

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

Councilors Present: Mayor Pro Tem LaMear, Herzig, Warr, and Mellin

Councilors Excused: Mayor Van Dusen

Staff Present: City Manager Pro Tem Estes, Parks and Recreation Director Cosby, Financial Analyst Snyder, Fire Chief Ames, Planner Johnson, Library Director Tucker, Public Works Director Cook, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

Mayor Pro Tem LaMear called for a moment of silence for Miriam Hurley, who regularly attended City Council meetings and lightened contentious situations with her smile and wit.

REPORTS OF COUNCILORS:

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

Item 3(b): Councilor Mellin reported that Citizens Helping Improve Parks (CHIP-In) volunteers cleaned up Peter Pan Park on June 15, 2014. Many children participated and the event was fun. The park is beautiful.

Item 3(c): Councilor Herzig reported that he attended a town hall meeting hosted by Congresswoman Bonamici in Gearheart a few weeks earlier. Gun violence, student debt, mental illness, and disaster preparedness were discussed, as they are all issues that Congresswoman Bonamici had been working on. On Monday, June 23, 2014, a free day-long disaster preparedness training program for people with disabilities and their caregivers will be held at the Judge Boyington Building. Anyone interested in participating should contact Tiffany Brown at the County office. A shorter version of the program will be held on Saturday, June 21, 2014 for Community Emergency Response Team (CERT) volunteers and others who are interested. Based on Congresswoman Bonamici's comments on mental illness, he decided to attend Judge Cindy Matyas' Treatment Court, which was held earlier that day. The court involves people who have fallen through the cracks and ended up in the prison system because they are coping with mental illness and behavioral problems. Judge Matyas has an impressive program. He shared that one man who suffers from delusions can only get medication when he is in prison because he does not have medical health coverage. This is a disgrace to the system, but Judge Matyas is doing great work. The local National Alliance on Mental Illness (NAMI) group is providing bus tokens and backpacks to people who are trying to put their lives back together. He reported that he has been working with The Harbor as they rehabilitate the Van Dusen building. Anyone interested in volunteering should contact Julie Soderberg at The Harbor office. They need many volunteers. He also reported volunteering at Lindstrom Park on Sunday, June 15, 2014, digging grass out of the tennis court. He appreciated Director Cosby organizing the CHIP-In events. The next CHIP-In will be at Shively Park.

Item 3(d): Mayor Pro Tem LaMear reported that she went to the Galapagos Islands and Machu Pichu, which was a life-changing experience for her. The animals were not afraid to approach people and it was a wonderful experience. She was glad to be back in Astoria and was sorry to have missed the Garden of Surging Waves event.

CHANGES TO AGENDA: No changes.

PRESENTATIONS:

Item 5(a): Johanna Ogden Report Regarding Trip to India

Johanna Ogden explained that she had been invited to a conference in Chandigarh, the capital of Punjab, India, to speak about her research on the history of the early Indian Nationalists Independence Party, the Ghadar Party. The Chandigarh government covered her expenses. She believed the invitation was due in part to the 100

year commemoration of the Ghadar party held in October 2013 and thanked the City for hosting the event. Everywhere she went in India, people knew about the commemoration. She showed pictures taken during her trip and noted important people, places, and events. Councilor Mellin sent gifts, which she distributed to several key people. After the three-day conference, she visited the world's largest Ghadar memorial in Jalandhar, Punjab, where Astoria's proclamation is displayed. She gave a detailed description of the memorial and the events she participated in while visiting. She added that Astoria's commemoration event in October 2013 would be included in a documentary about the Ghadar Party. She appeared in the press four or five times while in India, which meant that Astoria received a lot of press as she talked about Astoria's role and the commemoration held last October. She thanked the City for making sure that the story of the Ghadar in Oregon is not lost. Astoria made people around the world proud of themselves and proud of the City.

Mayor Pro Tem LaMear thanked Ms. Ogden for all of her work opening the City's eyes to a part of its history that most people were unaware of; Astoria is proud to be part of a new connection.

Item 5(b): Dr. Edward Harvey Historic Preservation Awards

The City of Astoria Historic Landmarks Commission has selected the 2014 recipients for the Dr. Edward Harvey Historic Preservation Award. The awards are presented each year to recognize property owners who have completed exterior restoration or beautification of a building, which exemplifies the historical attributes of the building or the architectural heritage of Astoria. The work must have been completed within the last two years. This year there are two properties to be presented with certificates, one commercial and one residential. Framed certificates will be presented by the Mayor Pro Tem to the recipients at the June 16, 2014 City Council meeting.

