

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

Councilors Present: LaMear, Herzig, Warr, Mellin, Mayor Van Dusen

Councilors Excused: None

Staff Present: City Manager Estes, Assistant City Manager/Police Chief Johnston, Parks and Recreation Director Cosby, Financial Analyst Snyder, Fire Chief Ames, Planner 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 Herzig reported that on Friday, December 12, 2014, he went with the Fire Department on their Christmas Food Drive. It was great to see the community turn out for the event.

Item 3(b): Councilor Warr No report.

Item 3(c): Councilor Mellin No report.

Item 3(d): Councilor LaMear reported that she met with Councilors-Elect Zetty Nemlowill and Cindy Price. The meeting was very fruitful and she believed Astoria would have a great City Council in the future.

Item 3(e): Mayor Van Dusen No report.

Steve Forrester, *Daily Astorian*, introduced their new photographer, Josh Bessex, from Appleton, Wisconsin.

CHANGES TO AGENDA: Mayor Van Dusen requested the addition of Regular Agenda Item 7(o): Public Safety Communication System. The agenda was approved with changes.

PRESENTATIONS:

Item 5(a): Mark Truax 25 Year Service Pin (Fire)

Chief Ames said he has known Mark Truax since they were small. Mr. Truax has been a dedicated, hardworking City employee for a very long time, and this presentation is a big deal for Mr. Truax as well as Staff. He thanked Mr. Truax for his service. Mayor Van Dusen added that Mr. Truax is a brave firefighter who has risked his life several times, he is an excellent husband and father, and volunteers for youth athletics. It has been a privilege for the citizens of Astoria to have Mr. Truax in the Fire Department. The pin is a small token of Astoria's appreciation for 25 years of excellent service to the Astoria Fire Department, the City of Astoria, and the citizens of Clatsop County. Chief Ames and Mayor Van Dusen presented with Mr. Truax with his 25 Year Service Pin.

CONSENT CALENDAR:

The following items were presented on the Consent Calendar:

6(a) City Council Minutes of 11/17/14

6(b) Boards and Commission Minutes

(1) Historic Landmarks Commission Meeting of 11/18/14

(2) Planning Commission Work Session of 11/25/14

6(c) Authorization to Enter into a Two-Year Consulting Agreement with Ellis and Associates (Parks)

6(d) **Library2Go Consortium, OverDrive Participating Library Form (Library)**

Councilor Herzig requested Item 6(d): Library2Go Consortium to be removed for further discussion.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Mellin, to approve Items 6(a), (b), and (c) of the Consent Calendar. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 6(d): Library2Go Consortium, OverDrive Participating Library Form (Library)

Councilor Herzig explained this is a successful program that allows Astoria Public Library card holders to download electronic materials. Program participation fees for the upcoming year will be increasing to \$634.64 and prices are expected to increase about 25 percent each year for the next three years. He asked where the funds for this fee would come from. City Manager Estes said funds are taken from the Library's budget. If City Council decides to continue participating in this program, the increased fee would be included in the budgeting process in upcoming years. He confirmed that the 25 percent increase would be in addition to each annual increase in fees.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Warr, to approve Item 6(d) of the Consent Calendar. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

REGULAR AGENDA ITEMS

Item 7(a): Public Hearing regarding Purchase of City Owned Property Adjacent to 1610 Coxcomb Drive (Public Works)

The City has received a request from William Armington to purchase a City owned parcel adjacent to 1610 Coxcomb Drive to provide additional yard space and protect his views. The property is approximately 12,326 square feet and located directly east of the applicant's property. The applicant has requested to purchase Lot 2 and the vacated portion of Madison Avenue, which is approximately 8,200 square feet. The parcel is not included within the Astoria Column Park boundaries. At their December 1, 2014 meeting, the Astoria City Council acted to schedule a public hearing on the proposed property sale on December 15, 2014 at 7:00 p.m. It is recommended that the Astoria City Council conduct the scheduled public hearing, and if deemed appropriate, approve the sale of City-owned property adjacent to 1610 Coxcomb to William Armington.

Councilor Herzig said the map was hard to see, but it appeared as if part of a structure on Mr. Armington's property extends beyond his property line. Also, the chart did not clearly indicate what portion of the City's lot Mr. Armington would like to purchase. City Manager Estes explained that the structure on the north side of Mr. Armington's property is an encroachment between his property and property owned by Clatsop Community College. The Armington's have been working with the college on a lot line adjustment that will correct the issue. Planner Johnson used the map to describe in detail which portion of the City's property would be purchased by Mr. Armington, which included Lot 2 and part of the vacated street. She explained that Lots 1 and 2 were platted lots on one parcel of City owned property. The lots are located in an institutional zone, which does not allow residential development and has no minimum lot size. However, Lot 1 is large enough that should the City decide to sell the lot as a residential property, a variance could allow the development of a residential home.

Mayor Van Dusen opened the public hearing at 7:15 p.m. and called for anyone wanting to address the City Council on the purchase of city-owned property adjacent to 1610 Coxcomb Drive to come forward with any comments or concerns.

Deborah Armington, 1610 Coxcomb Drive, Astoria, said she and her husband wanted to purchase the lot to protect their views and increase the size of their side yard. They have been using and maintaining the property since they purchased their home in 2007 because they did not realize it was City property until recently. They have been enjoying use of the property without assuming any liability for it. Purchasing the property would require them to pay property taxes on it, which would be revenue that the City is not currently receiving. Their only plans for the property are to maintain the existing landscaping.

Doris Queener, 4940 Cedar Street, #2A, Astoria, said this feels like déjà vu. She began attending City Council meetings when the City had the land sales. The last sale of City-owned property was the Cahill lot in Alderbrook for about \$14,000. That lot was nothing like this one. She did not understand why a lot with a view in one of the most expensive areas of Astoria would be priced similar to a floodplain lot in Alderbrook. She is not an expert, but has attended almost every City Council meeting since late 2013. She did an internet search for "land for

sale" and found information on similarly sized lots with a view. The lots in her search were priced from \$50,000 to \$79,000. Those lots may not have corresponded one to one with this lot, but she was very concerned about the low price of \$15,000. Some people have spoken to the assessor, who believed a lot of that quality in that location would be priced between \$50,000 and \$100,000. She reiterated that she was not a realtor or an expert, but did believe \$15,000 was too low. She said if anyone on City Council had a personal or professional relationship with Mr. Armington or believed they had a conflict of interest, she hoped they would recuse themselves from the vote.

