

- CALL TO ORDER** The Regular meeting of the Seaside City Council was called to order at 7:00 PM by Mayor Larson.
- ROLL CALL** Present: Mayor Don Larson, Council President Don Johnson, Councilors Seth Morrissey, Randy Frank, and Tita Montero. .
- Absent: Councilors Jay Barber and Dana Phillips
- Also Present: Mark Winstanley, City Manager; Dan Van Thiel, City Attorney; Russ Vandenberg, Convention Center & Visitors Bureau General Manager; Neal Wallace, Public Works Director; and Katherine Lacaze, Daily Astorian/Seaside Signal.
- AGENDA** Mayor Larson stated he would need a motion to make a change to the agenda under New Business item 9(c) Presentation – Peterson Point Reservoir Variable Intake Installation was removed from the agenda and would be presented at the September 14, 2015, City Council meeting.
- Councilor Montero so moved with a second from Council President Johnson; carried unanimously. (Montero/Johnson)
- COMMENTS – PUBLIC** John Dunzer, 2465 Keepsake Drive, Seaside, presented Council with a document regarding the Seaside Growth Boundary Expansion. The document stated: The Seaside Planning Commission has recently been examining potential locations for expanding the city's urban growth boundaries by approximately 200 acres. Most agree that 35 acres of this expansion should occur east of the Seaside Heights School to provide for relocating institutional uses to an area that is outside the Tsunami Inundation zone. This 35 acre expansion area would be connected to the existing City by the eastern extension of Hospital Road and in the future a connection across Neawanna Creek to Avenue F. The planned Hwy 101 improvements at the Ave F intersection would provide a major east/west route through the City and also facilitate an eastern exit for the City to the Main Line route. The Planning Commission has concentrated on City Boundary expansion of the remaining 165 acres to be used for future residential purposes on rurally developed areas to the South East of the City. When asked why this area has been chosen, the Planning Commission responds that the Seaside City Council looks favorably on this area for expansion. The City Council, in my opinion, has ,completely overlooked the best area for boundary expansion; the Southwest sector adjacent to the Cove Estates area (see Figure 1).The Southwest sector already includes over 30 acres of undeveloped land that is within the existing growth boundary. This area which is prezoned by Seaside as R-2 would normally support an increase of 150 residential units. These 30 acres are adjacent to an additional 135 acres of gentling sloping totally undeveloped acreage that is under the same ownership. In the past, these owners have favored development. If this combined 165 acre parcel were designed as a planned unit development, this area would be a world-class environmentally sensitive project with spectacular ocean white-water views. It would establish Seaside as the premier Oregon Coastal residential community.
- Alice Lan, 1108 S. Holladay Dr. #26, Seaside, was the Local Pickleball Ambassador and presented Council with a document regarding Pickleball in Seaside. The document stated: Seaside is the AAA rated destination coastal city in my book and with most visitors. As a fairly new resident, I find the locals friendly and welcoming. It is reassuring that city government finds it important to face change and plans for improvement. Keep in mind the four P's, 1. Priority, 2. Plans, 3.Purpose, and 4. Pride. There are always issues and priorities. The proposed facelift for North Holladay is a good indication of a beneficial plan for the city. For some reason, the tennis courts near the High School have been put on the back burner, and they are an eye sore. They are very visible to traffic on 101 passing through town. They do not advertise Seaside in a good way. I am aware of the many issues, however, suggest they either be resurfaced and made a multi-use Pickleball and Tennis area or just Pickleball, as Cannon Beach and Gearhart have very nice Tennis courts. Or maybe just make them a parking lot and create a new Court Park area either near North around 12th or South on U St. Also World Mark by Wyndham Resorts publishes on the Web page the activities of the local area, in this case Seaside. Pickleball is high on their guest list of desired activities. I respectfully purpose that some serious consideration be made to a suitable plan for Pickleball and Tennis to compliment the wonderful Sunset Empire Facility on Broadway. I am sure you all would like to continue to be proud of all Seaside has to offer.
- John Baldrige, 850 7th Avenue, Seaside, stated he would continue to attend the City Council meetings to remind Council of his request to permanently ban backyard burning or to put regulations on burning in the City of Seaside.
- CONFLICT** Mayor Larson asked whether any Councilor wished to declare a conflict of interest.
- No one declared a conflict of interest.

Mayor Larson asked for approval of the Consent Agenda.

Councilor Frank moved to pay the bills with a second from Councilor Montero; carried unanimously. (Frank/Montero)

**DISCUSSION –
STREET VACATION
2025 N. HOLLADAY**

Dale Barrett, OTAK, stated he was the representative of the petitioner Marianne Poole Trust. Mr. Barrett further stated the Poole family was requesting a Street Vacation on a portion of 21st Street. The street vacation request was for a portion of 21st Street which the Poole Property had a portion of the pool building on. The Poole Estate was in the process of cleaning up the title so the property could be sold. There was more information provided in the Council packet regarding the street vacation request.

