



Molalla City Council – Meeting Agenda
Meeting located at: Molalla Adult Center
315 Kennel Ave, Molalla, OR 97038
May 24, 2017

WORK SESSION BEFORE MEETING 6:30PM

Business meeting will begin at 7:00PM. The Council has adopted Public Participation Rules. Public comment cards are available at the entry desk. Request to speak must be turned into to the Mayor prior to the start of the regular Council meeting.

Executive Session : After regular session

1. **CALL TO ORDER – 1,779th Regular Meeting**
 - A. Call the meeting to order – Mayor Thompson
 - B. Flag Salute and Roll Call

2. **COMMUNICATIONS, PRESENTATIONS & PUBLIC COMMENT**
 - A. Minutes: April 12, 2017

3. **NEW BUSINESS**
 - A. Purchase over \$10,000: Waste Water Treatment Plant for New Big Gun Irrigation Unit – Fisher
 - B. Related to Revision to Storm Water Fees Methodology – Fisher
 - C. Support of Bringing the Log Cabin Back to Molalla – Palumbo [Pamplin Media Group Article - Historic Molalla Log Cabin could return to its Clackamas County Roots](#)

4. **CONTINUED BUSINESS**
 - A. Removal of Racheal Cain from the Molalla Planning Commission – Thompson

5. **RESOLUTIONS**
 - A. A Transfer Resolution for Unanticipated Expenditures – Fisher

6. **REPORTS AND ANNOUNCEMENTS**
 - A. Staff and Council:
 - Council Goals Discussion – Huff
 - Visioning Meeting #2 – Molalla High School Commons on June 24, 2017 at 6:30pm

7. **EXECUTIVE SESSION**

ORS 192.660 (2)(i) to review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing and ORS 192.660 (2) (D) to conduct deliberations with persons designated by the governing body to carry on labor negotiations.

8. **ADJOURNMENT**



Minutes of the Molalla City Council Regular Meeting
Molalla Adult Center
315 Kennel Ave., Molalla, OR 97038
Wednesday, April 12, 2017

ATTENDANCE: Mayor Jimmy Thompson, Councilor Leota Childress, Councilor Glen Boreth, Councilor Elizabeth Klein, Councilor Keith Swigart, Councilor Cindy Dragowsky and Councilor DeLise Palumbo, Absent.

STAFF IN ATTENDANCE: Dan Huff, City Manager, Present; Gerald Fisher, Public Works Director, Present; Sadie Cramer, City Recorder, Present.

COMMUNICATIONS, PRESENTATIONS & PUBLIC COMMENT

Mayor Thompson stated one of the best features of a small town is the ability to still have a personal touch. We can embrace the things important to us and provide them the time and consideration they are due. Our veterans are important to us.

To that end, I have reached out to former Councilor Griswold and asked if he could provide names of any of our local veterans who pass away, so that we may be a small town for a moment, stop what we are doing, and pay our respects to the fallen.

Elmer Lee Pownall was born in 1932 in Scotts Mills. He attended Molalla High School before enlisting in the Army in 1948. He served in the Army National Guard, Navy, and Air Force, and in both the Korean and Vietnam War, receiving the China Service Medal, Korean Service Ribbon, and the United Nations Service Medal before his discharge in 1963.

On March 16, he passed away. Thompson personally offered his sincerest condolences to his family, and asks that you join me in observing a moment of silence in his honor.

Merina & Company, LLP Presentation by Auditor Tonya Moffitt. The auditor's report has two years of financial information that she reviewed with council. Moffitt reported that city staff was very responsive with their requests and no new accounting processes or pronouncements were made which made the two years presented as comparable.

Thompson asked about the over expeditures and if we have exceeded those line items. Seifried stated they are fine. Over expeditures happen when items are catagorized or grouped into a certain fund. An example is a vehicle, you don't know how long it will last and it could be cheaper to fix than purchase a new one. but it has to be paid from the appropriate fund. Sometimes you don't know how an expense will affect a fund, how it can be categorized, until it happens so it can be corrected.

Thompson agreeded about Moffitts comment about the Materials and Services and Capital Outlay. Huff stated the audiors work for the Council if there are any questions after the meeting, he encouraged them to contact Merina & Company.

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Molalla Adult Center
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NEW BUSINESS

Public Works Shop: Construction Manager/General Contractor Approach Presentation was done by Keith Whisenhunt, PE & PLS for Project Delivery Group. Whisenhunt went through each slide as presented in the packet. No significant discussion took place regarding the presentation.

Matt Stevens, a Boy Scout, was in attendance for one of three citizen community badges and is attending tonight to fulfill the requirement.

Boreth made a motion to authorize Klein and Childress to take the lead on the community visioning process and allow them to schedule and visioning details on behalf of the Council. Swigart seconded. Motion carried 6-0.

REPORTS AND ANNOUNCEMENTS

Staff and Council:

Huff had a meeting with Sonya Fisher, Clackamas County Commissioner regarding community partnerships and he is encouraged by the meeting they had. Staff is finishing the proposed budgeting process. The official preliminary number for the 2017 census came in at almost 10,000. Molalla is not a small town anymore and with that comes exciting potential and some difficult challenges.

Boreth thanked the Scouts for attending and encouraged them to volunteer. On April 6th, he attended the ground breaking for the Clackamas County Industrial Tech Center. It is part of an enterprise zone that will be #1 in the state located in Oregon City. Molalla will also get the in county discount. The closest facility to it is in Seattle, Washington.

Childress serves on the Clackamas County Citizens Board and each year seven groups or people are recognized for various accomplishments. The Molalla Christian Church received an award for working with low income and families in need. Childress stated the church does a lot for those in need for our community and gave her congratulations.

Thompson attended the C4 meeting in Clackamas County discussing if there is a housing crisis. The main piece is a requirement that each city complete a housing needs assessment. Most cities have not done one. A proposal to allow those who have not completed it to do so.

Minutes of the Molalla City Council Regular Meeting
Molalla Adult Center
315 Kennel Ave., Molalla, OR 97038
Wednesday, April 12, 2017

1. Visioning Meeting: April 19, 2017 at 6:30PM at Molalla Adult Center
2. Goal Setting Session: April 21, 2017 at 2PM – City Hall
3. Budget Meeting Dates: April 26, 2017 at 6:30PM at Molalla Adult Center
4. Annual Spring Clean Up Information for April 2017

Motion to adjourn made by Boreth at 7:55pm. Childress seconded. Motion carried 6-0.

Sadie Cramer, City Recorder

Jimmy Thompson, Mayor

City Of Molalla

City Council Meeting



Agenda Category: New Business

Subject: Purchase over \$10,000 – Wastewater Treatment Irrigation Booster Traveler

Recommendation: Council Approval

Date of Meeting to be Presented: May 24, 2017

Fiscal Impact: Sewer Fund

Background:

The Wastewater Treatment Plant staff is concerned about increasing mechanical and control issues related to the existing irrigation booster traveler (Big Gun) used to distribute treated effluent on DEQ approved sites in the summer month. This equipment is critical to the performance of the City NPDES permit and a failure of one or more of the irrigation units may cause a permit violation. Public Works intends to purchase a new Big Gun and keep the older Big Gun as an emergency back-up if one of the newly replaced units has a mechanical or control failure. This will continue our work on creating redundancy within our treatment systems. Staff recommends City Council approve the purchase of the new Big Gun. A transfer resolution is also included in the May 24th packet that will provide the necessary funds for this purchase.

SUBMITTED BY: Gerald Fisher, Public Works Director
APPROVED BY: Dan Huff, City Manager

INTEROFFICE MEMORANDUM

TO: MOLALLA CITY COUNCIL
FROM: JASON CLIFFORD, LEAD OPERATOR, WWTP
SUBJECT: PURCHASE OF NEW ERNST IRRIGATION TRAVELING IRRIGATOR
DATE: MAY 16, 2017
CC: DAN HUFF, GERALD FISHER

Dear Molalla City Council members,

I am officially requesting the purchase of a new ECHO Hard Hose Traveler, to be purchased from Ernst Irrigation in St. Paul, OR. I am attaching a quote for the new irrigator. I called Anthony Tasselli in the irrigation sales department to request a quote. The city purchased a Water Master Traveling Irrigator in June of 2015 to help discharge more water to Coleman Ranch, helping to reduce lagoon levels during the irrigation season. The original Water Master Traveling Irrigator is fifteen years old and has obvious signs of wear and tear. It would be beneficial for this council to approve this purchase so the WWTP will have reliable irrigation equipment for the foreseeable future. The WWTP will utilize the (2) newest irrigators and the original will be used as a backup/extra irrigation source, if needed. If you have any questions, please do not hesitate to contact me.

Respectfully,



Jason Clifford

jclifford@cityofmolalla.com

503-793-5283

20179 MAIN ST. NE
P.O. BOX 490
ST. PAUL, OR 97137



WWW.ERNSTIRRIGATION.COM

Phone: 503.633.1111
Fax: 503.633.4114

Ship to: SAME AS BELOW

Invoice to: CITY OF MOLALLA
920 TOLIVER
PO BOX 248
MOLALLA OR 97038

Branch 01 - ST. PAUL		
Date 05/09/2017	Time 11:50:37 (O)	Page 1
Account No. MOLAL002	Phone No. 5038295409	Estimate No. D00554
Ship Via	Purchase Order BOOSTER TRAVELR	
Salesperson ANTHONY TASSELLI		JAT

EQUIPMENT ESTIMATE - NOT AN INVOICE

Description ** Q U O T E ** EXPIRY DATE: 06/08/2017 Amount

Stock #: ? Serial #: 62100.00
2017 EHCO 125-1400B LARGE BOOSTER TRAVELER.....\$59,400
INCLUDES: MATTERMAC PRO 45 COMPUTER, POWER TURNTABLE,
JOHN DEERE 4045 W/ CORNELL 3RB PUMP,
HYDRAULIC OUTRIGGERS & GUN CART LIFT,
NELSON SR150 W/ 3 NOZZLES, 4" FEED HOSE,
GUN CART WEIGHTS, AND DELIVERY WITHIN 50 MILES

OPTIONS

- WHEELED GUN CART.....\$200.00
- GALVANIZED CROSSOVER INLET PIPE.....\$750.00
(ALLOWS SUPPLY FROM EITHER SIDE OF MACHINE)
=====

AUTOMATIC SHUTOFF NELSON.....\$1750.00
-INCLUDES PARTS AND INSTALLATION FOR AUTOMATIC SPRINKLER
SHUTOFF WHEN GUN PULL IN COMPLETE.

Sale # 01 Subtotal: 62100.00
TOTAL: 62100.00

Subtotal: 62100.00
Quote Total: 62100.00

Authorization: _____

***** THANK YOU FOR DOING BUSINESS WITH US !!!! *****

****THIS MACHINE, AS QUOTED, IS EQUIPPED FOR WATER AND
LIGHT/CLEANED EFFLUENT. A SOLIDS HANDLING MACHINE WOULD
REQUIRE A CORNELL 3HM PUMP-END AND WOULD NOT BE
COMPATIBLE WITH THE AUTOMATIC SHUT-OFF VALVE. ADDITIONAL
COSTS REQUIRED TO UPGRADE PUMP END (~\$4000.00)

EHCO Hard Hose Traveler

**BOOSTER MACHINE
EHCO 125-1320 FRAME IV
EHCO 125-1400 FRAME IV**



Nobody knows Northwest Irrigation like Ernst. We have 60 years of experience in the field. We are familiar with and have made repairs on almost every piece of irrigation equipment commercially available.

We know what works and what doesn't, and we have established a reputation for technical knowledge and outstanding service.

EHCO Hard Hose Travelers

Designed and manufactured in the Northwest for the Northwest.

ERNST IRRIGATION

A PROVEN LEADER IN THE FIELD

Ernst Irrigation, 20179 Main St. NE,
St. Paul, OR 97137

Local (503)633-1111 Fax (503)633-4114

ERNST IRRIGATION



Will a hard hose traveler designed for an agricultural producer work for a municipality? Not necessarily. Based on our 60 years of experience, Ernst Irrigation has designed their travelers with features and options that allow us to customize a machine to fit specific needs. We work **WITH** our customers, and have asked many of them for their participation in designing out systems. The results have been well worth the effort. Clearly, there are many advantages to buying an EHCO hard hose traveler. Since our equipment is manufactured right here in the Northwest, using standard components, service is easily provided. All parts are available close by, and we can assist you immediately if you need help. What's more, our travelers utilize a simple drive system. They're easy to operate and maintain. Each EHCO model comes equipped with a 270-degree turntable, allowing you to irrigate larger areas without moving the unit repeatedly. Plus our units are operable with both fresh water and waste and waste water.

