

A regular meeting of the Astoria Common Council was held at the above place at the hour of 6:58 pm.

Councilors Present: Nemlowill, Herzig, Warr, Price, Mayor LaMear

Councilors Excused: None

Staff Present: City Manager Estes, Community Development Director Cronin, Deputy Police Chief Halverson, Parks and Recreation Director Cosby, Finance Director Brooks, Fire Chief Ames, Special Projects Planner Rosemary Johnson, Library Director Tucker, Public Works Director Cook, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

REPORTS OF COUNCILORS

Item 3(a): Councilor Nemlowill thanked Director Cronin for hosting the workshop on Heritage Square that discussed the highest use possible for the site, including a new library and housing. She believed the workshop went well and it was great to see the concepts. She attended the Parks and Recreation Master Plan Citizens Advisory Committee meeting the previous week. She was privileged to be on the committee with a wonderful group of people, including a member of the mom's club and the superintendant of Lewis and Clark National Historical Park. There are two opportunities for the public to participate in the gathering of information about how the public would like to see the future of Astoria's parks and recreation: Saturday, November 7, 2015, from 10:00 am to noon and Tuesday, November 10, 2015, from 6:00 pm to 8:00 pm at the Lovell Showroom at Fort George Brewery. She reported that the Fire Department was busy the previous week working with local school children at Astor School for Fire Prevention and Safety Week and handing out safety bags to children on Halloween. She appreciated that the Fire Department was promoting a positive image of Astoria's public safety.

Item 3(b): Councilor Herzig reported that the Lower Columbia Diversity Project (LCDP) held a presentation on the Chinook Nation with Tribal Chairman Tony Johnson on Sunday, October 25. The Chinook Nation continues to petition the federal government for recognition of their tribe. For over 100 years, the Chinook Nation has been denied rights because a treaty, created in the 1850s, was never formally ratified. He wanted to support the Chinook Nation in every way possible. On Friday, October 30, some of the LCDP members gave Tongue Point staff diversity training. Tongue Point has had an influx of students from the East Coast because it is the only Job Corps in the country with a maritime program and it has become very popular. Staff has been dealing with tensions between urban East Coast students and rural West Coast students, so Tongue Point is addressing the fact that the staff does not reflect the diversity of the student population. The next LCDP presentation, addressing veteran homelessness in Clatsop County, will be on Sunday, November 8 at 4:00 pm at the Boyington Building. Homelessness is a national concern, but veteran homelessness is a national embarrassment. The federal government is providing a lot of funding to address the issue, but the housing shortage in Clatsop County is another issue. The Astoria Warming Center will host volunteer training on Friday, November 6 from 5:30 pm to 7:00 pm and on Saturday, November 7 from 10:30 am to 12:00 pm at the First United Methodist Church in the lower area of the social hall. The training is open to the public and attending will not require anyone to become a volunteer.

Item 3(c): Councilor Price said she echoed Councilor Nemlowill's appreciation for the Police and Fire Departments. She invited the public to attend her salonical on Wednesday, November 4 from 4:30 pm to 6:00 pm in the Flag Room of the Astoria Library.

Item 3(d): Councilor Warr had no report.

Item 3(e): Mayor LaMear reported she had the privilege of attending the Rising Tides 2015 Conference. She had been invited to the conference by former Portland Mayor Sam Adams, who is now with the World Resources Institute. The conference was for mayors of coastal cities. The Atlantic Coast, the Eastern Seaboard, the Gulf Coast, and the coast of California are all experiencing rising sea levels and coastal flooding. Pat Corcoran at Oregon State University has told her that Astoria does not have these problems because the land is rising at the same rate as the sea level due to subduction. However, if an earthquake occurs, the sea

level will rise three to seven feet. The conference was very sobering and it was wonderful to meet mayors from all over the country and hear their challenges and solutions. She was particularly impressed with the mayor of Hoboken, NJ, who took on the Federal Energy Regulatory Commission (FERC), Federal Emergency Management Agency (FEMA) and other agencies to protect their area. Hoboken now has booms, swales, and green roofs. It was interesting to hear from FEMA, the Army Corps of Engineers, and the National Oceanic and Atmospheric Association (NOAA). She received a lot of information that she hoped would be useful for Astoria in the future. That morning, she attended emergency preparedness for city and county officials, given by a representative of FEMA. City staff does not know which buildings will remain standing or which roads will be passable after an earthquake. Therefore, each person needs to take care of themselves. She hoped neighborhoods would get together to find out who has things like tarps and generators and make sure everyone has a go-to bag. This issue is sobering and serious, but everyone needs to be prepared. She appreciated the opportunity to go to the conference.

PRESENTATIONS

Item 4(a): Oregon Economic Development Association Award for the Landfill/Sports Complex Project

At its Annual Conference held in Medford on October 18-20, 2015 the Oregon Economic Development Association awarded the City of Astoria the 2015 Outstanding Collaborative Partnership award for the Astoria Landfill Redevelopment project. Special Projects Planner Rosemary Johnson attended the award luncheon along with a representative of Recology to receive the award. Planner Johnson will be present at the City Council meeting to present the award to the City Council.

Planner Johnson played the video that was originally shown during the award luncheon and presented the award to Mayor LaMear.

Mayor LaMear thanked Planner Johnson for representing the City of Astoria at the luncheon. Former Mayor Van Dusen, Eric Thorsen from Columbia Memorial Hospital, Craig Hoppas from the school district, and Fred Stemmler from Recology accepted the national award.

Item 4(b): Riverfront Vision Plan – Neighborhood Greenway Update

Neighborhood Greenway Area (41st to 54th Street, Leif Erikson to pier head line), generally known as the Alderbrook area, is the third phase of implementation of the Riverfront Vision Plan. The Astoria Planning Commission has held a Town Hall Meeting and two work sessions to develop the draft ordinances with the neighborhood. At its October 27, 2015 meeting, the Astoria Planning Commission unanimously voted to recommend adoption of the ordinances by the City Council. Staff will provide a short update on the proposed code amendments at the November 2, 2015 City Council meeting and answer any questions concerning the draft documents. The draft amendments are available on the City Web site at www.astoria.or.us/communitydevelopment ([October 15, 2015 DRAFT Comprehensive Plan Ordinance](#) and [October 15, 2015 DRAFT Development Code Ordinance](#)). Paper copies of the drafts will be distributed to the Council on November 2nd. A public hearing is scheduled for the November 16, 2015 City Council meeting.

Planner Johnson explained the Riverfront Vision Plan was adopted by City Council several years ago. Since then, City Council has had the goal of implementing the Plan. The Plan divided the waterfront into four sections, the Bridge Vista Area, Urban Core, Civic Greenway Area, and Neighborhood Greenway Area. The Bridge Vista and Civic Greenway Areas have been implemented and staff has been working on the Neighborhood Greenway Area. She gave a PowerPoint presentation on the proposed updates as follows:

- The Riverfront Vision Plan identified goals and assumptions for each area. For the Neighborhood Greenway Area, these goals and assumptions were intended to protect the neighborhood's character and vistas of the river while encouraging maritime related uses like docks, piers, and marinas.
- Comprehensive Plan policies will be amended to update the Alderbrook neighborhood description, add references to the Neighborhood Greenway Area, and acknowledge the growing impact of traffic to the area. In response to input from the residents, a new policy will allow staff to consider extending the trolley into LaPlante Park or the Alderbrook neighborhood. Various sections of the code will also be updated to include the proposed zone changes.

