

CITY OF SILVERTON  
CITY COUNCIL MINUTES

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Silverton Community Center – Council Chambers – 421 South Water St.

August 6, 2018, 7:00 p.m.

**I. OPENING CEREMONIES – Call to Order, Pledge of Allegiance & Roll Call**

Mayor Palmer called the Meeting to order at 7:04 p.m.

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>	Matt Plummer
<u>    X    </u>	<u>          </u>	Dana Smith
<u>    X    </u>	<u>          </u>	Laurie Carter
<u>    X    </u>	<u>          </u>	Rhett Martin

Staff Present:

City Manager, Christy Wurster; Police Captain, Jim Angelmier; Interim Public Works Director, Paul Eckley; Community Development Director, Jason Gottgetreu; Angela Speier, Assistant to the City Manager/City Clerk; and Spencer Parsons, City Attorney

**II. APPROVAL OF MINUTES**

Councilor Plummer moved to approve the minutes of the Special City Council meeting held on June 18, 2018. Councilor Smith seconded the motion. Councilor Carter noted a typographical error on page 6, line two the word holding needs to be removed. Mayor Palmer noted that on page 4 the City Manager's first name is misspelled. The minutes were approved unanimously as amended.

**III. OATHS OF OFFICE/PUBLIC RECOGNITION**

**3.1 Statewide Recognition – John Baldwin, If I Were Mayor Contest**

Mayor Palmer recognized John Baldwin the statewide winner of the If I Were Mayor Contest. Mr. Baldwin played his winning presentation for the Council and audience. The Mayor accepted the award on Mr. Baldwin's behalf at the annual Mayor's Conference and noted that everyone was impressed by the video.

Mayor Palmer made a change to the agenda. Item 7.2 will be pulled from the Consent Agenda and become Item 8.1 under Discussion/Action Items.

**IV. PUBLIC COMMENTS**

Mayor Palmer reviewed the protocol for providing public comments.

Stu Rasmussen, 417 N. Water Street. Mr. Rasmussen said that he wished to speak about the construction of a new police facility. He voiced his opposition to the demolition of the Eugene Field School building. He said that by budgeting \$746,386 for the demolition of the building means that the

citizens are getting short-changed in other areas such as streets, sewers, etc. He is also unaware of any funding mechanism in place to pay for the proposed future construction of a new police facility. With no money to move forward with a new building it doesn't make sense to demolish a potentially useful building. He noted a few uses such as incubator space for businesses, senior housing, or meeting space. He asked that Council table the contract award on the agenda tonight, until there is enough money to proceed with the police facility.

Councilor Plummer asked Mr. Rasmussen how the Council is short changing the citizens. Mr. Rasmussen listed parks, sewer, water, streets, and business infrastructure. The items that he feels that the City should be involved in and not wasting \$750,000 with no future. Councilor Carter asked if there was a study that said that it would be more cost effective to renovate the building, because she has heard that it is in such disrepair that isn't the case. She was also curious about the nostalgia behind the building. Mr. Rasmussen said that he went to school at Eugene Field from 1955-1960 and it has a place in his heart and many other people who grew up in Silverton. He felt that the feasibility study was one-sided towards the school district, because they hired the study to be completed. Mayor Palmer said that he also attended school at Eugene Field and he doesn't feel a particular nostalgia towards the building, but the City has provided three meeting opportunities for the public to comment on the property and the Council didn't hear from the public that they wanted to see the building restored. Councilor Plummer said that sometimes it is best to let it go and let the property become something different for the community to enjoy.

Victor Madge representing the Historic Podium Plaque Program provided an overview of eight additional sites that they would like to move forward with. He met with Travis Sperle with Silverton Public Works regarding the locations to make sure they are feasible sites. He is asking for Council consideration to move forward with the production of the plaques, five of which are already funded and the remaining will be in the next few months.

Inga Suneson, 976 N Pacific Hwy, Woodburn. Ms. Suneson is representing the Marion County Tobacco Prevention and Education Program and announced that her program has been given the opportunity to apply for supplemental grant funds. She said that the grant is focused on creating more tobacco free environments within communities. She is asking for a letter of support from the City Council to include in the grant application. She noted ways that her program would be able to use these grant funds to assist with the work that the Environmental Management Committee is currently pursuing. Councilor Freilingler asked what the grant funds could be used for, is it just for studies and surveys or can it be used for signage as well? Ms. Suneson said that the grant is pretty open ended and could be used for public education and signage. Mayor Palmer noted that Council will discuss the letter during the Council Communications agenda item.

