

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, Dana Phillips, Seth Morrissey, Tom Horning and Randy Frank.

Absent: None.

Also Present: Mark Winstanley, City Manager; Dan Van Thiel, City Attorney; Jon Rahl, Assistant City Manager; Kevin Cupples, Planning Director; Dale McDowell, Public Works Director; Dave Ham, Seaside Police Chief; Joey Daniels, Seaside Fire Chief; Russ Vandenberg, Convention Center & Visitors Bureau General Manager; and RJ Marx, Daily Astorian/Seaside Signal.

AGENDA Mayor Barber stated he would entertain a motion to approve the agenda as circulated.

Councilor Phillips so moved with a second from Councilor Frank; carried unanimously. (Phillips/Frank)

PROCLAMATIONS Joey Daniels, Seaside Fire Chief, read the Proclamation for First Responder Appreciation Week.

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, stated she wanted to ask that we all not be confused like she had been confused with the Source Water Protection Plan which is on your agenda tonight. Ms. Holmes further stated at the last Council meeting September 10, 2018, she spoke about the Watershed Management Plan and she understands there have been changes made to that and she would like to get a copy of the those and any additions she would like to have a copy.

John Bilski, 415 'A' N. Jackson Street, Seaside, stated he just wanted to introduce himself and let Council know that he would be addressing in the future some of the issues with the Vacation Rental Permits. It is a long running issue and Council was more qualified to address those issues then Mr. Bilski was. Mr. Bilski was learning about the process and even was able to have the good fortune to see an appeal in which in my point of view a resident's quality of life was not a consideration with the approval of the application and the answers I got was that there's nothing we can do which isn't a statement that makes any sense to me and, or that they meet the criteria. And then my answer to that would be, well, let's take a look at the criteria, but I just wanted to let you know who I am and what I'm going to be working on.

Cynthia Malkowski, 516 25th Seaside, stated her husband and her owned the Arch Cape Inn and Retreat she comes bearing visual aids. Ms. Malkowski further stated she has lived in the County since 1975 and has owned several small businesses and her adult sons with their wives live in Seaside. So I'm speaking as a really concerned, this is my hometown and the concerns that I have about um, basically our middle class businesses going away here in seaside. And this little book came out, Jerry Frank's book, we've been blessed to be referenced in it for every year, but this year not tooting my own horn, but actually we made the best of one of the best places on the Oregon coast. So this is where I'm not alone in being a small business owner that wakes up every day with no guarantees. We are the single largest employer in actually probably the nation. Small businesses, 50 employers or less. And so we are the little engine that keeps the thriving character, hometown nature going of any place that you may want to live. These have been the hardest two years; I'm still recovering from the two thousand eight meltdown for various reasons. Janice that owns Big Foot and Ms. Malkowski have had many conversations along with pretty much every small business in town. There's this increasing hostile work environment that just frankly making everybody, including me, just want to hang it up. It's like, Hey, I have no guarantees. I just get out there. It's me against the market every day. And um, wow. It seemingly becoming insurmountable. So my request is that if we want to preserve this, what makes us Oregon, the people that go into getting up every day and making a book like this happen, that, um, our leadership, you might consider doing a listening tour with all the small business owners just to find out what do we need to stay alive and to have a future. I heard a rumor which I hope is a rumor that big lots is thinking about coming in and this scares me so much. Not that it's about big lots. It's these corporate people do their homework, they do their demographics, they know where they can make money and I see if this is not protected that we will become a corporate presence that the cost averaging is spread out nationwide, so we will have the corporate community with a permanent underclass. That's how that will go down and so this is slipping away and so my hope, is that I could shoot up a little flare for folks to hear this and do something about it in our town before it's too late.

On that topic. I would really hope that our council may consider. I'm doing an audit on where we're at with having signed the Airbnb vacation rental. What are their metrics that can be pulled together so that we the community can be provided with a report. Where are we at? Just so we've got a roadmap of understanding and we've got this new software. So I consider that to be something really useful for me and for the entire community and my last visual aid. I'm very excited about this. This is a U-Haul mattress cover. I couldn't believe it. I'm putting together my grab and go bag. These are box at u haul and the king size is big enough for four people. Could fit in like a tent. This could be a really cost effective thing to consider when we're doing our tsunamis preparedness evacuation. Sign me up and I'll see if this can't go into the mix as we're discussing how to keep us safe.

Bryana Boyd, 1940 Huckleberry Dr. Seaside, state she was the high school communications director with Luke Nelson at Seaside High School. Ms. Boyd stated she would be working with the City Council on anything they needed to know.

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 would entertain a motion to approve the consent agenda.

Consent Agenda: Payment of the Bills - \$820,870.46, and Approval of Minutes September 10, 2018.