- This process began with a town hall meeting in August, which was very well attended. Staff used comments made by Alderbrook residents at that meeting to develop code language, which was presented to the Planning Commission at a work session on September 1, where the public had another opportunity to respond. Again, staff used public comments and input from the Planning Commission to further revise the document. A second work session was held on September 16 to take input. On October 27, the Planning Commission held a public hearing on the proposed code amendments and they unanimously voted to recommend that City Council adopt the changes, which reflect citizens' comments. No public comments were made during the public hearing, so staff believes the public's concerns have been adequately addressed.
- Development Code changes will include a zone change to the overwater area from A-3, Aquatic Conservation to A-4, Aquatic Natural. This will eliminate a few of the commercial uses allowed over the water. The Alderbrook Lagoon is very shallow, it is tidal, and the trolley tracks cut off access from the lagoon to the Columbia River. Therefore, the area is not good for a deep water port or large ships. However, the area could be used by kayaks and small boats. Staff is not proposing any changes to allowed uses on land. The height of new structures over the water will be limited to the top of the bank, with existing buildings being exempt. There will be no new design guidelines or standards for single-family or two-family dwellings. However, multi-family dwellings will have design standards and design guidelines. The design standards will be allowed outright, while design guidelines will need to be approved. The same design guidelines will also apply to non-residential structures, like daycare centers, schools, and churches. Landscaping standards would only apply to non-residential structures. City Council will conduct a public hearing on the code amendments at their meeting on November 16.

Councilor Nemlowill asked for an explanation of the rationale for excluding design standards and guidelines for new homes in Alderbrook. Planner Johnson explained that Alderbrook is an eclectic area with many unique styles. It would have been difficult for staff to decide on one style that would work for the neighborhood. More importantly, the residents of Alderbrook did not want additional reviews because they like the differences and the ability to maintain an eclectic character. The Riverfront Vision Plan did not identify design guidelines or the need for design guidelines in the neighborhood, so staff opted to refrain from recommending any.

Councilor Herzig said staff received a very strong hands-off message from Alderbrook residents and Planner Johnson dealt with them very graciously. He noted that the Port had considered developing to the east of Pier 39 and asked if that area was included in the Neighborhood Greenway Area. Planner Johnson answered no; the west boundary of the Neighborhood Greenway Area is 41st Street. She showed the Area on the map and explained that 41st Street is on the far east side of the condominiums on Pier 39, which is right at the start of the lagoon, not Port property.

Councilor Herzig stated the Port has been working with Marriott to build a hotel in the Bridge Vista Area. He asked if staff had the exact coordinates of the hotel's proposed location. Staff said they have been meeting with the Port to discuss a variety of issues. However, no definite plans have been made at this time. The general area of the proposed hotel would be on two properties split by the Riverwalk next to the Maritime Memorial. Staff confirmed this was in the Bridge Vista Area, which did not allow hotels north of the railroad tracks. City staff has only had open discussions with the Port and nothing was being negotiated at this time.

Mayor LaMear confirmed there were no public comments or questions.

CHANGES TO AGENDA

City Manager Estes requested the addition of Item 7(f): Letter of Support for a Connect Oregon Grant Application for the Port of Astoria. The agenda was approved with changes.

CONSENT CALENDAR

The following items were presented on the Consent Calendar:

- 6(a) City Council Minutes of 10/5/15
- 6(b) Boards and Commission Minutes
 - (1) Library Board Meeting of 9/22/15
 - (2) Traffic Safety Committee Meeting of 7/28/15
- 6(c) Highway 202 Sidewalk Phase 2 – Funding Update (Public Works)**

6(d) Request for Proposals to Eradicate Weeds and Reseed Ocean View Cemetery (Parks)

Councilor Herzig requested Item 6(c) be removed for further discussion.

City Council Action: Motion made by Councilor Nemlowill, seconded by Councilor Price, to approve Items (a), (b) and (d) of the Consent Calendar. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

Item 6(c): Highway 202 Sidewalk Phase 2 – Funding Update (Public Works)

Councilor Herzig said staff has been working hard to get funding to install a sidewalk from the Astoria High School that extends eastward along Highway 202. Many students walk that route, which is very dangerous with a blind curve and no sidewalk. Staff has successfully secured funds from Oregon Department of Transportation (ODOT), but not enough funds to work in other areas like Alderbrook. Just above Tapiola Park on Denver, there is a section where the sidewalk stops. This sidewalk is the only connector between the neighborhood and the park and it would be great to bring the sidewalk all the way up. People must walk in the street where there is no sidewalk, which seems dangerous. He was unsure if this money could be stretched because the sidewalk from the high school will cost more than \$1 million. He asked how far east the sidewalk would go with \$1 million. Director Cook said the sidewalk would go to Hanover Street. Staff wanted the sidewalk to go all the way to the Stop and Go, but they did not receive enough funding to take it that far. The high cost is due to the need for retaining walls along embankments.

Councilor Herzig asked Director Cook to remember Denver Street as cement is being laid because the terrain is very challenging in that area. The expense of a sidewalk is surprising, but sidewalks are needed in the area. Students need to walk safely around the bridge to the high school. He commended staff on their efforts to get the funding for this project.

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

REGULAR AGENDA ITEMS

Item 7(a): Liquor License Application from Don West, doing business as Astoria Crest Motel LLC, located at 5366 Leif Erikson Drive, for a New Outlet for Off-Premises Sales License with Tasting Privileges (Finance)

A liquor license application has been filed by Don West, doing business as Astoria Crest Motel, LLC, located at 5366 Leif Erikson Drive. The application is for a New Outlet for Off-Premises Sales License with Tasting Privileges. The appropriate departments have reviewed the application and it is recommended that Council consider approval.

Councilor Nemlowill declared a potential conflict of interest as a partial owner of Cervecia Gratis, which sells alcohol. However, she did not believe this would directly impact her company.

Mayor LaMear called for public comments. There were none.

Councilor Herzig was troubled that a hotel wanted a liquor license. He was unsure why Astoria Crest Motel wanted to sell factory sealed containers for off-premises consumption and have a tasting area in their lobby and restaurant area. He believed Astoria had plenty of liquor outlets already and this use of a liquor license seemed to stretch what a hotel or motel should be doing. The Agenda Packet contains a rough drawing of the tasting area in a common area of the motel. He asked why the liquor license was important to the motel. City Manager Estes stated the Applicant was not present. Mr. West also manages the Cannery Pier Hotel, which has tastings and a happy hour for their guests. This use of a liquor license is similar to other hotels in Astoria.

Councilor Nemlowill asked if any police reports involving the Applicant had been filed. Deputy Chief Halverson confirmed the Department heard no opposition from neighbors during their basic investigation. Councilor Nemlowill said she had no reason to be concerned.

