



# AGENDA

## STAYTON CITY COUNCIL MEETING

Monday, March 4, 2019

Stayton Community Center  
400 W. Virginia Street  
Stayton, Oregon 97383

**CALL TO ORDER**

**7:00 PM**

**Mayor Porter**

**FLAG SALUTE**

**ROLL CALL/STAFF INTRODUCTIONS**

### **ANNOUNCEMENTS – PLEASE READ CAREFULLY**

*Items not on the agenda but relevant to City business may be discussed at this meeting. Citizens are encouraged to attend all meetings of the City Council to insure that they stay informed. Agenda items may be moved forward if a Public Hearing is scheduled.*

- a. Additions to the agenda
- b. Declaration of Ex Parte Contacts, Conflict of Interest, Bias, etc.

### **PRESENTATIONS/COMMENTS FROM THE PUBLIC**

Request for Recognition: If you wish to address the Council, please fill out a green “Request for Recognition” form. Forms are on the table at the back of the room. *Recommended time for presentation is 10 minutes. Recommended time for comments from the public is 3 minutes.*

### **CONSENT AGENDA**

- a. February 19, 2019 City Council Minutes

#### ***Purpose of the Consent Agenda:***

*In order to make more efficient use of meeting time, resolutions, minutes, bills, and other items which are routine in nature and for which no debate is anticipated, shall be placed on the Consent Agenda. Any item placed on the Consent Agenda may be removed at the request of any council member prior to the time a vote is taken. All remaining items of the Consent Agenda are then disposed of in a single motion to adopt the Consent Agenda. This motion is not debatable. The Recorder to the Council will then poll the council members individually by a roll call vote. If there are any dissenting votes, each item on the consent Agenda is then voted on individually by roll call vote. Copies of the Council packets include more detailed staff reports, letters, resolutions, and other supporting materials. A citizen wishing to review these materials may do so at Stayton City Hall, 362 N. Third Avenue, Stayton, or the Stayton Public Library, 515 N. First Avenue, Stayton.*

***The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting. If you require special accommodations contact Deputy City Recorder Alissa Angelo at (503) 769-3425.***

**PUBLIC HEARING – None**

**UNFINISHED BUSINESS**

**Appointment of Council Liaisons**

**Action**

- a. Staff Report – Keith Campbell
- b. Council Deliberation
- c. Council Decision

**NEW BUSINESS**

**Economic Development Strategies Project**

**Informational**

- a. Staff Report and Presentation – Dan Fleishman and Alisa Pyszka of Bridge Economic Development

**City Housing Rehabilitation Program**

**Informational**

- a. Staff Report – Dan Fleishman

**OLCC Annual Renewals**

**Informational**

- a. Staff Report – Chief Rich Sebens

**STAFF/COMMISSION REPORTS – None**

**PRESENTATIONS/COMMENTS FROM THE PUBLIC**

*Recommended time for presentations is 10 minutes.*

*Recommended time for comments from the public is 3 minutes.*

**BUSINESS FROM THE CITY MANAGER**

**BUSINESS FROM THE MAYOR**

**BUSINESS FROM THE COUNCIL**

**FUTURE AGENDA ITEMS – March 18, 2019**

- a. Council Rules
- b. Public Hearing – Code Amendments
- c. Village Creek Parking
- d. Water Treatment Plant Sand Filter Replacement Award of Bid
- e. City Council Goals

**ADJOURN**

# CALENDAR OF EVENTS

## MARCH 2019

|           |          |                          |           |                              |
|-----------|----------|--------------------------|-----------|------------------------------|
| Monday    | March 4  | City Council             | 7:00 p.m. | Community Center (north end) |
| Tuesday   | March 5  | Parks & Recreation Board | 6:00 p.m. | E.G. Siegmund Meeting Room   |
| Tuesday   | March 5  | Ordinance 1019 Committee | 7:00 p.m. | Community Center (north end) |
| Tuesday   | March 12 | Commissioner's Breakfast | 7:30 a.m. | Covered Bridge Café          |
| Monday    | March 18 | City Council             | 7:00 p.m. | Community Center (north end) |
| Wednesday | March 20 | Library Board            | 6:00 p.m. | E.G. Siegmund Meeting Room   |
| Monday    | March 25 | Planning Commission      | 7:00 p.m. | Community Center (north end) |

## APRIL 2019

|           |          |                          |           |                              |
|-----------|----------|--------------------------|-----------|------------------------------|
| Monday    | April 1  | City Council             | 7:00 p.m. | Community Center (north end) |
| Tuesday   | April 2  | Parks & Recreation Board | 6:00 p.m. | E.G. Siegmund Meeting Room   |
| Tuesday   | April 9  | Commissioner's Breakfast | 7:30 a.m. | Covered Bridge Café          |
| Monday    | April 15 | City Council             | 7:00 p.m. | Community Center (north end) |
| Wednesday | April 17 | Library Board            | 6:00 p.m. | E.G. Siegmund Meeting Room   |
| Monday    | April 29 | Planning Commission      | 7:00 p.m. | Community Center (north end) |

## MAY 2019

|           |        |                          |           |                              |
|-----------|--------|--------------------------|-----------|------------------------------|
| Monday    | May 6  | Budget Committee         | TBD       | Community Center (north end) |
| Monday    | May 6  | City Council             | 7:00 p.m. | Community Center (north end) |
| Tuesday   | May 7  | Parks & Recreation Board | 6:00 p.m. | E.G. Siegmund Meeting Room   |
| Monday    | May 13 | Budget Committee         | 6:00 p.m. | Community Center (north end) |
| Tuesday   | May 14 | Commissioner's Breakfast | 7:30 a.m. | Covered Bridge Café          |
| Tuesday   | May 14 | Budget Committee         | 6:00 p.m. | Community Center (north end) |
| Wednesday | May 15 | Budget Committee         | 6:00 p.m. | Community Center (north end) |
| Wednesday | May 15 | Library Board            | 6:00 p.m. | E.G. Siegmund Meeting Room   |
| Monday    | May 20 | City Council             | 7:00 p.m. | Community Center (north end) |
| Monday    | May 28 | Planning Commission      | 7:00 p.m. | Community Center (north end) |

## JUNE 2019

|           |         |                          |           |                              |
|-----------|---------|--------------------------|-----------|------------------------------|
| Monday    | June 3  | City Council             | 7:00 p.m. | Community Center (north end) |
| Tuesday   | June 4  | Parks & Recreation Board | 6:00 p.m. | E.G. Siegmund Meeting Room   |
| Tuesday   | June 11 | Commissioner's Breakfast | 7:30 a.m. | Covered Bridge Café          |
| Monday    | June 17 | City Council             | 7:00 p.m. | Community Center (north end) |
| Wednesday | June 19 | Library Board            | 6:00 p.m. | E.G. Siegmund Meeting Room   |
| Monday    | June 24 | Planning Commission      | 7:00 p.m. | Community Center (north end) |

**City of Stayton  
City Council Meeting Action Minutes  
February 19, 2019**

**LOCATION:** STAYTON COMMUNITY CENTER, 400 W. VIRGINIA STREET, STAYTON

**Time Start:** 7:00 P.M.

**Time End:** 8:10 P.M.

**COUNCIL MEETING ATTENDANCE LOG**

| COUNCIL                        | STAYTON STAFF                                     |
|--------------------------------|---|
| Mayor Henry Porter             | Alissa Angelo, Deputy City Recorder               |
| Councilor Paige Hook (excused) | Keith Campbell, City Manager                      |
| Councilor Christopher Molin    | Dan Fleishman, Director of Planning & Development |
| Councilor Jordan Ohrt          | Lance Ludwick, Public Works Director              |
| Councilor David Patty          | Janna Moser, Library Director                     |
| Councilor Brian Quigley        | Rich Sebens, Chief of Police                      |

| AGENDA  | ACTIONS   |
|---|---|
| <b>REGULAR MEETING</b>  |   |
| <b>Announcements</b>  |   |
| a. Additions to the Agenda  | Mayor Porter added appointments to Committees and Boards to the agenda under Business from the Mayor.   |
| b. Declaration of Ex Parte Contacts, Conflict of Interest, Bias, etc.           | None.   |
| <b>Business from the Mayor</b>  |   |
| a. Committee and Commission Appointments  | Motion from Councilor Quigley, seconded by Councilor Patty, to ratify Mayor Porter's appointment of Wayne Houghtaling and A.J. Westlund to the Parks and Recreation Board; Ralph Lewis and Connie Dominguez to the Budget Committee; and Tyler Garries, Fred Kroon, Steve Halverson, and Julie Whitehurst to the Housing and Neighborhood Vitality Advisory Commission. <b>Motion passed 4:0.</b> |
| <b>Presentations / Comments from the Public</b>                                 |   |
| a. Harry Stratton   | Mr. Stratton shared his concerns about speeding on E. Burnett Street. Chief Sebens responded.   |
| b. Presentation by Thomas Hogue, Marion County Economic Development Coordinator | Mr. Hogue spoke about his position as the Economic Development Coordinator with Marion County and how his position works with smaller cities in the county.   |
| <b>Consent Agenda</b>   |   |
| a. February 4, 2019 City Council Minutes  | Motion from Councilor Ohrt, seconded by Councilor Quigley, to approve the consent agenda as presented. <b>Motion passed 4:0.</b>  |
| <b>Public Hearing</b>   | None.   |
| <b>Unfinished Business</b>  | None.   |

|   |  |
|---|--|
| <p><b>New Business</b><br/> <b>Downtown Parking</b><br/> a. Staff Report – Chief Rich Sebens, Dan Fleishman, and Lance Ludwick</p> <p><b>Annual Sidewalk Maintenance Program</b><br/> a. Staff Report – Lance Ludwick</p> | <p>Staff reviewed the report included in the Council packet. Council discussion of crosswalks; the possibility of diagonal parking; rather than no parking making the spaces loading / unloading zones; and current public parking lots.</p> <p>Mr. Ludwick reviewed the staff report on the City’s annual sidewalk maintenance program. Council discussion of ADA approaches, owner responsibility, and cost; owner willingness to repair the sidewalks; and goals for areas that don’t have sidewalks.</p> |
| <b>Staff / Commission Reports</b>   | None.  |
| <b>Presentations / Comments from the Public</b>   | None.  |
| <b>Business from the City Manager</b>   | None.  |
| <b>Business from the Mayor</b>  | None.  |
| <b>Business from the Council</b>  | Councilor Quigley spoke about traffic issues on E. Burnett.  |
| <p><b>Future Agenda Items – Monday, March 4, 2019</b><br/> a. Annual OLCC Renewals<br/> b. Economic Development Strategies<br/> c. CDBG<br/> d. Council Liaisons</p>  |  |

APPROVED BY THE STAYTON CITY COUNCIL THIS 4<sup>TH</sup> DAY OF MARCH 2019, BY A \_\_\_\_ VOTE OF THE STAYTON CITY COUNCIL.

