



City of Aumsville



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AUMSVILLE CITY COUNCIL Minutes – July 8, 2019

Mayor Clevenger called the meeting to order at 7:00 PM in the Chester Bridges Memorial Community Center, 555 Main Street, Aumsville, Oregon. Council present was: Mayor Derek Clevenger and Councilors Gus Bedwell, Nico Casarez, Jim Case, Angelica Ceja, Larry Purdy, and Della Seney. City Administrator Ron Harding (CA Harding), City Attorney Chris Crean, and City Clerk Colleen Rogers (CC Rogers) were also present.

Approval of Agenda: Mayor Clevenger asked for a motion to approve the agenda. Councilor Casarez motioned to approve the agenda. Councilor Seney seconded. Motion APPROVED 7-0: (Yes: Clevenger, Bedwell, Casarez, Case, Ceja, Purdy, and Seney. No: None.)

VISITORS: There were nine visitors in the audience and one asked to speak during the public comment period.

Joel Mathias, S. 8th St., addressed Mayor Clevenger. He commented that at one time the mayor had stated that there was a lot of corruption in town and wondered, now that he has been in office for six months, if he still finds that to be true. Mayor Clevenger couldn't recall commenting on the subject. There was no further discussion.

CONSENT AGENDA: Council reviewed the June 24, 2019 through July 1, 2019 check registers and the June 24, 2019 Council meeting minutes. Councilor Seney moved to approve the consent agenda. Councilor Casarez seconded. Motion APPROVED 7-0: (Yes: Clevenger, Bedwell, Casarez, Case, Ceja, Purdy, and Seney. No: None.)

OLD BUSINESS: Mayor Clevenger read by title only the second reading of Ordinance No. 668 AN ORDINANCE AMENDING THE SECTIONS OF ORDINANCES 405 AND 505 REGULATING THE CONSUMPTION OF ALCOHOLIC BEVERAGES IN CITY PARKS AND PUBLIC PLACES.

CA Harding provided a staff report reviewing the previous council meeting. He recounted that these are amendments that are required to allow the Corn Festival to move forward with a beer garden in a public space. We had our first reading of the ordinance at the June 24th Council Meeting and this is the second reading. Councilor Bedwell commented that he is not excited about the ordinance. He does like that the ordinance is well written, giving Council

control of any future events that want to serve alcohol. CA Harding clarified that someone wanting to have a party at the park with alcohol would not be allowed. It must be an event that would be community-wide benefit. Councilor Casarez moved to approve the second reading of Ordinance No. 668 and adopt as presented. Councilor Ceja seconded. Motion APPROVED 5-2: (Yes: Bedwell, Clevenger, Casarez, Case, and Ceja. No: Purdy and Seney).

The Corn Festival Memorandum of Understanding (MOU) was discussed. CA Harding told Council that the most significant change was the addition of item #15 that requires the Corn Festival Committee to give the city an after-event report. Mayor Clevenger asked for any comments or questions. There were none. Councilor Ceja moved to approve the Aumsville Corn Festival MOU as presented. Councilor Casarez seconded. Motion APPROVED 7-0: (Yes: Clevenger, Bedwell, Casarez, Case, Ceja, Purdy, and Seney. No: None.)

NEW BUSINESS: NONE

CITY ADMINISTRATOR'S REPORT:

Delinquent Water Shut-off Charge: CA Harding explained the current process for charging fees on shut-off day and proposed a new process. The process would encourage customers to pay before they are shut off or at least come in and apply for an extension to pay on a later date. Thus, avoiding any interruption in service.

With this policy change the city will apply a \$30 disconnection fee at 9:00 AM on shut-off day to all accounts that have a past due amount over \$20.00. The fee will remain on their bill even if they pay before physically being shut off. They will receive a late notice after the 15th of the month for any unpaid balance owed. First-time delinquent accounts receive a warning via door hanger notice and will be given until 9:00 AM the next day.

CA Harding reported that a notice of the policy change will be posted to all current customers on the back of their next bill and we have also noticed it in the newsletter for the last two months.

Aumsville Exchange Club: The recently formed club has been very active and is having a positive impact on the community. They had a huge presence at the Super Hero Carnival on June 29th. They handed out child abuse prevention information as well as providing games and prizes for the kids. They have been preparing the Friday lunch meals for the children's program and manning the concessions at the Movies in the Park events. They have also committed to volunteering for the Corn Festival and handing out flags during the parade.