EHCO 125—Frame IV **Standard Features Include:**

- 4.0 I.D. (125 MM hose) with lengths up to 1500'
- John Deere 4045T/F290 Engine w/ Cornell 3RB booster pump
- Variable sprinkler retraction rates
- Simple level wind mechanism for smooth hose layout
- Adjustable self leveling skid or wheeled gun cart
- Medium density polyethylene hose
- Nelson SR150 slow reverse big gun
- Hydraulic gearbox with PTO capability
- Power spades and cart pickup
- Manual turntable
- Double axle
- Height 12'1"
- Width 9'2"
- Length 27' with cart
- Weight 13,000 without booster

EHCO Options Include:

- Computerized Controls
- Purge Pumps
- Low pressure cut out
- Perkins 1104C-44 engine w/ Berkeley B3JQBM pump
- Power Turntable

ERNST IRRIGATION

503-633-1111
St. Paul, OR

City Of Molalla

City Council Meeting



Agenda Category: New Business

Subject: Stormwater Methodology Update

Recommendation: Council Approval

Date of Meeting to be Presented: May 24, 2017

Fiscal Impact: Stormwater Fund

Background:

Staff reviewed the prior methodology from 1999 and recommends a methodology update as described in the attached memorandum. If approved by City Council, staff will bring back a Resolution at the June 14th meeting for formal adoption of the modifications to the methodology. Staff recommends City Council approve the recommendations in the May 18 memorandum and directs staff to bring back a Resolution adopting changes to the stormwater fee methodology.

SUBMITTED BY: Gerald Fisher, Public Works Director
APPROVED BY: Dan Huff, City Manager



Public Works Department

117 N Molalla Avenue

PO Box 248

Molalla, Oregon 97038

Phone: (503) 829-6855

Fax: (503) 829-3676

May 18, 2017

TO: Dan Huff, City Manager
Chaunee Seifried, Finance Director

FROM: Gerald Fisher, Public Works Director

RE: Recommended Modification to the Stormwater Fee Methodology

Dan,

In 1999, the City adopted a stormwater fee methodology to provide for a mechanism that would generate revenue for the maintenance and operation of the stormwater collection and detention system. This memorandum provides a brief overview of the original methodology, updated analysis of impervious surface equivalent dwelling unit (EDU), and recommended methodology revisions for adoption by the City Council in a resolution.

1999 Storm Drainage User Fee Calculation

The attached report and resolution discussed the methodology for setting a base EDU, determining the total EDU's in the City of Molalla using Clackamas County GIS data, and setting a fee based on EDU's with limitations on large commercial and industrial properties. The EDU's were set at 2,640 square feet of impervious surface based on a Unified Sewerage Agency (now Cleanwater Services) stormwater user fee. A budget for operations and maintenance of the system was calculated and divided by the total number of EDU's to determine a monthly price for EDU. That total was set at \$2.00 per month. The report also recommended that large commercial and industrial properties be capped at 20 EDU's as an interim measure to limit the impact on those properties with the adoption of a new user fee.

V. Conclusions and Recommendations

"... The adoption of the user charge system we have proposed will not be burdensome to most residents and will be received by the regulatory agencies as a positive step. In the interim, single family residential users should be charged a minimum fee of \$2.00 per month and multi-family users be charged a multiple of this amount as we have indicated in the preceding sections of this report. Of primary concern is how much and how to charge the larger commercial and industrial users. We are recommending that, in the interim, the user charge for the larger commercial and industrial customers be limited to

an equivalent of 20 EDU's per each site. This issue will have to be addressed further and more in depth as it could be considered to be unfair. ..."

Eighteen years have passed since the adoption of this methodology and to date no revisions to the methodology have been approved.

Updated EDU and Impervious Surface Analysis

The Public Works Department recently performed an analysis of 30 randomly selected single family residential properties utilizing the City's GIS system (see attached February 27, 2017 report). Each property was measured for total impervious surface and an average of 2,984 square feet was calculated. A selection was made of all commercial, industrial, and residential properties not classified as single family residential and each property was measured for impervious surface. The total impervious surface calculated was 11,255,252 square feet, or 3,776.93 EDU's. The total number of single family residential properties was 2,244 giving a grand total of 6,021 EDU's within the City. Applying the existing methodology from the 1999 report, a cap of 20 EDU's was applied to all large properties which in turn decreased the total number of EDU's in the City to 4,539, a difference of 1,482 EDU's or single family homes. The total number of properties which currently receive the 20 EDU cap is approximately 1.5% of all users.

Recommended Revisions to the Methodology

The difference in EDU's that is artificially created by the cap on large properties transfers the costs of operating, maintaining, and upgrading the stormwater systems from large users to the other 98.5% of users. As rates increase, the percentage of fees paid by single family residential properties increases at a greater rate than those of a large property. In order to balance the fees and associated increases to a fair square foot to square foot of impervious surface stormwater cost, the following is a list of recommended methodology changes:

Recommendation #1 – Based on the revised numbers from the analysis report, we recommend that the EDU be adjusted from the Unified Sewerage Agency value of 2,640, which is based on a Portland Metropolitan Area value, to a local value of 2,980 square feet based on City of Molalla property data.

Recommendation #2 – We recommend that the multifamily property EDU's be calculated based on their impervious surface contribution and not on the number of dwelling units. The impervious surfaces already determined will then be divided by 2,980 to provide an EDU factor that can be multiplied by a monthly fee per EDU.

Recommendation #3 – We recommend that the cap of 20 EDU's for commercial and industrial properties be removed. The impervious surfaces already determined will then be divided by 2,980 to provide an EDU factor that can be multiplied by a monthly fee per EDU. This will match the methodology applied to multifamily properties and provide an incentive for

commercial and industrial properties to balance the need for impervious surface with a fair share cost to provide a conveyance system to support their runoff.

Recommendation #4 – We recommend that the factor generated from multifamily, commercial, and industrial properties be rounded to the nearest hundredth. A property with 48,393 SF of impervious surface would have a factor of 16.24 ($48,393 \div 2,980 = 16.24$). A property with 7,284 SF of impervious surface would have a factor of 2.44 ($7,284 \div 2,980 = 2.44$).

Recommendation #5 – We recommend that this modification be adopted by City Council in a resolution that repeals Resolution 1999-11 and becomes effective upon adoption.

Thank you and let me know if you need any additional information.

RESOLUTION 1999-¹¹~~10~~

A RESOLUTION OF THE CITY OF MOLALLA ESTABLISHING A SURFACE WATER UTILITY USER CHARGE AND ADOPTING A METHODOLOGY THEREFOR.

WHEREAS, Section 13.13.030 of the Molalla Municipal Code establishes a Surface Water Utility User Charge, and specifies that the rate shall be in an amount reasonable and necessary to fund the administration, planning, design, construction, operation, maintenance and repair of the Surface Water Management System; and,

WHEREAS, that Section of the Municipal Code specifies that the rate shall be set by City Council resolution,

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF MOLALLA AS FOLLOWS:

1. The methodology attached hereto and incorporated herein by reference regarding the calculation of the Surface Water Utility User Charge is hereby adopted.

2. The Surface Water Utility User rate is hereby established at \$2.00 per month per Equivalent Development Unit.

Duly adopted this 28th day of April, 1999 by a vote of 6 ayes and 0 nays:

Nick Clarke
MAYOR

ATTEST this 28th day of April, 1999:

Melanie Helms
City Recorder

CITY OF MOLALLA, OREGON

STORM DRAINAGE USER FEE CALCULATION

I. INTRODUCTION

Many municipalities and special purpose districts have established user fees for those services that relate to maintenance of public infrastructure. These fees are often collected for the maintenance and operation of storm water collection and detention systems.

Cities that have a storm drainage user fee are covering expenses that directly relate to the administration and maintenance of storm water collection systems. The user fees are collected separately and are maintained in a special storm drainage fund. These funds are used only for storm drainage projects. The storm drainage budget must be well defined and be supported by work plans that match or in some cases exceed the funds available from the fees collected. A city starting a user fee system is usually well behind in funding what is required for supporting a good storm drainage maintenance system. This is especially true now that water quality and quantity standards for discharges into streams have become more regulated and stringent.

The storm water discharge requirements are currently being revised. The regulations are probably going to be more stringent, especially regarding discharge into a stream that has or may have had runs of anadromous fish. Certainly, meeting the goals of this program will be very expensive.

II. GOALS

The goals of the Clean Water Act, the Oregon Plan, EPA Regulations, and other initiatives and the benefits derived from cleaning up our nation's waterways have merit. However, what needs to be done and what the public can afford to support are difficult to match. A well maintained and functioning storm drainage system is a key factor in meeting the goals of these programs. To be viable, such a system requires stable financing. A storm drainage user fee could be used to provide stable and adequate funding for the system. The goals of the storm water user fee program are as follows:

1. To support the goal of cleaning up our nation's waterways.
2. To develop a user fee system that makes the cost causer and the cost payer one and the same.
3. To develop a stable financial base from which the City of Molalla can develop a Plan of Operation to meet the local and state goals for clean water discharging into the tributaries of the Molalla River and Pudding River.

III. STUDY PARAMETERS

The parameters for calculating a storm drainage user fee are similar to other user charge calculation. One must arrive at a cost for performing the service and then develop a method to spread those costs to those benefiting from the service. The parameters for the study must lead to a fair and equitable user charge that supports the goals of the

CITY OF MOLALLA, OREGON

STORM DRAINAGE USER FEE CALCULATION

program. The user fees must not be used for anything other than maintenance and repair of the storm drainage collection system.

IV. METHODOLOGY

The first step in the methodology is perform an inventory of the areas that are within the City of Molalla's corporate limits that are considered to be impervious. All rainfall on those impervious areas is treated as run-off to the drainage ditches and storm drain system of the city. Bookman-Edmonston Engineering (B-E) used a recent aerial map to estimate the impervious areas, especially for the larger multi-family, commercial and industrial areas. A percentage of those areas will be used for the calculation of the user fee.

It is impractical to determine and then charge each individual home, business or other property by the exact amount of impervious area associated with the property. Therefore an Equivalent Development Unit (EDU) has been adopted as the basis for the user fee determination. We have adopted the standard of 2,640 square feet of impervious area for each single family residential unit and assigned one EDU to that single family residential unit. (The area is based on the Unified Sewerage Agency's storm drainage user fee.) The EDUs for multi-family units are equivalent to the number of units in the building, i.e., a four-plex is equivalent to four EDUs.

Using the EDU square footage of 2,640, we have also developed the number of EDUs for Commercial and Industrial Users within the City of Molalla city limits. The total area of each property was determined from GIS information provided by Clackamas County and correlated with the aerial mapping. Then using the aerial map, we determined the impervious area for the property. We determined the number of EDUs for the property by dividing the impervious area by 2,640. The largest properties have been limited to 20 EDUs, to minimize the financial impact associated with paying these new fees. The number of EDUs by type of property are listed in Table 1.

TABLE 1

Clackamas County GIS - Zoning Data			
	Improved Lots	with address	EDU (2,640 sq. ft.)
Public/Semi-Public	26	7	76
Residential	1,399	1,339	1,339
Commercial	217	205	486
Industry	58	36	169
	1,701		2,070

After B-E totaled the number of EDUs for all of the City's impervious areas, we developed the proposed work program and budget needed to support the program and meet the program's goals.

**CITY OF MOLALLA, OREGON
STORM DRAINAGE USER FEE CALCULATION**

The work program for the 1999 - 2000 Year will cost \$49,678.60. This program is based on the 1998-99 budget as shown in Table 2. The labor costs associated with the storm drainage system have been estimated by the City of Molalla to be 20 percent (20%) of the total street department budget.

TABLE 2

	1998-99 Requested	20% to Storm
Fringe Benefits	\$ -	\$ -
PERS	6,042.00	1,208.40
SAIF	5,042.00	1,008.40
FICA	9,047.00	1,809.40
ETAX	137.00	27.40
Insurance	14,628.00	2,925.60
Foreman	11,751.00	2,350.20
Crew	62,661.00	12,532.20
Extra Help	2,500.00	1,500.00
Overtime	5,000.00	1,000.00
PW Director	-	3,842.00
Administrative Assistant	-	1,846.00
City Planner	-	2,189.00
Total	\$ 116,808.00	\$ 32,238.60
		20% to Storm
Operations and Maintenance	\$ 40,000.00	\$ 8,000.00
Insurance	6,700.00	1,340.00
Professional Service	2,500.00	500.00
Gas and Vehicle Maintenance	4,500.00	900.00
Vehicle Repairs	6,500.00	1,300.00
Uniforms and Safety Gear	2,000.00	400.00
Total	\$ 62,200.00	\$ 12,440.00
		100% to Storm
Storm Drains	\$ 5,000.00	\$ 5,000.00
TOTAL STORM DRAINAGE SYSTEM BUDGET		\$ 49,678.60

CITY OF MOLALLA, OREGON STORM DRAINAGE USER FEE CALCULATION

With the total budget determined, the cost of the work program is divided by the total number of EDUs to determine the user fee per EDU.

$$\frac{\text{Total Budget}}{\text{EDUs}} = \frac{\$49,678.60}{2,070} = \$24.00 \text{ per year}$$

Therefore the charge for one EDU per month is \$2.00.

Examples:

A commercial property has 11,000 square feet of impervious area. The user fee is be calculated by dividing the 11,000 square feet by 2,640 square feet per EDU. In this instance the number of EDUs would be four. The number of EDUs, multiplied by the estimated cost per EDU (\$2.00) will be the monthly user fee for the property, or \$8.00 per month.

A single family residence would be considered one EDU and would pay \$2.00 per month.

A large industrial property has two acres of impervious area, or almost 90,000 square feet. This would be equivalent to 34 EDUs or \$68.00 per month. However, since the maximum number of EDUs has been limited to 20, the user fee would be \$40.00 per month.

