

A regular meeting of the Astoria Common Council was held at the above place at the hour of 7:00 pm.

Councilors Present: Warr, Price, Mayor LaMear, Ward 2 vacant.

Councilors Excused: Nemlowill

Staff Present: City Manager Estes, Community Development Director Cronin, Parks and Recreation Director Cosby, Finance Director Brooks, Fire Chief Ames, Police Chief Johnston, Library Director Pearson, City Engineer Harrington, City Support Engineer Moore, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

Staff Excused: Public Works Director Cook

REPORTS OF COUNCILORS

Item 3(a): Councilor Warr reported that Warrenton City Council recently approved a pay raise for Council members.

Item 3(b): Councilor Price said she was grateful to the current administration for standing up for the rights of all people.

Item 3(c): Mayor LaMear reported the Parks Department had recently won several awards.

Director Cosby said Parks staff and former Parks Planner Ian Sisson have received awards for their work on the Parks and Recreation Master Plan. The Oregon Chapter of the American Planning Association awarded Astoria with their Public Involvement and Participation Award after being nominated by Director Cronin. The Oregon Chapter of the Parks and Recreation Association also awarded Astoria with their Planning Award.

Councilor Price thanked staff for their work on the Master Plan, adding the awards and recognition were well deserved.

CHANGES TO AGENDA

City Manager Estes requested the addition of Item 6(f): The Rudy Bruner Award. City Council approved the agenda with the change.

CONSENT CALENDAR

The following items were presented on the Consent Calendar:

- 5(a) City Council Special Meeting Minutes of 11/9/16
- 5(b) Waiver of Fees for Holiday Downtown Parking
- 5(c) Intergovernmental Agreement (IGA) for Marijuana Tax Collection and Distribution with Oregon Department of Revenue (Finance)

City Council Action: Motion made by Councilor Warr, seconded by Councilor Price, to approve the Consent Calendar. Motion carried unanimously. Ayes: Councilors Price, Warr, and Mayor LaMear; Nays: None.

REGULAR AGENDA ITEMS

Item 6(a): An Ordinance Making Certain Determinations and Findings Related to and Approving the First Amendment to the Astor West Urban Renewal Plan (2nd Reading & Adoption) (Community Development)

The Astoria City Council held a hearing and first reading of this ordinance on November 7, 2016 to gain input regarding the Council's consideration and potential adoption of the proposed Astor West Urban Renewal Plan

First Amendment (the Amendment). The Amendment is designed for the Astor West Urban Renewal Area (Area), an area of 217.55 acres. The reason for urban renewal is to provide a financing mechanism to fund improvements including transportation, storefront grants, and redevelopment and housing assistance.

The proposed amendment to the Plan would expand the Area to include right-of-way as well as City-owned land to widen Bond Street and permit the use of urban renewal funds for the new projects to be added in the Plan as identified in Table 11 of the "Report Accompanying the First Amendment". In addition to the street aspect, there are underinvested residential properties that potentially need assistance (i.e., grants/ loans/technical assistance) to renovate and preserve as affordable housing, which is another Fiscal Year 2015-16 Council Goal. Staff has met with the Community Action Team about a targeted pilot program that would assist qualified property owners to renovate multi-family buildings while still meeting Development Code design requirements. A potential housing program will be brought to the Astoria Development Commission for review at a future date. The proposed Amendment requires an ordinance to implement the changes. It is recommended that the City Council hold the second reading of the ordinance and adopt the First Amendment to the Astor West Urban Renewal Plan.

City Council Action: Motion made by Councilor Price, seconded by Councilor Warr, to hold the second reading of the ordinance making certain determinations and findings related to the First Amendment to the Astor West Urban Renewal Plan. Motion carried unanimously. Ayes: Councilors Price, Warr, and Mayor LaMear; Nays: None.

Director Cronin conducted the second reading of the ordinance.

City Council Action: Motion made by Councilor Price, seconded by Councilor Warr, to adopt the First Amendment to the Astor West Urban Renewal Plan. Motion carried unanimously. Ayes: Councilors Price, Warr, and Mayor LaMear; Nays: None.