Mayor Pro Tem LaMear explained that Dr. Edward Harvey was a pioneer in recognizing the importance of historic preservation in Astoria. His original efforts of placing plaques denoting the brief history of a building are still seen throughout the city. He lobbied the Clatsop County Commissioners to establish a Historic Advisory Committee of which he served as chairman for many years. The award has been presented yearly since 1988 to owners of residential, commercial, or public buildings who have completed exterior painting, rehabilitation, restoration, or beautification projects sensitive to the historical attributes of the building and/or the architectural heritage of Astoria. The award is presented annually by City Council and the Historic Landmarks Commission. The award is competitive and recognizes people, who in the judgment of Historic Landmarks Commission have completed the year's best example of a historic rehabilitation or restoration project, which respects the history and architectural history of the City. She presented the awards as follows:

- The 2014 Dr. Edward Harvey Historic Preservation Award for a historic commercial property was awarded to Ted Osborn for renovation of the Allen Building, located at 1004-1008 Commercial. Ed Overbay accepted the award on behalf of Mr. Osborn, noting the building was built just after the fire on the corner of 10th and Commercial. It had been remodeled several times. The building was ugly before he began working on it as the general contractor. Many people asked him where the building came from after it was restored to State Historic Preservation Office (SHPO) standards. Bringing the building back to what it had been was Mr. Osborn's gift to Astoria.
- The 2014 Dr. Edward Harvey Historic Preservation Award for a historic residential property was awarded to Ernest and Judy Atkinson for the renovation of the property located at 216 Exchange Street. Ernest Atkinson said he bought the house in 1976, but could not live in it. He noted that Dr. Harvey used to sit behind his family at church and help keep his kids from misbehaving, and had received a plaque from Dr. Harvey the first time he restored the house. He thanked the City for this award, which he did not expect to receive.

Item 5(c): Irving Avenue: 19th Street Bridge Replacement Update

The Irving Avenue Bridge near 19th Street is a steel structure that was constructed in 1946. The Oregon Department of Transportation (ODOT) and the City have secured federal funding from the Highway Bridge Replacement and Rehabilitation program (HBRRP) to replace the bridge. Nine bids were received by ODOT on May 22, 2014 and the low bid was from Carter & Company, Inc., for \$3,957,091.25. It is anticipated that Carter and Company, Inc., will be given Notice to Proceed from ODOT at the end of June with construction anticipated to begin in August. Irving Avenue will be closed for up to a year during construction. A public open house will be held on Thursday, June 26, 2014 from 5:00 pm to 7:00 pm at the Astoria Recreation Center, 1411 Grand Avenue. Design firm representatives, the contractor and City staff will attend the meeting and be available for questions from the community.

Cindy Moore, City Support Engineer, briefly updated City Council on the status of the Irving Bridge Replacement Project, as noted in the Staff report. Once the contractor receives the Notice to Proceed, they will submit a construction schedule to the City, which will be discussed at a pre-construction meeting. Staff will then have more details about the project. Irving Avenue will be closed for 12 to 16 months, during construction.

Councilor Herzig said he and other pedestrians have visited the site and have been unable to find a way to create a pedestrian trail. Pedestrians can hike up toward the Cathedral Trail and back down, but there is no level walkway. He was sure this issue would come up at the public open house. The city has some of the best minds in Astoria looking for a solution, but as far as he could tell, there wasn't one. Engineer Moore said the City has had the same experience. About a year ago, Staff asked City Council if they wanted to invest in an official pedestrian bypass, which would have cost about \$300,000 to meet all of the federal regulations. She understood that community members had been looking for routes and that there was no easy route around the site. She confirmed for a member of the audience that the bridge would be closed for 12 to 16 months.