Chris Farrar, 3023 Harrison Avenue, Astoria, said he agreed with everything Ms. Queener said. He believed the price was very low and was not sure the property should even be sold. The drive up Coxcomb Hill is a very special entry way to the park at the Column. It is the high point of the town and the view of the ridgeline is really something. He believed this view should be preserved. The buyers have stated they do not intend to build on the lot, but the next buyer may decide to do so. If City Council cannot refrain from selling land, it would be appropriate to do so in a smart way and add a provision. The road is a parkway up to the summit and should be preserved. It would be fine if such preservation was done under the tenureship of a property owner, but he believed it should be written into the deed. He also believed variances for properties in that area were allowed and the institutional zoning does allow residences. A future owner might want to sell the lot, which would have a very high value. The sale price for a lot like this one should be closer to \$75,000. The lot is a prime lot for the City to own. He had heard there was a need for more low cost housing in the city and the City owns lots in areas that have lower values. He suggested the City sell some of the lower valued lots and allow low cost housing to be built on them. This lot, however, will not be low cost housing because the area has high cost housing. It is only logical to have a counter offer on this lot. There was no "for sale" sign on the lot, but someone wanted to buy it. If a citizen comes to the City and makes an offer on a property, usually in a market based system, there is no way to establish the value of the property without making a counter offer. This lot is worth quite a lot more than \$15,000. A counter offer should be made and a measure should be included in the transaction that guarantees no building will take place on the lot.

Cindy Price, 1219 Jerome, Astoria, said she was asked by several residents of Ward 3, which she will represent in 2015, to do some research on this sale. She shared her findings with City Manager Estes, who forwarded the information to Staff. She read the agenda packet and the appraisers report and had no issues with anything being built on the lot. She spoke with Mike Grant, Clatsop County Tax Assessor, who said the tax records on the County's web maps do not reflect actual assessed value of land today. The last time this land was assessed was in the late 1980s or early 1990s and things have changed quite a bit since then. Some of the last land sales cost the City more than they brought in to the City. Therefore, this sale does not seem responsible and sets a very bad precedent for future land sales, which should be one of the main things that can add to the City's financial health. She said Mr. Grant gave an estimate based on various criteria, including the slope of the lot. He estimated the lot's value to be about \$110,000 for the full 0.28 acres. This sale indicates the City is now allowing the purchase of only the very best part of a parcel and this could eliminate the ability for the adjacent lot to be built on. The leftover lot remains untaxed institutional land, probably in perpetuity. The adjacent landowner gets the benefit of the land without having to pay for it either through purchase or through taxation.

George McCartin, 490 Franklin Avenue, Astoria, agreed with the previous speakers, especially regarding the price. It appears as if City Council is once again setting aside their fiduciary responsibilities to the people of Astoria. In this case, the lot is being sold at 10 to 25 percent of the real value of the land. Because Mr. Armington contributed \$250 to Mayor-Elect LaMear's campaign, she should abstain from voting on this issue.

Dean Peterson, 471 7th Street, Astoria, asked how the price was calculated. City Manager Estes replied the price was based on an appraisal completed by a certified and registered appraiser. The appraiser did an on-site analysis and has previously done appraisals for the City. He confirmed that the City only gets one appraisal.

Mr. Peterson said he did not have any problems with the sale of this property. He has known Mr. and Mrs. Armington for a number of years through work and they have used this property since they moved to Astoria in 2007. They are responsible landowners and have taken care of this property, which they thought they owned. He believed they should be allowed to purchase the property and continue to take care of it. The property is already being utilized, so why not allow ownership of the property to collect property taxes on it.

Sean Fitzpatrick, 1046 Grand, Astoria, said he was somewhat familiar with the property and looked at the home before the Armingtons purchased it. He drove by earlier that day to remind himself of the topography of the parcel. Zoning would not allow an owner to do much with the property. The amount of engineering that would be

required does not give much value to the property. He agreed with Mr. Farrar that a deed restriction, precluding any building on the property, should be added to the property. With such a deed restriction, the value of \$15,000 is a very good deal for the City.

Ms. Armington said she and her husband had discussed designating the lot as unbuildable. Planner Johnson confirmed this could be done through a deed restriction. Ms. Armington said they were prepared to agree to a deed restriction.

Mayor Van Dusen closed the public hearing at 7:30 p.m.

Councilor Mellin believed this sale is a win/win situation for the Armington's and the City. She passes by the property every day and did not believe anyone would build on the lot. The Armington's maintain their property beautifully and their garden design fits in with the surrounding forests. No one would really know there was a difference in who owned the property, which is mostly bushes. She is in favor of the sale of the property.

Councilor Herzig wanted to formalize the deed restriction preventing future owners of the property from building on it in perpetuity. He asked if this could be established in the vote. City Attorney Henningsgaard said the details of the deed restriction could be included in the motion. This is a legislative decision, so City Council could add any conditions it wanted in the motion. A deed restriction is a restriction placed in the transfer of ownership that would prohibit certain activities on the property. For example, many deeds on the south side of town prohibit outhouses.

Councilor Herzig said until the language of the deed restriction has been finalized, this was simply an intention. He wanted to make sure City Council understood exactly what they would be voting on.

Councilor LaMear asked what the acronym in the appraiser's title stood for, Steven Weed, MA-SRA. Mr. Fitzpatrick explained that MAI stood for Member of the Appraisal Institute and SRA stood for Society of Real Estate Appraisers.

Councilor LaMear did not believe the Armington's contribution to her political campaign would have any bearing on her vote. City Attorney Henningsgaard confirmed that there was no requirement for her to recuse herself from this vote.

Councilor Warr said Mr. Weed has been an appraiser in the area for at least 30 years and has a lot of experience. The Armington's biggest motive is to do the right thing. They thought they owned the property and started landscaping it. When they realized they did not own the lot, they stepped up and offered to buy it. He was in favor of the sale of the property.

Mayor Van Dusen said he favored the sale and asked City Attorney Henningsgaard to suggest language for the deed restriction.

City Attorney Henningsgaard said City Council had two options: Council could pass a motion approving the sale subject to an appropriate building restriction in the deed, or pass a conditional motion and wait to see what language is mutually agreeable to the Armington's and the City.

Mayor Van Dusen wanted the deed restriction to prohibit the building of any structure on the lot, not just residential buildings.

City Council Action: Motion made by Councilor Warr, seconded by Councilor LaMear, to approve the sale of City-owned property adjacent to 1610 Coxcomb to William Armington for \$15,000, with a deed restriction preventing any structure from being built on the lot. Motion carried 4 to 1. Ayes: Councilors LaMear, Warr, Mellin and Mayor Van Dusen; Nays: Councilor Herzig.