Staff confirmed for Councilor Herzig that this license would allow a hotel guest to purchase liquor and drink it in their room.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Nemlowill, to approve liquor license application by Don West, doing business as Astoria Crest Motel, LLC, located at 5366 Leif Erikson Drive, for a New Outlet for Off-Premises Sales License with Tasting Privileges. Motion carried 4 to 1. Ayes: Councilors Price, Warr, Nemlowill, and Mayor LaMear; Nays: Councilor Herzig.

Item 7(b): Affordable Housing Strategy – Next Steps (Community Development)

The City Council held a special work session on September 14, 2015 to discuss the Affordable Housing Study that was completed by the Community Development Department in support of the City Council's goal setting for Fiscal Years 2014-2014 / 2015-2016. At the work session, staff presented background information, a Draft Problem Statement, case studies, and a range of short term and long term solutions to create more housing opportunities in Astoria. The City Council directed staff to study the options in more detail and bring potential solutions back for review as part of an overall housing strategy. Staff has developed and outlined a Problem Statement, the affordable housing strategy, and the list of actions. Staff recommends Council approve the Problem Statement, the affordable housing strategy, and the list of actions. In addition, staff will continue to report back on progress of implementing the work program, including the status of any redevelopment projects.

Director Cronin reviewed the outline in the agenda packet, which recommended an affordable housing strategy. He highlighted the short-term and long-term actions recommended in the strategy, noting in what order the actions should be completed and timelines for each action.

Mayor LaMear asked Director Cronin to explain his idea to expand accessory dwelling units (ADU). Director Cronin said the current zoning codes only allow ADUs within the existing footprint of a house, like in a basement. Most jurisdictions allow ADUs in garages, which allows space above the garage or the garage itself to be converted into a living unit. ADUs are usually much smaller than the main house and many jurisdictions require the main house or ADU to be lived in by the primary property owner. He would like City Council to consider what other jurisdictions are allowing with ADUs because he believes it is an easy solution. However, Astoria does not have many standard garages that are ready for an ADU. Therefore, this might not make a big upfront impact on the housing issue, but he believed property owners should have the opportunity to convert garages to ADUs. ADUs provide a source of housing and an income stream for the property owners. Staff would like City Council to endorse the recommended strategy and if necessary, give staff more direction for moving forward on the housing issue.

Councilor Nemlowill believed the strategy was great. She thanked Director Cronin for moving quickly on this issue. She believed the culprit to the affordable housing problem all over Oregon was vacation rentals and Astoria should make policy changes that clearly indicate the housing stock is for Astorians. There is no language in Astoria's code for residential properties and vacation rentals. Part of this plan should be to tighten the codes. She asked if staff believed the vacant home registry should include land. Director Cronin explained that staff uses the Buildable Lands Inventory (BLI) to capture vacant lands in residential, commercial, and industrial zones. Staff can update City Council annually on how much land is vacant in Astoria. The vacant home registry is just for existing structures. If a derelict building were demolished, the property would be moved from the vacant home registry to the BLI.

Councilor Nemlowill said she was interested in City-owned property that could be used for affordable housing. She understood this would be part of the long term goal to form public/private partnerships. Director Cronin said he would speak to City Council about Heritage Square on December 7. The City is considering housing on Heritage Square, a City-owned property, which is an example of a public/private partnership. Other properties would require much bigger policy changes that staff would need to work on.

Councilor Nemlowill believed the Parks Master Planning process could provide opportunities to identify underutilized properties that could be used for housing. She asked if second story dwellings in the downtown area would be included in the vacant home registry. Director Cronin confirmed staff would include those properties. He asked City Council to let staff know of any vacant units that should be considered. He has been tracking the issue of vacation rentals at a state and local level. Many articles have been written about other cities

with the same problem and this topic was discussed at the American Planning Association in Seattle in April. A lot of effort must go into tackling this issue and he wanted to recommend some solutions to City Council. However, he believed the current projects needed to be prioritized first. He offered to find out if the Department of Land Conservation and Development (DLCD) could provide assistance.

Councilor Nemlowill found it interesting that City Manager Estes has been approached by at least one person at the League of Oregon Cities who asked how Astoria handles vacation rentals. Astoria is in a good position right now and if the rules are unclear, people will start to rely on the income from short-term rentals. Changing those rules could be devastating or impossible. She believed rules needed to be established now.

Councilor Herzig asked if vacant rentals would be included in the vacant home registry. Director Cronin explained the list would include vacant homes that had been abandoned or did not have anyone living in them and were not listed for sale, like the Waldorf. The apartments above the businesses downtown are actively being marketed by the owners, so they would not be included on the list.

Councilor Herzig understood rentals would not be part of the vacant homes registry, but the condition of the homes on the registry would be weighed heavily. There are rentals available, but no one wants to move into them because they are trashed. This creates a false impression that units are available. Back when the City had conducted a major sale of City-owned properties, he had suggested staff evaluate the properties prior to listing them for sale to make sure there was no better use for them. Staff had suggested each property be discussed individually during the public hearing to consider an offer. He believed this was why the City is in this position now. He wanted City Council to approve requiring staff to evaluate the best use of each property prior to selling them. When the survey was being conducted, the Northwest Oregon Housing Authority (NOHA) discussed the idea of provide financial assistance for a security deposit and first and last month's rent. People can afford the monthly payments, but not the large upfront costs. NOHA has applied for a grant to help their clients with these payments. He wanted staff to explore a public/private partnership with banks and credit unions to create a fund that would assist renters.

Councilor Price agreed that evaluating City-owned properties prior to selling them is essential because the City does not know what it might need. The need for additional data was discussed at a recent work session and she was unsure how to determine the City's needs. She wanted to find out what the City needs before changing any codes. The Problem Statement says Astoria has housing needs across the board, which seems true. However, Astoria has 118 homes of various sizes and conditions for sale at various prices. She believed rentals were a big problem and she wanted more data before taking big steps. Director Cronin confirmed he had heard that discussion at the work session and believed it was a great suggestion. Staff tried to gather more data, but the data bases that exist do not lend themselves to the level of analysis that Councilor Price has requested. However, staff continues to work with Ami Kreider at the library to gather specific pieces of data.

Councilor Price understood that governments could only do so much. Therefore, staff should target the data very carefully because only very small steps can be taken. She was glad to see code enforcement on the list of actions because it could alleviate much of the problem. Many unregulated short term rentals in Astoria have been listed on Airbnb and VRBO. She has several neighbors who have renovated their homes to accommodate vacation renters and she believed this issue needed to be evaluated before taking any big steps towards loosening codes. She asked if staff believed businesses had any role in public/private partnerships. Director Cronin explained that certain types of businesses, like developers, do have roles in public/private partnerships.

Councilor Price said she was thinking about both large and small businesses. Government tries to provide wages to people in ways that businesses do not so that people can afford to live in Astoria. Some cities have partnerships with banks and other businesses, where the businesses pay into a fund that helps their employees with security deposits. She wanted to discuss ideas like this in the same way emergency management is discussed. People must take care of themselves because the City will not be able to build housing for the service workers in town. Director Cronin said he and Councilor Herzig attended a regional discussion about housing at Clatsop Community College about a week and a half ago. He had suggested that large institutional service providers consider investing in housing. He did not receive much of a response, but wanted to start the conversation.

