

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, Police Chief Johnston, Community Development Director Cronin, Planner Ferber, Parks and Recreation Director Cosby, Finance Director Brooks, Fire Chief Ames, Library Director Tucker, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

REPORTS OF COUNCILORS

Item 3(a): Councilor Warr had no reports.

Item 3(b): Councilor Price reported that Suzanne Bonamici was in Astoria over the weekend and announced her opposition to liquefied natural gas (LNG) at the mouth of the Columbia River. Three days later, Leucadia refused to finance Oregon LNG. She thanked Cheryl Johnson, Laurie Caplan, and everyone else who participated in the effort. The process was long and drawn out and the people who stood against Oregon LNG exhibited perseverance, grit, and faced many challenges and setbacks. She also reported that Loretta Maxwell, who regularly attends City Council meetings, takes art classes at Clatsop Community College, and manages the Grandview Bed and Breakfast, was recently named on the Dean's List at Eastern Oregon University. She is a great example of a lifelong commitment to continuing education.

Item 3(c): Councilor Herzig reported that he spoke with Mark Buffington at Oregon Department of Transportation (ODOT) about several years of complaints about the pedestrian crossing signals on Commercial and Marine. The crossing signal is shown for about five seconds before the red hand is shown. Mr. Buffington did some research and explained that if a pedestrian has not entered the crosswalk after five seconds it is dangerous to proceed, especially when moving slowly. He did not believe that message was clear. ODOT is gradually transitioning to countdown pedestrian signals. The setting on the existing signal cannot be changed because it conveys ODOT principles, despite the apparent indication to go back.

- He attended the monthly National Alliance on Mental Illness meeting, where Sumner Watkins and Warren Zimmermann reported on the respite center. There is still no firm opening date, but the center hopes to open by summer. The center will have 16 beds in their small residential treatment center. The treatment will be voluntary, no doctor or security will be present, and nurses will not be present in the evening. However, the center will have a secure ward with four beds because local law enforcement said they were promised a secure ward. All four beds will be locked down in a single unit, so if one person causes a problem the other three people would have to be removed from the area. He was confused by the lack of security and the voluntary admission, but the residential treatment center will be a good thing. He was bothered by the lack of a doctor. The center will only admit people with up-to-date medical records that they have available. This is to avoid admitting people with physical ailments that result in signs of psychosis. If the police pick up someone off the street who has issues, they would still have to go to the emergency room to get a diagnosis before they could be admitted to the respite center.
- He also attended the Cannon Beach Housing Taskforce meeting. Cannon Beach admits they allowed the short-term vacation rentals to get out of control. In 2010, only 440 out of 1,812 units were owner-occupied and 1,053 units were vacant. Astoria needs to get in front of this issue. Cannon Beach cannot implement after-the-fact legislation and there is very little incentive for vacation rental owners to turn their properties into long-term rentals or owner-occupied units. Astoria should try to learn from Cannon Beach's mistakes.

Item 3(d): Councilor Nemlowill agreed with Councilor Herzig. Astoria's year-round community provides so much positive livability and economy for local businesses and a unique character. It is great to see democracy alive in the community. She had been thinking a lot about the people who have dedicated their time to standing up for what they believe in and fighting LNG on the Lower Columbia for so many years. Several people in Astoria have said they feel unsafe at the intersection of 8th and Irving, so the Public Works Department made improvements to the intersection. Now, it is very clear what a driver is supposed to do and there is a new stop sign at the intersection. City Council received an email from Bobbi Bryce, who lives near the intersection,

thanking the City for the improvements. She thanked Engineer Harrington and the Public Works Department for completing the improvements.

Item 3(e): Mayor LaMear reported that she held a Meet the Mayor meeting and attended the Parks Master Plan Open House. Yesterday, there was a CHIP-in event at McClure Park at 8th and Franklin. A 30-foot slide is being installed in the park, which was the site of the old Central School. A volunteer named Parker was there working on his Eagle Scout badge and he arranged for a delivery of dirt and helped spread and reseed the dirt to form a baseball diamond.

Laurie Caplan, 766 Lexington Avenue, Astoria, said she was co-chair of Columbia Pacific Common Sense, a local grassroots group opposed to the LNG proposals. The group thought it would take 1,000 cuts to defeat Oregon LNG and it did. On Friday, she learned that Oregon LNG is gone. For the last 11.5 years, hundreds of people worked to stop the LNG terminals and pipelines proposed for the county. On behalf of all of those people and thousands of others, she thanked Astoria City Council for speaking up in opposition to Oregon LNG. Investors and regulators paid attention to Astoria's resolution and to Mayor LaMear when she testified against the proposal to a state agency. She thanked Astoria for speaking up to protect the town and the planet from Oregon LNG. The group looks forward to a green and sustainable future for all.

CHANGES TO AGENDA

Mayor LaMear requested the addition of Item 7(g): Strategic Plan. The agenda was approved with changes.

PRESENTATIONS

Item 5(a): Pacific Power

Alisa Dunlap, Regional Business Manager for PacifiCorp, will make a presentation regarding Pacific Power's activities.

Alisa Dunlap said according to PacificCorp's contract with Astoria, she is required to give an annual report. She made handouts available and reported on 2015 franchise fees, corporate and philanthropic giving in the community, street lighting policies and practices, renewable energy standards and costs, and the Blue Sky program.

Councilor Price asked if PacifiCorp installs a particular color of LED lights when replacing streetlight bulbs. Ms. Dunlap explained that the lights are procured in bulk and she believed the standard bulb was a whiter version. She was not sure if PacifiCorp was flexible with the color.

City Manager Estes noted that the draft FY2016-2017 budget included a project to covert the decorative streetlights along Commercial to LED. The light in front of River Sea Gallery has already been replaced with an LED bulb of a color similar to the other lights. He encouraged people to look at the light and submit comments to Staff.

Ms. Dunlap confirmed she could work with the City to ensure the LEDs installed by PacifiCorp would match Astoria's ornamental lights.

Mayor LaMear said she heard at a PacifiCorp meeting that Oregon would purchase solar power from and sell wind power to California. When Oregon has wind, California needs power and when California has sun, Oregon needs power, so this trade provides power through different seasons. Ms. Dunlap explained that the energy imbalance market allows utilities in the Northwest to shift power from renewables at a much quicker pace and to more efficiently mesh the power with hydropower.

