

**CITY OF SILVERTON
CITY COUNCIL MINUTES**

Silverton High School – Library – 1456 Pine Street and Zoom

May 3, 2021 6:00 p.m.

I. OPENING CEREMONIES – Call to Order & Roll Call

Mayor Palmer called the meeting to order at 6:02 p.m. Mayor Palmer and City Clerk Angela Speier attended in the Silverton High School Library. The rest of City Council and staff were present through the virtual meeting platform Zoom. Mayor Palmer explained this meeting is being held through Zoom pursuant to House Bill (HB) 4212.

Present	Absent	
<u> X </u>	<u> </u>	Mayor Kyle Palmer
<u> X </u>	<u> </u>	Council President Jason Freilinger
<u> X </u>	<u> </u>	Jim Sears
<u> X </u>	<u> </u>	Jess Miller
<u> </u>	<u> Excused </u>	Dana Smith
<u> X </u>	<u> </u>	Elvi Cuellar Sutton
<u> X </u>	<u> </u>	Crystal Neideigh

Staff Present:

City Manager, Ron Chandler; City Manager Pro Tem, Bob Willoughby; Chief of Police, Jim Anglemier; Community Development Director, Jason Gottgetreu; Public Works Director, Petra Schuetz; and Assistant to the City Manager/City Clerk, Angela Speier

II. APPROVAL OF MINUTES

Councilor Sears made a motion to approve the minutes from the regular meeting held on April 5, 2021 and the work session held on April 19, 2021. Councilor Miller seconded the motion. Councilor Neideigh noted she will be abstaining from approving the April 19, 2021 minutes, because she was not in attendance. The motion approving the April 5, 2021 minutes passed unanimously (6-0) and the motion approving the April 19, 2021 minutes passed unanimously (5-0), with Councilor Neideigh abstaining.

III. OATHS OF OFFICE/PUBLIC RECOGNITION

3.1 Proclamation – National Bike Month

Mayor Palmer read the proclamation and proclaimed the month of May as National Bike Month.

IV. PUBLIC COMMENT

Mayor Palmer noted the City received written testimony from Tasha Huebner (attachment 1), Zach Heckard (attachment 2), and Naseem Rakha (attachment 3).

Tasha Huebner, Pine Street. Tasha Huebner referred to the written testimony that was submitted and noted her appreciation for how the City of Silverton handles the public comment process. Ms. Huebner is concerned the City is not getting enough input from people and noted the low participation rate in City surveys. She urged a greater discussion on how to better provide public outreach.

V. SCHEDULED PRESENTATIONS

5.1 Silverton Chamber of Commerce Monthly Update – Stacy Palmer

Stacy Palmer, Executive Director of the Silverton Chamber of Commerce provided their monthly update. The Chamber is closed to the public while the county remains in the Extreme Risk category. Director Palmer gave an update on the Quest Silverton App and said they are looking for promotional items from businesses. COVID-19 cases have been on the rise in Marion County and the Chamber has been working on promoting vaccination locations in Silverton. The Chamber is also looking for sponsors for their hanging flower basket “Silverton in Bloom” program. The Golf Tournament will be taking place on Friday, May 21, 2021 at Evergreen Golf Course. The Chamber’s main focus has been helping the businesses who have been impacted by the most recent COVID-19 shut-down. Lastly, during the last Wednesday business meeting the group discussed doing a ribbon cutting grand opening of McClaine Street and there was a consensus the members would like to see that happen.

VI. PUBLIC HEARINGS – None Scheduled

VII. DISCUSSION/ACTION ITEMS

7.1 Gas tax amendment market analysis

Public Works Director Petra Schuetz explained this item is to look at a local gas tax amendment market analysis. The transportation funding forecast over the 20-year period estimates only one percent of the projects identified could be paid for with current revenue sources. Staff is looking at other revenue sources that could be available to help fund some of these projects. The current Silverton gas tax is 2 cents and if City Council is interested staff would like to pursue a market analysis to gauge residents support for an increase in the local gas tax.

Councilor Sears asked how much an analysis like this would cost. Director Schuetz said the range is estimated to be \$5,000-\$30,000 and explained the components of the analysis Silverton would likely need could cost an estimated \$20,000. Councilor Sears asked how much revenue is generated by the gas tax. Director Schuetz said it is approximately \$80,000 per year. Councilor Sears said it would cost about a quarter of what the City receives annually to do an analysis and noted the City did not do this when it enacted the gas tax. Mayor Palmer said the question of enacting a gas tax was on the community survey and it did show some support for the City moving forward.

