



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

AUMSVILLE CITY COUNCIL

September 25th, 2023 Meeting Minutes

Mayor Angelica Ceja called the meeting to order at 7:00 PM. Present in-person were Mayor Angelica Ceja, Councilors Nico Casarez, Scott Lee, Della Seney, Doug Cox, Katie Wallace, and Walter Wick. Council absent: None. Staff present: City Administrator (CA) Ron Harding and Executive Assistant Kirsti Pizzuto. The meeting was video recorded to be released later.

AGENDA APPROVAL: Councilor Seney moved to approve the agenda as presented. Councilor Casarez seconded. Council present voted unanimously to approve the agenda. Agenda approved.

PRESENTATIONS: None.

VISITORS: None.

PUBLIC COMMENT: Gerritt Law, an Aumsville resident stated he had a few things to speak to council about. Law said he supported domestic partnership staff members receiving the same health benefits as married couples, which the council spoke about at the previous meeting. Law stated he believed the current water issues in our area are attributed to the homes that have been built in the city and that there may not have been studies done prior to show how that would impact the city wastewater. Law also wanted to hear from council about the most recent officer hired that has been under investigation with DPSST, and why he was hired.

Mayor Ceja said that council agreed with the staff members in domestic partnerships receiving the same health benefits as married staff members. Mayor Ceja explained to Law that the wastewater issues the city currently has, do not reflect on anything the city has done, but rather federal changes that happened with ammonia limits since the city discharges into a creek. To meet the current federal standards the city is required to build a mechanical facility. Councilor Seney stated the city was notified of the changes in 2017.

Law asked council why the city allowed homes to be built when the city didn't have a way to manage the regulations made on the federal level. Councilor Seney responded that the development and discharge facility had no correlation.

Mayor Ceja moved to the final question Law asked, stating the council does not contribute to the hiring process of city staff. Mayor then explained that council implements codes to help

sustain the city, and they wouldn't be able to comment on it regardless due to labor protection laws.

Law stated he also wanted to ask council about how to talk about the building standards within the city. Law explained his experience with getting a permit to build a fence taller than 6-feet. Law stated he had a right to build an 8-foot fence in Oregon. CA Harding gave background on the permit that Law was speaking about to council. CA Harding explained that the first permit Law spoke on was from 2019. CA Harding stated that Law had recently come in again, and the city was trying to find a way to make Law's fence and landscaping plans fit within the Design Standards.

CA Harding stated in 2017 the city went into the Vision process which consisted of community meetings, a committee that was made up of businesses and residents and elected officials. This was to adopt the Vision plan as well as code updates to resolve any conflicts within the code.

Law stated that while removing his front yard and shrubbery to put gravel down, he has found a utility line that was not noted on the deed of the property. Councilor Seney explained that since the 1960s the state has required it to be on the property plat when it's recorded.

Law requested the council to review who does the planning for the city. Councilor Seney was able to explain the process of what Marion County services does versus what the contracted planners do for the city.

Councilor Casarez explained that the city makes upcoming meetings publicly known and encouraged Law to continue to attend and reach out to council.

Mayor Ceja encouraged Law to reach out to the council, should he want to ask about changes to the code, or give feedback on what the code should be. Mayor stated that in 2020 when the city had the meetings about the vision plan, that the community center was full of residents from the community who gave their opinion on 5- and 10-year goals and plans for the city. Mayor explained that the Vision plan is what the council uses to create and update code.

Law stated he had an additional question for council, asking why the city covers 100% medical benefits for the city staff. Councilor Seney explained that the benefits package is included with their salary. Councilor Seney stated that the city staff salary may be lower to accommodate the health insurance benefits. Councilor Casarez stated that having the covered health benefits is helpful with retaining staff.

Mayor Ceja encouraged Law to come back for budget meetings this coming year. Mayor said that she is proud of the city staff and thankful that the benefits package is able to keep retention up, as well as support the staff members.

CONSENT AGENDA: Councilor Wick asked to clarify a statement he made at the September 11th Council meeting. Councilor Seney moved to approve the Consent Agenda with the correction that it be the fleet manager of Marion County Public Works that councilor Wick spoke to in regard to the Sheriff vehicles. In favor was Mayor Ceja, Councilors Lee, Seney,

Wallace, and Wick. Councilor Casarez abstained due to being absent from the September 11 meeting. Motion passed.