V. CONCLUSIONS AND RECOMMENDATIONS

We believe that almost every city in the Northwest without a functioning surface water maintenance program to meet the Clean Water Act goals will be charged with putting one into service. The needs and the goals of the agencies mandating restoration of the fisheries in all streams are being driven by regulations in the Endangered Species Act and other statewide programs. It is our conclusion that the City of Molalla will have to follow as have other cities in the Northwest. The primary questions are how can Molalla afford a program such as this and how soon can it be started? We believe that establishing a user charge system that is goal oriented is the first step and should be adopted soon.

The adoption of the user charge system we have proposed will not be burdensome to most residents and will be received by the regulatory agencies as a positive step. In the interim, single family residential users should be charged the minimum fee of \$2.00 per month and multi-family users be charged a multiple of this amount, as we have indicated in the preceding sections of this report. Of primary concern is how much and how to charge the larger commercial and industrial users. We are recommending that, in the interim, the user charge for the larger commercial and industrial customers be limited to an equivalent of 20 EDUs per each site. This issue will have to be addressed further and more in depth as it could be considered to be unfair. Further study is needed in those areas as there may be ways to treat and discharge the onsite storm drainage that would not impact the City of Molalla's storm drainage system.



Public Works Department
117 N Molalla Avenue
PO Box 248
Molalla, Oregon 97038
Phone: (503) 829-6855
Fax: (503) 829-3676

Date: 2/27/2017

TO: Gerald Fisher, Public Works Director

FROM: Dan Zinder, GIS Analyst

RE: Storm Rate Analysis – Average Impervious Surface for Residential Properties

Residential properties were selected from our GIS parcel database. All properties zoned as single family residential were selected and properties with nonconforming uses and road parcels were manually omitted from selection. A sample of thirty (30) residential parcels, shown in Figure 1 below, was selected for impervious surface analysis by using a random number generator with the generated results corresponding with the property's feature ID number. Figure 2 through Figure 31 includes aerial images of each property analyzed.

For each sample property, square footage was analyzed from aerial imagery in Google maps.

Figure 1: Impervious Surface for Selected Single Family Residential Properties

Address	Impervious SQFT
1213 HOMESTEAD PL	3993
1312 HOMESTEAD PL	3468
1442 MEADOWLARK PL	3793
1319 MEADOWLARK PL	2427
1319 MEADOWLAWN PL	3464
1200 MEADOWLARK PL	2473
852 JAMES DR	2187
1046 MEADOWLARK PL	2838
1125 MEADOWLAWN PL	2618
934 MEADOWLARK PL	2491
598 ANNE LN	2279
779 ZEPHER WAY	2628
210 ESCORT ST	2984
905 BRONCO AVE	3141
712 N MOLALLA AVE UNIT A	6242
609 N MOLALLA AVE	2287
155 SHIRLEY ST UNIT A	4084
708 E HEINTZ ST	2630
705 PATROL ST	3244
709 PATROL ST	2556
715 PATROL ST	1967

103 STOWERS RD	2517
219 S COLE AVE	1734
238 S COLE AVE	2935
740 STOREY DR	2578
402 CAROL CT	2736
706 E 5TH ST	6306
403 S COLE AVE	2298
708 E 7TH ST	2203
836 E 7TH ST	2421

