

**CITY OF SILVERTON  
CITY COUNCIL WORK SESSION MINUTES**

**Zoom Web Conference Platform**

**October 18, 2021 6:00 p.m.**

**I. OPENING CEREMONIES – Call to Order & Roll Call**

Mayor Palmer called the meeting to order at 6:00 p.m. The 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) 2560.

<b>Present</b>	<b>Absent</b>	
X	_____	Mayor Kyle Palmer
X	_____	Council President Jason Freilinger
X	_____	Jim Sears
X	_____	Jess Miller
X	_____	Dana Smith ( <i>arrived at 6:02pm</i> )
X	_____	Elvi Cuellar Sutton
X	_____	Crystal Neideigh

**Staff Present:**

City Manager, Ron Chandler; Chief of Police, Jim Anglemier; Community Development Director, Jason Gottgetreu; Deputy City Manager/Finance Director, Kathleen Zaragoza; Maintenance Division Supervisor, Mike Dahlberg; Water Quality Supervisor, Troy Kemper; City Engineer, Bart Stepp; and Assistant to the City Manager/City Clerk, Melissa Molek.

**II. SCHEDULED PRESENTATIONS**

**2.1 Civic Center Presentation**

Community Development Director Jason Gottgetreu presented the budget and financing plan for the new Civic Center.

Mackenzie representatives Cathy Bowman and Seth Bradshaw presented the Civic Center building plans and discussed alternates in detail.

**Alternates included:**

- Overhead service lines on Water Street
- Operable partitions in City Council Chambers
- Operable partition in Emergency Operations Center
- Mechanically operable windows
- Security glazing to City Hall entrance
- Enhanced crack control reduction for concrete
- High standing seam metal to Thermoplastic olefin (TPO) with ribs

- Landscape plan
- Water Street and First Street signage
- Reduction in scoring pattern in the plaza area
- Add waterline improvements for Water Street/First Street
- Covered secure parking

Discussion included:

- Placement of the sign on Water Street should be placed further South than shown in the drawings.
- Clarification regarding construction costs spreadsheet.
- One of the proposed water line improvements is in line with a future Capital Improvement Plan.
- Alternate landscaping plans could require more maintenance in the future.
- Preferred solution to the water line improvements for Public Works staff is upgrading the main line on Water Street and System Development Charge (SDC) funding is available to cover a portion of the cost. Those improvements would cost much more if completed outside of this project.
- Public Works prefers more lawn as opposed to more bushes in the landscaping.
- Possibility of only doing half of the overhead lines is a conversation that needs to be had with Ziplly.
- Partitions are not essential, but would be nice to have.
- Crack control reduction means additional scoring, additives to concrete, and some additional rebar.
- Longevity of Thermoplastic olefin (TPO) as opposed to the metal roof. TPO has a long life.
- Detention basins should not have grass.
- Sign should be more visible. Sign is elevated 2 feet above grade in the plans.
- Urban Renewal Funds address gateways, so signage could be an eligible expense.
- Estimator Daniel Junge tracked a 6.05% increase in construction cost in the Portland area over the first 3 quarters of this year.
- Labor has more impact on construction cost than materials do.
- Irrigation costs are included in the cost of the building, regardless of the landscape plan.
- The goal is to advertise the project before the end of the calendar year.
- 6-12 alternates is the ideal amount to include in the bidding process.
- Staff will prepare a voting spreadsheet to help facilitate discussion at the November 1 Meeting.

## **2.2 Silverton's Sewer System and the Creation of a Five-year Capital Plan**

City Manager Ron Chandler presented information on the sewer system and the creation of a five-year capital plan. The presentation included an explanation of the water treatment process.

*Mayor Palmer called for a break at 7:54pm. Council returned to session at 8:00pm.*

City Manager Chandler continued his presentation, explaining the budget as it relates to sewer capital improvements.

City Engineer Bart Stepp gave an overview of projects that are currently in progress, including a new gravity thickener, new head works screen at the wastewater treatment plant, screw press project, and cured-in-place pipe (CIPP) slip lining project. The capital improvement plan is from 2007 and it is out of date.

City Manager Chandler summarized his presentation and gave some staff suggestions for projects.

Water Quality Supervisor Troy Kemper gave an overview of a proposal to increase aeration at the wastewater treatment plant. Costs have not been calculated.

City Manager Chandler suggests updating the Capital Improvement Plan.

Discussion included:

- Screw Press gets the sludge to Class B. The next step would be for the City to purchase a dryer to get it the sludge to Class A, at which point it would not need to go to a landfill and could be re-purposed anywhere as fertilizer.
- The city currently pays \$85,000 per year to dispose of the sludge.
- Some vegetation has been planted to achieve bank stabilization (project DMS-04), but the project is not completed. Staff will look into the project further.

### III. CITY MANAGER UPDATE

City Manager Ron Chandler mentioned that the Homer Davenport drawings at City Hall will be re-framed and plaques created for display in the new Civic Center. The Silverton Rotary and the Homer Davenport Festival Society are working with the City to complete the project.

Aquifer Storage Reserve (ASR) Grant is in process and will be presented to Council on November 1.

Staff is working on an EarthWise Grant that looks at operations and ways to reduce the City's carbon footprint. It was brought to staff's attention by members of the Green Team.

Board & Committee Manual is being revised and updated. The City Council will review revisions once staff has completed them.

Boulders came down at the reservoir and landed on the trail. Maintenance Division Supervisor Mike Dahlberg will meet with the property owners tomorrow to discuss ways to prevent future damage.

### IV. COUNCIL COMMUNICATIONS

Councilor Miller and Councilor Neideigh had nothing share.

Councilor Sears expressed interest in clarifying the tree policy on private property, as permitting requirements are not clear to some homeowners.

Councilor Smith reiterated her appreciation for staff time on the Civic Center project.

Councilor Sutton thanked City Manager Chandler for his presentation.

Councilor Freilinger would also like to look at City tree ordinances. The code should include more environmental awareness.

Mayor Palmer would like to discuss the idea of planting a new City Christmas tree at the Eugene Field site.

### V. ADJOURNMENT

Councilor Smith made a motion to adjourn and Mayor Palmer adjourned the meeting at 9:09 p.m.

Respectfully submitted by:



/s/Melissa Molek, Assistant to the City Manager/City Clerk