

Minutes
Aurora City Council Meeting
Tuesday, February 09, 2016, at 7:00 P.M.
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT: Kelly Richardson, City Recorder
Mary Lambert, Finance Officer
Darrel Lockard, Public Works Superintendent
Officer Huitt, Marion County

STAFF ABSENT: Dennis Koho, City Attorney

VISITORS PRESENT: Byron Schreiver, Aurora
Shatrine Drake, Aurora
Mr. Michigan, Aurora

1. CALL TO ORDER OF THE CITY COUNCIL MEETING

Meeting was called to order by Mayor Bill Graupp at 7:03 pm

2. CITY RECORDER DOES ROLL CALL

Mayor Graupp- Present
Councilor Sahlin - Present
Councilor Sallee-Present
Councilor Brotherton-Present
Councilor Open -

3. CONSENT AGENDA

- a) City Council Meeting Minutes – April, 2015, Councilor Sahlin points out that visitors should say none if there are none and for the various report areas if there is no action items it should be stated as such. He also points out that during the park report he had mentioned soccer goals and the review of the landscape contract and in the City Attorneys report to bullet each subject. Councilor Sallee thought that there was not enough information in the City Attorneys report area regarding the Eddy property discussion specifically details regarding the deal.
- b) Planning Commission – April, 2015
- c) Historic Review Board Meeting – March, 2015

ACTION ITEM: NA

Motion to approve the consent agenda as corrected was made by Councilor Southard and is seconded by Councilor Sahlin. Motion approved by all.

4. CORRESPONDENCE –

- a) Email from Ask-ODOT regarding crosswalks, Mayor Graupp states that he has met with the citizen that emailed ODOT to address her concerns regarding the cross walks.

Action Item: Officer Huitt is asked to speak with Marion County.

5. DISCUSSION AND OR APPOINTMENT OF OPEN COUNCIL POSITION

- a) Letter of interest from Planning Commissioner Mercedes Rhoden-Feely, applicant gives brief background regarding her involvement in local government currently serving on the Planning Commission along with the budget committee and worked on various Aurora Colony Days projects as well. I am an attorney by trade. Councilor Sallee ask what her motivation is from moving from Planning Commission up to City Council and Mercedes states to get more involved broad scope and in the community. Various other questions are asked regarding her interests. Mayor Graupp just to confirm you are currently the Vice Chair of Planning Commission yes I am. 2 years on Planning.
- b) Letter of interest from Tom Heitmanek, give a brief over view although I have no local government experience and limited volunteer experience with Aurora I would like to start as this time in my life allows since I am retired. Councilor Sahlin asks his thoughts on Aurora and Heitmanek states they like the small city atmosphere we love it. Councilor Southard asks if he is sure that he is committed and Heitmanek says yes. Not many more questions really.

Councilor Southard , B
Councilor Sallee, B
Councilor Sahlin, A
Councilor Gruapp, A

Sahlins comments that it is nice for the new people on council would come up on the ranks as you learn a lot in doing so.

Sallee, we have critical issues regarding the Airport coming up in Planning and on that perspective I would like to see the more seasoned people remain on Planning. Southard agrees.

This is a one year position; Also City Recorder Richardson informs Council that there are many seasoned veterans on Planning Commission to address the Airport issues.

A new vote is taken and again

Councilor Southard , B
Councilor Sallee, B
Councilor Sahlin, A
Councilor Gruapp, A

Position is held open for another month.

6. Appointment of Council Liaisons for Various Departments

- a) Administration, As City Manager Graupp
- b) Public Works, Graupp and Southard
- c) Police and Safety, Kris with police
- d) Planning Commission, Graupp will temporarily take until new person comes on board.

Councilor Sallee, So do we have any say in the matter or opinion Graupp I have made my decision do we have an opinion or can we talk about this Mayor Graupp for a short time again Sallee I am asking are you open to talking about this, sure Mayor Graupp asks her opinion. I think people should be liaison to what they are most comfortable and qualified for. I don't agree that the Mayor should be liaison to multiple positions I think you should allow Bob to be Public Works and I feel my strength is in administration. I also have a lot of experience with crisis management. I do feel people should be in the positions where there best suited. I also think a liaison to legislation and keeping us up to date would be good as well so we can keep citizens more up to date. I just want the opportunity to express my opinion.

Mayor should focus on Mayoral Issues. Mayor Graupp states I like the way I assigned them however I will think about your statements. Councilor Sallee will you comment next month on what you thought about.

MAYOR will you comment on it next month I would like you to move forward as assigned Sallee will you address it next month as Mayor you need to address the issues brought to you by Councilors, yes I will next month thank you very much states Councilor Sallee.

7. VISITORS

Anyone wishing to address the Aurora City Council concerning items not already on the meeting agenda may do so in this section. No decision or action will be made, but the Aurora City Council could look into the matter and provide some response in the future.

