

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

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

Councilors Excused: None

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

Mayor LaMear held a moment of silence for Rae Goforth.

REPORTS OF COUNCILORS

Item 3(a): Councilor Warr extended condolences to Ms. Goforth's family. He worked with her on the Maritime Memorial from 1993 until a few months ago, when she had a stroke. She was the driving force behind the monument, getting it built when no one thought it could be. The monument has become something the community is very proud of and it is very popular and Ms. Goforth deserves all of the credit.

Item 3(b): Councilor Price reported that there have been many events in Astoria over the last couple of weeks and more events are scheduled.

Item 3(c): Councilor Nemlowill reported that she attended the League of Oregon Cities workshop on community visioning and strategic planning, given by Jensen and Associates. Mr. Jensen spoke to Council on the same topic several months ago. She believed community visioning was very important for Astoria. She has lived in Astoria her whole life and has seen the city go through many changes, which have been rapid over the last 10 or 20 years. Many of the changes are good, but she did not want to lose what makes Astoria precious. Community visioning is a long-term look at what Astoria wants to be in the future. Through a robust public input process, the vision becomes a guiding principle for all policy decisions made by City Council and other entities in the community. She learned that in order for the visioning process to go well, a lot of public input, time, and money would be necessary. She believed taking a proactive approach would be a good investment.

Item 3(d): Councilor Herzig reported that he had been working with the Lower Columbia Hispanic Council, the Lower Columbia Diversity Group, and others to create handouts describing what to do when stopped by the police. The handouts are available in Spanish and English. They give information about how to cooperate safely and comfortably with police during traffic stops so that issues are resolved peacefully and without injuries. He would help distribute the handouts in Seaside and Cannon Beach the following night during the National Night Out event. The next project being considered is to create similar handouts for young people who are not driving yet, but still might be stopped by the police.

Councilor Herzig read the following statement:

"Senator Jeff Merkley had a town hall meeting in Astoria recently. During the question and answer period, I asked a question about finding ways to reduce the stigma associated with mental illness. As part of that question, I identified myself as someone living with mental illness. This is not an issue I felt free to discuss more fully before this. I did not want to jeopardize my effectiveness as an elected official. But now, with the end of my term in sight, I can take that risk. So, I want to call on our community to do everything in its power to reduce the stigma associated with mental illness. I know firsthand how much that stigma imposes shame and guilt on people trying to cope with mental illness, adding to the burden of living with a disability. It makes it difficult for us to seek help and difficult to find help. The stigma sharpens our pain and deepens our isolation. As I said, I can take the risk now in speaking out about this. Others cannot because it is still too much of a risk. The stigma is still too powerful a deterrent. So, we need your voices to speak on our behalf. Those of us who live with mental illness are still members of the community. We still have contributions to make to society. We have insights to share and gifts to offer. We can bring a unique perspective to any discussion of stereotyping and prejudice. Our voices need to be heard and validated. Please, be our advocates and allies and do

whatever you can to break down the stigma associated with mental illness to end this needless suffering. Thank you.”

Item 3(e): Mayor LaMear reported that she attended the Oregon Mayor’s Association Conference in Salishan. It was fun getting to know other mayors, especially mayors of cities that are approximately the same size as Astoria. She talked with other mayors about problems they have in common with Astoria and how they are addressing the problems. Issues with homelessness, affordable housing, and derelict buildings are common to every community in Oregon.

CHANGES TO AGENDA

City Manager Estes requested the presentations be given in a different order because the person delivering the Oregon Brownfield Award had not yet arrived. The agenda was approved with changes.

PRESENTATIONS

Item 5(a): Oregon Brownfield Award

This Item was presented immediately following Item 5(b): Kevin Leahy of Clatsop Economic Development Resources.

The City of Astoria has received an award from the Oregon Department of Environmental Quality recognizing the Astoria Athletic Complex as an outstanding brownfields redevelopment. The Award honors individuals and groups that have implemented innovative, yet practical, remediation projects that stimulated economic development through job creation or retention, or addressed a critical community development need. The selection criteria for the awards focused on two primary goals: balance of economic and quality of life improvements to the local community and significant environmental gains. Each award-winning project highlights one or all of the goals associated with the State’s brown fields mission: protection of human health and the environment; enhanced collaboration and communication among essential partners to facilitate clean-up and reuse; strengthened economic marketplace by bringing industrial and commercial brown fields sites back into productive reuse; and sustained reuse through redevelopment of brown fields to meet and enhance a community’s long-term quality of life. City staff was not available to receive the award at the 2016 Oregon Brownfields Conference held on May 16th – 17th in Sunriver, Oregon, so our consultant Maul Foster Alongi received the award on our behalf. They will be presenting the award to the City at the August 1st City Council meeting.

