

CITY OF SILVERTON
CITY COUNCIL WORK SESSION MINUTES

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

January 27, 2020, 6:00 PM

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

Mayor Kyle Palmer called the Work Session to order at 6:00 p.m.

Present	Absent	
X	_____	Mayor Kyle Palmer
X	_____	Council President Jason Freilinger
X	_____	Jim Sears
X	_____	Matt Plummer
X	_____	Dana Smith
X	_____	Laurie Carter
X	_____	Crystal Neideigh

Staff Present: City Manager, Christy Wurster; Community Development Director, Jason Gottgetreu; Public Works Director, Petra Schuetz; Assistant to the City Manager/HR Coordinator, Elizabeth Gray; and Assistant to the City Manager/City Clerk, Angela Speier

II. DISCUSSION ITEMS

2.1 Review of Draft Dam Breach Study and Flood Inundation Mapping for Silver Creek Dam

Community Development Director Jason Gottgetreu presented the updated draft dam breach study and flood inundation mapping. This study was conducted by WEST Consultants. He reviewed a map of the watershed for the Silver Creek Dam. The watershed is 44 square miles and the current water storage at the reservoir is 790 acre feet. The design volume capacity is about 1,300 acre feet, so the study looked at a scenario with the existing conditions and one with the designed volume capacity. He explained the change in technology from the 2000 study to this one has resulted in higher quality data. He described the events that were modeled by the consultants; the first was a 500 year flood event and the second was a general storm probable maximum flood. The general storm probable maximum flood (PMF) is an extreme storm with heavy precipitation over a three day period. They also looked at the top six measured precipitation events since 1964.

WEST Consultants will provide an explanation of the inundation differences between this study and the 2000 study in their final report. The study also looked at the hydraulic roughness values through the Manning's n Coefficients in order to gauge how fast the water would traverse given the obstacles in the way. They also performed a dam breach analysis and provided estimates of the breach parameters. The models then came up with breach scenarios for a sunny day, a 0.2 percent (500 year flood event), and a PMF event. The PMF event is the most extreme and Director Gottgetreu reviewed the arrival time of water to the Eugene Field site, which is 34 minutes with the water peaking at 55 minutes and the maximum depth would be approximately 2 feet.

Director Gottgetreu reviewed the mapping data that was provided by the consultants. The new study has a lower area of flooding as compared to the 2000 study. The new study also allows the user to click on data points to see the flood level depth at a specific property for the three different scenarios studied. He clicked on a number of properties in order to show the estimated water depth for those areas based on the three scenarios.

Councilor Smith said the report made it appear the flow rate was confined to the creek channel and the consultants did not identify flow rates outside of the creek channel. Director Gottgetreu said it relates more to floodplain versus floodway. The moving water is the floodway and the floodplain would be the outskirts and what happens when the water leaves the channel.

Councilor Carter asked about the Eugene Field site. Director Gottgetreu said the site would not be impacted under the sunny day scenario; however, it would see about 1-2 feet of water under the other scenarios. This is still good news, because the 2000 study showed an additional 5 feet of water on the site. The final report will detail what accounts for the variables. Director Gottgetreu reviewed other areas of concern that were highlighted in the report.

Councilor Carter is worried about the Silver Gardens Care Center which the report indicates is one of the biggest areas of concern. She asked if there is a way to ensure it is not used as a care center in the future. Director Gottgetreu explained it is an outright use in the multifamily zone and there is not anything currently prohibiting that use. He explained the property owner could file a Measure 47 claim against the City if the City were to limit the economic uses on the site through zoning.