Councilor Nemlowill confirmed that PacifiCorp was phasing out coal and the State requires half of the energy to come from renewable sources by 2030. She asked if PacifiCorp had plans to bury the power lines in Astoria. Ms. Dunlap said undergrounding is a very difficult endeavor, extremely expensive, and does not always protect a city or area from outages. Sometimes, outages are more sustained because it is much more difficult to see where the problem is located. PacifiCorp has no major plans, but if the City is interested in undergrounding, she could provide more information and cost estimates. She understood the power lines were unsightly. Councilor Nemlowill added that high winds create safety issues. Her neighbor had a power line burn a large pattern in his yard. Ms. Dunlap said that while undergrounding protects the lines from wind, they are not protected from water.

Councilor Herzig said the City has received requests to increase the lighting on the Riverwalk where it exits the downtown core. However, he was concerned about light pollution and was interested in designs that stay close to the ground and just light the walkway. Ms. Dunlap confirmed that PacifiCorp does not get involved in a city's planning for that type of usage, just overhead lighting in street rights-of-way. Councilor Herzig asked if PacifiCorp had been invited to the Community Emergency Preparedness Forum on Tuesday, May 31, 2016. The City is concerned about how long they will be without power after the next storm. City Manager Estes confirmed Staff would speak with Ms. Dunlap about the forum.

Item 5(b): Lower Columbia Hispanic Council

Jorge Gutierrez, Executive Director of the Lower Columbia Hispanic Council, will make a presentation regarding the activities of the Council.

Jorge Gutierrez, 3734 Franklin Avenue, Astoria, gave a brief overview of the Lower Columbia Hispanic Council and the Hispanic population in the community. He listed programs offered by the Hispanic Council, described a new grant funded project to improve education and health outcomes for children, and explained various ways the Council promotes civic involvement. The annual Cinco de Mayo event will be at the Astoria Event Center on Saturday, May 7th from 4:00 pm to 8:30 pm. The event will offer food, performances, carnival games, and dancing.

Councilor Herzig said the Hispanic Council does an incredible amount of work in the community. On Friday, April 15th, the library's After Hours event was a diversity celebration with the Hispanic Council. He served on the League of Oregon Cities (LOC) Planning Committee for their annual conference, and he and a few of the committee members have been urging the LOC to get more Hispanic panelists. He asked how Astoria could make City Hall friendlier for Hispanic people and noted there were no signs in Spanish. City Manager Estes said he and Mr. Gutierrez have planned to create a one-page document explaining all of the services the City provides, where to get each service, and where to find language translation services. Planner Nancy Ferber can speak some Spanish and the City offers a language line, which is available throughout the city.

Councilor Herzig thanked the Hispanic Council for inviting Mayor LaMear to their Voice of the Community meeting and City Hall for working on the document.

Councilor Nemlowill offered to help Mr. Gutierrez, noting that she had some understanding, respect, and appreciation for Mexican culture. She wanted the opportunity to practice her Spanish and interface more with the Hispanic community. About half of her daughter's second grade class at Astor School is Hispanic. Mr. Gutierrez said the Hispanic Council always has volunteer opportunities, including teaching the English as a Second Language (ESL) classes.

Mayor LaMear added emergency preparedness was discussed at the meeting she attended. Chief Ames has obtained copies of the Map Your Neighborhood in Spanish, which she gave to Mr. Gutierrez earlier that evening. The Spanish copies would also be available at the community-wide emergency preparedness forum on April 31st. She was glad the document had already been translated.

Councilor Price thanked Mayor LaMear for showing leadership on this issue. She wanted to know what percentage of the Hispanic population was non or very limited English speaking were permanent year-round residents, if any Spanish language media outlets were available, and if most Hispanics had access to computers that they use regularly.

Mr. Gutierrez said in the short time he has been in the community, he believed the numbers have dropped slightly. He estimated about 50 percent of the Hispanic population had very limited English skills. He has heard that the population used to be much more migratory, but people are staying in Astoria now. This has led to an increase in the demographics at the schools. He believed the migratory population was less than ten percent. The Hispanic Council offers a quarterly newsletter, but not everyone receives it. He has heard that the best way to reach the Hispanic population is through Facebook. There is not a lot of computer access, but the Council recently received grants to set up a computer lab in their office for the community. The Council will offer basic computing classes and make the computers available for people to use.

Councilor Price believed one way to engage the Hispanic community in civics was to provide a summary of City Council meeting minutes in Spanish. Mr. Gutierrez said beginning in May, the Council would start sending representatives to City Council meetings so that they can report back to the group.

Mayor LaMear thanked Mr. Gutierrez, adding she and Councilor Herzig were able hear the ideas and opinions of the Council and she really appreciated the meeting.

CONSENT CALENDAR

The following items were presented on the Consent Calendar:

- 6(a) City Council Minutes of 3/21/16
- 6(b) City Council Work Session Minutes of 3/21/16
- 6(c) Boards and Commission Minutes
 - (1) Historic Landmarks Commission Meeting of 3/15/16
 - (2) Parks Board Meeting of 1/27/16
 - (3) Planning Commission Meeting of 3/22/16
 - (4) Planning Commission Work Session Meeting of 3/22/16
 - (5) Traffic Safety Advisory Committee Meeting of 1/26/16
- 6(d) Acceptance of Certified Local Government Grant for Pass-through Façade Grant (Community Development)
- 6(e) Heritage Square Site Cleanup – Accept Business Oregon Grant (Public Works)
- 6(f) Authorize Solid Waste Engineering Consultant Services – Former Astoria Landfill (Public Works)
- 6(g) Authorization to Purchase Public Safety Radio Upgrades (Police)

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): Liquor License Application from James Defeo, dba Carruthers Kitchen, Inc., Located at 1198 Commercial Street, for a New Outlet for a Full On-Premises Sales Commercial Establishment License (Finance)

A Liquor License Application has been filed by James Defeo, doing business as Carruthers Kitchen, Inc., located at 1198 Commercial Street. The application is for a New Outlet for a Full On-Premises Sales Commercial Establishment License. The appropriate departments have reviewed the application. It is recommended that Council approve the application.

Councilor Herzig said James Defeo was one of Astoria's leading entrepreneurs and he looked forward to what would be offered at the corner of 12th and Commercial.

Councilor Nemlowill declared a direct conflict of interest. She would not vote on the application because Mr. Defeo was a client of her husband, who owns Cervecia Gratis, dba Fort George Brewery. Approval of this application would have a financial impact on her and her husband.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Warr, to approve the liquor license application by James Defeo, dba Carruthers Kitchen, Inc., located at 1198 Commercial Street, for a New Outlet for a Full On-Premises Sales Commercial Establishment License. Motion carried 4 to 0 to 1. Ayes: Councilors Price, Warr, Herzig, and Mayor LaMear; Nays: None; Abstentions: Councilor Nemlowill.