Date: \_\_\_\_\_

By: \_\_\_\_\_

Henry A. Porter, Mayor

Date: \_\_\_\_\_

Attest: \_\_\_\_\_

Keith D. Campbell, City Manager

Date: \_\_\_\_\_

Transcribed by: \_\_\_\_\_

Alissa Angelo, Deputy City Recorder



**CITY OF STAYTON**  
**M E M O R A N D U M**

**TO: Mayor Henry Porter and the Stayton City Council**  
**FROM: Keith Campbell, City Manager**  
**DATE: March 4th, 2019**  
**SUBJECT: Appointment of Council Liaisons**

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Per Resolution No. 809, City Council Rules, *“The Mayor shall appoint one of more Council members to serve as the representative to all committees, boards, or agencies outside the City government in which the City has an interest.”* It goes on to say, *“The Mayor may appoint one or more Council members to serve as liaisons with all City advisory committees, civic groups and organizations, and intergovernmental agencies or groups of which the City is a member or a participant.”* Councilor Quigley has asked for a review of Resolution No. 809. The aforementioned language is an example of challenges with Resolution No. 809.

Traditionally, the Mayor requested that council members volunteer to serve as a liaison to several different boards and committees which include:

- Adaptive Management Group (AMG)
- North Santiam School District Board
- Parks and Recreation Board
- Regional Transportation Advisory Committee
- Library Board
- Santiam Communication Council
- Public Safety Commission
- Marion County Veterans Task Force

The challenge is the focus of the appointments are narrowly focused, the obligation or expectations have significant variance, some boards are now defunct, and the scope of the appointments may not align with the needs and expectations of the City. Additionally, these narrow appointments create, intentionally or not, a de facto allocation of priorities for the City and the Governing Body. The language of Resolution No. 809 does not set what appointments need to be made; instead it seems appointments were made to continue a consistency with past practices.

Working with the Mayor, we formulated a new proposal for the allocation of Council Liaisons that would have a specific, yet broader focus that would assign areas of City interests and allow for more flexibility and opportunities for input and insight for members of the Governing Body.

The proposal would create the following Liaison Positions:

- Economic Development (Local, County, State, and Federal)
- Governmental Agencies (Local, County, State and Federal)
- Public Safety (County, State, Police, Emergency Planning)
- Fire Department
- Community Relations (Social Media, Newsletters, Community Outreach, Surveys)
- City Projects (Advisory Groups, Master Plans, City Projects)

On February 4<sup>th</sup> the Governing Body reviewed the above proposal and asked staff to provide more details on the obligations of each of the liaison positions.

The goal and intent of changing the nature of the council liaisons appointment was to provide flexibility and to broaden the scope of the liaison position beyond a very narrow field of view, or in an area where the time or energy of the councilmember was unnecessary, or where the currently assigned organization wasn't actively engaged in matters that would be of interest or of critical importance to the City or for the goals of the Governing Body.

To be clear, there isn't the expectation that an appointee will attend any and all meetings germane to assigned liaison position. Nor are there any expectations that a member of the governing body still couldn't be active or engaged in an area outside of their appointed role. Situations and opportunities in the City are dynamic. It is impossible today to predict an opportunity, or challenge, but the hope is the new liaison assignments will allow for staff to have a point of contact and engagement from an individual councilmember who can become the "expert" amongst the members of the governing body.

For example, the liaison for Governmental Agencies wouldn't be expected to attend or be briefed on the rote interaction or communication the City has with other governmental agencies, but may become engaged and involved in working to establish a partnership or inter-local agreement that would benefit the community. While there may be no formal meetings for Community Relations, the involvement and input in designing and implementing a Community Survey proposal could provide valuable insight to assuring that the survey is meaningful and beneficial to the Governing Body as a whole.

Staff would not encourage looking at the council liaisons positions as they have been operated in the past, but instead looking to appointment areas that may be of personal interest or individual passion.

## **MOTION(S)**

1. Motion to appoint the members of the Governing Body to the following liaison positions:
  - Economic Development (Local, County, State, and Federal)
  - Governmental Agencies (Local, County, State and Federal)
  - Public Safety (County, State, Police, Emergency Planning)
  - Fire Department
  - Community Relations (Social Media, Newsletters, Community Outreach, Surveys)
  - City Projects (Advisory Groups, Master Plans, City Projects)
2. Motion to approve the new liaison positions as amended...
3. Make no changes; no motion necessary.



**CITY OF STAYTON**  
**M E M O R A N D U M**

**TO: Mayor Henry Porter and the Stayton City Council**  
**FROM: Dan Fleishman, Director of Planning and Development**  
**DATE: March 4, 2019**  
**SUBJECT: Economic Development Strategies Project -- Informational**

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In November, the City contracted with Bridge Economic Development for assistance in creating our Economic Development Strategies.

A series of "roundtable" discussions was held in late January.

Alisa Pyszka of Bridge Economic Development will be making a presentation to the Council on their progress to date.



**CITY OF STAYTON**  
**M E M O R A N D U M**

**TO: Mayor Henry Porter and the Stayton City Council**  
**FROM: Dan Fleishman, Director of Planning and Development**  
**DATE: March 4, 2019**  
**SUBJECT: City Housing Rehabilitation Program -- Informational**

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**ISSUE**

The purpose of this report is to inform the City Council about the status of the City's efforts to provide support to residence in maintaining and improving their housing situation.

**BACKGROUND INFORMATION**

The City's Comprehensive Plan includes a local Goal that Existing and future residents will be provided a choice of housing types in safe and healthful housing. To achieve that goal, the Plan includes a number of policy statements, including:

- It is the Policy of the City to assure that all occupied housing units are safe, decent, and suitable for healthful habitation
- It is the Policy of the City to encourage the maintenance, conservation and enhancement of existing residential areas and housing stock

The Community Development Block Grant (CDBG) program was established by Congress in the 1970s to provide financial assistance to local governments in addressing the needs of low and moderate income residents and removing or preventing slum and blight conditions. Federal funds are provided to the states, who individually design the programs for which local governments may apply. While Oregon's CDBG program has changed over the past twenty years, a consistent part of the program has been the availability of funds for housing rehabilitation.

The City of Stayton has been the successful applicant for three housing rehabilitation grants. The first was in 2002, when the City was awarded a \$250,000 grant. This money was lent to eleven income-qualified homeowners. The City has contracted with the Mid-Willamette Valley Council of Governments to administer the program. MWVCOG serves as the contract administrator for multiple local governments in the three county area.

The grant funds are provided to qualified homeowners for home repair projects. The terms of the loan do not require any payment until such time as the home is sold or refinanced. Interest only accrues for the first four years of the loan. Many of the original loans made in 2002 have been repaid and those funds are then available to lend out to others.

Stayton has seen a steady demand for loans, as we periodically publicize availability of funds. The City's agreement with MWVCOG and the other cities in the area allows unused funds from one community to be used another community if they are sitting unused. Stayton residents have been able to take advantage of this arrangement, as we have had more demand than other communities.

In 2011, the City partnered with the City of Woodburn and Marion County and was awarded another grant. However because of the downturn in housing prices, no homeowners were able to meet the underwriting standards for loan and the grant funds were returned to the State of Oregon.

In late 2017, The City of Stayton partnered with cities of Mount Angel, Aumsville, and Turner and with Marion County and submitted another application. Stayton, have the most staff capacity of the four cities, is serving as the lead applicant. This program is targeted to owners of manufactured housing units who do not own the land where their home is located. These individuals are not eligible to participate in the "traditional" housing rehabilitation program because a lien can't be placed on the property. The financial assistance provided to the homeowner in this program is in the form of a grant.

In late February of 2018, we received notice that the grant application had been selected for award. It took several months for the contract paperwork to be produced, for the initial environmental review to be accomplished, and the City to receive notice that the funds were released. In preparation of the application letters had gone out to the owners of all units all three of the City's mobile home parks, in order gauge the interest and eligibility. In late October letters went out to those who had replied to the initial mailing.

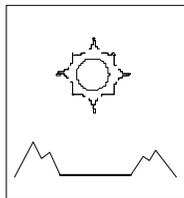
MWVCOG continues to administer the program for the cities and the County. The agreement with the five partners in the grant is that at least one-third of the funds will be available to residents of Stayton. As of this week we have received 11 applications from homeowners in Stayton and two each in Mt Angel and Aumsville. Three projects have been completed and two are under construction.

The City will continue to periodically publicize the availability of housing rehabilitation loan funds. A copy of a brochure explaining the loan program is attached.

Attention Homeowners! Money is available to do major repairs on your home. For more information call: (503)588-6177

Atenciones duenos de casas! Tenemos dinero para hacer reparaciones mayores en su casas. Numero de telefono: (503)588-6177

The City of Stayton Housing Rehabilitation Program is funded by Community Development Block Grant funds from the Federal Department of Housing and Urban Development



Administered by:  
Valley Development Initiatives &  
Mid Willamette Valley  
Council of Governments  
105 High Street SE  
Salem, Or. 97301  
503-588-6177

## PROGRAM INCOME LIMITS

| Household Size | Income Limit |
|----------------|--------------|
| 1 Person       | \$36,450     |
| 2 Persons      | \$41,650     |
| 3 Persons      | \$46,850     |
| 4 Persons      | \$52,050     |
| 5 Persons      | \$56,250     |
| 6 Persons      | \$60,400     |
| 7 person       | \$68,750     |

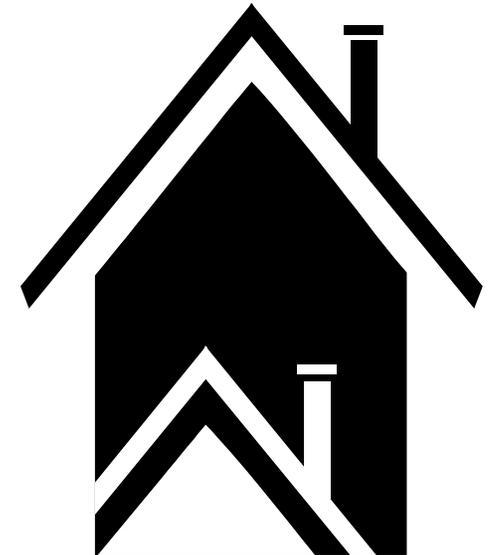
- \* Effective April 1, 2018. Total gross income includes, but is not limited to, the following: wages, salaries, tips, commissions, self-employment income, interest, net rental income or income from estates or trusts, dividends, social security benefits, pensions, annuity income, alimony, child support, welfare payments and other public assistance programs, veteran's benefits, disability benefits, stipends, or living allowances.

