

Minutes
Aurora City Council Meeting
Tuesday, April 9, 2024, 7pm
City Council Chambers, Aurora City Hall
21420 Main Street NE, Aurora, OR 97002

STAFF PRESENT: Mary Lambert, Finance Officer (Zoom); Mark Gunter, Public Works Superintendent; Deputy Pete Walker; David James Robinson, City Attorney; Luke Tabor, Peter Olsen (Zoom), City Engineer; Stuart A. Rodgers, City Recorder

STAFF ABSENT: NA

VISITORS PRESENT: Bill Graupp, Andrew Robinson, Joseph Schaefer, Julie Sixkiller, Aurora; Greg Walsh, Marion County; Alex Jones

1. CALL TO ORDER OF THE AURORA CITY COUNCIL MEETING

Mayor Brian Asher called the meeting to order at 7:02pm.

2. ROLL CALL

Mayor Brian Asher-Present
Councilor Mercedes Rhoden-Feely-Present
Councilor John Berard-Present (Zoom)
Councilor Charles Roper-Absent
Councilor Wendy Veliz-Present (Zoom)

3. AFFIRMATIONS

Mayor Asher noted his Mayor Monday segment on KOIN 6 News on Spring Break Monday, including a plug for Easter Sunday events in downtown Aurora.

4. CONSENT AGENDA

- a) City Council Minutes—March 12, 2024
- b) Planning Commission Minutes—March 5, 2024
- c) Parks Committee Minutes—March 21, 2024
- d) Historic Review Board Special Meeting Minutes—December 11, 2023
- e) Historic Review Board Minutes—February 27, 2024

Councilor Wendy Veliz moved to pass the Consent agenda. The motion was seconded by Councilor Mercedes Rhoden-Feely and passed.

5. VISITORS

Bill Graupp noted a Future Business Leaders of America event this past week with over 1,000 attendees and that the city's \$500 donation to the chapter went a long way to help nine North Marion kids qualify to go to Orlando for a national tournament next year.

6. CORRESPONDENCE

- a) Bleicherode, Germany Sister City Update

The City Recorder noted work on final wording and an image of Dr. Keil that will be affixed to a plaque. Toward furthering this sister city relationship, Aurora needs to consider what it will do in terms of travel to Bleicherode and what an Aurora-hosted event might look like for visitors from this town in Germany.

b) Portland General Electric Price History; Anticipated Rescheduling of Presentation on Rate Increases and Solar Power Options

It was confirmed that the City of Aurora does have an interest in solar, particularly for power generation relating to a new mechanical wastewater treatment plant. And it was noted that PGE provides guidance relative to solar energy and service providers the city could work with, including an analysis of energy currently used by the city and anticipated savings by going with a solar option. One approach to learning the pros and cons of installing solar panels would be to invite some homeowners willing to discuss their experience. Veliz described the rate review process, taking place over the course of a year. PGE paused its rate increases during COVID, but with the cost of everything going up, this and next year bills will reflect anticipated rate increases. Councilor Berard noted he will talk with PGE Friday about installation of an EV pole. Councilor Veliz will forward to Mayor Asher and the City Recorder what she received about the City of Dayton receiving a grant to help begin design of its new city hall.

c) Aurora Emergency Preparedness Update, Budget Request

A brief recap of the update in the packet materials was made by Laurie Boyce. It was noted that AEP only has one generator and not three as referenced in the packet materials. The request for a generator from city funds would be one that can travel for emergencies.

d) Airport Land Use Update

Next Public Advisory Committee meeting requires registration ahead of time and will be held on Tuesday, April 30, 5pm on Zoom. At that meeting, the focus will be on rolling out facilities requirements for chapter 4 of the master plan. Coming from Planning Commissioner Jonathan Gibson through PAAM was a conversation about repaving the runway, a two-month process requiring shutdown of the runway next summer, a controversial issue. Mayor Asher noted that the airport received funding through the last legislative session for a runway, assuming the Governor signs off on the funding.

7. NEW BUSINESS

a) Public Safety Report

Deputy Pete Walker responded to a question about automated external defibrillator (AED) devices and noted the AFD supplied him with one. Mayor Asher referenced funding for up to three additional devices, and Laurie Boyce will follow up with him. Placement of such a device was discussed, possibly a location between the two public restrooms. Deputy Walker noted he carries Narcan in his patrol vehicle, something that could be added to other city vehicles.

b) Marion County Emergency Preparedness Presentation, Greg Walsh

Director of Emergency Management, Greg Walsh, noted the county's position to assist Aurora from beginning to end of an incident directly and with connections to other levels of government. Walsh noted the county has started working on an update of the city's