Councilor Frank so moved, pay those bills with a second from Councilor Phillips; carried unanimously. (Frank/Phillips)

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.

NEW BUSINESS:

LIQUOR LICENSE

Mayor Barber stated there was a liquor license application received from Capricorn Pub and Fine Dining located at 810 Broadway, Suite 103 and 104. Mayor Barber stated the application was for On-Premises Sales License for a new outlet. Mayor Barber asked if the owner or representative was present and Tom Shern who was the owner, was present for Council questions.

Tom Shern, 1020 S. Downing, Seaside, stated we would like to open a pub in the building, across from Nonni's which is across the street. We'll have a kitchenette, meaning it will be a deli with a salad bar and some quickly reheated Romanian fair because his wife is Romanian. It will be a pub and will offer pool table, darts, and sometimes a DJ. Open at 10:00 am and we typically close at 2:30 am. We really pride ourselves in, running a tight ship so there's no monkey business allowed period. And my wife is hardcore on that, she's totally the enforcement.

Councilor Phillips asked if Mr. Shern owned a business in Astoria.

Mr. Shern stated for two years.

Mayor Barber stated the liquor license was reviewed by the Seaside Police and was favorable. Mayor Barber further stated he would entertain a motion.

Councilor Frank so moved Council accept this with a second from Councilor Phillips; carried unanimously. (Frank/Phillips)

Council President Montero asked when they were opening.

Mr. Shern stated in about three weeks.

Dale McDowell, Public Works Director, stated a little over a month ago staff gave you a copy of the Source Water Protection Plan and also our Watershed Management Plan. Mr. McDowell further stated he could not make changes to that until it was at a point because this is a living document until I get everybody's comments which will happen from now until forever. Mr. McDowell further stated what I can read you is from the Department Environmental Quality (DEQ) and it says that the plan meets the intent of the OHA Grant and provides a good framework for management decisions for the partial that Seaside owns in the Necanicum River Water Source area. So again, this is a living document. Some of the things that we will be doing to continue the living document was in March there's another grant time that's going to be open. We're going to do a flora and fauna study up there. And Angie from the Necanicum Watershed and Mr. McDowell have been having discussion regarding this study. This basically will tell us what lives out there and who lives out there as far as animals. This is something you really want to do to have a complete source water protection plan and your watershed management plan. You want to know what lives up there. Are there any particular bird issue you're going to be cautious to make sure that even your neighboring partners aren't clearing too close to your property because of the habitat. So that's our next study that we'll be doing. The grant, the one that we're currently working on now that I'm asking you to approve tonight. The grant expires October, so we're trying to get that portion of it approved so that we can move on and add any other comments as we go by, continue to do studies for it. So it's a living document, just like the parks master plan, the transportation master plan, all of these are being updated and soon as we get to page 355, we go back to page one and start all over again.

Mayor Barber asked Mr. McDowell to give comments on the grant currently.

Mr. McDowell stated the grant that we have right now that the Necanicum Watershed helped us get. The previous plan was from 2004, and had not been updated since then. Our watershed management plan as far as any timber or anything was 1988. We're trying to bring everything up to this year. We have certain requirements that DEQ and the Oregon Health Authority (OHA) have asked us to do to meet those requirements for the funding and then we move forward from there. We have to at least meet their criteria for the closure of the grant.

Council President Montero stated she was a little bit confused. There is the Watershed Management Plan and it has different things under it and one of those things is the Source Water Protection Plan or Water Source Protection Plan.

Mr. McDowell stated it was called the Water Source Protection Plan.

Council President Montero stated is that one of the elements of the overall Watershed Management Plan.

Mr. McDowell stated that is correct. What we are doing is putting the Watershed Management Plan in one booklet so in the future when someone decides to look at it and maybe pursue purchase of more property, we wanted to look at this whole plan. When you open up this water management protection plan, it has everything in it, but its part of the bigger watershed management.

Council President Montero stated it was part of the bigger watershed management plan so if looking at the Water Source Protection she was looking in the Watershed Management Plan.

Mr. McDowell stated right the grant itself is for Source Water Protection only.

Council President Montero stated the grant was to write the plan and we were awarded the money to write the plan so does the plan need to be approved in order to keep the money.

Mr. McDowell stated that is correct because of the OHA. He had to send copies into the state and into the Oregon health authority so that they have a copy.

Councilor Morrisey stated was there a deadline to get that out.

Mr. McDowell stated by October 30, 2018.

Council President Montero stated you say it's a living document. There have been all sorts of comments and you invited comments going to be incorporated into this before it came to us for final.

Mr. McDowell stated it came to you and then you have to have time to look at it. Unfortunately we have a short window and it takes time for everybody to look at this thing and read the entire document.