Councilor Sears asked if the City could adopt an inundation overlay zone and restrict the use in the zone. Director Gottgetreu said that would open the City up to Measure 47 claims as well. The City cannot change something on a property without the property owner opting into it. He further explained there is a five year window for the claims. Councilor Sears asked if the maps could be in a contour and/or topographic form so residents could more easily see how their property would be impacted. Director Gottgetreu said that is an option and staff could build contours off the data provided. Councilor Sears asked if an earthquake was considered as part of the scenarios. Director Gottgetreu explained the Army Corp of Engineers studied the failure modes of the dam and came up with four realistic scenarios that would cause failure and an earthquake was not one of them. Their interpretation was an earthquake would not be able to knock the dam out, so it was not one of the probable failure modes.

Councilor Smith asked if the interactive map would be included on the website within the GIS system. Director Gottgetreu said that would be possible. Public Works Director Petra Schuetz provided an update on the seismic improvements made to the dam which will allow staff to receive notification 20-30 minutes prior to an earthquake and/or shaking event. This will allow staff to exercise the dam and perform mitigation techniques that will allow more water to run through. She also explained the outreach effort Public Works is doing in regards to the evacuation map and working with Map Your Neighborhood.

2.2 Public Works Design Standards Update

Director Schuetz explained the Public Works Design Standards were developed in 2016 by an engineering firm who developed a template for smaller cities. Since the standards were based on a template staff has found some inconsistencies, references to other cities and there have been new technologies and resources since 2016. Over the last year Public Works and Community Development have been meeting to provide an in-depth review and propose recommended changes to the standards. She reviewed the summary changes listed in attachment 1 of the staff report. There are two policy shifts in the Design Standards. The first is in the street lighting section, staff is proposing inclusion of 'Dark Sky' elements. Dark Sky approaches reduce artificial light and adjust fixtures so they cast little or no light upward in public areas. The second policy adjustment is to move away from traditional stormwater standards to a Low Impact Development (LID) approach. The recommended changes are currently in legal review. Once the changes have been approved by the City Attorney, staff will bring a summary of the changes to City Council for adoption via a resolution.

Councilor Smith asked about the update to require storm drainage reports. Director Schuetz explained staff would like to see hydrology reports that take into consideration the entire basin above and below the property for future capacity. Staff decided this report needs to be required, because of the various drainage issues throughout town. There is a system-wide stormwater model that is being developed with Keller and Associates and will be available to future developers to help offset the costs of having to do these types of reports. Councilor Smith asked if there is a storm drain pipe under bioswales in order to connect to the current storm drain system. Director Schuetz explained this allows for a hybrid approach. Lastly, Councilor Smith asked about the design calculation and capacity. Director Schuetz explained the current standards have a lot of complicated language about hydraulics. The staff decided to remove that language and replace it with a reference to the ODOT Hydraulics Manual for the calculations. Councilor Smith said her only concern is sometimes ODOT can be unnecessarily complicated and overly bureaucratic especially for smaller projects.

Councilor Sears asked about the model for stormwater and if it will take into account retention and the impact of retention on the basin. Director Schuetz said there have been a lot of issues around properties at the bottom of slopes which has been caused overtime by not looking broadly enough at the whole system. Moving forward it will not change the existing conditions, but new development will not be exacerbating the issues. Councilor Sears voiced his concern with decreasing the lumens in street lights where safety is a concern such as at crosswalks and intersections. Drivers need to be able to see the pedestrians. Director Schuetz explained the research staff did by comparing different community's standards and ODOT standards. For the most part, Silverton is entirely LED so there will be no change from what people are seeing now. The shields directing the light down will be something new and required moving forward.

Councilor Smith requested the Public Works Design Standards be in a searchable format similar to the Municipal Code. City Manager Christy Wurster asked about the adoption process. Director Schuetz explained the original ordinance directs the Public Works Director to adopt, maintain, modify and enforce the Design Standards. The changes to the Design Standards are to be adopted through resolution which will include a written update on any substantive changes or alterations. Council requested staff email them the red line version so they can review the changes. If they are no concerns staff can move forward as planned, but if a Councilor has concerns then those would need to be addressed before City Council at a future meeting.