Item 7(b): Liquor License Application from Young's Bay Restaurant Seafood and Grill LLC, Nicole Keller and Nick Clark, at 1820 SE Front Street, for a New Outlet for a Limited On Premises Sales License and an Off Premises Sales License (Finance)

Nick Clark and Nicole Keller have applied for a limited on premise and off premise sales license for a premise located at 1820 SE Front Street (Formerly known as Tide Point) for a restaurant named Young's Bay Restaurant

and Grill. At the December 1, 2014 meeting, staff recommended denial of the license because of questions that existed at the time of the meeting. Since that meeting, the applicants have answered these questions. Staff now recommends approval of this license.

Councilor LaMear asked what changes had been made in the new application. City Manager Estes explained that Nick Clark's name was not on the first application.

Mayor Van Dusen declared that his family's business sells soft drinks to the establishment, but this would not have any effect on his decision.

Nick Clark, 1820 SE Front St., Astoria, said he was on the lease, but not on the liquor license application. He did not want to be affiliated with the liquor license because he also owns a medical marijuana dispensary. Since the OLCC will be overseeing the dispensaries, he decided to add himself to the liquor license application. He added that Ms. Keller had forgotten to disclose her traffic violations on the original application, but has listed them on the new application. The chief of police was satisfied with this.

City Manager Estes added that concerns raised by having Ms. Keller as the only Applicant have been alleviated with the addition of Mr. Clark as a Co-Applicant. He confirmed for Councilor Warr that the OLCC representative approves of this new application process.

City Council Action: Motion made by Councilor Mellin, seconded by Councilor Warr to approve the liquor license application from Young's Bay Restaurant Seafood and Grill LLC, Nicole Keller and Nick Clark, at 1820 SE Front Street, for a New Outlet for a Limited On Premises Sales License and an Off Premises Sales License. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(c): Ordinance regarding Vacation the 1700 Block of Duane Street (2nd Reading and Adoption) (Public Works)

On December 2, 2013, the City vacated a portion of the 1700 Block of Duane Street adjacent to the Columbia River Maritime Museum (CRMM) storage area at 1777 Marine Drive. At that time, there was discussion concerning possible vacation of the remaining west portion of Duane Street that is adjacent to the Maritime Texaco Station property at 1701 Marine Drive and the Moose Lodge at 420 17th Street. Subsequently, staff met with representatives of both the Maritime Texaco Station and the Moose Lodge concerning the possible vacation of the portion of Duane Street adjacent to their properties. Both parties expressed interest and have submitted applications to the City.

The proposed vacation would provide the Maritime Texaco Station with a 10' x 100' portion of the street, as previous owners acquired the 20' x 100' section of the street in 1944. The Moose Lodge would acquire a 30' x 100' portion of the right-of-way. Staff has reviewed the request and has determined that the area to be vacated does not appear to have any future potential as an access route; however, staff believes it would be in the best interest of the City to reserve easement rights on the vacated area for any existing and/or potential future utilities. At their meeting of December 1, 2014, the City Council conducted a public hearing and the first reading of the ordinance of vacation. At their meeting of December 1, 2014, the City Council conducted a public hearing and the first reading of the ordinance to vacate the right-of-way. It is recommended that the Astoria City Council conduct the second reading and adopt the ordinance to vacate a portion of the Duane Street right-of-way.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Warr to conduct the second reading of the ordinance to vacate a portion of the 1700 Block of Duane Street right-of-way. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Planner Johnson conducted the second reading.

Councilor Herzig asked for confirmation that the Moose Lodge agreed with the terms of the ordinance.

Dave Bue, Governor, Astoria Moose Lodge, said the Lodge looks forward to taking ownership of the property that they have taken care of for 40 years.

Mayor Van Dusen asked if anyone opposed this transfer of ownership. There were none.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Warr to adopt the ordinance to vacate a portion of the 1700 Block of Duane Street right-of-way. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(d): Ordinance regarding Amendment Request (A14-04) for Wireless Communication Facilities (2nd Reading and Adoption) (Community Development)

In 2002, the City adopted a Wireless Communication Facility Ordinance to address where and how communication towers and antennae could be located within the City. For aesthetic purposes, lattice towers were prohibited requiring that any new communication towers be monopoles. The ordinance provided that "public emergency communication" facilities were not subject to the requirements of the code to facilitate public safety; however, the code did not address co-location of a private provider with a public emergency communication facility, and therefore if a public emergency communication tower includes private providers, then it would be required to be a monopole construction. The current public emergency communication facility and Verizon private facility located on Coxcomb Hill adjacent to the Astoria Column are proposed to be relocated. The public emergency equipment is proposed to be co-located on the proposed Verizon tower in the forested Land Reserve area above Irving Avenue near Reservoir 3 and would therefore include both private and public facilities. Due to the type of facilities needed for public emergency communication services, and in order to allow co-location by other private providers, the tower needs to be fairly substantial in construction. The tower would need to be approximately 150' tall to accommodate quality two-way radio coverage. A lattice tower would provide the needed height and space on the tower for co-location of private provider antennas and allow for quicker repairs to emergency communication outages. If the tower were used only for emergency service facilities, the existing code would not apply and they would be allowed to install a lattice tower; however, since the tower will have co-location of private providers, it is subject to the Wireless Communication Facility Ordinance which prohibits lattice towers. By co-locating both public and private facilities, the number of towers is reduced and only one tower would be required at Reservoir 3 site. Therefore, staff has initiated a proposed code amendment to allow lattice towers in the LR Zone and only if they also accommodate an emergency service facility regardless of additional co-location by private providers. The intent of the original code was to prevent a forest of cell towers and to maintain the visual quality of the Astoria skyline. Since the tower could be lattice if it was only for emergency services, and since co-location would reduce the need for additional towers, it would be consistent with the intent of the code to allow a co-located emergency service tower to be a lattice tower.

At its October 28, 2014 meeting, the Astoria Planning Commission held a public hearing and recommended that the City Council adopt the proposed amendment. A copy of the Staff Report and Findings of Fact as adopted by the Planning Commission are attached. Also attached to this memo is the proposed ordinance. The Council held a public hearing and first reading of the ordinance at the December 1, 2014 meeting. If the Council is in agreement with the recommendation of the Planning Commission to adopt the ordinance, it would be in order for Council to hold a second reading and adopt the Ordinance.

