

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, Contract Planner Johnson, Parks and Recreation Director Williams, Finance Director Brooks, Fire Chief Crutchfield, Police Chief Spalding, Public Works Director Harrington, Assistant City Engineer Moore, City Forester Hays, Library Director Pearson, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

PROCLAMATIONS

Item 3(a): Sylvia Amanda Hannien Carpenter Mowrey 105th Birthday

Mayor Jones read the proclamation honoring Sylvia Amanda Hannien Carpenter Mowrey and celebrating her 105th birthday.

Item 3(b): Kiwanis Club of Astoria Turns 100

Mayor Jones read the proclamation declaring June 3, 2019 as Kiwanis Day in recognition of the Kiwanis Club of Astoria providing 100 years of service to Astoria.

Tod Jones thanked the City for the honor and said the project that Kiwanis was most known for in the Pacific Northwest was supporting the Doernbecher Children's Cancer Hospital in Portland. Their research has turned the recovery rate from less than five percent to over 90 percent in the last four decades. In 2019, there were over 300 visits to Doernbecher's from Clatsop County. Locally, Kiwanis sponsors three scholarships, hosts a Christmas party for foster children in Clatsop County, and sponsors the Key Club at the high school.

Item 3(c): American Legion Centennial Day

Mayor Jones read the proclamation declaring June 26, 2019 as American Legion Centennial Day.

Mike Phillips said in 1919, Clatsop Post 12 had 200 members. The second American Legion Convention was held in Astoria in 1920. During World War I, 34 people from Clatsop County were killed in action in France. The Post historian was working on a history book that would go from 1919 through 1926, when they put up the Doughboy. This year, the Convention will be held in Astoria again, and the first night will be open to the public at the high school auditorium.

Item 3(d): LGBTQ+ Pride Month

Mayor Jones read the proclamation declaring June 2019 as LGBTQ+ Pride Month.

Don Duncan thanked the Council, Mayor, and City for their support. The community continues to have celebrations that started out as riots in 1969. This is the fourth year of celebrations in Astoria and 50th anniversary of the Stonewall Riots. From Friday, June 7, 2019 to Sunday, June 9, 2019, the celebration will include a gala at the Liberty Theatre, a reception, a block party, and other events.

PRESENTATIONS

Item 4(a): Deputy Fire Chief Promotion

Mayor Jones noted that Chief Crutchfield and Deputy Chief Corbit just left the meeting to respond to a call. If they are unable to return, this item would be postponed until the June 17, 2019 meeting.

Chief Crutchfield and Deputy Chief Corbit returned at approximately 8:39 pm.

Chief Crutchfield said he was pleased to find good qualified candidates already on staff for the Deputy Chief position. After an internal process, he selected Terry Corbit as Deputy Fire Chief.

The City Council immediately proceeded to Item 9 at this time.

REPORTS OF COUNCILORS

Item 5(a): Councilor Rocka reported that he attended the second Uniontown Reborn public meeting. More information about the project is available on the City's website. He encouraged the public to forward their comments on the project to Mike Morgan. He also attended a joint meeting with Clatsop County and all of the cities. It was good for everyone to get together and share ideas and concerns. Senator Merkley visited the college. City Council reviewed Code updates at a work session. He and Councilor Herman toured Astoria's watershed. He was proud of the way the watershed is managed. Astoria is one of a few cities that own its watershed. People get nervous about harvesting in the watershed, but Astoria inherited the watershed after it had been planted with non-native species. The thinning being done now opened up the area, allowing the native species to grow and increase diversity. He attended the Splash into Summer event at the Aquatic Center. Over 200 people attended. He also attended Representative Tiffany Mitchel's town hall meeting to hear why she had voted in favor of the Public Employees Retirement System (PERS) reform bill.

Item 5(b): Councilor West reported that there were a lot of great events last weekend, including Splash into Summer and the two events at the library. She also attended the City and Countywide meeting, where she was able to meet new people who she had only previously communicated with by email. She was looking forward to her tour of the watershed on Monday. Her next meet and greet would be on Thursday, June 20, 2019 at 4:30 pm at Alderbrook Hall. She thanked the Kiwanis Club for their service. Her niece was at Doernbecher for two weeks when she was nine days old and the work the Kiwanis do in the community is really valuable.

Item 5(c): Councilor Brownson reported that the work session with the County and other cities was valuable. He encouraged the public to get involved in the Uniontown Reborn project. He also attended Representative Mitchell's town hall. He explained that Representative Mitchell had no political experience and was thrown into a complex legislative session. She has been working very hard for Astoria and she has been very thorough as she has taken on several huge issues. Her decision on PERS reform went against her constituency, but she had the courage to take a stand and explain herself.