Item 6(b): Scandinavian Immigrant Monument – Further Direction Needed (Parks)

At its August 15, 2016 meeting, the City Council gave direction to establish an agreement that meets the needs of the Astoria Scandinavian Heritage Association (ASHA) and the Parks and Recreation Department to construct and maintain a Scandinavian Immigrant Monument at People Place Park. Since Council provided this direction, Parks Director Cosby has been working with Loran Mathews, ASHA President, to come to a mutually agreeable maintenance plan; however, this has been unattainable. Included in Director Cosby's agenda memo are the sequences of meetings and discussions that have occurred during 2016 regarding the development, construction, and maintenance of the proposed monument. It is recommended that Council provide direction regarding the Scandinavian Immigrant Memorial Monument at People Place Park and their intent for maintenance responsibilities.

City Manager Estes said the annual maintenance costs would be minimal with the low maintenance design proposed by ASHA; however, the requirements of the Parks Department would exceed current resources. Staff has prepared an analysis of the funds needed to sustain current levels of service and options for cuts to services should additional funds not be secured for the department. If City Council directs staff to maintain the monument, this will be factored into the analysis. The ASHA's proposal, included in the agenda packet, would provide some maintenance; however, additional costs would still be incurred by the City. Before City Council can approve the project, staff and ASHA still need to discuss who would manage construction of the monument, whether the State would require prevailing wages to be paid, and whether the project would need to be bid publicly.

Councilor Price stated corporate sponsorship opportunities for the maintenance of the monument were available. She agreed this park should have a very long-term maintenance agreement and the City should comply with the Parks Master Plan. Getting the Parks Department in line with budget resources will require some tough decisions to be made. She recommended this discussion be delayed until she and others had the chance to talk with the ASHA about the maintenance issues. Mayor LaMear and Councilor Warr agreed.

Loran Mathews, ASHA President, said the Association proposed to maintain the park for three years. He had assumed ASHA would be responsible for the costs, but ASHA has not proposed to raise the funds. Fundraising is a ways off because the Association is still working on an agreement with the City. He was reluctant to move forward on this project until the Association has an agreement allowing the monument to be built on the proposed site. ASHA will need to raise funds before hiring an architect to develop a cost estimate. Several

people have indicated they were willing to donate money, which he believed would provide enough funds to hire an architect. The Association has not yet considered corporate sponsorships, but were concerned about signing a long-term agreement because forever is a long time. He wanted to learn more about the City's agreement regarding Maritime Memorial Park. He asked what would happen if a long-term agreement was signed and 10 years later, ASHA was defunct. He was unsure what the City was looking for in an agreement.

Director Cosby explained the City's agreements with community groups vary greatly. Based on the Master Plan and feedback from the Parks Board, staff would propose this agreement be for more than ten years. People Place Park was maintained by community groups for about 25 years before the City became responsible. Staff is now trying to plan for a similar situation in the future.

Mr. Mathews said the Association had considered the 16th Street Park because the Rotary had indicated they would be removing the platform. The ASHA believed the monument would enhance the park and provide an economic benefit in the end by attracting more Scandinavians to the area. He understood the monument would need to be maintained and the Association is open to doing the work; however, they need some direction on what the City is looking for. He believed there was a misunderstanding between the Parks Department and City Council about ASHA's proposal. The Association can provide maintenance, but he was unsure for how long.

Mayor LaMear asked for the details of the ASHA's proposed maintenance plan.

Mr. Mathews said he believed ASHA has offered to do any necessary power washing and participate in Chip-In events for three years. They have not proposed to any grounds maintenance because that is already the City's responsibility. The monument would reduce the amount of grass at the park. The ASHA wants the entire monument to be located within the perimeter of the park.

Councilor Price said she could not support a three-year plan of that magnitude. She believed a corporate sponsorship, like the Holiday Inn Express's sponsorship of the Maritime Memorial, was possible.