Wayne Poole, Property Owner, stated his dad got over the line in a few places and they were trying to get it straightened out.

Councilor Montero asked Mark Winstanley, City Manager, to explain.

Mark Winstanley, City Manager, stated there was not a street at this point. There had been streets that were platted but had not been improved into a street and it was not uncommon for neighbors to use the street or the street right-of-way. Many times they become yards and were taken care of and the City seldom discouraged a property owner in taking care of the right-of-way. There was a stub out on 21st Street where the gas station used to be and the City vacated on that section of the road when the school was built but did not vacate the stub out to Holladay and Highway 101.

Mayor Larson stated the Oregon Department of Transportation (ODOT) had concerns regarding entry onto Highway 101 with properties.

Mr. Winstanley stated ODOT did not want more accesses onto Highway 101 and would they consider this more credence since it was a platted entryway onto the highway. Right now there was a high school built and in fifty years if there was a development that took place that might be looked at differently.

Mayor Larson stated he personally did not see a reason to not vacate that piece.

Council President Johnson stated he would disagree because he did not want the City to give away something that might be needed in fifty years. Would there be a way to let them maintain what was on the property without vacating.

Dan Van Thiel, City Attorney, stated that did not work. There had been a discussion regarding the request and one way to resolve the matter was by virtue what we call a license and that type of thing which would allow the facility to stay there and not be removed. However in the sell of the property that probably would not suffice from a buyer's stand point. A license was a revocable document at the City's discretion because if it was ever needed then the building would need to be moved. Mr. Van Thiel further stated Wayne indicated that would not work for the Poole family.

Councilor Morrissey stated there was private property on the high school that Dochow owned and it cut the road in half and how would a road go through there if there was another piece of property taking the road also.

Mr. Winstanley stated it depended on what was adequate for the property owner and from a City standard road that would not be wide enough.

Councilor Montero stated she did not think the tax payer's money should be given away then the next person that comes along would want the same thing. If the street was vacated the tax payers needed to be compensated.

Mayor Larson stated there had been three streets vacated around Coast Hardware and there was no monetary value put on those streets.

Mr. Winstanley stated that was correct and those vacations were done with a revision and now belong back to the City.

Mr. Barrett stated the roads were created by the dedication to the public and there were no fees or charges. Technically an easement and the street vacation process removed the public jurisdiction over it. When a street was vacated it reverts back to the entitled owners and again was technically an easement and not an ownership.

Councilor Frank asked how the building was built with that much of the pool on City property. Councilor Frank stated he would not feel comfortable giving away City property.

Neal Wallace, Public Works Director, stated Mr. Barrett's description was pretty accurate when it came to vacating the street. The public's right to that property was being vacated and would fall back under ownership.

Mr. Wallace stated the City typically did not have the fee title to move that land and was a public dedication and made it awkward to turn around and sell a street vacation. Things did not necessarily work that way. Mr. Wallace asked Mr. Barrett if there were any utilities.

Mr. Barrett stated if there were utilities an easement would be needed.

Motion to grant the vacation of the property and we have a right to maintain an easement if we have a water line across to that property. carried (Johnson/Larson)

Mr. Van Thiel stated just a cautionary note if you don't know where the water line is and you need to maintain it and lets assuming you have to dig up a portion of the swimming pool to maintain the water line. The City does not know what utilities were in there now.

Councilor Frank stated we at least need to find that information before anything was done.

Councilor Morrissey agreed.

Mr. Van Thiel stated everyone knew the Poole family and they are a wonderful family, good citizens and had done a lot for the community. Mr. Van Thiel further stated he never tells city's to vacate roads, not ever. There were two reasons and one was he did not know what the future would hold for the city and the potentiality of having to use a dedicated public right-of-way. Secondly you set precedence and I want you to be aware there were enumerable improvements throughout this city that were on city right-of-way. This was very common and Council needed to be cognizance of the precedent that you are setting when the next person comes to Council who wants that street vacated because of an improvement placed in a public right-of-way. Think about this as a community when making decisions of street vacations.

Mayor Larson stated there was a motion and a second and does Council want to move ahead.

Council President Johnson withdrew the motion and asked for this to be carried over to the next meeting.

Mayor Larson stated the street vacation would be on the agenda for the next meeting to give time to check on utilities.

Mr. Wallace stated it would make sense to check with the water department and the school to see if there was a line that went through there.

Councilor Morrissey asked Mr. Van Thiel about the sell of the property.

Mr. Van Thiel stated he didn't think there was anything there to sell. The recitation is it was basically an easement to the prospective property and a portion was only being asked for.

Mr. Winstanley stated he understood the vacation process and was not sure that for the cities consideration of that vacation process there couldn't be financial consideration to that and that option should not be taken off the table.

Mr. Barrett stated to vacate a street it takes an ordinance and two readings and was it possible to have staff draft a proposed ordinance that could be passed and once it was proved there was or was not utilities in that area at the next meeting Council could read the ordinance at that meeting as the first reading.

Mr. Winstanley stated staff can draft a vacation ordinance.