2.3 Review City Council Protocols and Guidelines

Assistant to the City Manager/City Clerk Angela Speier explained the City Council reviews their Protocols and Guidelines every two years. She reviewed the changes proposed by staff to the document and referred Councilors to the red line version in their packet. City Council was agreeable to the changes proposed by staff and also proposed the following:

Section	Page #	Proposed Change
I. Council Meetings	8	Add Section 3. Work Sessions – staff to define.
II. Order of Business	11	Section 4. Council Communications – delete the last sentence.
II. Order of Business	12	Section 7. Standard Adjournment Modify the first paragraph by removing “or continue” from the first sentence. Modify the last paragraph to read “If an agenda item(s) remain after 11:00 p.m. the City Council will decide by majority vote whether to continue the meeting, schedule a special meeting, or defer the item(s) until the next regular meeting.”
V. Public Hearings	18	Section 1. General Procedure – add time allotments.
VII. Policy Decision Making Processes	25	Section 6. Placing Items on Council Agendas a. (1) – replace “Subsection 8” to read “Subsection 6.”

Staff will incorporate the changes discussed and bring the final version back to City Council at a regular meeting for approval.

III. CITY MANAGER UPDATE

City Manager Christy Wurster introduced Jon Ahrens who was in attendance. Mr. Ahrens is an undergraduate student with Willamette University and will be looking at the policy issue related to no smoking in the downtown core. She reminded City Council an Urban Renewal Agency meeting will be held in place of the Work Session on February 24. The City Council Goal Setting Session is scheduled for Tuesday, February 25. Staff is finalizing the RFP for architectural services and it will be posted on Wednesday or Thursday this week. She explained how the anticipated budget of \$1,030,000 for these services was reached.

IV. COUNCIL COMMUNICATIONS

Councilor Sears asked for thoughts on having a representative from City Council sit on the RFP Selection Committee. City Council was agreeable to have Councilor Smith serve as the Council representative on the committee.

Councilor Plummer asked why the posts at the pool on the path have been removed. Public Works Director Schuetz said it is to accommodate the slope stability study. He noticed on the backside of the pool the overflow grassy area there are muddy ruts from City vehicles driving on the path and asked if there is a better way to accommodate access that doesn't encourage other vehicles to do the same. Director Schuetz will follow-up with the Parks Department.

Councilor Smith provided an update on the quarterly breakfast meeting that was held last week. She also offered code language from the City of Cottage Grove regarding affordable housing. The language addresses how the City will waive SDCs and some building permit fees for affordable housing projects.

Councilor Freilinger voiced his concern about how much the City is talking about spending on the Civic Center and what the price tag in the RFP suggests to prospective bidders.

Councilor Carter voiced her concern with the comments from one of the individuals who spoke during the public hearing at the last meeting and how she felt offended and disrespected by some of the comments made. She said City Council should spend more time making sure the Planning Commission understands the Council Goals. She asked when ODOT plans to start on the South Water Street project. Public Works Director Schuetz said the anticipated start date is 2021. The Oregon Garden will be sponsoring the Garden Gala on Saturday, April 4 and encouraged everyone to attend. She said 100 years ago the world population was 1.7 billion and today it is 8 billion. She said Silverton has to be able to accommodate people looking for housing. Lastly, she does not want to get caught in the same position Salem is in and would like to be prepared to open City parks for tent camping if and when it is needed.

Mayor Palmer said Sheltering Silverton is doing a fantastic job staying in front of the type of problems facing Salem. He reviewed the tape from the last City Council meeting and feels it is the public's job to question City Council and he explained why he allowed them to continue with their comments. Lastly, he thanked the Public Works staff for their hard work and friendly demeanor on Saturday while fixing a water leak on his street.

V. ADJOURNMENT

Councilor Smith made a motion to adjourn and Mayor Palmer adjourned the meeting at 8:09 p.m.

Respectfully submitted by:

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