Item 5(d): Councilor Herman reported that the entire Council attended the City and County elected officials meeting. Housing and emergency preparedness were discussed. She met with Senator Merkley and a small group of elected officials, including Councilor Rocka and Mayor Jones. She attended a Memorial Day event at the Maritime Memorial. She also toured the watershed. She thanked Director Harrington, City Forester Hayes, Watershed Manager Bartlet, and City Engineer Crater for arranging the vehicle that got her up into the watershed. She learned that northwest Oregon and southwest Washington were experiencing a drought. She was impressed with the way the watershed was managed to provide pure water to Astoria residents. Astoria is the only town in the state that has complete control over its watershed.

Item 5(e): Mayor Jones reported that he participated in two major disaster preparedness events. The event held earlier that day had over 100 emergency management professionals from northwest Oregon and southwest Washington at Camp Rilea to participate in briefings by the Navy, Oregon National Guard, and other entities. They observed the USS Anchorage, which is a landing platform dock (LPD) for amphibious vehicles, launch two landing craft air cushions (LCACs) that came ashore with heavy equipment, earth movers, bulldozers, and trucks. He rode on an LCAC out to the LPD and toured the ship, which can carry an incredible amount of cargo, over 1000 people, has a full medical suite with surgical rooms, as well as medical and dental facilities. If there is a tsunami in the area, the crews are now familiar with the region and the beaches. Last week, he attended a tsunami debris workshop hosted by Clatsop County Emergency Management at the college.

Director Harrington and Chief Crutchfield also attended with 50 other people from five counties. Much of the debris generated by a tsunami is hazardous and must be removed in order to rebuild the community. He attended the Tongue Point Aids to Navigation Team Change of Watch to welcome the new Senior Chief Petty Officer who leads the unit that repairs buoys on the river in the region. He attended the Memorial Day service at Ocean View Cemetery organized by the American Legion. He met with Senator Merkley before the town hall and urged additional federal funding for addiction and mental health treatment, early childhood education, the Head Start program, and support for the Maritime Administration Grant that WCT Marine at Tongue Point has applied for. The funding would allow the company to get the equipment necessary to work on bigger boats and hire more skilled blue-collar workers in the community. He also asked the Senator to get federal recognition for the Marine and Environmental Research and Training Station (MERTS) as a Federal Maritime Center of Excellence.

CHANGES TO AGENDA

There were none.

CONSENT CALENDAR

The following items were presented on the Consent Calendar:

- 7(a) City Council Work Session Minutes of April 25, 2019
- 7(b) City Council Meeting Minutes of May 6, 2019
- 7(c) Boards and Commission Meeting Minutes
 - (1) Parks Advisory Board Meeting of April 24, 2019
 - (2) Planning Commission Meeting of April 23, 2019
 - (3) Library Board Meeting of April 23, 2019
- 7(d) Resolution to Transfer Appropriations within Emergency Communications Fund #132 Budget for 2018-2019
- 7(e) Resolution to Transfer Appropriations within General Fund #100 Budget for 2018-2019
- 7(f) Housing Rehabilitation Program – Inadvertent Discovery Plan

City Council Action: Motion made by Councilor Brownson, 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 8(a): Public Hearing and First Reading of Amendment Request (A19-04) for Miscellaneous Issues

Over the years, staff have identified several sections of the Development Code that need to be updated for various reasons. Some of the requested code language changes are corrections and codification of interpretations that have been made by the Astoria Planning Commission (APC), staff, and/or the City Attorney throughout the years. Many of the proposed amendments will streamline the process for both staff and the general public when processing permits and/or doing simple construction. This would reduce the need for variances thereby freeing up some time for staff to address other issues. Some of the proposed amendments would bring the Code into compliance with State requirements. Additional details on the various proposed amendments are included in the attached Findings of Fact.

The Planning Commission held a work session on February 26, 2019 and a public hearing on April 23, 2019. The APC recommends that the City Council adopt the proposed amendments. The proposed ordinance has been reviewed and approved as to form by the City Attorney.

The memo included in the packet provides an overview of the proposed amendments.

It would be in order for Council to hold a public hearing and if the draft code meets Council's expectations conduct a first reading of the ordinance for Miscellaneous Code amendments. If the Council holds a first reading of the ordinance, the proposed amendment would be scheduled for consideration of a second reading and adoption at the June 17, 2019 Council meeting.