Councilor Herzig added that during the housing discussion, a representative from Providence Seaside said they spend thousands of dollars on hotel rooms for their part time doctors. This problem is county-wide, but Astoria is

at an advantage because of its rentals. Coast Guard housing manager Don Lee was also at the discussion and he is a great resource for information.

Mayor LaMear understood Astoria does not have system development charges, which gives Astoria a competitive advantage over communities that do have them. She asked if there were other incentive programs the City could offer, like requiring developers to make a portion of their development affordable housing.

Director Cronin said tax abatements were discussed at the work session. Tax abatements are very common and he would like City Council to consider what program guidelines would have to be met in order to qualify for a tax abatement. He has already requested information from the County about such a program. He and Heather Hanson, his counterpart with the County, would be co-chairing a sub-committee that will discuss the housing issues in the region and he would provide City Council with updates.

City Manager Estes added that the concept of inclusionary housing is legal in California, where a certain number of units in a development have to be affordable. However, this is not legal in Oregon. Director Cronin noted there is a large coalition in Salem that is working towards legalizing inclusionary housing in Oregon.

Councilor Nemlowill said while it may be interesting to look at some key City-owned properties for partnerships with affordable housing entities, she did not believe all city properties should be withheld from potential sale to a private developer that may be interested in developing housing. The issue is the lack of affordable, subsidized, and market rate housing. Astoria has the Coast Guard, Clatsop Community College, Columbia Memorial Hospital, and the service industry. Therefore, she believed Astoria needed a wide range of housing, not just subsidized housing. Director Cronin stated the Problem Statement is silent on subsidized housing because Astoria has a general housing problem. Producing more housing in general is a move in the right direction.

Councilor Herzig added that relieving the housing pressure at any level would help all other levels because providing housing will enable more mobility through the entire system.

Mayor LaMear invited the public to speak about the affordable housing study.

A citizen asked how many people in Astoria were looking for affordable housing.

Director Cronin said he did not have a specific number and referred the citizen to the affordable housing providers, Clatsop Community Action and NOHA.

Councilor Herzig believed Todd Johnson had said waiting lists for subsidized housing were between six months and two years, depending on the type of property. Director Cronin added that most housing authorities in Oregon have stopped adding names to their waiting lists because the demand is so large.

A citizen suggested staff contact local real estate agents because they are familiar with houses, streets, and empty buildings, even buildings that are not being advertised for rent.

Suzanna Gladwin, 82316 Highway 103, Seaside, agreed that realtors know every house in town. She suggested the City consider allowing smaller lots, possibly with manufactured homes, apartments inside homes, and variances that were linked to affordable and low-income housing and long term rentals.

Mayor LaMear said the housing problem is citywide and nationwide and that the City appreciates any suggestions the public may have.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Warr to approve the Problem Statement, the affordable housing strategy, and the list of actions.

Councilor Price stated the housing strategy was too broad for her to support at this time. She wanted more data on vacation rentals and code enforcement first because this data was essential. Until City Council knows more about what the City wants and has a real strategy, she was concerned about moving forward. If there are 50 people who are looking for housing at \$600 per month, the City's strategy could be to build units for 10 of those people. This is the type of plan the City should have. She understood it would be difficult to gather the data she

wants, but given the City's limited ability to take action, she believed the strategy should be more targeted than the suggested broad strategy.

Councilor Nemlowill wanted the list of actions to include clarifying vacation rental policies.

Director Cronin understood Council was concerned because the recommended list of actions had not been prioritized. He offered to prioritize and add to the list of actions, per direction from Council.

Mayor LaMear asked if Councilor Price had any issues with the Problem Statement.

Councilor Price said no, she believed the Problem Statement reflected reality. However, the statement is much broader than City Council's goal to provide housing that Astorians can afford. City Council wants to provide work force housing, but now the goal is very broad. She wanted to see data that indicated the City should be addressing such a broad issue. She supported Councilor Nemlowill's suggested amendment to the list of actions. A vacation rental policy should be nailed down quickly. She understood staff's abilities were limited, but asked if the vacation rental policy could be added to the list of actions.

Mayor LaMear suggested the Problem Statement be approved now and allow staff to continue working on the affordable housing strategy and list of actions.

Staff confirmed it would be helpful to have the Problem Statement approved and asked for more specific direction on the vacation rental policy.

Councilor Herzig believed Director Cronin was simply asking permission to pursue work on the housing issue; no implementation was involved. Staff simply wants to investigate the housing situation and he believed a broad view was important. One part of the housing situation cannot be isolated because they are all interconnected. He did not believe the strategy and list of actions was too precipitous or broad and Director Cronin should be given permission to bring back the data City Council wants and suggest policies. He offered to amend his original motion, but did not believe City Council should prevent staff from pursuing more information and strategies.

Councilor Price clarified that she wanted more data, code enforcement, and a vacation rental policy. Once City Council gets the data, some of which will come from code enforcement, they will discuss the need for zone changes, infill projects, and other things that could change the character of Astoria. Director Cronin stated only so many data sources exist. He did not want to rely on more data to solve a problem that has already been identified. He would continue to search for more data to support the strategy and to target a specific number of units that need to be produced. However, Astoria is a small town with limited data sources and it will be difficult for staff to produce exact numbers. Staff will also continue to work on code enforcement. The Police Department is working on a proposal to hire an enforcement officer and the Planning Department will have a city planner soon. Filling these two positions will provide a little bit of relief for staff. The City has enough work to keep a code enforcement officer busy full-time, but there are only enough funds for a part-time position. Balancing priorities is tricky for staff. He recommended City Council endorse the affordable housing strategy as is and direct staff to add items to the list of actions.

Councilor Nemlowill said she was happy with the strategy, but wanted it amended to include clarifying code language about short term rentals. She believed the current code, which allows owner-occupied properties to have short term rentals, was difficult to enforce. Director Cronin replied amending code language could be included in the scope of work for a consultant that would help the City with this review.

Councilor Herzig said he favored moving ahead with staff's recommended strategy, but did not want the strategy restricted to code enforcement, vacation rentals, and data. He believed staff needed the freedom to operate on all levels because they are all connected.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Price to amend the main motion to approve the Problem Statement, affordable housing strategy, and the list of actions with the inclusion of a tentative vacation rental policy. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

Item 7(c): Public Hearing regarding the Purchase of City-Owned Property Adjacent to 258 2nd Street (Public Works)

A request to purchase a City-owned lot on 2nd Street has been received from Diana Kirk, Tidal Properties, LLC. Ms. Kirk recently purchased property located at 258 2nd Avenue and would like to purchase the 4,000 square foot City lot adjacent to her property. The minimum size for a buildable lot is 5,000 square feet. Because this is a substandard lot, it can only be sold to an adjoining property owner who would be required to incorporate this property into their existing tax lot. An appraisal report estimates the property to have a real land value of \$14,000. Ms. Kirk has indicated a willingness to buy the property at this price and pay the additional appraisal cost of \$200, which is above the City's appraisal fee. On October 23, 2015, staff received a letter from Lynn McGrath who owns property east of the City-owned lot at 258-262 Commercial Street. She would like to make a counter-offer on the property and will be attending the Council meeting. At their October 19, 2015 meeting, the Astoria City Council acted to schedule a public hearing on the proposed property sale on November 2, 2015 at 7:00 p.m. It is recommended that Council conduct the scheduled public hearing, and if deemed appropriate, approve the sale of City-owned property at 258 2nd Street.