## **V. SCHEDULED PRESENTATIONS**

### **5.1 Senior Center Annual Report – Dodie Brockamp**

Dodie Brockamp, Executive Director referred to the Senior Center Annual Report located in the Council packet. She highlighted a few of the facts in the report including increasing the hours of her position to 40 hours per week, which has allowed them to increase the hours of operation and membership. She updated Council on the number of active members of the Center and the number of people on their contact list. She said that on average they had over 800 visitors per month and hosted a number of vendor fairs. Councilor Carter congratulated Ms. Brockamp on the great job she is doing at the Senior Center. Councilor Smith heartedly agreed and commented how she appreciates the data collection and tracking who is involved.

### **5.2 Chamber Of Commerce Monthly Update and Annual Report – Stacy Palmer**

Stacy Palmer distributed the Chamber's monthly report to Council. She thanked Council for their support through the transient lodging tax revenue. She provided an overview of the Annual Report located in the Council packet. She said that the Visitor Center maintains regular business hours and had 12,060 points of contact over the last year, which is 3,000 more than the previous year. She described the type of services, festivals, partnerships with local businesses, and publications that the Chamber provides. She

explained the Silverton in Bloom Project which allows sponsorship of the hanging baskets throughout town. The last item in the report is the budget for the Chamber Visitors Center. Ms. Palmer reviewed the monthly report and Chamber activities during the month of July. She provided a status update on the entry sign that was removed, which will be restored by Silverton High School students and a work crew will help clean and paint the masonry structure of the sign.

Mayor Palmer thanked Ms. Palmer on behalf of the Homer Festival for the Chamber's work in assisting with the event. He noted that the hanging baskets look amazing this year and has heard good feedback from participants on the Silverton mural tour.

Council took a break at 7:59 p.m. and returned to regular session at 8:07 p.m.

## **VI. PUBLIC HEARINGS**

### **6.1 Ordinance No. 18-22 – Public Hearing to amend Silverton Municipal Code and Zoning Map relating to transitional shelter communities by creating a definition, determining where and how such a use could locate, and drafting regulations and standards for approval**

Mayor Palmer indicated that is the continuation of a public hearing that took place on July 2, 2018. He said that individuals will be allowed three minutes and groups representing four or more people will be allowed 12 minutes to testify.

Mayor Palmer reconvened the public hearing on Ordinance No. 18-22 at 8:10 p.m. Mayor Palmer read the notice advising the audience of the steps to establish the right to appeal this matter to the Land Use Board of Appeals. Councilor Carter declared a potential conflict of interest because she signed a petition on April 25<sup>th</sup> stating that she supported St. Edwards' endeavor to provide temporary shelter for women experiencing homelessness. She did not know at that time that this issue would come before the City Council as a code change. She also said that she is not a member of a secret Facebook page. Mayor Palmer asked if any member of audience wished to challenge the jurisdiction of the City Council or Councilor Carter to hear this matter.

Deborah Roisen, 101 Grant Street. Ms. Roisen feels that Council Carter shouldn't vote on this matter, because she hadn't heard any of the testimony against the matter and already stated that she wants to approve it. Councilor Carter responded that there was no reference in the petition to code changes at the time she signed. City Attorney Spencer Parson explained that this is a legislative process, not a quasi-judicial process. Councilors are expected to express their policy positions when acting in the legislative process. There is nothing to stop Councilor Carter from recusing herself, but Council could not make that decision. Councilor Carter decided to not recuse herself in this matter.

Leigh Harrod, 718 Oak Street. Ms. Harrod said that on two occasions (March 5<sup>th</sup> and April 19<sup>th</sup>) meetings were held that indicated that code changes were going to be necessary. These meetings were held before Councilor Carter signed the petition. Councilor Carter said that she did not attend the April 19<sup>th</sup> Community meeting and reiterated that she was not going to recuse herself.

#### **Public testimony**

Mayor Palmer began the public testimony with individuals who had signed up to testify at the July 2, 2018 Public Hearing.