## CITY OF STAYTON

### HOUSING REHABILITATION PROGRAM

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*Low-Interest Deferred Payment Loans Available*



## DOES YOUR HOME NEED REPAIRS?

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Maintaining our homes is a challenge. It seems like there is always some repair that needs doing! Sometimes our homes need repairs and we just don't have the money to do them. Now there is help available.

The City of Stayton has a Housing Rehabilitation Program that can help you.

The Housing Rehabilitation Program can help you repair or replace:

- Roofing
- Plumbing & Electrical
- Carpet and linoleum
- Painting
- Dryrot
- Foundations
- and other eligible repairs

## HOW DOES THE PROGRAM WORK?

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Here is how the Housing Rehab Program works:

- You may qualify for a loan of up to \$25,000 to be used to make repairs to your home.
- Only 4% simple interest accrues on the loan for the first 5 years. Zero interest accrues thereafter.
- There are no monthly payments. The loan does not need to be repaid until you sell your home. Then the loan is repaid from the proceeds of the sale.
- Money is available to qualified applicants on a first come, first served basis.

## HOW DO I KNOW IF I QUALIFY?

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To qualify for a Housing Rehab Loan:

- You must be purchasing (not renting) your home.
- Your home must be within the city limits.
- The combined income of all members of your household over the age of 18 must be under 80% of the median income for Marion County.
- You must have equity in your property based upon 85% of the County assessor's real market value or recent appraisal
- Give us a call to see if you qualify! Call Garrett Jensen at (503) 540-1640



**CITY OF STAYTON**  
**M E M O R A N D U M**

**TO: Mayor Henry A. Porter and the Stayton City Council**  
**FROM: Rich Sebens, Chief of Police**  
**DATE: March 4, 2019**  
**SUBJECT: OLCC Annual Renewals - Informational**

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Annually, the Oregon Liquor License Commission (OLCC) requires licensed liquor establishments statewide to renew their licenses. As part of this renewal, the business is also required to provide the City with their renewal application and a \$35 processing fee. Once received, the application and notification of payment is forwarded to the police department who reviews the activities occurring at or near the vicinity of the licensed establishment in Stayton over the past year. State Law dictates the review standards. Based on this review, the City is given a deadline to notify OLCC only if it's recommended the renewal be denied.

It has been past practice that these renewals were also brought forward to City Council for "approval." However, after reviewing the requirements for OLCC's annual renewal process, the Stayton Municipal Code Title 5.24 Liquor License, and Resolution No. 653, which adopts policy guidelines and procedures for Council recommendations for renewal and issuance of liquor licenses, it's been determined this is an unnecessary step. OLCC has made it clear in their renewal notification process they only wish to hear from the local municipality when denial is recommended.

In the case of new OLCC license requests, these are required to be brought forward for Council approval before OLCC will issue the new license.

The following liquor license establishments meet the guidelines and policies established by Oregon Law and City Resolution for the year 2019.

| <b>Off Premise Sales</b> | <b>Full On-Premise Sales</b> | <b>Limited On-Premise Sales</b> |
|--------------------------|------------------------------|---------------------------------|
| Bi-Mart                  | Moose Lodge #2639            | Fey Asian                       |
| Circle K East            | Cheers On 1 <sup>st</sup>    | UGO's Pizza                     |
| Circle K West            | Ixtapa                       | Moxieberry                      |
| Roth's IGA               | Mick & Moms                  | Brewski's                       |
| Safeway                  | Bottle Factory               | Wolfgang                        |
| Stayton AM-PM            | Red Apple                    |                                 |
| Stayton Grocery Outlet   | Happy Dragon                 |                                 |
| Stayton Market and Deli  |                              |                                 |

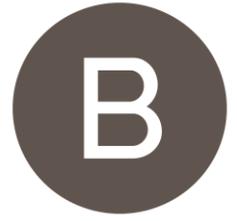
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Stayton Shell  
Stop N Save #3  
Stop N Save #14  
La Esperanza  
Happy Dragon  
Stayton Liquor Store

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*Comment Forms  
and Other  
Documents  
Distributed at the  
Council Meeting*



**CITY OF STAYTON ECONOMIC  
DEVELOPMENT STRATEGY AND  
ACTION PLAN**

**March 4, 2019**

# Meeting Agenda

- Project Approach
- Traded Industry Clusters
- National/Regional Trends
- Preliminary Findings
- Community Engagement
- Discussion

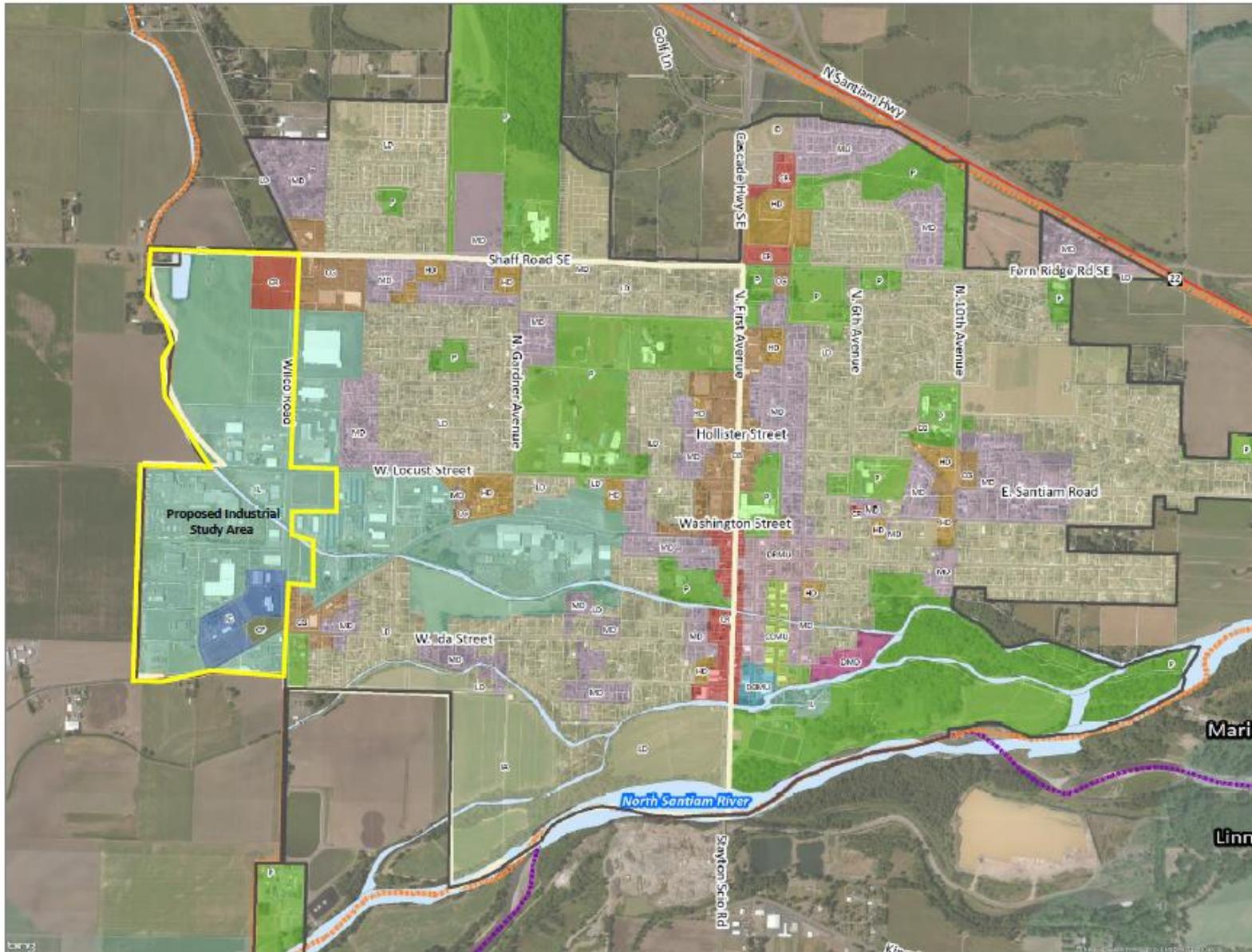


# PROJECT APPROACH

# PROJECT OBJECTIVES

- **Research that builds off regional work** but with a local focus of socio-economic, market, and livability factors of community
- **Infrastructure analysis** evaluates barriers and comparison with other communities
- **Strategy** of economic development vision, goals and objectives
- **Actions** for city staff to implement and develop budget
- **Private Investment** attraction through public investment

# Stayton, Oregon Proposed Industrial Focus Area

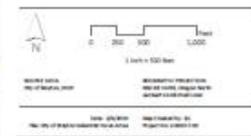


## Legend

- Tax Lots
- Enterprise Zone
- City Limits
- Urban Growth Boundary
- County Boundary

