

**CALL TO ORDER** The Regular meeting of the Seaside City Council was called to order at 7:00 PM by Mayor Barber.

**ROLL CALL** Present: Mayor Jay Barber; Council President Tita Montero; Councilors Steve Wright, Tom Horning and Randy Frank.

Absent: Councilors Dana Phillips, Seth Morrisey.

Also Present: Mark Winstanley, City Manager; Jon Rahl, Assistant City Manager; Dan Van Thiel, City Attorney; Dale McDowell, Public Works Director; Russ Vandenberg, Convention Center & Visitors Bureau General Manager; Joshua Heineman, Seaside Visitors Bureau Manager; Briana Boyd, Student Representative; and RJ Marx, Daily Astorian/Seaside Signal.

**AGENDA** Mayor Barber stated there was a potential amendment to the agenda and he would call on the City Manager to articulate that issue.

Mark Winstanley, City Manager, stated staff would like the Council to amend the agenda to add a contract with MurraySmith Engineering that staff would like Council to consider. Mr. Winstanley stated he was going to take responsibility for this. He had received a draft contract from MurraySmith a couple of weeks ago and then went on vacation which was not a good thing to do right after receiving the contract. Mr. Winstanley further stated the contract has been reviewed and when staff was putting the agenda together we failed to get it on the agenda. Staff does need Council to go ahead and address this contract, This was the contract for the design and engineering that's associated with the new water tank that we're looking at building and we have a fairly tight timeline. This water tank will support the new school complex as well as all of the upper community, as far as Seaside is concerned. We would like to have that tank online when the new school starts and so if we're going to stay on that timeline, we need to get MurraySmith working on the design work. Staff would appreciate Council addressing that issue.

Mayor Barber asked if there was a motion to amend.

Councilor Horning moved to approve the agenda as amended with a second from Council President Montero; carried unanimously (Horning/Montero)

**PROCLAMATION** Mayor Barber stated he invited Marine Veteran Lou Neubecker to read the Proclamation for Veterans Remembrance Day.

Lou Neubecker read the Proclamation for Veterans Remembrance Day.

Mayor Barber thanked Lou and stated he hoped that all of us will pause on November 11, 2018 to remember all those who have served. Mayor Barber thanked Lou for his services.

**COMMENTS - STUDENT REPRESENTATIVE** Briana Boyd, Seaside High School Student Representative, stated, hello, my name is Briana Boyd and I'm going to start off with the schedule. There is a JV football game at tonight at home against Tillamook. The soccer, girls' varsity match is at Banks. Boyd's match is here in seaside and is against Astoria. Volleyball girls have a game tomorrow and they are going all the way. Hopefully there will be a rooter bus but I'm not sure if that's going to happen since there needs to be at least 25 people to go. The soccer boys' varsity match versus banks is in Seaside at Broadway field. Wednesday we have the Regatta Princess informational meeting. Thursday is a cross country race, Varsity meet at Valley Catholic and it's going to be at the Hood Ridge Park. I would like to let you guys know that on November 4-5, 2018, we are having the OASC fall conference. They're coming into town which OASC is Oregon Association of Student Council and they will be coming in. Some of them will be coming in on November 3, 2018, because there is a preconference before the big conference and so just expect some traffic because there's going to be kids coming in and they probably won't leave until like on the fifth, after lunch time because they'll start to be heading in, going back to their towns. Ms. Boyd further stated she wanted to let Council know that it was just announced that she was a candidate for the northwest representative position for OASC, so I'm going to be doing a speech over a question. It's just how I am as a leader and how I serve OASC and I'm also going to be doing a workshop called "Communication is Key" and I will be just telling people how you are supposed to talk in front of people, how you aren't supposed to talk in front of people and just different conversations that may come up when you're talking to someone.

Mayor Barber asked what OASC was.

Ms. Boyd stated OASC was the Oregon Association of Student Council.

Council President Montero stated is the position you are running for voted on by all the delegates to this conference.

Ms. Boyd stated she would need to check on how many, but all the northwest schools in Oregon will be voting on if they would like myself or Mike Carpenter. And then there's one other person who we are running against and then one of us will be chosen at the end of the conference.

Council President Montero stated are they all from Seaside.

Ms. Boyd stated Mike Carpenter was from Scappoose and Briana was from Seaside but the other guy was from McMinnville.

Council President Montero asked if there was anything Council could do to help.