City Manager Estes said staff has received a counter-offer for \$15,000 from Matt and Lynn McGrath, who own property east of the City-owned lot. Mr. and Mrs. McGrath plan to use the lot as a small garden area for their tenants.

Councilor Herzig asked how City Council should proceed with the two offers. City Manager Estes said City Council could approve one of the sales or choose not to sell the property. The public hearing can include both offers on the property.

Robert Boehm asked if this hearing was to sell the property without taking any additional bids. His property is directly adjacent to the lot for sale.

Mayor LaMear opened the public hearing at 8:13 pm and invited anyone wanting to address the City Council regarding the sale of City-owned property adjacent to 258 2nd Street to come forward.

Robert Boehm, 94826 Clifton Road, Clatskanie, stated he owns 245 Bond Street, directly north of the property for sale. If he had known this property was going up for sale, he would have bid on it. His lot is about 20 or 30 feet larger than the rest of the lots. His father used to rent the property from the City for many years and he would like to bid on it. If he had known a realtor was willing to pay \$14,000, he would have approached the City a long time ago.

Councilor Herzig pointed out Mr. Bame's property on the map and asked why his lot was bigger.

Mr. Bame did not know why his lot received the extra few feet, but said the house was built in the 1930s by the previous owner. He asked if he could be included in the bidding process.

City Manager Estes recommended City Council hear all testimony first, and then decide how to proceed.

Mr. Bame believed it was unfair to allow only two people to bid on the property when other people would like to purchase it.

Erin Eatough Cooley, 194 Commercial Street, Astoria, said the property for sale is immediately west of her house. She understood from the public notice that this hearing would be about whether or not to put the property up for sale. If so, as an adjacent property owner, she and her husband might consider submitting an offer. She agreed with Mr. Bame. If the property is going up for sale, she wanted a period of time to submit an offer.

Susan Bowe, 333 Commercial Street, Astoria, said she lived across the street from the property for sale. She is a realtor at Atwater Real Estate who has sold houses to Ms. Eatough Cooley and others on Commercial Street. She was concerned about property owners and the integrity of their properties. The map does not show that the property for sale is on a steep hill. There is a proposal to put three houses on the property. Just east of 2nd Street, the runoff percolates under the street, and then runs on top of the street. The City must fill the pot holes this runoff creates. She was concerned about the use of the property, which could be turned into a buildable lot to alleviate the housing issue. Before the City begins selling lots, geological and hydrological reports should be

done to find out if building is possible. There is a plot for three dwellings on a steep hill in the area and there may be environmental erosion if a developer digs into the hill. She was concerned about the integrity and value of the properties around the lot for sale if it is built on. The lot could be a garden, but downsizing lots to make them affordable building sites might not be feasible or a good use of the land.

Benjamin H. Pickering, 3570 Harrison Circle, Astoria, said he grew up on well water, which had a strong smell; however, since he has been in Astoria, his body has rejected the water. When bad substances are in the water, it can eat through metal.

Mayor LaMear and Councilor Herzig interjected to remind Mr. Pickering that this public hearing was about the sale of a City-owned lot. Mr. Pickering said he believed this was an opportunity for him to speak about the water quality. He confirmed he understood and stepped down from the podium. Councilor Nemlowill explained that she had told Mr. Pickering earlier in the day there would be an opportunity for public comments at this City Council meeting. She reminded this opportunity would be at the end of the meeting.

Diana Kirk, Tidal Properties, handed out maps at the dais that showed her proposed use of the property. She said Tidal Properties is a small business in Portland run by herself and her husband. She indicated her property on the map, which she purchased in April in an online auction with the intention of turning it into a rental. The property had been empty for quite some time, but now has a tenant. She wanted the property because it was an oversized lot of 7,500 square feet. In Portland, she has developed several large houses on oversized lots into multifamily units. She has spoken with City staff many times about what is allowed on the lot and the only possibility is to turn the house into a duplex or bed and breakfast. To develop a duplex, an addition would need to be attached to the main house, building out toward Commercial Street. However, the house is a 1900s Craftsman style house and she did not want to tear off one whole side. There is an 11-foot drop from Commercial to the house and the incline is steep. The house has two access points, one on 2nd Street and one on Commercial. However, the access on Commercial is not used. Interim Planner Morgan had suggested combining the City-owned lot with her lot and reconfiguring the entire property into one large lot that could be developed into a multi-family property. With full access to Commercial, access from 2nd Street would be cut off. She wanted to develop a four-plex even though city codes would allow more units because she could only accommodate the parking requirements for four units. Her proposed configurations were included in the plans. She understood a bidding war had begun on the lot for sale. The lot faces north and is on a steep incline, which is not great for gardening. Permit costs and taxes for the project she has proposed far exceed any bids in a bidding war. From Commercial Street, the lot does allow a view of the water, but this is a mixed-use neighborhood with multi-family dwellings all over. She did not consider the area similar to Portland's Pearl District. Her project is an affordable housing project. If the property were sold to a single family, the property could only be developed into one home. She would still be able to develop a duplex, but would have to ruin a historic home in order to do so. This would only provide Astoria with two extra housing units. Putting the two lots together could provide four or more housing units.

Councilor Price asked Ms. Kirk to define affordable housing. Ms. Kirk said affordable housing would be two-bedroom units that cost less than \$1,000 per month. She was unsure how long this price would be considered affordable, but she has based this on rent currently being charged for her other multi-family rental units in Astoria. Her proposed four-plex would have two-bedroom units, which could be rented quickly at that price.

Mayor LaMear understood the City did not put this property up for sale. Ms. Kirk confirmed that she requested the City do an appraisal. Mayor LaMear added that the adjacent property owner came to the City and the City was not looking to sell the property. This has happened in the past and it is not unusual for someone to offer to buy a City-owned property not listed for sale.

Mr. Bame agreed with Ms. Kirk's definition of affordable housing. His rental on 245 Bond Street has a two-bedroom unit that rents for \$630 a month. He has been a landlord in Astoria for 25 years. The property is very steep and soft. The only way to build on the property is to put the building on stilts. He believed the property could slide and encouraged City Council to drive up to the property to look at it. He does not want to build on the property, but would like to buy it so that someone else does not build on it, causing it to slide on to his property.

Ms. Eatough Cooley said whoever does purchase the property should receive hydrology and geology reports because it is so steep and just has blackberry bushes. She was concerned that a large four-plex could

compromise the integrity of the entire area and surrounding neighbors. She was interested in protecting the integrity of the landscape and make sure the land is used appropriately.