Councilor Freilinger said spending \$20,000 out of a budget that is too short of funds is concerning and asked if the City staff could do their own survey as opposed to paying a consultant. Mayor Palmer said he is having a hard time justifying spending \$20,000 on an analysis when it could go towards a street project. Councilor Cuellar Sutton asked if staff would have the ability to perform a survey in-house. City Manager Pro Tem Bob Willoughby said staff could do a survey, but it would not be scientific and explained the reasons to hire a consultant to perform this type of analysis. Discussion ensued on the value of a market analysis and educational campaign versus just placing a measure on the ballot. Councilor Sears said he would take a different educational approach than a survey and utilize the readership of Our Town. Councilor Cuellar Sutton suggested utilizing the school to send home flyers with the students to share with their parents. Discussion ensued on the timing of the election and how it should not be on the same ballot as the Parks and Recreation District which is looking at the May 2022 election. City Council felt the Parks and Recreation District is the higher priority.

Kelly Coppock, Enstad Court. Kelly Coppock said the public was frustrated with the long closure of McClaine Street and the constant digging and covering up has left a pretty sour taste in everyone’s mouths on another road project. If the City Council were to move forward with an analysis it would likely be received on a pretty sour note at this time.

Councilor Freilinger made a motion to table this discussion with the understanding that City Council would like staff to look at a November 2022 potential revisit to this. This would require doing the math backwards as to what City Manager Willoughby and Councilor Sears were talking about and have staff come back to Council with a plan to meet the November 2022 timeframe. Councilor Sears seconded the motion. There was no discussion and the motion passed unanimously (6-0).

7.2 COVID-19 Update

City Manager Pro Tem Willoughby provided an update on the COVID-19 case numbers. He said Governor Brown has extended the state of emergency declaration to June 28, 2021. On April 30, Marion County was placed in the Extreme Risk Category due to an increase in cases and the statewide hospitalization rate. He explained City Hall will remain open for limited hours, because local governments are exempt from the workplace office guidance and staff feels it can continue to be open safely with the precautions currently in place. Staff is also working with facility tenants and special event coordinators to navigate the Extreme Risk guidance. He said due to the special precautions the organizers are taking to keep participates and people safe the Pet Parade is still scheduled for May 15, 2021.

VIII. CONSENT ITEMS

Councilor Freilinger made a motion to approve the consent agenda consisting of agenda items 8.1 through 8.5. Councilor Sears seconded the motion. There was no discussion and the motion passed unanimously (6-0).

- 8.1 Resolution No. 21-07 – Authorizing signers on City bank accounts**
- 8.2 Resolution No. 21-08 – Western Avenue Jurisdictional Transfer from Marion County to the City of Silverton**
- 8.3 OLCC Liquor License for Shaggy’s Den Smoke Shop**
- 8.4 OLCC Liquor License for “High Water Grill” to be located at 215 N. Water St.**
- 8.5 Replacement of Police Department vehicle used by the Chief of Police and staff**

IX. APPOINTMENTS TO COMMITTEE AND ADVISORY GROUPS

9.1 Appointments to various boards and committees

Mayor Palmer reviewed his recommended appointments to the open board and committee positions. Councilor Miller asked about a student representative on the Environmental Management Committee (EMC). Mayor Palmer explained he is working with the Environmental Committee at Silverton High School to fill the third open position on the EMC.

Councilor Freilinger made a motion to appoint Chris Linn to the EMC for a term expiring on May 1, 2024 and Dodie Brockamp for a term expiring on February 6, 2023. Councilor Cuellar Sutton seconded the motion. There was no discussion and the motion passed unanimously (6-0).

Councilor Freilinger made a motion to appoint Sherry Hoefel to the Historic Landmarks Commission for a term expiring on December 31, 2023. Councilor Neideigh seconded the motion. There was no discussion and the motion passed unanimously (6-0).

Councilor Freilinger made a motion appoint Aaron Mullen to the Affordable Housing Task Force. Councilor Neideigh seconded the motion. There was no discussion and the motion passed unanimously (6-0).

X. CITY MANAGER UPDATE

City Manager Pro Tem Willoughby said the Police Department has ordered a lock out kit to assist people who have accidentally locked their keys in their cars. This will give officers another option than breaking the window and he explained the training the officers will receive.

XI. COUNCIL COMMUNICATIONS

Councilor Sears thanked Chief of Police Jim Anglemier for reconsidering the purchase of a lock out kit. In addition, he is impressed by City Manager Ron Chandler who reached out to him regarding questions he had about a paving project.