Ms. Boyd stated it is just the kids voting so nothing she knows of.

#### COMMENTS – PUBLIC

Mayor Barber stated at this time he will open the floor to any comments from the public on any item that was not on the agenda tonight. If you would like to come identify yourself, your address and keep your comments to four minutes please.

Nancy Holmes, 1520 Cooper Street, Seaside, was the Parks Advisory Committee, Chairperson stated she just wanted to remind all of us that next Monday night at 6:00 is our Parks Advisory Committee workshop with the City Council. Ms. Holmes thanked the County, and loved the 24 hour Election Ballot Box out there.

Cathy Ryan, 465 8<sup>th</sup> Avenue, stated she was a homeowner in Seaside, and wanted to address the Council on Reactive Code Enforcement vs. Proactive Code Enforcement. Ms. Ryan further stated she and her husband are also part-time business owners. I appreciate being able to share my thoughts on Reactive Code Enforcement vs. Proactive Code Enforcement. For those of us who call Seaside home, nuisances can devalue, detract and degrade the quality of any neighborhood. When those nuisances and code violations are not addressed in a timely manner it leads to unsafe neighborhoods. Seaside currently operates within a reactive code enforcement process, which simply means a code infraction is only addressed when a citizen complains. Neighbors are left to try, as a first measure, to handle concerns face to face. If neighbors cannot agree on a way to address and solve the concern it can become a tension filled environment, including the possible fear of neighbor retaliation, which results in unsafe neighborhoods, and nothing is accomplished. In addition fear of neighbor retaliation can lead to non-reported violations. Reactive code enforcement is not productive for Seaside, it's neighborhoods or its citizens because it is not achieving maximum results. Reactive Code Enforcement: complaint only enforcement, may not take anonymous complaints, violations often become unbearable or extreme before a complaint is made, no hierarchy for major v. minor violations, inconsistency in enforcement of violations. Consequences of Reactive Code Enforcement: violations go unaddressed from lack of a complaint, perception of citizens that violations are tolerated/acceptable, violations tend to worsen and increase, some violations get enforced while others don't, corrective measures tend to become greater, more time consuming and more costly. The good news is there is an alternative to Reactive Code Enforcement: Proactive Code Enforcement used effectively in many Pacific Northwest cities such as: Florence, Bremerton, Oregon City, Shoreline, Sisters, Blaine, Baker City, Olympia, McMinnville, and Pasco. Proactive Code Enforcement: not reliant on a complaint to take action, allows for anonymous complaints, addresses violations before they become extreme, establishes hierarchy of major v. minor violations, addresses similar violations equally and unilaterally. Results of Proactive code enforcement: citizens know their city cares enough to be proactive and are then empowered to report violations themselves when needed, citizens have an expectation that violations will be addressed and feel in partnership with their city, violations are addressed early on before they become long term, ongoing issues, violations are addressed fairly and equitably, corrective measures are usually simpler, less costly and less time consuming, for Seaside proactive code enforcement would: ensure code compliance, address nuisances, protect property values, protect the quality of life of residents, alleviate tension between neighbors by utilizing City staff to gain code compliance. Moving to a Proactive Code Enforcement can't happen overnight but it can be done. In the meantime improvements can be made to the current reactive model in order to make more effective. Educate residents about codes/rules through a Code Enforcement Brochure & Door Hangers, list the most common home owner/renter code violations - how and where they apply, explain who can register a complaint, encourage everyone to report a code violation when they become aware of one, provide examples of how to talk to a neighbor with a code violation, explain why it's important to register a complaint, provide reporting phone numbers & digital information including online reporting form. Use Officer Lorna more effectively to patrol, handle violations, and interact with high problem neighborhoods. Lorna, who is wonderful currently responds to citizen complaints only. Perhaps she, as our designated enforcement officer, could have a schedule that dedicates 1 or 2 days a week to conducting Proactive Code Enforcement activities. It would, clearly, be in Seaside's best interest to move from a Reactive to a Proactive Code. Enforcement model to create a cleaner, safer, happier and healthier city. As adults we have all learned that being proactive produces better results than being reactive.

Cynthia Malkowski, 516 25<sup>th</sup> Avenue, Seaside, stated she was here to talk about the affordable housing homeless and workforce crisis issues and we're in this campaign season and it's, we all hear all the rhetoric. It all sounds the same. I think all of us kind of tune out with all the words that fly around.

