



AGENDA

ASTORIA CITY COUNCIL

September 15, 2014

7:00 p.m.

2nd Floor Council Chambers
1095 Duane Street • Astoria OR 97103

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **REPORTS OF COUNCILORS**
4. **CHANGES TO AGENDA**
5. **CONSENT CALENDAR**

The items on the Consent Calendar are considered routine and will be adopted by one motion unless a member of the City Council requests to have any item considered separately. Members of the Community may have an item removed if they contact the City Manager by 5:00 p.m. the day of the meeting.

 - (a) City Council Minutes of 8/18/14
 - (b) Public Works Update
 - (c) Authorization to Enter into a Healthways Provider Agreement (Parks)
6. **REGULAR AGENDA ITEMS**
 - (a) Ordinance regarding Development of Code Language and Corresponding Map Amendments to Implement the Civic Greenway (16th to 41st) Area of the Riverfront Vision Plan (2nd reading & adoption) (Community Development)
 - (b) Public Hearing for 19th Street and Franklin Avenue Vacation (1st reading) (Public Works)
 - (c) Consider Approval of Astoria School District Lease Agreement for Sports Complex (Public Works)
 - (d) Consideration of Resolution for City of Astoria Nondiscrimination Policy (City Manager/City Attorney)
 - (e) Mill Pond Trestle Repair Project (Public Works)
 - (f) Consider Approval of ODOT IGA for Street End Bridge Structures (Public Works)
7. **NEW BUSINESS & MISCELLANEOUS, PUBLIC COMMENTS (NON-AGENDA)**

THIS MEETING IS ACCESSIBLE TO THE DISABLED. AN INTERPRETER FOR THE HEARING IMPAIRED MAY BE REQUESTED UNDER THE TERMS OF ORS 192.630 BY CONTACTING JULIE YUILL, CITY MANAGER'S OFFICE, 503-325-5824.



September 12, 2014

M E M O R A N D U M

TO: MAYOR AND CITY COUNCIL

FROM: BRETT ESTES, CITY MANAGER

SUBJECT: ASTORIA CITY COUNCIL MEETING OF SEPTEMBER 15, 2014

CONSENT CALENDAR

Item 5(a): City Council Minutes

The minutes of the City Council meeting of August 18, 2014 are enclosed for review. Unless there are any corrections, it is recommended that Council approve these minutes.

Item 5(b): Public Works Project Status Report

Enclosed is a status report regarding major Public Works projects. This report is provided for information only.

Item 5(c): Authorization to Enter into Healthways Provider Agreement (Parks)

In May 2013 the Parks and Recreation Department contacted American Health Services, LLC for information on participating in the Healthways fitness provider network to provide fitness services, benefits, and programs to eligible SilverSneakers members within the Astoria Aquatic Center.

American Health Services is now providing an opportunity for the Astoria Aquatic Center to participate as a network provider. If accepted by City Council, Astoria Aquatic Center customers with SilverSneakers health insurance benefits would be able to utilize the Astoria Aquatic Center as part of their benefits. In return American Health Services will compensate the Aquatic Center the following:

Visits Per Participant Per Month	Rate Per Participant Per Month
1 - 3	\$12.00
4 - 6	\$15.00
7 - 9	\$22.00
10+	\$25.00

On May 28th, 2014, the Parks Advisory Board voted unanimously in support of entering into a Healthways Provider Agreement to provide eligible services to SilverSneakers members at the Astoria Aquatic Center.

It is recommended that City Council authorize entering into a Healthways Provider Agreement.

REGULAR AGENDA ITEMS

Item 6(a): Ordinance regarding Development of Code Language and Corresponding Map Amendments to Implement the Civic Greenway (16th to 41st) Area of the Riverfront Vision Plan (2nd reading & adoption) (Community Development)

In 2008-2009, the City of Astoria developed the Riverfront Vision Plan (RVP) to address issues dealing with open space, land use, and transportation issues along the Columbia River. Significant public involvement opportunities were designed to gain public input. This process was initiated to plan for these issues in a comprehensive manner and to set a framework for the future of the study area. The City's north Riverfront (Columbia River to West Marine / Marine Drive / Lief Erikson Drive) was divided into four Plan areas of development: Bridge Vista (Port/Smith Point to 2nd Street), Urban Core (2nd to 16th Street), Civic Greenway (16th to 41st Street), and Neighborhood Greenway (41st Street to east end of Alderbrook Lagoon). City Council accepted the Riverfront Vision Plan in December 2009. Since that time, the City Council has set goals regarding implementation of the Riverfront Vision Plan. Implementation of recommendations from the Riverfront Vision Plan in the Civic Greenway Plan Area will take the form of both map amendments and code amendments.