CONSENT CALENDAR:

The following items were presented on the Consent Calendar:

- 6(a) City Council Minutes of 5/19/14
- 6(b) Boards and Commission Minutes
 - (1) Parks Board Meeting of 4/30/14
- 6(c) Renewal of Contract for Professional Services with ABC Transcription (City Manager)
- 6(d) Approval of Olney-Walluski Water District Contract (Public Works)
- 6(e) Amendment of Intergovernmental Agreement for Maintenance of Smith Point Roundabout (Parks)

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

REGULAR AGENDA ITEMS

Item 7(a): Authorization to Award Engineering Design Contract for 16th Street CSO Separation Project (Public Works)

In April, Council authorized staff to solicit for qualifications from engineering design firms for the 16th Street Combined Sewer Overflow (CSO) Separation Project. This project mainly consists of the installation of new stormwater pipe within the existing roadway infrastructure in established City rights-of-way. It may be necessary to replace existing water and sewer pipe where construction of the new storm pipe compromises the integrity of the existing infrastructure. Statements of Qualifications (SOQ) were received on May 7th from five firms and are listed in the order in which they scored in City staff evaluations: Gibbs & Olson, OTAK, Kennedy/Jenks Consultants, HDR and RH2 Engineering. After scoring the SOQs, staff determined that Gibbs & Olson was the best choice for the project, due to the experience and availability, commitment to meet project deadlines, and knowledge of the area. The consultant's fee for the design engineering, geotechnical services and archaeological services to provide a 30 percent design report is \$286,300. The estimated range for services through final design, bidding services, and construction support services is \$608,000 to \$707,000. Construction is currently estimated to begin in May 2015. Funding for this project is available through an Infrastructure Finance Authority (IFA) contract that was authorized by Council in April. It is recommended that Council execute a contract with Gibbs & Olson for a total not to exceed the amount of \$285,300.00 for design engineering services to develop a 30 percent design report for the 16th Street CSO Separation project.

Councilor Herzig noted this project would overlap with the bridge reconstruction and knew Staff would do everything possible to regulate the situation, given two major construction projects occurring simultaneously.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Mellin to execute a contract with Gibbs & Olson for a total not to exceed the amount of \$285,300.00 for design engineering services to develop a 30 percent design report for the 16th Street CSO Separation project. Motion carried unanimously. Ayes: Councilors Warr, Herzig, Mellin and Mayor Pro Tem LaMear; Nays: None.

Item 7(b): Public Hearing and Resolution Adopting Supplemental Budget for Fiscal Year 2013 – 2014: 16th Street CSO Project (Finance)

ORS 294.473 provides a procedure for a municipality to pass a supplemental budget that adjusts for changes that happen during a fiscal year. The regulation stipulates that the Council should hold a public hearing for the proposed supplemental budget and, then, consider a resolution that would adopt the proposed supplemental budget. The City's Public Works Department has prepared a contract to start the design of 16th Street combined sewer overflow project. This contract will be considered by Council at their June 16, 2014 meeting. If the contract is approved, the contractor wants to start the initial surveys before the end of FY 2013-14. A budget was prepared for this work to start after July 1, 2014 for FY 2014-15, but not before July 1, 2014. Since there is no appropriation for the work, it is required to adopt a supplemental budget for FY 2013-14 to accommodate initiation of this work. The appropriate notice was advertised on June 13, 2014. It is recommended that Council hold a public hearing for the advertised supplemental budget and consider adopting the resolution.

Director Cook confirmed that the funds would come from the Infrastructure Finance Authority (IFA). City Manager Pro Tem Estes added the City has secured financing through the IFA, which includes a loan and a grant component. The State has no issue with starting early, but the City needs to procedurally amend the current budget to make that appropriation.

Councilor Herzig confirmed the budget adjustment would be for \$60,000, which covers the initial costs starting in June before the next fiscal year begins.

Mayor Pro Tem LaMear opened the public hearing at 7:38 pm and invited anyone wanting to speak about the supplemental budget for FY2014-14 to come forward. Hearing none, she closed the public hearing at 7:38 pm.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Warr to adopt the Resolution Adopting the Supplemental Budget for Fiscal Year 2013-14 for the 16th Street CSO Project. Motion carried unanimously. Ayes: Councilors Warr, Herzig, Mellin and Mayor Pro Tem LaMear; Nays: None.