PUBLIC HEARING: Open SCS Communications Franchise Renewal

Mayor Ceja opened the Public Hearing at 7:43 PM

CA Harding presented his staff report to council. CA Harding reminded council that the city updated the Master Communications ordinance in anticipation of upcoming franchise renewals and a new franchise application. CA Harding stated that the FCC changed some guidelines related to communications during Covid, and the city wanted to memorialize those within the Master Communications ordinance. SCS had a 10-year franchise agreement that has expired, and CA Harding said that the city's franchise attorney and SCS's attorney developed those changes and made minor edits to the agreement.

Mayor Ceja closed the Public Hearing at 7:48 PM.

Mayor Ceja asked if there was a motion. Councilor Casarez moved to approve the First Reading of Ordinance 720 an Ordinance Granting a Franchise for Communications Purposes to SCS Communications and Security, Inc. as presented. Councilor Seney seconded the motion. Council present voted unanimously. Motion passed.

Mayor Ceja asked if there was a motion for the second reading and adoption. Councilor Seney moved to approve the Second Reading and Adoption of Ordinance 720 an Ordinance granting a Franchise for Communications Purposes to SCS Communications and Security, Inc. as presented. Councilor Casarez seconded the motion. Council present voted unanimously. Motion passed.

OLD BUSINESS: None.

NEW BUSINESS:

a) Contract with Brick & Mortar Realty, LLC

CA Harding informed council that the Brick & Mortar Realty, LLC service contract is for a property management company for the home that the city owns and rents out. The owner of the previous management company retired, and now the previous owner's staff is starting a new company. CA Harding stated he memorialized in the contract that they would come to the city for maintenance issues so that Public Works could help, as well as contacting the City Administrator for annual rate increases.

Councilor Casarez motioned to approve the City Administrator to enter into a contract with Brick and Mortar Realty, LLC to serve as the city property manager as presented by staff. Councilor Cox seconded the motion. Council present voted unanimously. Motion passed.

b) Contract with Sightline for Tower Lease

CA Harding explained that Sightline, now known as Viser, had an expired contract with the city. There were changes made to the contract that was presented to council to aid in legal language. CA Harding stated he was available for any questions council had.

Councilor Casarez motioned to authorize CA Harding to enter into a new agreement between City of Aumsville and Viser for purposes of the tower park site lease as presented by staff effected September 25, 2023. Councilor Seney seconded the motion. Council present voted unanimously. Motion passed.

CITY ADMINISTRATOR REPORT:

CA Harding informed council that the city received the award letter from USDA for a 6-million-dollar loan forgiveness grant on a 15-million-dollar loan for the wastewater project. Mayor Ceja stated she wanted to clarify that this 6-million-dollar grant is contingent on the city taking the 15-million-dollar loan.

CA Harding and Executive Assistant Pizzuto prepared a presentation for the Oregon Infrastructure Summit that Aumsville was asked to present at. CA Harding and Executive Assistant Pizzuto showed the presentation to council.

(Inaudible comments from the meeting attendees)

Mayor Ceja spoke to the attendees and stated that the city is in the planning stages of the wastewater project to get it shovel ready. Mayor Ceja stated that the council has been lobbying, and city hall staff has worked very hard to gain the current grants Aumsville has received and will continue to work on getting more.

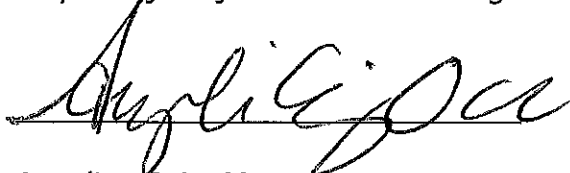
CA Harding recommended the attendees to look at the Capital Facilities Plan to get further details as it's been prepared by the city engineer.

MAYOR/COUNCIL REPORTS AND INITIATIVES: Councilor Seney stated she is attending the SKATS (Salem Keizer Area Transportation Study) meeting. Mayor Ceja stated she may not be able to make the next meeting.

GOOD OF THE ORDER: None.

CORRESPONDENCE: No comment on provided correspondence.

Mayor Ceja adjourned the meeting without prejudice at 8:57PM



Angelica Ceja, Mayor



Ron Harding, City Administrator