- Byron Schreiver, Seal Rock resident updates the council regarding his water filter status of 4 months he felt it looked fairly good this time even though it is brown. Mayor Graupp states that he has a similar filter and he felt his looked better this last time as well.
- Mr. Michigan states that were lucky to have our basic needs met with professional companies however with our water that responsibility lies completely with Aurora. Public Works Superintendent Lockard informs him that all of Aurora's water quality tests results are on the Oregon Water Quality website for anyone to view.
- Shatrine Drake presented to the council a street pole banner design at a cost of between \$30.00 to \$40.00 dollars and we would like to place them along Main in the downtown core and possibly along 99E. Mayor Graupp lets her know that he did locate an application for the PGE poles and will get it to her.

8. REPORTS

a) Mayor Bill Graupp

- I attended the last meeting regarding the Orchard View subdivision along with attending the last Planning Commission meeting where they discussed their options. The group is going to have another meeting on the 27th and I plan on attending that one as well so far the issue here is lack of participation amongst the home owners. City Attorney Koho has been in contact with the contractor and so far he is willing to just hand over the property to the city. The City doesn't really want it that is why we are hoping Orchard View finds an alternative solution.

Council discussed. NA

ACTION ITEM: NA

b) Marion County Deputy

- Deputy reports nothing major has been happening we did ask the data analysis to expand on the report given each month and for some reason at that point the Aurora deputy calls dropped of the report so I will look into that.

Council discussed the year to date report and had a few questions regarding outside of contract hours and contract hours vs noncontract hours it's based geographically because even if I am off your coverage is still a priority. Councilor Sallee would like to see a year in review Officer Huitt informs her that we send out a yearend report.

ACTION ITEM: NA

c) Finance Officer

- Finance officer reports everything is looking good and that Byron Schreiver is requesting to extend his term on the budget committee and with that we currently have one open spot and two applicants.

Council discussed, NA

ACTION ITEM: NA

d) Public Works

- Public Works report as attached for the most part everything is going well a sewer leak was discovered on Ottaway somehow a property owner was not hooked up properly everyone has been notified and we are in the process of getting it fixed. We are also going to begin on a water leak on Main Street possibly by tomorrow. Councilor Sallee asks the status of the street striping project and Lockard informs the council that he has a bid for that and will keep them up to date.

Council discussed, NA

ACTION ITEM: NA

e) Parks Committee

- Park report there is nothing really to report other than the fact that we have taken 4 more trees out and were working on updating the Living Color contract.

Council discussed, NA

ACTION ITEM: Get completed and updated contract.

f) City Recorder

- Recorder report as attached, currently working on Springbrook software update and training. We have also begun the conversation regarding web payments and would like permission to begin that process as it is a nominal fee. The server up grade was to be in March however staff would prefer to wait until April.

Council discussed briefly the web payments cost and it was the consensus of the council to move forward with the web payment portal.

ACTION ITEM: Web payment portal.

g) City Attorney

- City Attorney report, Mayor Graupp informs Councilors that he is out sick.

Council discussed, NA

ACTION ITEM: NA

9. ORDINANCES, RESOLUTIONS AND PROCLAMATIONS

- a) Discussion and or Action on Ordinance Number 481 Creating a Zone Change and Amending the Comprehensive Zone Map (ZC-2015-01 and CPMA-2015-01) Second Reading.

Motion to approve Ordinance Number 481 and creating a zone change is made by Councilor Southard and is seconded by Councilor Sallee. Motion Passed by all.

- b) Discussion and or Action on Ordinance Number 482 Amending the City of Aurora Municipal Code (Additional Design Standards Accessory Structures in Commercial Zone) First Reading. City Planner Wakeley apologizes for not understanding the direction council wanted on this nor did I get the language Councilor Sahlin submitted. Wakeley goes on to say the Planning Commission added to the design standards items J and K. My (Wakeley) concern is the 6ft fence as a screen and landscape is a variable and could potentially be a compliance issue. Councilor Sallee likes the language. Councilor Sahlin we simply want it to be a clean look in the Commercial zone. There are various other topic points regarding square footage however no motion is made and it is requested to come back for next month's meeting.

- c) Discussion and or Action on Ordinance Number 483 Amending the City of Aurora Municipal Code (Regarding Storage of Recreational Vehicles). First Reading. Council asks if there is a clarification for front yard/lawn parking yes (Wakeley) parking is allowed on a hard dustless

surface. At the last meeting Council wanted to verify the definition of Recreational vehicle once done there was no more discussion.

Motion to pass the first reading of Ordinance Number 483 was made by Councilor Sahlin and is seconded by Councilor Sallee. Motion passed by all.

City Planner Wakeley wanted the Council to be aware of a few Economic Funding sources available to the City, Agora investment platform in conjunction with EDA and COG pilot program and the Ford Foundation is where communities can upload their projects to allow for a matching process. They want to make it easier to receive funding for the projects.

10. NEW BUSINESS

- a) Discussion and or Appointment of Budget Committee Members for FY 2016/2017 Members are David Opie, Byron Schreiber, Mercedes Rhoden-Feely and Richard Goddered who is not here and finally Joseph Schaefer.

Motion to appoint Byron Schreiber is made by Councilor Southard and seconded by Councilor Sallee. Motion passed by all.

Motion to approve Joseph Schaefer to a 1 year assignment is made by Councilor Sahlin and is seconded by Councilor Southard. Motion Passes.