Item 7(c): Resolution Adopting Year End Adjustments for June 30, 2014 Budgets (Finance)

Review of four funds indicates the need for adjustments to their appropriations. For the General Fund, the Community Development Department has required some additional extra help for the Senior Center remodel and historic preservation initiatives in the amount of \$9,800. City Hall needs \$3,000 for Council Chamber technology and window repairs. State fines in the Municipal Court exceeded the budgeted by \$3,500. Finally, \$24,000 is needed for labor negotiations in the Non and Interdepartmental budget. The resolution increases these appropriations by \$40,300. For the Local Improvement Debt Service Fund, in anticipation of a bequest from the Estate of Art DeMuro, staff is requesting to transfer \$150,000 from the Local Improvement Debt Service Fund to the Parks Project Fund in support of the Garden of Surging Waves project. For the Public Works Improvement Fund, extra help for the hydroelectric grant was required in the amount of \$8,500. Renovation of the residence at the watershed requires an adjustment of \$15,000 for a total of \$23,500. For the Parks Operation Fund, revenues for the Aquatic Facility and Recreation programs are in excess of the budgeted revenues; however, revenues for the maintenance program that includes the cemetery are under budget. Parks staff is anticipating expenditures for renovation and improvements to the Yacht Club so that the building may be occupied in July. This makes for increased costs in June that will be offset in the next fiscal year because there will be no lease payment for the Star of the Sea building. Last fiscal year the additional transfer amount was \$187,300. The amount requested is not to exceed \$50,000 and the transfer will be only in the amount of what is needed. It is recommended that Council approve the attached resolution to implement the adjustments for the FY 2013-14 budget.

Councilor Mellin said it appears the City is moving money around as it comes in and it all balances out in the end. City Manager Pro Tem Estes explained that anytime there is an appropriation in the initial budget, changes must be made as part of this resolution prior to the end of the fiscal year.

Mayor Pro Tem LaMear said City Council is continually told that money cannot be moved from one fund to another. She asked for further clarification about the movement of these funds at the end of the year. City Manager Pro Tem Estes explained that money is not being moved from one fund to another, but contingencies

within a fund were being reallocated. The General Fund and Parks Fund items are all within the General Fund Budget. Line items within a fund are being moved or increased.

City Council Action: Motion made by Councilor Mellin, seconded by Councilor Warr to approve the resolution to implement the adjustments for the FY 2013-14 budget. Motion carried unanimously. Ayes: Councilors Warr, Herzig, Mellin and Mayor Pro Tem LaMear; Nays: None.

**Item 7(d): Ordinance Adopting Building Code Operational Plan Revisions (1st Reading)
(Community Development)**

On March 24, 2014, the City Council adopted revised Building Inspection Program fees for the City of Astoria. The new fees were effective May 1, 2014. Oregon Administrative Rules require that municipalities update their Operational Plans following adoption of a new building inspection program fee schedule. The Operational Plan for the Building Inspection Division is required by the State Building Codes Agency (BCA) to address the day-to-day operations of the building inspection program. The attached draft Operation Plan reflects the program as it is currently conducted with recent updates in items such as hours of operation, reference to the City web site, etc. It is recommended that the City Council conduct a first reading of the proposed ordinance for the adoption of the Operational Plan as referenced in City Code Section 9.065 and schedule a second reading and adoption for the next regularly scheduled City Council meeting on July 7, 2014.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Mellin to conduct the first reading of the ordinance for the Operational Plan as referenced in City Code Section 9.065 and schedule a second reading and adoption for the next regularly scheduled City Council meeting on July 7, 2014. Motion carried unanimously. Ayes: Councilors Warr, Herzig, Mellin and Mayor Pro Tem LaMear; Nays: None.

Planner Johnson conducted the first reading of the ordinance adopting building code operational plan revisions.

Item 7(e): Authorization to Award 2014 Paving Project (Public Works)

The 2014 Paving Project will include approximately 3,500 tons of asphalt pavement overlay, 11,750 square yards of asphalt grinding, 6 ADA ramp upgrades, 440 square yards of road base reconstruction, and other associated improvements. On May 19, 2014, the City Council authorized staff to solicit bids for the project. The following competitive bids were received:

Contractor	Total Bid
Bayview Transit Mix	\$481,101.50
Big River Construction	\$563,017.00

The Engineer's Estimate prepared for the project is \$531,680, including a 10 percent contingency and construction survey services. Funding for the project will come from the Astoria Road District Fund (Local Fuel Tax Fund). It is recommended that Council authorize award of a construction contract to Bayview Transit Mix in the amount of \$481,101.50 for the 2014 Paving Project.

Director Cook displayed a map indicating which roads had been identified for improvements.