Lacey Davis, 1550 Lakeview Drive. Ms. Davis asked why the City Council doesn't put this issue out to a vote. She would like to see the issue out in the open and spelled out for all residents who can then make an informed decision on the matter. Mayor Palmer expects that question to be discussed during deliberations, but he responded with his reasons why he doesn't feel it should go to a vote. Councilor Freilinger noted that the Council has to make a lot of decisions and this is not the most contentious decision that they have had to make. If Council took every tough issue to a vote they wouldn't get anything done. Councilor Plummer noted that there is a six month trial period and additional review periods, which serves as a bailout if the proposed code doesn't work out. He also stated that Council

hasn't begun deliberations on the actual code language; they are still in the public comment phase. Ms. Davis reminded Council that data points will be presented and to be aware of how they can be skewed to present whatever the person wants, so they need to ask questions.

Crystal Neideigh was not present.

Don Beahm, 11545 Hazelgreen Road. Mr. Beahm said that the Homeless Task Force was formed and then approached St. Edwards about the idea to place pods on their property to house homeless individuals. He said that at the April Community Meeting a person offered to find the four women housing and was rejected, that modest proposal grew in scope to who could be housed and the number of pods on multiple properties. He feels that this code change is tearing Silverton apart, he knows people that are hugely against it, but don't feel comfortable speaking out. He proposed that Silverton take a step back and review all the facts and put their emotions aside. He also thinks that the people should decide through an anonymous vote which would better reflect the views of the community.

Mayor Palmer said that the Homeless Task Force did not reach out to St. Edwards and that they were a brainstorming group. He said that this idea has been driven by people independent of the Task Force. Councilor Smith reiterated the process to-date; the City didn't reach out to St. Edwards or approach anyone. The City has had citizens and business owners come to them asking that the City do something, which is why the Homeless Task Force was formed. It included individuals from a variety of organizations and backgrounds to do brainstorming, which is how this idea was brought forward to the Task Force. She said that other cities code allows them to pursue these types of project, whereas Silverton's does not. The item up for consideration is tweaks to the code language that allows for less conventional building processes. There are a number of checks and balances built into the code language, as well as the requirement that an application go through the conditional use process. Councilor Smith said that codes are not written for one particular thing, the development code has to be applied generally. The number of pods that could be built on a particular lot is based on density and as it is written right now is lower than single family housing and there could only be two sites in the town at any given time. St. Edwards would be limited to a maximum of four pods due to their size. Mayor Palmer noted that the City Council tasked the Planning Commission with drafting code language, but he reiterated that Council hasn't deliberated on the draft language. It could be possible that the Council or some of the members don't agree with the language and it could be modified, denied, sent back to them to change, or approved as written. The public comment period is to hear from resident's their thoughts prior to Council deliberations.

Jon Kampen was not present.

Tim Gettman was not present.

Ann Haviland, 318 Drake Street. Ms. Haviland works with the Ford Family Foundation. The Ford Family Foundation formed working teams to identify what is needed in rural communities and homelessness and the ability to provide housing and/or transitional housing is a primary concern for the majority of the communities. She requested that the Council vote yes on the code change in order to begin work to provide transitional housing.

Christine Rasmussen, 2530 Drift Creek Road NE. Ms. Rasmussen said that her family property is less than a block away from St. Edwards Church. She and her husband are urging a no vote on the code change. The Council seems to be stacked for this proposal and does not seem to be representing the people of Silverton. She said the proponents are bullying the people opposed to the proposal. She said that people against the code change have been blocked and deleted from social media sites. She asked for a show of hands for how many people are on the Homeless Task Force. Mayor Palmer and Councilor Smith indicated that they are members of the Homeless Task Force. She also asked which Council members have been on a Facebook page titled Silverton Progressives. Four Councilors raised their hands. She reiterated that she feels that Council is not listening to the individuals opposed to the code change and have already made up their minds that they are in favor of the code language. Councilor Freilinger said that he joined a group called Silverton Progressives a year ago when it was a public page and then removed himself once it became a secret page. He said that due to harassment the person

managing that page changed the page to private. Discussion ensued about the various Facebook pages in Silverton. Ms. Rasmussen closed her testimony urging Council to send this issue to a public vote, because it would be the most sensible thing to do.

Deborah Roisen, 101 Grant Street. Ms. Roisen feels that this code change would cause more homeless people to move into the community. She said that Eugene started with one homeless community and now they have 30-40 homeless places where people live. She thinks that bigger communities such as Salem are better prepared to care for homeless individuals. She urged Council to vote no or put the issue to a vote of the people.