City Manager Estes said Staff was just notified that the engineer on the sports complex project, Stacy Frost, has had a death in the family and is unable to attend the meeting. Mr. Frost has requested this agenda item be rescheduled to a future meeting.

Mayor LaMear congratulated the project team and thanked them for all of the work that went into the project. The partnership between Recology, the City, school district, and Columbia Memorial Hospital (CMH) was remarkable.

At this time, City Council proceeded to Item 5(c): Astoria Ferry Board.

Item 5(b): Kevin Leahy of Clatsop Economic Development Resources (CEDR)

This Item was presented immediately following Item 4: Changes to the Agenda.

Clatsop Economic Development Resources Director Kevin Leahy will make a presentation regarding CEDR’s services to the local business community for 2015 and 2016 year to date.

Kevin Leahy, 3560 Irving Avenue, Astoria, gave a brief update on CEDR’s events and services provided to the community over the last year and a half. He noted that City Council had copies of a complete report. He also described CEDR’s efforts to help resolve affordable housing issues in the area.

Mayor LaMear said she told Jim Tierney how sorry she was that the community did not have a Habitat for Humanity program. Mr. Tierney told her the Community Action Team (CAT) provides the same services. She was sorry to see him retire and hoped his replacement would be just as supportive.

Mr. Leahy said he would be attending a summit the following week to discuss housing issues.

At this time, City Council proceeded to Item 5(a): Oregon Brownfield Award.

Item 5(c): Astoria Ferry Board

This item was presented immediately following Item 5(a) Oregon Brownfield Award.

Members of the Astoria Ferry Board will give an update as to the status of the Tourist No. 2 Ferry.

Dulcye Taylor, Astoria Ferry Board, updated City Council on the work done over the last year to bring the Astoria ferry back home, which is currently moored at the 17th Street Dock. She shared the history and details of the ferry and described planned efforts to accommodate more passengers.

Councilor Herzig asked if the ferry would be rechristened and if the name would be changed. Ms. Taylor said the Board realizes that most people will refer to the boat as the Astoria Ferry, but the name will not change. The Board is thinking about rechristening the ferry.

CONSENT CALENDAR

The following items were presented on the Consent Calendar:

- 6(a) City Council Minutes of 7/5/16
- 6(b) City Council Special Meeting Minutes of 7/8/16
- 6(c) Boards and Commission Minutes
 - (1) Library Board Meeting of 6/28/16
 - (2) Planning Commission Meeting of 6/28/16
- 6(d) Agreement for Professional Services with CEDR (Finance)
- 6(e) Resolution to Change the Name of the Community Policing Fund #136 to Special Police Projects Fund (Finance)
- 6(f) Oregon Department of Transportation (ODOT) Land Use Permit for Maritime Memorial Park Property (Public Works)
- 6(g) Authorization to Request Proposals for Tree Inventory and Condition Report of Trees within Astoria Parks and Open Spaces (Parks)

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

REGULAR AGENDA ITEMS

Item 7(a): Fuel System Replacement Project – Authorization to Award Contract (Public Works)

The City of Astoria currently utilizes a fuel delivery system comprised of three underground fuel tanks, cathodic protection, pumps, associated piping, and a fuel management system. This facility is located at the Public Works Yard, 550 30th Street. The three tanks were installed in 1978 and lined in 1998. The cathodic protection and fuel pumps were installed in 1999. Components of the system are approaching or have exceeded the end of their service life and are in need of replacement. Replacing the existing fuel system with new above ground fuel tanks and updated components would be cost effective and a sustainable way to continue to provide fuel for the City fleet. Council authorized staff to solicit proposals for this Project. Anderson Environmental Contracting, LLC. (AEC) and 4C's Environmental, Inc. (4Cs) submitted proposals for the project. After reviewing and scoring the proposals based on the evaluation criteria, Staff selected 4C's. They provided a lump sum not-to-exceed price for the project of \$231,157. The Fuel Tank Replacement Project is budgeted in the Capital Improvement Fund for \$220,000. The bid price exceeds the budgeted amount; therefore, a budget amendment may be required at

the end of the fiscal year. It is recommended that Council execute a contract with 4C's for the Fuel System Replacement Project for the total not to exceed amount of \$231,157.