City Manager Pro Tem Estes noted the memo included a budget summary on Page 2 that states the project total, including the contingency, survey contract, and the bid currently being considered is \$539,161.65.

Councilor Herzig said Niagara, between 14th and 15th Streets, is being studied for land movement, but is not related to this project. The slump in the road extends out into the traffic lane. He asked if anything could be done to temporarily fill in the slump. Director Cook said a geotechnical engineer has surveyed the site and Staff expects to receive his report any day. If the situation continues to worsen, Staff will ramp the edges, making an easier transition.

City Council Action: Motion made by Councilor Mellin, seconded by Councilor Herzig to authorize award of a construction contract to Bayview Transit Mix in the amount of \$481,101.50 for the 2014 Paving Project. Motion carried unanimously. Ayes: Councilors Warr, Herzig, Mellin and Mayor Pro Tem LaMear; Nays: None.

Item 7(f): Consider Setting Public Hearing for the Sale of City Property Located in the 900 Block of 36th Street (Public Works)

A sales offer for a parcel of City owned property has been received from Brian K. Woosley and Donna L. Tavares, who own property at 3609 Irving Avenue, adjacent to the City lot. The offer for the property is \$4,000, which was the original asking price. The lot consists of a 50 foot by 200 foot parcel that extends east-west behind four residences that front on Irving Street. The owners of two properties, Woosley/Tavares (tax lot 8300), and the Woods (whose property is located next to the Woosley/Tavares property, tax lot 8400) have their only vehicular access across the City lot, and have done so historically. The two owners of tax lots 8500 and 8600 have access from Irving Street. Under the proposed sales agreement, the City would sell the property to Woosley/Tavares, who would deed an access easement to Mr. and Ms. Wood. Woosley would continue to own the entire parcel behind the four dwellings. The property owners of tax lots 8500 and 8600 expressed no interest in owning the lot or a portion of the lot at this time. A fact sheet, assessor's map is attached to this report, as well as the City Planner's report. It is recommended that the City Council schedule a public hearing for the July 7, 2014 meeting to consider the offer.

Director Cook displayed a map indicating the location of the property for sale.

A member of the audience asked to speak. Mayor Pro Tem LaMear explained that the public would be invited to speak at the public hearing, which City Council is scheduling at this time.

City Council Action: Motion made by Councilor Warr, seconded by Councilor Mellin to schedule a public hearing for the July 7, 2014 meeting to consider the sale of City owned property located in the 900 block of 36th Street to Brian K Woosley and Donna L. Tavares for \$4,000. Motion carried unanimously. Ayes: Councilors Warr, Herzig, Mellin and Mayor Pro Tem LaMear; Nays: None.

City Manager Pro Tem Estes reminded the public would be welcome to speak on this agenda item at the end of the meeting during New Business, Miscellaneous, and Public Comments.

Councilor Herzig asked that during the public hearing, Staff give a report about why Area Properties has been receiving more than 6 percent commission on some of the sales of City owned properties.

Item 7(g): Authorization to Submit a Grant from Energy Trust of Oregon for Solar Study (Public Works)

The City has an opportunity to apply for a grant for a solar project at the sewage treatment facility and sewage pump station #1 through the PacifiCorp Blue Sky grant program. These two facilities are the largest users of electricity in the City, utilizing over one million kilowatt hours annually at a cost of over \$100,000 (electrical usage history attached). The purpose of the study would be to determine various technical details, such as the availability of optimum solar exposure and space to erect a solar array in the vicinity of the treatment plant and pump station, and if so, if there is a third party investor who would provide the funding for the project. The involvement of a third party investor is necessary because municipalities cannot take advantage of tax credits, which make these projects feasible. Typically, the investor constructs the solar facility at their cost, takes the available tax credits, and develops an agreement so that the City can take advantage of the energy savings. The City of Beaverton is working on a reservoir project using this source of funding (see attached). The City of Cannon Beach is interested in participating, since their sewage treatment plant has a large power load in the summer months when the plant is at full capacity. Energy Trust of Oregon has suggested that an investor may be interested in more than one municipality in order to increase the scale of the project. There is no match required for the PacifiCorp Blue Sky grant. It is recommended that Council authorize the City Manager Pro Tem to sign the grant application to PacifiCorp Blue Sky for an amount not to exceed \$25,000.

Councilor Herzig confirmed that this study would be done at no cost to the City. He was glad the City was considering ways to bring solar power to Astoria.