Leigh Harrod, 718 Oak Street. Ms. Harrod said that the information is not getting out to people and noted that a petition that was turned into staff at the July public hearing was not included in the Council packet. She said that Council has until August 28, 2018 to place this issue on the ballot. Councilor Freilinger asked if the August 28<sup>th</sup> date is the correct date for the ballot. City Attorney Parsons indicated that the date is actually August 17, 2018. Councilor Sears asked about the petition. Community Development Director Gottgetreu indicated that those signatures were turned into staff at the July public hearing and should have been in the packet, but were emailed to Council this afternoon and are part of the public record. Mayor Palmer noted that the petition said that the people object to a homeless encampment in town, it did not say anything about the code language.

Bernadette Stetz, 8545 N. Burr Avenue, Portland. Ms. Stetz works for Catholic Charities which is a non-profit that works with pregnant women who are experiencing homelessness. She described her experience with Kenton Village which provides 14 pods for women that are experiencing homelessness. Catholic Charities works with the women to provide various health services. The village began as a pilot project for one year and was recently extended for an additional year. Ms. Stetz reported that crime rates have decreased in the neighborhood and the residents have been volunteering throughout the community and build a community garden. She said that they have not experienced any negative feedback from the community and have been successful in finding permanent housing for 14 women.

Cherry Hoffman, 220 Cowing Street #A. Ms. Hoffman said that homelessness is a growing problem that is not going away and Silverton is no different. Making the statement not in my neighborhood will not work to help solve the symptoms of this growing problem. She works at the Wednesday night community dinners and knows the individuals in the community that are homeless or close to it. She understands the concerns from people in the community, but homelessness is growing due to rent being raised at unaffordable levels. She explained that First Christian Church has a successful program in Eugene. She feels that the code change is a band aide, but will help solve immediate needs.

Scott Walker, 717 Eureka. Mr. Walker stated that Council should have opinions about legislation and that if the opponents don't like their opinions then they can run for Council or they can collect signatures to place the issue on the ballot. This issue is really about what is Silverton and if we deny homelessness then we are creating a closed community, this code is trying to deal with what is happening around us in small way. He encouraged the Council to keep the community in the real world.

Joe Craig, 617 Hicks Street. Mr. Craig stated that he is in favor of adopting the code change and this is an issue that we can't ignore. There are homeless people in Silverton and have been for years, this is not a new issue. It should have been addressed a long time ago and not by sending these individuals to another community for services. We need to deal with it and serve the people that are here, he doesn't see the code change encouraging more homeless people to come to a rural community. This will allow people to receive supportive services.

Judith McKenney, 220 Schooley Lane. Ms. McKenney is opposed to the proposed shelter pods in St. Edwards's parking lot. The program in Eugene is tiny houses not unimproved pods. She feels that this will be a magnet to attract other homeless people, who are not screened by St. Edwards to hang around the area causing a negative impact to the neighborhood. The home values around the church will drop. She applauds Oak Street Church's efforts last winter to provide sleeping space, a day room, and eating facilities to people in need and feels that the model should be expanded. Ms. McKenney feels that by

providing private places it discourages people to continue to look for housing and they will become complacent. She said that people who can't afford to live in Silverton should look at moving to a community with more affordable housing options. Lastly with a four percent unemployment rate there shouldn't be any reason that someone couldn't find a job unless they have a mental illness or drug addiction. She feels that compassion should be extended to people in Silverton that have worked a lifetime to establish their homes.

Shana McCauley, 1217 Elm Street SW, Albany and Carly Sichley, 918 Oak Street.

Reverend Shannon McCauley is the Vicar at St. Edwards and Carly Sichley is the Head of the Board of Directors. They are representing the congregation of the St. Edwards Church. Ms. McCauley distributed a conceptual drawing of what the transitional housing units could look like and possible revisions to the current code language.

Ms. Sichley thanked City Council for their hard work on the code change that would allow the church to provide housing to four unhoused women in the community. She voiced her support for the code change and explained how the concept was started through their work as a host church. The church also hosted meals for the unhoused to hear what they needed and get their feedback on this proposal. She described the stories from unhoused individuals in Silverton and how they are not so different from the individuals here tonight. Reverend McCauley voiced her support of the code change that would allow organizations to offer help to the community's most vulnerable population. She described a couple recent situations where individuals were losing their rentals and not being able to find places in Silverton that they could afford. Since they began this effort donations from individuals and organizations that been offered for a variety of services, from counseling to construction. The Planning Commission held two hearings on the code change prior to sending it to the City Council. She reviewed the recommended changes that were distributed. The conditional use process helps to minimize the risk for Silverton and provides for checks and balances. Reverend McCauley briefly described the types of building materials and fencing requirements that could be used for the project.