## ZONING

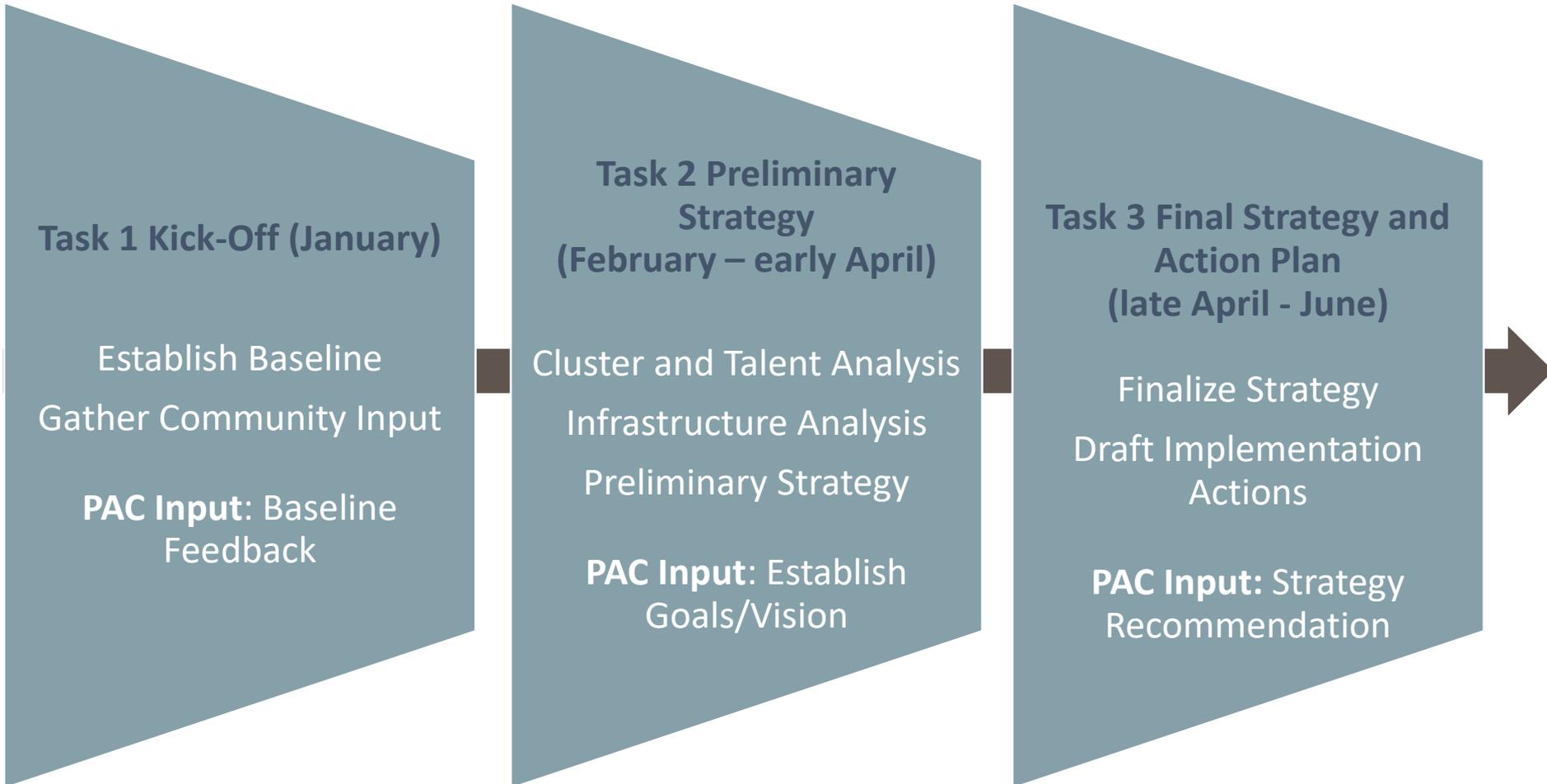
- LD - Low Density Residential
- MD - Med Density Residential
- HD - High Density Residential
- COMU - Central Core MU
- COMU - DT Commercial MU
- DIMU - Residential MU
- DMD - DT Med Density Residential
- CR - Commercial Retail
- CG - Commercial General
- ID - Interchange Development
- CP - Commerce Park
- IL - Light Industrial
- IC - Industrial/Commercial
- IA - Industrial/Agricultural
- P - Public



**MACKENZIE.**

360.249.2200 | 360.249.1881 | WWW.MACKENZIE.COM  
 10000 S. Main Street, Suite 100, Stayton, OR 97159  
 © 2014 Mackenzie. All rights reserved.

# PROJECT PROCESS





# TRADED INDUSTRY CLUSTERS

| Traded Sector  | Local Sector   |
|--|--|
|  <p> <b>RedBUILT</b><br/> <small>Engineered Wood Products</small> </p> <p> <br/> <b>NORPAC</b> </p> <p> <b>JELD-WEN</b><br/> <small>WINDOWS &amp; DOORS</small> </p> |  <p> <b>SmileKeepers</b><br/> <small>DENTAL</small> </p> <p> <br/> <b>MOXIEBERRY</b> </p> <p> <br/> <b>SAFEWAY</b> </p> |

| NAICS                      | Industry Sector   | United States<br>Average Wage 2017 |
|----------------------------|---|------------------------------------|
| <b>Traded Sector</b>       |   |                                    |
| 55                         | Management of Companies & Enterprises                       | \$119,885                          |
| 51 -54                     | Information, Professional, Scientific, & Technical Services | \$99,705                           |
| 42, 31-33                  | Wholesale, Manufacturing                                    | \$ 71,372                          |
| 48-49                      | Transportation Warehousing                                  | \$ 51,726                          |
| 11                         | Ag, forest, fish, hunting                                   | \$34,464                           |
| <b>Traded/Local Sector</b> |   |                                    |
| 23                         | Construction  | \$60,735                           |
| 61, 62                     | Education, Health Care & Social Assistance                  | \$49,565                           |
| 71                         | Arts, Entertainment, Recreation                             | \$37,759                           |
| <b>Local Sector</b>        |   |                                    |
| 52                         | Finance & Insurance   | \$106,185                          |
| 44-45                      | Retail Trade  | \$31,217                           |
| 72                         | Accommodation & Food Services                               | \$20,731                           |

Source: Bureau of Labor Statistics, QCEW data

# ELEMENTS OF A TRADED-SECTOR CLUSTER

## Higher Education

- Degree programs tied to industry
- R&D spurring innovation tied to industry
- Strong commercialization and tech transfer focus

## Infrastructure

- Physical: roads, utility availability
- Digital: broadband
- Sites: Buildings and sites where talent and business wants to go

## Industry

- LQ over 1.0 that shows there is substantive base of industry
- Robust supply chain

## Talent Base

- Robust workforce at all levels
- Strong local training programs tied to cluster

## KEY INDUSTRIES

### Mid-Willamette Valley Key Traded Sector Industries

While the Mid-Willamette Valley is home to a wide variety of diverse industries, the region also recognizes key industries in which it holds global competitive advantages.