Mayor Larson asked if Council was ok with this.

Councilor Morrissey stated he was ok.

Councilor Frank stated he was ok but did not like the idea of having an ordinance right now.

Councilor Montero stated she was ok.

Council President Johnson stated he was ok.

Mr. Winstanley stated he was not sure what preparing a draft would do because there was always the option of not considering the draft at the next meeting.

Mr. Van Thiel stated the Poole's want to sell the property which had most likely up for sell for a while.

Mr. Poole stated it has and there was a decision to keep it in the family and basically sell it within the estate.

Mr. Wallace stated the matter of preparing the draft ordinance would not be a significant amount of work to prepare.

Mr. Winstanley stated the ordinance would take two meetings for approval and another thirty days from the approval and that would be November, 2015.

**SUNSET EMPIRE
TRANSPORTATION
DISTRICT (SETD)**

Jeff Hazen, Sunset Empire Transportation District Director, stated he was here to update Council on the transportation world. The Highway 101 bus service was extended and along with that took the express bus run away and turned them into regular routes. The state gave the opportunity to extend the hours for people with health reasons or other reasons and needed to take the fixed routes and now can get to appointments at various times. There is now a bus that goes to Portland and to Longview and was two round trips a day. There was a new Warrenton and Hammond route to serve the newest shopping complex out there to enhance service. There was a kiosk opened at the Seaside Outlet Mall to give people transportation information and to sell tickets. There was a Long Range Comprehensive Plan that was being worked on and Council President Johnson was a member of that group and would wrap up July, 2016. There had been surveys distributed and Mr. Hazen had been doing ride checks with the buses. The SETD was doing better financially and were on the road to recovery. There would be a new schedule designed that would be easier to use and to read.

**BID RESULTS –
PUMP STATION
UPGRADES**

Mr. Wallace stated the project was for the installation of transfer switches and generator receptacles at the sewer pump stations (PIS) for operation during electrical outages with Public Works trailer mounted generators. The Providence Seaside Hospital Pump Station on Wahanna needed to install a transfer switch and generator receptacle. The Cove Pump Station needed to install stainless steel transfer switch and generator receptacle. The bid would also replace existing wood panel enclosure at the station. At the Pre-bid meeting three electrical contractors were present. One Electrical Contractor provided a sealed bid: Wadsworth Electric, Astoria, Oregon in the amount of \$18,477.67. Staff recommended accepting Wadsworth Electric's bid of \$18,477.67.

Mayor Larson asked Council for a motion to accept the bid.

Councilor Frank so moved with a second from Council President Johnson; carried unanimously. (Frank/Johnson)

**BID RESULTS –
POLICE DEPARTMENT
GENERATOR INSTALL**

Mr. Wallace stated the project would install and changeover the existing generator at the Seaside Police Department. In general, the project consisted of: Install Owner Supplied Diesel Generator 60 KW with weather/sound enclosure with integral fuel tank, Install Owner Supplied Automatic Transfer Switch (ATS), Construction of a concrete base for generator w/protection bollards, Trenching and patching asphalt and concrete, Demolition and removal of existing generator and associated equipment, Temporary/Emergency Power for 911 Dispatch Center for duration of the installation and startup. At the Pre-bid meeting — three electrical contractors were present. Two Electrical Contractors provided sealed bids: Inland Electric, Seaside, Oregon \$19,850.00, Wadsworth Electric, Astoria, Oregon \$31,406.00. There would be Oregon BOLI wages since the total job (generator purchase and installation) went over the non-BOLI wage limit of \$50,000 which would increase the bid \$2,850 for Inland Electric. Inland Electric bid total including BOLI wages was \$19,850 + \$2,850 = \$22,700.00. Staff recommended accepting Inland Electric's bid of \$22,700.00.

Mayor Larson asked Council for a motion to accept the bid.

Council President Johnson moved to accept the bid from Inland with a second from Councilor Morrisey; carried unanimously. (Johnson/Morrisey)

COMMENTS – COUNCIL

Councilor Frank stated first of all he was discouraged to hear that local residents leave town every year for Hood to Coast weekend and that did not make him happy and it was a terrible time to have that event. The Seaside Fire Department recently had their fundraiser and the attendance was low and maybe we could encourage people to get the word out and maybe put it in the paper.

Mayor Larson stated he had spoken to Sheila Roley, Seaside High School Principal, and she would very much like Taylor Barnes to continue to be the Student Representative for the City Council. Mayor Larson stated he was going in for surgery and Council President Johnson would be acting Mayor.

COMMENTS – STAFF

Russ Vandenberg, Convention Center & Visitors Bureau General Manager, invited Council to the Seaside Convention Center to view the Photograph Mural on canvas that was added upstairs.

Mr. Winstanley stated we are very proud of all the firemen in Clatsop County that went up to help fight the fires.

ADJOURNMENT

The regular meeting adjourned at 8:09 PM.

Kim Jordan, Secretary

DON LARSON, MAYOR