Mike Grady, 410 Weiby Avenue. Mr. Grady voiced his support for the proposed amendment. He explained that there is considerable evidence that housing the homeless reduces the use of public resources overall, it results in lower use of drugs alcohol, fewer interactions with police officers, less jail time, as well as fewer EMS calls and hospital visits. Many homeless individuals have medical problems, but it is difficult for them to get to appointments without medical transportation which is not available to them without a street address. This is also true for outpatient care.

Dan Easdale, 925 S. Main Street, Mt. Angel. Mr. Easdale is the Shelter Manager at St. Joseph in Mt. Angel. He said that Silverton has been very supportive of the shelter. He explained that they serve Silverton families who are experiencing homelessness. They can serve up to 12 families at a time for an average of nine months per family. They do not serve individuals, unaccompanied minors, or couples that don't have children. He said that they have to turn away families on a daily basis.

Chris Mayou, 585 Shelokum Drive. Ms. Mayou applauded the Council for addressing the homelessness issue. She supports the code change to allow for transitional housing. She explained that the code change discussions are public discussions and that the Facebook group Silverton Progressives has nothing to do with the public process. She noted that portable restrooms couple be placed in the pods for night time uses. She believes that this issue has brought people together and broadened the conversation about homelessness.

Gene Pfeifer, PO Box 396. Mr. Pfeifer believes the code needs to allow for the structures to have running water. He thinks the structures should blend in better with the community. He would also like to see the agency responsible for the structures to take on more of the responsibility and that it should not be on a trial basis.

Peter Matzka, 504 West Main. Mr. Matzka said that he submitted a written letter and thinks that the issue should go to a vote. He said as a neighbor he feels that he has been misinformed. He thinks that

Silverton is hitting the low bar, Silverton is special and unique and it can do better than copying Portland or Eugene and that the structures should have utilities.

Alice Griffin, 522 West Main. Ms. Griffin lives behind St. Edwards and she is in favor of reducing the set back to 20 feet and the fencing proposal brought forward by St. Edwards. She is in favor of the code change.

Councilor Smith made motion to extend the meeting past 10:00 p.m. Councilor Freilinger seconded the motion. There was no further discussion and motion passed unanimously.

Council discussed the next steps in the process and each voiced their opinion on leaving the public hearing open or closing it and moving onto deliberations. City Attorney Parsons explained that since this is a legislative decision, so the quasi-judicial hearing protocols don't apply. There is nothing stopping the Council from soliciting input from the public outside of the hearing process. Councilor Carter made a motion to close the public hearing and continue deliberation on the code change at the September 10 Council meeting. Councilor Smith seconded the motion. Discussion ensued about the pros and cons of leaving or closing the public hearing. Councilor Carter amended her motion to keep the public hearing open until September 10, 2018. Councilor Smith seconded the motion. Council discussed allowing additional testimony only from individuals who have not testified and it will be related only to the code change and not a specific project. The motion passed (6-1), with Councilor Plummer voting no.

Council took a break at 10:17 p.m. and returned to regular session at 10:25 p.m.

## **6.2 Ordinance No. 18-23 – Public Hearing to consider an annexation application to annex 555 Eureka Avenue**

Mayor Palmer opened the public hearing on Ordinance No. 18-23, to consider an annexation application to annex 555 Eureka Avenue at 10:23 p.m. No members of the Council wished to abstain, declare a conflict of interest, or ex parte contact. No members of the audience wished to challenge the Council for jurisdiction to hear this matter or challenge any individual councilors. Mayor Palmer read the notice advising the audience of the steps to establish the right to appeal this matter to the Land Use Board of Appeals.

Community Development Director Gottgetreu reviewed the annexation application. The property would be zoned R-1 Single Family Residential. The property is about one acre in size and is currently vacant. The annexation request is to facilitate a home to be constructed on the site and connected to City water. This property is less than two acres, so it is not subject to the hold imposed by Resolution 18-06. The site has access to city water and a septic system has been approved. The current sewer location is about 1,000 feet from the site, therefore it is deemed physically unavailable. The property is contiguous to city limits and within the urban growth boundary. He reviewed the access to the site. Eureka does not have sidewalks, so a waiver of remonstrance will be required.

