

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

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

Councilors Excused: None

Staff Present: City Manager Pro Tem Estes, Police Chief Curzon, Parks and Recreation Director Cosby, Fire Chief Ames, Library Director Tucker, and Public Works Director Cook. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

REPORTS OF COUNCILORS:

Item 3(a): Councilor LaMear reported that she and the other Councilors attended the City budget meetings, which are a very informative way to learn what is going on in the City and how many things the City is involved in. She also participated in the CHIP-In program at Tapiola Park on Sunday, April 27, 2014. There were about 60 volunteers and a lot was accomplished. She and Councilor Mellin attended a very informative marijuana workshop in Portland hosted by the League of Oregon Cities. This full-day conference had attendees from cities in California, Washington, and Colorado. Washington and Colorado have legalized marijuana, so their experiences about what had and needed to be done were interesting. She heard many suggestions for ways to implement controls on new and existing marijuana dispensaries. Unfortunately, Astoria had to make a decision by April 30th and this meeting was held May 1, 2014.

Item 3(b): Councilor Warr reported that last Thursday, he attended the Northwest Area Commission on Transportation (ACT) meeting in Tillamook to review the applications for the Connect Oregon Grant. Recommendations will be forwarded to the Oregon Transportation Commission for a final decision. In Region 2, Astoria's grant application is currently in third place for the NWACT, so Astoria could still be approved for funding. He reported that the replacement walls have been installed and the 71 damaged names have been engraved at the Maritime Memorial. An additional 51 new names have also been added to the memorial. There have been many questions about the memorial and he believed the work would make people feel better.

Item 3(c): Councilor Herzig reported that last Wednesday, he and Councilor LaMear participated in the community walk to end Sexual Assault Awareness Month. The walk had a good turn out and everyone is still very appreciative of the Column being lit teal for month of April. On Thursday, he attended a day-long workshop on expanding Astoria's Science, Technology, Engineering, and Math (STEM) hub. A grant was awarded to conduct research on communities along the coast. The United States is falling behind the rest of the world and there are more jobs than trained job seekers. Representatives from many school districts, the Maritime Museum, and Tongue Point attended to discuss how to get more STEM training in the community. The project will last for several years and is off to a good start.

Item 3(d): Councilor Mellin reported that she also attended the CHIP-In program at Tapiola Park. Volunteers raked 100 yards of bark chips for four hours. It was hard work, but it was also fun to see so many people involved. The program is very successful. The next CHIP-In event will be at Alderbrook Hall on May 18, 2014. She reported that the marijuana workshop was very interesting and she would leave information from the workshop in the City Manager's office for anyone who may want a copy. Astoria was not alone in voting against the moratorium; some communities were unable to make a decision while others voted for or against the moratorium. The moratorium was not City Attorney Henningsgaard's idea; it was a statewide initiative. The most interesting speaker was from the Oregon Health Authority, and was the man responsible for deciding which pharmaceuticals are allowed to enter the state. The discussion was about how to regulate medical marijuana.

Item 3(e): Mayor Van Dusen reported that everyone is invited to attend the ribbon cutting at the Garden of Surging Waves on Saturday, May 17, 2014 at 10:30 a.m.

CHANGES TO AGENDA: No changes.

PROCLAMATIONS/PRESENTATIONS:

Item 5(a): Emergency Medical Services Week

Mayor Van Dusen read the proclamation declaring the week of May 18 – 24, 2014 as Emergency Medical Services Week.

Jeremy Houston, 1950 Huckleberry, Seaside, agreed the emergency services provided to the community are so important. He noted that June would mark his 10th year at Medix Ambulance. He began as a part-time emergency medical technician (EMT) basic, worked full time while attending paramedic school. He was promoted to Operations Supervisor a few years ago and is now the Training Officer. Medix Ambulance has been providing services in Clatsop County since 1975, and in 10 years, he has seen the company grow. He loves his job and, like other emergency service providers in the community, is connected with fellow providers and dedicated to the community. Astoria and the County have a wonderful group of people providing emergency services. He thanked Astoria for allowing him to serve the community. He presented Mayor Van Dusen with a plaque that recognized the City of Astoria for its continued support of emergency medical services personnel.