Item 7(b): Spur 18 Combo Harvest (Public Works)

A commercial forest thinning on 40 acres of City Watershed property is proposed for the summer of 2016. The Douglas fir trees in this area are significantly infected with Swiss Needle Cast. This disease is a fungus that kills the second and third year needles causing significant growth reductions and in some trees death as the disease progresses. The disease does not affect Hemlock. The thinning will focus on removing the Douglas fir and improving the growing conditions for the healthy Hemlock. Small openings in the forest will allow for natural regeneration of Hemlock. Three patch cuts would also be part of the project as noted on the map. The upper portion of the harvest area is bordered by the B Line spur road, which has deteriorated significantly over the years. This road will be improved as part of this project. The net proceeds to the Capital Improvement Fund from this thinning operation are estimated to be \$200,000 after harvest and reforestation costs. It is recommended that Council approve the solicitation of bids for Spur 18 Combo Harvest 2016.

City Forester Mike Barnes, 33655 NE Craw Creek Road, Newberg, displayed a map on the screen and explained that Swiss Needle Cast is an endemic fungus most prevalent in the coastal fog zones. In the 1950s, prior to the City's ownership of the watershed, the entire watershed was clear-cut. The watershed was reseeded with some Douglas fir from unknown seed sources. There are not many places in the watershed where the Douglas fir maintains good growing conditions. The Hemlock, which is native, grew back naturally and is the dominant species on the watershed, along with spruce. He used a map to show the dominant areas of Douglas fir and Spur 18 in relation to the head works and Wickiup Lake. He also showed Spur 21, which is essential to fire control. Therefore, as a part of this operation, one of his main goals is to improve a half mile of Spur 21 so that it is accessible for fire equipment in the summer. He noted there is not enough funding to improve the entire road. Two of the areas to be patch cut are more than 75 percent Douglas fir and the third is a landing. Spur 21 should be one of the main roads, but it has not been used since he has worked for the City.

Mayor LaMear asked how many spur lines were in the watershed. Mr. Barnes replied Spur 21 was off of the main line, which he showed on the map, and was also referred to as the B Line. He confirmed the cost of the road repair was included in the harvest costs and the net estimated proceeds were \$200,000.

Councilor Nemlowill confirmed that about 40 acres would be thinned and the only trees infected with Swiss Needle Cast were Douglas fir. Mr. Barnes said Astoria's forests are predominately Hemlock, spruce, and Pacific silver fir, which are not susceptible to Swiss Needle Cast. Swiss Needle Cast is spread tree to tree, so trees that are scattered have lower incidents of significant infection in the areas where the fungus is well scattered.

Councilor Herzig said he did research on Wikipedia. Swiss Needle Cast does better in warmer temperatures and Astoria has had two unusually warm winters. He warned that this was one way climate change would affect Astoria's watershed. Mr. Barnes agreed and said the spread of Swiss Needle Cast was a combination of warm weather and moisture.

Councilor Herzig wanted to make sure the City replanted with Hemlock, saved as many of the Douglas fir as possible, and got money out of the Douglas fir when they have to be harvested to protect the rest of the forest.

Mr. Barnes added that Swiss Needle Cast attacks the older needles. The trees usually retain three to five years worth of needles, but they currently only have maybe two years worth of needles.

Councilor Herzig asked for the technical definition of spur. Mr. Barnes said in forestry, a spur is a secondary road that feeds into the main line road.

Councilor Price confirmed that Mr. Barnes expected about 650,000 board feet to be harvested, which will be the total harvest for the summer.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Price to approve the solicitation of bids for Spur 18 Combo Harvest 2016. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill and Mayor LaMear; Nays: None.

Item 7(c): Request to Award Contract with Auditors (Finance)

At the December 21, 2015 meeting, Council approved issuance of a request for proposals (RFP) seeking bids for audit services for the Fiscal Years 2015-16, 2016-17 and 2017-018 with two one-year extension periods. The audit will cover the financial statements of both the City and the Urban Renewal Districts. The City received four proposals, which were reviewed by a selection committee who applied a 70% weighting for technical merits and a 30% weighting for cost. The results are as follows:

<u>Company</u>	<u>Points</u>	<u>3-Year Bid</u>
Merina & Company, LLP	89	\$ 96,950
Kern & Thompson, LLC	75	\$115,800
Steve Tuchscherer, CPA, PC	72	\$ 89,850
Pauly Rogers and Co., PC	57	\$ 90,800

As a point of reference, the prior three-year audit fee by Pauly Rogers and Co., PC was \$87,425.

The proposals have been evaluated according to the terms of the RFP and it has been determined that Merina & Company, LLP to have the highest score. Oregon Revised Statutes require that auditors enter into a Contract for their services. The Contract incorporates the Engagement Letter required by the AICPA Professional Standards that describes the scope of the audit engagement. The City Attorney has reviewed and approved the Contract as presented. It is recommended that Council consider approval of the Contract for the audit of the City's financial statements for the periods indicated above.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Nemlowill to approve the contract for the audit of the City's financial statements for the periods indicated by Staff. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill and Mayor LaMear; Nays: None.

Item 7(d): Request to Purchase City-owned Property Adjacent to 323 Alameda Avenue (Public Works)

The City has received a request from Bruce Conner to purchase City-owned property directly southeast of his property located at 323 Alameda Avenue. The City property is approximately 1.0 acre (Lots 25 to 41, Block 17 Map number 80907CD, Tax Lot 06400). At their March 7, 2016 meeting, Council directed staff to order an appraisal of the subject property. A summary appraisal report has been prepared and the estimated real land value is \$ 47,000. Mr. Conner has indicated a willingness to proceed with the sale. As the cost of the appraisal was \$800, staff is recommending that the additional cost above the \$450 fee set in the City fee schedule be added to the sale price for a total of \$47,350. If Council is willing to continue with the proposed sale, a public hearing will be scheduled to take public comment. It is recommended that Council schedule a public hearing on May 2, 2016 to discuss the proposed sale of this property.

Councilor Herzig said he had serious concerns with the appraisal and the process. He would speak about his concerns later after Council takes citizens' comments.

Mayor LaMear called for public comment.