Advanced Manufacturing



Agriculture & Food Processing



Wood Products & Forestry



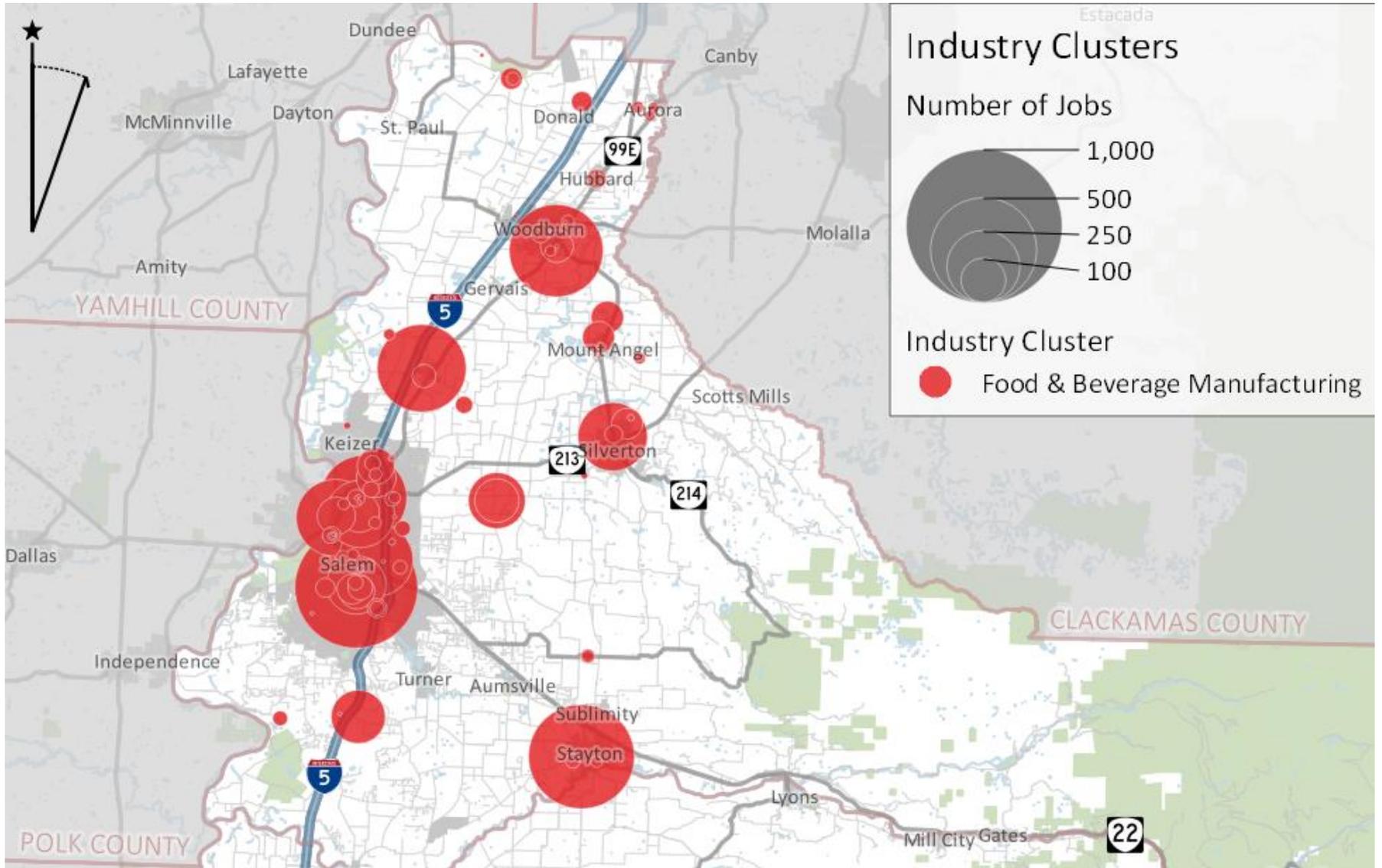
Transportation & Distribution

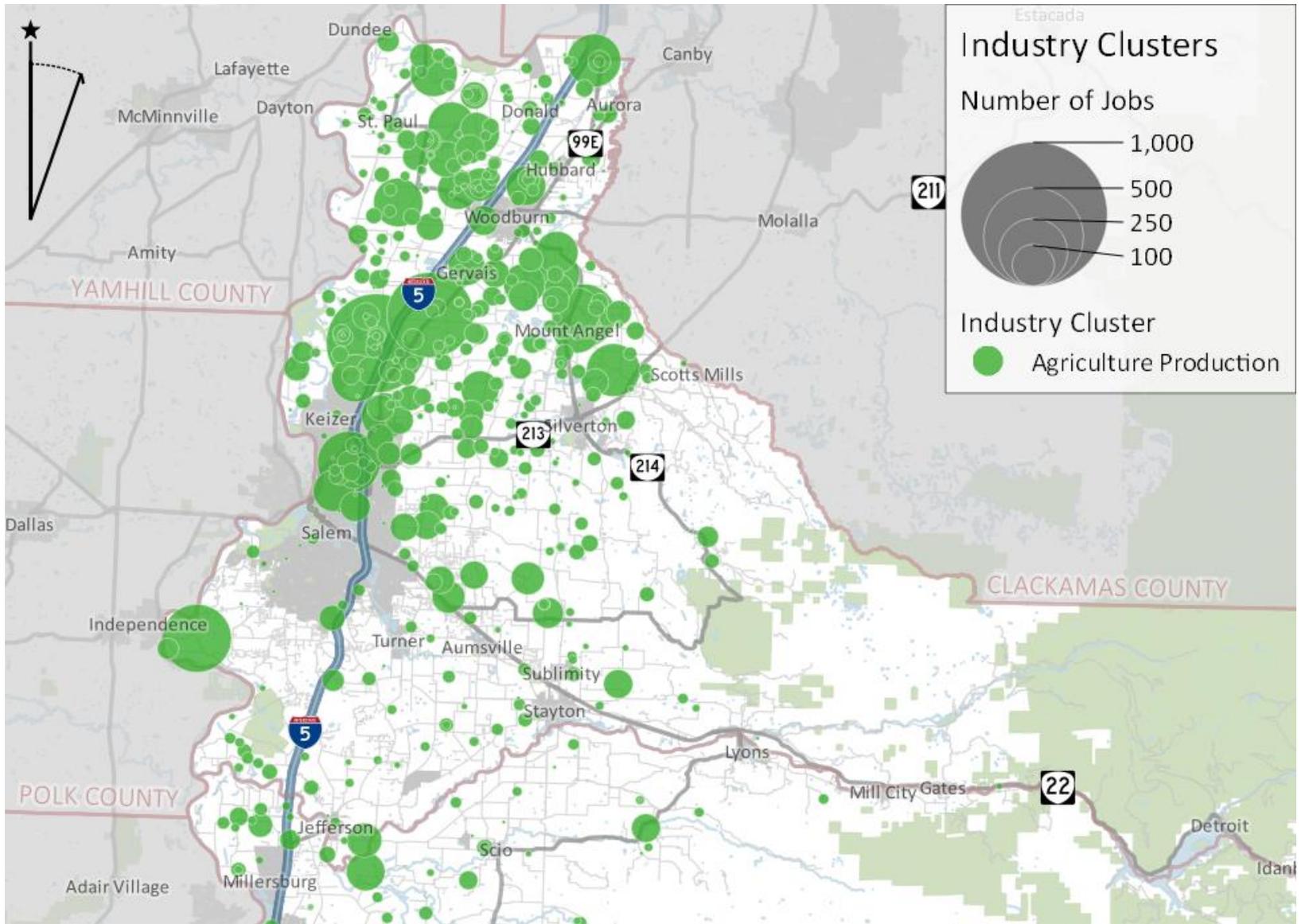
# 2017 Target Industry Groups

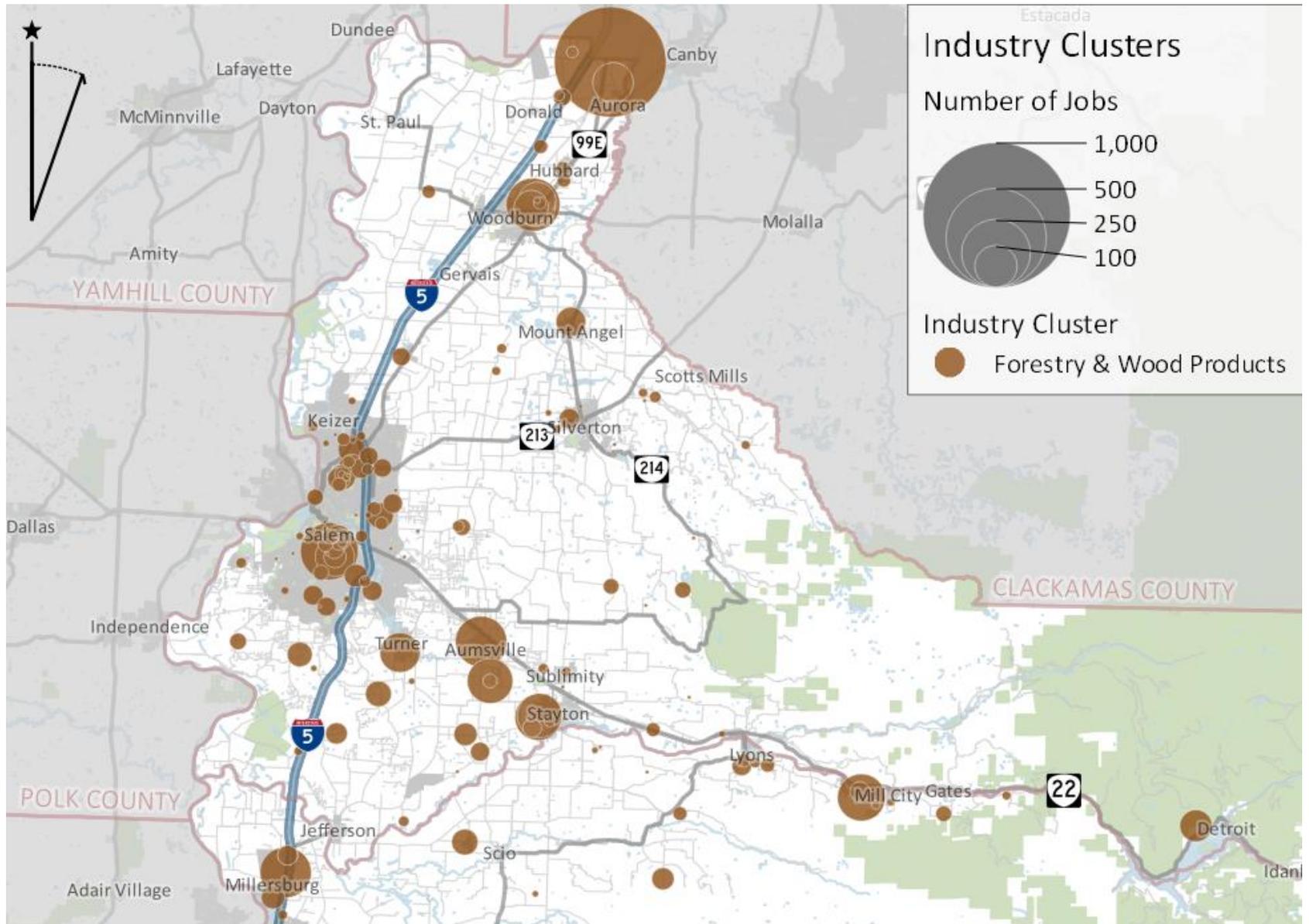
2016 Annual Data

| <b>NAICS</b>                | <b>Industry</b>   |
|-----------------------------|---|
| <b>Food &amp; Beverages</b> |   |
| <b>Food</b>                 |   |
| 311                         | Food Manufacturing  |
| 333241                      | Food Product Machinery Manufacturing                        |
| 42443                       | Dairy Product (except Dried or Canned) Merchant Wholesalers |
| 42446                       | Fish and Seafood Merchant Wholesalers                       |
| 42447                       | Meat and Meat Product Merchant Wholesalers                  |
| 42448                       | Fresh Fruit and Vegetable Merchant Wholesalers              |
| <b>Beverages</b>            |   |
| 3121                        | Beverage Manufacturing                                      |
| 327213                      | Glass Container Manufacturing                               |

*Source: Business Oregon, 2018*









# NATIONAL/REGIONAL TRENDS

# SKILLS-BASED ECONOMY

## Working

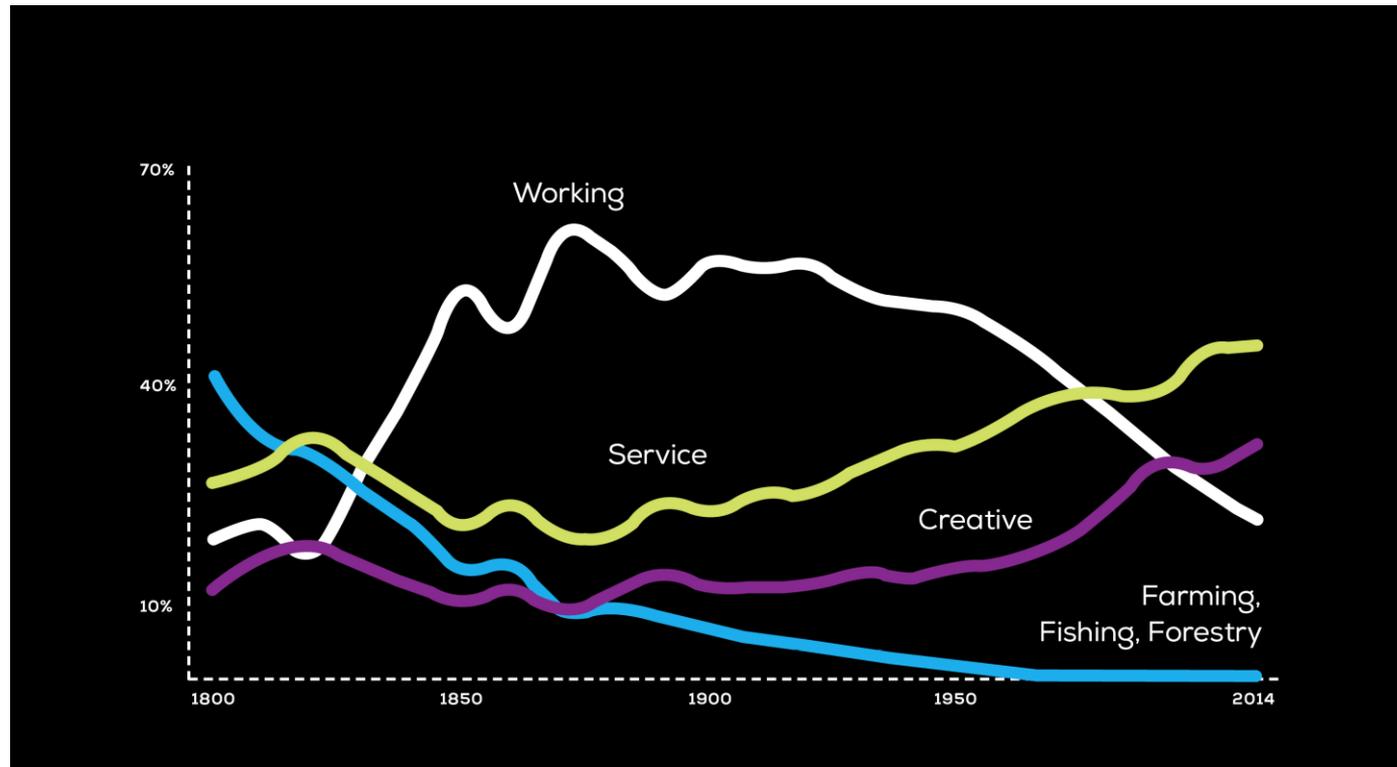
- Production
- Transportation
- Construction
- Maintenance