City Manager Estes said written testimony had been provided by Michael Sensenbach, which was available at the dais. Contract Planner Johnson gave a brief overview of the amendments, which were included in the agenda packet, as well as the written testimony.

Councilor West asked if the language clearly indicated that additional housing opportunities in commercial zones would be for long term residential use. Planner Johnson said yes, the term residential referred to permanent housing.

Mayor Jones asked if any objected to the jurisdiction of the City Council to hear this matter at this time. There were no objections. He explained the procedures governing the conduct of public hearings to the audience and advised that handouts of the substantive review criteria were available from Staff. Mayor Jones opened the public hearing at 7:44 pm and called for public testimony on the proposed amendments. Seeing none, he closed the public hearing at 7:44 pm and called for Council discussion and deliberation.

Councilor Brownson said Planner Johnson did a good job during the work session, going over all the amendments in detail, which satisfied his questions. These housekeeping and procedural changes will help Staff be more efficient and help the public move forward. He supported the ordinance.

Councilor Herman stated she agreed with Councilor Brownson and thanked Planner Johnson for her work. She appreciated Planner Johnson's time and institutional knowledge after working for the City for so many years. She felt comfortable approving the changes. The City Council had a two-hour work session where Planner Johnson went over the amendments in detail.

Councilor West said she felt comfortable with the amendments because of the numerous questions her fellow Councilors and the Mayor asked during the work session. Planner Johnson was able to answer every question and she appreciated the clarity. A lot of the housekeeping issues will help streamline the process for the builders.

Councilor Rocka stated that cleaning up and clarifying Code language will make everything that follows easier and easier for everyone to understand.

Councilor Brownson added that the Planning Commission also deserved credit for its work in this process. They spent a lot of time going into the amendments in detail.

Mayor Jones said the City wanted to continue delegating the appropriate level of responsibility to Staff and not bring minor administrative issues to the Commission. He believed Council should refrain from responding to the testimony on that topic.

City Council Action: Motion made by Councilor Rocka, seconded by Councilor Brownson, to hold the first reading of the ordinance for miscellaneous Code amendments. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

Director Brooks conducted the first reading.

Item 8(b): Public Hearing and Resolution to Adopt FY2019-2020 City of Astoria Budget

Oregon Local Budget Law requires the City Council to hold a public hearing on the budget, as recommended for approval by the Budget Committee. Notice of this hearing, scheduled for June 3, 2019, was submitted for publication in the Astorian on Friday, May 24, 2019. The budget for the City of Astoria, as discussed and recommended for approval by the Budget Committee, is ready for the City Council to consider for adoption. It is recommended that the City Council hold a public hearing on the Fiscal Year beginning July 1, 2019 budget, as approved by the Budget Committee. After the hearing, it is recommended that the Council consider the resolution to adopt the budget and authorize the collection of taxes at a rate of \$ 8.1738 per thousand for Fiscal Year July 1, 2019 through June 30, 2020.

Mayor Jones opened the public hearing at 7:49 pm and called for public testimony on the 2019-2020 City of Astoria Budget. Seeing none, he closed the public hearing at 7:49 pm and called for Council discussion and deliberation.

City Council Action: Motion made by Councilor Brownson, seconded by Councilor West, to adopt the FY2019-2020 City of Astoria Budget. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

Item 8(c): Public Hearing and Resolution to Elect to Receive State Shared Revenue

Oregon Revised Statute 221.770 requires the City to adopt a resolution to declare its intent to receive state revenue for each new fiscal year. State shared revenues include the state gas tax, alcohol tax, cigarette tax and state shared revenues. The attached resolution expresses the City's intention to receive state shared revenues for Fiscal Year (FY) 2019-2020. It is recommended that the City Council hold a public hearing and consider this resolution for adoption.

Mayor Jones opened the public hearing at 7:50 pm and called for public testimony on the resolution. Seeing none, he closed the public hearing at 7:51 pm and called for Council discussion and deliberation.

City Council Action: Motion made by Councilor Brownson, seconded by Councilor Rocka to adopt the resolution declaring the City's intent to receive state shared revenue. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

City Manager Estes noted that Items 8(d) and (e) would be discussed simultaneously.

