DISCUSSION - Budget Guidelines

Mary Jo Briggs, City Administrator, reported that every year staff hopes to bring Council a better budget process than the year before, and that staff wanted to get Council involved earlier in the budget process.

Laura Zentner, Finance Director, reviewed the Financial Guidelines for Fiscal Year 2004/2005 as contained in the Council packet. Council generally concurred with all financial guidelines which were presented.

Administrator Briggs asked Council if they would like to reauthorize their 2003 goals for 2004. Councilor Owen stated that he did not think the goals for 2004 needed to list formation of a Citizen/Council Alliance as that had already occurred; Mayor Weatherby and

Councilor Lillard concurred. Mayor Weatherby commented that the remaining four goals from 2003 were not just a one-shot, one year goal; he thought they needed to be continued over to 2004. Councilor Owen agreed, adding that more emphasis should be added on nuisances and code enforcement city-wide. Administrator Briggs summarized that Council would keep the four remaining goals and then in September/October 2004, review priorities

Councilor Raze commented, that in terms of the budget for 2004/05, he would like to see a fund for employees so that they could be recognized for their efforts, such as a gift certificate for dinner, but that he would also want to be able to hold back the salaries and not chase top pay. Councilor Cornelius stated that citizens get irate about bonus deals, even small amounts. Councilor Raze mentioned that he would not like to see Council Work Sessions televised. Councilor Owen suggested that some of the past Work Session topics would have been more appropriate on a regular Council agenda. Mayor Weatherby commented that perhaps a few Work Sessions could be televised if the topics were significant.

IV. ADJOURNMENT

Councilor Owen moved and Councilor Raze seconded the motion to adjourn. Mayor Weatherby adjourned the meeting at 6:36pm.

AYES: 6
NOES: 0
ABSTAINED: 0

Mayor Mike Weatherby

Dated:

Caren C. Huson Quiniones
City Recorder