City Council Action: Motion made by Councilor Warr, seconded by Councilor LaMear to conduct the second reading of the Ordinance regarding Amendment Request (A14-04) for Wireless Communication Facilities. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Planner Johnson conducted the second reading.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Herzig to adopt the Findings and Conclusions contained in the Staff report and adopt the ordinance regarding Amendment Request (A14-04) for Wireless Communication Facilities. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(e): Resolution to Appropriate Hydroelectric Resources (Finance)

At the meeting of July 21, 2014 Council authorized a bid for the construction of the hydroelectric project at the City's water headworks. At the time staff indicated that the City has commitments for grants in the amount of \$399,600. The grant agreements have been finalized. As this project is now initiated and in process, it is necessary to adjust the Public Works Improvement Fund (PWIF) budget by appropriating these resources. The attached resolution appropriates grant resources in the amount of \$399,600 to the Water Rehabilitation/ Replacement line item of the PWIF for the hydroelectric project. It is recommended that Council consider

approving the attached resolution that appropriates \$399,600 to the Water Rehabilitation/Replacement line item of the Public Works Improvement Fund.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Herzig, to approve the resolution appropriating \$399,600 to the Water Rehabilitation/Replacement line item of the Public Works Improvement Fund. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(f): Insurance Buyout for City Employee (Finance)

In the early 1980s the City entered into an employment agreement with the Public Works employees to provide up to 60 months of post-retirement health insurance for those employees meeting certain date and eligibility requirements. This agreement was made in lieu of a cost of living increase at that time. The City negotiated an agreement to terminate this benefit for employees hired after July 1, 1990, for this employee group. Kenneth Yuill, Senior Utility Technician, qualifies for this benefit and anticipates retiring effective January 2, 2015. Mr. Yuill has requested that the City consider buying out the health insurance benefit of 31 months that he is due under the Public Works Employment Agreement. Staff has been discussing an option for a buyout with him. Mr. Yuill certifies that he has adequate health insurance coverage through an alternative program. The total value of the retirement insurance benefit for Mr. Yuill is \$54,492.42. Subject to Council approval, staff has been discussing an agreement with Mr. Yuill to take a one-time cash payment of \$27,246.21 in lieu of the total 31 months of health insurance. Under this tentative agreement the City's cost is reduced by 50%. It is recommended that Council consider accepting this agreement and to allow the City Manager to formalize and sign the necessary documents.

Councilor Mellin said if this agreement is good for Mr. Yuill, it is a win for the City as well.

Councilor Herzig believed that during the 1980s, no one realized that health care costs would increase so much. A \$27,000 payment is a large amount, but the City needs to honor its contracts.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Mellin to accept the buyout agreement with Mr. Yuill and allow the City Manager to formalize and sign the necessary documents. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(g): Performance Agreement for the Yacht Club Apartment Land Partition (Community Development)

At its September 2, 2010 meeting, the Astoria Planning Commission approved the Final Plat for Subdivision Request (SP10-01) by Richard Krueger to subdivide an area at 1310 West Marine Drive. A condition of that approval was that the developer either complete certain items prior to recording of the Final Plat or enter into a Developer's Performance Agreement which includes posting a bond guaranteeing that work will be completed. Phase I of the project has been substantially completed with the construction of the apartment building and associated infrastructure. Phase II of the project will include completion of the remaining infrastructure and construction of the second apartment building. Work has begun on Phase II. Prior to recording the Final Plat, the developer would need to complete several items such as water and sewer mains, access roads, landscaping, etc. The developer has chosen to enter into the Performance Agreement for the remaining items to allow the Final Plat to be recorded. Therefore the developer will post a bond or cash in the amount of \$107,390 guaranteeing that all work will be completed in accordance with the approved Subdivision and to the City's standards. Assistant City Engineer Nathan Crater has reviewed and approved the agreement and amount of the bond. Additionally, City Attorney Blair Henningsgaard has reviewed and approved the form of the attached Agreement. The Performance Agreement is attached for City Council review and action. It is recommended that the City Council approve signing the Performance Agreement with Richard Krueger for completion of the Yacht Club Apartments Subdivision.

Councilor Herzig said the area will be involved in Transportation System Plan (TSP) projects. He asked if any of Mr. Krueger's intended improvements would be in conflict with the TSP. City Manager Estes explained that the TSP in effect when the subdivision was approved required some sidewalk improvements and infrastructure improvements along the highway, which have been completed as part of the first phase of the project. Other infrastructure improvements would include drainage, sewer, and water systems, and some landscaping. This

project would not preclude the ability of the City to implement TSP requirements in the future. He confirmed that if the required improvements are not made, the City collects the bond money and carries it forward.

City Council Action: Motion made by Councilor Warr, seconded by Councilor LaMear, to approve signing the Performance Agreement with Richard Krueger for completion of the Yacht Club Apartments Subdivision. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(h): Richard Gerttula Request to Trim Trees on City Property (Public Works)

Richard Gerttula has submitted an application to trim trees on City property. The City- owned property is to the north of Mr. Gerttula's property at 404 W Lexington and includes Tax Lot 7300, Map 8091888. Mr. Gerttula was able to obtain a signature from one of the property owners at 380 West Grand. The other two adjacent property owners (376 West Grand and 403 Floral) were notified by mail that this request is going to be discussed at the December 15, 2014 meeting. The trees to be trimmed are eight Spruces with a diameter of about 28". These trees have been trimmed in the past. This lot is within a 100 feet of a known slide zone. The applicant has had a certified arborist review the proposed activity. Based on these reports, and from a technical standpoint, staff does not see any reason why the tree trimming should not be allowed. Based on the analyses provided by the professional consultants representing the applicant and staff's visit to the site, it is recommended that the request to trim trees on City property be approved .

Mayor Van Dusen noted that his brother has signed the petition, but has not mentioned this request to him.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Mellin, to approve the request by Richard Gerttula to trim trees on City Property north of 404 W Lexington. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(i): Consider Term Sheet to Proceed with Watershed Carbon Project (Public Works)

In September 2014, staff solicited proposals for the Watershed Carbon Credit Project in the Astoria Watershed. A Request for Proposals (RFP) was sent to seven potential carbon purchasers. Staff received one proposal (term sheet) to purchase carbon credits from The Climate Trust (TCT), an Oregon-based not-for profit organization. The Emission Reduction Tons (ERT's) of carbon would be purchased over a 10-year period, beginning in 2015. The credits would be registered under the Improved Forest Management (IFM) methodology with the American Carbon Registry (ACR).

Based on the initial estimate of carbon credits available, a total of 175,000 credits could be sold over a 10-year period. The first year credit is given for current standing inventory, which results in 45,000 tons of available credits. The subsequent years are based on the growth of the forest, which results in an average of 14,500 credits per year. It is proposed that the credits be split into two categories. The first category would be firm delivery at 75 percent of the potential credits available and the second category of contingent credits at 25 percent. This flexibility allows the City to adjust timber harvest without penalty for failure to deliver firm credits. The average price per credit for IFM credits was \$7.60 for calendar year 2013. The Watershed Carbon Project has attributes that warrant a price above average. TCT has recognized this and offered a price of \$10.00 for firm credits and \$9.00 for contingent credits.