Councilor Neideigh asked Director Schuetz about the sidewalk project on South Water Street and noted there are already sidewalks to Johna Lane. Director Schuetz said the sidewalk project will start on Fenne Lane and move north to Johna Lane. Councilor Neideigh expressed disappointment with the length of the project and said she feels very strongly the sidewalk should extend to Pioneer Drive.

Councilor Cuellar Sutton thanked City Manager Pro Tem Willoughby for his assistance these past few months. She would also like to discuss adding paid maternity leave to City staff benefits which was discussed during the Budget Committee meeting on April 29, 2021. Mayor Palmer said the Budget Committee made a recommendation that this gets discussed and taken up at the City Council level. There was a majority of City Council who supported asking staff to look into what this would entail and how it could fit into the City's budget. Councilor Neideigh asked staff to also look at the short term disability that is currently provided so City Council can compare the options.

Councilor Miller is excited to see the community at the Pet Parade which he plans to attend with his family. Since May is National Bicycle Month he suggested having cyclists attend the McClaine Street reopening and being the first ones to use the new roadway. He asked staff to include adoption in the discussion for paid maternity/paternity leave.

Councilor Freilinger will be participating in the Pet Parade. He thanked City Manager Pro Tem Willoughby and said he is looking forward to meeting with City Manager Chandler later this week. Lastly, he reminded everyone to vote.

Councilor Cuellar Sutton asked for City Council support on having City Council become mandatory reporters. There was a majority of City Council who supported staff looking into this idea.

Mayor Palmer thanked City Manager Pro Tem for his leadership and guidance over the last five months. As the Chair of the Homeless/Housing Task Force he was asked to bring City Council a recommendation from the members regarding the use of the Community Center. The Homeless/Housing Task Force would like City Council to direct staff to facilitate discussions with Sheltering Silverton and the Community Center users about the best way to create a usable winter shelter space in the Community Center for Sheltering Silverton and its clients. Sheltering Silverton has some grant money that could be used to facilitate some changes that would make it easier for their occupancy. There was a majority of City Council who supported staff moving forward with this recommendation. Lastly, he discussed a couple items that have recently been talked about over social media, the first was discussed under public comment and he does not feel it is feasible to roll backwards on the design of the new Civic Center. This could also hinder the City's ability to receive a federal government grant. Lastly, he wanted City Council to be aware there was also a group of people urging City Council action to protect community businesses while defying the Governor's orders. He does not believe the City has the power to do that and while he feels terrible for impacted businesses, it is ultimately their decision on how to respond to the Governor's orders.

XII. ADJOURNMENT

Councilor Freilinger made a motion to adjourn. Councilor Miller seconded the motion and Mayor Palmer adjourned the meeting at 7:34 p.m.

Respectfully submitted by:

/s/Angela Speier, Assistant to the City Manager/City Clerk

Attachment 1

May 3, 2021

To: Silverton City Council

I am writing to express my concern with the process by which a design was selected for the new Civic Center, and the end result.

This is a structure that is going to be very expensive to complete, with an estimated price tag of close to \$20M. And for a building that will be part of “the gateway to Silverton’s downtown (http://www.silverton.or.us/DocumentCenter/View/6114/TGMC2A3-17_Eugene-Field-Final-Draft-06282019), this should be a building of note, not the standard unimaginative one that’s currently proposed. This same report notes that “if designed properly, the new building(s) can create a welcome Downtown entrance for residents and visitors...setting the tone for the Downtown and the city.”

Currently, as people enter Silverton from Salem, one of the first things they see is the unattractive housing complex behind Wilco. From Mt. Angel, there are industrial buildings and a Dollar General. On Cascade Highway, the view of the Oregon Garden is lovely, but the city wants to cram in more housing on one of the few pieces of undeveloped property in Silverton (ie behind the skate and dog parks).

Now the city is proposing a building that, contrary to stated comments, did not go through a lengthy design process with substantial public input. The city may feel that it did, yet a look at what was actually asked is more about function rather than form. And certainly, function is important, as people noted that they wanted certain amenities. Yet, in the written comments, there was also strong support for “...being true to the downtown architecture” and that “this building represents the city like no other building.”

In spite of the criticality of the actual design/appearance of the building, this part was clearly rushed through. Residents were surveyed in June of 2020, within a 2-week time frame. There were only 478 responses, indicating poor outreach efforts. Yet in those responses, people noted their preferences for unique design, and their dislike of those that were boxy and similar to the new high school.