Councilor Phillips stated the document can be changed at any time. The Council can approve the document but it is living and there can be changes made in the future

Mr. McDowell stated it's like any other plan for instance the Parks Master Plan is a living plan and comments and suggestions can always be given to any of the plans and changed.

Council President Montero stated how do we make sure this is reviewed on a regular basis.

Mr. McDowell stated it can be scheduled for once a year or once every other year, but more than every fourteen years.

Council President Montero stated she remembers the presentation about cutting timber.

Mr. McDowell stated that is separate and is the Watershed Management Plan and everything comes through here. There needed to be a plan and it needed to be approved.

Councilor Horning stated in the June 8th DEQ memo regarding the review of the report, they wrote the boosters for the watershed management plan that it's written is an economic plan focused on short term returns, not as a source water protection plan. We encouraged Seaside Water Department to have a conversation with your community, including the city government stakeholders and citizens about the value of the municipally owned forest and objectives for management. I think the objectives for management as a goal is what also the watershed council talks about. I think we need to have a community discussion and process that talks about the things that weren't really incorporated into this report.

Mr. McDowell stated you're talking about the entire watershed management plan. That includes the timber management portion of it,

Councilor Horning stated he may be dealing with an older document he had a document dated August 23rd, is that the most up to date version.

Mr. McDowell stated it was approved by DEQ on July 24, 2018 and was approved for the frame work and again this will not please everyone and it was not supposed to but was a living document.

Councilor Horning asked if the recommendations in the July 24, 2018, memo were incorporated into the final report.

Mr. McDowell stated the letter still needed to be incorporated.

Councilor Horning stated this letter still has to be incorporated in. So they ask for a modification or nothing. Right. So we should have accelerated processes six months out, maybe we, maybe we could have a public dialogue where the community can talk about the goals and valuations of non-economic resources of the watershed or how we manage it. There's a lot that everybody's been talking about in these memos that I don't think we launched properly and I think we may have actually set you up accidentally by not specifying the process when authorizing the work. So I would recommend that we approve this with an understanding that we follow up with this management.

Councilor Wright stated he thinks it is most important to get something because otherwise you just keep going and going and changing, changing things, you know what I mean? They can start out and that's where we're at right now in any kind of plan. You really need to set a beginning point. Councilor Wright further stated he read all of it. There was a lot of numbers in there and it gives options and things to do and you know, we need to talk about budget wise, economic preservation wise. I am for moving forward and getting it approved so we can get something right now.

Mr. McDowell stated this is one of the key assessment the state used to help other coastal cities. The next one will be the Water Master Plan and this was all part of it and was last updated in 2005. Again, he was trying to get all the documents up to date.

Mayor Barber stated he would propose an annual review of the plans.

Mark Winstanley, City Manager, stated Councilor Wright makes a good point because it was important to get a document in place and if Council approves the plans it provides the City with a starting point of the watershed.

Mayor Barber stated he would entertain a motion.

Councilor Wright so moved to approve the final draft with a second from Councilor Frank; carried unanimously. (Wright/Frank)

Mr. Winstanley stated regarding the comments that were made staff will schedule a review for fall of 2019.

**UPDATE –
SCCC EXPANSION/
RENOVATION**

Russ Vandenberg, Convention Center & Visitors Bureau General Manager, stated I planned to come to the second meeting of each month to give Council and the public updates on where we are with the project. This is a \$15 million dollar renovation and expansion project. We're basically adding about 10,000 square feet of new meeting space and we're renovating a 40,000 square foot of existing meeting space. We are five months into this project and we are about three weeks behind schedule as we stand today due to the fact that steel is on a very slow boat from China and it's making its way here.

The steel is scheduled to arrive Friday and they're going to be dropping that off on the city lot next to Goodman Park on the Necanicum Drive. They will start bringing that steel over to the center on Monday, October 1, 2018 section by section. These pieces are between 75 and 80 feet of span of steel. So it's going to require a little bit of maneuvering and coordination of traffic coming across First Avenue. Once the steel comes in, you're going to start seeing a lot of progress. The reason you haven't seen a whole lot the last couple of weeks is due to the fact that we're waiting on the steel. It has been prepped, the footing have been poured, the slab has been poured on the east side and they're getting ready to backfill the northwest and that slab will be poured on that area and prep that for the steel as well. The goal of the phases that we're in now is phase two and three. This is a six phase project, about a 16 month overall project. They hope to have the east and the northwest watertight by the end of November. By watertight, I mean they understand the weather conditions that we have and it's going to take a lot of resources to try to keep that building dry if they don't have the glazing, the roofing and the signing on that structure sometime in November. There is going to see a lot of work, a lot of hoisting of steel and putting that together. You'll start to see the structure come to life here a rather quickly. We are managing to schedule events during this project. We are going to be put to the test on the first of October when we have 1000 bridge players taking over the facility. I'm ready to put a few people on the road if I run out of space. The modular have proved to be so valuable. We use those on a regular basis. We have rented space at the Lutheran Church to put a few hundred people over there so they can play bridge. It's going to be a test this next week to see how we can manage this process and as well as some of the noise that we're expecting next week with the steel. Mr. Vandenberg further stated we haven't ran into too many issues. We have had a couple of occasions that we asked the construction people to maybe hold off on a few things while they're holding a meeting, but they have been very accommodating and the O'Brian Construction staff have been very willing to work.