Average Residential Impermeable SQFT: 2984

Residential Properties Analyzed

Figure 2: 1213 HOMESTEAD PL

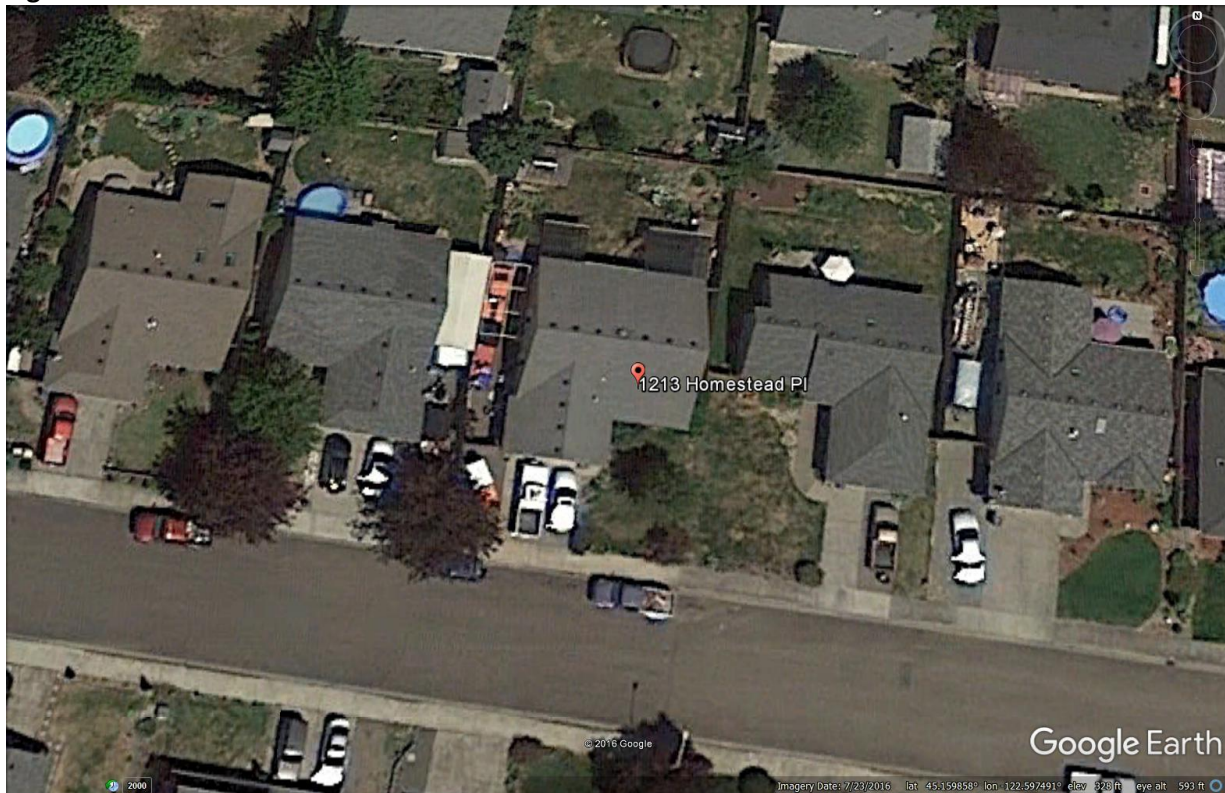


Figure 3: 1312 HOMESTEAD PL

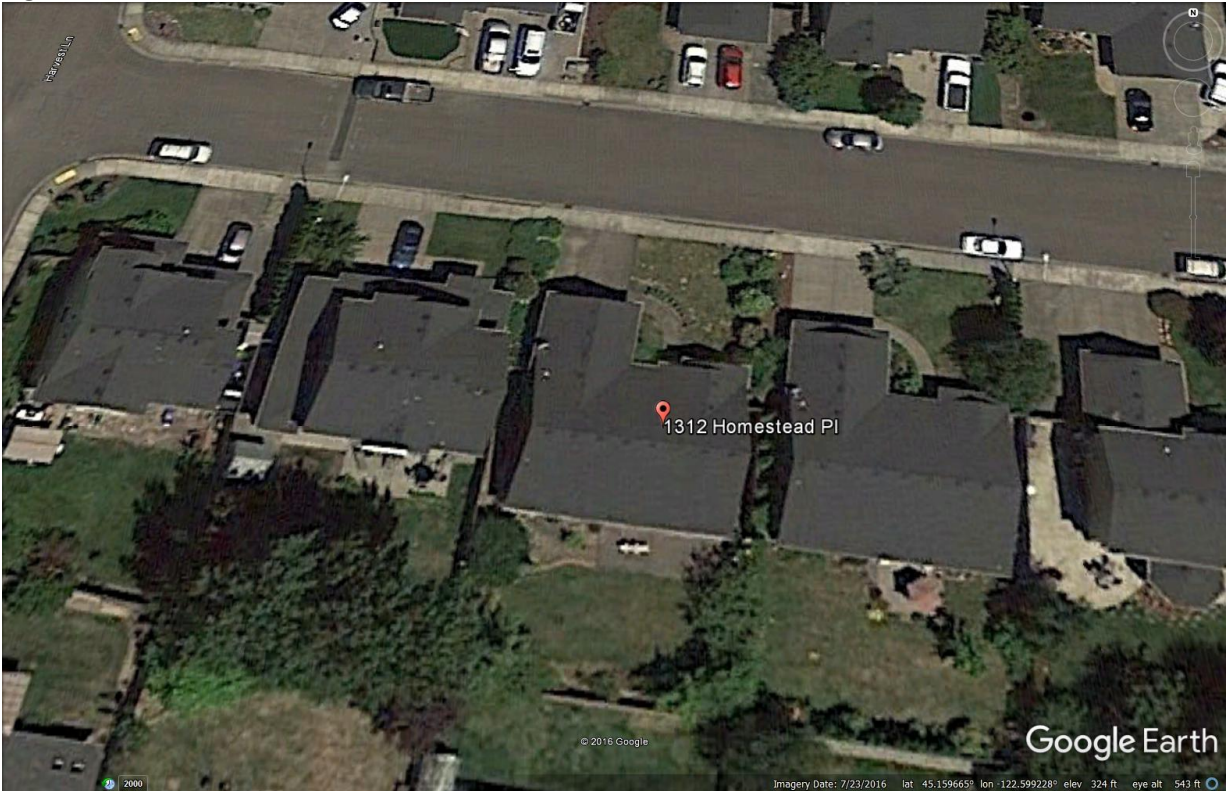


Figure 4: 1442 MEADOWLARK PL

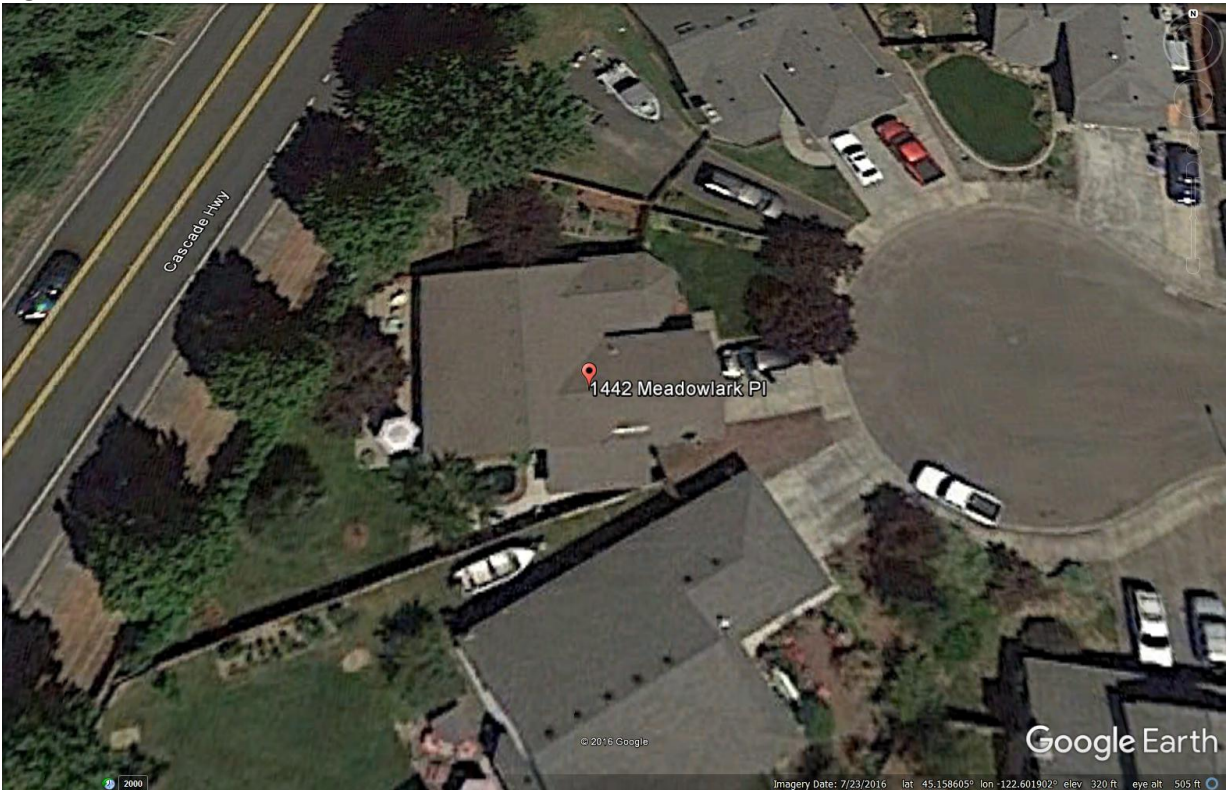


Figure 5: 1319 MEADOWLARK PL

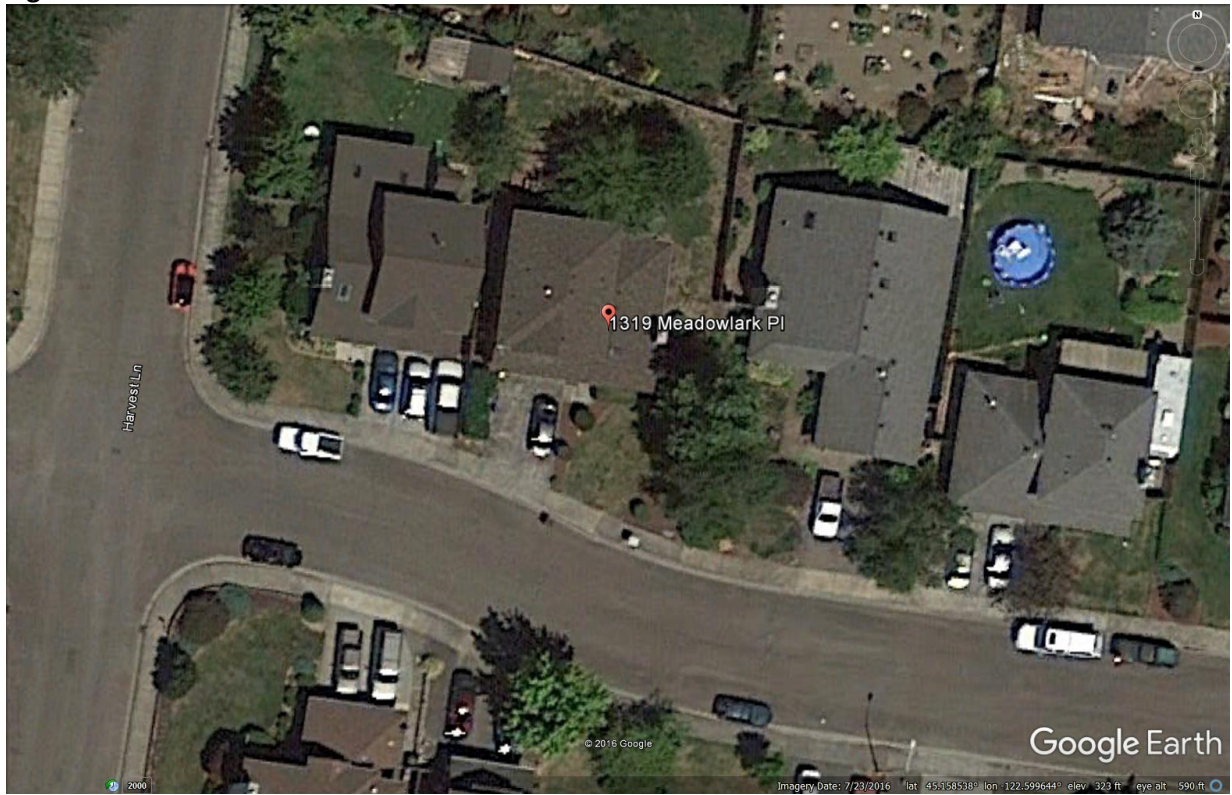


Figure 6: 1319 MEADOWLAWN PL

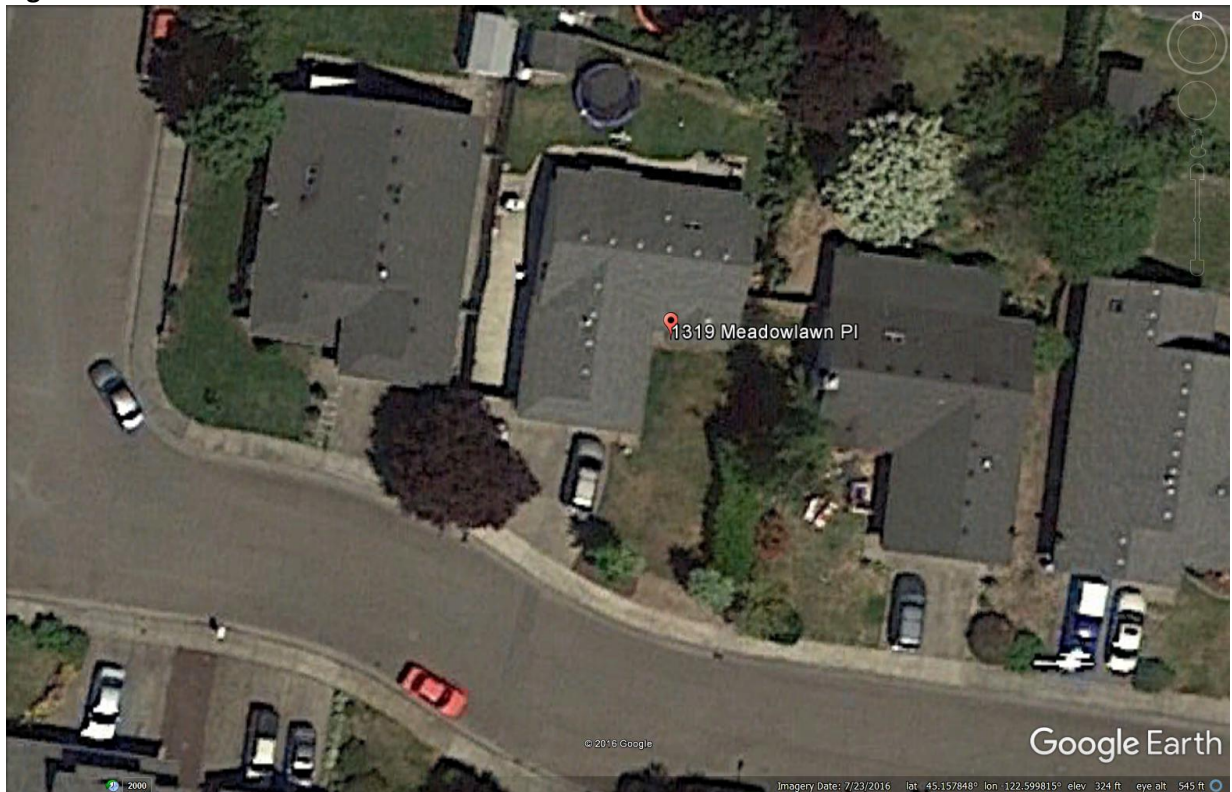


Figure 7: 1200 MEADOWLARK PL



Figure 8: 852 JAMES DR

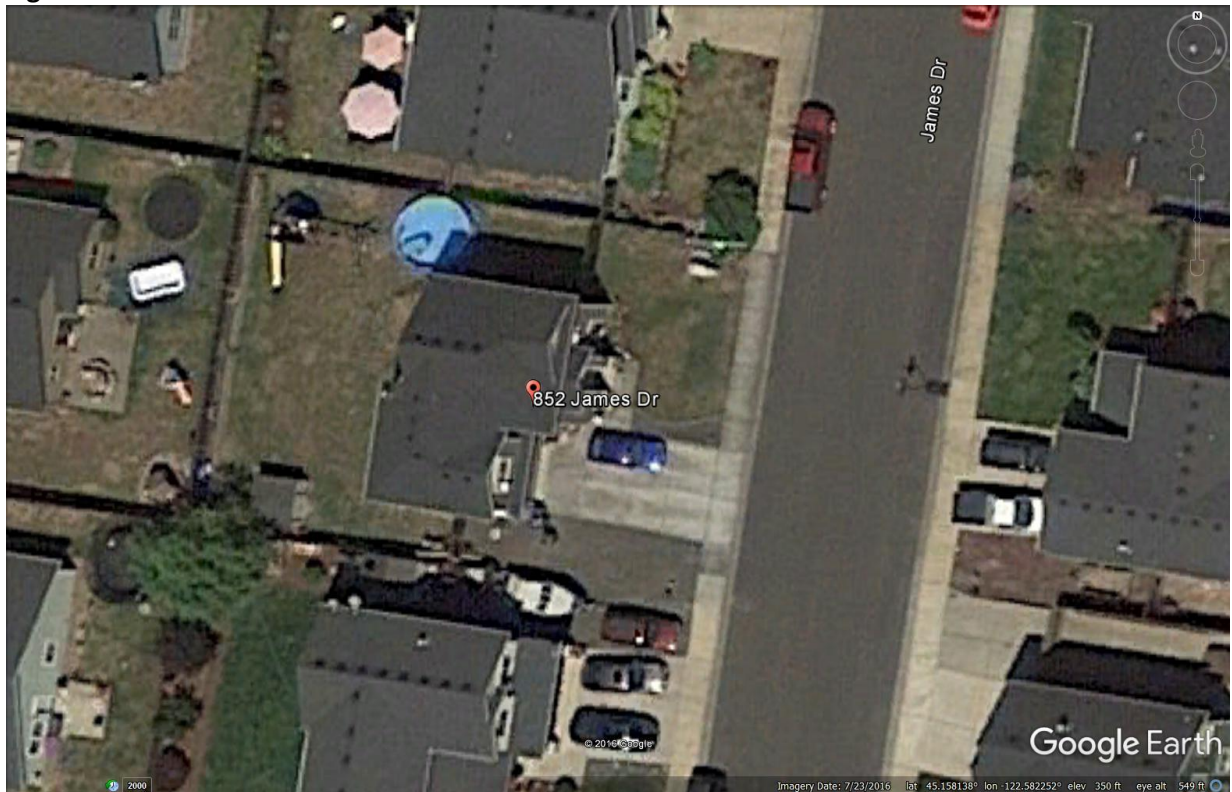


Figure 9: 1046 MEADOWLARK PL

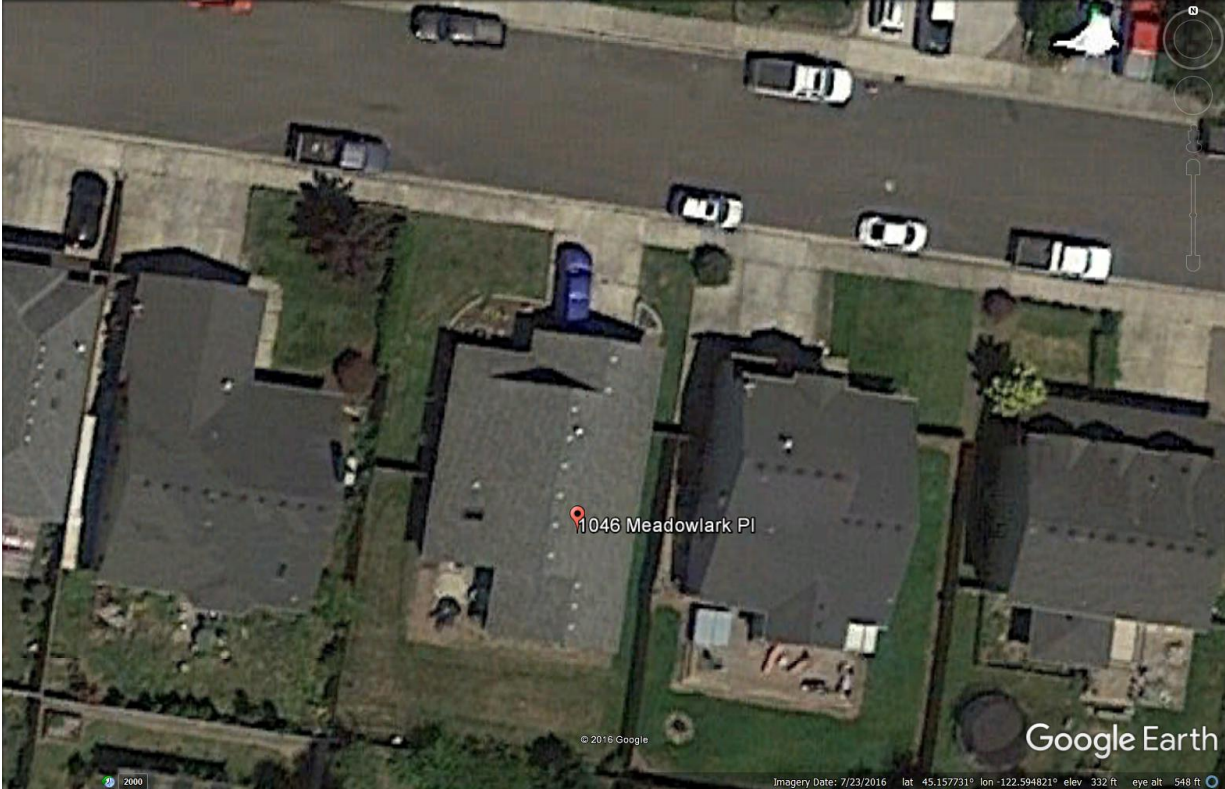


Figure 10: 1125 MEADOWLAWN PL

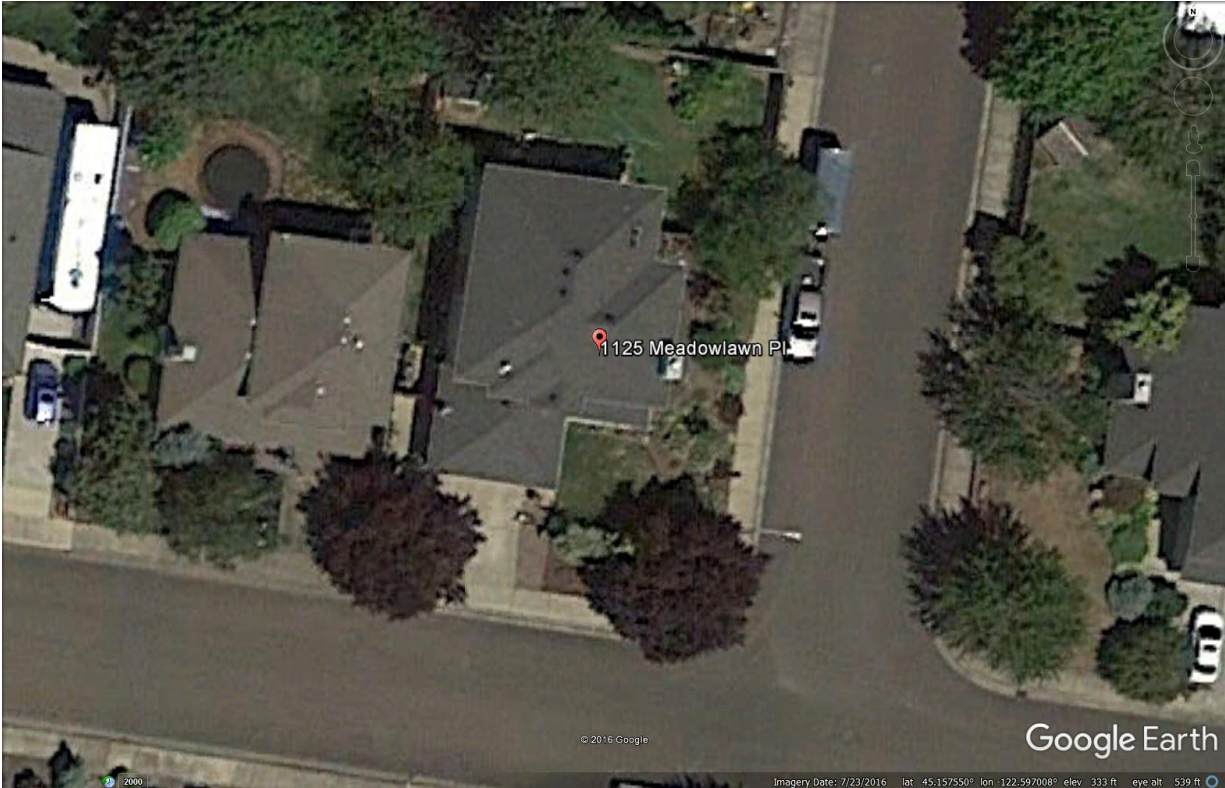


Figure 11: 934 MEADOWLARK PL

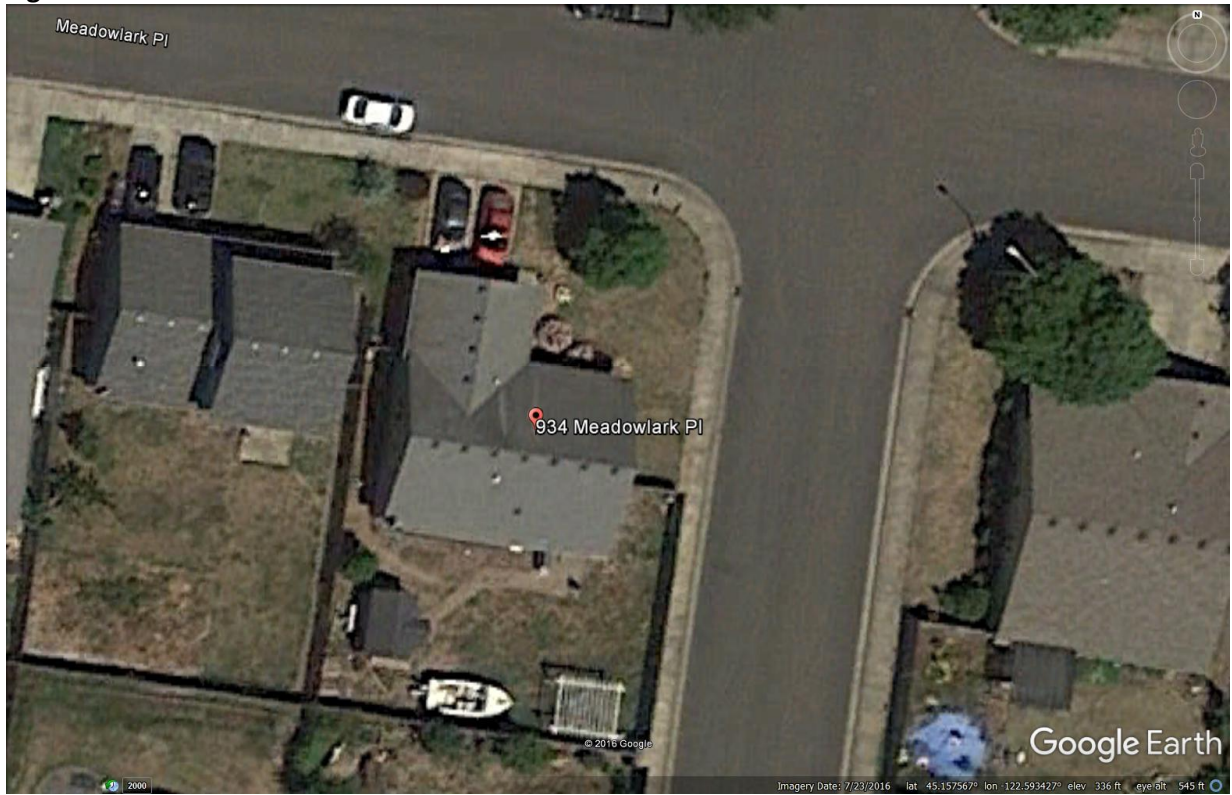


Figure 12: 598 ANNE LN



Figure 13: 779 ZEPHER WAY

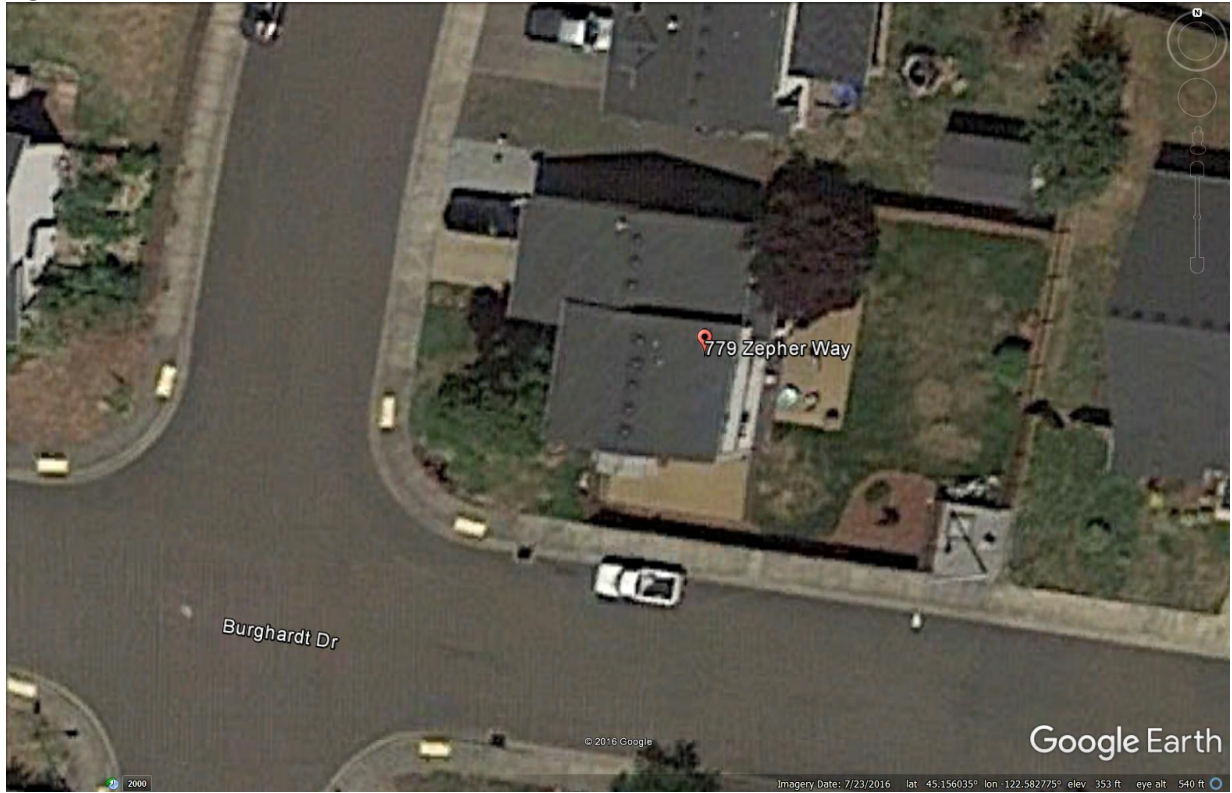


Figure 14: 210 ESCORT ST

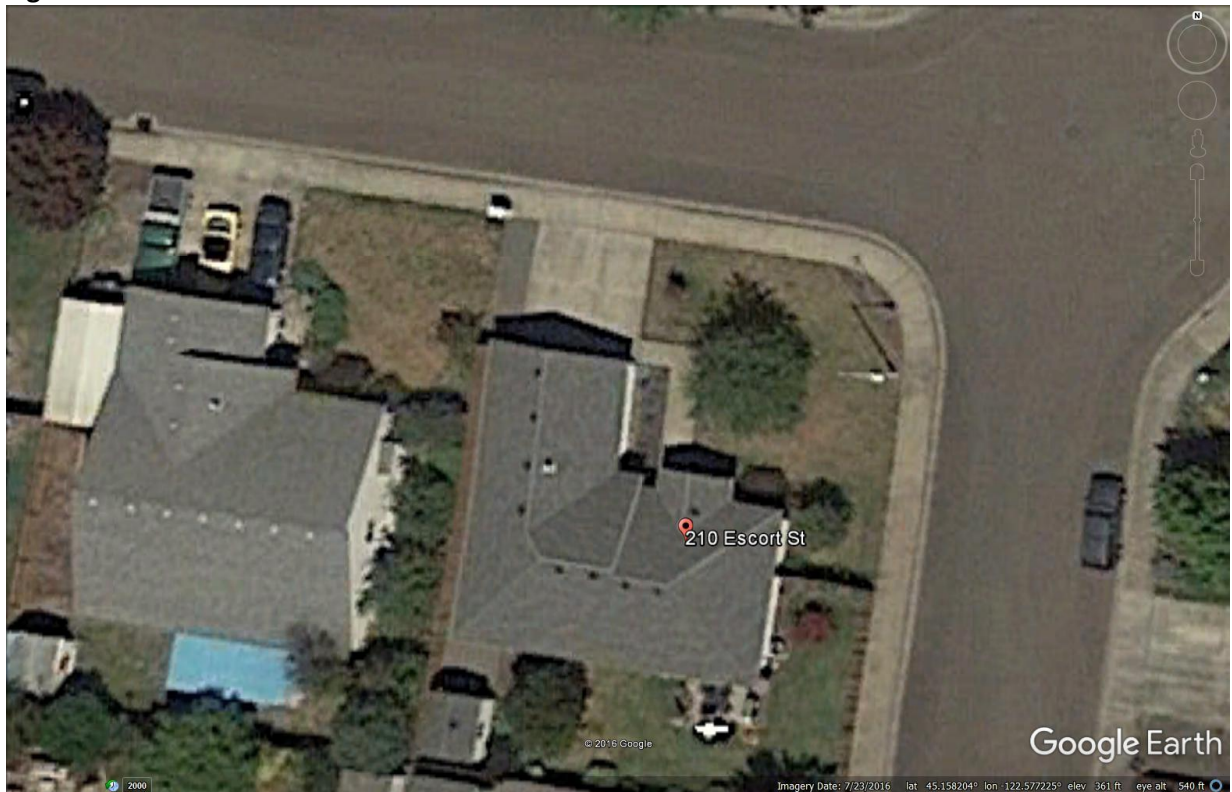


Figure 15: 905 BRONCO AVE

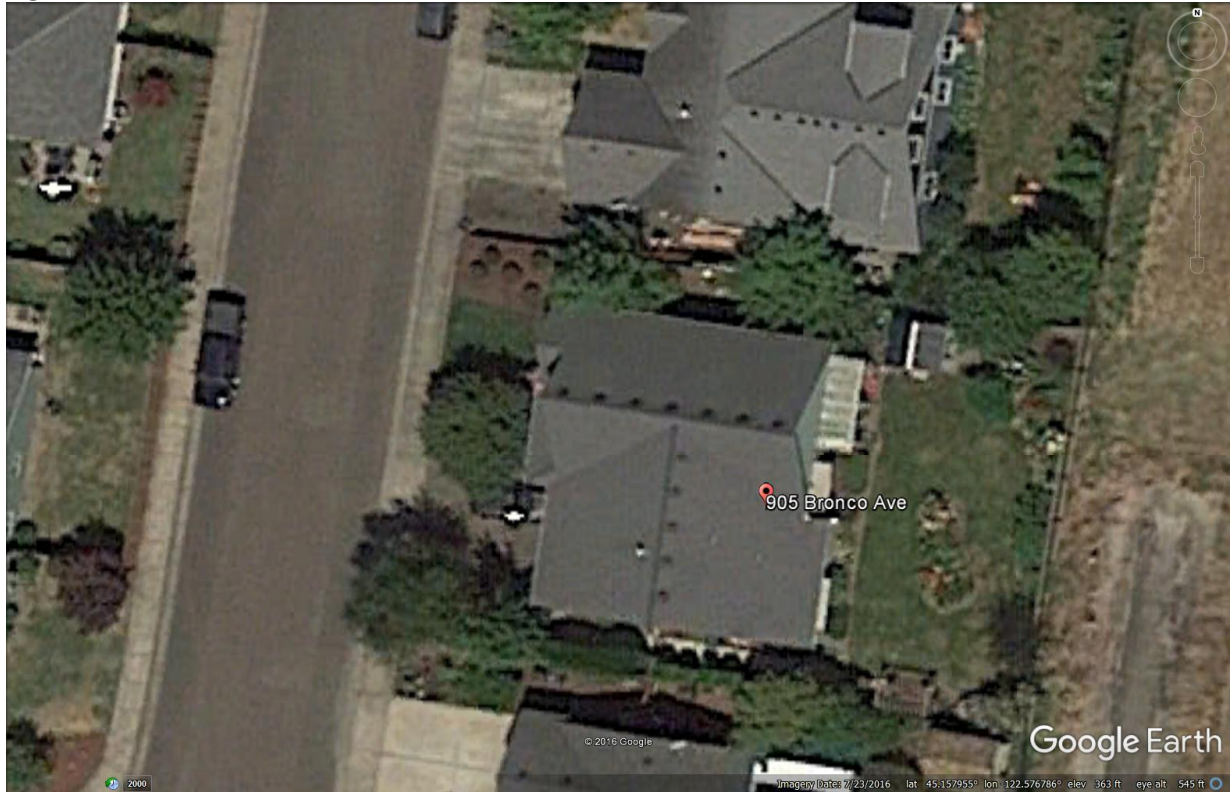


Figure 16: 712 N MOLALLA AVE UNIT A

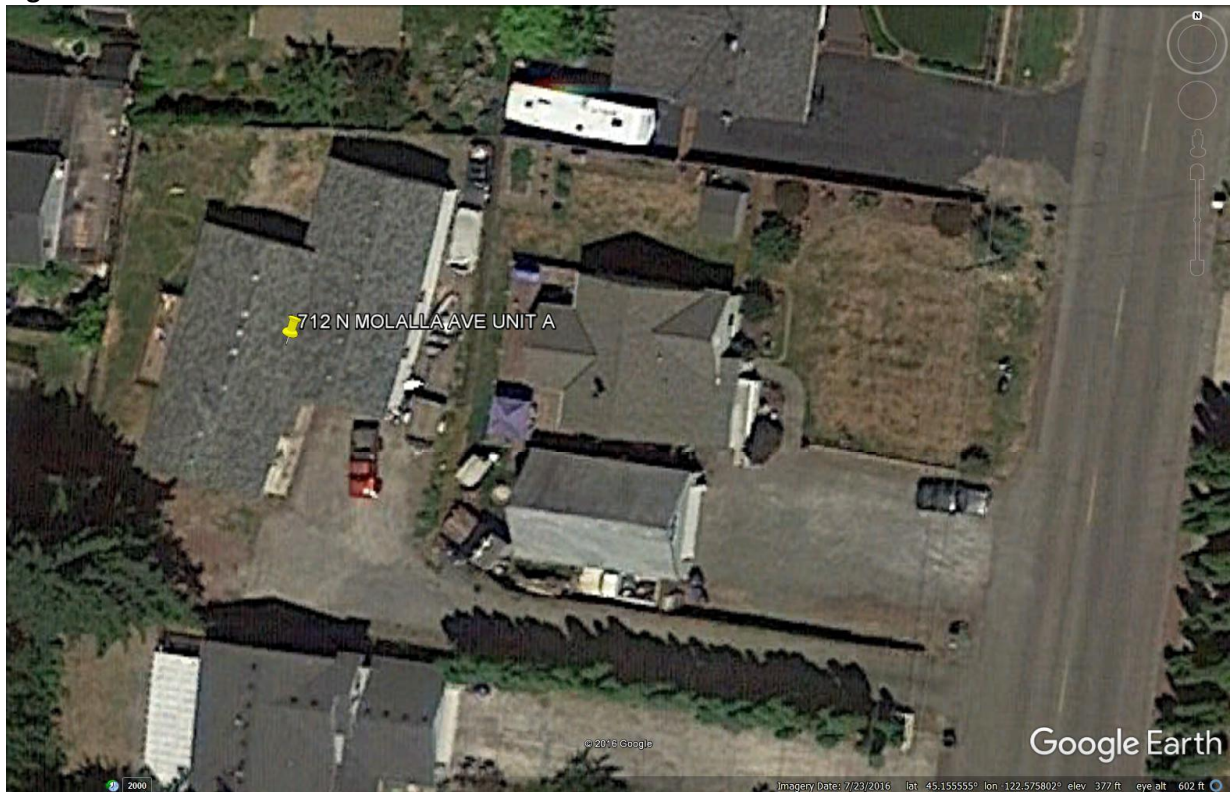


Figure 17: 609 N MOLALLA AVE



Figure 18: 155 SHIRLEY ST UNIT A

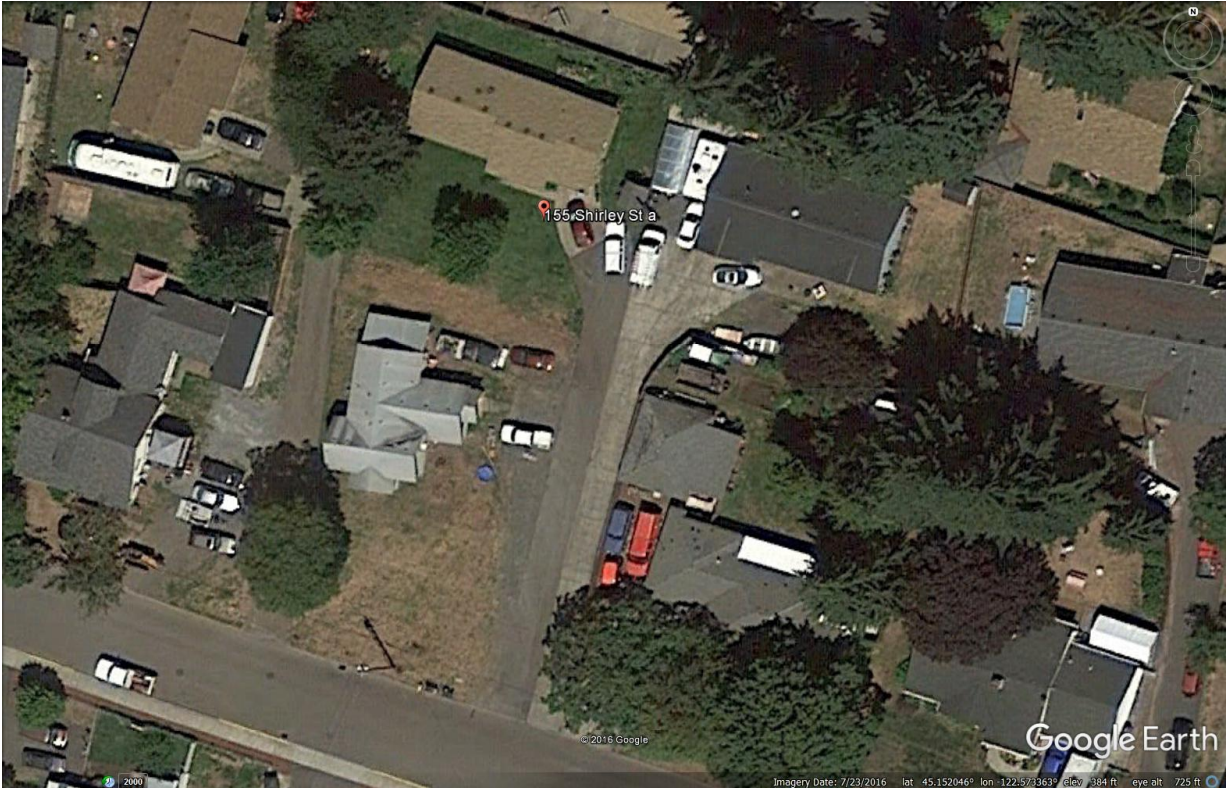


Figure 19: 708 E HEINTZ ST



Figure 20: 705 PATROL ST

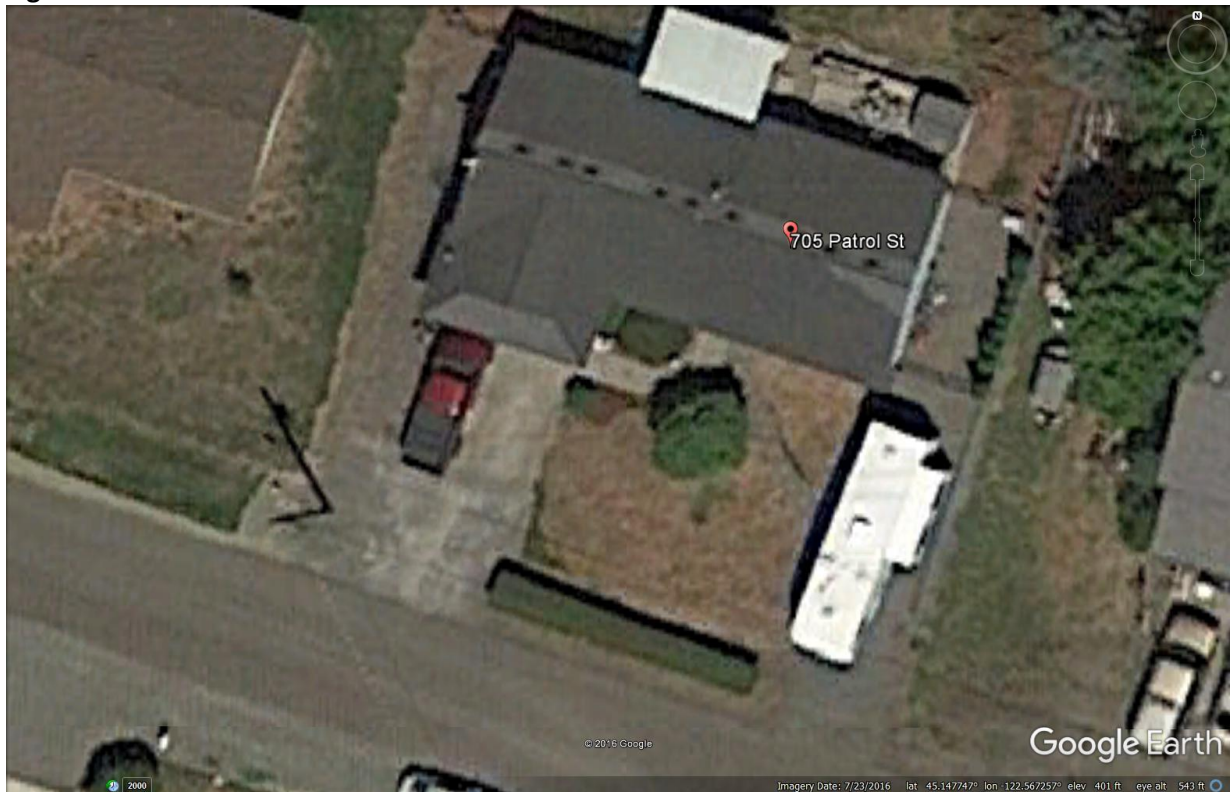


Figure 21: 709 PATROL ST

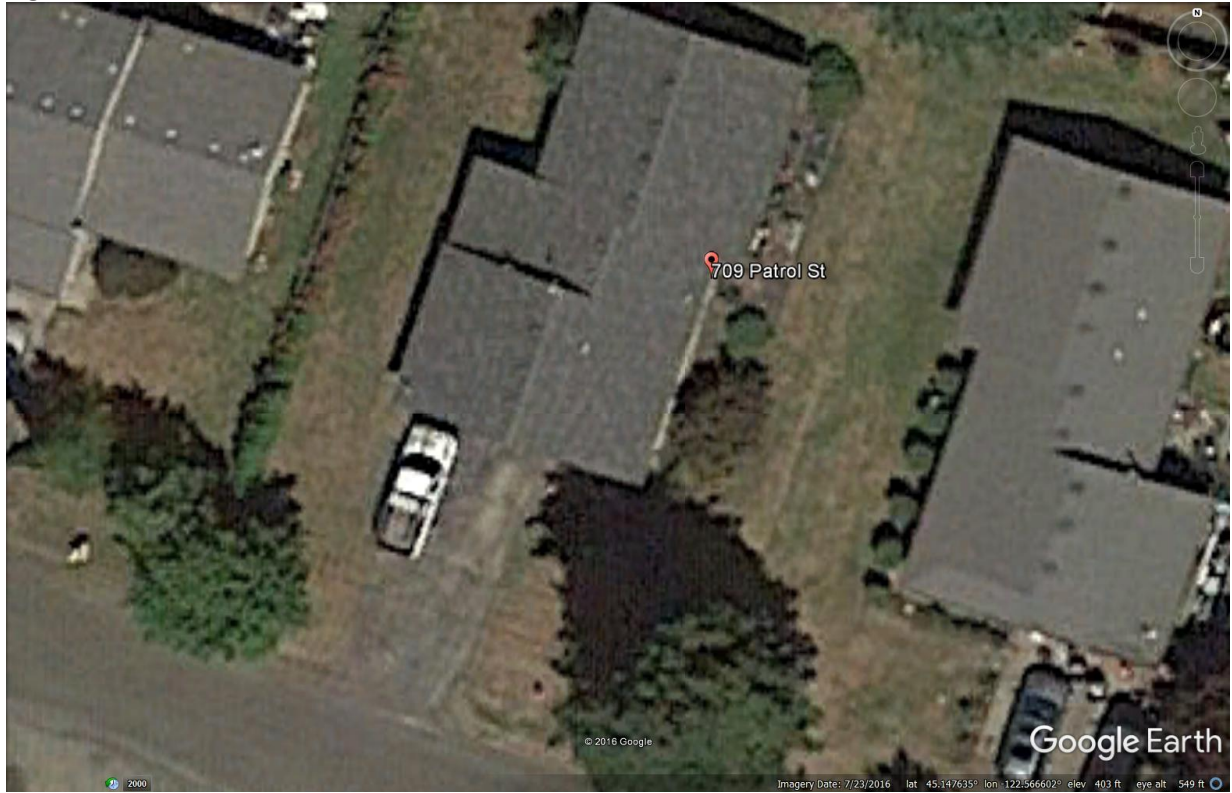


Figure 22: 715 PATROL ST

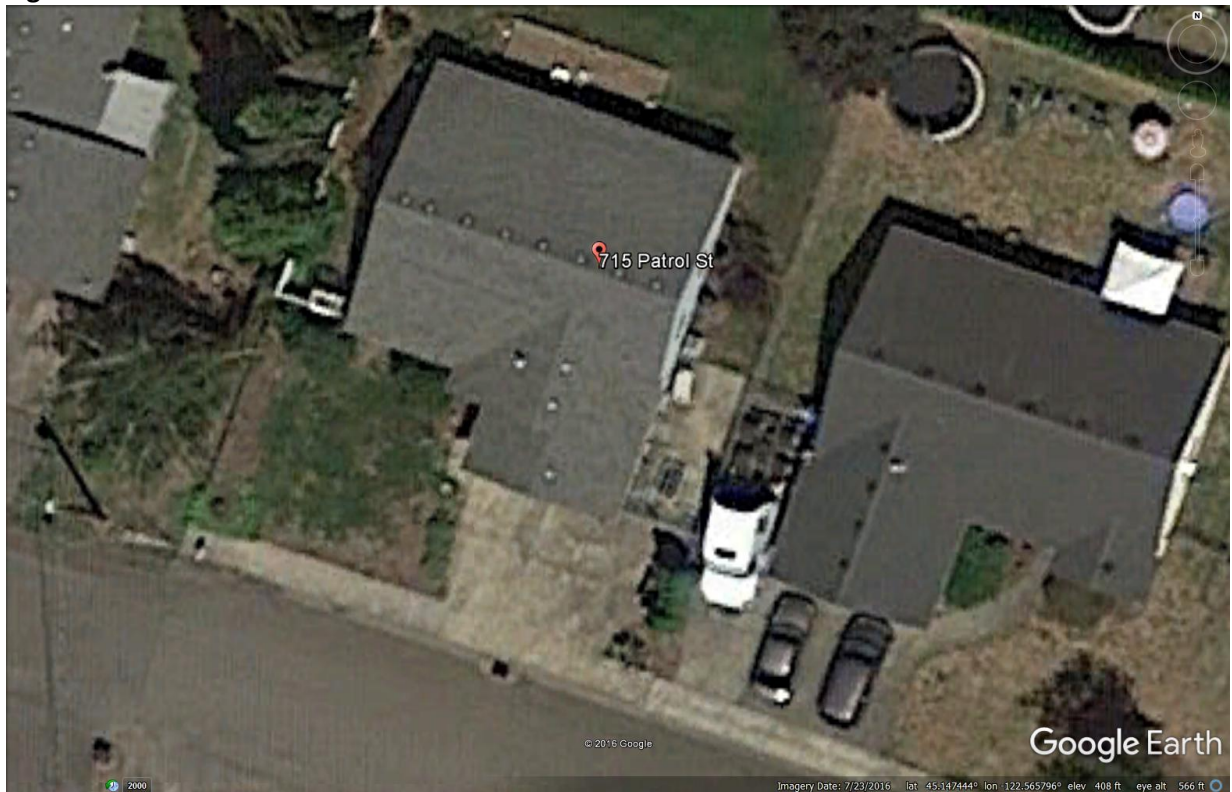


Figure 23: 103 STOWERS RD

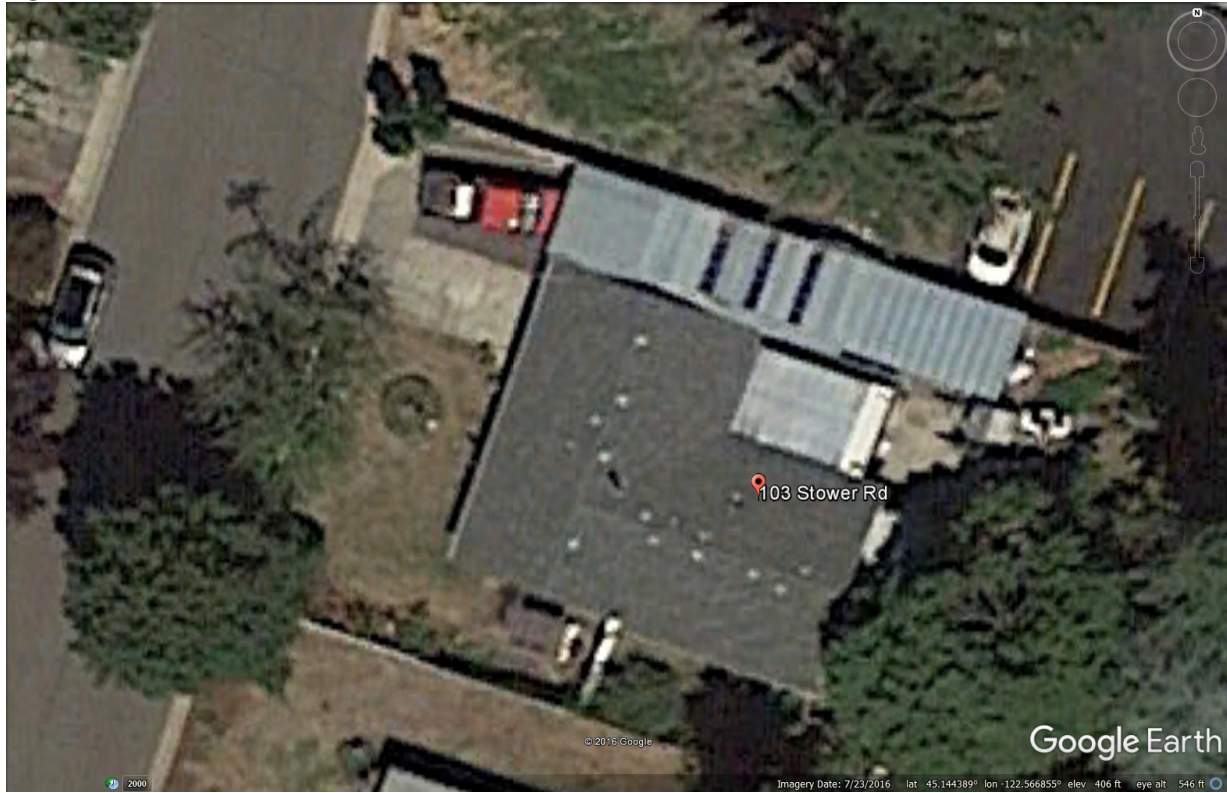


Figure 24: 219 S COLE AVE

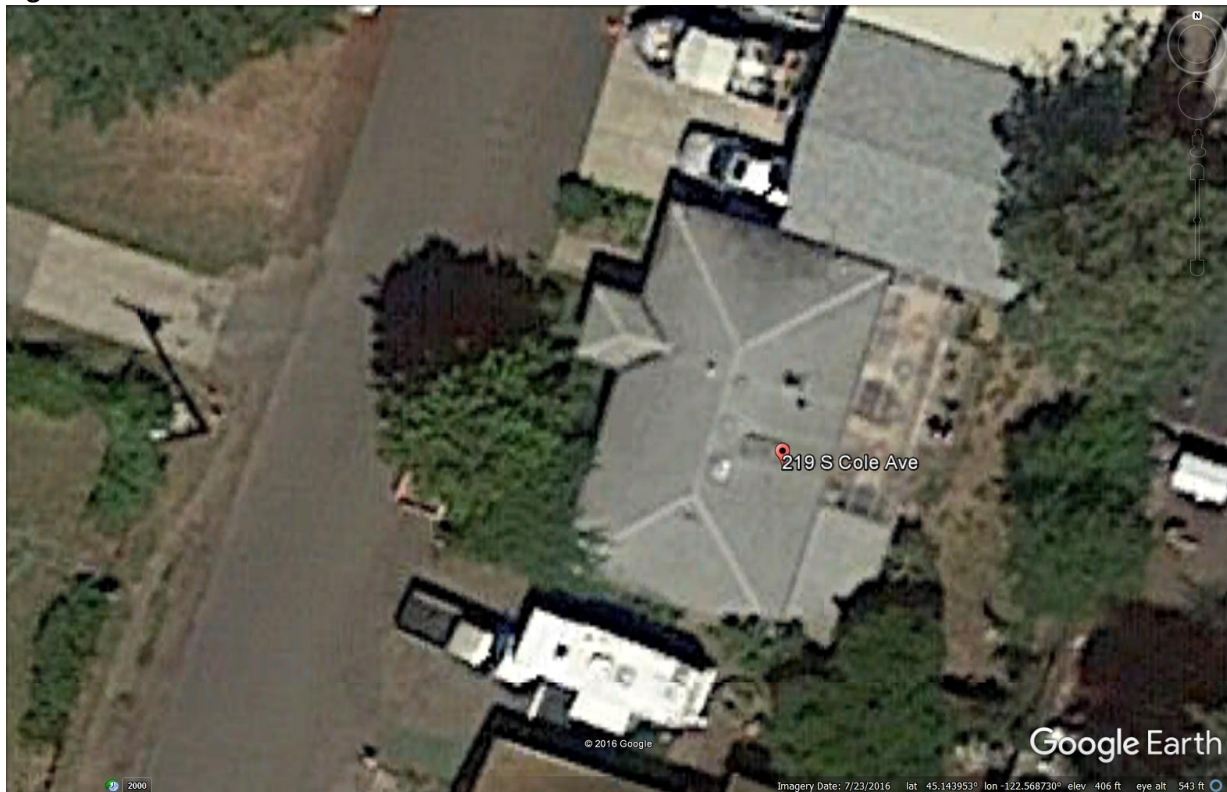


Figure 25: 238 S COLE AVE

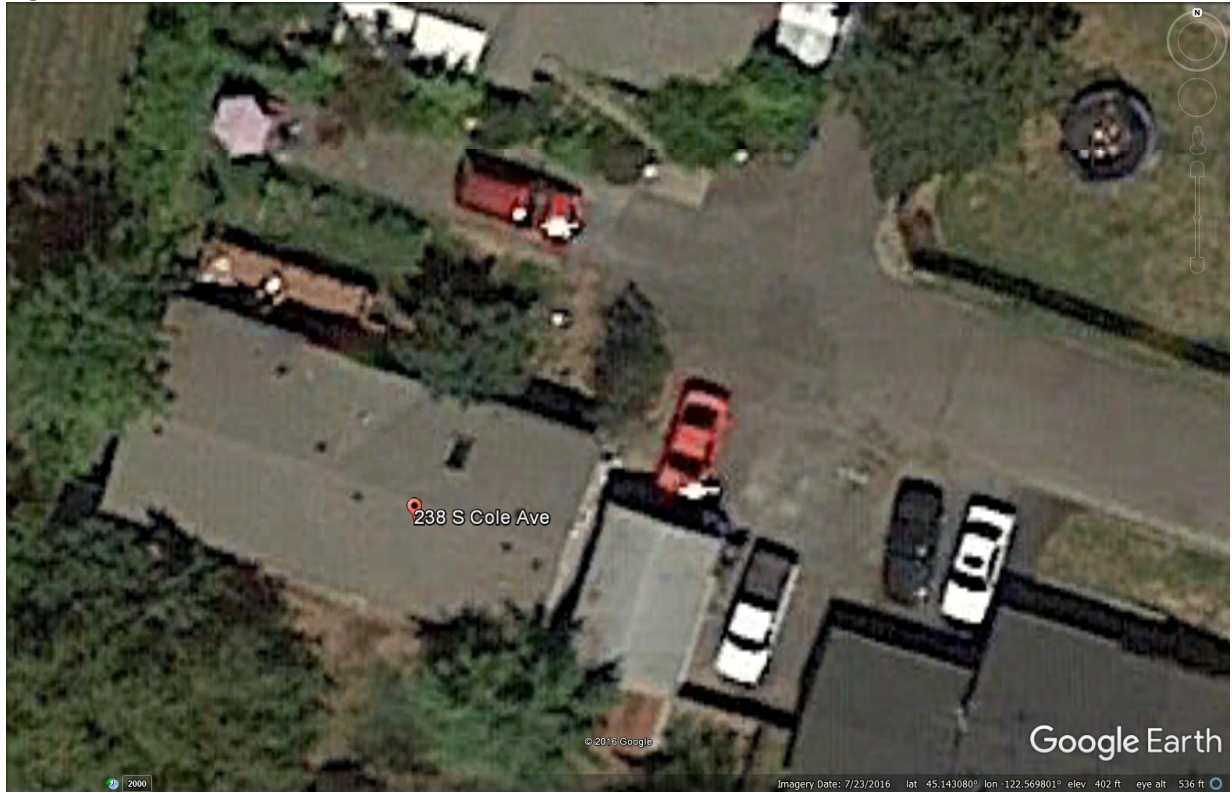


Figure 26: 740 STOREY DR

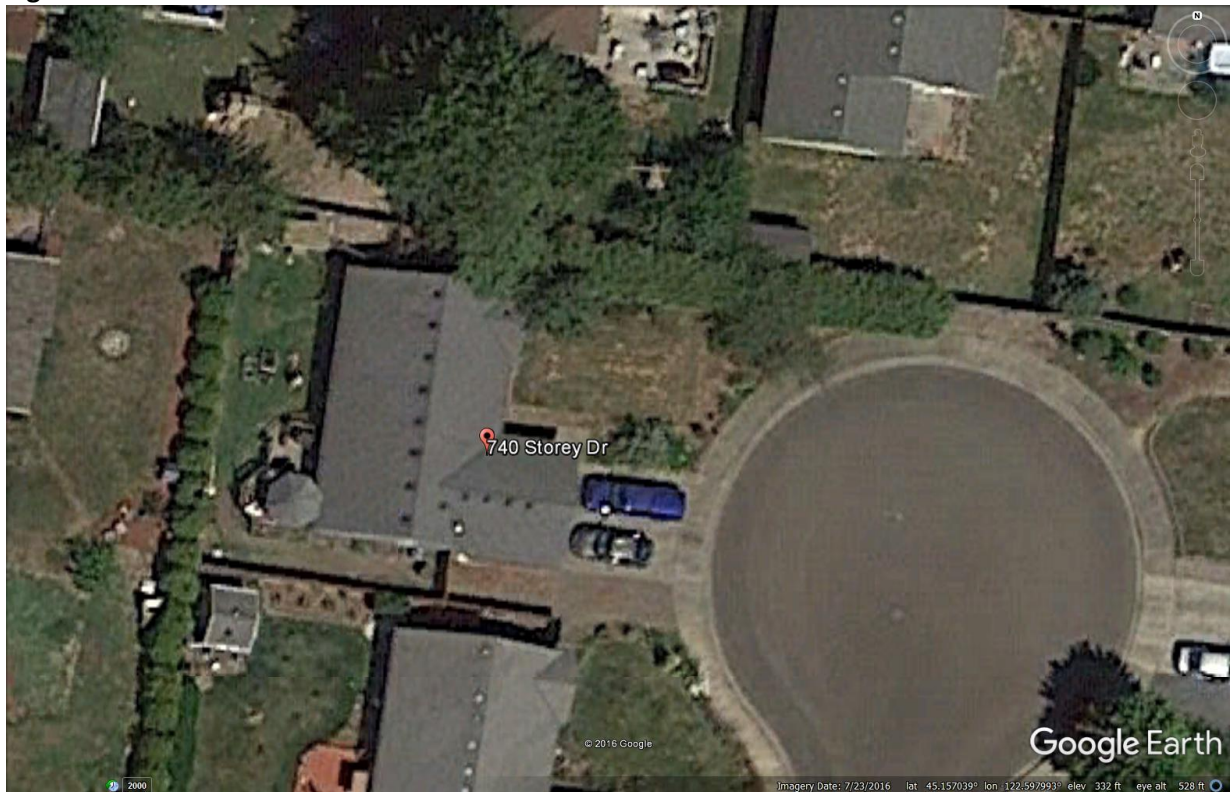


Figure 27: 402 CAROL CT



Figure 28: 706 E 5TH ST

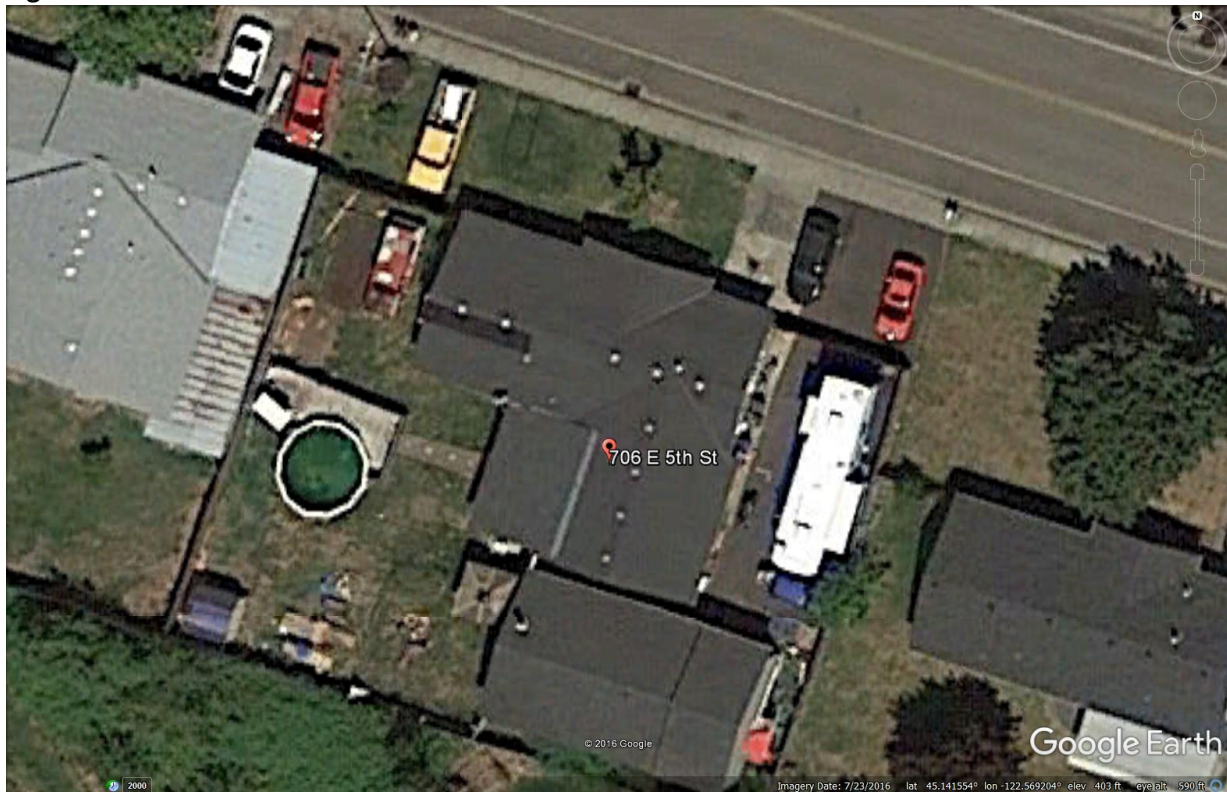


Figure 29: 403 S COLE AVE



Figure 30: 708 E 7TH ST



