

Minutes
Aurora City Council Meeting
Tuesday, May 14, 2024, 7pm
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT: Mark Gunter, Public Works Superintendent; Deputy Pete Walker; David James Robinson, City Attorney; Stuart A. Rodgers, City Recorder

STAFF ABSENT: Mary Lambert, Finance Officer

VISITORS PRESENT: Andrew Robinson (Zoom), Cynthia O'Brien, Jan Peel, Joseph Schaefer, Julie Sixkiller, Aurora

1. CALL TO ORDER OF THE AURORA CITY COUNCIL MEETING

Mayor Brian Asher called the meeting to order at 7:02pm.

2. ROLL CALL

Mayor Brian Asher-Present

Councilor Mercedes Rhoden-Feely-Present

Councilor John Berard-Present

Councilor Charles Roper-Present

Councilor Wendy Veliz-Present

3. AFFIRMATIONS

Mayor Brian Asher noted a new business in town, Mill Creek Market, and Councilor John Berard mentioned that Little Black Dog Vintage will be closing its business at the end of the season – apparently due to a leaking roof. Mayor Asher referenced the Aurora Historical Society relative to maintenance on this building.

4. CONSENT AGENDA

a) City Council Minutes—April 9, 2024

b) City Council Special Meeting Minutes—April 25, 2024

c) Planning Commission Minutes—April 2, 2024

d) Parks Committee Minutes—April 18, 2024

e) Historic Review Board Special Meeting Minutes—March 26, 2024

Councilor John Berard moved to pass the Consent agenda. The motion was seconded by Councilor Wendy Veliz and carried.

5. VISITORS

Pastor Cynthia O'Brien from the Aurora Presbyterian Church wants to open a rental space based on need for an additional stream of income. The space could be used for a music teacher, business start-up, or community groups in need of meeting space. The Parks Committee was referenced as a possibility. Upstairs seating accommodates 75-80 with food service downstairs. Rental rates have not been set yet, and they are looking to make this an affordable option for local residents. Contact information was provided via a brochure handed out to Council and staff.

6. CORRESPONDENCE

a) Bleicherode, Germany Sister City Update

City Recorder Rodgers mentioned meeting with Donald Kunz in Seattle last week. A final template is in process for a plaque that will be located near the church where Dr. Wilhelm Keil was baptized in Bleicherode. That template should be complete in about a week and will be sent along to Council and included in next month's packet. Mayor and the City Recorder will discuss a gift for Aurora's sister city. A next step could be represented by some kind of student exchange, and it was suggested the city bring in local residents as part of that discussion about hosting. The North Marion School District and even Wilsonville could be consulted relative to developing such an exchange student-host program. It was noted that Tara McKnight speaks German and that she may know others with this language ability.

b) Airport Land Use Update - Noise Abatement Procedures; Low-Flight Complaints
Joseph Schaefer noted an effort to make the noise complaint process more user friendly. A complaint needs submitted along with identifying information for each low-flying plane, and this information can be submitted through a phone app. Schaefer will follow up with some information on the phone app.

c) Oregon Child Support Program New Reporting Requirements

This was simply noted as a matter of correspondence for Council.

d) Synopsis of SB 1575 for Temporary Recreational Immunity Protections

It was noted that the bill referenced in this synopsis is only temporary and that further legislative action will be required to arrive at a long-term solution.

e) Notice of Decision for City Drinking Water Facility

This item was noted as public notice, indicating city water projects are moving forward.

f) Gayle Abernathy HRB Resignation

Mayor Asher thanked Gayle for her service to Aurora over the years, helping make the city work. Jan Peel mentioned that the HRB seeks volunteers to serve.

7. NEW BUSINESS

a) Public Safety Report

Deputy Pete Walker noted he has been watching the Airport Road to Ehlen Road area, clocking the fastest speeder in the 60s. One of two accidents noted in his report occurred in the downtown area involving a building, confusion between the brakes and gas.

b) North Marion Tourism Collaborative Intergovernmental Agreement

The City Recorder provided some background on the agreement, noting no financial commitment at this point but a formalization of the collaborative relationship of North Marion County communities for tourism. As to work products, there is a strategic plan that supports the partners of the intergovernmental agreement as well as an anticipated consultant work product for the South End Antique Mall. That work product may be of

benefit to other local businesses. The City Recorder will connect with Bill Nootenberg about the final report.