Applicant testimony: Craig Polly, 4658 Goldenrod Avenue, Salem. Mr. Polly has no further comment. Councilor Smith asked about the septic system and when it was approved. Mr. Polly indicated that it was approved ten years ago and that they have enough space for the back-up drain field.

Proponent Testimony: Scott Walker, 717 Eureka Ave. Mr. Walker said it would be great to see a house on the lot. He doesn't feel that they should be included in the Victor Point LID.

Opposition Testimony – none

Neutral Testimony – none

Mr. Gottgetreu noted that the property is not within the Victor Point LID.

Rebuttal Testimony: none

Councilor Smith moved to close the public hearing, Councilor Carter seconded the motion and it carried unanimously. Mayor Palmer closed the public hearing at 10:36 p.m.

Councilor Carter moved to have the first reading of Ordinance No. 18-23, by title only. Councilor Smith seconded the motion and it passed unanimously.

City Manager Wurster read Ordinance No. 18-23, by title only. Councilor Carter moved to pass Ordinance No. 18-23 on its first reading. Councilor Smith seconded the motion and it passed unanimously.

Councilor Carter moved to have the second reading of Ordinance No. 18-23, by title only. Councilor Smith seconded the motion and it passed unanimously. City Manager Wurster provided the second reading of Ordinance 18-23 by title only.

Councilor Carter moved to adopt Ordinance No. 18-23 on its second and final reading. Councilor Sears seconded the motion and it passed unanimously.

## **VII. CONSENT AGENDA**

Councilor Freilinger moved to approve items 7.1, 7.3, 7.4, and 7.5 of the consent agenda. Councilor Sears seconded the motion and it passed unanimously.

### **7.1 OLCC Liquor License for new retail off-premises sales for Silverton Stop N Go, LLC**

### **7.3 Contract award for 2018 biosolids hauling and land application**

### **7.4 Ratification of Collective Bargaining Agreement between the City of Silverton and Silverton Public Works Association/Laborers' Local 483**

### **7.5 Ratify the League of Oregon Cities legislative priorities for 2019**

## **VIII. DISCUSSION/ACTION ITEMS**

### **8.1 Contract award for Civic Center property asbestos abatement and UST decommissioning/removal**

Interim Public Works Director Paul Eckley provided a staff report regarding the abatement and UST decommissioning/removal work. He explained that the Civic Center Property was purchased from the Silver Falls School District in 2017. Terracon Consultants prepared both an asbestos and lead paint survey, and a limited site investigation. The asbestos and lead paint survey located various sources of asbestos material and lead paint on the property. The site investigation located an underground storage tank (UST) which had to be remediated. The bid for the asbestos abatement and UST decommissioning/removal was advertised on July 11, 2018. Nine contractors attended the mandatory meeting. The bid opening was held on July 26, 2018 and the City received five bids. The low bid was received from IRS Environmental of Portland, Oregon; however, it was conditioned and based on a list of assumptions which stated their assumed costs for performing the work. Thus their bid was considered non-responsive because of the conditions. The qualified low bidder was NorthStar CG, LP from Milwaukie, Oregon. The total bid was for \$144,171, staff is recommending a contingency of 20 percent be added to the award approval. The contingency would be for change order work and only for unanticipated asbestos abatement or UST removal work approved in advance by the City Manager.

Gene Pfeifer, 1392 S Water Street. Mr. Pfeifer presented Council with a letter of intent to purchase the Eugene Field School facility and six acres of Pettit property for \$1 million. The offer is from a couple that own multiple businesses and properties in the Portland area. Mr. Pfeifer is bringing this letter to Council tonight due to the possible contract award to NorthStar for asbestos abatement and UST removal, because that work could impact the sale price. Councilor Plummer thanked Mr. Pfeifer for his willingness

to work with the potential buyers and bring the idea forward, but feels that the City should be move forward with the NorthStar contract tonight. Discussion ensued regarding the offer and the majority of Council felt that the offer price was too low. Councilor Carter commented that the community was thrilled when the City purchased the property and has a lot of exciting ideas on what the property could be.

