

**STAYTON CITY COUNCIL MEETING MINUTES
TOWN HALL FORUM – SMH
July 23, 2009**

INTRODUCTIONS

6:30 p.m.

Mayor Gerry Aboud

COUNCIL PRESENT:

Mayor Gerry Aboud
Councilor Frank
Councilor Hemshorn

Councilor Loftus
Councilor Vigil
Council Walters

STAFF:

Don Eubank, City Administrator
Christine Shaffer, Finance Director
Rich Sebens, Acting Chief of Police
Dave Kinney, Public Works Director
Louise Meyers, Library Director
Dan Fleishman, City Planner
Rebekah Meeks, Pool Manager
Rebecca Petersen, Deputy City Recorder

Mayor Aboud introduced council members and city staff. At the last Town Hall Forum in February 2009, citizens raised various issues that both the council and staff have been working on. He referred to the handouts that included the current Project Status Report.

Mayor Aboud opened discussions up for general questions and the following topics were discussed.

Urban Renewal Plan: James Wampler asked who were the members of the Urban Renewal District. Mayor Aboud explained that the advisory committee was made up of the superintendent of schools, fire chief, city planner, two city councilors, two local downtown property owners, the chamber of commerce, one downtown business owner, and the planning commission chair.

Referring to 700. Description of Projects To Be Undertaken, A. Operational and Development Assistance, Wayne Lierman, Stayton, Oregon asked how a document could be approved that lists “Other” under the list of projects that need to be done. Mr. Fleishman stated that the ordinance is designed to be flexible in order to add more information as needed.

Downtown Revitalization: Brian Quigley, Stayton, Oregon stated that the downtown area needs to be revitalized but in order to accomplish this, a resource base needs to be here first. Stayton needs to attract new businesses to the area first before revitalization can take place, and asked what Stayton is doing to attract new businesses to town. Mayor Aboud stated that he feels that if you build and revitalize the business will come.

Pat Lierman, Stayton, Oregon stated that the Porter and Lau building is very run down and looks bad for the community. Mayor Aboud stated that he and Don Eubank have been in contact with Miles Porter, regarding a project to perform some repairs and painting of the building. Mr.

Porter is working with the Foothills Church volunteers to accomplish some much needed repairs in August 2009.

Economic Development: Mr. Eubank stated that recently he, Mayor Aboud and staff met with Salem Economic & Development Corporation (SEDCOR) and the Mid-Willamette Valley Council of Governments (COG) regarding the Industrial property located east of Shaff & Wilco Roads, and the Phillips Property on Wilco Road. The industrial property (approximately 44 acres) has been deemed shovel ready, making it very marketable for industrial type development. Staff works closely with SEDCORP to attract industrial business to the Stayton area.

Mayor Aboud stated that he met with a local business wanting to add 50 more employees to their company. With the expanded water/sewer system on the north end of Stayton, the infrastructure is already in place for new development to come in.

Councilor Frank stated that he has heard for some time that the Systems Development Charges (SDC's) in Stayton are too high and that's why business doesn't want to locate here. In reviewing the documentation from staff comparing various SDC's for other jurisdictions, Stayton is right in the middle.

Councilor Loftus stated that the SDC's are not the problem. What he has heard from developers is that the exactions are driving people away. When a developer contacts the city regarding a proposal, staff needs to be able to provide an itemized list showing the requirements and fees in order to proceed and that list should not change.

Street Maintenance: Mrs. Lierman stated that the potholes on N. Fourth Avenue are bad and some areas of the community need the street improvements done. Years ago when development went in, the city constructed the improvements and the property owners were assessed their share. Mr. Kinney stated that street improvement projects need money up front in order to generate more dollars. Councilor Walters pointed out that it takes approximately \$300,000 per year to maintain the street system we currently have. Anything more than that, would require additional funds.

Roger Danielson, Stayton, Oregon. Mr. Danielson stated that he was disappointed that only one Councilor voted in favor of a gas tax. If a gas tax were implemented the money could be used for street repairs.

There being no further business the forum was ended at 8:00 pm.

Respectfully submitted by Rebecca Petersen, Deputy City Recorder on this 4th day of August 2009.