The first year of the project would require project development, credit verification and registry of the credits. The first year gross proceeds are estimated at \$438,750 with net after development expenses, at \$358,750. The subsequent nine years of the purchase agreement with TCT would result in an annual average net value to the City of \$130,000. Upon approval of the terms of purchase, the City will prepare a project development document, which includes a detailed carbon profile, verify and register the credits with the ACR. Staff will also develop a carbon project budget for Council's review. TCT will prepare a contract for purchase to be reviewed for approval by the City. The process will take approximately six to 12 months to complete. This project would be structured to allow the City to adjust to potential changes in climate or timber market trends. It is recommended that Council approve The Climate Trust Term Sheet and proceed with the Watershed Carbon Project development, and authorize the Mayor and City Manager to sign the document.

Councilor LaMear understood that the City would be agreeing to protect 75 percent of its forest resources for carbon.

Mike Barnes, 33655 NE Crow Creek Rd., Newberg, responded to Councilor's questions about the carbon project. He clarified that 75 percent of the carbon credits are sold at a firm delivery price and 25 percent at a contingent price, which is lower. This allows the City to remain flexible with management opportunities. The City can choose whether or not to sell the 25 percent contingent credits. In the first year, the City can monetize existing forest. This is why the first year's proceeds would be for a larger amount. In subsequent years, the City would be paid for net growth, which is the difference between what is growing and what is being harvested. This results in smaller proceeds in subsequent years. Astoria's harvest level has been established at a conservative level of 850,000 board feet per year. Under the management plan done by Mason, Bruce, and Girard, the harvest level could be considerably higher. Keeping the harvest level at a low and conservative level allows the City to sell the net growth in carbon credits. The credits will be registered in the American Carbon Registry and will be purchased by the TCT. The Term Sheet states the amount the Trust is willing to pay for the credits and allows the City to move forward with a firm price to buy. Once the Trust has approved the Term Sheet, they will negotiate a contract with the City. The price is set for 10 years, so Astoria would not be affected by any changes in the carbon market during that time. The City will essentially get paid to do what it is already doing; however, the City could still do more. He estimates a contract would be complete and the first payment would be made to the City by the end of 2015.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Herzig, to approve The Climate Trust Term Sheet and proceed with the Watershed Carbon Project development and authorize the Mayor and City Manager to sign the document. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(j): Resolution Transferring Community Development Block Grant (CDBG) Funds to Community Action Team (Finance)

In 1974 the federal government established a program to provide grants to states for low to moderate income loans to support rehabilitation of residential properties. The Community Action Team (CAT) is the regional agency that administers the loans. The City has participated in this housing rehabilitation loan program since 1994 and has been the conduit for grants from the federal government to CAT in the amount of \$1,850,000.

"Miscellaneous income" proceeds relate to grants made before 1993. Loans repaid from these pre-1993 grants lose their federal requirements. "Miscellaneous Income" can be used by the City for its own purposes. "Program Income" relates to grants made after 1993. The loans repaid from these grants must be used for the purposes of the original federal grants. As of June 30, 2014 the loan receivable balance due for "Miscellaneous Income" loans is \$168,217.07 and for "Program Income" loans is \$264,429.38

The State of Oregon provides oversight through the Community Development Block Grant (CDBG) program. In May 2012 CDBG administrators ruled that if it is anticipated that there will not be enough activity to continue to roll the loans over, then either 1- the "Program Income" should be turned over to the State level CDBG program or 2- it can be transferred to CAT for continued use in the Regional Housing Rehabilitation Loan Program.

Pursuant to the State's requirement, CAT has established a revolving loan fund that meets the State's requirements as a depository for the remaining "Program Income" resource. CAT has requested that the City transfer the "Program Income" receivable of \$264,429.38 to CAT to use for the purpose of assisting low to moderate income households by providing home rehabilitation services.

Under this agreement, the current "Miscellaneous Income" receivable of \$168,217.07 would become the property of the City. CAT would continue to administer these loans and transfer proceeds of repayments of this receivable to the City as they are made when properties are sold or transferred. Staff recommends that the "Miscellaneous Income" receivable be transferred to the Capital Improvement Fund as a resource for this fund as the loans are repaid and that the Housing Rehabilitation Fund be terminated.

The agreement has been reviewed and approved as to form by City Attorney Henningsgaard. It is recommended that Council consider accepting the agreement with Community Action Team (CAT) to transfer the "Program Income" receivable to CAT in the amount of \$264,428.38. It is recommended further that the "Miscellaneous Income" receivable of \$168,217.07 be transferred to the Capital Improvement Fund as its resource and that the Housing Rehabilitation Fund be terminated.

Councilor LaMear believed it made more sense for CAT to administer the program than the City.

Councilor Herzig recommended the miscellaneous income be deposited into a more flexible fund because the new Council may find other uses for the money. This Council never completed the affordable housing survey, which was one of Council's goals for the year, and he would like the funds available for completion of future Council goals.

City Manager Estes noted that the affordable housing survey would need to be done by the Community Development Department and funded by the department's budget. If additional funds were needed, City Council could transfer funds out of the Capital Improvement Fund.

Mayor Van Dusen added that the new Council could transfer funds during the budget approval process in 2015.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Herzig, to accept the agreement with Community Action Team (CAT) to transfer the "Program Income" receivable to CAT in the amount of \$264,428.38, transfer the "miscellaneous Income" receivable of \$168,217.70 to the Capital Improvement Fund, and terminate the Housing Rehabilitation Fund. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(k): Consideration of Approval for Wayfinding Concept Plan (Parks)

In partnership with the Astoria Downtown Historic District Association (ADHDA) the Parks and Recreation Department is working to incorporate wayfinding signage from the Riverwalk throughout downtown. The Parks and Recreation Department in coordination with the ADHDA Design Committee has consulted the assistance of GREENWORKS, a Portland based Landscape Architecture and Environmental Design Company to lead the community through a public process of schematic design and deliver a Wayfinding Concept Plan. The Pedestrian Wayfinding Concept Plan, including Riverwalk Pedestrian Directional Signage, Downtown Pedestrian Directional Signage, Trailhead Maps, and Interpretive Signs that would extend from Uniontown, Downtown, Uppertown, to Alderbrook, and notes from public meetings are attached for your review. The Astoria Parks and Recreation Board and the Astoria Downtown Historic District Association Board recommend approval of the Pedestrian Wayfinding Concept Plan. It is recommended that City Council approve the Pedestrian Wayfinding Concept Plan.