## Service

- Sales and Office
- Service
- Healthcare

## Creative

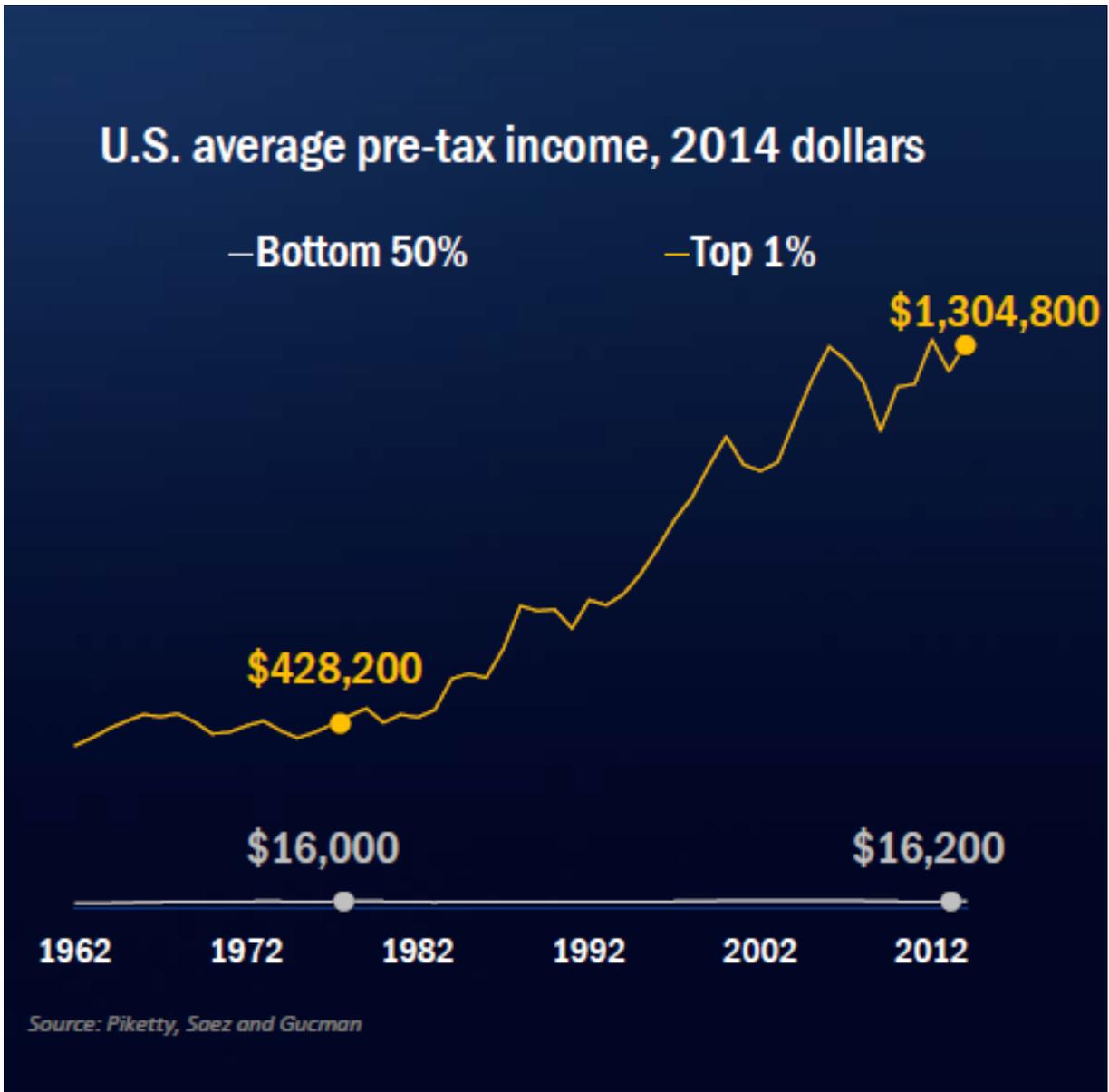
- Management
- Science
- Business
- Art and Media