CONSENT CALENDAR:

The following items were presented on the Consent Calendar:

- 6(a) City Council Special Meeting Minutes of 4/4/14
- 6(b) City Council Minutes of 4/7/14
- 6(c) City Council Minutes of 4/21/14
- 6(d) Intergovernmental Agreement with State of Oregon for Building Division (Community Development)

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

REGULAR AGENDA ITEMS

Item 7(a): Continuation of a Public Hearing Regarding Vacation of a Portion of West Niagara Avenue Adjacent to United States Coast Guard Housing (Public Works)

The City has received a request from the United States Coast Guard (USCG) for the vacation of the north 30 feet of the West Niagara Avenue right-of-way adjacent to Lots 1 to 10, Block 12, West Slope and the south 30' of the West Niagara Avenue right-of-way adjacent to Lots 1 to 11, Block 13, West Slope. The USCG plans to expand their housing development with a road and new housing extending north from Klaskanine Avenue. At their April 21, 2014 meeting, Council adopted a resolution to set a public hearing for said vacation on May 5, 2014. Public hearing notices were inadvertently not mailed within the required notice period; therefore, staff is requesting that the public hearing be continued to the May 19, 2014 meeting. It is recommended that the Astoria City Council continue the public hearing concerning the vacation of a portion of the West Niagara Avenue right-of-way originally scheduled for May 5, 2014 to the May 19, 2014 meeting.

City Manager Pro Tem Estes clarified that the public hearing should be opened and continued to the next City Council meeting. Staff would provide public notices for the public hearing for the meeting on May 19, 2014.

Mayor Van Dusen opened the public hearing at 7:15 pm and immediately recessed the hearing to be reconvened on May 19, 2014.

Item 7(b): Public Hearing Regarding the Sale of City Property Located in the 4800 Block of Birch - Olvey (Public Works)

Area Properties listed the vacant City lot in the 4800 block of Birch, Map 8-9- 10AB Tax Lot 2600, Lot 6, Block 17, Alderbrook, for \$19,000. The lot is undeveloped and the northwest portion of the lot is in a flood hazard area.

It is zoned R-2 Medium Density Residential. Leroy Olvey, the adjacent property owner to the west, originally made an offer of \$8,000 in October, 2013. Staff countered with the price of \$12,000, which has been accepted by Mr. Olvey. This price is consistent with the price of the 50' by 100' lot across 49th Street that was purchased by Mr. and Mrs. Cahill. The Public Works Director signed the counter offer on February 19, 2014. It should be noted that the Astoria Police Department has contacted Mr. Olvey between 2005 and 2009 concerning possible violations of the City's nuisance ordinance. At their April 7, 2014 meeting, the City Council acted to schedule a public hearing on the proposed sale for the May 5, 2014 Council meeting. It is recommended that Council conduct the public hearing, after which, the City Council approve or deny the sale of said property.

City Manager Pro Tem Estes noted that upon a recent inspection by the Code Enforcement Officer, there are potential issues on Mr. Olvey's property that need to be addressed. Director Cook displayed aerial photographs of Mr. Olvey's property as well as the property for sale. Also displayed were the tax map, photos from 2009 when the Police Department was responding to nuisance complaints, and current photos.

Mayor Van Dusen requested that pictures be displayed differently at future meetings so they would be easier to view.

Mayor Van Dusen called for questions of Staff. Hearing none, he opened the public hearing at 7:19 pm and called for anyone wanting to speak on the sale of City Property located in the 4800 block of Birch to come forward.

McLaren Innes, 4807 Birch Street, Astoria, explained that for 20 years, she has lived three blocks east of Mr. Olvey's current property. Mr. Olvey does not live at his property on Birch Street. His lot is a junk yard punctuated by a house that is about to fall down from the weight of a heavy metal roof. The photographs show the derelict trailers, cars, and unidentified heaps laced with wild greenery. City Council has read the saga documenting years of the owner's refusal to take responsibility for the most rudimentary maintenance of his property. Mr. Olvey capitalized the D in the Derelict Building Ordinance. However, his ability to dodge mailings, inspections, and make minimal corrective actions makes a mockery of all ordinances that Astoria crafts. She asked City Council to vote against Mr. Olvey acquiring another lot to contaminate, make unsightly and unsafe, further degrading an area in which he does not live.

Carley Kirby, 4825 Birch Street, Astoria, said she has lived on Birch Street for about 15 years. She was disturbed to learn that the lot could potentially be sold to Mr. Olvey. The lot for sale has been open space the entire time she has lived in the neighborhood. She has walked from Cedar, through the lot to Birch, and the lot is part of the neighborhood's identity. Turning left as she exited the lot, she passed by Mr. Olvey's property. She loves the wetlands and natural appearance of the lot for sale. She asked City Council to deny the offer from Mr. Olvey and recommended that Mr. Olvey comply with the law.