Shel Cantor, 1189 Jerome, Astoria, said selling City-owned land engendered significant controversy in the past, but it is relevant to recall the role played by Steven Weed in some of that controversy. Six months ago, City Council received an unsolicited offer from new resident Ms. Kirk to buy a substandard lot near Commercial and 2nd. The City procured the services of Mr. Weed to produce an appraisal of the property and he determined it had a value of \$14,000. However, less than a year prior to that, Mr. Weed produced an appraisal in support of an unsolicited offer from the Armingtons to buy a City-owned parcel on Coxcomb Hill with a magnificent view and more than twice the size of the substandard lot that Ms. Kirk wanted to buy. Mr. Weed determined the lot the Armingtons wanted was worth \$15,000. It was unmistakable to conclude that on his own or by acquiescing to illegitimate direction from someone else, Mr. Weed's appraisals reflected who the prospective buyer was more than what the property was. Before today's meeting, the City procured another appraisal from Mr. Weed that estimates the value of the third acre lot to be \$47,000. However, scaling from the professional, independent, county tax assessors report for the full lot down to the portion Mr. Conner wants yields a real market value of approximately \$80,000. He also researched nearby lots currently for sale with asking prices set by private owners on the advice of their professional real estate agents. Those asking prices are about \$25,000 higher on average than their respective real market values. If the City was a private seller being advised by an agent looking out for the City's best interests, this lot could be listed for approximately \$100,000. Mr. Weed's estimate is half. During deliberations and prior to unanimously rejecting Ms. Kirk's offer, some members of Council expressed valid concerns that it was premature to sell a property because City Council just approved an affordable housing strategy that included an overhaul of the Development Code and because Astoria did not have a strategy for effectively using City-owned property. The concerns regarding Ms. Kirk's request were equally applicable to Mr. Connor's request. How much more of a track record of Mr. Weed's appraisals will it take for the City to stop procuring his services?

George McCartin, 490 Franklin Avenue, Astoria, said he drove by the lot and Mr. Connor's property on Alameda earlier that evening. On the map, it appears as if the two properties were close together. However, the section of the lot that Mr. Connor wants to buy is right along the trolley tracks to the south. He has never seen a lot like this one in any of the previous sales of City-owned properties. The lot is smooth, has a view of the river, and many people would like to buy it. Even a small part of the lot should not be sold for \$47,000.

Mayor LaMear explained that the parcel Mr. Connor wants to purchase is above and behind his house at 323 Alameda. The lot is muddy and very steep. Mr. McCartin understood and said Mr. Cantor did extensive research

on this sale and he abided by his appraisal. The City must be conscious of Astoria's finances. This has not happened in the past, but he hoped it would in the future. If the City were only short by a few dollars for finishing up the Heritage Square improvements, he would support the sale.

Mayor LaMear said she visited the lot. West Exchange is a very steep gravel road that turns into a muddy trail that extends up the hill. The only way to access the lot is through Mr. Connor's property. This should be a consideration when thinking about the value of the lot.

Councilor Price wanted to know how many reasonably buildable one-acre lots on the north slope with river views existed. She has a house on a 50-foot by 100-foot lot that is steep. The house was cut into the hillside and in filled. She is taxed at well over \$100,000 for her property that is about a third of the size of the lot being considered for sale. She did not have any qualms about selling to Mr. Connor, but Council wants to know how many lots, buildable lots, derelict homes, and vacant homes there are before considering wholesale changes to the Development Code. She disagreed that Council had said they wanted to wait until after the zoning code was overhauled. The City should not sell its properties piecemeal until it has the information.

Councilor Herzig said Astoria properties are difficult to get comparables on because of the terrain, but Mr. Weed provided four comparable properties in his report. One was 3011 Grand, a 0.17-acre property valued at \$48,500. The property being considered for sale is 0.32 acres valued at \$47,000. He was concerned that a property half the size was considered comparable and valued at the same amount. He questioned whether the City was really getting its money's worth selling this lot. If Mr. Connor planned to build on the lot, the builders would have to access the property somehow. He did not believe builders would access the lot via Mr. Connors property, but via the undeveloped portion of West Exchange where cars park. Access will be an issue if anyone wants to build there. The larger issue is that Astorians are opposed to the City's process for selling property. Instead of getting an estimate that really reflects market value and putting it out for bids, the City just takes offers of low-ball prices. Astorians have objected to this repeatedly. The City seems to be making the same mistake here. He believed the City should get a higher estimate and put it out for bids if it wants to sell the property because residents have said they want the opportunity to bid on properties. Also, it is an issue that Mr. Connor is on the Sister City Committee, which looks like doing favors even though he is well respected. The City needs to avoid the appearance of favoritism.

Councilor Nemlowill did not see any neighbors at the meeting who were opposed, which makes a difference to her.

City Manager Estes confirmed no notice had been sent to neighbors yet because this item is just to determine if a public hearing should be scheduled. Notices are sent once City Council decides a public hearing should be held. He confirmed for Councilor Nemlowill that he was not a certified appraiser or engineer and relies on professionals to provide their professional opinions. He could not say whether the property had been undervalued. However, he took exception to Mr. Cantor's reflection that someone possibly directed Mr. Weed to undervalue the property. He was highly offended by the assertion that City of Astoria Staff would direct a professional in such a way. No one on City Staff would do this and he did not see how a professional surveyor would be able to keep their license under that premise. He confirmed that Public Works Director Ken Cook made the decision to hire Mr. Weed.

Councilor Nemlowill said she was not a Councilor during the land sales controversy that was mentioned, but wanted to know if City Manager Estes believed the City should be working with Mr. Weed. City Manager Estes said yes, Mr. Weed does quite a few appraisals in the area and knows the market. The City has hired Mr. Weed over the years because of his knowledge of the residential market.

Mayor LaMear confirmed there were no more public comments.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Nemlowill to schedule a public hearing on May 2, 2016 to discuss the proposed sale of City-Owned property adjacent to 323 Alameda Avenue. Motion carried 3 to 2. Ayes: Councilors Warr, Nemlowill and Mayor LaMear; Nays: Councilors Price and Herzig.