Charles Baldwin, 3301 Seminole Road. Mr. Baldwin said that Gene Pfeifer has asked for his support to preserve Eugene Field. After he outlined the proposal he feels that the City should take their time to think about it, because of how the Pettit property was purchased and the City's need to reimburse the sewer fund. He said that it doesn't hurt to try and negotiate with the potential buyers, because \$1 million is not enough money. Mayor Palmer said that he has no interest in entertaining offers at this time for Eugene Field. The Pettit property might be a different story, but the two should not be connected.

Scott Walker, 717 Eureka Ave. Mr. Walker thinks that Council should get a Master Plan completed for the Pettit property in order to determine the cost to develop it into a park.

Councilor Plummer moved to authorize the City Manager to enter into a contract with NorthStar CG, LP, for the Civic Center property asbestos abatement and UST decommissioning and removal project as presented by staff. Councilor Sears seconded the motion. Councilor Smith noted that this is not the contract to authorize the demolition of the building and Mr. Pfeifer could work with his business associates and come back to Council with a different offer. There was no further discussion and the motion passed unanimously.

#### **IX. CITY MANAGER UPDATE**

City Manager Wurster introduced Assistant to the City Manager/City Clerk Angela Speier. She said that staff has been monitoring Silver Creek after the recent toxic algae blooms that impacted Salem and there is no indication of those being present. The City is currently drawing all of its water from the Abiqua source. Staff feels that it might be prudent to ask residents for voluntary water restrictions and wanted to get City Council's feedback. It isn't a requirement under the Water Management and Conservation Plan. Council discussed ways to ask people to conserve without them thinking that the City is short on water, because the City only uses 20 percent of the water from the Abiqua. Staff listed the places the announcement will be published and Councilor Carter recommended the phrase "help local farmers and voluntary conserve water." The Fire District will be hosting a National Night Out Event on August 7, 2018 at 5:00 p.m. at Coolidge-McClaine Park and will be assisted by the Silverton Police Department. Police Officers will also be visiting the neighborhood parties. The Fire District has implemented a ban on all open flames within city limits. The dedication event for the Silverton Mosaic Fountain will take place on September 5, 2018 at 5:30 p.m. The downtown lights will be removed by September 30, 2018 due to that fact that they were seasonal lights. Staff would like to proceed with the advertisement of a new contract for the installation of downtown lights. The prior contract was funded with transient occupancy tax and approved by the Urban Renewal Agency. Staff would like to receive direction from Council regarding the demolition of the Eugene Field School bid document and if they would like to include temporary fencing or not. Council indicated their support for the tobacco grant letter of support for Marion County. Council would like staff to add the historic plaque program on a future work session agenda and include a map of the potential locations. Staff reminded Council that August 20, 2018 will be a Special City Council meeting to hear the appeal of Paradise Village subdivision and the Town Hall has been confirmed for August 30, 2018 at 7:00 p.m. at the High School Auditorium.

#### **X. COUNCIL COMMUNICATIONS**

Councilor Sears thanked staff for having the City Attorney present for the meeting tonight.

Councilor Plummer asked about the status of the City Flag Contest. Staff will be presenting on a possible contest at the September 10, 2018 meeting. He gave an update on the Substance Abuse Prevention Committee that has been formed by Marion County. He thanked the community for their support at the SACA Gala.

Councilor Smith indicated that the old bathroom building at the park doesn't have hygiene boxes in the women's restroom stalls.

Councilor Freilinger asked about the C Street and McClaine intersection and he doesn't feel that it should wait until the McClaine Street project. He would like to see the return of Styrofoam and smoking bans on a future agenda. Councilor Smith noted that it will likely return in September.

Councilor Carter thanked Paul Eckley for his interim work.

Councilor Martin thanked Silverton Rotary for allowing him to attend the Rotary Leadership Awards. Rotaract will be holding a meeting Tuesday, August 14, 2018 at the Silverton Wine Bar. They will be doing a fundraiser for a new scholarship program for continuing education for 22-30 year olds who are returning to college or attending for the first time.

Mayor Palmer announced that Rotary and Rotaract will be hosting a clean-up event of Silver Creek on August 25, 2018 at 9:00 a.m. and anyone is welcome to join the effort. He said that he has heard concerns regarding an irrigation pipe in Olson ditch. He said that the Homer Davenport Festival was amazing and thanked the city and volunteers for their hard work to make the event happen.

#### **XI. ADJOURNMENT**

The meeting adjourned at 11:40 p.m.

Respectfully Submitted By:

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