

An Executive Session of the Astoria Common Council was held at the above place at the hour of 6:30 pm.

EXECUTIVE SESSION

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

The City Council will meet in Executive Session to discuss a legal proceeding.

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

Councilors Present: Brownson, Rocka, Herman, West, and Mayor Jones.

Councilors Excused: None

Staff Present: City Manager Estes, Parks and Recreation Director Williams, Finance Director Brooks, Fire Chief Crutchfield, Police Chief Spalding, Public Works Director Harrington, Library Director Pearson, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

PROCLAMATION

Item 5(a): Robert “Jake” Jacob Day

Mayor Jones read the Proclamation declaring April 19, 2019 as Robert “Jake” Jacob Day.

Item 5(b): Public Safety Telecommunicators Week (April 14-20)

Mayor Jones read the Proclamation declaring April 14-20, 2019 as Public Safety Telecommunicators Week.

Jeff Reseck said seven dispatchers answer 13,000 9-1-1 calls and almost 80,000 nonemergency calls for 14 agencies each year. He thanked the City for the Proclamation.

PRESENTATIONS

Mayor Jones announced the Astoria High School Girls' Basketball Team won the league championship for the first time since 2001. He congratulated Lynn Jackson Astoria High School Principle, Mike Jacobson Astoria High School Girls' Basketball Coach, and the team members who were in the audience.

Lynn Jackson, Astoria High School Principle, said the team's hard work and dedication has earned them the league title and the opportunity to play in the State play-offs. Their skills and success have also resulted in the opportunity to participate in an elite competitive tournament in Alaska in January 2020. However, the logistics around this tournament have proven difficult.

Haley Cole Astoria High School Girls' Basketball Team Leader, provided details about the ACS Pepsi Basketball Invitational Tournament, trip costs, fundraising efforts, and donations provided to cover the costs of attending and participating in the tournament.

Mr. Jackson said the team continues to seek support from local community partners, and he had asked that the Jordan Schnitzer Foundation provide support to the team for the tournament.

Jordan Schnitzer noted that the team had requested \$5,000 from the Foundation and offered to name the team after the Foundation for the tournament. He granted the request for funding, but requested the team

be named the Michael Foster Hal Snow Traveling Team. He provided details about the leadership Mr. Snow provided to the community and explained the importance of honoring his legacy.

Team members introduced themselves to the Mayor, City Council, and Staff.

Item 6(a): Friends of the Column Annual Report

Friends of the Column President, Jordan Schnitzer, will present the Friends of the Column Annual Report.

Mayor Jones provided details about his previous experience as a Friends of the Astoria Column Board member during the 2013 renovation. He shared a video presentation of the renovation project, which included before and after photographs.

Jordan Schnitzer, Friends of the Column President, introduced the Friends' Board members, recognizing those who were present in the audience. He presented the annual report, which included detailed information on the history of the Friends of the Column, the history of the Column and its importance to the community, restoration work, finances, programs and projects, education and outreach, and their partnership with the City. He invited the community to the light show event at 9:00 pm after the City Council meeting.

REPORTS OF COUNCILORS

Item 7(a): Councilor Herman reported that she attended a session on two Senate Bills to beef up preservation zoning. Astoria already has strong laws protecting historic structures, but the State of Oregon ranks 49th in protecting historic structures. She also attended the Astoria Downtown Historic District Association (ADHDA) meeting, along with Assistant City Engineer Moore, Police Chief Harrington, and Parks Director Williams, who gave updates on City projects. She attended the Jane Barnes Review for the first time, where it was officially announced that Innovative Housing has raised almost all of the funding needed to begin restoring the Waldorf/Merwyn into workforce housing. She attended the Clatsop County Board of Commissioners work session on the countywide housing study. She also attended the Clatsop Economic Development Resources (CEDR) awards dinner, where Bloomin' Crazy Floral, Candy Skein, and Joel Bergeman of Bergeman Construction won awards. She attended the Li'l Sprouts Week of the Young Child Festival, where Mayor Jones read to the kids. Her second meet the Councilor event would be on Wednesday, April 24th from 4:30 pm to 6:00 pm in the Flag Room of the library.