Item 7(e): Revised Job Description and Salary Resolution for Library Director (City Manager)

Library Director Jane Tucker will be retiring at the end of May 2016. The current Library Director job description has not been reviewed since Jane Tucker's title was changed from Head Librarian to Library Director in 2002. In

preparation of posting the job opening, staff worked with the City's human resources consultant, Xenium, to develop a new description and review salary ranges. Before the position can be posted, the job description needed to be updated to reflect current library practices, to satisfy the current needs of the City, and to address the current marketplace. A copy of the current and proposed job descriptions are attached. In addition to the revised job description, it is proposed that the salary range be increased from Range 40 to Range 45. This increase will bring it more in line with other similar jurisdictions in the area. Range 40 provides salary Steps between \$60,664 to \$73,737 a year. Range 45 provides salary Steps between \$68,601 to \$83,385 a year. Funds are included in the draft budget for FY 2016-17 which would accommodate this increase. This change will allow for the City to recruit a qualified candidate pool. It is recommended that the City Council approve the revised job description and revised salary range contained in the attached resolution. With this action, the job will be posted to begin the recruitment process.

Councilor Price asked when the job recruitment materials would be published. City Manager Estes said the recruitment package was completed on Friday and if Council approves the revised job description, the advertisements would be published in about a week.

Councilor Herzig said the phrase "respectfully takes direction from the City Manager" at the bottom of Page 2 of the revised job description, indicates there has not been respect. City Manager Estes said he spoke with Jane Tucker about the revisions and the phrase is boilerplate language contained in several Staff job descriptions.

Councilor Herzig asked about the language referring to the Americans with Disabilities Act (ADA). City Manager Estes explained that during interviews, in order to meet ADA standards, Staff must ask about an applicant's ability to perform essential job duties without posing a threat to the safety or health of employees or others. He confirmed that a new Library Director would need to be able to access the mezzanine, which is not currently ADA compliant.

Councilor Herzig said the language regarding the mathematical skills required for the position seemed insulting. City Manager Estes explained that Jane Tucker completed a survey that asked what mathematical skills were required as part of her job. Her answers were translated into the job description language, which states the specific skills the City is looking for. Job descriptions are not used to recruit employees, but are used to explain to a new employee what their duties and responsibilities are. The recruitment materials contain the essential tasks and indicate what the City is looking for in a Library Director.

Councilor Nemlowill asked how Staff concluded that the pay needed to be increased in order to recruit a qualified candidate. City Manager Estes said Staff must recruit in a tight labor market. The City needs a director that can make Astoria's library a library of the future. City Council is currently discussing whether to remodel or build a new library and there is interest in a library that provides facilities and services that are desirable to the community. Staff's recommended salary range is low to mid-range for Oregon and he believes this salary range is necessary to recruit someone that can take Astoria where it wants to be in the future. He and Ms. Tucker considered library director pay in other cities in Oregon and Astoria's current salary range is at the bottom.

Councilor Nemlowill said she was glad Ms. Tucker was involved and it would be difficult to replace her. She had full confidence in City Manager Estes. However, she was concerned about the 20 percent increase in the Public Employees Retirement System (PERS) and worker's insurance in 2017. Other costs associated with salaries will double. City Manager Estes said Staff realizes this. When he and Director Brooks were putting together the proposed FY2016-2017 budget, they realized this increase would make some budgets tighter in the future. However, in order to provide services that are desirable to the community, an increase is important. Staff is looking at ways to offset costs or address the future PERS rate increases.

Councilor Herzig said that as the cost of living goes up, salaries have to go up in order to attract people who can live in the community. He was sorry the City always seems to raise pay after someone leaves the position. He thanked Ms. Tucker for input.

Councilor Price asked if City Manager Estes and the Budget Director had the ability to raise the salary range even further if none of the applications were qualified. City Manager Estes said he would not want to hire someone who would just do the job. He wanted the right person to be the new Library Director. The proposed budget has some flexibility, but he and Ms. Tucker agreed the recommended salary range was appropriate.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Price to approve the revised job description and revised salary range contained in the attached resolution. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill and Mayor LaMear; Nays: None.

Item 7(f): Affordable Housing Code Amendments – Vacation Rentals (Community Development)

Over the past months, the Astoria Planning Commission has been working to draft Development Code amendments to address affordable housing issues. This follows City Council direction to initiate the project. One issue the Commission discussed was bed and breakfasts, home stay lodging and vacation rentals. During the Planning Commission work sessions, there was no consensus that there is a problem with the current system; however, at the November 2, 2015 Council meeting, the Council voted to include updates to “vacation rental” policies in the set of code amendments to address affordable housing. In order to provide specific direction to the Planning Commission as to how the City Council wishes to address these uses, Community Development Director Kevin Cronin will present some options for Council discussion. This feedback will be used by staff to draft code language for Planning Commission consideration.

Director Cronin updated City Council on the proposed Development Code text amendments that pertain to vacation rental dwelling policies with a PowerPoint presentation, as follows:

- Astoria does not allow vacation rental dwellings in residential zones. Vacation rentals are allowed in commercial zones and are treated just like hotels and motels.
 - Home stay lodgings and bed and breakfasts are allowed in residential zones. Property owners can rent up to two rooms in their home as home stay lodging. Bed and breakfasts must provide a morning meal and can have an onsite manager or the property owner can live on the property.
 - Vacation rental dwellings (VRDs) are not defined in the Development Code. Property owners are not required to live on site and most hire a manager.
- He displayed current Development Code standards and said Staff is not proposing any changes right now because the changes would be proposed to the Planning Commission on Tuesday, April 26, 2016.
 - Home stay lodgings are allowed with a conditional use permit in the R-1, low density residential zones, but are allowed as an outright use in the R-2, medium density, and R-3, high-density residential zones. Home stay lodgings must have a business license and pay the hotel tax.
 - Bed and breakfasts are prohibited in the R-1 zones and are allowed in the R-2 and R-3 zones with a conditional use permit, which requires a public hearing before the Planning Commission.
- He showed homes in Astoria that were advertised on Airbnb and VRBO. Flipkey, Craigslist, and other websites also advertise vacation rentals.
 - As of Friday, April 15th, there were 37 Astoria listings on Airbnb, 14 of which were legal but were not paying the hotel tax or occupational tax. Seven of the listings were potential zoning violations.
 - In the last six months, Staff has only received one complaint about a home stay lodging on Floral. Staff investigated the complaint and closed the case when the owner made the necessary changes to be in compliance.
 - Today, Staff began code enforcement action on the seven that are potential zoning violations and would follow up with the properties that are not paying the appropriate taxes.
- He wanted City Council to continue the discussion they had in November and decide if rooms should be available for long-term rentals otherwise. Other jurisdictions are struggling with these questions and the housing crisis.
- Out of more than 4,800 housing units, there are only seven potential violations. Therefore, the issue is very small and he could not determine if the issue would become a major one.
- He displayed a list of potential City Code and Development Code changes that City Council could consider.
 - Some cities require landlord training. Community Action offers landlord training in Astoria, Saint Helens and online.
 - A public safety inspection program would check properties for fire extinguishers, smoke and carbon monoxide alarms, tsunami maps, adequate egresses, and emergency contact information. A fee would be collected from the applicant and Staff would conduct the inspection.
 - Home stay lodgings could be reduced to one bedroom.
 - Bed and breakfasts could be allowed only in the R-3 zones. This would trigger a Ballot Measure 56 notice because this change could potentially devalue properties.
 - Astoria could require a new permit for any home stay, bed and breakfast, or vacation rental.

