City of Aumsville

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# AUMSVILLE CITY COUNCIL
## REGULAR MEETING MINUTES
## AUGUST 8, 2016

Mayor White called the meeting to order at 7:03 PM in the Chester Bridges Memorial Community Center, 555 Main Street, Aumsville, Oregon. Council present were Mayor Harold White, Councilors Robert Baugh, Jr., Nico Casarez, Brian Czarnik, Trina Lee, Della Seney, and Lorie Walters. City Administrator Pro-tem (CA) Dave Kinney and Administrative Assistant Lora Hofmann were also present.

**PRESENTATIONS/PUBLIC HEARINGS**

**VISITORS**: Sonny Newson Corn Festival (CF) President came to share information about the upcoming Corn Festival as well as plans for the future. He said that they really want their Corn Festival Court to be active during their year of reign and asked, if there were any events coming up in which they would like the princesses, to give Amy Evans, Court Manager, a call or email. He also asked that the city consider a booth at the festival site.

The CF Board has identified that every year there seems to be a conflict with the State Fair and they are considering changing the date to one week earlier. The upside is that, because the city is not competing with the State Fair, there would be a larger number of children participating. There was a question about corn availability if the festival was one week earlier and Mr. Newson said that they don't see that being a problem. When asked if the vendors would participate if the date was moved, Mr. Newson said they will be doing a survey of the vendors this year. There was a question if there would be competition with any local festival and Councilor Czarnik said they are starting "Fusion 22" – a festival that incorporates communities from Detroit Lake southward, each of which will have different activities going on at the same time and he listed the possibilities. Mr. Newson said that they have support from the fire and police departments.

They are considering a proposal to add evening entertainment to the 2017 Festival; there would be music from 6pm to 10pm. He set out the possible pro's and con's that would have to be addressed.

Function in Boone-Docks would affect parking of vendors.
Families would be able to take advantage of the festival during the evening.
Possibly more revenue for local business
Vendors would have to stay open until 9 for a beer garden
Who gets the profit from Beer Garden?

Would it be sponsored by City, or bring in a vendor?
We would need even more volunteers.
Cost of insurance if there is more added to the festival, especially a beer garden.
Where do we get additional parking? Councilor Seney pointed out that the grade school is just down the road and it was a place of evening entertainment in past corn festivals.

Mayor White said that the city has been complimented in the past for having an alcohol-free festival. He wonders if adding alcohol would change the flavor of the festival. He said that they have had street dances in the past.

The question was raised, "do we want to expand the Corn Festival and if so, will there need to be a larger venue?" Mayor White said that he would like to see something added, but suggested adding something on Friday evening. Mr. Newson explained why that may not work – getting vendors in would be the hardest part. Councilor Walters said that if the entertainment was at the school, it could keep the family feel at the park. She suggested that additional lights would be needed if it goes into the evening.

Mr. Newson said that the CF Board just wants to research this and see if it is even a possibility and if not, let it go. Councilor Lee said that she is good with moving the date and getting more information about possible evening entertainment. She would want to see that information before making a decision. Councilor Czarnik said that he is good with moving the date and with expanding into the evening. Councilors Baugh, Casarez, Seney, Walters, and Mayor White all indicated that they are good with moving the date and exploring other possibilities. Mr. Newson will come back in October or November to share info.

Mr. Newson asked to jump ahead in the agenda to discuss another Corn Festival related item, rather than wait for it to come up. He shared why he thinks it is important for the city to have a booth at the festival from noon to 6 pm. He also said that the Corn Festival princesses are sponsored by Hillyer's to cover sashes, crowns, scholarships, and costs associated with travel. The CF court is available to support city events, including the Tree lighting/Santa visit. Councilor Walters asked about the status of the PARC request for a site/booth at no cost to have a few carnival-type games – 50 cents each and 3 for $1. Mr. Newson said he is agreeable to one spot for free.

Councilor Czarnik asked about the 2017 parade set-up with the pending development going in behind the church. Councilor Casarez said they have considered the elementary school as a launch point or to continue at Bethel and feed the parade in together from side streets. No challenges this year; there will be brainstorming right after the festival to consider what change will happen. Mr. Newson said that his contact is Colleen at City Hall and to leave questions or messages with her. He talked about the need for more volunteers, especially with the loss of Edna Hortsch and Joel Mathias' limited ability. He and Colleen have discussed working with Cascade School District to get more Cascade articles in the newsletter and make them feel like they are more a part of Aumsville. The CF Board will pursue a high school junior/senior for the CF Board.

Councilor Baugh asked to add another item to the new business and said, given Edna Hortch's contribution to the city and its various activities, he would like to see her honored in the same

fashion as former Councilors Chester Bridges and Dave Drews. Councilor Baugh made a motion that the City of Aumsville prepare and place a plaque of recognition for Edna Hortsch. Second by Councilor Casarez. Voting in favor of the motion were Councilors Baugh, Casarez, Czarnik, Lee, Seney, Walters and Mayor White. The motion passed unanimously. There was further discussion about the city obtaining the plaque and the dedication ceremony that would go with it.