And so I, over the last year and a half since the voluntary collection agreement was signed, have been waiting for, the additional component of the election issues that we're looking at which are affordable housing, tsunami preparedness, and leadership. Into that, I want to add a fourth which is accountability and I want to focus on accountability and I want it to be a numbers driven data based discussion and I've had a request in since June to meet with Mayor Barber as written. It hasn't happened, hasn't happened, hasn't happened, and so my conclusion is that this is a difficult, painful and uncomfortable discussion. I'm driven at this point because this has become so very personal to me when I see my young people that I hire in their twenties, no hope, no future wondering where are they going to sleep at night? These kids literally cannot afford to rent and at this juncture someone a working person in Safeway every day that goes by that this is not addressed. The purchasing power of people even at Safeway shrinks and shrinks and shrinks and shrinks. And I now have a working homeless person that gets up every day living in a derelict house in my neighborhood right around the corner. Tom and I lived by each other. This is, I'm very angry and its righteous anger and I don't understand why in the face of this voluntary collection agreement when it was signed, there was the promise, and we'll see how it goes. So a year, months go by, a year goes by, nobody is seeming to see how it is going. So I took it upon myself last spring to do that myself, city records. What I have been able to find out is that even in the face of HB 4120 being passed, this voluntary collection agreement is not enforceable under administrative law and puts the City of Seaside at legal risk, which that can be a discussion for later, but embedded in that large concept is, which I want to focus on and I made copies for everyone if you're interested, is a data driven Harvard studied, which I provided at the time that this was discussed, being discussed on happened to think highly of Harvard. I think it's the gold standard, how Airbnb failure to regulate short term rentals, exacerbate affordable housing crisis analysis and policy recommendations. And again, I haven't heard back anything from Council, so as time goes on, I made a request to the City on how is it going? I have met with Mayor Barber and John Rahl and have copies for everyone. This is the actions that have been taken. 2017, 2018 and basically it's a catch and release program. Nothing effective, nothing substantive, nothing that is results driven or nothing that makes any difference to the people in our City is happening coming out of how the city has chosen to manage this. So, of all the cities in the world, Dublin is my favorite. This is the Dublin times and found most charmingly, expressed what cities can do on cracking down and re-turning family dwellings into the full time rental market.

Mayor Barber stated Ms. Malkowski's time was up so if she could sum things up.

Ms. Malkowski stated no she can't to Mayor Barber. She has been waiting since June and hoping to get this information into the debate which has been canceled. So I've got about two more minutes. All summer she took screenshots of what's rented on Airbnb. There's routinely about 300 properties, the City of Seaside issues only 300 VRD Licenses, about half of which are active. That's the best number that I could come up with, which means there are literally 150 properties on the market that could be family rental housing to go to people who live and work here. Ms. Malkowski further stated and lastly, on Friday I met with Raven Russell who was the data management person of Seaside Helping Hands and she gave me these statistics. I told her that I'm writing an article for the Daily Astorian, so I want to leave everybody with this. You're welcome to a copy if this is not accurate, I would like to know that from Ravens Desk, she tells me before the last two years, 90 percent of Helping Hands clients, we're post corrections. Now. Only 19 percent are post corrections. Before two years ago, four percent of the population were children. Now 10 percent of the population are children. Before two years ago, eight percent, we're seniors. Now 18 percent are seniors in Helping Hands. And Raven tells me the overnight emergency shelter has spiked where people just seek to get in, for overnight and then they are out for the day. So this is also a county wide issue. Why are these problems not being solved? Why are they not being solved on the county level and why are these problems not being solved? I have copies if you would like them, I'm happy to work with them, but I would just like to leave a stone in everyone's shoe next time anyone goes into Safeway to buy their food, to take home to their house. I want people to look at the precious faces and wonder or have the courage to ask who is going home and sleeping in the berry bushes and derelict house getting up the next day for work.

Mayor Barber thanked Ms. Malkowski and stated he was glad for her to use that extra time because it is an issue that the Council feels very serious about and we are working on that issue. I personally am working on that issue in my role with Helping Hands re-entry programs. And it's a common denominator in every city on the North Coast and in Oregon basically. Mayor Barber further stated Council will keep you posted on what we're doing. Thank you for your comments.

**CONFLICT**

Mayor Barber asked whether any Councilor wished to declare a conflict of interest.

No one declared a conflict of interest.

