

CITY OF SILVERTON
URBAN RENEWAL AGENCY SPECIAL MEETING MINUTES

Zoom Web Conference Platform

February 10, 2021 at 6:00 p.m.

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

Chair Palmer called the special meeting to order at 6:00 p.m. and explained the meeting is being held through Zoom pursuant to House Bill 4212.

Present	Absent	
X		Chairman Kyle Palmer
X		Jason Freilinger
X		Jess Miller
X		Jim Sears
	Excused	Dana Smith
X		Elvi Cuellar Sutton
X		Crystal Neideigh

Staff Present:

Agency Director Pro Tem Bob Willoughby; Community Development Director, Jason Gottgetreu; Chief of Police, Jim Anglemier; Finance Director, Kathleen Zaragoza; 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. CONSENT AGENDA

2.1 Resolution No. 21-01 – Authorizing signers on Silverton Urban Renewal Agency Bank Accounts

Member Freilinger made a motion to approve the consent agenda consisting of item 2.1. Member Cuellar Sutton seconded the motion. There was no discussion and the motion passed unanimously (6-0).

III. DISCUSSION ITEMS

3.1 Fiscal Year 2021-2022 Goal Setting

Chair Palmer explained the process this year will be modified in order to focus on prioritizing the current goals for the FY 2021-2022 budget and a more formal goal setting process will occur when the new City Manager is hired. Community Development Director Jason Gottgetreu led the Urban Renewal Agency (URA) through the goal setting process.

Goal 1: Utilize Agency and Borrowing Power to Plan for and Implement Infrastructure Improvements for the District.

Objective 1

Director Gottgetreu explained this objective is aimed at improving the infrastructure, curbs and sidewalks and undergrounding the utilities in the downtown area. Members discussed the challenges to undergrounding utilities in the downtown and the cost associated with it. Member Freilinger would like to see a URA line item in the budget to pay for the design of this project. Director Gottgetreu said that could

be done through the contracted services line item with a narrative explaining it is for the design and outreach efforts. Member Freilinger requested the location of the project be better defined in the objective.

Objective 1.2

Director Gottgetreu explained this objective is to look at ways the URA could contribute to the redevelopment of the Eugene Field property. He explained the funding would come from the public facilities portion of the budget.

Objective 1.3

Director Gottgetreu explained the Urban Renewal District was expanded. The Agency will need to decide how much funding it would like to allocate for these street improvements. Member Freilinger noted his priority is safe routes to school and kids safety. This objective helps address infrastructure challenges in an area of town that has not been addressed and it is a higher priority than downtown. Member Cuellar Sutton agreed the safety issues in this area need to be addressed. Member Neideigh agreed this should be a higher priority. Chair Palmer also agreed safe routes to school is a higher priority than improvements in the downtown at this time. Member Sears agreed and said the pavement improvement on 2nd Street needs to happen soon, because the condition of the road is deteriorating.

Objective 1.4

Director Gottgetreu said City Council and the Planning Commission held a joint work session to discuss the redevelopment of the Westfield property in November 2020. He explained this objective has been lowered on the priority list, because of the availability to the infrastructure as it stands today. He said there are future improvements slated for the sewer, which would remove some barriers for a smaller scale development that could not absorb large scale infrastructure costs.

Objective 1.5

Director Gottgetreu provided an update on preliminary conversations he has had with the property owner of the vacant property on the corner of C and McClaine street to include a gateway project as part of the site development. The owner has asked about the budget and what the URA could provide for ongoing maintenance. Members discussed the current gateways and other possible locations. Member Freilinger said he would prefer seeing gateways on the roads going to Molalla and Mt. Angel over C and McClaine. Member Sears said any project would need to be within the Urban Renewal District and is hesitant to give a budget amount to the developer.

The members discussed the maximum amount of money that could be transferred from one area to another through the minor amendment process.

IV. BOARD COMMUNICATIONS

Member Cuellar Sutton said she will be speaking at an upcoming Women of Color Collective event in March and the public is invited.

V. ADJOURNMENT

Member Freilinger made a motion to adjourn. Member Sears seconded the motion and Chairman Palmer adjourned the meeting at 6:42 p.m.

Respectfully submitted by:

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

CITY OF SILVERTON
~~2020-2021-2021-2022~~
SILVERTON URBAN RENEWAL AGENCY GOALS
UPDATED FOR COUNCIL GOAL SETTING



Goal 1: Utilize Agency and Borrowing Power to Plan for and Implement Infrastructure Improvements for the District

	Objective	Time Frame	Progress to Date/Comments
1.1	<p>Complete the following infrastructure feasibility and scope studies:</p> <ul style="list-style-type: none"> • Perform a stormwater capacity study and assessment (\$35,000-\$40,000) • Water main condition assessment and capacity study (\$0-\$5,000) • Existing street condition assessment, including core sampling (\$5,000) • Sidewalk assessment (\$20,000) • Determine cost of undergrounding utilities in the downtown core and develop a staging and financing plan that minimizes impact to businesses and the cost impact to ratepayers/ property owners <p>Upon completion of the infrastructure feasibility and scope studies, develop a Request for Proposals to establish a formal work plan/design for the downtown infrastructure improvements identified in the studies. <u>Determine the exact location of the project and develop a public involvement and outreach process.</u></p>	FY 2020-2021 <u>2021-2022</u>	<ul style="list-style-type: none"> • Stormwater assessment update could be incorporated into new standards and Master Plan update. • TV water mains complete. • Circulation and warrent components complete. • ODOT records of street condition requested. • City Engineer recommended against coal shoot abandonment.
1.2	<p>Identify, where feasible and appropriate, the URA's role in the City's redevelopment of the Eugene Field property.</p>	FY 2020-2021 <u>2021-2022</u>	<ul style="list-style-type: none"> • The Finance Director presented financial options to City Council in August 2019. Several URA categories could be used for construction, this will be revisited as funding options are further refined.
1.3	<p>Explore proportional allocation of funds of infrastructure improvements the Urban Renewal Agency can make in the extended Urban Renewal area, to include the north 2nd Street improvements, traffic calming measures at 1st and Jefferson.</p>	FY 2020-2021 <u>2021-2022</u>	<ul style="list-style-type: none"> • Boundary was extended. • ODOT built crosswalk at 1st and Jefferson; connection to Jefferson needs improvement.

1.4	Develop the scope of the redevelopment of the Westfield property, including possible use as affordable housing and/or assisted living.	FY 2020-2021 <u>2021-2022</u>	<ul style="list-style-type: none"> • Joint work session of PC and CC held to discuss potential development options on November 16, 2020.
1.5	Improve aesthetic appeal of city gateways within the URD.	FY 2020-2021 <u>2021-2022</u>	<ul style="list-style-type: none"> • Preliminary conversations held with property owner of the vacant property on the corner of C and McClaine Street to include a gateway project as part of the site development.