Councilor Lee asked if a decision needs to be made about a city booth. There are 65 or 66 vendor spots so far according to CF Board Vice-Chair Amy Evans.

**CONSENT AGENDA:**
July 11, 2016 ACC Regular Meeting Minutes
July 25, 2016 ACC Visioning Meeting Minutes
July 12, 2016 – July 18, 2016 Check Registers
Authorize City Administrator to Notify ODOT Rail the City of Aumsville concurs and has no objections to ODOT ORDER RX 1742 to alter Highway-Rail At-Grade Crossings of the Union Pacific Railroad, including the Mill Creek Rd. crossing in Aumsville.

Councilor Lee said that she made a motion in the July 11th meeting and the minutes indicate she made motion about Aflac, but there was nothing in there about who voted and how they voted. CA Kinney said that error will be fixed. There was also discussion of the railroad crossing portion of the agenda.

There was a motion to approve the consent agenda with the noted change to the July 11, 2016 minutes. Voting in favor of the motion were Councilors Baugh, Casarez, Czarnik, Lee, Seney, Walters and Mayor White on everything except the minutes for which he abstained. The motion passed.

Councilor Walters asked further about the railroad crossing exemption and for clarification. It was discussed, including the stop sign that is ignored.

**CONTRACT REVIEW BOARD:** Black Dot Wireless has presented a lease proposal to take over the AT&T Cell Site Lease. There was discussion about the terms of the offer. There is the risk that the lease could be terminated with 30 days notice if technology should change. Mayor White said that they could pull out at any time anyway. There was discussion about how AT&T can sub-lease after giving Black Dot the lease. Council consensus was to do nothing at this time to make a deal with Black Dot. CA Kinney explained that Black Dot is a company that is designed to come in and negotiate to lower the lease payments by AT&T. Councilor Czarnik shared his thoughts on the possible benefit to dealing with Black Dot and taking an up-front payment. Councilor Baugh talked about what may be coming in the future and unless the city has a new business that builds a five or six story building, the water tower is still, probably, the best place to use for cell service antennas.

**PLANNING COMMISSION REPORT:** Council received the Recology Site Plan Review NOTICE OF DECISION. CA Kinney explained what happened with the approval, including the updating of the original conditions from 2010. Council will not appeal the decision.

**POLICE REPORT:** Chief Schmitz's Monthly Report was considered and there were no questions

or comments.

**PUBLIC WORKS REPORT**: Director Oslie's Monthly Report was considered and it was noted that there has been some issues with staffing because of some injuries. CA Kinney explained that, because Director Oslie's accident was avoidable, CIS offered the city of five or six thousand dollars to get a new hoist. CA Kinney also explained about PW Lead Kenagy's torn bicep. Director Oslie was back to work in 30 minutes after visiting the doctor. CA Kinney said there has been a couple of taste issue complaints that have come into City Hall and it has to do with the addition of another well (Boone 2). Councilor Baugh shared the history of when there was water rationing and how much better it is to have the water supply, even if there is an occasional taste issue. He said there are some capped wells in the city and asked whether it would be good to reach out to residents about accessing those. CA Kinney mentioned that farmers draw down the water table during the summer.

**UNFINISHED BUSINESS:**
Water System Improvements – Project Financing Options: CA Kinney shared that he has again identified the A-1 projects for the water system. There was prior discussion with former administrator Hills early this year about obtaining the $600K that will be needed to take care of the needed improvements. Following the last meeting, PW Director Oslie and CA Kinney met with Michelle Bilberry with the state of Oregon about financing options. He shared the options available to the city and said that the Safe Drinking Water Revolving Loan Fund option is $4.50 per citizen per month for debt service. Water rates need to be raised to $45 by the time the construction begins. He showed that with a 5.5% annual increase for water, it would be at that rate when it needed to be. The city's median income is too high, and yet we have more than 50% that live below the cost of living level. Councilor Lee asked for a clarification if this loan would be the added money needed to complete all of the A-1 projects. CA Kinney explained that the estimate they have is 2015 prices and inflation would mean increased costs. CA Kinney has pursued information about grant possibilities. The question was asked if council were to choose to go forward, would this year's budget have to be modified? CA Kinney said that the budget would not have to be modified and explained how receipt of the loan money would be handled in this budget year. CA Kinney said that he thinks they need a public meeting to discuss the projects and the resulting increase in water rates. If the city wants to proceed, Michelle will send application documents and the city would prepare a resolution to go forward with applying for a loan. CA Kinney said the state would require the city to raise their water rates and this option gives a grant portion to the funding. Councilor Lee asked how the end of the city hall debt might affect this. CA Kinney said that there will still be a requirement for rates to increase to prove the city can support the debt payment. You could take the money that is paying the the current debt from the general fund and apply it to the new water loan, but rates still would have to come up. When the city hall debt is gone, there will be 83 or 84,000 available each year to put towards the debt, if that is what they decide. It could also be placed in reserve as one option. Councilor Baugh spoke about the concern of citizens as rates rise; they don't see where the money is going. Councilor Seney said that maybe we need to do a better job of communicating the needs/results. Councilor Baugh thinks we have done a good job, but people have not listened or maybe they haven't paid attention. CA Kinney said people will not see, in their day to day use, the maintenance that is needed or the proactive measures taken to forestall problems. It was further discussed that if we are not proactive and something fails that citizens will be wanting to know why nothing was done to prevent it. Councilor Baugh