Councilor Warr said the last time City Council discussed this agreement, he was concerned about the estimated maintenance costs. The proposed design will replace much of the grass with a hard surface, which should reduce maintenance. He asked why staff believed the monument would incur substantial additional costs. City Manager Estes explained staff anticipated an increase in the amount of garbage as more people would be visiting the park. Also, more trimming would need to be done with weed eaters, which costs more than mowing larger areas with mowers. Director Cosby said she had originally anticipated lower maintenance costs; however, the more concrete borders there are, the more weed eating necessary. Maintenance staff estimates they would be reducing mowing time by 10 minutes, but weed eating takes more time. Additionally, the hard surface would need to be blown off after weed eating. Staff anticipates that with the monument, the park would receive just as much traffic and garbage as the Riverwalk.

Councilor Warr said the park is already used by many people and he believed a monument would result in less garbage, not more. He did not believe the City should be supporting this issue. City Manager Estes noted that the Parks budget is minimal. Councilor Warr believed the people currently using the park would not continue to use the park after the monument was built. He agreed trimming would increase, but believed garbage would decrease. The City is splitting hairs, but he realized City Council would need to make some tough decisions about the Parks Department. City Manager Estes said staff and ASHA would like direction from Council about how to move forward. He asked what Council expected in an agreement between the City and ASHA and noted staff was willing to speak with others about possible corporate sponsorships.

Mr. Mathews said it would be beneficial to try to find a corporate sponsor, but it would delay the project. The ASHA is anxious to move forward. He believed Council was divided about how to move forward.

Mayor LaMear said when she first heard about this project, she was very excited. It is time for Astoria to have a Scandinavian immigrant monument; however, the City now has the Parks Master Plan, which took a lot of time and cost a lot of money. The Plan indicates that the City really needs to watch what is approved because maintenance costs are so high. She believed Councilor Price's idea was good and she offered to help move the project forward. She and Councilor Price agreed to start scheduling corporate meetings immediately so that an agreement could be approved by the next City Council meeting.

Judi Lampi, 605 Alt. Highway 101, Warrenton, said she was a member of ASHA. She congratulated the Parks Department on their awards adding that master planning and visioning is very important. She thanked Councilor

Price for offering to help find corporate sponsorships, which she believed was a great idea. She believed the park would result in great net gains for the city and a positive economic impact. A beautiful park in that location would be a great addition to the city and an improvement to an underutilized park. The location could be a magnet for economic development, which would raise the tax base. Community awareness and pride would increase, and the civic livability of the city would be enhanced. The park would be a place for families to gather and provide an urban plaza for people to enjoy. She would love see families picnicking and viewing the river at that park. The space does not currently provide those opportunities. The park could also provide education to children, tourists, and the public. She asked City Council to look at the big picture and consider what this project could do for the city in the future.

Mayor LaMear thanked Mr. Mathews for all the work he had done on this project. She appreciated all of the ASHA members who attended. City Council wants to make this project happen, but they have to be fiscally responsible and would figure out a way to do both.

City Manager Estes confirmed staff had the direction they needed to move forward.

Item 6(c): Waterfront Bridges Replacement Project (6th – 11th Streets) Design Update (Public Works)

The Waterfront Bridges Replacement Project is currently in the design phase and the project team has developed alternatives for the visual design elements of the bridges. Due to the relatively small area of each bridge and the mandated restrictions, there are really only two components of the structure that can be modified; lighting and pedestals. Sketches of the two alternatives are included with the Council packet. It is recommended that Council approve submitting two options to ODOT and proceeding with final design of the ODOT-approved option.

City Support Engineer Cindy Moore displayed the images contained in the agenda packet and described the recommended lighting and materials. Staff preferred to use basalt instead of board formed concrete, but ODOT had some reservations about the basalt. Staff planned to present ODOT with information justifying the use of basalt, but they wanted Council's permission to present both options so a final plan could be developed.

Mayor LaMear said she could not tell the difference between the two options and encouraged staff to get their preferred option approved by ODOT.

Councilor Price stated this project would be a big change for the riverfront. She was concerned that no architect had been involved in creating the designs. City Manager Estes clarified that a landscape architect developed the conceptual designs included in the agenda packet. Staff used the same landscape architect that developed the Wayfinding Master Plan, so that the designs would be consistent with the Plan. He noted that the two options being presented were much less adventurous than the design staff originally presented ODOT, which was denied.