**CONSENT AGENDA**

Mayor Barber stated he thought there were some corrections to the minutes.

Council President Montero stated there is a correction to the minutes. Page three, the seventh paragraph about the liquor license review says she seconded Councilor Frank's motion and she did not. She did not know who did. The minutes also stated the motion for the liquor license was carried unanimously and it did not as she was opposed of the license.

Mayor Barber asked for a motion to approve the consent agenda to pay the bills.

Consent Agenda: Payment of the Bills - \$1,015,780.44.

Council President Montero approved the consent agenda to pay the bills in the amount of \$1,015,780.44 with a second from Councilor Frank; carried unanimously. (Montero/Frank)

Mayor Barber asked for a motion to approve the minutes as amended.

Consent Agenda: Approval of Minutes October 8, 2018.

Council President Montero approved the minutes as amended with a second from Councilor Wright; carried unanimously. (Montero/Wright)

**UNFINISHED BUSINESS:**

**VACANCY –  
CITY TREE BOARD**

Mayor Barber stated there was one vacancy on the City Tree Board. Council was accepting applications for the vacancy.

**VACANCY -  
AIRPORT COMMITTEE**

Mayor Barber stated there was one vacancy on the Airport Committee. Council was accepting applications for the vacancy.

**VACANCY -  
PLANNING COMMITTEE**

Mayor Barber stated there was two vacancies on the Planning Commission. Council was accepting applications for the vacancies.

**NEW BUSINESS:**

**PRESENTATION –  
CEDR**

Kevin Leahy, Clatsop Economic Development Resources (CEDR) Executive Director, presented Council with the Clatsop Economic Development Resources (CEDR) Annual update. A copy of the report will be available with the City Council packet dated October 22, 2018 at Seaside City Hall.

Mayor Barber asked if there were any questions from the Council. Mayor Barber stated Council has been represented on the CEDR Board.

Mr. Leahy stated Council President Montero was serving on the CEDR Board and now Councilor Morrissey serves on the board and if he is absent Council President Montero fills in for him.

**RESOLUTION #3930**

A RESOLUTION OF THE CITY OF SEASIDE, OREGON, REGARDING CLATSOP ECONOMIC DEVELOPMENT RESOURCES (CEDR)

Mayor Barber stated Resolution #3930 was in response to Mr. Leahy’s request for \$10,000.00 for CEDR.

Mr. Winstanley explained this was the same amount that Council had given in past years to CEDR.

Mayor Barber asked for public comments, there were no public comments.

Mayor Barber asked for Council comments, there were no Council comments.

Mayor Barber stated he would entertain a motion to read by title only Resolution #3930.

Councilor Frank so moved to read Resolution #3930 by title only with a second from Council President Montero; carried unanimously. (Frank/Montero)

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

Mayor Barber asked Mr. Leahy what he was trying to address.

Mr. Leahy stated he was asked to give a short update on housing, and he said short because Councilor Morrissey represents the City of Seaside on the Housing Committee. Mr. Leahy stated he did not have any slides.

He was just going to go through some quick updates and again, he represented the business community clients of Clatsop County on the affordable housing side of things. This is specifically related to the workforce housing under the affordable housing side of things. The highlights were from the technical advisory committee meeting from September 24, 2018. So Seaside's median home price is \$293,000, Astoria is \$274,000, Cannon Beach 550, 000, Gearhart \$425,000. We know that housing affordability is just an absolutely huge issue. Eighty six percent of housing sold over the last few years was \$300,000 and up. Only fourteen percent of housing sold was in the \$200,000 to \$299,000 range. So when you look at the affordable housing, people talked about 30 percent of the income that you can just kind of the benchmark. If somebody makes \$36,000 that their annual salary, that's \$3,000 a month. So they can afford \$900 a month for their rent or for their mortgage. It just shows the amount of housing stock that is not really in the range for people to afford. So again, these are just housing consideration that he wanted to relay. Mr. Leahy was on the committee to hire these consultants discussing all of these studies and the fact that every city has a unique situation. There's not one solution that fits all. So the County in each of the cities and he feels that the consultants have done a really good job. Mr. Leahy further stated he was hoping to announce it tonight and was waiting to hear that they're doing public testimony, for the citizens and for the community. There would be a community meeting in Astoria and one in Seaside.

The information Mr. Leahy discussed would be presented at the Clatsop County Housing Study Community Meeting scheduled for Seaside City Hall on November 13, 2018.

