



595 Main St. Aumsville, Oregon 97325  
(503) 749-2030 • TTY 711 • Fax (503) 749-1852  
[www.aumsville.us](http://www.aumsville.us)

---

## **AUMSVILLE CITY COUNCIL**

### **Work Session**

### **Minutes – February 23, 2021**

Mayor Clevenger called the meeting to order at 6:04 PM via Zoom Conferencing. Council present was: Mayor Derek Clevenger, Nico Casarez, Angelica Ceja, Doug Ecclestone, Scott Lee, Della Seney, and Walter Wick. Council absent: None. City Administrator Ron Harding (CA Harding) was also present via Zoom. The meeting was video recorded to be released later.

**Crosswalk Safety:** The meeting started with a video about Pedestrian Safety Enforcement. Aumsville PD participated in a grant that was provided by Oregon Impact and Oregon Department of Transportation (ODOT). Our police department along with Salem and Silverton Police departments filmed footage of actual crosswalk enforcement in each of their cities. CA Harding stated that staff continues to work with Marion County on crosswalks for 11<sup>th</sup> Street. He stated that Marion County is working on a new design standard to be completed before they will approve any crosswalks. Mayor Clevenger mentioned that, with the possibility of new developments coming in that area, crosswalks are going to be necessary for the safety of children walking to school. CA Harding stated he will continue to stay in contact with Marion County regarding this.

**Water Rate Billing Options:** CA Harding presented Council with an in-house rate analysis. He showed Council a spreadsheet with different scenarios in an effort to equalize our rates. Customers who use less water would pay less and those who use more will pay more. About 39% of our customers would see a decrease in their bill according to the analysis. Council discussed discounted rates and how they affect the scenarios. By lowering the base gallon allowance, it gives everyone a discount. Those who use more have the option to adjust their usage to keep their bill lower.

Council discussed how to move forward. Communication and public input are extremely important and will need to take place well in advance of any changes. Staff will do some more research and get some of Council's questions answered, then bring it back for more discussion at a future meeting or work session.

**Economic Development – ID Zone:** The Interchange Development Zone is roughly 54 acres located off 1<sup>st</sup> Street near the Hwy 22 interchange. The idea for this zone is to attract retail and service type businesses that would serve our residents but also be used as a service corridor for Hwy 22 travelers. Council reviewed a map showing the properties that are within the zone. CA Harding stated that he has been researching ways to eliminate some of the barriers for new development in this zone and at the same time not put additional cost onto the rest of the

community.

CA Harding explained how the city can lessen some of these barriers by doing some projects that will save the developers time and money, making the property more attractive. Street upgrades that are required by ODOT to accommodate the additional traffic will require complete redesigning of intersections. If the city does the design in advance it will save the developer time and the city will be in control of how it is designed. There is enough money available in the Traffic Fund to cover the cost of this project. There is also a limit on trips that can be generated by the ID Zone development. ODOT officials have told us this limit is not set in stone and there may be ways to increase this limitation by extending turn lanes along 1<sup>st</sup> to allow more queuing of cars and possibly making connections from Del-Mar east and west to allow trips disbursement out to other outlets, such as 11<sup>th</sup> Street.

Allowable business is another area that the city could look at that would make the property more desirable. One idea is to allow apartments above businesses. This could give them an additional source of income. DLCD would have to approve this type of use before we could move forward.

One parcel in the zone will need a right-of-way (ROW) secured through it to be able to punch E Del Mar through to 1<sup>st</sup> Street. The city can pursue this ROW so that the developer is all set to develop the street, saving them time. We would want to wait to do this until after the intersection design is completed so we know exactly where the ROW needs to be located.

ODOT Rail is requiring that the three crossing within the City be upgraded when the railroad becomes active. Staff is working with the city attorney to see if we can put a clause in the development agreement that states if this portion of the railway is ever activated again, the developer would then be responsible for a percentage of the cost for the crossing improvements according to the size of their parcel.

CA Harding stated that if the city could address these four barriers, this property will have less barriers than properties in other cities. He concluded that this plan can be implemented within existing dollars. It provides benefit for the development as well as the rest of the community.

UGB Expansion: A few years ago, the city had a Buildable Lands Survey done. CA Harding explained the survey and how it works with the application for Urban Growth Boundary (UGB) expansion for the city. The city is looking at this expansion for two reasons: additional housing property and to bring our new park property into the UGB. Staff is looking at a company that would compile a buildable lands inventory, a soil analysis, and anything that is required for submitting a UGB expansion application to DLCD.

CA Harding also reached out to Mid-Willamette Valley Council of Governments (MWVCOG) and they would do the analysis for closer to \$40,000. This is the lowest cost we found. CA Harding also told Council that with either company we take a risk on the UGB expansion being denied or litigated by a third party, so this investment is a risk. He asked Council for their input on moving forward. Council consensus was to move forward with attaining a contract with MWVCOG. CA Harding will contact MWVCOG and have them draft a contract that he will bring to Council at a future meeting.

Public Works Standards Update: CA Harding informed Council that staff is working on updating the Public Works Standards and will be presenting it for Council approval in the near future.

Arts Program: CA Harding walked Council through a power point presentation about developing an art program for the city. Community art could be murals, statuary, 3D art, etc. Some ideas moving forward to create an art program are to:

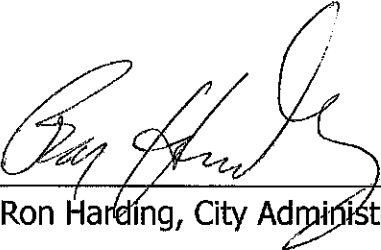
- Develop an Art Commission that would lead a community art project. (this could even be Council)
- Implement an Art Design guideline for new development or implement a small art impact fee.
- Art competitions with a theme.
- Look for opportunities to dress up city facilities with art.


Council consensus was to try to incorporate these ideas as much as possible moving forward. They like the idea of involving the community, utilizing local artists, and reaching out to schools and their art departments.

CA Harding suggested that we start with an informal committee made up of local artists and interested residents. This group could help advise and create an art program. He will begin with asking for volunteers through the newsletter and social media.

Council discussed the schedule for the next work session. On Tuesday, March 9<sup>th</sup> the Wastewater Treatment Facility will be the main topic.

**ADJOURNED WITHOUT PREJUDICE AT 8:41 PM**

  
\_\_\_\_\_  
Ron Harding, City Administrator

  
\_\_\_\_\_  
Derek Clevenger, Mayor - Pro Tem  
Della Seney