said we may need to do a good marketing campaign to identify the need and why it is so important to raise the rates to pay for it. Councilor Casarez said that the newsletter is important, but we need to communicate in other ways too, including getting the "numbers" out the citizens through the web page or facebook page. Mayor White said that the problem can be that people tend to not wait until all of the information is in, before they start fussing. Councilor Czarnik said that he is surprised that more citizens have not spoken out about it. He had further questions about the water rate increases and CA Kinney explained there will also be a need for a debt reserve in case the income is not as great as the city anticipates.

Break at 8:33 pm. Readjourned at 8:45 pm.

There was discussion about the Aumsville tour that will be offered as an option at the LOC Annual Conference.

**NEW BUSINESS:**
Republic Services Rate Increase Proposal – Republic is asking for rate increase of 15.1% pretty much across the board. They would like it to take effect October 1st. CA Kinney said it pretty much matches what Republic has previously shared. Mayor White said that this is something that was thrust on Republic by Marion County's rate increases and they have to deal with it.

Traffic Control Devices Program Review (Report) – CA Kinney explained that there needs to be a certain "light reflectivity" to each city sign. It is an unfunded mandate for cities and CIS (and others) is recommending that city officials prepare a resolution that says we will do this and we will have to stretch it out over a period of time to be able to pay for it. Director Oslie has said they have done a good job of replacing STOP signs, but the others not so much. They need to do an inventory and make a schedule for replacement. There was discussion about reflectiveness of street striping.

Councilor Czarnik asked for clarification about water financing and if the council reached a consensus. CA Kinney will pursue loan documents and bring it back to council.

Councilor Baugh said that he had been asked by Jim Wallace to bring Mr. Wallace's concern about the new stage and how it needs to be set up for music. Councilor Baugh explained what he has been given for information, and he asked when the money has to be expended and it is Oct. 31st. CA Kinney talked about the similarities and the differences between Mr. Wallace's drawing and Director Oslie's plan. CA Kinney said it may not be exactly as Mr. Wallace wishes, but it will be close. There was discussion of the change and what that means to the Corn Festival and the possible change to the gazebo area before Corn Festival.

Councilor Czarnik asked about the status of a BMX Park and obtaining a large chunk of property to be used for a BMX Park. CA Kinney said that Jerry Flowers has been dealing on a piece of property and has mentioned the possibility of selling a piece of it to the city for a community park on the east side. There was some discussion of what has been considered in the past for park expansion.

**OTHER BUSINESS**: Staff Team Meeting Notes of July 13, 2016 were considered.

**CITY ADMINISTRATOR REPORT:** CA Kinney gave a followup to National Night Out and how well it went. He said they have entered into an agreement for a RARE Planning Intern and that the intern will be working on a Housing Needs Analysis and Buildable Lands Inventory which is necessary for UGB expansion. He asked for council's thoughts on a Welcome Reception for City Administrator Ron Harding. It was determined that there will be one prior to the August 22nd council meeting and we will want to invite the interview panel, budget committee, planning commission, and PARC volunteers. The city will have a "Welcome Ron" cake and coffee at 6:30 pm and go right into the swearing in of the new city administrator.

CA Kinney gave an informational update on the Highberger Park Deed Status and the Aumsville Elementary School Deed Status. There was discussion of the property that is for sale between the school and Flowers' recent construction on 11th Street. He is still working on the Flowers Subdivision – SDC Credit Agreement and he shared the Park Bandstand/Gazebo Design & Construction Schedule.

**COUNCIL REPORTS:** Councilor Walters reported that there is one week left of the summer program; this has been the best year yet.

Councilor Czarnik said that the Rural Tourism Studio is going to continue on and he mentioned the Fusion 22 gathering again. One of their subcommittees is updating the list of attractions right off of Hwy 22. This info is given to Travel Salem, who then shares it with Travel Oregon.

**MAYOR'S REPORT:** Mayor White indicated that he had a good Mayor's conference and the mayors were given an overview of the legislation that will be coming in the next session. He thanked Council for their support the last three weeks. There was discussion of the upcoming LOC convention. The question was asked, has Colleen registered everyone? Councilor Seney can't come to LOC. She was encouraged to come to the council gathering dinner and the awards dinner. Planning Commission is invited to the annual dinner. Thursday night will be dinner.

**ADJOURNMENT** at 9:40 PM without objection.

Harold L White

Mayor Harold L White

ATTEST:

Ron Harding

City Administrator Ron Harding