Councilor Morrisey asked if the project was still on budget.

Mr. Vandenberg stated yes still on schedule.

Mr. Winstanley stated he was at an event this weekend at the Convention Center and the building did work very well and it actually was in good shape for the event.

**COMMENTS –
CITY STAFF
AND OTHERS**

Kevin Cupples, Planning Director, stated things were going well, the building official was out of the office for two weeks, and it was good to have him back. Cannon Beach and the County helped out and it was nice for neighboring jurisdictions to help out. Mr. Cupples discussed the future Planning Commission meetings.

Chief Daniels stated the department finally got all the air packs serviced today. There were twenty four total air packs but a lot of stuff that comes with it. October was fire prevention week and if you have wood burning fire places this is the time of year for chimney fires.

Mr. Vandenberg stated this weekend the convention center was hosting the Pacific Northwest Allergy Nurses approximately 150 attendees.

Mr. McDowell stated when he looked in the audience he saw a lot of volunteers here tonight and it's just very nice to have people interested in our city and giving us input so that we can all work together and I really appreciate it.

Mayor Barber stated absolutely true, the fuel that runs the city are the volunteers, that's for sure.

Brian Owen, Seaside Chamber of Commerce Director, stated the next step is the holiday season which kicks off the day after Thanksgiving. We have our holiday lights, Christmas tree lighting and parade November 23, 2018. Encourage everybody to be a part of that and put some legs on it and get out. The Christmas tree is not picked out yet, but it will be picked. Mr. Owen personal announcement: Yesterday he was the lucky recipients of a yes, he proposed to Shelly. Mr. Owen further stated the Wednesday morning chamber meetings are used to visit different businesses, but we also want to visit our city. We are going to tour the sewer treatment plant on Wednesday morning and he invited everybody to come out and check it out. If you've never been out there, it is amazing how much happens.

Mr. Winstanley stated he wanted to remind Council the League of Oregon Cities Conference was coming up at the end of the month. He would not be attending the conference as he had the auditors coming to the City and there are a number of things that need to be prepared for that visit. Mr. Winstanley stated he would miss the next Council meeting as he was would be on vacation.

Mr. Vandenberg stated there was an article in the League of Oregon Cities (LOC) Magazine this month about the convention center expansion/renovation project.

Jon Rahl, Assistant City Manager, stated he was looking forward to attending his first LOC Conference this year.

COMMENTS – COUNCIL

Councilor Horning stated he liked to recognize the work on the convention center and the water quality plan he followed pretty closely. Councilor Horning further stated he missed the last Council meeting and was at Glacier National Park and when he got back from vacation noticed the Elk ate his garden and apple trees.

Councilor Frank stated he had the pleasure to see former Councilor Stubby Lyons who sends his regards. Great to see new businesses coming to town which was a plus. Councilor Frank further stated he wanted to shout out to the Seaside Football Team for the great games they have been playing.

Councilor Phillips stated that was great to see the article in the LOC book about the convention center. Councilor Phillips further stated it was always great when Seaside beats Astoria 55-70 was good.

Councilor Morrisey stated he wanted to update the council and the public on the comprehensive housing study. We had our third meeting today with the consultants and so things are moving right along. We actually have basically done all the data gathering and it's kind of shocking actually to see the numbers. The one thing I pressed the consultants for was to not just do a county wide planning but individual also because the county wide would be just building Warrenton so we are trying to find solutions.

Councilor Wright stated he wanted to shout out for first responders. I think it should be more than once a year but more like once a week. History and Hops would be about the Jetty and November the bees wax. There was the Salt Makers coming to Seaside also.

Mayor Barber stated he attended the anniversary celebration at the library on Saturday, Ten years how was that possible. The new library was a great celebration and the really excellent part was Louis Larson who ending up talking at the celebration and the cake was wonderful. Mayor Barber stated he would close with a quote from Benjamin Franklin since we have been talking about water. This is what he said: "When the well is dry, we will know the worth of water".

ADJOURNMENT

The regular meeting adjourned at 7:52 PM.

Kim Jordan, City Recorder

JAY BARBER, MAYOR