Item 7(b): Councilor Brownson reported he had been attending Port and County Commission meetings to stay informed. He appreciated the efforts of the Port's financial advisory committee to seek good financial footing. He was looking forward to the County's housing study and its recommendations. He also attended an impromptu celebration at the Liberty Theatre to celebrate their new LED lights. The new lights will save \$400 a month in electric bills. He had sent a letter of support to State representatives supporting the theatre's request for \$1 million in lottery revenues because they have shown their ability to spend money well.

Item 7(c): Councilor West reported that she met with Director Harrington and noted that Public Works does more than people realize to make the town operate. She toured the Salvage Chief with Mayor Jones, who asked a lot of great questions. She also spent time with Councilor Brownson on the Astoria Ferry. She would be meeting with Sarah Lu Heath of the ADHDA on Tuesday to explore grant opportunities for downtown building restoration. The Clatsop Community College Wellness Fair is on Wednesday afternoon. She planned to attend the Homelessness Solutions Taskforce (HOST) on April 18th. And she would be meeting with Kaisa Schlarb who recently wrote an article on affordable housing. She attended the Jane Barnes Review and was excited to hear about the Merwyn. She was also excited about the lighting at the Column. She shared a memory about her first encounter with Jake Jacob, who donated to the Astoria Arts and Movement Center.

Item 7(d): **Councilor Rocka** reported he had coffee with former City Councilor and current Planning Commissioner Cindy Price to share their wishes and dreams for the city. He attended a presentation by the Lower Columbia Preservation Society (LCPS) on a couple of historic preservation bills. He also attended the Uniontown Association meeting, the lighting ceremony at the Liberty Theatre, and the Li'l Sprouts program at Gray School.

Item 7(e): **Mayor Jones** reported the Li'l Sprouts event was wonderful and the kids seemed to like the books he chose. He attended a meeting with Dan Gaffney and Sydney Van Dusen [48:44] to talk about improving early childhood education opportunities. The tri-county area received a grant from the Department of Education to analyze the impacts of early childhood intervention. More intervention will decrease homelessness, drug addiction, incarceration, and other problems. The third-grade reading level is a predictor of success later in life. The community has a shortage of childcare and no transportation funding for the Head Start program. He looked forward to focusing on these things over the next few years and working with educators in the community to address the needs. He attended the CEDR awards. It was inspirational to see local business people doing such great things. He and City Manager Estes attended a hazard mitigation workshop hosted by the County. He planned to attend the next HOST meeting, which is open to the public. The meeting was scheduled for April 18th from 10:00 am to 12:00 pm at Clatsop Community College. Budget meetings would begin next week and those meetings are open to the public as well. He would be introducing State Representative Bonamici at her town hall meeting at Clatsop Community College on April 16th starting at 6:00 pm.

CHANGES TO AGENDA

City Manager Estes requested the addition of Regular Agenda Item 10(c): Loan to C.T. Johnson Inc. for Eagle Ridge Subdivision Infrastructure Improvements. The agenda was approved with changes.

CONSENT CALENDAR

The following items were presented on the Consent Calendar:

- 9(a) City Council Minutes of 3/4/19
- 9(b) City Council Minutes of 3/18/19
- 9(c) Liquor License Application from PHDRB Inc. for an existing business as Pilot House Distilling located at 1270 Duane Street for a Distillery License
- 9(d) Fair Housing Resolution**
- 9(e) New Certifying Officer for CDBG Housing Rehabilitation Grant

Item 9(d): Fair Housing Resolution

City Manager Estes explained the Fair Housing Resolution is a requirement of the City's Community Development Block Grant that provides funds for housing rehabilitation for individuals who meet certain income levels. The resolution must be adopted in English and Spanish. The resolution states that discrimination in the sale, rental, lease, advertising of sale, rental or lease, financing of housing or land to be used for construction of housing, or in the provision of brokerage of rental services because of race, color, religion, sex, disability (mental or physical), familial status or national origin is prohibited by Title VIII of the Federal Fair Housing Amendment Act of 1988. It is important that tenants in the community are aware of their rights.