Proposed map amendments will include: 1) extend the Gateway Overlay (GO) Zone to cover the Civic Greenway Plan Area; and 2) apply the new Civic Greenway Overlay (CGO) Zone to the Civic Greenway Plan Area.

Proposed text/code amendments will include: 1) add a new Compact Residential (CR) Zone to allow for smaller cottage cluster development; 2) add a new Civic Greenway Overlay Zone to address the standards for over-water and land development and river access requirements; 3) add new provisions for Cottage Cluster Development for compact residential development; 4) add new "clear and objective" design standards for residential uses in the Gateway Overlay Zone and Civic Greenway Area; and 5) make "housekeeping" amendments related to the new CR Zone and CGO Zone.

The Planning Commission held a public hearing at the May 27, 2014 and June 24, 2014 APC meetings. At its July 22, 2014 meeting, the Astoria Planning Commission unanimously recommended that the City Council adopt the proposed amendments. A public hearing on the Amendment was held at the August 18, 2014 City Council meeting. The Council closed the public hearing and held a first reading of the text and map amendment ordinance. As noted in

the August 25, 2014 memo, the City Attorney advised that since the Council had made several substantial changes to the ordinance as presented, that a new first hearing needed to be held. The Council held the additional first reading of the ordinance at their September 2, 2014 meeting.

At the September 2, 2014 meeting, the Council directed staff to exclude coal, oil, and liquefied natural gas from the list of allowable over-water uses. In developing the proposed language, it was recommended that the terms "fossil fuel and petroleum product" be used to encompass all forms of these products so that it is clear what is being prohibited. This change can be found on pages 10 and 12 of the draft ordinance. In addition, the description of the overlay zone boundaries was added on page 49 of the draft ordinance along with the attached zone map amendments.

If the Council is in agreement, it would be in order for Council to hold a second reading and adopt the Ordinance to amend the Astoria Development Code Pertaining to the Civic Greenway Area issues, and amend the Astoria Land Use and Zoning Map to apply the Civic Greenway and Gateway Overlay Zones.

Item 6(b): Public Hearing and Ordinance for 19th Street and Franklin Avenue Vacation (1st reading) (Public Works)

The City has received a request from the Astoria School District (ASD) for the vacation of 57,600 square feet of the 19th Street and Franklin Avenue rights-of-way located within John Warren Field. The School District will be transferring ownership of the property to Columbia Memorial Hospital (CMH) in the near future for the expansion of the hospital.

Staff has reviewed the application and is in support of ASD's request, with the following conditions: 1) Existing utilities would no longer be maintained by the City and would become the property of the ASD and 2) The Alley on the 19th Street South boundary shall not be vacated.

Due to the public benefit that will be provided by the vacation, staff is recommending that an assessment be waived for this proposal. The applicant will be charged actual costs for processing the request. At their September 5, 2014 meeting, Council acted to schedule a public hearing on the proposed street vacation on September 15, 2014 at 7:00 p.m.

It is recommended that the Astoria City Council conduct the scheduled hearing and first reading of the proposed ordinance to vacate a portion of the 19th Street & Franklin Avenue Rights-Of-Way

Item 6(c): Consider Approval of Astoria School District Lease Agreement for Sports Complex (Public Works)

In December 2013, the City, the Astoria School District (ASD), Columbia Memorial Hospital (CMH) and Recology entered into a Four Party Agreement defining how the former landfill would be developed into a new sports facility by CMH for the ASD. The Sports Complex being constructed by CMH is nearing

completion and will be ready for occupancy by the ASD in the next few weeks. One last step for the City is the finalization of a lease agreement between the City and the ASD. The intent of the lease is to provide permanent occupancy of the property to the ASD. The lease area consists of 11.6 acres located within the landfill to the east of the existing Recology Transfer Station and the proposed County Household Hazardous Waste Facility.

The term of the lease will commence upon satisfactory completion of the facility on the property and transfer of the facility to the ASD, and will continue as long as the premises are used for school related purposes.

The ASD will maintain the facility and all of the grounds and utilities within the lease area with a few exceptions. The City will maintain the synthetic landfill liner, the gas collection piping under the liner and the groundwater interceptor drainage system installed to keep groundwater out of the landfill and away from the field area.