Harry Staples, 4857 Birch Street, Astoria, said he was the closest neighbor to the lot for sale. The stewardship of Mr. Olvey's property speaks volumes and allowing Mr. Olvey to expand his practices would be a great disrespect to the neighborhood. Referring to the photos of Mr. Olvey's property, he stated he had never seen pictures make a place look so good. The property should be seen in person to be appreciated. He understood that the City could use \$12,000, but believed that in this case, it was in everyone's best interest to deny the sale.

Shel Cantor, 1189 Jerome, Astoria, said the agenda packet stated the price negotiated for this property was consistent with the prior purchase by the Cahill's of the property across the street. The City sold a 50-foot by 100-foot R-2 zoned lot for \$12,000, which is the same negotiated price for this 50-foot by 100-foot R-2 zoned lot. However, a few more relevant points should be noted when comparing the two properties. The lot purchased by the Cahill's was one fourth of a property the City wanted to sell. The full property had an asking price of \$48,500 and the Cahill's paid one fourth of this asking price. Paying one fourth of the asking price for one fourth of the property is the equivalent of paying the asking price for what was purchased. On the subject property now proposed for sale, the asking price was \$19,000. The negotiated price of \$12,000 is a discount of one third of the asking price. During the March 4, 2014 City Council meeting, when the City sold property to the Cahill's, the Mayor noted the work the Cahill's had performed to clean up the property in the past and remarked that at least \$2,000 had been put into the property. The public has not been informed of a similar situation for the property currently proposed for sale. Therefore, a claim that the price of \$12,000 was consistent with the Cahill property overlooked those two important differences. He hoped that if any of the Council members voted to approve this sale, they would explain why the price is fair for this land.

Chris Farrar, 3023 Harrison Avenue, Astoria, agreed that it was important to drive by Mr. Olvey's property because the photographs do not make his property look too bad. The property for sale is a wetland created by a natural stream that runs through Alderbrook into the mooring basin, which is shown on topographical maps. He asked if anyone had checked whether the fluids had been drained from the vehicles on Mr. Olvey's property. This discussion should be about enforcing clean up of the toxic mess, not giving the property owner a 40 percent write-off on the asking price so that he can destroy a wetland by placing broken down vehicles that leak petroleum based products in the stream that feeds the Columbia River. He asked if any fishermen were present, indicating that fisherman should be concerned. Mr. Olvey's property is an ugly mess and he should be put in jail instead of given a deal on property.

Mayor Van Dusen closed the public hearing at 7:29 pm and called for Council discussion and deliberation.

Councilor LaMear stated she would vote against the sale of the property. The photos show there has not been much clean up done since 2005. She hoped Mr. Olvey's property would be made a priority for the Derelict Building Ordinance. City Pro Tem Estes agreed, noting the City's Code Enforcement Officer, Jack Applegate, is in the audience.

Councilor Herzig questioned why Staff accepted Mr. Olvey's offer, considering his history with dereliction. He agreed Mr. Olvey's property needed more attention to alleviate the neighbor's concerns and make their walks a pleasant experience.

Councilor Mellin stated she looked at the property when visiting the neighborhood to look at the Cahill's property. After reading the history of dereliction on Mr. Olvey's property, she would have to vote against the sale. She does not understand why he wants more property.

Councilor Warr stated he would not vote to approve the sale if the full asking price had been offered. He did not believe Mr. Olvey should have the property. Mr. Olvey's home in Warrenton looks much like his property in Astoria.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Mellin to deny the sale of City property located in the 4800 block of Birch to Leroy Olvey in the amount of \$12,000. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(c): Mainline Improvement Harvest 2014 (Public Works)

On October 7, 2013 the City Council awarded a contract to have an inventory of forest resources conducted in order to update the watershed forest management plan. A copy of the inventory is attached to this memorandum. Consistent with the management plan, a harvest is proposed to remove select mature timber within the watershed. The removal of the selected trees will allow for the planting of seedlings to create a diversity of tree species and age classes as identified in the management plan, and to sustainably generate revenue for the Capital Improvement Fund. The improvement project includes the placing of crushed rock and culverts on the Watershed Mainline. The net revenue after road improvement and reforestation costs is estimated to be \$200,000.00. The budget for the improvement projects is not to exceed \$36,000.00. Revenues generated from this project would be deposited in the Capital Improvement Fund. It is recommended that Council approve the solicitation of bids for the Mainline Improvement Harvest.