Councilor Herzig said each listing on Airbnb contains information about the hosts, which might help Staff locate some of the properties. He asked Staff to provide a zoning map for future discussions.

Councilor Nemlowill asked for a definition of a home stay. Director Cronin displayed the definition on the screen and said a home stay lodging is owner-occupied and managed and can be one or two bedrooms. Guests can stay up to 30 days. He confirmed that short-term rentals are less than 30 days.

Councilor Nemlowill said she was concerned about the City's ability to enforce home stays and asked why Staff recommended they only be allowed in R-3 zones. She also wanted to know what changes were made to the property on Floral.

Director Cronin said Mr. Linza was advertising his property incorrectly on Airbnb. He was advertising the entire house, but now advertises only two bedrooms. Councilor Nemlowill said the neighbors do not believe Mr. Linza lives in the home. She believed there were other homes in Astoria with this situation. Astoria's rules need to be enforced and enforceable, which seems very challenging with Staff's resources. Director Cronin explained that he did a site inspection on the Floral property and the property owner has complied with all of Staff's suggestions and regulations voluntarily. While he believed the property owner was in compliance, he could not tell whether the property owner was living in the home. Councilor Nemlowill said that was the critical part and if this situation was more widespread, it would be more challenging for Staff to do on site inspections and would be a drain on City resources. She did not believe uncollected taxes would offset the astronomical costs involved.

Councilor Herzig asked if the City could enact an ordinance setting a maximum number of days per year that a home stay could be rented. He wanted to control an almost year-round home stay operation. Director Cronin said yes, but the enforcement would be an issue, not the number of days. Councilor Herzig believed that if Astoria had ordinances and regulations, people would know up front when they come to town to buy properties that a property could not be flipped into a short-term rental. Director Cronin added that Staff makes it very clear when people come in to City Hall that vacation rentals are not allowed.

Mayor LaMear asked why staff recommended lowering the number of allowed bedrooms. City Manager Estes said one bedroom would reduce the impact to the neighborhood. Director Cronin added that to enforce this, Staff would verify that only one room was being advertised for rent.

Councilor Price believed most of the current regulations work well. Astoria has many fewer vacation rentals than other cities in Clatsop County. She agreed the existing regulations should be enforced, but was confused about where the rest of Councilor Nemlowill's comments were leading. Enforcing the regulations will require some resources and a code enforcement budget may need to be considered. It is important for Astoria to be as strict as possible because this is a working city that wants to stay the way it is for as long as possible.

Councilor Nemlowill said good people have home stays in Astoria, but in the nine years she served on the Planning Commission, she saw home stays as a loophole and a vacation rental in disguise simply because the City cannot enforce the home stays. While home stays may benefit individuals in the short run, she did not see how they would benefit the City in the long run. She was concerned about the long-term impacts to the City. Cities with high rates of second homes also have high rates of vacation rentals. And cities that have high rates of second homes and vacation rentals also have higher average home prices. Astoria's market rate is currently based on the people who live and work in Astoria would be dictated by a different market rate by people who can buy houses from larger urban areas that make more money. In 2011, the Buildable Lands Inventory (BLI) said Astoria had a 3.4 percent second home ownership rate. She believed that rate had crept up slightly and the BLI projects Astoria will have a 13 percent second home ownership rate in 20 years. If Astoria's policies contain loopholes that people can use to create vacation rentals, Astoria will have large numbers of property owners that are reliant on the income. A number of years ago, Cannon Beach tried to limit the number of vacation rentals but could not because so many people who owned homes there were completely dependent on the income from renting their properties.

Councilor Price asked if Councilor Nemlowill was saying Council should just let the issue go. Councilor Nemlowill said it appears as if there may be ramifications if the issue is dropped, but she believed the City also needed the option that Councilor Herzig proposed, define a home stay, limit the stay to 30 days, and make rules that the City can enforce better.

Staff agreed that tracking the number of days would be a Code enforcement nightmare. Councilor Nemlowill said she had seen 30-day rentals on VRBO and those property owners obviously know the rules and are abiding by them. Director Cronin explained that the seven properties he identified were potentially violating up to two regulations, zoning and renting out more than just one or two bedrooms. If these properties owners are knowingly violating the regulations, he wants to take action on those properties.

Councilor Herzig said no one wants to put more work on the Community Development Department and it would be a mistake to implement ordinances the City cannot enforce. However, the City should not ignore this issue. There were concerns about enforcing the smoking ban in parks, but sometimes once ordinances are implemented and word gets around the community, enforcement might not become a long-term problem. While some enforcement may be necessary in the short-term, he hoped that in the long-term as investors see that Astoria is no longer friendly to this sort of second home ownership financed by rent, the enforcement would decrease. He did not want Council to take no action at all because half of Astoria will end up with empty houses. He hoped Council could consider some new ordinances and policies that prevent problems before it is too late.

Councilor Nemlowill confirmed she would support prohibiting home stay dwellings. She did not want to hurt anyone who currently relied on the income of a legal home stay, but in terms of the long-term impact to the City, livability, and affordability for the workforce, she would support prohibiting home stays if it were feasible. Clatsop Economic Development Resources (CEDR) is looking at the housing issue right now because businesses cannot house workers. It is very important to economic development that Astoria's housing stock remains for people who live and work in the community.

Councilor Herzig asked Staff to display the definition of a bed and breakfast. If home stays are prohibited, property owners who relied on the income could simply offer a breakfast and stay in business as a bed and breakfast.

Mayor LaMear opened the discussion to public comments.

Loretta Maxwell, Grandview Bed and Breakfast, 1574 Grand Avenue, Astoria, said she was confused about the option to limit the number of bedrooms to one. She had a lot more than one bedroom and was not sure if this option would apply to her business. She also wanted to know if the option to require new permits for bed and breakfasts would apply to her business and other businesses that were already established.