Item 8(d): Waterfront Bridges Replacement Project (6th – 11th Streets) – Fund Exchange Agreement

An Interest only payment in the amount of \$7,089.92 has been paid toward an Infrastructure Finance Authority (IFA) loan. Reimbursement for this payment has been requested from the City's Surface Transportation Program (STP) funds which are managed by ODOT. In order for this transfer to take place a formal request must be submitted to ODOT to access the funds and verify funds are being used according to their conditions.

It is recommended that City Council approve the Fund Exchange Agreement with ODOT for the Waterfront Bridges Replacement Project to be signed by the Mayor and City Manager.

Item 8(e): Waterfront Bridges Replacement Project (6th – 11th Streets) – IFA Financing Contract Amendment Number 1

In 2018 the City authorized an amendment to increase funds for the project in response to a bid that exceeded the original funding amount. It was agreed that the additional funding would be split between Astoria Road District Fund (\$100,000), the Promote Astoria Fund (\$120,000) and increasing the IFA loan by \$156,995. This agreement increases the City's available loan amount by \$160,000 to cover the additional construction costs.

It is recommended that City Council approve the IFA Interim Financing Contract Amendment Number 1 for the Waterfront Bridges Replacement Project.

Assistant City Engineer Moore provided details about the funding for the Waterfront Bridges Project. She explained how the City obtained and used the funds, State requirements for matching funds, and loan payment requirements. She also gave an update on the work being done to complete the projects.

City Council Action: Motion made by Councilor Rocka, seconded by Councilor Herman to approve the Fund Exchange Agreement with ODOT for the Waterfront Bridges Replacement Project to be signed by the Mayor and City Manager. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

City Council Action: Motion made by Councilor Rocka, seconded by West, to approve the IFA Interim Financing Contract Amendment Number 1 for the Waterfront Bridges Replacement Project. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

Item 8(f): 2020 Carbon Credit Purchase

Carbon credits are generally sold to offset carbon emissions and greenhouse gasses. In 2015, Carbon credits from the Bear Creek Watershed were sold to The Climate Trust (TCT). The Climate Trust has again approached the City to purchase carbon credits over the next five years. The proposed agreement to sell the carbon credits to The Climate Trust would net revenue to the City of approximately \$1,000.00.

It is recommended that City Council authorize the agreement to be executed and project work be authorized to prepare the credits for sale to TCT.

City Forester Hays gave a Power Point presentation on the Bear Creek Watershed, how carbon credits work, background information on Astoria's carbon credit project, and the details of the 2020 credit sales.

David Ford, L and C Carbon, said Astoria can buy less expensive credits from a different project, put them in a buffer pool, and sell the forestry credits which have more value. The difference would go into the City's coffers. This contract is a very good deal for the City of Astoria. It is important for TCT to get the credit offsets and all of the other benefits that come from carbon projects, so they are willing to pay a higher than average price. TCT is a reliable entity that the City has worked with in the past. It is unusual to get an offer to buy credits before a project is completed and third party verified, but TCT is willing to take the risk because they have had successful transactions with Astoria in the past.

Councilor West asked if Astoria should be doing an inventory more often than every eight years. Mr. Hays explained that a new inventory needed to be done for every credit transaction. If Astoria was not part of the carbon project, the City would update the inventory on a rolling basis by inventorying some portion of the property every year. This would keep the inventory accurate within five to ten years.

Councilor West asked if the Power Point slides were available. City Manager Estes said the presentation could be posted on the Public Works website and given to City Council.

Councilor West asked how the City monitors whether or not it is in a drought.

Director Harrington stated he looked at the US Drought Monitor website, which uses the Palmer Index that takes into consideration rainfall, soil conditions, and other factors. It is an abnormal situation for California to be completely out of a drought while the Northwest is in a drought.

Councilor Brownson asked if the next inventory would be required 10 years from this inventory. Mr. Hays said the City could chose to do a rolling inventory, but the longest the City could go without an inventory is 10 years from this inventory.

Councilor Brownson said the proceeds go into a capital account, adding Astoria used proceeds previously to buy a new ladder truck. City Manager Estes clarified that the City purchased the ladder truck with General Fund revenues, not Capital Improvement Fund revenues. The last carbon credits the City received were used to create the Library Renovation Fund and paid for some large expenses in other departments. The City will not see these credit revenues until next year, so they were not included in this year's budget. The money will be deposited into the Capital Improvement Fund and work needs to be done at the watershed in order to sustain this program. Some of the revenue could be put in reserve for future years because smaller timber cuts will be done in future years.