City Manager Pro Tem Estes noted the trees to be harvested are located in areas that have no impact on the water quality of the reservoir. The areas have a considerable presence of Douglas fir trees that have been infected by Swiss needle cast and have lost their vigor and growth potential. Director Cook displayed some slides of the area, and described the harvest areas.

Councilor Herzig asked how large the harvest areas would be.

Mike Barnes, 33655 NE Craw Creek Road, Newberg, stated he has served as Astoria's Forrester for about 14 years. He stated there are two harvest areas, one 9-acre section and another of about 12 acres.

Councilor Warr noted the Management Plan Report stated most of the trees were between 60 and 40 years old. Mr. Barnes replied the two harvest areas have older trees about 60 years old. These areas were commercially thinned 22 years ago. The entire watershed was clear cut by Crown Zellerbach about 50 or 60 years ago, but since the City has owned the watershed the area has not been clear cut. A 200-year old section on the east side that contains very large, mature Pacific silver fir and hemlock trees will not be touched. He was unsure if the clear cutting 50 years ago affected the water quality. The two small areas proposed for harvest do not contain any flowing water.

Mayor Van Dusen believed the City controlled the watershed more than 50 years ago. Mr. Barnes clarified that Crown Zellerbach maintained the timber rights until the end of the 1940s. Parcels of the watershed were transferred to the City at different times and he unsure of the exact date that this particular tax lot was transferred to the City.

Councilor LaMear believed the Management Plan was excellent and was impressed that the Swiss needle cast and spruce weevil were being addressed. Three percent per year will be harvested, which will give Astoria a constant inventory over the next 50 years as the harvested areas are replanted. She believed the plan was well written. Mr. Barnes added the inventory that the citizens of Astoria own is a little over 100 million board feet. The harvest levels are conservatively low, so that inventory will grow over the next 50 years.

Councilor Mellin thanked Mr. Barnes for the report, adding she appreciated learning that the estimated funds would be deposited into the Capital Improvement Fund.

Councilor Warr agreed the report was well done and included a lot of information. He believed the Management Plan was a step in the right direction.

City Council Action: Motion made by Councilor Mellin, seconded by Councilor LaMear to approve the solicitation of bids for the Mainline Improvement Harvest. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Councilor Herzig suggested that some of the revenue from the harvest could be used to offset the water/sewer rate increase for the next fiscal year.

Item 7(d): Resolution Establishing Rules, Regulations, Rate Changes, and Conditions for Solid Waste Collection Services / Recology Rate Review (Finance)

The City's Franchise Agreement with Recology requires them to render financial statements and a rate review of the Solid Waste Collection Franchise and Clatsop Transfer & Disposal Station no later than April 30th each year. The purpose of the annual rate review is to determine whether Recology's rate of return on their collection operations and solid waste disposal falls within the limits set by the Franchise Agreement with the City. Based on the data included with this agenda item as provided by Fred Stemmler, Recology Western Oregon General Manager, it is proposed to keep collection rates the same for the coming year; however, there are certain items within the rate schedule that are being adjusted to reflect increased cost with vendors for handling of medical waste and certain industrial items. A resolution implementing these adjustments is attached for Council's consideration. In addition, there are no rate increases proposed for Transfer Station charges. Representatives of Recology will be available at the meeting to respond to Council's questions. It is recommended that Council approve the proposed resolution with the rate changes as indicated.

Fred Stemmler, General Manager, Recology Western Oregon, 977 NW Meadows, McMinnville, confirmed that the dragon head for the Garden of Surging Waves grand opening had arrived; it was being housed by the Clatsop County Historical Society behind the Flavel house.

Mayor Van Dusen explained the Recology headquarters in San Francisco, California had a dragon head made out of recycled materials for the Garden of Surging Waves. He then asked Mr. Stemmler to explain medical waste. Mr. Stemmler said that Recology offers sharp containers to individuals for home use and to medical facilities. Most residential customers do not have medical waste, but services are offered to people, many of whom are diabetic, who need a safe disposal option.

Councilor Mellin thanked Mr. Stemmler for his report, which was very detailed.