It is recommended that City Council authorize the Mayor to sign the Lease Agreement for the Astoria School District Sports Complex located at the Astoria Landfill property.

Item 6(d): Consideration of Resolution for City of Astoria Nondiscrimination Policy (City Manager/City Attorney)

At the May 19, 2014 City Council meeting, there was discussion regarding the creation of a non-discrimination policy for the City of Astoria. Suggested draft language was reviewed by Council. Councilors felt that the language should be simplified and should be reviewed by the City Attorney and staff and brought back for further discussion and consideration.

Following subsequent review, the following language is proposed:

It is the policy of the City of Astoria that no person shall be denied the benefits of or be subjected to discrimination in any City program, service, or activity on the grounds of age, disability, race, religion, color, national origin, sex, sexual orientation, gender identity / expression. The City of Astoria also requires its contractors and grantees to comply with this policy.

City Attorney Henningsgaard and staff have suggested this language for further City Council consideration.

It is recommended that City Council consider the language and, if in concurrence, adopt the attached resolution to establish a non-discrimination policy.

Item 6(e): Mill Pond Trestle Repair Project (Public Works)

The Public Works Department has received complaints regarding the condition of part of the Mill Pond Trestle. The unused south maintenance access

walkway is in poor condition, and not intended or suitable for public access. The Public Works Department implemented several temporary repairs and posted signage discouraging use. Unfortunately the temporary measures have not sufficiently discouraged use, and the Mill Pond Homeowner's Association requested a more permanent solution to address the safety concerns. The Public Works Department evaluated the safety issues and developed three repair alternatives for consideration. The options and estimated cost is as follows:

Mill Pond Trestle Repair Alternatives		
Option #	Description	Estimated Cost
1	Barrier/Signage Improvements	\$3,400
2	Remove Walkway & Construct Guardrail	\$7,900
3	Reconstruct Walkway	\$55,600

It is recommended that City Council discuss the three options and authorize staff to solicit quotes for the Council's preferred Mill Pond Trestle Repair approach. Funding for this project would be available from the Promote Astoria Fund.

Item 6(f): Consider Approval of ODOT IGA for Street End Bridge Structures (Public Works)

Where each of the City's numbered streets between 6th and 11th Streets meet the Columbia River, a short bridge connects the solid-ground road to the over-water pier structure. These street ends structures provide access to a critical portion of our waterfront, as well as pedestrian and vehicular access to many businesses and attractions along the Columbia River waterfront. In addition, they provide emergency vehicle access to the waterfront. Currently the structures are all load limited.

The City has been offered funding from the Oregon Department of Transportation (ODOT) through the Local Highway Bridge Program (LHBP) to replace the structures at a cost of \$8,353,000 with a 10.27% City match of \$857,853. Staff proposes securing a loan for the match that could be repaid using future Surface Transportation Program (STP) allocations.

The first step of the process to begin the project is to enter into Local Agency Agreements with ODOT for the preliminary engineering. ODOT has prepared a Local Agency Agreement for each street end structure for this phase of the project. The agreements would provide \$1,799,984 in ODOT funds with the City being responsible for a match of \$206,016 for a total cost of \$2,006,000. A breakdown of these costs per street end structure is shown below:

Street End	HBP Funds	City Match	Total Cost
6th Street	\$1,135,085	\$129,916	\$1,265,000
7th Street	\$279,958	\$129,710	\$1,263,000
8th Street	\$303,287	\$143,780	\$1,400,000
9th Street	\$303,287	\$146,348	\$1,425,000
10th Street	\$331,104	\$164,320	\$1,600,000
11th Street	\$302,390	\$143,780	\$1,400,000
TOTAL	\$2,655,111	\$857,853	\$8,353,000

It is proposed that the full City match for the preliminary engineering phase be covered at this time by the Promote Astoria Fund since the loan for the remainder of the match would be obtained in early 2017. It is further proposed that half of the match (\$103,008) be provided by the Promote Astoria Fund since the bridges provide access to the waterfront and Riverwalk for our visitors. The remaining \$103,008 would be reimbursed by STP funds in the future. The City Attorney has reviewed and approved the agreements as to form.

It is recommended that Council authorize the six Local Agency Agreements with ODOT to secure funding through the Highway Bridge Program for the Street End Replacement at 6th through 11th Streets and also approve the proposed match for the engineering phase as outlined in the memorandum.