Councilor Mellin appreciated the PacifiCorp customers who contributed to the Blue Sky program because it is a move in the right direction.

City Council Action: Motion made by Councilor Herzig, seconded by Councilor Mellin to authorize the City Manager Pro Tem to sign the grant application to PacifiCorp Blue Sky for an amount not to exceed \$25,000. Motion carried unanimously. Ayes: Councilors Warr, Herzig, Mellin and Mayor Pro Tem LaMear; Nays: None.

NEW BUSINESS & MISCELLANEOUS, PUBLIC COMMENTS

Doris Queener, 4940 Cedar, Apartment 2A, Astoria, said she started attending City Council meetings to educate herself about how city government works. She was also concerned that Astoria has a city government that operates with transparency. She had questions about the search for a new City Manager. She handed out typed copies of her questions at the dais. She noted that applications for the City Manager position closed on July 1, 2014 and asked who was involved in vetting the applications.

City Manager Pro Tem Estes responded that Julie Yuill, Executive Secretary, has been collecting the applications.

Ms. Queener said the salary was quoted at up to \$115,000, but noted there was no mention of a benefit package and asked what that package would entail. She believed she was not the only person surprised by the terms of Paul Benoit's contract and that it was a long-term liability for the City. If a similar contract is offered to a new City employee or anyone else in the City government, she wanted to know how it would be recorded as a long-term liability. Financial Analyst Snyder said he was not acquainted with the contract the City had with Paul Benoit; however, he believed Paul Benoit received a standard contract. He had worked under five or six city managers and each one is hired with an expectation of what should be included in their contract.

Ms. Queener clarified she was specifically asking about the long-term medical coverage that Paul Benoit received after he was no longer a City employee. She read the contract that Mr. Benoit signed with the City of Piedmont, which did not include anything similar.

Councilor Herzig understood Ms. Queener was referring to the five-year medical coverage that was part of the closing contract with Mr. Benoit. The City owes Mr. Benoit five years of medical coverage following his retirement from the City of Astoria. Financial Analyst Snyder confirmed this was part of the City's overall medical benefit. If an individual works for the City for more than 10 years prior to a certain date, the employee receives five years of medical coverage at retirement, up to age 65. Mr. Benoit qualified for this coverage.

Ms. Queener understood but believed this was a long-term liability for the City. She wanted to know where this was recorded. Financial Analyst Snyder responded that expense is reflected in the footnotes of the financial statements as Other Post-Employment Benefits and appears on the Balance Sheet. He believed the expense for about 35 employees was around \$180,000 for the General Fund and about \$4,500 for the Business Funds. He confirmed that the benefit does not apply to new hires.

Ms. Queener asked if the contract with the new City Manager included specific conflict of interest language. The contract that Mr. Benoit signed with the City of Piedmont included a very specific delineation of conflicts of interests, which she found interesting. She also wanted to know who would be conducting the interviews and when interviews would be conducted.

Mayor Pro Tem LaMear said Ms. Queener had great questions; however, City Council and staff did not currently have the answers, but would find out what she wanted to know and get the answers to Ms. Queener and the community at large.

Ms. Queener asked if there were any plans for the citizens and candidates to interact, once the final candidates have been chosen. She has become aware of how the government in Astoria works, where most of the action is in the pocket of the City Manager. The citizens elect Council members and Mayors, but the City Manager has most of the power. She understood that universities and other entities have taken up the practice of bringing the finalists to the community.

Councilor Herzig responded that the City did this when looking for a new Parks and Recreation Director. He believed it was a very effective part of the process.

Ms. Queener wanted to know if her questions would be answered at the next City Council meeting.

City Manager Pro Tem Estes stated he could not comment on that because he was a candidate.

Mayor Pro Tem LaMear said she would speak to Mayor Van Dusen and get her answers scheduled as soon as possible. She believed the questions were important.

Brian Woosley, 3609 Irving, Astoria, said when he purchased his house in September 2013, he heard the adjacent city-owned property may be available and he would need to make an offer on the entire block of four properties. This was the only way the City was interested in selling the property. At that time and to this day, he was only interested in owning the part directly behind his house. The property is not useful for anything other than making sure someone else does not build a condominium or something else behind his house. Since he had to make an offer on the lot of four, he also had to ensure that his neighbor Bernie Wood had access to his garage. He has spoken to the City about being completely open and allowing Mr. Wood the access he needed. He would like the other adjacent property owners to purchase the portions behind their houses because he has no interest in these parcels. During the public hearing, he would like to find out if the lot could be divided into four individual lots so he does not have to deal with trying to sell the land.