Consensus is to not appoint Goddered at this time and wait to see if any other positions become available.

- b) Discussion and or Action on Possible Urban Growth Boundary Expansion for the Airport. Chairman of the Aurora Planning Commission Joseph Schaefer, The Planning Commission is proposing to expand the Urban Growth Boundary however I would like to make clear this act alone would not ensure that annexation would occur it is a completely separate process. By expanding the Urban Growth boundary it allows them to annex but it is not automatic.

Councilor Sallee if they choose to annex is this still done by the vote of the people, yes it is the same process.

Airport options are;

1. Not to expand (no growth option)
2. Stay within the County and obtain more goal exceptions.
3. To expand our UGB and take them into it the city would not run it but we would benefit from it the Airport has a very large well and could aid the city with fire suppression and it would allow us to have a better seat at the table regarding expansion of the Airport. Also the city would benefit in revenue dollars as well.

The Planning Commission recommendation to the council is simply an employment opportunity only and Airport only.

First thing we would need to do is an Economic Opportunities Analysis, Councilor Sahlin asks if you are proposing all of the land from here to the Airport yes we are. We need to determine this for the 20 years what types of lands and their characteristics. I am not proposing the city pay for this in any way it will be by donations and or grants. If the council decides to pull out after the completion of the Economic Analysis then we stop set it on the shelf no harm no fowl.

Because we are a small city the council can approve us moving forward and then we go to DLCD and skip LCDC.

Councilor Sallee asks, what are the benefits for the city and Schaefer states water for fire suppression. If we don't begin the expansion then they can never annex if ever they wanted too. Councilor Sallee I thought the last conversation was that we would supply water no in the beginning I (Schaefer) said this is completely different in that the state owned land has plenty of water and they do not need ours and it's not about water it is about so much more.

There are some more brief conversations regarding Airport expansions of runways and various other items.

Chair Schaefer then reiterates that this will all be done at no cost to the city. Planning Commission is proposing donations and grants. We are specifically asking Council to allow us for the next 3-6 months to go after the Economic Analysis piece.

The end result of the conversations is the consensus of the council to allow the Planning Commission to move forward with the data collection for the Economic Analysis and obtain funding for it.

11. OLD BUSINESS

- a) Discussion and or Action on Ordinance Violations/Nuisance Declared Property Location 21367 Hwy 99E Richard Reneau. What is nuisance? City Recorder Richardson explains to the council the process in which she followed and the letters that were sent prior to this meeting. Councilor Sahlin code is clear to define it as a nuisance. Mr. Reneau states that this is going to be expensive and I don't really have a plan at this time. Councilor Sahlin asks Mr. Reneau for a proposal and to come back at the April Council meeting and present us with a viable plan.

Councilor Sallee feels that in the January minutes Kelly didn't capture all of the discussion regarding the Eddy property deal adequately enough. In her (Sallee) opinion the council directed City Attorney Koho if there was a change in the deal then the liens go back into place and a new deal needs to be struck at that time it would come back to council for review. These items should have been put into the minutes in her opinion. She also felt that this whole process was ignored. I think it needs to be on the record that in her opinion it was not the proper way to do that process and I am not sure why we were not informed. I don't know if the rest of the council was informed that is why I requested and email or copy of that indicated we had a deal. That email was dated the 6th of January correct the email was sent to the Mayor and Recorder. Councilor Sahlin then goes on to say well the liens

never terminated and the foreclosure of property was continuing. Councilor Sallee says yes it was continuing however when you get a new real estate deal that's a new deal the terms of the prior deal whether we want to keep them or not they were not presented to the council for review.

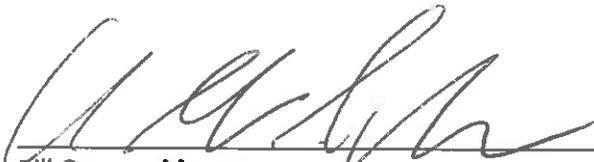
She (Sallee) goes on to state that the terms of the new deal were not presented to council and felt they should have been prior to it's signing. To me this is a red flag that council is not being kept up to date or considered I think we should call an executive session to discuss this. Councilor Sallee wants to know why the council was kept out of the loop and why they were not asked to comment. We were not given the option to change it or not. I am asking the Mayor why we were not given an opportunity for comment.

Mayor Graupp before that is done we need to default to Dennis regarding the process that was taken. Councilor Sallee yes because he is the one in this situation that indicated if there was a **change** it would come back to us. Because we found out after the fact I don't know how ethical that is and it is a concern to me. Mayor Graupp we will discuss with Dennis when he returns.

Sallee goes on to state that in her opinion the minutes need to be more clear.

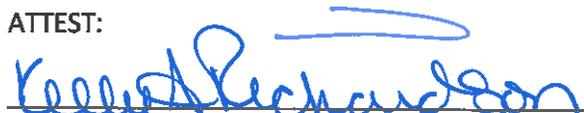
12. ADJOURN,

Mayor Graupp adjourned the February 09, 2016 Council Meeting at 10:00 PM.



Bill Graupp, Mayor

ATTEST:



Kelly Richardson, CMC
City Recorder