Councilor Brownson understood it is a requirement that the funds go into the Capital Improvement Fund. City Manager Estes clarified it is the City's policy, but he would have to find out if the policy was in writing. City Council could change that, but Staff does not recommend using revenues like this elsewhere because they are not a sustainable line item. Director Brooks added that the intention of the Capital Improvement Fund is to account for the capital assets that the City sells.

Councilor Brownson said because this is a two-year process and the City will be investing money to do the inventories and pay for third party inspections, the expenses will be paid before the City sees any money. This contract guarantees that TCT will pay what they offered to the City two years from now.

Councilor Herman understood that in exchange for agreeing not to harvest so much timber in the watershed, the City will be paid a net amount of \$1 million. The City only harvests a small percentage in the watershed anyway, so this would not affect those small annual harvests. Forester Hays explained that based on the 2012 inventory, the City had about 100 million board feet of standing volume in the watershed that produced about a four percent growth rate of four million board feet of harvestable wood each year. In 2015, the City agreed to not cut more than 1 million of that per year. The remainder stores carbon credits. The City has been cutting between 800,000 and 900,000 board feet per year.

Mr. Ford added the City's plan might be to cut 800,000 to 1 million board feet. The carbon project locks into the future how much can be harvested, protecting the watershed from a heavily increased harvest over time. Without the carbon project, a new City Council could say that since Astoria has 120 million board feet, half of it should be cut. That would be legal under the State's forest practices even though Astoria has a domestic watershed. The City is getting paid to maintain the stock on the ground in lieu of harvesting timber.

Councilor Herman asked if Staff perceived other big projects through the sale of carbon credits beyond 2020. Mr. Ford said there was an initial flush of credit in the beginning and another flush of credit was predicted because of the way the baseline was developed to meet the law versus what the project activities are doing. From this point forward, there will not be any large flushes, but between now and the rest of the project period, Astoria will be able to monetize growth minus harvest. Because transaction costs are high, the best approach for Astoria is to do a transaction every five years, whenever the market looks good, or whenever the City has accumulated enough credits to justify the costs.

Councilor Rocka said during his tour of the watershed, he viewed some of the forest areas that had been thinned and they are healthy.

Director Harrington said this would be the last flush of solid revenue besides the annual timber harvest. The City is setting this money aside for the obligations of this 40-year term, in addition to some stewardship projects in the watershed that are not as profitable.

Mayor Jones called for public comments.

Chris Farrar, 3023 Harrison Ave. Astoria, said he wanted to know more about the steep step on the slide that showed the baseline and Astoria's stocks. He also wanted to know if anything was being done to determine whether the plan to cut a minimum is enhancing the water supply. Finally, he wanted to know if the City needed to be doing more to understand the hydrologic implications of this project over the long term.

Forester Hays explained the dip on the slide showed what happened when a single stand was thinned. If all the stands were combined, the line would show a steady increase. He agreed the City should be doing more to understand the hydrologic implications. Currently, the City is working with Sustainable Northwest and a group of other watersheds along the coast to adopt an EPA model to model forest complexity and diversity over time. This issue is that the City does not have a great history of runoff data. The valves the City recently installed has allowed Staff to collect much more data about the water being generated. The data will help calibrate the EPA model and understand the implications of forest management decisions.

Director Harrington added that if the City did something that adversely affected its resources, it would be important to model that. Staff is confident that its practices are making things better.

Councilor Brownson thanked Mr. Farrar for periodically bringing up these concerns. He also appreciated such a thorough answer.

City Council Action: Motion made by Councilor Rocka, seconded by Councilor West, to authorize the agreement to be executed and project work be authorized to prepare the credits for sale to The Climate Trust. Motion carried unanimously. Ayes: Councilors Brownson, Herman, Rocka, West, and Mayor Jones; Nays: None.

The Council proceeded to Item 4(a) at this time, as Chief Crutchfield and Deputy Chief Corbit had returned.

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

This item was addressed immediately following Item 4(a).

There were no new business items or public comments.

The City Council meeting recessed to convene the Astoria Development Commission meeting at 8:41 pm. The City Council meeting reconvened and immediately went into Executive Session at 8:44 pm.

EXECUTIVE SESSION

Item 10(a): ORS192.660(2)(d) – Labor Negotiations

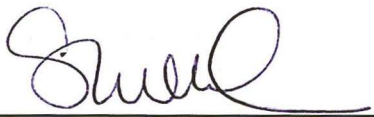
The City Council will meet in executive session to discuss labor negotiations.

The regular session reconvened at 9:09 pm.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:09 pm.

ATTEST:



Finance Director

APPROVED:



City Manager