Council President Montero asked if there was a finalized report that has come out.

Mr. Leahy stated there is not a finalized report until the meetings are held for the communities and public testimony has been received.

Council President Montero asked if there would be a venue where someone from the county could explain the housing study in more depth than Mr. Leahy had done but also so that Council can have questions and the community can have questions.

Mayor Barber stated he wished that Ms. Malkowski was still at the meeting to hear about the Housing Study information that Mr. Leahy gave to Council. The cities were working together for a planned effort.

**CONTRACT -  
SEASIDE CAMPUS  
RESERVOIR AND  
PUMP STATIONS**

Mr. Winstanley stated this was a contract with MurraySmith, Inc., an engineering firm that the City of Seaside has done many projects with. They are a large engineering firm that works in this field and what we are doing is designing a new water tank that would be constructed above the new school. It is part of the master plan which MurraySmith had been working on and was approved by the City Council. MurraySmith has also done work with the City of Seaside water tank out by the Water Treatment Plant and have been very involved with the City of Seaside system on an ongoing basis. Mr. Winstanley further stated he would give this up to the Public Works Director to explain further. The City was anxious to move this project forward and needed to move the contract forward so the work can be done in a timely manner.

Dale McDowell, Public Works Director, stated MurraySmith has been under contract with us, they have been working with us for over a year just on, how can we advance our system to take care of future growth areas. With the new water tank, he has been calling it the east hills water reservoir because it will replace the pump station that feeds Sunset Hills since we'll be feeding the water from the top rather than the bottom. The same with Cooper and that area. Mr. McDowell further stated they have taken care of any advancements that we have in the future and they've been working on our master plan, the original master plan 2004 has this tank in it and we are just trying to continue that.

Council President Montero stated she was really concerned about the fact that this is a contract for an estimated \$809,000.00 and was signed by MurraySmith on September 27, 2018, and Council received it tonight. She had not had a chance to read the contract and she did not know how the City was going to pay for it and she was very reluctant to put her stamp of approval on this tonight.

Mayor Barber asked if there were any other comments.

Councilor Wright stated he had the same question how would it be paid for. There was the question on how the City would pay this since not in the budget and there were no bonds. Councilor Wright further stated we don't want to necessarily make us out as being the ones that thoroughly look at contracts because we're not the legal expertise or the technical expertise. That's what we trust our public works director and our city manager, city attorney and the city to do.

Councilor Frank stated he concurred with Councilor Wright but it was nice to be able to look over these things in advance and he appreciated what staff has got to say and we have a high degree of trust but also at the same time it's just nice to get it ahead of time.

Councilor Horning stated he is consistent with what the Councilors have stated and worried about. How were the prices derived and he did not know enough about the details and did not have a chance to go over them.

Mayor Barber asked if Dan Van Thiel, City Attorney had reviewed the contract.

Dan Van Thiel, City Attorney, stated he had received the contract on Friday and was able to review it over the weekend. I called Jon Rahl this morning after I had looked at it and indicated that it could come to the council. I do not rely on myself for any technical expertise and do not understand the components of the contract itself, my focus was on the sole source of the agreement with you. We let out the agreement for \$800,000. We've got a lot of people look at what did you do and did you have the ability to do it? I believe that we have the legal ability to do this. Mr. Van Thiel further stated whether we have any money or the means to pay for it, don't rely on me for that, I believe that we could enter into a contract with this engineering that we have a history of dealing with them historically. And so I believe that we can sole source out the agreement with these people because these are the people that have focused so much on this type of thing, and historically for the city.

Mr. Winstanley stated the City of Seaside Water Department had the ability to pay for the water tank. The construction of the water tank was an expansion of the system and would be paid for with System Development Fees. The water tank was eligible for assistance with system development fees, and in addition, the actual construction of the tank will require us to sell bonds. The bond sell will be eligible for use as far as the tank is concerned for the design of the tank. So all three of those sources are used as far as the design.

Council President Montero stated and where do we get the money to pay back the bonds.

Mr. Winstanley stated that would be a rate increase to the water customers. The bonds would be sold for the construction of the water tank and concludes the design of the tank.

Councilor Frank stated is there a total cost for that.

Mr. Winstanley stated because we haven't designed the tank yet it's difficult for us to tell you what the total cost of the project will be until we have a good design on the tank. The water tank built in the south part of town was \$4,000,000.00 and staff expects this tank to be in the \$5,000,000.00 range.