City Engineer Harrington said because the lowest bid was \$11,000 higher than the budgeted amount, the first thing Staff will do is look for cost savings. For example, instead of two tanks, Staff is considering a one-tank split system. Currently, Staff is using card lock systems. Once the City's insurance provider became aware of this project, they proposed a higher insurance rate. To avoid the higher rate, Staff decided to decommission the existing system early and use the card lock system until the project is complete.

City Manager Estes added the insurance provider canceled the insurance coverage.

Finance Director Brooks explained that in May, when the City submitted annually required information to the pollution insurance carrier, Staff let the company know that the tanks would be replaced in the next year. The insurance company asked more questions and said they would not renew the policy as of June 30, 2016. The insurance agent was able to get the coverage extended through August 1st and tried to obtain quotes from other underwriters. Most insurance claims are submitted when old tanks are removed, so the insurance industry does not write policies for tanks that will be removed. The City received a quote for over \$27,000 per year, but it had been paying \$4,000 per year. The quote stated only three-quarters of the annual fee would be refunded after the project was complete. Staff did some testing around the tanks to see if there were any leaks and they feel confident about shutting them down. The City is working with Department of Environmental Quality (DEQ) to keep them informed about the project.

Engineer Harrington explained that the perimeter of the tank was tested to look for signs of contamination. Ground water downstream of the tank was also tested. The test results were very clean. The test results were included in the contract, so the contractor is aware that the City has documentation of no leaks. The contractor and DEQ will remove the fuel from the tank to reduce the risk of spillage. He did not expect to find any contamination immediately underneath the tank after it is removed because nothing was found in the groundwater testing.

Councilor Price asked where the system delivered fuel. City Manager Estes confirmed that all of the City's trucks and large equipment used by all departments fuel up at the Public Works yard.

Councilor Herzig said he hoped there would not be any unpleasant surprises. He believed the price was reasonable for all of the work, considering some of the other costs that have come before Council.

Councilor Warr confirmed that the single tank would have a baffle so that two different types of fuel could be pumped.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Price to execute a contract with 4C's for the Fuel System Replacement Project for the total not-to-exceed amount of \$231,157. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

Item 7(b): Authorization to Award Contract – Promote Astoria Parks Landscaping Work to Greensmith Landscaping (Parks)

As a part of the Fiscal Year 2016-2017 budget process, it was proposed that Promote Astoria funds be used to cover maintenance costs associated with Parks maintained areas, which are frequented by visitors or enhance the experience of visitors. Funds were ultimately approved to be used for those areas to enhance their beauty and ensure they are cared for at the highest standard. After a bid solicitation to local landscaping companies, Greensmith Landscaping LLC was the only responder and has provided a bid of \$94,850 for services at the following properties:

- Smith Point, located on the Highway 101 roundabout at the west end of Astoria
- 8th Street Triangle Flower Bed, located on Marine Drive and 8th Street
- Portal Park, located at the corner of Leif Erikson Drive and 33rd Street
- 15th Street Triangle, located on 15th Street between Marine Drive and Commercial Street
- People's Park, located between 14th and 16th Street on Marine Drive
- 17th Street Flower Bed, located at the north end of 17th Street, in front of the Coast Guard Dock

- The Astoria Riverwalk, all City owned property along the Columbia River from the Megler Bridge east to 39th Street
- 9th Street Park, located at 9th and Astor Street
- Fort Astoria Park, located at the corner of Exchange Street and 15th Street
- West Bond Triangle Flower Bed, located at the corner of W. Bond Street and W. Marine Drive

Landscaping services will include mowing, trimming, pruning, hedging, edging, fertilization, and aeration, as well as bi-annual site clean-ups and periodic weeding of flowerbeds. The goal of these services is to bring the above mentioned properties to an “A” level standard of care that will display Astoria’s highly visible parklands at their best character to residents and visitors to our area. A total of \$98,000 was budgeted and the bid is within this amount. It is recommended that Council approve the contract for landscaping services for the sites listed with Greensmith Landscaping LLC for the amount of \$94,850.