Director Cosby described how the plan was developed, as noted in the agenda packet. The plan area had been mapped out and was displayed on the screen. At plan development meetings, stakeholders discussed and reviewed goals, a timeline, concepts, and the look of the signage. Examples of wayfinding signage were displayed on the screen. She explained where each type of sign would be located in the city, noting how many signs would be installed in each area. The stakeholders held a public meeting in August 2014 and met with the ADHDA Board meeting to receive feedback on the signage. Feedback indicated the community was in favor of the plan and wanted art work on the signs, including some Native American art and symbols.

Councilor Herzig confirmed that the City was not creating a financial partnership with any of the stakeholders or other entities.

Councilor Mellin said she participated in the process from the beginning. As the stakeholders walked around town, they noticed some of the existing wayfinding signs were small or placed very high. She had never noticed these signs before. The new signs will make wayfinding much clearer for tourists.

City Council Action: Motion made by Councilor Mellin, seconded by Councilor Herzig, to approve the Pedestrian Wayfinding Concept Plan. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(l): Authorization to Apply for Oregon Federal Lands Access Program Grant (Parks)

The Western Federal Lands Highway Division (WFLHD) of the Federal Highway Administration is soliciting for capital improvement, enhancement, surface preservation, transit, planning, and research proposals to receive funds through the Oregon Federal Lands Program in fiscal years 2017 through 2019. The purpose of the Federal Lands Access Program (FLAP) is to provide safe and adequate transportation access to and through Federal Lands for visitors, recreationists, and resource users. Astoria Parks and Recreation is seeking the FLAP grant to assist with the costs associated with installing wayfinding signage along the Astoria Riverwalk. The City of

Astoria may apply for this grant in consideration with the "Enhancements" proposal of the grant. These proposals are road and trail related that would allow the City to build wayfinding signage that direct residents and tourists to Federal Lands such as National Parks. It will also assist with providing safe and adequate signage that directs the community and tourists to safe access to trails and to downtown. Astoria Parks and Recreation will be seeking a \$200,000 grant for the costs of creating and installing directional and interpretative signage. FLAP requires matching funds of 10.27% of the total proposed cost. The match includes "soft matches" or "in-kind matches" such as donated property, materials, and services. The Astoria Parks and Recreation Department proposes that the 10.27% match come from staff time devoted to the project. It is recommended that City Council approve the application for FLAP to help pay for the costs associated with Riverwalk wayfinding signage.

Councilor LaMear asked how Astoria's Riverfront Trail was considered federal land. Director Cosby explained that the grant opportunity was brought to the Parks Department by Scott Tucker who works as a superintendent at Fort Clatsop. Astoria qualifies for the grant as long as the signage includes information about Fort Clatsop. Mr. Tucker is writing a letter of recommendation for Astoria.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Mellin, to approve the application for FLAP to help pay for the costs associated with Riverwalk wayfinding signage. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(m): Authorization to Apply for National Endowment for the Arts Our Town Grant for Wayfinding Signage on the Astoria Riverwalk (Parks)

The National Endowment for the Arts was created in 1965 by the United States Congress as an independent agency to promote and support artistic excellence, creativity, and innovation for the benefit of individuals and communities. The "Our Town" grant through the NEA was created to support creative place-making in a community that contributes to the livability of a community. Astoria Parks and Recreation is seeking the NEA's Our Town grant to assist with the costs associated with installing wayfinding signage along the Astoria Riverwalk. Astoria Parks and Recreation believes that with the artistic elements included on the directional signage that potentially includes Native American iconography, the community's investment in historic preservation, along with increasing tourism to the City of Astoria, it poises the Department favorably amongst the selection committee. In particular, the Department is requesting a \$50,000 grant that would go towards the installation of five 10 ft. high obelisks that would act as pedestrian directional signage as well as two trailhead maps for \$100,000. The Our Town grant requires a non-federal match of at least 1 to 1 which may include cash or a combination of cash and in-kind contributions. It is suggested that the Promote Astoria Fund provide a \$30,000 cash match and the Parks and Recreation Department provide a \$20,000 in-kind match to satisfy the 1 to 1 non-federal match requirement. Currently, Astoria Parks and Recreation will be receiving a letter of support from Senator Jeff Merkley, Astoria Downtown Historic District, Astoria Riverfront Trolley and Astoria Visual Arts. It is recommended that City Council approve the application for the National Endowment of the Arts Our Town grant to help pay for the costs associated with Riverwalk wayfinding signage.

Councilor LaMear understood the five obelisks signs would cost \$50,000 and the trailhead maps would cost an additional \$100,000. She asked how the trailhead maps would be funded. City Manager Estes clarified that the total project cost would be \$100,000. NEA funds would contribute \$50,000, \$30,000 would come out of the Promote Astoria Fund, and \$20,000 would be an in-kind match of Staff time to implement the project. Financial Analyst Snyder confirmed that the Promote Astoria Fund balance is currently \$700,000.

Councilor Herzig said the Parks Department has been seeking letters of support from the community and local entities. He understood that these supporting entities were not fiscal partners with the City and the City was the sole grant applicant. Director Cosby said this particular grant does require a partner and that partner is Astoria Visual Arts. The City will be receiving letters of support from other groups that do not involve fiscal ties. She was not sure if Astoria Visual Arts was required to sign the application, but the application must include information on their behalf.

Councilor Herzig said the City has gone through this before and needs to make sure it is entering into a sound relationship. He confirmed that money would not be exchanged between the City and Astoria Visual Arts.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Warr, to approve the application for the National Endowment of the Arts Our Town grant to help pay for the costs associated with Riverwalk

wayfinding signage. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(n): Salary Resolution Implementing Cost of Living Adjustment for Non-represented Employees and Modifying the Title/Job Description of Chief of Police to Include "Assistant City Manager" (City Manager)

The following adjustments to the Salary Resolution are proposed: The first adjustment relates to the Cost of Living Adjustment (COLA) of 2.5% for the Non-represented employees retroactive to July 1, 2014. The second change relates to the promotion of Brad Johnston to the position of Chief of Police/Assistant City Manager. While the change affects Chief of Police/Assistant City Manager's range of responsibilities, no modification to the salary range is proposed other than the above mentioned COLA. It is recommended that Council approve the Salary Resolution implementing the proposed adjustments as described above and approve the job description for Chief of Police/Assistant City Manager.