Emergency Operations Plan with grant funding, and Mike Hintz from the county will be reaching out soon. National Incident Management Systems (NIMS) ensures that the city and county are working toward the same goal. Through the Oregon Resource Coordination Assistance Agreement (ORCCA) any government in Oregon can ask for assistance from any other government through a pre-established mutual aid contract, including fuel and other support. The county has generators and light towers for use within its jurisdiction. Councilor Veliz offered to assist with the EOP update. Marion County has the ability to send out alerts through Everbridge and social media and can support press conference and other communication needs during an emergency through its Public Information Officers. A tabletop exercise was discussed and will require some additional details and time for the county to help plan for this exercise.

c) CLG Grant Award \$16,500, Contract

Mayor Asher provided some details on this grant, and Councilor Rhoden-Feely explained it is a pass-through grant that the city can receive to pass through to two property owners to complete a pair of projects.

d) Appoint Budget Committee Member

It was noted that Byron Schriever moved so a replacement is needed. The opening was posted, but there was no interest to date so the item was put on the agenda as this budget committee position is still open.

8. OLD BUSINESS

a) Council Communication w Community

Mayor Asher noted that Council would pick up this discussion at next month's meeting.

b) Economic Opportunities Analysis: Target Industry Refinement & Land Need Forecast

Joseph Schaefer referenced a short essay in the packet recapping what has been happening with the EOA so far and explained that there have been two Technical Advisory Committee meetings to date with discussion on demand for industrial land and the city's interest in bringing the airport into the city. A key question to answer is how much of the land in between the city and the airport should be involved – about 190 acres. The consensus of the Planning Commission is that the city should look at all the land between the airport and the city. The most efficient way to do infrastructure is to focus on a large amount of land at one time. One proposal offered by Planning Commissioner Bill Graupp was to approach the analysis as a two-phase development, the first of which goes from Ehlen to Keil Road as part of phase A and then from Keil Road to Arndt Road as phase B. The idea is that the phasing of a two-part process would help smooth out the second half of the process. Schaefer noted that the EOA represents a 20-year look and should capture the city's goals over that timeframe. The fastest a contested UGB expansion occurred by way of positive decision at the Court of Appeals was with the City of Scappoose over six years. The Aurora City Council supports what Schaefer outlined in the packet materials as to geography and a phased approach to development as explained above.

c) Aurora Traffic and Traffic Speed

Mayor Asher noted the traffic speed meters along Ehlen Road have been helpful.

9. HEARING [5 min.]

- a) Joint Hearing of the Aurora Contract Review Board and Aurora City Council to take oral and written comments on the City's draft findings in support of an exemption from competitive bidding under ORS 279C.335 for construction of a wastewater treatment facility

Upon a question from the City Attorney, Mayor Asher noted he had no conflict of interest. The City Attorney noted he had a staff report to support this hearing and wanted to review findings to be read into the record, starting on p. 50 of the packet. The first finding is that support of an exemption is unlikely to encourage favoritism in the award of the public improvement contract or substantially diminished competition for the public improvement contract. The second finding is that the awarding of a public improvement contract under the exemption will likely result in substantial cost savings and other substantial benefits to the City of Aurora. The City Attorney referenced minor findings found under section 2 and invited questions. Mayor Asher closed the public hearing, and the following action was taken:

Councilor Mercedes Rhoden-Feely motioned to approve the exemption to competitive bidding process for a wastewater systems project based on the draft findings. That motion was seconded by Councilor Wendy Veliz and carried.

10. ORDINANCES, RESOLUTIONS, AND PROCLAMATIONS

- a) Resolution 856, A Resolution Accepting Findings in Support of Alternative Delivery Method Procurement

Councilor Rhoden-Feely moved to adopt resolution 856 accepting findings in support of alternative delivery method procurement. That motion was seconded by Mayor Asher and carried.

- b) Resolution 857, A Resolution Honoring Karen Townsend Upon the Occasion of Her Retirement

This resolution was read verbatim by Councilor John Berard.

Councilor Berard moved to adopt Resolution 857, which motion was seconded by Councilor Veliz and carried.

The City Recorder was asked to present this resolution to Karen Townsend.

- c) Resolution 858, A Resolution Approving Amendment No. 1 to the Keller Associates Owner-Consultant Agreement and for the Expected Expenditure for the City's Payment of Amendment No. 1 to the Keller Associates Owner-Consultant Agreement

Councilor Berard moved to pass Resolution 858, seconded by Councilor Rhoden-Feely, and carried.

- d) Resolution 859, A Resolution Approving Amendment No. 2 to the Keller Associates Owner-Consultant Agreement and for the Expected Expenditure for the City's

Payment of Amendment No. 2 to the Keller Associates Owner-Consultant Agreement

Councilor Rhoden-Feely moved to adopt Resolution 859, seconded by Councilor Veliz, and carried.