Councilor Herzig said he was glad that residential rates would not increase for the year. He asked if the four-page rate schedule was available online for customers to view. Mr. Stemmler said that Recology does not typically publish the entire rate schedule, but customers could call to get any rate. Councilor Herzig noted that the rate schedule is very specific. He believed it would help people to know what services were available and what the fees were. Mr. Stemmler said he would take Councilor Herzig's feedback back to Recology.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Mellin to approve the proposed resolution with the rate changes as indicated. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Chief Curzon confirmed that the Police Department has a sharps repository.

Item 7(e): Authorization to Relocate the Astoria Recreation Center (Parks)

The Parks and Recreation Department offers a variety of programs at the Astoria Recreation Center (ARC). This includes a teen center, after school program, school aged summer day camp, adult lounge, adult fitness classes, special events, gymnastics classes, Tae Kwon Do, and many others. In August 2011, the Parks and Recreation Department began leasing space in the Star of the Sea Building from St. Mary's Catholic Parish to house the Astoria Recreation Center. This lease will expire on August 1, 2014 providing an opportunity for the ARC to relocate to the Astoria Yacht Club in an effort to enhance services and reduce expenditures. The Star of the Sea Facility has been a wonderful home for the ARC; however, due to the Facility's limitations and costs, staff and Parks Advisory Board is recommending relocating to the Astoria Yacht Club. The Astoria Yacht Club is a City owned facility, thus the Parks and Recreation Department will no longer be required to make lease payments and additional savings will be gained in utility and janitorial costs. In addition, the improvements made to the facility will benefit the City of Astoria residents long into the future. Based on the financial savings, program improvements, enhanced services, and recommendation from the Parks Advisory Board, it is recommended that the City Council authorize relocating the Astoria Recreation Center from the Star of the Sea Facility to the Astoria Yacht Club.

City Manager Pro Tem Estes noted that the Parks Department would realize an annual savings of approximately \$87,000 by relocating from the Star of the Sea School to the Yacht Club.

Councilor Mellin believed this relocation was a great idea. The Star of the Sea was ideal for the Parks Department and the church several years ago, but during those years the City has discovered some drawbacks to using the facility. In the winter, the electricity and heating do not work well. The Yacht Club is a beautiful space. There may be some drawbacks to relocating, but she believed the positives outweighed the drawbacks. She recommended the relocation.

Councilor LaMear supported relocating the recreation center, but wanted to know how the Senior Center would be affected and when the move would occur. Director Cosby said the Senior Center is currently leasing the space. That lease will expire at the end of December 2014, but the Senior Center may vacate the space a few months earlier. The Recreation Center would try to move in at the end of July 2014 because their lease at the Star of the Sea expires on July 31, 2014. She indicated on the screen the space in the Yacht Club that was currently being leased to the Senior Center and which was a shared multi-use area. Shared spaces in the multi-use area would be kept as community rental halls, but would not be rented in the mean time. Therefore, both organizations would be housed in the same facility for a few months, and she confirmed there was enough room. The Recreation Center would be fully relocated by August 1, 2013.

Councilor Herzig noted which areas of the Yacht Club were not used by the Senior Center. The facility is huge and it would be great to start relocating the recreation center into the space. The Senior Center closes at 4:00 pm every day, so evening classes would not conflict with any of their events. He believed the transition would be smooth. He recalled questions about the Parks Department's budget and asked if the \$87,000 savings would be used as the Parks Department wishes. Director Cosby explained the Department received the updated proposed lease after the budget process had started. Currently, the Parks Department is paying about \$31,000 per year on their lease. The Department will save about \$20,000 per year, minus the utilities that would be paid at the Yacht Club, versus the \$87,000 since the budget has not yet been prepared for the location change. The \$20,000 will be put towards various expenses like an extra seasonal employee, parks maintenance, or equipment upgrades.

City Pro Tem Estes clarified the \$87,000 savings was calculated by comparing the costs associated with signing a new lease with Star of the Sea to the costs associated with relocating the Recreation Center to the Yacht Club for the next three years.

Councilor Herzig noted the report stated the Parks Department would see an average annual savings of \$87,650, but it should state a \$20,000 annual savings. Mayor Van Dusen explained that the church planned to raise the rent and so that was the total savings had the Recreation Center remained at the church. Councilor Herzig commented it was a hypothetical savings.