Councilor Price asked if ODOT had that much say about a city's character. City Manager Estes replied yes, when they are funding the project. He confirmed the City was paying for 10 percent of the project.

Councilor Price asked if the new European style crosswalk at 10th Street was necessary. Engineer Moore explained the City had to balance ADA requirements with historic requirements. ODOT wanted more striping and delineation because the crosswalk marks the transition from a roadway to an area with a trolley and many different conditions. ODOT will require that crosswalk. City Manager Estes added that ODOT also wanted yellow truncated domes throughout the entire area for ADA accessibility; however, the domes would not satisfy the historic requirements. The design being proposed is ODOT's negotiated compromise.

Councilor Price asked what the railings would be made of. Engineer Moore said they would be steel because staff must design for a 75-year lifespan. Councilor Price said it was interesting that staff had difficulty getting basalt approved, because it introduces a new element when the area is surrounded by rock, but, ODOT can introduce steel, which is not found at all in that area. She asked if staff could do anything about that. Engineer Moore said they must design for 75-year lifespan and staff is trying to make the steel blend in with the wood by using a brown powder-coated steel and a similar configuration.

Councilor Price believed it was sad that Astoria's waterfront would look new with white and steel. Engineer Moore said staff has talked to ODOT about the concrete deck. Staff planned to color the concrete a dark grey to tone down the bright white of brand new concrete; however, the concrete will darken with time as it ages.

Mayor LaMear confirmed the steel would not be shiny. Engineer Moore added that once these design concepts are officially presented to ODOT, staff would get written feedback and commitments about what ODOT would allow.

Mayor LaMear called for public comments.

Doug Thompson, 342 14th Street, #602, Astoria, said the agenda packets were made available last Thursday, which was unfortunate because people only had four days to review the information. The Lower Columbia Preservation Society (LCPS) has not been able to discuss this project in such a short amount of time. He was troubled by the process. He understood the project was necessary, that it needed to be engineered, that staff only wanted to do the work once, and that staff wanted to use very durable materials. ODOT and the federal government will insist on durable materials. He attended the open house in March, which was the public's first opportunity to see the designs. He had indicated to ODOT's design consultants that many engineers were involved, but no architect or designer. He was told that a land use planner was on staff and that the engineers were working on the design phase of the project; however, no professional designer, landscape architect, or an architect was on the team at that time. He told staff that engineers design the structural components of a project, but they are not architects or landscape architects. He was thankful that staff hired a landscape architect, but no real public design session has taken place. He was most troubled with the minimal amount of public participation in this project. This is Astoria's historic riverfront, which is part of the Downtown National Registered Historic District, and the public needs to be involved. The City will get the best designs from public participation and input. The Smith Point roundabout, which has been very successful, was built in spite of ODOT, not because of ODOT. ODOT funded and built the roundabout after ODOT's project managers and engineers listened to the community and City Council. Good design takes time and public participation. These six bridges deserve the best public participation process.

Engineer Moore said the project is currently on schedule for construction to begin in the fall of 2017. Odd numbered streets would be constructed first during the in-water work period from October to March. In the fall of 2018, the even numbered streets would be constructed. This timeline will balance the needs of the businesses in the area and minimize disruption. Staff can allow for some public participation without disrupting the timeline, but the schedule is already pretty tight. While these designs are not critical to the structure, they are critical to the review process, which take a long time. Therefore, it is important that staff move the process forward as quickly as possible.

Councilor Price believed Council would not want to jeopardize the construction schedule. She asked if there was time for one more public meeting. Engineer Moore said if staff was directed to hold a public meeting, they would schedule a meeting as soon as possible. Staff would need time to notify the public in advance and work around the holidays. Staff confirmed that the public has had the opportunity to participate in this project at an open house and at every City Council and Historic Landmarks Commission (HLC) meeting that involved discussions about the design of the structures. There have also been multiple stakeholder meetings with residents, businesses, and property owners adjacent to the project area. Engineer Moore noted that the HLC had not yet seen the images in the agenda packet.