8. OLD BUSINESS

- a) Council Communication w Community-Nothing this month to move forward.
- b) Economic Opportunities Analysis-this point dealt with under Airport Report.
- c) Aurora Traffic and Traffic Speed
Between Councilors Berard and Roper, there will be follow-up to obtain speed reader data from the county.

9. HEARING-NA

10. ORDINANCES, RESOLUTIONS, AND PROCLAMATIONS

- a) Ordinance 503, An Ordinance Repealing Chapter 3.04 and [Repealing/Amending] Ordinances Ord.240 § 1,2 3,4,5,6,7,8,9 1976; Ord. 426 § 3(A) (B) (C) (D) § 4, 2003; Ord. 400 §§ 1, 2, 2000 and Adopting the Model Rules of Public Contracting and Local Exceptions Therefrom within the City of Aurora [First Reading]

Councilor Rhoden-Feely read the ordinance, and the City Attorney provided some background on the above ordinance. The charter was included with comments given there are possible deletions or changes to come in line with state statutes. Per this ordinance, the city can make changes to the model rules.

- b) Resolution 862, A Resolution Amending Resolution 858 for Approval to Amendment No. 1 to the Keller Associates Owner-Consultant Agreement and for the Expected Expenditure for City's Payment of Amendment No. 1 to Keller Associates Owner-Consultant Agreement with Correct Dollar Amount

Councilor Rhoden-Feely motioned to pass Resolution 862, Councilor Berard seconded, and the motion carried.

- c) Resolution 863, A Resolution of the City of Aurora Limiting City Liability from Claims of Personal Injury or Property Damage Arising from Public Use of City Property for Recreational and Other Purposes

Following a brief explanation by the City Attorney, the following motion was made:

Councilor Wendy Veliz motioned to accept Resolution 863, Councilor Charles Roper seconded, and the motion carried.

11. EXECUTIVE SESSION-NA

12. REPORTS

- a) Finance Officer

Finance Officer Mary Lambert's report is in the packet. It was noted that the city is on the

right path to sign contracts to not lose legislative funds.

b) Public Works

Public Works Superintendent Mark Gunter noted the city is getting ready to accept the proposal for CM/GC projects, grading the proposals received so far. Work with Councilor Rhoden-Feely provided some detail as to the bond process toward construction of a new City Hall, based on a persistent schedule of having all architectural design plans in place and staff moved out ideally by the end of this year. An RFP would go out by the end of year with construction to follow this time next year. There was a complaint about odor off Main Street, and Gunter is working with Oregon Department of Environmental Quality to resolve this. Within a couple of years, the hope is for a fully constructed mechanical treatment plant. It was noted the city has a generator, tested monthly to make sure it is in working order with annual oil change and other tune-up work.

c) City Attorney – no report beyond staff report.

City Attorney Robinson had nothing additional to what he shared elsewhere already.

d) City Recorder

Outside of his report in the packet, City Recorder Rodgers noted solar research at the cities of Carlton and Silverton. Councilor Veliz clarified on communication from Carlton, that this city is not at this time installing solar panels based on cost but does have the brackets in place through a state requirement for new construction. Veliz will be tracking the cost and potential payback over decades and has an interest in generator backup for City Hall as an alternative energy source.

e) Business License Deposits-nothing to note for this item.

f) Traffic Safety Liaison – Nothing to add beyond discussion earlier in the meeting.