Figure 31: 836 E 7TH ST



Historic Molalla Log House could return to its Clackamas County roots

Created on Monday, 10 April 2017 | Written by [Peggy Savage/Molalla Pioneer](#) | [inShare](#)

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The old house may have been built even before 1805-06, when explorers Lewis and Clark built Fort Clatsop near the mouth of the Columbia River. It could be the oldest house in Oregon.



PAMELA HAYDEN - Pioneer restoration expert Gregg Olson in 2008 atop the Molalla log house before it was moved. Olson estimates the roof was put on not long after the original structure was built in about 1799.

The fate of the historic Molalla Log House, thought to be the oldest home in Oregon, could lie in the hands of the Molalla Area Historical Society.

Iris Riley, president of the society, said the refurbished Molalla Log House will not be going to the Oregon Garden, as has been planned for the past two years. Riley led the discussion on where to put the house with historical society members at the April 8 meeting.

"I feel there is room for it on our property on South Molalla Avenue, next to the Dibble House," Riley said. "The building would come with the team that has been working with it, Pam Hayden and Gregg Olson, so it would not place a drain on our resources."

Built by foreigners



PAM HAYDEN - Molalla Log House before it was moved for restoration. This may be Oregon's oldest house, estimated to have been built in the late 1790s by Russian pioneers.

For six years, with the support of the Kinsman Foundation and Restore Oregon, Hayden, an architectural historian, and Olson, a pioneer construction/restoration expert, worked to unravel the mysteries of the Molalla Log House.

They discovered that the house may have been built even before 1805-06, when explorers Lewis and Clark built Fort Clatsop near the mouth of the Columbia River.