City Manager Estes noted that funds to accommodate the adjustment are available in the budget. The job description for Chief of Police/Assistant City Manager, attached to the memorandum, did not include any changes to the Police Chief's functions, but did incorporate the applicable Assistant City Manager functions adopted by City Council when the City employed a Community Development Director/Assistant City Manager.

Councilor Herzig said he was concerned about combining the roles of Police Chief and Assistant City Manager. He believed the citizens of Astoria have been hoping for a number of years to get a full-time Police Chief, rather than an absentee Police Chief. Astoria is now getting a Police Chief, but he will be a part-time Police Chief and part-time Assistant City Manager. The City needed a full time Police Chief, not an employee wearing two hats. He also believed separation between law enforcement and City government was necessary to avoid potential conflicts of interest. Citizens may feel intimidated working with the Assistant City Manager, knowing he is also the Chief of Police. He approved of the cost of living increase, but believed the Chief of Police/Assistant City Manager position was taking the City in the wrong direction at this time.

City Manager Estes said in this case, Mr. Johnston's first priority would be to serve as Chief of Police. This just allows the City to designate an individual to fill in when the City Manager is absent and to work on special projects. Mr. Johnston indicated in a meeting with City Manager Estes that he believed he could successfully fulfill the duties of both positions. This situation has been common practice in Astoria during times the City has not employed a full-time Assistant City Manager. After serving a combined role that included the Assistant City Manager position, City Manager Estes believed Mr. Johnston could serve the roll well and successfully.

Councilor LaMear asked for a description of the Assistant City Manager's duties and any time constraints that could result from serving as Chief of Police at the same time. City Manager Estes referred to the job description on Page 156 of the memorandum. He read the General Statement of Duties and some of the specific duties associated with the Assistant City Manager position. The duties are flexible enough that they allow the Police Chief to provide additional resources when needed by the City Manager.

Councilor Herzig noted that the General Statement of Duties required work "to be completed in an office environment with frequent requirements for extended hours." He was not questioning Mr. Johnston's abilities, but questioned how he was supposed to combine this requirement with the duties of a full-time Police Chief.

Mayor Van Dusen said he is in favor of the combined position because the City Manager is in charge of delegating responsibilities to City Staff. City Council only hires the City Manager, Attorney, and Judge. While City Council must approve the resolution, the decision to combine the two positions is not up for debate. He believed City Council should allow the City Manager to designate his management team. He confirmed with City Manager Estes that this combined position did not include additional compensation.

Councilor Mellin added that she listened to Mr. Johnston when he spoke on Jim Wilkin's Friday morning radio program. He has been in this community for many years and knows this community better than most because of his position in the Police Department. It is not as if he would have to start from scratch. She believed he was perfectly capable of taking on the position.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Mellin, to approve the Salary Resolution implementing the proposed adjustments and approve the job description for Chief of Police/Assistant

City Manager. Motion carried 4 to 1. Ayes: Councilors LaMear, Warr, Mellin and Mayor Van Dusen; Nays: Councilor Herzig.

Item 7(o): Public Safety Communication System

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

Mayor Van Dusen explained that Fire Lieutenant Bob Johnson and Police Chief Brad Johnston had been working on improvements to the public safety communication for years. During the hurricane of December 2007, much of the communication was disabled. Even when the communication system worked well, blackouts occurred in the city. He gave details of a time he experienced a communication blackout while accompanying Officer Nikki Riley as a ride-a-long to a domestic disturbance call made to 911. Only about 90 percent of Astoria is covered, which may sound good. However, his ride-a-long experience showed him how that remaining 10 percent of Astoria without communication can mean the difference between life and death. The Public Safety team works hard to provide Astoria with the best coverage possible by replacing the tower at the Column. It is important that Verizon be part of the tower because they pay rent for their use of the tower and Astoria could not afford the tower without Verizon. The proposal is for the monopole tower, a one pole cellular tower the same size as the Column, to be located next to the Column at the top of Cathedral Tree Trail. He is prepared to vote in favor of the proposals because public safety should come first. However, the Friends of the Astoria Column asked if they could get involved and help. Staff and Council did their best to work with Verizon, but Verizon adamantly refused to relocate the monopole from the Column. The Friends got Senators Wyden and Merkley involved in the project and were able to deal with higher authorities at Verizon than the City. Now, Verizon's number one goal in the State of Oregon is to improve communication in Astoria. There are five Verizon towers in Clatsop County and across the river that must be moved and rebuilt to ensure coverage adequate enough that Astoria will not need the monopole next to the Column. City Council approved the lattice tower during Regular Agenda Item 7(d), which is part of this project. The lattice towers will allow communication repeaters to be located in various areas. This is a better system than the monopole system, as it will provide Astoria with better coverage and better redundancy.

Director Cook said the main tower would be located behind Reservoir 3. The tower is quite tall, but it is far from the Column.

Mayor Van Dusen believed it was important for people to know what a big deal this is. The Friends have spent over \$50,000 on this project and more expenses will be incurred. This is not the Friends' responsibility, but they offered to help the City because they have a partnership with Astoria. He believed it was important to discuss the history of the Friends' involvement in this project because they may come the City in the future to ask for some type of reimbursement. Without the help of the Friends, who hired national experts to advise Astoria on how to relocate the communication system, Astoria would have a monopole the size of the Column at the Column. The Friends have suggested that part of the parking fee go towards these expenses over time. However, the Friends did not get involved with the intention of asking for money. The Friends collect donations to improve the Column, not to rebuild the 911 Center for Astoria.

Councilor Warr said he was in favor of reimbursing the Friends and suggested adding the expense to the budget for the next fiscal year. The Friends have been a great partner with the City and Astoria should return the favor. He excused himself from the meeting for two minutes at 7:39 p.m.

Councilor LaMear believed this was a great thing the Friends have done for the City. The City was not making any progress with Verizon without the Friends. It is great that the monopole will not be located at the Column, competing with the beauty of the Column. It is also great that Astoria will have better coverage than before. During the storm in 2007, Astoria realized the importance of good communications.

Mayor Van Dusen added that the existing towers at the Column will be removed.

Councilor Herzig said the City had little to no leverage with Verizon until the Friends stepped in. The Friends saved the aesthetic quality of the Column and its surroundings.