City Council Action: Motion made by Councilor Mellin, seconded by Councilor Warr to authorize relocating the Astoria Recreation Center from the Star of the Sea Facility to the Astoria Yacht Club. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(f): Authorization for Grant Application to Support Wayfinding Signage Installation Along the Riverwalk (Parks)

The Parks and Recreation Department has been exploring ways to implement wayfinding signage along the Riverwalk. Staff has consulted with GreenWorks, a Portland based Landscape Architecture and Environmental Design Company, to lead the City through a public process of schematic design and deliver a Wayfinding Concept Plan focused on the downtown area. Public involvement for the downtown wayfinding project will be coordinated with the help of the Astoria Downtown Historic District Association, the Astoria Warrenton Chamber of Commerce, the Riverfront Trolley Operators, and the Cruise Ship Hosts. To assist in funding the implementation of the Wayfinding Concept Plan, the Parks and Recreation Department is requesting authorization to apply for a Travel Oregon Matching Grant. These grants make awards available to eligible applicants for projects that contribute to the development and improvement of local communities throughout the State. It is suggested the Promote Astoria Fund provide an additional 100% match, in the amount of \$20,000. It is recommended that Council approve the application for the Travel Oregon Matching grant in the amount of \$20,000 to support funding Wayfinding Signage along the Riverwalk.

Councilor LaMear noted the Cruise Hosts have been asking for wayfinding signs for a long time. Visitors that come in on the cruise ships want to know where things are, but cannot follow directions because they have no way of knowing which streets to take. She believed this was a great project.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Herzig to approve the application for the Travel Oregon Matching grant in the amount of \$20,000 to support funding Wayfinding Signage along the Riverwalk. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(g): Authorization for Grant Application to Support Parks and Recreation Master Plan (Parks)

The Parks and Recreation Department is looking to complete a system-wide Parks and Recreation Master Plan to provide guidance and policy direction for Astoria's Parks, Aquatic Center, Recreation Center, and Recreational Programs. The Oregon Parks and Recreation Department Local Government Grant Program hosts a system-wide Park and Recreation Planning Grant to assist cities in identifying system needs, available resources, and required capital project investments to accomplish short and long-term park, recreation, and open space objectives of the community. If successful, the Parks and Recreation Department would receive \$40,000 to assist in funding a system-wide Park and Recreation Master Plan. It is suggested that the Parks and Recreation fund provide an additional 40% match, in the amount of \$15,000. It is recommended that Council authorize submittal of a grant application for the Oregon Parks and Recreation Department Local Government Grant Program in the amount of \$40,000 to support funding a system-wide Parks and Recreation Master Plan.

City Pro Tem Estes noted that the Parks Advisory Board supports this grant application.

Councilor LaMear confirmed that Astoria has never had a Parks and Recreation Master Plan and supported this grant application.

City Council Action: Motion made by Councilor LaMear, seconded by Councilor Warr to authorize submittal of a grant application for the Oregon Parks and Recreation Department Local Government Grant Program in the amount of \$40,000 to support funding a system-wide Parks and Recreation Master Plan. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(h): Approval of Contract for 15th and Duane Street Manhole Installation (Public Works)

The upcoming 16th Street Combined Sewer Overflow (CSO) Separation project consists of installing approximately 8, 100 feet of new stormwater pipe within the existing roadway infrastructure in established City right-of-way. Public Works staff have been preparing for this project by identifying potential issues that the contractor may encounter which would require extra work outside of the immediate construction area. There is a sewer lateral located near the Owens Adair Apartments at 1508 Exchange Street that needs to be relocated to a new manhole on Duane Street. Staff submitted informal quotes to local contractors and two responded:

TFT Construction	\$21,962.00
Big River Construction	\$17,766.00

Funds for this project are available in the Public Works Improvement Fund. It is recommended Council award a contract to Big River Construction to install a new manhole on Duane Street for the relocation of a sewer lateral for Owens Adair.

Councilor LaMear asked if the green diagonal lines on the streets were part of this project. Director Cook explained the green diagonal lines mark the outline of the original Fort Astoria, according to the original surveys. City Manager Pro Tem Estes added the green markings were repainted in 2011, in anticipation of the Bicentennial, but have faded. The Public Works Department recently repainted the green lines and a stencil will be placed on the sidewalk to note what the green lines are. The Community Development and Parks Department have been working on an interpretive sign that will be installed in Fort Astoria Park to explain the green lines as well. Director Cook added the lines were made of thermal plastic so they will last several years.

Councilor Mellin noted within the green lines is the place where Ranald McDonald was born.