The survey was closed on July 3rd, and somehow Mackenzie was able to prepare a presentation (over the holiday!) to give to Council on July 6th. I have to note the absurdity of this. In what world would an engineering firm be able to actually take public input into account, and incorporate that into potential designs? Clearly that’s not possible, and so one must conclude that Mackenzie had boilerplate designs already prepared. And that’s exactly what was proposed – 3 boxy options that had no creativity whatsoever. I’ll note as well that all of this was happening during a historic pandemic, and then a historic wildfire season, during which many residents were preoccupied with matters related to daily living.

And the stale design is perhaps not surprising given that the city selected for this process a firm from Portland, with little knowledge of the nature of Silverton nor an emphasis on creative design.

There's a clear tendency for the City to state "well we put the info on social media, people can find it if they want to" and call it good. In many cases, this might work; one wouldn't expect extensive public outreach for every single matter before the Council. Yet in this case, we're talking about a building that will last many decades, and will be a prominent part of the Silverton landscape. It deserves more. It deserves getting the word out via signs, posters, PROMINENT features in newsletters, ie not buried on a later page after Covid-19 and/or wildfire content.

It deserves a website such as those done in other Oregon towns when undertaking a project of this size: <https://www.imagineportorchard.com/>

It deserves public viewings, such as these posterboards in the library showcasing different designs: <https://hh-today.com/take-a-look-at-police-building-ideas/>

It deserves unique designs, especially when a firm is being paid a substantial amount of money to develop a bespoke concept that fits Silverton.

It deserves artistic vision, such as that sought out by Portland when planning large civic projects: <https://racc.org/wp-content/uploads/2015/12/ArtNotesJulAug08.pdf>

Finally, there's the fact that construction costs have skyrocketed due to supply chain issues for building materials. <https://www.constructiondive.com/news/skyrocketing-steel-lumber-costs-threaten-to-slow-construction-jobs/594969/> Does this Council want to be known as the entity that pushed through a poor design that then wound up with huge cost overruns? Will you be asking the town for budget increases for this debacle of a building? Building costs are expected to go down towards the end of 2021, suggesting this is an opportune time to gather additional input.

In sum, I urge against taking the easy way out and fast-tracking a design that, quite frankly, looks like a correctional facility, and that's not in keeping with the little public input that was solicited. The City is always wondering why more people don't weigh in on such matters, to which I respond, why would they if it's shown that their opinions aren't taken into account?

Best regards,

Tasha Huebner



Silverton, Oregon

Attachment 2

From: [Zach Heckard](#)
To: [Public Comment](#)
Subject: People Angry About Civic Center Appearance
Date: Monday, May 3, 2021 11:31:16 AM

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It looks perfectly fine and functional for the purpose it is to serve in this community. People complaining on Facebook about it and possibly to the council through email or in person are a day late and a dollar short. Even if it were possible to redo the civic center to whatever it is they think it should be, the council will just be flooded by complaints from people who liked it the way it was before. It's time to move ahead as planned and not spend more money on this.

Sent via the Samsung Galaxy S9+, an AT&T 5G Evolution capable smartphone

Attachment 3

From: [Naseem Rakha](#)
To: [Public Comment](#)
Subject: Community Center
Date: Monday, May 3, 2021 5:52:32 PM

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Thank you all for your work on the town's future community building. I know it will be a great addition to Silverton.

My comment is about the public process you went through to come up with a final design. I participated early on in a workshop where we were invited to brainstorm and draw up ideas for the former Eugene Field site. Afterwards, groups reported on their concepts. Many of those ideas I see incorporated in MacKenzie Engineering's plan, and I congratulated both them and the council for their attention to the public's recommendations.

My concern is about the facade. What I heard at that meeting was that people wanted a building that would echo our past as well as incorporate the future by being more energy and water efficient, and including abundant open space. It is the former wish -- the nod to the past -- that I feel was lost in the current iteration of the plan. As is, the renderings of the building appear to be rather steryl and industrial, a look that is far from what was described by community members.

Fortunately, there are relatively minor things that can be done to change the facade of the building, and that is what I hope you, the city council will request from MacKenzie Engineering.

I know this has been an open public process. I also know that few people really had their minds on construction projects in the midst of the most chaotic year in Silverton history. The council should not take the lack of public comment on this project as a sign of disinterest. People want whatever replaces Eugene Field to have character, charm and be utilitarian. I think this can happen with some changes to the outer look of the building. Below is a picture of what the Independence City Hall looks like. To me, this is much more in line with the vision articulated by the public in the pre-covid public meeting.



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Naseem Rakha
about.me/naseemr