Matt McGrath, 168 SE 5th Street, Warrenton, said he just purchased the property directly to the east of the City-owned lot last month. Just like Ms. Kirk, he contacted the City and found out the property was owned by the City, that they could get an appraisal, and submit a bid. He later learned someone else had already submitted a bid on the property. He did not want to get into a bidding war. His property contains a non-conforming tri-plex on a 5,200 square foot lot. In order to become conforming, he would need an 8,000 square feet lot, 5,000 square feet for the initial single-family unit and an additional 1,500 square feet for each additional unit. He wanted to conform to the codes for tri-plexes in the R-3 zone and improve quality of life for his tenants. He believed the codes were in place to ensure a good quality of life and prevent people from living stacked on top of each other. Building on the property will be difficult because it is so steep. The ground is eroding from underneath the sidewalk and it will collapse if nothing is done. Commercial Street is narrow in that area and adding a multiunit complex will create serious overcrowding problems. Recology has difficulties navigating the one-way street and then must back down the street to back out on to 3rd Street. He planned to use the lot as an arbor and garden area for his family and tenants. He will be living on the property as an on-site landlord. He understood many people wanted to purchase the property, but wanted City Council to consider his comments when making a decision.

George McCartin, 490 Franklin Avenue, Astoria, presented photographs at the dais and indicated he was concerned about traffic. He believed any sale of City-owned property should be deferred until a firm affordable housing strategy had been developed. There are two offers on this property and the City could consider more. The first photograph is of the house owned by Tidal Properties, which is addressed at 2nd Street even though the lot goes right up to Commercial. The City-owned lot being discussed is right next to the lot owned by Tidal Properties. The next picture showed the lot and Mr. McGrath's house. The third picture was a filtered view of the river, which could easily be unfiltered if the branches were cut. The fourth picture was a street scene. Parking did not seem to be problematic because some residents have off-street parking. He had requested confirmation that only adjacent property owners be allowed to purchase the property and was informed by Interim Planner Morgan that no such code existed. However, he believed such a code did exist. The Public Works Department indicated nothing could stop any person from purchasing any City-owned property, but the City has just always sold properties to adjacent property owners. This could be stopped so that small houses could be built on this particular lot. After looking at the property, he decided he would be willing to bid more than \$14,000 if he had the funds and he would put two or three tiny houses on the lot. The fifth and sixth pictures were of the most expensive comparable lot, which was on Madison and needs a lot of rehabilitation. The property next to it has been for sale for many years and has been cited for its condition. Commercial Street is fairly quiet, but Madison is noisy between 7th and 8th Streets. The lot on Madison could accommodate a concrete block foundation, but this could not be done on the Commercial Street lot. The Madison Street lot has absolutely no view below three or four stories high, but the Commercial Street lot has a fine view. He believed \$14,000 or \$15,000 was extremely low compared to the lot on Madison, which sold for \$56,000. He reminded City Council that they had a fiduciary duty to the people of Astoria to get a good price for their properties.

Ms. Bowe said Commercial Street is a dead end street, so everyone who parks on the street must drive all the way to the end to turn around. The turn-around is very narrow and a four-plex will cause parking issues, which she did not believe had been addressed. She was not sure enough parking spaces were available and believed on-street parking would be an issue.

Ms. Kirk explained that the retaining wall required for her project would make the hillside more stable. Currently, there is a lot of erosion on the lot and this project could include extra drainage that would help alleviate the issues. Her handout showed parking for her proposed project. The parking requirements are very strict. A wide lot at the end of the block on Commercial allows room for turnarounds.

Ms. Bowe said the turnaround was very tight and drivers must turn around in a driveway. People turn around in her driveway quite often.

Ms. Kirk clarified that her plans include parking so the tenants of the four-plex would not need on-street parking or the turn-around.

Mayor LaMear closed the public hearing at 8:41 pm and called for additional input from staff.

Director Cronin stated the Community Development Department had not received a proposal for development of the lot, so, it was difficult for him to comment on the four-plex project. However, there are other creative ways to develop the lot. Any development on the lot will have to be reviewed by the Historic Landmarks Commission because Ms. Kirk's house is designated as historic.

Mayor LaMear called for Council discussion and deliberation.

Councilor Nemlowill believed it was premature to sell the property because City Council just approved an affordable housing strategy that includes an overhaul of the Development Code, including downsizing lots to make them buildable.

Councilor Herzig agreed and added that Astoria does not have a strategy for effectively using City-owned property. This proposal contains several issues. The estimated value of \$14,000 came from the same appraiser who appraised the property adjoining the Armington's at \$15,000. He did not understand how a property on Coxcomb Hill could be only \$1,000 more than a property with many issues on 2nd Street. He believed the City needed a different appraiser. Apparently, Ms. Kirk was going to pay the \$2,000 appraisal fee. However, the McGrath's were going to be charged a \$650 appraisal fee. He wanted to know why the two appraisal fees were not commensurate. It appears there are many flaws with this proposal. Despite the interest in the property, he wanted the City to temporarily remove the property from the sale until it can be assessed.

Ms. Kirk stated she had already paid \$450 towards the appraisal fee and \$200 is still owed. If the property was not sold to her, the purchaser would have to reimburse her and pay the remaining \$200.

Councilor Price agreed the property should not be sold at this time. This is why she emphasized evaluating City-owned lots, especially the substandard lots. The City wants the highest and best use of its land because there is very little City-owned land, especially adjacent to the downtown area and with views. Ms. Kirk is a developer and she seems confident that something could be built on the lot. However, she believed the best use of the lot would be a single-family home that the City could collect property taxes on in perpetuity.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Nemlowill to deny the sale of City-owned property adjacent to 258 2nd Street. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

Item 7(d): Implementation for Fiscal Year 2015-2016 City Council Goal: Begin Development of a City of Astoria Strategic Plan/Vision

One goal included in the current fiscal year City Council Goals states:

- Begin development of a City of Astoria strategic plan / vision

To begin the process of implementing this goal, Council held a work session at their October 19th meeting. Erik Jensen facilitated a discussion on the differences between strategic plans and vision plans. A summary information sheet prepared by Mr. Jensen is included in this Council packet. At the November 2nd meeting, it is requested that Council discuss the two options and provide direction to staff on which approach is preferred. Once direction is provided, staff will begin the process to investigate ways to implement the goal.

Councilor Nemlowill asked staff for their recommendation. City Manager Estes recommended the City develop a strategic plan with a robust amount of public involvement. He believed a strategic plan would be very beneficial to staff as they develop a capital improvement plan. A strategic plan would also direct staff on City Council's priorities.

Councilor Herzig suggested City Council direct staff to begin working on a strategic plan and in January, conduct a strategic planning session instead of a goal setting session. City Manager Estes said if City Council directed staff to develop a strategic plan, staff would take Mr. Jensen's advice to develop the plan with a robust amount of public involvement, which would have associated costs. Therefore, staff would look for resources in the budget and ask Council to authorize a request for proposals (RFP) for a consultant. A strategic plan would take about six to nine months to develop and a plan needs to be in place before it can be implemented. If no plan is in place by January, the City will need to find another way to prioritize the important issues of the following year.