Staffing update: One of our Public Works staff members has taken another position. CA Harding is analyzing the best plan to fill the open position.

CA Harding reported that the vector truck purchase previously authorized by Council fell through. The owners were unable to provide a clean title, so we chose to walk away from the purchase.

The Super Hero Carnival was a big success. Our event planning committee met for an after-action meeting and developed some suggestions for next year. It was a very well-attended community event and we anticipate that it will continue to grow.

LOC Conference: The League of Oregon Cities Conference was briefly discussed. CA Harding stated that the council members have been registered for the conference and rooms have been reserved. The conference dates are September 26th through 28th in Bend.

CA Harding reported that Marion County is going to conduct a speed study on Bishop Rd. The city has been requesting this for several years. He stated that, once we have a recommendation, we will report back to Council.

Grants and/or Project Funding: CA Harding reported that he met with representatives from Business Oregon Infrastructure Finance Authority (IFA) to discuss grants that could be available for water-sewer facility upgrades and rules surrounding the Community Development Block Grant Program (CDBG) grants. He stated that there may be costs incurred to determine if we qualify for grant funds. He explained that, according to a HUD study, the city no longer meets the affordability rate or the low to moderate income level. To qualify for funding, the city must be at 51%; according to the study Aumsville is at 39%. CA Harding stated that he doesn't agree with their study and suggested that the city conduct our own local salary survey. To have this done we would need to invest approximately \$10,000. There is an option to have a One-Stop meeting where we bring in area funding agencies to look over our projects and then they will make a proposal on how we might be able to fund it. There is no obligation; it tells us what our options are. This might be an option for some of our water projects. CA Harding voiced his concerns about prolonging some of these priority drinking water projects. He feels that we need options, so we can decide what we are going to do moving forward. By doing the survey we could show that we do meet the threshold and open up the doors to a large amount of CDBG grant dollars that could fund our much-needed priority projects. Or the survey could confirm that the previous survey is correct, and we lose the \$10,000 we invested.

CA Harding reported that we didn't get the Oregon Parks and Recreation Department (OPRD) park grant. They were only selecting one out of every three projects.

FYI Handout for HB 2001: CA Harding explained that this is a last-minute change that the Legislature signed in that won't affect us immediately. It will require that cities of 10,000 residents or more include multi-housing in all residential zones. They will no longer be able to designate exclusive single-family housing zones. He wanted Council to be aware of possible future zoning changes.

Councilor Purdy inquired about a statement in the Public Works report about the Department of Environmental Quality (DEQ) moving forward with a Mutual Operations Agreement (MOA). CA Harding explained that DEQ policies are demanding that we meet certain standards. They have recently put us on notice to come into compliance. The good news is that they have offered the opportunity to enter a MOA with them that will allow us to develop a Capital Facilities Plan with a specific timeline to meet the compliance standards. We are currently negotiating a plan with DEQ. CA Harding added that by conducting the previously mentioned

salary survey we could potentially qualify for grants up to \$2.5M for design and build of the costly upgrades that we will eventually be required to fund.

MAYOR/COUNCIL REPORTS AND INITIATIVES: Councilor Casarez thanked all the staff and volunteers that put in their time to make the Super Hero Carnival successful.

GOOD OF THE ORDER: There was a question from the audience: Can the city ask Marion County to also analyze the intersection at Leverman/Bishop/Mill Creek Roads when they do the speed study on Bishop? The hazards of the intersection were discussed. CA Harding will continue conversations with Marion County about this intersection.

CORRESPONDENCE: NONE

EXECUTIVE SESSION: Council convened to the city hall conference room for the closed session at 7:39 PM under the authority of: ORS 192-660(2)(e), to carry on negotiations under ORS chapter 293 deliberation with persons designated by the governing body to negotiate real property transactions; and (f) to consider information or records that are exempt by law from public inspection. No decision was made in the Executive Session.

Council returned to the community center to Open Session at 7:55 PM.

Executive Session Outcome: Councilor Purdy made a motion to authorize the Purchase and Sale Agreement by and between AKAR, LLC and the City of Aumsville as discussed in Executive Session. Councilor Casarez seconded. APPROVED 7-0: (Yes: Clevenger, Bedwell, Casarez, Case, Ceja, Purdy, and Seney. No: None.)

CA Harding clarified that the purchase is for a 22.5-acre parcel on the east side of Bishop Rd. SE that will eventually become a community park.

The meeting adjourned without prejudice at 7:57 PM



Ron Harding, City Administrator



Derek Clevenger, Mayor