g) Airport

Joseph Schaefer noted that on redevelopment of the church camp, a new application was submitted but no hearing set yet. On the case of development of the church camp, Schaefer won at LUBA and filed at the Marion County Circuit Court to enforce that decision, but the county tossed the case out. Since then, the developer and sewer association are demanding \$350,000 in attorney's fees from Schaefer, and he will be defending that. In addition to the Circuit Court decision, Schaefer anticipates an appeal to the Court of Appeals with a decision expected in the next 18-24 months. On the new master plan, Schaefer anticipates a release of preliminary drawings of alternatives for extending the runway. There is a PAC meeting scheduled for June 11, presumably to roll out sketches of alternatives. And on June 13 there is a public open house at North Marion School District to discuss those alternatives. On the economic opportunities analysis, Schaefer reminded that Council at last month's meeting had consensus to go with industrial land and some supportive commercial uses. The consultant did the math, and the data suggests that an industrial-commercial mix is appropriate for Aurora. Schaefer noted that there will need to be a transition across the acreage between industrial-commercial uses and the city's residential areas.

h) Planning-Recap provided under Airport above.

i) Community Outreach

Mayor Asher noted this month's outreach at Legion Hall tomorrow with food for those in need, starting at 4:30pm.

j) Community Preparedness

Councilor Rhoden-Feely provided a report on behalf of the North Marion Service Integration Team (SIT) and noted that a lot of the people helped through the SIT are from North Marion School District area. Early Learning Hub Funds have a \$300 spending limit and must go to a family with a child under the age of six. City of Aurora has previously given funds, but it has been several years since the city has given anything. Funds are accounted for separately and used for people who reside within the city. SIT recently received a grant for \$30,000. SIT also requests of Aurora \$1,000, specifically for insurance and administrative costs. SIT will also look to increase the per family-child spending limit from \$300.

Councilor Berard moved to provide the North Marion SIT team with \$1,000, which motion was seconded by Councilor Roper and carried.

Julie Sixkiller provided an update on the grant she submitted on behalf of the City of Aurora for a pair of Conex boxes filled with emergency preparedness supplies – a value of \$110,000 for equipment and \$10,000 to prepare and set the boxes onto a foundation. It was noted that this grant is very competitive, so the city will have to wait to hear how it fared in the process. Letters of support were sought and received from several organizations including Charbonneau Emergency Preparedness Team, Aurora Emergency Preparedness, and Aurora Fire District.

k) Parks Committee

Andrew Robinson noted success of a volunteer project in the Aurora Mills greenspace with great turnout. The group moved five yards of bark chips in 2.5 hours, meeting contractor rate of performance for the same type of work. There are two new prospective members interested in joining the Parks Committee. By the end of the month, the hope is to receive a Union Pacific grant requiring no match. Once the grant has been applied for up to \$30,000, the grant cannot be applied for in a third year.

l) Mayor's Report

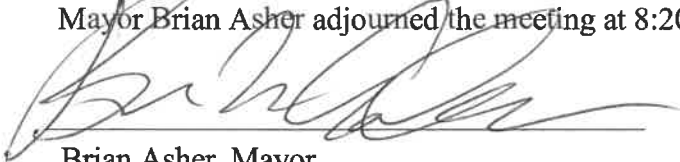
Mayor Asher, referencing a comment about the jail, addressed this relic of Aurora's past. There was interest in preserving the structure for tourism. It was acknowledged that the jail can be moved, but it would be very costly. The jail is closed due to insurance cost. The rusty bars could be salvaged as part of advertising for a tourism draw. A hashtag # could be included to encourage picture taking. A new structure could be constructed with stressed concrete to help with an aged look. The Aurora Historical Society would like to place the jail near the Giesy Store with a whiskey bar.

Mayor Asher noted work by Councilor Rhoden-Feely on the bond, taking lots of her personal time to move this important project forward as a major city commitment. The

city is seeking an excellent bond rating, which rating is in great part due to the efforts of Finance Officer Mary Lambert. Lengthy meetings will help explain bond documents needing signed and the financial obligation the city will have. Mayor has been attending all the airport meetings. The water tower project will go to bid in October, needing to be under contract by December of this year. An engineering study will take place toward keeping the water tower next to City Hall as an income stream.

13. ADJOURN

Mayor Brian Asher adjourned the meeting at 8:20pm.



Brian Asher, Mayor

ATTEST:



Stuart A. Rodgers, City Recorder