Mayor LaMear believed it would be a good idea to keep a strategic plan in mind before goals are developed. Goals are the result of a strategic plan, so she believed January would be a good time to work on a plan. City Manager Estes suggested a strategic plan kick-off in January. He reminded that a plan takes six to nine months to develop, so there is no way to have one completed by the goal setting session in January.

Mayor LaMear understood, but believed the plan needed to be addressed during the goal setting session. City Manager Estes explained that the holidays are not a good time to try to engage citizens in a kick-off of an important planning process. He did not believe a strategic plan could be completed by January.

Councilor Price did not want to spend any money on a strategic plan. Many great strategic plans already exist and City Council reviewed some of them at the work session. She suggested staff create a strategic plan by using an existing plan as a template for Astoria. She liked Albany's strategic plan. Heritage Square is likely the most important development project that Astoria will take on, but no more than 75 people attended the charrette. She believed the same situation would occur with the strategic planning process. The planning process should still be as public as possible, but the last thing she wanted to do was spend money on a consultant to guide the City through strategic planning. However, she would support what City Council wants to do.

Councilor Nemlowill stated she did not like spending money on consultants and Astoria spends a lot of money on consultants. However, she believed the City needed a mediator because the planning process could be complicated at times. Therefore, she supported hiring a consultant to assist with a strategic plan.

Councilor Herzig did not want to spend money on a consultant and end up with a document staff could have created. The City does not have to spend money to adapt what already exists to Astoria's use. However, he agreed that Astoria needs a mediator, one individual who talks the City through the various attempts at a strategic plan. He believed a plan could be complete by March if the City begins working on it now. While the City might want to involve the public in the planning process, the public can be involved in assessing the plan once it is complete. He believed it would save time and money to take advantage of existing structures instead of building a plan from the ground up.

City Manager Estes said Mr. Jensen had indicated strategic plans could be completed quickly without as much public involvement. He asked if City Council wanted to complete a plan quickly or have a lot of public involvement in the planning process.

Councilors Herzig and Price indicated they wanted a strategic plan developed quickly.

Councilor Nemlowill believed it was the City's responsibility to have extensive community involvement and that the Mayor and City Council should draft the strategic plan based on public input. People contact the elected officials when they have issues and the elected officials are held accountable. Therefore, she did not want a separate committee to draft the plan. The Astoria Co-op Grocery had almost 800 respondents during their strategic planning process, which provided tremendous input for the management team and board. If the co-op can get almost 800 respondents, she believed the City could get many more. The Heritage Square workshop was a one-day event and there will be many opportunities for the public to get involved in the strategic planning process. A strategic plan is too important to rush.

Councilor Warr was not convinced that the City could get to a strategic plan at this time. However, he believed it was a good idea. He understood Councilor Herzig wanted to discuss a strategic plan in January so that the City can get on the same page about moving forward. Otherwise, this process will just keep moving in circles. He agreed with Councilor Herzig. City Council needs to discuss in general terms what Astoria's strategic plan should look like and then move forward. Instead of having staff make recommendations to Council, a discussion would allow others to share their ideas. He believed Councilor Nemlowill had many ideas she would like to discuss. Therefore, he believed City Council and staff should start the process so that everyone is headed in the same direction before the planning process begins.

Mayor LaMear understood Council wanted to begin brainstorming on the strategic plan during the goal setting session in January.

Councilor Nemlowill wanted to move forward with staff's recommendation to hire a consultant and start the public involvement process at the beginning to determine what is important to the community. City Manager

Estes added that Council and staff would use the input from the consultant and the public to develop a strategic plan.

Councilor Price stated that process would create a hybrid strategic plan/community vision. She was concerned about asking the public for their vision after the City has decided the vision of Astoria is Heritage Square. City Manager Estes said the planning process depends on how much community involvement City Council wants.

Councilor Price suggested staff find an existing plan that fits Astoria, tailor the plan, and present it to City Council for further amendments. Staff's day to day tasks are a large part of the strategic plan, so that part of the plan could be given to Council, who would then add goals and visions. City Manager Estes believed Albany's strategic plan represents the City of Albany. Astoria's strategic plan needs to represent Astoria. Therefore, if City Council has a good idea of Astoria's issues, staff can work towards developing a strategic plan. His professional opinion was that the most successful strategic plans were developed with community involvement.

Councilor Price asked how much a consultant would cost. City Manager Estes believed a consultant would cost about \$70,000.

Councilor Nemlowill believed a strategic plan could save the City money. She asked where money for a consultant would come from. City Manager Estes said the funds would come from the Capital Improvement Fund.

Mayor LaMear said most community input sessions include posters of various aspects of a project for people to discuss. She believed the City needed to provide some level of structure before asking the community to develop a strategic plan. She was unsure how to structure this process.

Councilor Nemlowill stated the co-op sent out its survey prior to starting on their strategic plan. The survey was created by a strategic planning committee comprised of a consultant, a manager of the co-op, herself, and the general manager. The survey was just one part of their public outreach. It was very fundamental to have the consultant, but she did not cost \$70,000. However, she understood strategic planning for a government was different from a consumer-owned grocery store. The store has a board and thousands of consumer owners. The board would never embark on an expansion project without giving those owners the opportunity to comment first. Citizens are ranked at the top of a city and she would not feel comfortable creating a strategic plan without extensive community involvement.

Director Cronin understood City Council wanted to take action in January. He recommended Council and staff develop a basic framework that could be presented to the public for prioritization.

Councilor Herzig agreed that a framework needed to be presented to the public for feedback. Asking the community to draft a strategic plan for the City would be very time consuming. He believed the City hears from the public constantly through the Riverfront Visioning Process, land sales, and the Heritage Square project. City Council has a good idea of what people want, a liveable community where development is controlled and big box stores and LNG are prohibited. City Council should be able to incorporate what the people want into the framework and then ask the community if Council has done a good job picking up on what they want.

City Manager Estes said the scope of an RFP would be presented to City Council for approval. Currently, staff needed know what kind of feedback City Council was looking for, not the specific number of community meetings.

Councilor Herzig wanted to move forward with Director Cronin's suggestion to create a framework in January. Once a framework is in place, City Council and staff could decide how to present it to the public.

Mayor LaMear and Councilor Price indicated they preferred Director Cronin's suggestion as well.

Councilor Nemlowill said it was great Council and staff were discussing different options for developing a strategic plan. However, if the City is going to invest in a professional consultant to guide the City through the process, she did not want to constrain the process now before hearing from the consultant. A consultant will have gone through strategic planning processes in other cities and will know what works and what does not

work. Therefore, she did not want to dictate a process without talking to a consultant about the best process and tools for developing the best plan.

Councilor Price understood that Director Cronin was suggesting staff and Council work together without a consultant at this time. Director Cronin clarified that he was not saying yea or nay to a consultant. That decision is up to City Council.

Councilor Price preferred to develop the framework without a consultant before deciding how to move forward. Councilor Herzig agreed. He believed the process should go as far as possible with staff before considering a consultant so that the City will know what a consultant needs to be hired for. It is premature to hire a consultant before the framework is in place.