City Council Action: Motion made by Councilor Warr, seconded by Councilor LaMear to award a contract to Big River Construction for \$17,755 to install a new manhole on Duane Street for the relocation of a sewer lateral for Owens Adair. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(i): Authorization to Bid for Franklin Avenue Sewer Replacement Project (Public Works)

Public Works Operations staff has identified a severely deteriorated combined sewer pipe while performing video inspection work on Franklin Avenue between 26th Street and 27th Street. The 15" diameter clay pipe has collapsed in several locations, with significant cracking noted in many other areas. Additionally, a manhole on the alignment has settled substantially causing a reverse grade with resultant poor drainage. Staff believes that relocation of the sewer pipe would be the most cost effective and would minimize risk to the adjacent resident's property. The project will include installation of 550 feet of 15" diameter PVC sewer pipe, five manholes, three sewer laterals, and associated restoration work. The construction estimate for this project is \$120,000, which includes a 10% contingency. It is recommended that Council authorize Staff to solicit bids for the Franklin Avenue Sewer Replacement Project. Funds for this project would be available in the Public Works Improvement Fund for Fiscal Year 2014-2015.

City Manager Pro Tem Estes stated this project would be scheduled to minimize conflict with an upcoming Columbia Memorial Hospital project located at the intersection of 23rd, Franklin, and Marine Drive, which will be redeveloped for additional parking and landscaping.

Director Cook confirmed that this project would also include components needed for the next phase of the CSO project.

Councilor Herzig noted City Council did not receive a map of the project and confirmed that the City was not sharing any connection with the hospital property. Therefore, no funds could be obtained from the hospital for this project.

Mayor Van Dusen asked if the 15-inch diameter pipe was the standard size used in the hills. He understood a larger diameter pipe was used at the bottom of the hills. Director Cook replied that the pipe diameters vary all over town. Pipe from 6 inches to 42 inches in diameter can be used. The main sewer pipe starts out at 15 inches and steadily increases in diameter as it goes around the point into Alderbrook, where it is approximately 42 inches in diameter.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Mellin to authorize Staff to solicit bids for the Franklin Avenue Sewer Replacement Project. Motion carried unanimously. Ayes: Councilors LaMear, Warr, Herzig, Mellin and Mayor Van Dusen; Nays: None.

Item 7(j): Consideration of Draft City Council Goals for Fiscal Year 2014-2015

The draft Fiscal Year 2014-2015 City Council Goals were presented for discussion at the April 7 and 21, 2014 Council meetings. Attached is the revised version, which incorporates changes made at the two prior meetings. The draft goals have been posted on the City of Astoria website and are being presented for further discussion. This item will be placed on a future City Council meeting for consideration and adoption.

Councilor Mellin requested amending the following goal to state: "Maintain and nurture the historical relationships we have with ~~our sisters and brothers~~ in Germany, China, India, and Japan." She believed the schools were in charge of the plans for traffic and pedestrian safety on Williamsport Road and asked for clarification.

Mayor Van Dusen believed safety there was a team effort. The City, County, and school district all have property in that area.

Councilor Herzig understood the Transportation System Plan considered the safety in that area and the City will be involved in the planning.

Councilor Mellin believed the Friends of the Astoria Column were in charge of completing the landscaping plans at the Column.

Mayor Van Dusen stated the City is responsible for the landscaping and explained that the Friends of the Astoria Column is a City committee.

Councilor Mellin asked who would complete the affordable housing survey. City Manager Pro Tem Estes replied the City would partner with agencies in the community to assemble a group of people to complete the survey.

Councilor Herzig recalled that for FY 2013-2014, City Council voted to approve the goal to sell excess City property, which in hindsight, he regrets. He now realizes he did not know what was involved, how the sales would be implemented, or how the sales would impact the community. The worst part was that City Council was continually reminded that the goal had been adopted as if they could not question the goal any further. He was concerned about several of the proposed goals for the upcoming year because he did not know what the implementation plans will be or what impact they will have on the community. If he votes for these goals, he could be told in the future that he must move forward with the goals he adopted. He verified with City Attorney Henningsgaard that the goals do not have to be unanimously adopted. Based on his experience with last year's goals, he plans to be much more cautious when voting for new goals.

Councilor Mellin believed regular City Council meetings achieved the goal of providing a means for citizens to communicate directly with City Council and Staff.

Mayor Van Dusen believed the annual open house would be an informal event where citizens could speak to Council members and Staff on a more personal level instead of at the dais. He added that Staff might display some of their equipment, like a mower or street sweeper. He recalled a past open house, noting that the event was a good way to boost morale.