Hayden said Molalla Log House is probably the oldest house in Oregon.

"I think it's important for others to see that there may have been European settlers here prior to Lewis and Clark," she said.

If Olson and Hayden's theory is true, the building would add a new chapter to Oregon's early history.

According to their 200-page treatise on the Molalla Log House, the first European settlers in Molalla's wilderness may have built the log house around 1799. The log cabin was clearly built by foreigners. Olson said the construction is unlike any pioneer construction seen in Oregon.

Unlike typical pioneer construction, where chinking was used to fill in gaps in log cabin walls, Hayden said these logs were hewn to stack so tightly together that there was no need to fill the spaces between them to keep out the weather.

The 25-foot-long Douglas fir logs, stacked 17 high, fit together like Lincoln logs. In fitting the corners of the cabin together, the builders used half dove tail notch, which was flat on the bottom and slopes, so that the rain could drain away from the logs.

Hayden said the half dovetail corner notching is similar to a finely crafted cabinet before the 1800s. The craftsmanship displays expertise in building with Douglas fir, a soft wood unlike the hardwood used by pioneers from the east and mid-west.



PAM HAYDEN - Molalla Log House during restoration in a Mulino storage building. Photo shows detail of the dovetail corners.

The roof design is also foreign to American builders and is believed to have been thatched.

The working theory has been that the log building was possibly built by Russian farmers who were sent overseas by Catherine the Great to settle in the Willamette Valley.