City Council Action: Motion made by Councilor Price, seconded by Councilor Herzig to direct staff to schedule a retreat for January 2016 for City Council and staff to develop the framework for a strategic plan. Motion carried 4 to 1. Ayes: Councilors Price, Warr, Herzig, and Mayor LaMear; Nays: Councilor Nemlowill.

Item 7(e) Change Second Meeting Dates in January and February 2016

Astoria City Hall will be closed on Monday, January 18, 2016 for Martin Luther King, Jr., Day, and Monday, February 15, 2016 for Presidents' Day; therefore, the second meeting dates in January and February will need to be changed. In years prior, it has been the tradition to hold City Council 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 Herzig to change the second meeting dates in January and February to Tuesday, January 19 and Tuesday, February 16, 2016, respectively. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

Item 7(f): Letter of Support for a Connect Oregon Grant Application by the Port of Astoria

This item was added to the agenda during discussion of Item 5: Changes to the Agenda.

Mayor LaMear stated the City received a request from the Port of Astoria to sign a letter of support of their Pier 2 West Dock Rehabilitation Grant Application. She read the letter and asked City Council if they supported the request.

Councilor Warr supported the letter, noting that as a member of the committee that will review the application, he believed the letter was very well written.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Nemlowill to authorize Mayor LaMear to sign the letter of support for the Port of Astoria's grant application to Connect Oregon. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

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

John Hord, 969 19th Street, Astoria, said he appreciated the crew that worked on the 19th Street Bridge. The crew was very helpful and never inconvenienced him. The crew would always stop and move equipment as he came through the area. All of the residents of 19th Street appreciate the job, which was done well by the crew. He hoped the crew would do more of the work that needs done in Astoria. He wanted Mayor LaMear to know that Astoria has a Community Emergency Response Team (CERT) under the direction of Police Chief Johnston, Deputy Chief Halverson, and Officer Hanson. The CERT team is working on getting into all the different sectors of Astoria to get to know the neighbors, find out who needs medical treatment, and how to take care of people in each area. The CERT team would appreciate more volunteers. They meet once a month to work on emergency response and set up for an emergency. The CERT team has equipment to help clear roads and get people the help they need.

Mayor LaMear thanked the CERT team for their work, which is very important. Councilor Herzig noted that Mayor LaMear had described the Map Your Neighborhood program, which helps neighborhoods organize their

vulnerable populations. Astoria tried to start the program a few years ago, but it did not take off. However, now might be a good time to give the program another try.

Director Cook announced the 19th Street bridge would be dedicated and reopened on November 19th.

Benjamin H. Pickering, 3570 Harrison Circle, Astoria, said he was fascinated by science and the human body. He was concerned with obesity and medical malpractice and has noticed that people are uninformed about getting blood drawn. There is a database that lists allergies based on blood types, but most people do not know to ask for this list when they have blood drawn. He briefly described how a body could begin to react negatively to a substance after a long period of time without any reactions.

Mayor LaMear asked Mr. Pickering if his comments had anything to do with City business. Mr. Pickering explained he was concerned with the overall health of the community, which is City business because Astoria has a hospital and everyone in Astoria is affected by the quality of the water. He believed there was connection between the way the City operates and the overall health of its citizens.

Councilor Herzig believed Mr. Pickering's comments were very general, but encouraged him to list specific actions he would like City Council to consider. He explained that the City of Astoria does not operate the school district or hospital, but the water is under the City's jurisdiction.

Mr. Pickering said he tested the water across the second bridge and found contaminants that would eat through metal. Metals are bad for dental fillings, brain health, and bone health.

Alan Batchelder, 1031 Franklin Avenue, Astoria, said in response to Councilor Warr's comment about moving in circles during strategic planning that City Council is the mouth of the City of Astoria and City Council should chew its food thoroughly in the presence of the people they serve. He understood it was difficult at times to hear certain statements. However, the public is here to witness the struggles the City has with significant issues that are always deeper than they seem.

Mary Ange, 856 Harrison Avenue, Astoria, announced a Thanksgiving dinner would be given at the Masonic Hall on November 26th. Volunteers are working hard to coordinate the cooking and there is still time for anyone interested to volunteer. The dinner is hosted by Feeding Empty Bellies, a group that meets Mondays through Saturdays at noon at the end of 15th Street on the river. They create small packaged meals for people who do not have places to cook food, including people who fall out of the scope of the shelters in the area. A lot of hard work from the community goes into the group's efforts. She wanted to remind everyone of people who are in need this time of year, people who are out in the cold and the weather. She asked the community to think of things they can do for these people, like donate Chap Stick or a stocking cap.

Susana Gladwin, 82316 Highway 103, Seaside, handed out maps at the dais and in the audience. Several years ago, she had suggested Wicks Road be designated as a truck route around Astoria. After the terrible traffic in Astoria over the last summer, she believed more people were thinking of ways to deal with the traffic issues. She described each map, which included a LIDAR map of Wicks Road, Pipeline Road, logging roads, and Highway 30; a map of State Forest land; and a Google Map of a clear cut through Greenwood Resources property. Will Caplinger of Greenwood Resources in Portland has told her the company has so much work that a truck route is not a priority. Oregon Department of Transportation (ODOT) does not support a truck route. When the County Planning Commission was entertaining the idea of a truck route, she believed support from the City would have moved the idea forward. She believed the truck route should be 25 miles per hour because a slow speed would make the route easier to engineer. The State Forestry Department told her they could work with such a project if all of the other entities supported it. One private land owner has not responded to her, but she believed he would not support a truck route. The Northwest Area Commission on Transportation meets every second Thursday and on November 12, they will meet in Tillamook. She planned to make a presentation at their meeting in January because she wanted ODOT to consider the idea. One of the maps was created by ODOT in 1993 and contained a grey line that crossed the John Day Loop and wetlands, which she believed was problematic. The truck route she has proposed is the only route deemed stable by Geologist Tom Horning. She understood creating the truck route would be a long and expensive process, but she believed it was possible. She asked City Council to consider her idea.

Councilor Herzig believed Ms. Gladwin's proposed truck route alleviated problems some Astoria residents had with ODOT's route, which would go through their properties and cause more congestion in the south part of town. Ms. Gladwin added that her route would be less than 2½ miles long. Most of the route would be on very stable land and would completely avoid wetlands.

Mayor LaMear thanked Ms. Gladwin for working on her idea for such a long time and presenting City Council with good information.

Ms. Gladwin offered to discuss the truck route further at a shorter meeting.

EXECUTIVE SESSION

Item 9(a): ORS192.660(2)(h) – Legal Counsel


The City Council will recess to executive session to consult with counsel concerning legal rights and duties regarding current litigation or litigation likely to be filed.

City Council recessed into Executive Session at 9:37 pm.

ADJOURNMENT

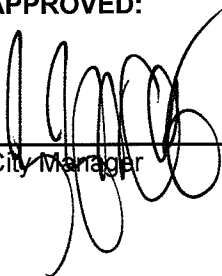
There being no further business, the meeting was adjourned at 9:37 pm.

ATTEST:



Finance Director

APPROVED:



City Manager