NEW BUSINESS & MISCELLANEOUS, PUBLIC COMMENTS

LJ Gunderson, 413 Franklin Avenue, Astoria, said she was speaking on behalf of the Astoria Downtown Historic District Association (ADHDA). She introduced the association's Executive Director and board members that were present in the audience. She recognized Director Cosby and Maintenance Supervisor Phil Elkins for cleaning up and landscaping along the Riverwalk and the entrance into Astoria in front of People's Park. The City has not looked better in the 12 years she has been in Astoria. The ADHDA is hosting the Second Saturday Art Walk on May 10, 2014 from 5:00 pm to 8:00 pm. Some great artists will be coming to town and maps are available at the downtown merchants. On May 15, 2014 at 7:00 pm at the Liberty Theater, there will be a book signing with Peter Stark. She read a short excerpt from Mr. Stark's book about Astoria, which is on its way to becoming a *New York Times* Bestseller. Books can be purchased at Lucy's Books and at the Maritime Museum. She wanted everyone to support the book because it is about their community. The Sunday Market will begin on May 11, 2013.

Councilor Mellin said she saw Mr. Stark on television and noted that he is an excellent speaker.

Kent Easom, 413 Franklin Avenue, Astoria, thanked the emergency services personnel. He has had to call them twice recently. Medix Ambulance responded to a call he made for a friend who was unable to move. He also had a tenant who had passed out while a pan was on the stove around midnight. Another tenant called and the Police and Fire Departments responded. There was no fire, but the apartment was filled with smoke. The emergency responders did a great job getting the smoke out and the tenant was okay. He thanked the emergency services for their quick response.

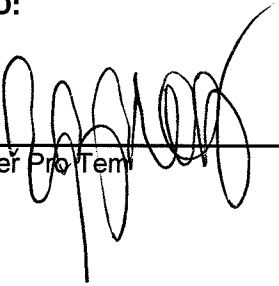
Shel Cantor, 1189 Jerome, Astoria, said there are two properties under negotiations as part of the City land sale program. One is a two-acre lot with an asking price of \$25,000 and a sale price of \$9,000. The other property is a double lot of almost a quarter acre for \$4,000. He asked City Council to consider a few important facts when thinking about selling these two properties.

- He reminded that earlier in the year, Astoria resident, Mr. Jackson, had paid for a public records request for documents regarding the City's land sale program. He compiled a report on what he learned from the documents he received. Mr. Jackson had requested all market value analyses, but only received one letter, dated September 4, 2013, from Area Properties to the City of Astoria. The letter acknowledged the sparseness of relevant data and stated, "In determining these prices, I have taken into consideration vacant land sales within the last 12 calendar months in the City of Astoria." There were only six sales, three of which were in Mill Pond, two were similar, and one was a lot far superior to what was being offered for sale. Area Properties had two somewhat similar prior sales over the course of the previous year and from that the value of 37 lots needed to be determined. The letter included an attachment titled *Suggested Pricing for the Current List of Saleable City Lots*. The list of suggested pricing includes columns titled RMV, AV, and List Price. For some of the properties that have already been sold, the asking price reported in the public hearings did not agree with any values on the list of suggested pricing. For example, for the first property on the list at 1st Street and West Grand, the attachment showed an RMV of \$29,600, an AV of \$13,300, and List Price of \$21,000. Mr. Jackson also received a copy of the letter sent to adjacent neighbors of that property, which included the suggested list prices of two other properties but none for the property at 1st and West Grand. It was reported at a City Council meeting that the asking price was only \$10,000. At the City Council meeting on December 16, 2013, when the property was sold for \$7,200, none of the other values were mentioned.
- When the City considers selling the two-acre lot, he suggested the full history and justification of the price be included in the public hearing. Mr. Jackson had requested closing statements for the properties that had sold at the time of his request. He received seven signed closing statements, which indicated Area Properties received a commission of 6 percent or \$1,000, whichever was larger. However, the contract with Area Properties approved by City Council on August 5, 2013 stated that compensation to Area Properties was not to exceed six percent of the sale price. He believed City Council never voted to revise the contract. The \$1,000 commission paid on the property at 1st and West Grand was 14 percent of the sale price. If the practice of paying a \$1,000 commission floor on these sales has continued and will be applied to the \$4,000 price on the quarter acre property still being negotiated, the commission would be 25 percent of the sale price. He suggested commissions paid relative to the terms of the contract be included in the public hearings.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:16 pm.

APPROVED:



City Manager Pro Tem