Source: BLS, OES 2015

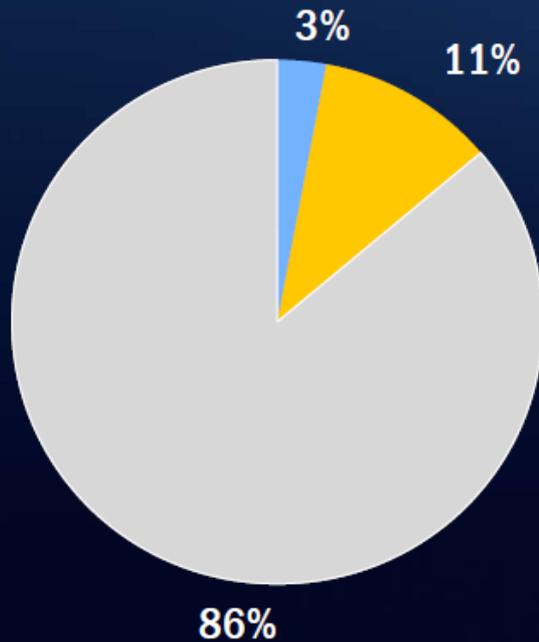
# DEMAND FOR TALENT





Source: Brookings, 2018

## A small fraction of jobs are attracted from out-of-state



**3%**

from out-of-state relocations

**11%**

from out-of-state expansions

**86%**

from in-state startups and expansions

Source: Center on Budget and Policy Priorities, 2016

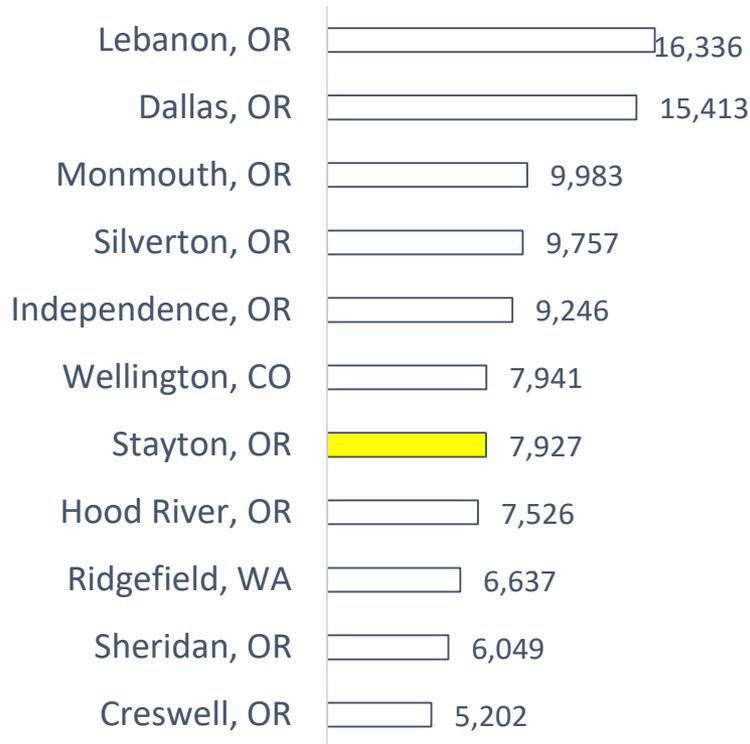
Source: Brookings, 2018



# PRELIMINARY FINDINGS

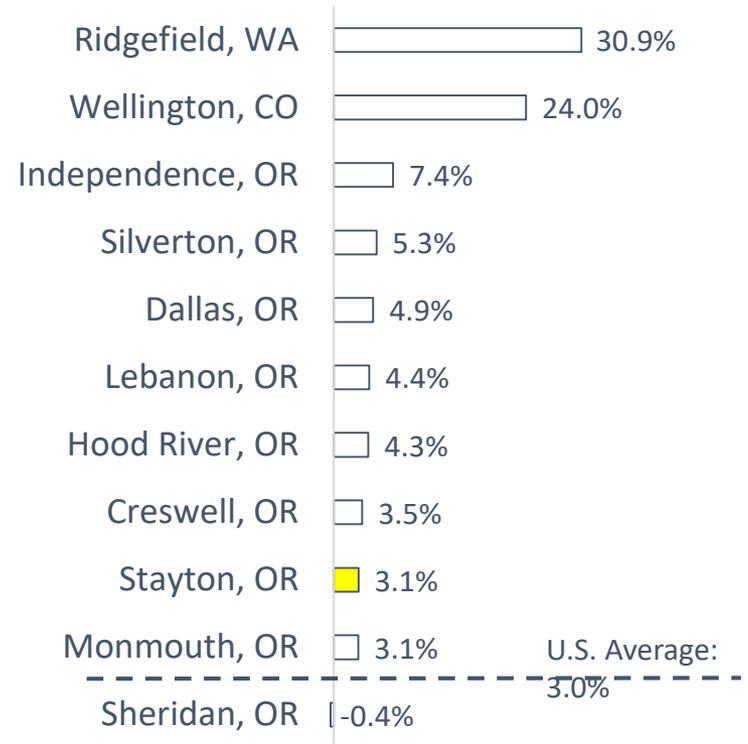


## Population, 2017



Source: U.S. Census American Community Survey 2017

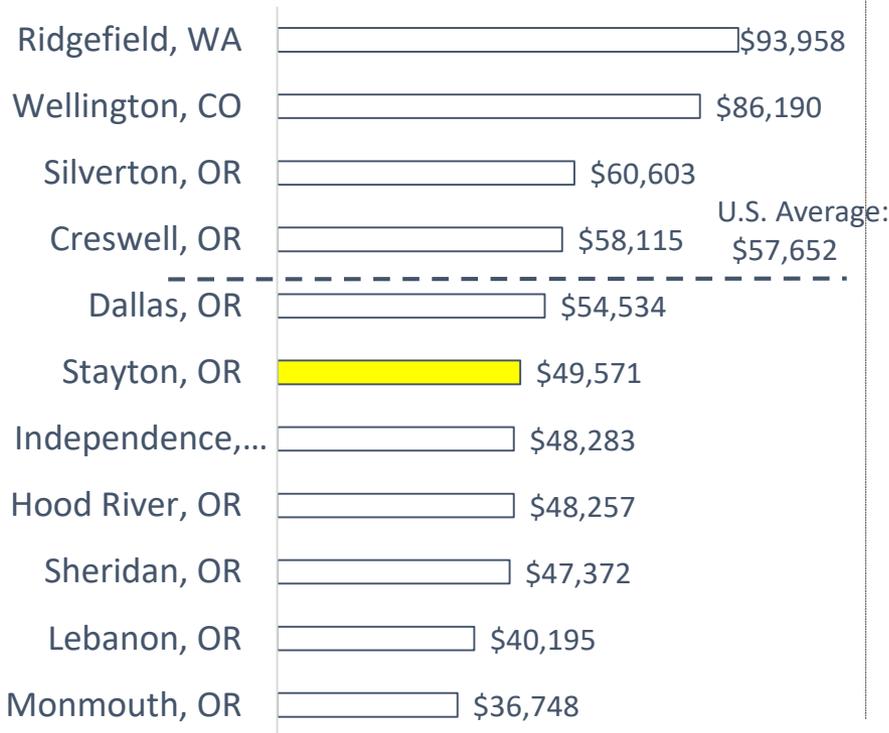
## Population 5-Year Growth, 2013-2017



Source: U.S. Census American Community Survey 2017-2013

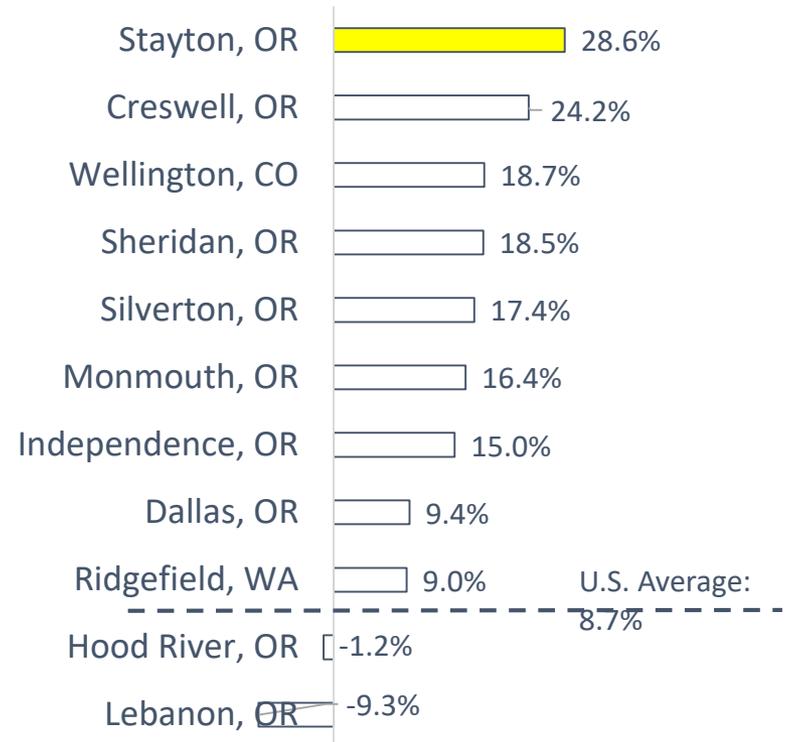


## Median Household Income, 2017



Source: U.S. Census American Community Survey 2017

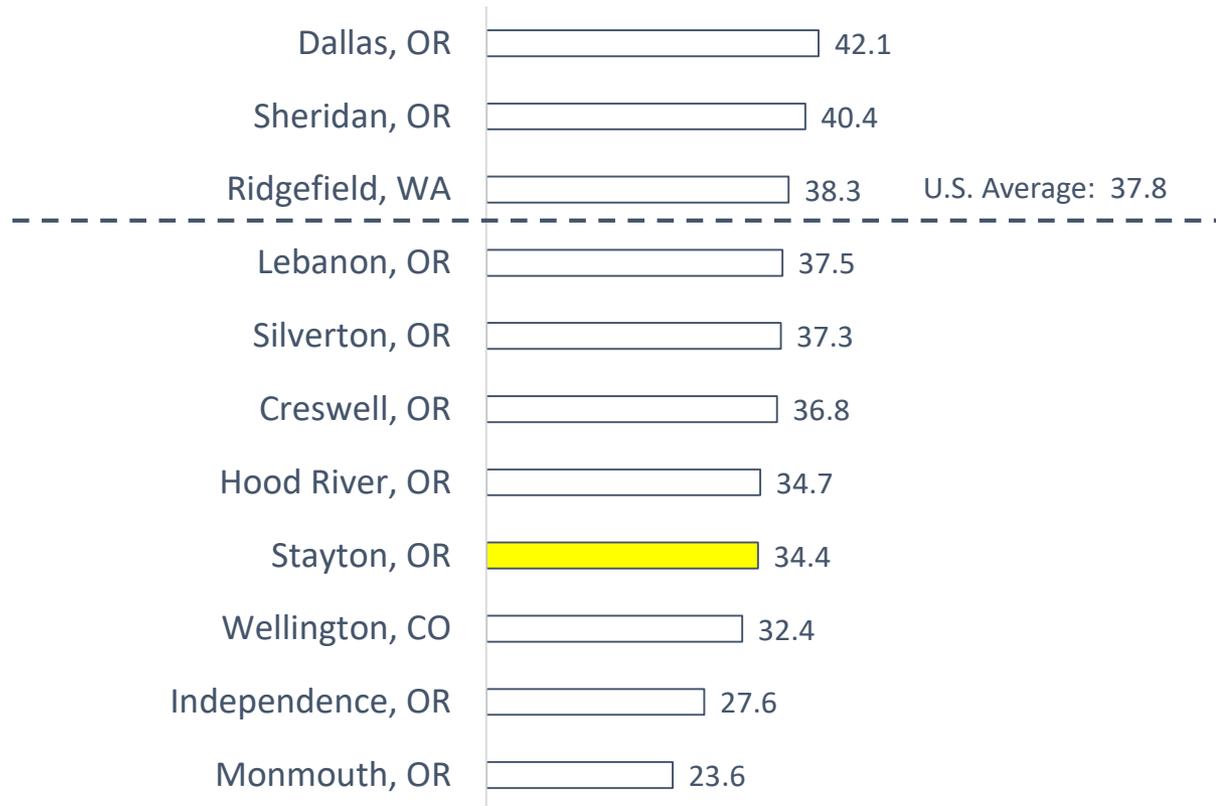
## Median Household Income 5-Year Growth, 2013-2017