NEW BUSINESS & MISCELLANEOUS, PUBLIC COMMENTS

Councilor Herzig asked for guidance from City Council about citizens' concerns regarding the use of herbicides and pesticides in City parks. The Parks Board assembled an ad hoc advisory group to research the use of herbicides and pesticides, where they are being used, and available options. The advisory group intended to meet three or four times before reporting their findings to the Parks Board and then disbanding; however, there is some concern that the advisory group would be considered a City commission. Discussion of Regular Agenda Item 7(k) revealed that the Parks Department met with stakeholders three times and forwarded their input. This would be a similar process. The stakeholders group was not a City commission, nor are they appointed by the Mayor. The Mayor recently assembled an ad hoc advisory group to walk Irving Street and look at trees that needed trimming; this was not a City commission either. The Parks advisory group wants to begin meeting this month and report to the Parks Department by February. It would be nice to move forward now, rather than waiting for the new administration to resolve this issue; however, he would understand if the advisory group had to wait.

Mayor Van Dusen listed many of the vacancies in Astoria's committees that Mayor-Elect LaMear would need to fill. He believed it was only right to wait until Mayor-Elect LaMear was in a position to fulfill the requirements of the City's Charter.

Councilor Herzig understood that from now on, meeting with citizens must be defined as a committee. The Mayor did not form a committee to walk Irving with citizens and staff to gather input and adjust City policy. He was not talking about forming a commission, just a group that would last for a couple of weeks and then disband. When the Parks Department met with stakeholders for the wayfinding project, the group of stakeholders were not a commission appointed by the Mayor, just stakeholders who came together to give input on a project. The Parks advisory group would be similar. He was afraid City Council was setting a precedent that every time the City interacts with the public, a commission would have to be formed. He did not believe the incoming Mayor would like such a burden.

Mayor Van Dusen disagreed with Councilor Herzig. He believed the pesticide committee, the Parks Department, and the Planning Commission should wait for the new Mayor to make the appointments. He had previously reviewed the list of appointments that needed to be made with Mayor-Elect LaMear. She had asked Mayor Van Dusen if he wanted to make any of the appointments while he was still in office; however, he declined, telling her that the citizens of Astoria had voted her into office and it was appropriate for her to fill the vacancies. He would respond this way about any committee, not just the pesticide committee. He is not opposed to the pesticide committee.

Councilor Herzig believed Mayor Van Dusen was being gracious, allowing the incoming Mayor to make the appointments. He agreed that he and Mayor Van Dusen disagreed on whether the pesticide committee was a commission; however, he still respected the Mayor's consideration of Mayor-Elect LaMear.

Edith Henningsgaard called for a hip-hip-hooray in honor of Mayor Van Dusen. Mayor Van Dusen thanked Ms. Henningsgaard and said he learned a lot from her when she was Mayor.

Loran Mathews, said he attended the first City Council meeting after Mayor Van Dusen was appointed Councilor. The Councilor who had resigned was a Democrat and there was some thought that Council should appoint another Democrat. However, the Charter did not say this was necessary. Voting to appoint Mayor Van Dusen was the best decision he has ever made.

Mayor Van Dusen noted former Mayor Henningsgaard had voted against appointing him to City Council.

Blair Henningsgaard, 1482 Jerome, Astoria, said for the last 13 years, it had been a privilege to work with Mayor Van Dusen. Unfortunately, Mayor Van Dusen's tenure as Mayor has not afforded him the opportunity to receive a 25-year pin. In lieu of the pin, Mr. Henningsgaard presented Mayor Van Dusen with a gift of the Mayor's likeness in the form of a bobble head on a Harley motorcycle, which he believed would be a more appropriate token of appreciation. Mayor Van Dusen agreed the gift was better than a pin and thanked Mr. Henningsgaard.

Mayor Van Dusen asked Councilor Mellin to stand. He said Councilor Mellin has served on City Council for four years. He did not know Councilor Mellin very well when she ran against Mr. Henningsgaard for a seat on City Council, but, it has been his privilege to become good friends with her.

Councilor Warr said when Councilor Mellin was first elected, he dreaded working with her because he thought she was on a mission. However, she has been absolutely terrific to work with and he has been honored to sit next to her for the last four years.

Councilor Herzig said Councilor Mellin brought passion and a knowledge of the intricacies of Astoria's history to her actions and decisions. He hoped she would continue to share her knowledge with the community. She is an invaluable resource.

Councilor LaMear said Councilor Mellin inspired passion for the Ghadar Party, a party she had never heard of. Councilor Mellin brings a passion to the Council that will be missed. She wished Councilor Mellin the best.

Mayor Van Dusen explained that the Ghadar Party was an Indian political founded in Astoria 100 years ago. India made a national stamp commemorating the 100th Anniversary of the Ghadar Party being founded in Astoria. Councilor Mellin took on the celebration with passion, which resulted in the City passing a resolution, books being written about the celebration, and tourists from India visiting Astoria. She does whatever it takes. He presented Councilor Mellin with a City of Astoria Plate as he read the inscription.

Councilor LaMear said it had been her pleasure as a Council member to serve for six years with Mayor Van Dusen. He has been a wonderful mentor, he has been inspirational on projects, and she would miss him very much as Mayor of Astoria. Although this was his last meeting as Mayor, he would always be Mr. Astoria to her. She presented Mayor Van Dusen with a City of Astoria Plate as she read the inscription.

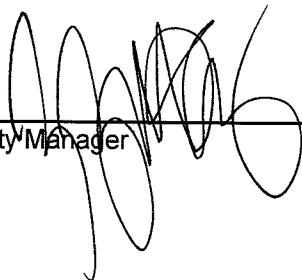
Suenn Ho, Architect of the Garden of Surging Waves, recalled the work done with the Garden of Surging Waves, noting that from 2005 through 2014, Staff, City Council, and Mayor Van Dusen successfully led the effort to add the missing pages of the Chinese Astorian's contributions to their collective history. She presented the City of Astoria with a concept sketch of the Garden of Surging Waves at Heritage Square to thank the unwavering leadership of six-term Mayor Van Dusen.

Mayor Van Dusen said he was very thankful to the citizens of Astoria and the Astoria team, which is more than just City Council, Staff, and the citizens of Astoria. The City has teamed with the City of Warrenton and the outer community of Astoria to accomplish a lot. He listed several accomplishments that resulted from this teamwork, which included providing clean water, the CSO project, doubling the amount of Parks amenities, remodeling City Hall, rebuilding the Public Safety building, and improving the communication system. The most selfish and gratifying part of being Mayor is the close friendships he has developed. He would not have developed such close personal friendships if he had never been part of City Council. Serving as Mayor has been the greatest part of his public life. He was grateful, thankful, humbled, and very proud of what the City has accomplished. He believed the future of Astoria looked very bright and thanked everyone for their kind words. He did not have the words to express how grateful he was. He had a wonderful time serving as Mayor of Astoria.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:06 pm.

APPROVED:



City Manager