City Manager Pro Tem Estes asked Mr. Woosley to speak with Director Cook and Planner Johnson after the meeting.

Mr. Woosley said he was unsure if he could attend the public hearing, as he would be working out of town for three weeks. He would try to take off work to attend.

Councilor Herzig reminded that Mr. Wood brought these concerns to City Council several months ago.

Bernard Wood, 3609 Irving, Astoria, agreed he had spoken to City Council before, opposing the sale of a large plot that was taken off the market, which he appreciated. He would like to own only the portion of land behind his house. He already mows and maintains part of this lot and would have peace of mind if he owned the property. He would like the two owners to the east to purchase the rest. Mr. Woosley purchasing the entire lot would not work. He suggested the City sell the half of the four lots, leaving the other two pieces for the other property owners to work it out. He and Mr. Woosley just want to round off their properties and have no interest in owning all four lots. They just want what is behind their respective residences.

Mayor Pro Tem LaMear asked if purchasing the lot behind his house would eliminate access and easement issues.

Mr. Wood explained that one reason he purchased his property was to have access to a garage in the back. This prevented him from having to move furniture in from Irving Avenue, which would be quite a feat. His late wife did not like stairs and it was convenient to drive around, park, and walk on level ground into the house. He has no problem with Mr. Woosley purchasing the property, which he uses as his driveway. He did not have any problems granting an easement to anyone else would need to cross his property, but there is no road or pathway.

City Manager Pro Tem Estes reminded that if Mr. Woosley purchased the property, an access easement would be required across the back of the property to provide Mr. Wood legal access to his property.

Councilor Mellin said she was delighted by the way neighbors have worked together on some of the sales of City owned properties. She believed Mr. Wood was the first one to come forward with his driveway problem. It is a relief to find out that the issue has been resolved.

Councilor Herzig asked if the lot could be divided so that individual parcels could be sold to Mr. Wood and Mr. Woosley, even now that the public hearing had been scheduled. City Attorney Henningsgaard said this was possible, but there would be code issues regarding the size of the lot. It is not permissible to land lock other lots. However, Staff would work this out so that it fits within City code.

Councilor Herzig said selling a whole block would impose an extra financial burden on the homeowners.

Chris Farrar, 3023 Harrison Avenue, Astoria, thanked Staff for reacting to his request to put maps of tsunami inundation in the lobby. The maps are nice and very informative. He believed this was a great move because fewer people will be harmed when more people are informed about the danger. He mentioned Mayor Pro Tem LaMear's comment about her trip to the Galapagos Islands. He was impacted tremendously by his experience in the Galapagos Islands about 20 years ago and remembered how tame and friendly the animals were. He was glad that one Council member has been there and appreciated it because he now gets the feeling that wildlife in Astoria would be respected and preserved. He asked for the specific cut-off date for when the City employee health benefit no longer applied.

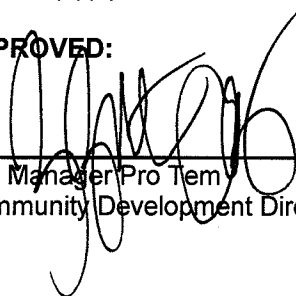
Financial Analyst Snyder said the cut-off was 1991.

Mr. Farrar said he found the discussion on the upcoming land sale very interesting. He was not completely opposed to the sale of the City owned properties. He believed the lands had values and should be used, preserved, and in some cases, developed. However, the original idea created by Mike Morgan was rammed through. Selling four lots to someone who doesn't really need them is not doing the job. The City should look at the lots and consider the best use of them rather than just selling them off for quick cash. He offered to write a check for \$5,000 for the four lots. If the City is just looking to make quick cash, it should accept his higher offer. The property's best use should be considered and he believed Mr. Wood needed access to the back side of his property. He suggested the other lots remain green space.

ADJOURNMENT

At 8:15 p.m., the regular meeting was adjourned to a scheduled Executive Session held in accordance with ORS 192.660(2)(e) to discuss a real property transaction.

APPROVED:



City Manager Pro Tem
Community Development Director