Mayor LaMear explained that the options are just potential changes, not new policies that Council was voting on. Ms. Maxwell understood she should simply keep an eye on this issue. Staff confirmed that Grandview Bed and Breakfast was in a residential zone and Director Cronin said he would speak to Ms. Maxwell after the meeting.

Councilor Herzig believed that if home stays were prohibited, Council would not limit bed and breakfasts to one bedroom. City Manager Estes reminded that the options were presented for discussion only and any of them could be modified as Council sees fit. He confirmed that Council could allow existing businesses to be grandfathered in to any new codes. If Council wants Staff to work on new Code language, feedback from this meeting will be helpful. This discussion will be revisited in about a month as part of a public hearing and Staff wants the Planning Commission and the public to be involved in the process. Staff is simply asking for direction at this time.

Chris Haefker, 687 12th Street, Astoria, said home stays were marvelous. He travels a lot and his best travel experiences have been in home stays. He knows many people who advertise on Airbnb and he has not been aware of any problems with the site. Many people depend on the income because they have old houses, they are single, and live in a home with a couple of extra rooms. A lot of the money is put back into the homes. Astoria has an incredible historic fabric and the buildings require maintenance. Astoria depends on this for tourism. People take walking tours and look at the buildings because they want to see nice houses. It is a shame to see many homes in disrepair and it would be a mistake to tighten the grip on home stays. Astoria also has a history of boarding houses that supplied housing to workers in the past. City Council is wrong to think that vacation rentals are being sought by investors. Portland and Seattle have increasing real estate values and people who want to buy a house cannot afford those locations. So, they come to Astoria to buy a house and probably pay more than the working wage, but this is not because of vacation rentals.

Mayor LaMear confirmed there were no more public comments and asked what Council needed to do next. City Manager Estes reminded that the proposed Code amendments to address affordable housing do not currently include vacation rentals. However, Council has directed Staff to include language dealing with vacation rentals in the amendments. Therefore, Staff needs direction on how to move forward with drafting this Code language. Staff will draft some amendments and present them to the Planning Commission and the public for feedback.

Mayor LaMear understood Staff would be adding a Code enforcement position. Director Cronin clarified that the job description for the building official position was currently being revised. Staff planned to post the position by next week. The building official position includes Code enforcement duties and he hoped to get some good

applicants with the existing salary range for that position. However, he might have to ask for a revised salary range if the current salary range does not attract the right applicants.

Mayor LaMear asked if Staff knew the addresses of the 14 legal vacation rentals that were not paying taxes. Director Cronin said no, Staff estimated based on information published on Airbnb. Astoria's zoning districts are large, so Staff can determine what zone these rentals are in but there is no record of these properties paying any license or motel taxes. He explained that Airbnb is just a third party vendor that allows property owners to advertise, like VRBO, Craigslist, and other sites. Any vacation rental type business needs to be registered with the City. City Manager Estes added that sites like VRBO simply list properties that offer a variety of ways to lease a space in a home. Home stays are permitted outright in the R-2 and R-3 zones, so Community Development Staff used the maps on these third party sites to determine which home stays were permitted, then verified there were no records of these properties paying occupational or motel taxes.

Councilor Price asked if Staff could determine whether these properties were owner-occupied. Director Cronin confirmed Staff would check on this as part of Code enforcement. He displayed the map from Airbnb's website showing vacation rentals in Astoria and explained he could see the general neighborhood, but could not determine the exact address or tax lot. He will have to drive to each neighborhood and match the published photographs of each property and the person who listed the property to the particular site being listed.

Councilor Herzig said during the musical festival, host families open their homes to the musicians but no money is exchanged. He wanted to make it clear that this discussion did not include the music festival home stays, just the rentals.

Councilor Price did not believe any part of the Code should be changed until Council had more data and the City had a Code enforcement officer that could report back to Council on the current situation. She believed the Code was working well. Mayor LaMear and Councilor Warr agreed. Councilor Warr noted that the cost of trying to limit the issues would be expensive, frustrating, and could create better cheaters. Therefore, he believed the issue should be left alone at this time until it appears as if there could be problems. Mayor LaMear added that there was no consensus among the Planning Commission that there was a problem with the current system. She agreed that nothing should be done until Council has all of the facts and until the City has a code enforcement officer.

Director Cronin said he would report back to Council via email after the Community Development Department completes its Code enforcement.

Councilor Herzig believed this was an area Council could choose to be either proactive or reactive. He would rather be proactive, but agreed the City needed a Code enforcement officer. He wanted the Planning Commission to consider the possibility of prohibiting home stay rentals and giving existing home stays the option to convert to a bed and breakfast by offering a breakfast. He did not believe this would be too burdensome and did not want to deprive Astorians of their means of maintaining their homes. Adding a breakfast would not be overly restrictive, but would require the owner or a manager be on site. A little bit of restriction would create many benefits for the City. Limiting the number of days for home stays would be much more burdensome on Staff.

Councilor Nemlowill said she did not want the City to wait too long before the real costs of taking no action is realized. She did not want to have a problem like Gearhart and then have to deal with cleaning up the mess. Astoria does not have vacation rentals in its Code because Astoria was not a tourist town when the Code was written. Most of Astoria's houses are available for working Astorians and the average home price compared to other coastal communities is a lot more affordable. She hoped Astoria would stay this way. She did not want to see the town flooded with second homes and vacation homes because that would not be good for livability, the economy, or Astoria's character.

Staff confirmed they had the feedback they needed to move forward.

Item 7(g): Strategic Plan

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

Mayor LaMear said as the City has been working on the Strategic Plan, concerns have been raised about Marty Jaecksch, who was hired to facilitate the planning process. The City Manager would like direction about how to move forward.

Councilor Warr appreciated that Mr. Jaecksch wanted City Council to develop their own Strategic Plan and did not want to develop the Plan himself. Additionally, Mr. Jaecksch got Council to come to a consensus that he never believed was possible. He believed there was some merit to keeping Mr. Jaecksch. However, if the rest of Council wanted to look for someone else, he would not have a huge problem with it.

Councilor Herzig believed Mr. Jaecksch found City Council more challenging to work with than he anticipated. He wanted another session with Mr. Jaecksch to evaluate whether the Plan could still be completed at the price indicated. Now that Mr. Jaecksch knows what a challenge this planning process will be, he should have the opportunity to say whether he could do the work at the same price.