According to Hayden's research, the wood craft is centuries old, and the people who built it were highly knowledgeable. "It's so old it was built with no nails," she said.

Search for a permanent home

In 1991, with Hayden's guidance, Clackamas County declared the log building a historic landmark.

By 2007, the roof had caved in and the structure was in danger of collapsing. Hayden worked with the property owner to donate both the building and money to save it.

In 2008, the deteriorating structure, which had served over time as a house, animal shelter, machine shed and the Fox Granary, was disassembled and moved to a storage facility in Mulino.

There, it was analyzed, preserved and restored by Hayden and Olson.

The house was later moved to storage at another location until a permanent home could be found. Plans were in place for the building to become an exhibit at the Oregon Garden in Silverton.

Now that those plans have folded, Molalla Area Historical Society could bring the now-famous Molalla Log House back home to Molalla.

Resolution 2017-05

**RESOLUTION OF THE CITY OF MOLALLA, MOLALLA CITY COUNCIL AUTHORIZING THE
TRANSFER OF APPROPRIATED FUNDS WITHIN THE FY 2016/2017 SEWER FUND BUDGET**

WHEREAS, on June 8, 2016 the City of Molalla budget for FY 2016/2017 was adopted and funds were appropriated by the Molalla City Council; and

WHEREAS, this resolution is prepared pursuant to ORS 294.463; and

WHEREAS, the purpose of the authorized expenditures is to rebalance the FY 2016/2017 operating budget for increased expenditures; and

WHEREAS, the transfer from the Sewer Contingency Fund is needed to increase the amount of funds in the Sewer Capitol Improvement Fund to offset the increase due to an unexpected expenditure.

NOW, THEREFORE, BE IT RESOLVED:

That the FY2016/2017 General Fund appropriation be revised as follows:

Operating Fund	Existing Appropriations	Transfer In	Transfer Out	Revised Appropriation