City Council Action: Motion made by Councilor Herman, seconded by Councilor Rocka, to approve the Consent Calendar. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

REGULAR AGENDA ITEMS

Item 10(a): Adoption of 2019-2021 Council Goals

The City Council held a work session on February 25 to begin to discuss previously adopted goals and develop Council goals moving forward. At the March 28, 2019 Council continued the discussion and drafted two-year goals and a vision statement for 2019-2021. These draft goals and the vision statement for 2019-2021 are included in the agenda packet for further discussion and consideration.

Mayor Jones said he had proposed the goals be for two years instead of one because the goals are typically long-term and this will save Staff some time. He read aloud the vision statement, which was included in the agenda packet. The vision statement will allow the Council to consider whether their decisions contribute to the values listed in the vision statement. He read aloud each of the goals, which were listed in the agenda packet.

Councilor Brownson believed the discussion about the goal and vision went great. The Council did not have a difficult time working on them and he looked forward to implementing them.

Councilor West said she had served on boards where it took more than a year to come up with a vision. She enjoyed the work sessions to develop the list of goals and the vision statement.

Councilor Herman stated it was easy for her to agree on the vision statement. The Council wants to keep in mind what is best for those who live in Astoria, which will draw visitors.

City Council Action: Motion made by Councilor Brownson, seconded by Councilor West, to adopt the 2019-2021 City Council Goals and Vision Statement. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

Item 10(b): Library Standards of User Conduct Policy Update

The Director, along with appointed members of the Library Advisory Board, reviewed and updated the Library Standards of User Conduct policy during the March 26, 2019 meeting. The policy has been reviewed 'as to form' by our City Attorney. The Director also consulted with Police Chief Spalding to ensure his officers are able to enforce trespass directives issued by library staff. It is recommended that City Council approve the policy.

Councilor Herman asked if the updates were much different from the policy before. Director Pearson explained all of the former guidelines remain in place, but they have been refined to make them easier for his staff to enforce, address behavior and safety issues, and create a welcoming environment for all. He noted that the rules apply to everyone.

City Council Action: Motion made by Councilor Rocka, seconded by Councilor Herman, to approve the updated Library Standards of User Conduct Policy. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

Item 10(c): Loan to C.T. Johnson Inc. for Eagle Ridge Subdivision Infrastructure Improvements

This item was added to the agenda during Item 8: Changes to the Agenda.

City Manager Estes stated that City Staff, with the assistance of Craft3, have been working with Cary Johnson of C.T. Johnson Inc. and are proposing a loan of \$130,000 from the City's Revolving Loan Fund, which is also referred to as the Dairy Queen Fund, to assist the construction of off-site sewer improvements at the Eagle Point subdivision. The subdivision received preliminary plat approval by the Planning Commission in December 2018. When completed, the improvements will allow for the development of seven building lots in the first phase of a 22-lot subdivision. He explained the history of the Dairy Queen Fund, which was started in the 1980s to assist with economic development. He also described the rules that regulated the fund and the loans. This loan would fund the extension of a sewer line to provide service to the Tongue Point area. The terms being proposed include a two percent fixed interest rate, fees that will be deducted from the borrower's net loan proceeds at closing, a second

position deed of trust on a property owned by the Applicant, and construction monitoring would be required. This loan would be for 10 years. Staff recommended that City Council determine the project to be appropriate, approve the terms of the loan, and authorize the Mayor to sign the loan documents.

Mayor Jones noted that one of the goals just adopted was to help facilitate and increase the housing supply in Astoria. This loan would accomplish that goal. This development could provide up to 120 units in a multi-family subdivision. Additionally, the extension of the sewer line could be used by two other large property owners in the vicinity where there are more housing development opportunities.