Source: U.S. Census American Community Survey 2017-2013



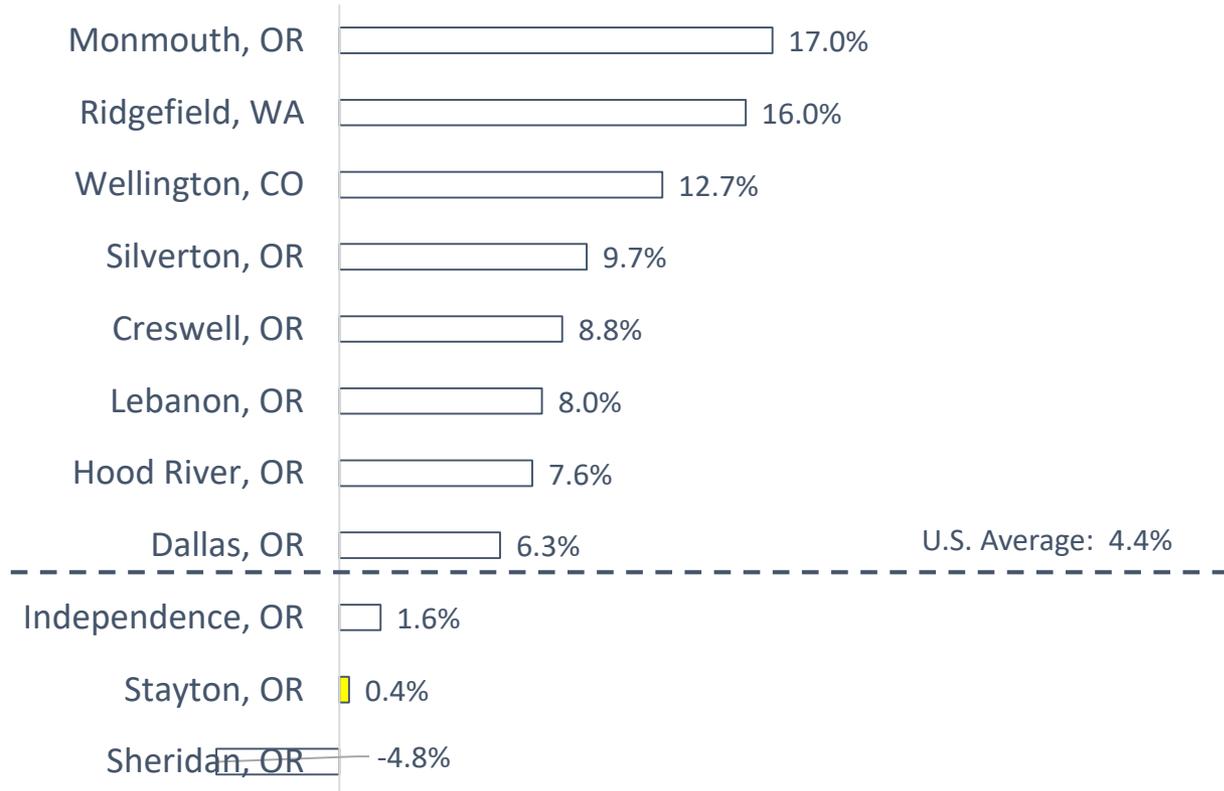
## Median Age, 2017



Source: U.S. Census American Community Survey 2017



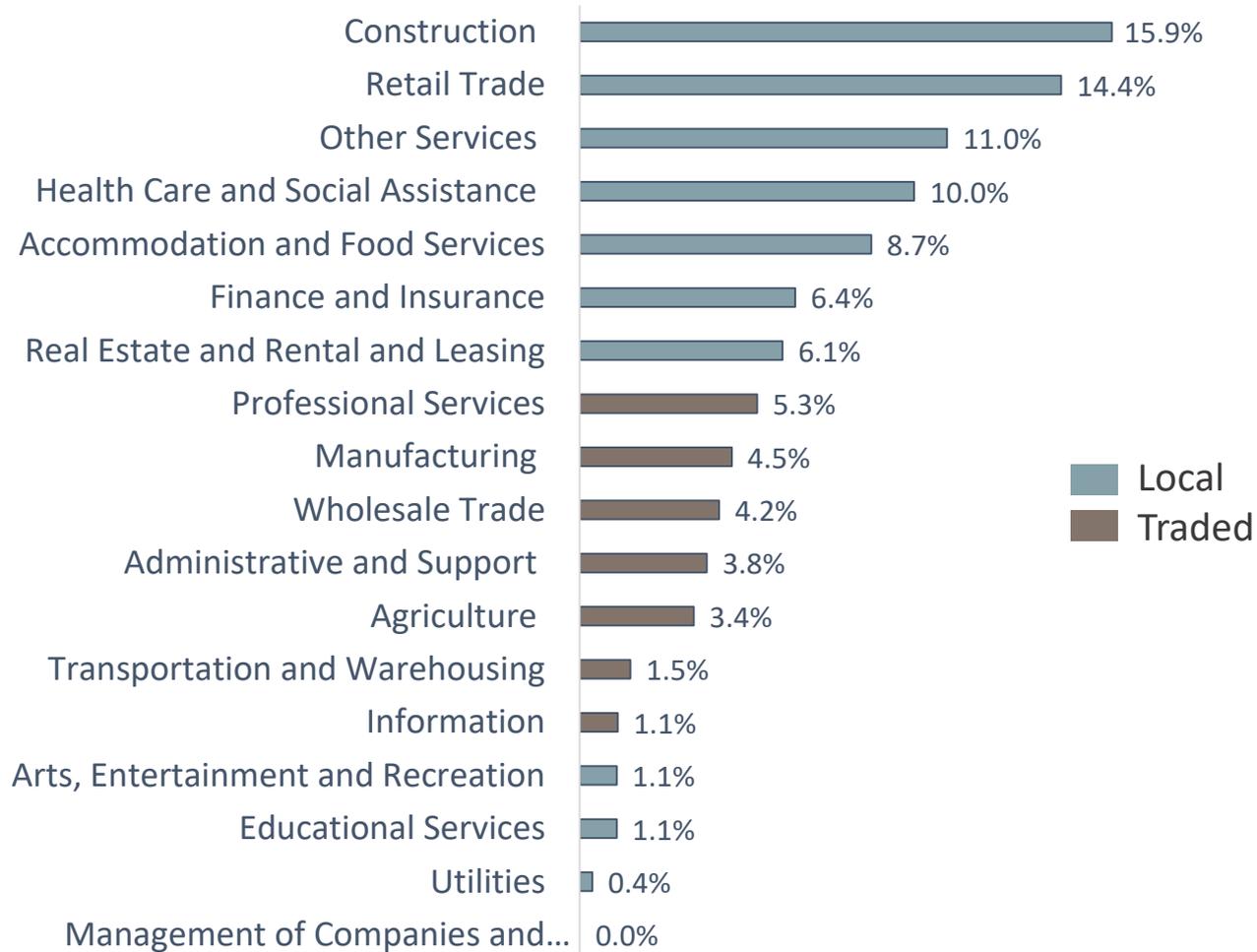
## Total Business Establishments, 5-Year Growth, 2012-2016



Source: U.S. County Business Patterns 2012- 2016



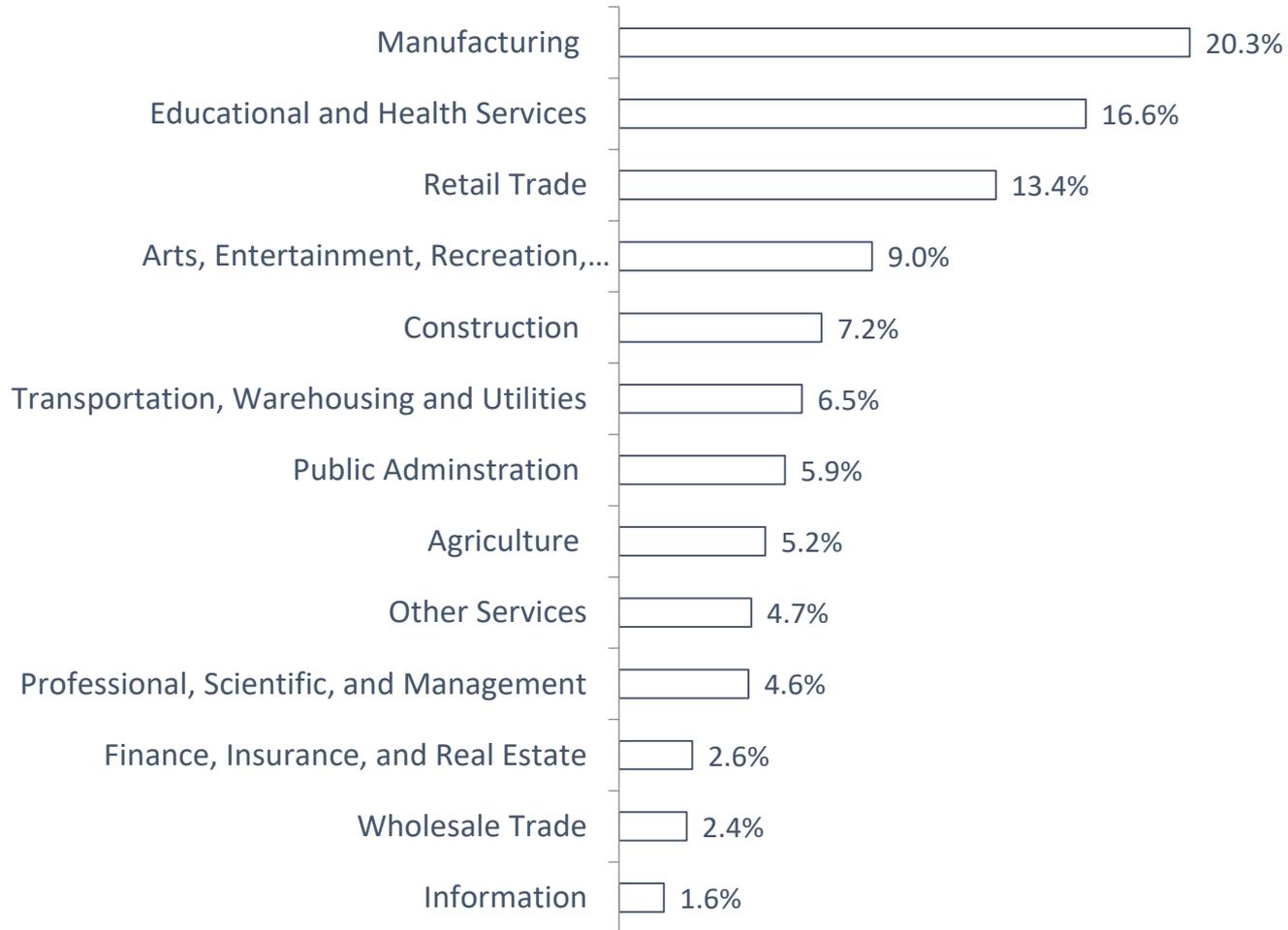
## Stayton Business Establishments, 2016



Source: U.S. County Business Patterns 2016



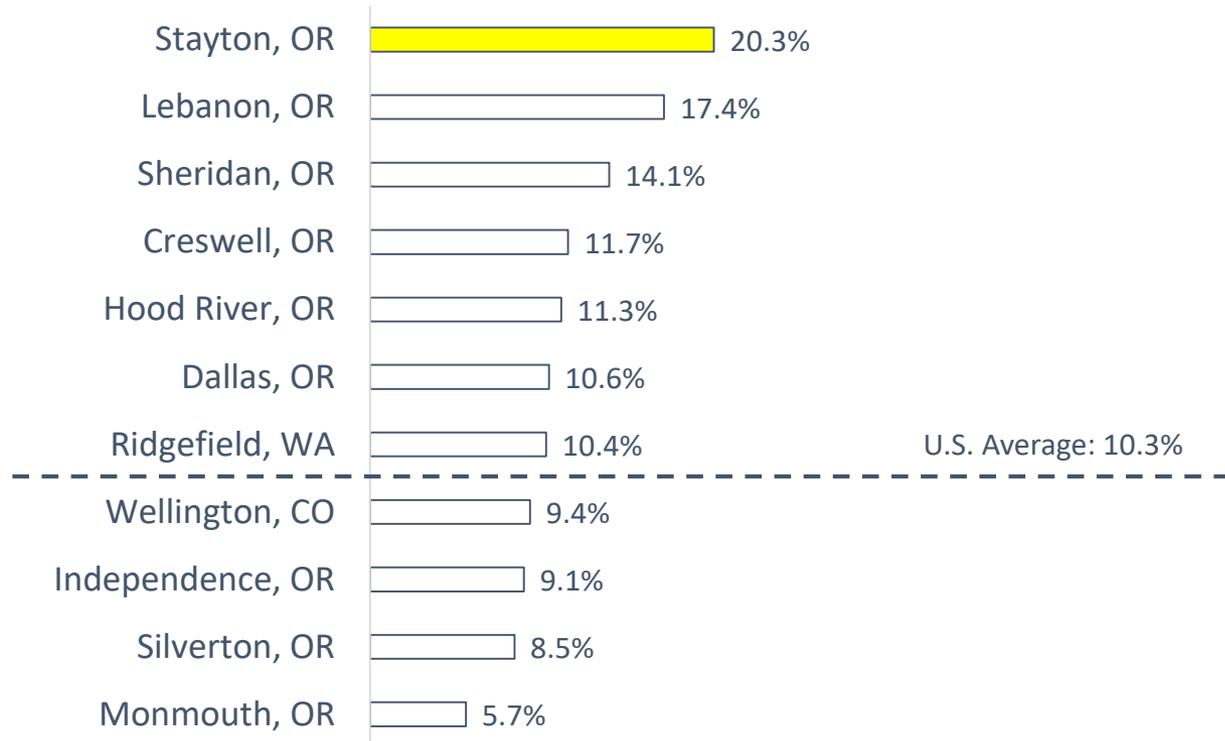
## Employment of Residents by Industry, 2017



Source: U.S. Census American Community Survey 2017



## Manufacturing (% of Residents), 2017



Source: U.S. Census American Community Survey 2017



# COMMUNITY ENGAGEMENT

# Preliminary Feedback

- City is experiencing growing pains between local and larger regional developers.
- Need to understand how city compares to other communities for permitting and utility fee costs.
- City and SEDCOR receives requests and interest to develop in industrial area.
- Infrastructure costs are holding back development. Next developer will trigger cost to construct \$6 M intersection.
- Strong K-12 and Career Technical Education (CTE) programs.
- Disconnect between skilled residents and employers.
- Need diverse housing options for employees.
- No clear vision. Why do people live here?
- What is the city direction? Does it want to grow? If so how?

# Next Steps

## **PROJECT WEBSITE:**

[http://www.staytonoregon.gov/page/planning\\_eco\\_devo\\_strategies](http://www.staytonoregon.gov/page/planning_eco_devo_strategies)

**PRESS RELEASE:** Our Town and Stayton Mail

**SURVEY:** March 15<sup>th</sup>

**OPEN HOUSE:** April 18<sup>th</sup> at Library

**SOCIAL MEDIA:** Promotion of Survey and Open House



# DISCUSSION



Bridge Economic Development