City Engineer Harrington agreed that ODOT was a complex entity to deal with and the process is very involved. He was concerned because the City has a very limited staff navigating an extremely difficult project. The City just spent \$185,000 on maintenance of the six structures. These structures will be demolished and he would hate to see that much in taxpayer dollars be wasted. All of money has been spent on temporary work at the lowest potential cost. When next year's structural reports are published, they could include more recommendations. Therefore, getting behind on this schedule would cost the taxpayers more money. The City has this great opportunity to use grant funds for 90 percent of the project and he did not want that to be taken for granted. He agreed it was critical to do the right thing. Staff wants to look back on this project and know they did the right thing for the community. He recommended that staff and the public take advantage of upcoming public meetings that are already included in the project timeline. Staff cannot anticipate ODOT's response to these designs and they might say no to both. The City wants to make the area look like it once did, but wood is not allowed, nor is it feasible. The steel railing is required for vehicular loads and the crosswalk is required for pedestrian safety. Staff is trying to balance all of the state and federal requirements and keep the project moving forward, while dealing with the aesthetic and structural components, keeping costs down, and finding funding. He agreed staff could

have taken more public input on the aesthetics, noting many cities and counties built these bridges with no input whatsoever. Staff took a lot of pride in the Riverwalk and he wants to do the right thing, and if having another public meeting and more public input would accomplish that, staff supports that 100 percent; however, everyone needs to understand staff's limitations. Were people willing to battle with ODOT's internal reviewers? If so, the City could lose the project. He clarified staff wanted Council's feedback on moving forward with the scenarios, and that public input needs to be taken parallel to the project timeline. The City may have some feedback from ODOT in time for the public meeting, which would likely be held after the holidays. Once the City received ODOT's response, designers would have time to adjust the design and incorporate changes before going to bid.

City Manager Estes asked if changes could be made later, even if City Council took action now. Engineer Harrington explained that staff would have problems introducing a new concept if the public preferred a design that was completely different or was not appealing to ODOT's historic review staff; however, he believed the public and ODOT wanted the same thing, structures that look like the originals. But, the City must also incorporate the required improvements. The public process has created the Wayfinding Master Plan and staff is trying to remain consistent with the plan. The existing street signs are not in line with the historic waterfront, so the recommended pedestals would provide wayfinding information to visitors in a more historically appropriate manner.

Mayor LaMear asked if the brown powder-coated steel could be presented to the public at future meetings. Engineer Harrington explained staff considered corten steel, but it rusts. Staff will make the powder-coated steel look as rustic as ODOT allows, but they still have to meet the requirements for vehicular and structural loads.

Mayor LaMear noted City Council was just voting to send the two design options to ODOT, not approving one of the designs.

Councilor Price added that Council needed to vote now, rather than waiting until after a public meeting. City Manager Estes explained that ODOT only responds to official submittals, so staff will not receive ODOT's official response until these designs have been submitted officially.

Councilor Price said she wanted to find out if the public was more interested in this project now than they have been in the past. She also wanted the public to have final input on the project before City Council moves forward. She could tell that all of the public input submitted so far had been incorporated and she thanked Engineers Moore and Harrington for being so willing to take input throughout the process. She preferred the basalt pedestal.

Engineer Harrington asked if Councilor Price believed the public wanted a design that was toned down from staff's designs. Councilor Price confirmed she would be looking for less. She wanted to see samples of the materials proposed for this project and materials used in existing wayfinding projects. Astoria is being inundated with changes to the City, which was difficult for her.

Engineer Harrington noted the existing timber pier would be tied into the concrete structure. If the goal of the public process is to develop a design more in line with the existing character, he believed it was safe for staff to proceed with their proposed scenario because ODOT would love any design that minimizes impacts; however, staff cannot get around the ADA requirements and had already compromised after negotiating with ODOT.

City Council Action: Motion made by Councilor Warr seconded by Councilor Price to authorize staff to submit two design options to ODOT for the Waterfront Bridges Replacement Project and proceed with the option approved by ODOT. Motion carried unanimously. Ayes: Councilors Price, Warr, and Mayor LaMear; Nays: None.

City Manager Estes confirmed staff would schedule a public meeting to take more input from stakeholders and the entire community.