Councilor Brownson said by loaning money, the City is not giving anything away. The City is helping a developer move forward. Astoria needs housing at all levels. The City is also working with Innovative Housing on the Merwyn project, encouraging their work, and finding a way to get the hotel up and running as workforce housing. The building will offer apartments for \$400 and \$500.

Councilor Rocka explained that this property sits between the City's sewer farm and the old Navy docks at Tongue Point, which is an undeveloped area. This loan will help open up the area for future development. The City has been assured by Craft3 that the Applicant has credibility and the wherewithal to repay the loan. This project is what the Revolving Fund is meant for.

City Council Action: Motion made by Councilor Rocka, seconded by Councilor Brownson, to approve a loan in the amount of \$130,000 to C.T. Johnson Inc. for Eagle Ridge subdivision infrastructure improvements with the terms recommended by Staff and authorize the Mayor to sign the loan documents. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

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

Sean Fitzpatrick, 1046 Grand Ave., Astoria, asked the Council to encourage developers to create the type of housing Astoria needs. The Merwyn is a great start on the low end, but Astoria has enough two-bedroom apartments. Renters are looking for one and three-bedroom apartments. He owns 19 studio apartments and 19 one-bedroom apartments, all of which are rented. However, he has several two-bedroom apartments available for rent. He also manages a three-bedroom and a four-bedroom home, neither of which have been available for a long time. Astoria needs three and four-bedroom single-family homes and townhomes in addition to the studios and one-bedroom apartments that will be built in the Merwyn. He encouraged the Council to provide benefits to developers building what Astoria needs. Even single-family homes and townhomes outside of Astoria city limits would also help fill the need.

Mayor Jones said City Manager Estes would be scheduling a briefing on the County housing study and City Council would be discussing housing.

Councilor Herman understood that the developer had not submitted specific plans to the City yet. City Manager Estes confirmed Staff did know the number of units that would be provided.

Councilor Brownson announced the City received a plaque from a new cruise ship that made its inaugural visit to Astoria on Sunday. This ship carries 2,500 passengers and half as many crew, all of whom shop in the community. This summer, about 22 cruise ships will stop in Astoria. Next year, there will be 31 cruise ships. He reported that the Clatsop County Board of Commissioners voted to send a letter in support of Sunset Empire Transportation's request for grant funds to get a battery powered bus.

Mayor Jones noted he also signed a letter of support for WCT Marine at Tongue Point. They applied for a Maritime Administration grant to get additional equipment. The company provides almost 40 skilled blue-collar jobs building and repairing boats.

Councilor Rocka said Thane Jensen has spoken to him several times with concerns about whole-house vacation rentals. Mr. Jensen believes that whole-house vacation rentals equates to commercial development, basically a hotel, in a residential neighborhood. Mr. Jensen had suggested the Council

consider stiff penalties for violating the ordinances that prohibit whole-house vacation rentals. The only way to combat violations is to make them financially unfeasible.

Mayor Jones agreed. He asked for an update on enforcement. City Manager Estes stated Staff is working on the whole-house rental violations. One is moving towards being resolved. Others are currently in discussions with Staff and fines are being applied. The new homestay lodging permit has helped Staff identify who is not in compliance. Staff is receiving a large number of inquiries about becoming compliant and scheduling meetings. A Code amendment dealing with rentals of residential properties in commercial zones will be discussed by the Planning Commission next week.

Councilor Rocka noted that the City has made a distinction between someone renting space in the home they live in and having an empty house rented out as vacation property.

Councilor Brownson added that whole-house vacation rentals are illegal in R-1 zones.


RECESS TO ASTORIA COLUMN LIGHT SHOW STARTING AT 9:00 PM

The meeting recessed to the Column light show.

ADJOURNMENT

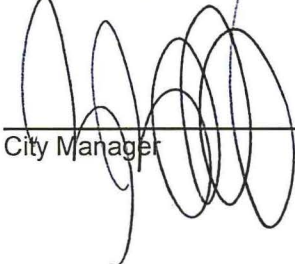
There being no further business, the meeting was adjourned at 8:27 pm.

ATTEST:



Finance Director

APPROVED:



City Manager