- e) Resolution 860, A Resolution to Award Contract for Well No. 6 Drilling, Construction, and Testing Project

Councilor Rhoden-Feely moved to adopt Resolution 860, seconded by Councilor Veliz, and carried.

- f) Ordinance 502, An Ordinance Amending Title 8 (Health and Safety) and Title 10 (Vehicles and Traffic) and Title 16 (Land Development) of the Aurora Municipal Code [second reading; see referenced Exhibit under Hearing Staff Report]

Councilor Veliz will reach out to the City Recorder on an enforcement issue relating to the noise portion of these code amendments.

Councilor Rhoden-Feely first read the above ordinance by title and motioned to accept Ordinance 502. Councilor Berard seconded, and the motion passed.

11. EXECUTIVE SESSION-NA

12. REPORTS

- a) Finance Officer

Finance Officer Mary Lambert's report is in the packet, and she noted that the city is beginning to spend some big money on the two large-scale projects in town.

- b) Public Works

Public Works Superintendent Mark Gunter noted well no. 6 is in preparation for awarding of a contract to Schneider out of St. Paul. All these projects are in process. Public Works is finishing up the road off Cole Lane with a skid steer. One leak recently repaired off Bobs Lane and another leak for repair has been located off Main Street. There is a new water line going down Main Street and Bobs that will come from Ottaway down to Bobs and turn to the left, replacing a 6" line with a 12" line along that distance. This was the first project on the city's priority list and will be bid out before the end of the year based on a million dollars the city received.

- c) City Attorney – no report beyond staff report.

City Attorney Robinson noted a legislative update in the packet and provided a brief overview of that update including effective dates for new bills that affect local government. House Bill 4031 extends Department of Revenue requirements keeping taxpayer information confidential at the local level. So if the city ended up collecting information relating to gross receipts or net income or earnings, employment or general sales, use taxes or marijuana taxes, the response for records requests would be "No." That bill is in effect as of March 27, 2024. Measure 110 was signed back into law, so Schedule I drugs cannot be carried around anymore. On public contracts, Senate Bill 1575,

prohibits contracts with architects, engineers, and surveyors that require the vendors to indemnify the public body for their work until their liability has been established during adjudication. So there are a lot of form contracts that the city will have to keep its eye on, and this applies to the design-build method of contracting. This Senate bill has an effective date of January 1, 2025. HB 4006, effective March 7, 2024, gives the contractor the option of providing a surety bond instead of having a portion of the payment retained to ensure completion of the project according to specifications. The contracting agency is required to accept a bond and must have good cause to use a retainage and provide findings in writing to the contractor.

d) City Recorder – Nothing to report beyond the staff report.

e) Traffic Safety Liaison – Nothing to add this month.

f) Airport – Nothing beyond what was already discussed earlier in the meeting.

g) Planning

Joseph Schaefer noted an application for an apartment building off Peyton Circle. The administrative review has been rescheduled for the June Planning Commission meeting with a staff report available seven (7) days in advance of that meeting. A number of concerned neighbors attended the April Planning Commission meeting.

h) Community Outreach

Mayor Asher noted another successful food distribution to between 20 and 30 people.

i) Community Preparedness

Nothing to report this month.

j) Parks Committee

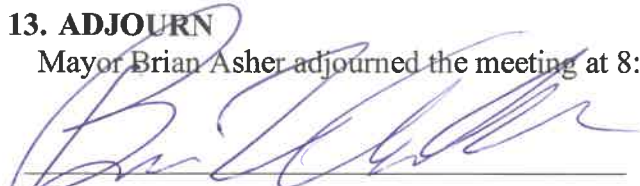
Andrew Robinson noted a planting project in the Aurora Mills greenspace with 1700 plants received as a donation. Robinson is working on a Union Pacific grant which requires a low match, no cost to the city. Committee Member Emma Smith is working on a flyer for a May 4th volunteer mulching and ivy pull event. Superintendent Mark Gunter noted that access into the Aurora Mills Park was made possible a few years ago by cutting away the blackberries and dumping gravel. To further improve this access, several truckloads of gravel and a couple of pieces of machinery would be needed. This fix would last for a while, but a long-term plan is needed. Robinson looked into a grant to help fund improvement to access this park.

k) Mayor's Report

Mayor Asher noted challenges associated with funding infrastructure locally, how tough this is and the great job the women legislators in Salem are doing to make things happen. He also noted there are a lot of grants out there and that it takes a lot of time to write one. Asher also noted an interest in hiring a part-time grant writer who could be at the city for the long-haul, looking to the future.

13. ADJOURN

Mayor Brian Asher adjourned the meeting at 8:54pm.



Brian Asher, Mayor

ATTEST:



Stuart A. Rodgers, City Recorder