Sewer Contingency	\$193,341.00	\$0.00	\$62,100.00	\$131,241.00
Sewer Capital Outlay	\$333,427.00	\$62,100.00	\$0.00	\$395,527.00

DULY ADOPTED AND EFFECTIVE the 24th day of May, 2017, by a
vote of _____ ayes and _____ nays.

Mayor Jimmy Thompson

ATTEST this 24th day of May, 2017:

City Recorder, Sadie Cramer

- 1. Create policy to provide a safe, livable community with a sense of pride and place**
 - Strategic investments in parks and green space
 - Support development of a bike/pedestrian trail on the old rail line
 - Improvement of transportation network
 - Establish a funding source for annual street maintenance
 - Adequate Police Facilities

- 2. Support city staff in providing effective, efficient, and sustainable services while maintaining a healthy, balanced budget**
 - Wastewater infrastructure
 - Water infrastructure
 - Storm drain infrastructure

- 3. Responsibly manage growth and economic development while maintaining effective relationships with local, state and regional partners**
 - Continue working with State/County agencies to promote Highway 211 and Highway 213 improvements
 - Build our funding partnerships with Clackamas County and ODOT
 - Create an economic development plan for Molalla

- 4. Complete a community visioning process for the Molalla Area**
 - Create a 5 year City Strategic Plan based on Community Vision
 - Develop a community engagement plan for the Molalla Area

- 5. Be positive ambassadors for the city**
 - Communication Plan
 - Council Leadership Training
 - Educate to Act/Technical Knowledge

Strengths

Small Town
Location
Cultural Assets
Geographic Assets
Cultural Heritage
No Preconceived Notions
Affordability - Housing

Weaknesses

Location
Resources-Money
Inexperience
Affordability- food & gas
Availability of Resource/Proximity to
Low-income housing inventory
Commerce/Industry