City Manager Estes said he met with Mr. Jaecksch the day after the planning session and they were moving forward with next steps. Mr. Jaecksch had indicated his price was flexible depending on Council's direction as the process moves along. The price is charged by the hour and any work done by Staff saves on that expense. He did not believe Mr. Jaecksch was hesitant to move forward after the planning session.

Councilor Herzig suggested Staff tell Mr. Jaecksch that some Councilors were hesitant to retain his services and ask for his feedback about it.

Councilor Nemlowill said she was not comfortable critiquing Mr. Jaecksch publicly. Councilor Price agreed and asked if this conversation was more appropriate for an Executive Session. City Attorney Henningsgaard confirmed Mr. Jaecksch was on contract to work for the City and the discussion should be conducted in Executive Session.

Councilor Herzig noted that the planning session was a public meeting. He wanted Mr. Jaecksch's opinion on the situation.

Councilor Nemlowill believed it was important for a facilitator to have an understanding of municipal government. She was concerned that Mr. Jaecksch did not have any experience with municipal government. The process Mr. Jaecksch has outlined for Astoria does not seem to fit a governing body that has to adhere to public meeting laws and he was not familiar with the laws. She had stated these concerns before Mr. Jaecksch was hired.

Councilor Price agreed, but said she really enjoyed the brainstorming and the conversations at the planning session. The lack of experience with municipal government showed in several ways and the meeting ended without the next meeting being scheduled or a timeframe for the planning process. She understood that had a lot to do with Council, but a timeline would be good. She was concerned because the end of the planning session was confusing when they tried to turn 30 words into 10. On the other hand, City Council has set a budget and doing something different would cost a lot more money. She was also concerned that the current process puts a burden on Staff. She agreed to spend money on a consultant because she believed it would relieve Staff of some of the work. However, she now understands that City Manager Estes would be the coordinator.

City Manager Estes said he could speak with Mr. Jaecksch.

Mayor LaMear asked if City Manager Estes expected to be responsible for much of the work when the process began. City Manager Estes said during the initial work session to discuss strategic planning, he had recommended a consultant be hired to facilitate the entire process. He understood the process had to be agreed upon by Council, would involve a public process, and would have a deliverable prepared by the consultant team. Based on City Council's feedback at that time, there was little interest in hiring a consultant unless a consultant could be hired at a certain dollar amount. The current situation is the result of Staff moving forward on that direction provided by Council.

Councilor Nemlowill understood City Manager Estes hoped to have a contractor that facilitated the public meetings. However, her biggest concern about the current process is that no public process has been included in the City's strategic planning. City Manager Estes confirmed that leading the public involvement process would fall on him. He makes recommendations, but works for City Council. He was moving forward with the direction provided by City Council. If Council has new direction for him, he needs to know so that he does not move forward with a process Council does not support.

Councilor Price confirmed a thorough process would cost about \$70,000. She wanted to know if there was enough money in the budget and if Council was interested in spending that much on another facilitator with

government experience who would facilitate a process with public involvement without engaging the City Manager.

City Manager Estes said Staff would have to evaluate Capital Improvement Fund budget priorities. Fortunately, the FY2016-2017 budget has not yet been approved and changes could still be made. However, he would need to consult with strategic planning professionals to find out how much it would cost to have someone facilitate the process and what the lowest amount would be.

Councilor Price believed City Council needed to hire a new facilitator or adjust its expectations. Mayor LaMear added that when this process began, Council was not expecting so much of the burden to fall on the City Manager. Therefore, she supported looking for a new facilitator and wanted to know if strategic planning facilitators assumed they would take on the major responsibilities. City Manager Estes explained that the responsibilities are built into the scope of work, which could include a budget line item for public involvement, the number of meetings, and deliverables. There is some give and take and items can be cut from a process to save money.

Councilor Nemlowill said the City spends a lot of money on consultants for various things. Drafting a vision and a strategic plan seems important and will result in efficiencies if the City can look long term and have broad policies to implement. She believed City Manager Estes had a better idea than City Council of what a good consultant would cost. However, the City has also had luck with grants for Riverfront planning and the Parks Master Plan. It would be great if grants were available for strategic planning because the quality and caliber of the planning work Astoria is getting right now for \$30,000 a year seems high. The professionalism, government experience, and public involvement that Council is seeking seems to have created a model that is better for the strategic planning process.

Councilor Herzig said that while applying for grants would be ideal, it would certainly delay the process. However, a delay would be acceptable if Astoria could get the same level of expertise as the Parks Department has received from Ian Sisson. Mr. Jaecksch has delivered what City Council asked for and he should not be faulted for not doing more. If Council wants to work with Mr. Jaecksch, Council could simply tell him that they want more and ask how much he would charge for the additional work. After the facilitator has completed his or her work, it will still be up to City Council and Staff to move forward with the plan, so it makes sense for Council and Staff to be involved in the planning. Right now, Astoria is growing in various ways and Staff already has its hands full.

City Manager Estes explained that even with a Rare Participant, a tremendous amount of Staff time has been spent on the Parks Master Planning process. If Council wants to use a Rare Participant for strategic planning, Staff must assume the same level of work will be necessary. However, Staff believed it had clear direction from City Council about how to move forward with strategic planning. He could speak with Mr. Jaecksch or request proposals to gauge the level of interest for a strategic planning facilitator.

Mayor LaMear was concerned that even if Mr. Jaecksch were willing to do more work, he would still lack experience with government. That is why she believed a new facilitator should be hired. Councilor Herzig noted that City Council should explain to Mr. Jaecksch that now that the planning process has begun, the City realizes it has needs that may be beyond his capabilities and ask how he would like to move forward. He was sure Mr. Jaecksch would not proceed with a project that was not the right fit.

Councilor Nemlowill did not want to micromanage the City Manager, who hired the facilitator at the direction of City Council. She trusts that City Manager Estes knows how to do the next step.

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

There was none.

EXECUTIVE SESSION

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

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


City Council recessed to Executive Session at 9:35 pm. The regular City Council meeting reconvened at 9:53 pm.

City Council Action: Motion made by Councilor Nemlowill, seconded by Councilor Price to authorize the City Attorney to file suit against Brad Smithart and Hospitality Masters, LLC for room taxes owed to the City of Astoria. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill and Mayor LaMear; Nays: None.

ADJOURNMENT


There being no further business, the meeting was adjourned at 10:00 pm.

ATTEST:



Finance Director

APPROVED:



City Manager