Mayor Barber asked how crucial the building of this tank was to opening the schools.

Mr. Winstanley stated what would be crucial would be the pump station and pumping the water up the hill. The City ability to provide that much water would be limited but with a tank it would be unlimited on how long the water could be provided. There were a number of engineering issues that needed to be addressed as far as the system was concerned and that was why the contract with MurraySmith was needed in order to address those issues.

Mr. McDowell stated that was part of the lateness on the contract was the design for the school and what they need is coming to us kind of last minute and then the City sends everything out to MurraySmith and then it is corrected before it goes.

Mayor Barber asked if Council was ready to take action, he would entertain a motion.

Councilor Wright moved to approve the contract with a second from Councilor Frank; carried with Montero opposed. (Wright/Frank)

Mayor Barber asked for a roll call vote:

YEAS: FRANK, BARBER, WRIGHT, HORNING  
NAYS: MONTERO  
ABSENT: PHILLIPS, MORRISEY  
ABSTAIN: NONE

**UPDATE –  
SEASIDE CIVIC AND  
CONVENTION CENTER**

**EXPANSION/RENOVATION** Russ Vandenberg, Convention Center & Visitors Bureau General Manager, stated it has been 30 days or four weeks since the last time he was up here giving you a project update and quick summary, this is a \$15,000,000.00 project to completely renovate the interior square footage of the facility and then adding additional square footage on the exterior side of the building. From a scheduling standpoint, we are about 45 percent into the project with an estimated delivery date of the end of August, 2019. Since the last report, we have asked the construction team, O'Brian and Company to try to reduce the amount of time that's necessary to complete this project and that's primarily due to the fact that we have inconvenienced our clients to some extent. And the thought of asking these groups to go through years of renovation expansion is a little more than he was comfortable with. Mr. Vandenberg further stated he has asked them to try to trim some of the time off the project by doubling down on some of the tools that can be working inside the facility as well as the exterior portion of it.

So I'm hopeful that we're going to get this project delivered to us in mid-July if things go well. And so from a scheduling an update, we are roughly at 45 percent of the project. Approximately 25 percent of funds have been spent to date and that is primarily the reason it doesn't match is because of the majority of the work for the first five months has been demolition of the existing facility and that cost will not add up to what it's going to start costing to start adding to the facility from a plumbing, electrical, HVAC, and just with the existing structure, that still can't be achieved, that still is not cheap. Mr. Vandenberg further stated the steel has gone up on the east side of the building and we are 100 percent complete on the steel structure. So it's really starting to take shape as far as the exterior and you really start to see the design of where it's going to be as far as in relationship to the building. This last couple of days they've been working on putting the roof on the top of that steel as well as the deck for the second floor, which the concrete will be poured this week on the second floor of that structure. The full schedule is to get this thing watertight by mid November and they are working very hard to meet that goal. Once this becomes watertight than they can do the work on the interior of the facility, the face that they're currently working on is phase two and three and this is a six phase project. Phase two is the east side and three being the northwest corner and both of those phases are scheduled to be completed around the February 1, 2019. So we fully intend to gain occupancy around that time on the areas that they're currently working on. And then phases four or five and six are all interior work and that is renovating and completing the administrative offices phase five and then all the area as space six for that completion. The Convention Center is working on an RFP for exterior signage that has been completed. It was with the administrative limits of approval and that project has been advertised and we have accepted a bid from Ramsey Signs who was the low bidder in this instance and highly qualified to complete the work. Ramsey Signs is the company that did our exterior reader board a couple years ago and we are happy to have them on board. The Convention Center was currently looking at the bids that have come back for the furniture portion of the project and those in fact will exceed the administrative approval limit and he will be back in front of City Council asking for approval once we make the recommendation of whom we're going to select for the furniture bid. We are working with a great team of people from a construction standpoint, from project management, architects, to give you one quick update on where we feel the contingency, which we have allowed it roughly about a million dollars of contingency, which is about \$650,000.00 from an owner's standpoint and that covers the cost of furniture, the cost of architectural design, landscaping, miscellaneous, and then the remainder of about \$350,000.00 that's on the construction side. Mr. Vandenberg further stated as of today, we do not have any change orders to report, although we do anticipate some that will be coming down the line. But again, majority of the work has been tearing off the building, exposing some of the elements that we may not have been aware of, and we will see some change orders down the road. The owners are through the construction contingency and they have not asked us to pay for any unknown at this time. But again, we do anticipate a few of those coming down the road and some of that is involved in the steel structure. A lot of that is framing drywall, electrical, plumbing, HVAC, and those are predictable for the most part. So we've managed the project relatively well. All of our groups we inform well in advance. We predict what their needs are going to be and we accommodate those through our resources that we have now. We've been handling our events very, very well. And, and this month alone we are hosting 26 days of events during the very busy construction schedule. So I give her credit to our staff and the people that are working all through these times that are our clients, knowing what they can expect is a lot of the, it reduces a lot of their stress when they know what they're going to be walking into and their diagrams are well informed as far as what we are utilizing a from the facility. And I got to tell you, those modular in the back has been a life saver. Those two portable classrooms have really been beneficial and our ability to manage our existing events so we're not over the hump yet. There are a lot more unknown to be found as far as our facility once they started working on the inside of the building. And we're going to be moving our offices into those modular around the last part of December. And that will be our home for about four months while they completely renovate the administrative offices and working in the inside. Mr. Vandenberg further stated he also wanted to make a comment that roughly eighty percent of every dollar spent is staying within the local economy, and he was proud of that. The Convention Center has been able to engage a lot of our local contractors and resources right here within our community. Mr. Vandenberg asked if there were any questions?

