

CITY OF SILVERTON
CITY COUNCIL SPECIAL MEETING MINUTES

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

October 23 2017, 7:00 PM

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

Mayor Palmer called the Special Meeting to order at 7:00 p.m.

Present	Absent	
<u> X </u>	<u> </u>	<u>Mayor Kyle Palmer</u>
<u> X </u>	<u> </u>	<u>Council President Jason Freilinger</u>
<u> X </u>	<u> </u>	<u>Jim Sears</u>
<u> X </u>	<u> </u>	<u>Matt Plummer</u>
<u> X </u>	<u> </u>	<u>Dana Smith</u>
<u> X </u>	<u> </u>	<u>Laurie Carter</u>
<u> X </u>	<u> </u>	<u>Rhett Martin</u>

Staff Present:

City Manager, Christy Wurster; Chief of Police, Jeff Fossholm; Public Works Director, Christian Saxe; Community Development Director, Jason Gottgetreu; and City Clerk, Lisa Figueroa

II. PUBLIC COMMENT

There were no comments.

III. DISCUSSION/ACTION ITEMS

3.1 Discussion on the purchase of the Eugene Field property, comprising of approximately 3.46 acres [five tax lots] at 410 North Water Street, Silverton, OR

Public Works Director Christian Saxe provided the staff report. He said that the City entered into a Purchase and Sale Agreement (PSA) with the Silver Falls School District for the purchase of the Eugene Field School property effective July 7, 2017. Paragraph 5.3 of the PSA for the Eugene Field property includes a provision that all Phase 1, 2, and 3 investigations, remediation and abatement shall not exceed \$400,000. Following the approval of the PSA the City has expended \$19,000 in investigative costs. In addition to the \$19,000, staff has secured informal quotes in the amount of \$430,000 for asbestos abatement, underground storage tank decommissioning, and lead paint removal. In accordance with the PSA, the City has the option to: 1) elect to pay the additional costs; 2) terminate the agreement in which event the earnest money shall be returned to the buyer; or 3) work with the seller to amend the agreement whereby both parties will mutually agree on payment for additional costs.

Mayor Palmer opened the floor for public comment.

Robert Wild, 1204 Pine Street. Mr. Wild moved to the community for its small town charm, the historic culture, and the community spirit. He is opposed to tearing the building down and believes that the City should renovate it for a Senior Center, Police Department, or a small business promotion site. He said

that he believes the building has historical value. Mayor Palmer indicated that the City is pursuing the property with the intention of using it for a Civic Center.

Leigh Harrod. Ms. Harrod said that she has been a geologist for 40 years and has worked on similar projects. She does not support the purchase of the building, because it is in the floodplain. The City is moving forward without a plan and needs to update the Comprehensive Plan to year 2035 and include the Eugene Field property. She feels the purchase is too risky.

Gene Pfeifer, 1392 S. Water Street. Mr. Pfeifer indicated that Eugene Field is part of Silverton's heritage and is well liked in the community. He provided Council with a document which included a letter from Dalke Construction indicating the building can be fixed for \$4 million. He also reviewed a business plan for a senior housing facility.

Kimberlee McDermott, 923 Pioneer Drive. Ms. McDermott said that it is a very important property and very large. She does not want to see the property in the hands of a developer who would increase the density in the downtown area. She encouraged Council to keep the property.

Charles Baldwin, 3301 Seminole Road. Mr. Baldwin supported the purchase of the property and continues to be enthused about the idea of a Civic Center there. He questioned whether the City considered Mr. Pfeifer's recommendation on how to remediate the lead paint. He inquired if the City is going to multipurpose the land and if that could result in a cost savings to the City. Mayor Palmer said that concept has been discussed, but the public is going to need to be a part of that discussion through a public process. The discussion tonight is to authorize the City Manager to continue with the purchase and sale agreement. In the future, Councilor Freilinger is envisioning an extensive community visioning process with what can be done with the property. Mr. Baldwin reiterated that he does think that this is an ideal site for a Civic Center, but Council needs to figure out a way to do it with the least tax impact to the citizens.

Connie Yoder, 630 Schemmel Lane. Ms. Yoder asked how the purchase would be paid for. Mr. Saxe reviewed the option available to the City for the purchase. She asked for clarification on the associated costs. After further discussion, she supported the City Council and said they should move forward with the purchase.

Stu Rasmussen, 313 N. James Street. Mr. Rasmussen asked Council to clarify if they are planning on making the decision to purchase and demolish Eugene Field tonight? Mayor Palmer explained why they had to call the special meeting, to give staff direction prior to the closing of the due diligence period. Mr. Rasmussen said that he recommends the City move forward with the purchase of the property, because it is a key piece of property in Silverton. Mr. Saxe explained the evaluation report and the process so far. City Manager Christy Wurster said that she spoke to the realtor representing the School District about extending the due diligence period and the response was they could extend it for three days.

Michael Finkelstein, 304 Adams Avenue. Mr. Finkelstein said he thinks that the City should purchase the property. It would be nice for the City to have control of the project, because it could be a very nice asset to downtown.

Steve Marineau, 501 Chester Street. Mr. Marineau thinks that the City should purchase the property and feels that it is in the City's best interest.

Discussion ensued about what the City could include as abatement costs in order to renegotiate with the seller due to the lead paint estimate being provided only if the building were to be demolished. Ms. Wurster provided the appraisal figures.

Kimberlee McDermott clarified that she doesn't think that the City should purchase the property to just turn around and sell it. The City needs to keep the property and use it for the citizens.

Leigh Harrod said that she would prefer that the City purchase the land and remove the building.

City Manager Wurster noted for the record that the City received written comments from Richard Carlson, Ron Bell, Leigh Harrod and Becky Ludden.

The Council discussed the importance of the property for the City and the downtown, as well as the need to build a new Police Facility per the federal mandate. The purchase price was good and the feedback Council has received has been supportive of the City moving forward with the purchase of the Eugene Field property. The Council expressed their excitement for the visioning process moving forward and hearing the community's ideas on how to best utilize the property.

Councilor Freilinger made a motion directing the City Manager to issue a suitability notice signifying the City's intent to proceed with the acquisition of the property. Councilor Carter seconded the motion. There was no discussion and the motion passed unanimously.

Councilor Freilinger moved to authorize the purchase of the property if all the conditions precedent to the closing and purchasing and sale agreement are met. Councilor Carter seconded the motion. There was no discussion and the motion passed unanimously.

Mayor Palmer invited the community to Main Street Bistro tomorrow night in celebration of World Polio Day.

IV. ADJOURNMENT

The meeting adjourned at 8:18 p.m.

Respectfully submitted by:

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