Parks Director Cosby said for the last few years, Staff has simply mowed and picked up garbage at the sites listed in this contract. She was excited that these tourist-related sites would receive greater care. This project was identified in the recently adopted Parks and Recreation Master Plan under Section 6.6. Staff was concerned that they only received one bid. Staff had published the request for bids in the newspaper and contacted two companies. When no bids were received, Staff followed up with the two companies and received comments indicating the government process was too cumbersome, the companies did not need the extra business, and the sites listed would require twice the staff.

Councilor Warr said along the Riverwalk from Safeway to the East End Mooring Basin, the brush has grown to trees. He asked if any of it would be removed. Director Cosby said Staff could look at the area. Brush removal of that scale was not identified in this contract, which includes primarily maintenance of current fixtures. However, Staff tries to prioritize sites each year and the Parks Department can try to get the brush removed from the Riverwalk.

Councilor Herzig believed this level of maintenance would allow Parks to identify the trees and shrubs that might be scheduled for removal or trimming. He asked how often the sites would be worked on and when the contract expired. Director Cosby said the contract specifies how frequently the contractor would be visiting each site. Each site will be maintained regularly. She confirmed the contract would be valid through the end of the current fiscal year. This contract will allow Staff to focus on maintaining the Parks Department’s 58 other sites.

Councilor Price said when she was on the Riverwalk that morning, she saw an overflowing garbage bin by a bench in front of the Bar Pilots. The area looked like the circus had come to town. She was glad the Parks Department was able to make progress. The Parks Master Plan was brilliant and she looked forward to everything looking better.

Councilor Nemlowill stated it was nice to see a plan come to life so soon after adoption. This does not always happen in government. She thanked Director Cosby for moving the project forward. She asked how the contractor’s quality of work would be managed. Director Cosby said she and Maintenance Supervisor Jonah Dart-McLean would oversee the work. The contract specifies how frequently things need to be done. The community expressed concerns about pesticides and herbicides, so the contract also requires the company to follow the adopted herbicide use policy. There is also a 30-day cancellation clause, so Staff is confident about the project.

Councilor Nemlowill asked how significant this project was to the Parks Department and what kind of impact would it have on the maintenance crew. Director Cosby said Staff spends a lot of time on the Riverwalk and Smith Point. She believed this would increase capacity by about 15 or 20 percent.

Councilor Nemlowill said she hoped this project worked and that funding would be sustainable.

Councilor Herzig added that the contract does not involve garbage pickup, but he hoped City Council would find a way to fund enhanced garbage pickup.

Mayor LaMear invited the public to comment.

Chris Farrar, 3023 Harrison Avenue, Astoria, said he was happy Director Cosby made sure the contractor understood the City's herbicide application and pesticide use policy. He was concerned that the work was being handed off to a commercial company because these companies use quick approaches for economic reasons. He believed the company had a tendency to use more chemicals, but was happy with the contract.

City Council Action: Motion made by Councilor Nemlowill, seconded by Councilor Herzig to approve the contract for landscaping services for the sites listed with Greensmith Landscaping LLC for the amount of \$94,850. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

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


Chris Farrar, 3023 Harrison Avenue, Astoria, said in the future, it would be great if Council would consider whether replaced infrastructure should be put back into the tsunami zone. The City owns some property that is out of the tsunami zone and it would be good to put fuel tanks on one of these properties. The plates are relentlessly coming together and it is only a matter of time before the next tsunami. When the tsunami occurs, the City will want fuel for equipment to clear debris and make everyone safe. He was also very concerned about the housing situation, but was unable to find a consistent, coherent picture of the current conditions. He looked at the City's buildable housing survey, which indicated the shortage of buildable acreage was for single-family housing development. However, many discussions have been about multi-family housing development. The issue is complicated and he did not have the answer, but he encouraged the City to keep the issue on the front burner and engage the community early in the process. He has many questions, is willing to listen to ideas, and just wants to see some solutions. A lot of information has been collected over the last five years, but the City needs to get moving. However, he did not believe the City knew how to move forward yet.

Councilor Herzig said Mr. Farrar was recently appointed to the Clatsop County Planning Commission.


ADJOURNMENT

There being no further business, the meeting was adjourned at 7:50 pm to convene the Astoria Development Commission meeting.

ATTEST:


Secretary

APPROVED


City Manager