Councilor Horning asked what the nature of the surprises that were found.

Mr. Vandenberg stated it is structural engineering. We had to make a lot of assumptions and use our as-built that were uncovered and discovered and some of it involves the roof line as we are working to add additional HVAC units to accommodate the new 6,000 square feet of space that is being added. The space was found to be an inadequate for placing large HVAC units. Units on top of the structure that they anticipated would have existing structures to handle that as we found out they do not. They have to go back and re-engineer some of the roof line beams, adding additional steel to accommodate that. So that's one part and a few other miscellaneous items. But the big unknown so far has been structural

Mr. Winstanley stated the Convention Center also found out that the elevator shaft was a little short.

Mr. Vandenberg stated the elevator shaft turned out to be about six feet shorter than they anticipated, so we had to add additional blocks to the top of that structure to get it up to the height that it needs to be for the new roof line.

The elevator may need to be upgraded as far as the standards for elevators a safety measures, primarily engineers, safety areas. That's always a good thing.

**COMMENTS –  
CITY STAFF  
AND OTHERS**

Mr. Vandenberg stated the Convention Center had the Oregon Vegetation Management Association in the house October 23-25, 2018, and then the Seaside Sashay Event is October 26-27, 2018.

Joshua Heineman, Director of Tourism Marketing, stated the Visitors Guides are being re-freshed this year and the sales are doing better than last year. Mr. Heineman stated he has been working for the City the last three months.

Mr. Winstanley stated Jon Rahl had been in contact with the Corragio Group to consider Council's Goal Setting Session for January, 2019. They are booking up on dates already. The date that will work best and staff would like Council to check is January 11, 2019. There were also dates available for January 3, 2019, and January 29, 2019. Those are the only dates available in January, 2019. If Council could look at their calendars to see what dates are available that would be great. Mr. Winstanley stated Mr. Rahl has also been working on the South Seaside Annexation and has sent literature out for responses.

Jon Rahl, Assistant City Manager, stated there is approximately forty-five tax lots in the annexation and approximately twenty-seven property owners and some owners have multiple lots and the city has had responses from approximately thirty percent of the properties. Mr. Rahl further stated his Uncle Tom Rahl was visiting from Idaho Falls and is sitting in the back row with my Aunt Janet for this meeting.

**COMMENTS – COUNCIL**

Councilor Wright stated he wanted to thank Kevin in his part in the annual forestry tour that he went on for the first time. They learned about the habitat of fish and timber thinning of the trees. Most of the bills paid were for the convention center but one of the bills was actually for the chassis for our new fire truck. Councilor Wright further stated there were two openings on the Planning Commission and Council needed two qualified members for the Commission. .

Councilor Horning stated the Convention Center gathering for the Wildlife center was a great event with so many people attending.

Mayor Barber stated it was a great event and raised \$40,000.00.

Councilor Frank stated he missed seeing Joey Daniels, Kevin Cupples, and Dave Ham at the meeting. Councilor Frank spoke about the letter received for the great work done by Public Works Street Department Jeremy Strimple and Cesar Alcalá.