Item 6(d): Liquor License Application by Amanda Cordero, dba Northwest Wild Products, Located at 354 Industry Street, for a Greater Privilege for a Limited On-Premises Sales License (Finance)

A Liquor License Application has been filed by Amanda Cordero, doing business as Northwest Wild Products, located at 345 Industry Street, Astoria. The application is for a Greater Privilege for a Limited On-Premises Sales License. The appropriate departments have reviewed the application. A report provided by the Police Department, which conveys information gathered during the investigation, is attached to the application for

reference. No objections to approval were noted. It is recommended that Council consider approval of the application.

Mayor LaMear confirmed there were no public comments.

City Council Action: Motion made by Councilor Price, seconded by Councilor Warr to approve the liquor license application by Amanda Cordero for a Greater Privilege for a Limited On-Premises Sales License. Motion carried unanimously. Ayes: Councilors Price, Warr, and Mayor LaMear; Nays: None.

Item 6(e): Change First and Second City Council Meeting Dates in January 2017 and Second City Council Meeting Date in February 2017 (City Council)

Astoria City Hall will be closed on Monday, January 2, 2017 for New Year's Day, Monday January 16, 2017 for Martin Luther King, Jr., Day, and Monday, February 20, 2017 for Presidents' Day; therefore, the first and second Council meeting dates in January and the second meeting date in February will need to be changed. In years prior, it has been the tradition to hold City Council meeting on the following day. It is recommended that Council set alternate meeting dates for the holidays noted above.

City Council Action: Motion made by Councilor Price, seconded by Councilor Warr , to reschedule both January City Council meetings and the second February City Council meeting dates from the first and third Mondays to the first and third Tuesdays. Motion carried unanimously. Ayes: Councilors Price, Warr, and Mayor LaMear; Nays: None.

Item 6(f): The Rudy Bruner Award

This item was added to the agenda during Item 4: Changes to the Agenda.

City Manager Estes said in 2014, Suen Ho, who was the architect of the Garden of Surging Waves, submitted an application nominating the garden for the Rudy Bruner Award for urban design. The City and co-applicant Ms. Ho were not selected for the award at that time. Ms. Ho would like to submit another application. The award recipient receives up to \$50,000 to be used in the community. Ms. Ho has suggested that the Clatsop County Historical Society (CCHS) receive some of the proceeds if Astoria and Ms. Ho win the award. Additionally she has recommended that funds be used to update online materials, to update the Garden's website, and develop educational materials that could be downloaded by teachers and others. He confirmed that Ms. Ho did not expect the Parks Department to take on this work. He noted he was on the board of the CCHS and quotes for the online materials were submitted by his ex-wife; however, he did not participate in any part of this project. He asked City Council to concur with the recommended use of award proceeds and that the City be listed as co-applicant for the award nomination.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Price to approve the application for the Rudy Bruner Award with Suenn Ho and the City of Astoria being listed as co-applicants, and if awarded, the disbursement and use of award proceeds as recommended by Suenn Ho. Motion carried unanimously. Ayes: Councilors Price, Warr, and Mayor LaMear; Nays: None.

NEW BUSINESS & MISCELLANEOUS, PUBLIC COMMENTS (NON-AGENDA)

There was none.

City Council recessed into Executive Session at 8:17 pm.

EXECUTIVE SESSION

Item 8(a): ORS192.660(2)(i) – Performance Evaluations of Public Officers and Employees

The City Council will meet in executive session to discuss a performance evaluation.

The regular session reconvened at 10:01 pm.

Mayor LaMear said City Council recommended that City Manager Estes attend an executive leadership program to be mutually agreed upon by City Manager Estes and City Council. Council also recommended a salary

adjustment for City Manager Estes of 2.5 percent this fiscal year, retroactive to the anniversary of the date of his hiring.

City Manager Estes thanked Council and said he appreciated working with this administration. He would miss Councilor Warr, but also looked forward to working with new Councilors in the future.


ADJOURNMENT

There being no further business, the meeting was adjourned at 10:22.

ATTEST:


Finance Director

APPROVED


City Manager