Council President Montero stated Kevin mentioned earlier the tourism studio and I think a lot of people don't understand maybe what that is that we'll be meeting once a month through January and it's for the whole Oregon coast. I'm going to need Jon and Josh to help me on this to make sure I don't mess up it's sponsored by the Oregon Tourism office. Most people think when we talk about tourism, we're talking about increasing the number of visitors to the coast. We're not necessarily talking about that. We are talking about ways to manage the visitations more and sometimes managing means increasing and managing. Sometimes it means limiting. So every one of the months we're looking at a different aspect of tourism. What we looked at last week, what are the transportation issues? What are the transportation opportunities? Everything from train to bus, sunset, empire, the point bus, a lot of different things. What will come out of this in January is some sort of a roadmap for what we want to follow in terms of improving our tourism, not just for visitors but for our residence also. It's been fascinating, and she was learning a lot.

Mr. Rahl stated Josh had to step out, and he thinks the biggest thing really is that it's a misconception about marketing. Travel Oregon has done an exceptional job along with all the destination Oregon in marketing the state, But As a result of that, you know, you could almost argue that it almost brought too much attention to ourselves in some respects. So it's kind of tapering it back a little bit, not to say we don't want it because it's such a vital part of what we do here, but just how can we manage it in a really appropriate and sustainable way.

Council President Montero stated they have been able to share with us some results of different programs, for instance, in the Gorge that have come out of the tourism studios. She was very disappointed Cynthia Malkowski did not stay to hear Kevin report to hear us talk about this more. I'm a little concerned in that I don't believe there is a direct correlation between the airbnb problem and the homelessness issue. I really caution us all not to look at those as hand in hand issues. They are separate issues. We don't know how many other homes that are purchased here are second or retirement homes and if it's a second home and it's a retirement home, you're not going to rent it out long term. So I think that's one of the issues to look at how we don't know how many of the homes that are purchased are purchased strictly to be a vacation rental only. And then the other thing is we heard Kevin tell us what the price for the homes here are. And if anybody has a home that is, I'm going to say \$500,000 or more. And we do have a lot of them here. They're not going to be priced at a price that people can pay rent for a long term rental.

I think we need to really look at those as two separate issues, but they're separate issues, and we're not going to have one solution that takes care of both. Finally, Veteran's day, thank you, Lou. Veteran's day happens to be my favorite holiday. In a previous life I ran a military health plan and had 25,000 to 30,000 employees and of those 60 percent were retirees, from the military. So I have a lot of feeling for the people who have given their lives either two years or thirty years across our country, whether they went to war or they did such mundane tasks as human resource specialist. And overall their families sacrificed and for anybody else you're just sacrificed. So their mother, father, sister, brother, could serve the country we need to acknowledge them too.

Mayor Barber stated he would conclude the meeting this evening by sharing with you that he spent last week, it was a tough job in San Diego, but actually he seldom went outside. He was meeting with a 1200 other people who have one passion in common. These are groups all over our country and some of them internationally who are working as hard and as fast as they can to deal with the minor sex trafficking issue that our country has. It was so inspiring to listen to survivors who are struggling to find level ground again after being trafficked for some 15 years from age 13 trafficked. The biggest shock for me was hearing a speech from the district attorney from San Diego who said that trafficking, particularly minor sex trafficking and prostitution, it's going to take place in every community where a major event takes place, and then she went on to say like hood to coast, like the major volleyball tournament in seaside. She actually named those things. I went up to her afterwards and said, where's your data for that? She said, well, it happens in every city where a major event takes place, you can be sure of it, and so we need to be vigilant. So I came back from that feeling like there's much more work to do. I've been working on this issue for about 15 years, working with the organization called Shared Hope International, and it's in our community. I hate to say it, it's in our churches. It's in our schools and it's in our community and we must be vigilant to stand against it. Mayor Barber further stated we are celebrating Veteran's day next week and I want to end with a quote from Alexander Hamilton. "There is a certain enthusiasm and liberty that makes human nature rise above itself and acts of bravery and heroism". So true, and we recognize that people like all of your colleagues who have served our country and the rest of you, any veterans here tonight to thank you for your service. .

**ADJOURNMENT**

The regular meeting adjourned at 8:37 PM.

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JudyAnn Dugan, Secretary

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JAY BARBER, MAYOR