



# CITY OF SEASIDE CITY COUNCIL AGENDA

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Monday, May 22, 2023

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To provide public comment for City Council meetings, participants should register prior to the meeting. Please complete the form linked below to offer public comment at an upcoming City Council meeting. You may provide public comment using the following methods:

1. In-person (meetings are held at Seaside City Hall, 989 Broadway, Seaside, OR)
2. Via Zoom web conference or telephone (obtain link and register at [cityofseaside.us](http://cityofseaside.us))
3. Written comments may be submitted using this [form](#), via e-mail to [publiccomment@cityofseaside.us](mailto:publiccomment@cityofseaside.us) or in person at City Hall (989 Broadway, Seaside, OR).

If you are providing public comments in person or via Zoom, please keep in mind your comments will be limited to three (3) minutes. If your comments are longer than three (3) minutes, please submit your comment in writing and utilize your three (3) minutes to summarize your written document. Please review the [Public Comment Rules of Conduct](#) prior to the meeting.

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## CITY COUNCIL WORK SESSION: 5:00 PM

1. Discussion of 19th Avenue Street Vacation Request { 30 min }
2. Discussion on Amendments to Rules of Procedure and Conduct Guidelines for Governing Council Members { 20 min }
3. Discussion of Current/Future Agenda Items { 10 min }

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## CITY COUNCIL MEETING: 6:00 PM

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **PROCLAMATION**
  - a) PRIDE MONTH
6. **PUBLIC COMMENTS** Members of the public may use this time to provide comments to the City Council on items that are not scheduled on this agenda for a public hearing or public comment. Speaking time is limited to three minutes.
7. **DECLARATION OF POTENTIAL CONFLICT OF INTEREST**
8. **CONSENT AGENDA**
  - a) PAYMENT OF THE BILLS - \$325,162.33
  - b) APPROVAL OF MINUTES – May 8, 2023

9. **REPORTS AND PRESENTATIONS:**

- a) SEASIDE CIVIC AND CONVENTION CENTER ANNUAL REPORT

10. **CITY OF SEASIDE BOARDS, COMMISSIONS, AND COMMITTEES**

- a) VACANCY BUILDING BOARD OF APPEALS (3 Vacancies)
- b) VACANCY PARKS ADVISORY COMMITTEE (3 Vacancies – 3 Term Expirations)

11. **UNFINISHED BUSINESS:**

- a) PUBLIC HEARING ORDINANCE 2023-03 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE, OREGON, PURSUANT TO ORS 223.112-223.132, SETTING A PUBLIC HEARING, EXTENDING THE TERM OF THE ASSESSMENT DISTRICT FOR ECONOMIC IMPROVEMENT, KNOWN A THE “DOWNTOWN MAINTENANCE DISTRICT”; REPEALING ORDINANCE NO. 2022-05 AND ALL ORDINANCES IN CONFLICT (Second Reading) (Third Reading Council Discretion)
  - OPEN PUBLIC HEARING
  - CLOSE PUBLIC HEARING
  - COUNCIL COMMENTS
  - MOTION FOR SECOND READING BY TITLE ONLY – ALL IN FAVOR AND OPPOSED
  - COUNCIL DISCRETION - MOTION FOR THIRD READING BY TITLE ONLY – ALL IN FAVOR AND OPPOSED
  - MOTION TO ADOPT – ROLL CALL VOTE (Following Third Reading)

12. **NEW BUSINESS:**

- a) LIQUOR LICENSE APPLICATION LIMITED ON PREMISES – STUDIO 138, 810 BROADWAY ST, SUITE 101 (OWNER: CARRIE BOND)
- b) APPROVAL: HELPING HANDS REQUEST FOR RELEASE OF FUNDING
- c) PUBLIC HEARING RESOLUTION 4017 – A RESOLUTION OF THE CITY OF SEASIDE OREGON, AMENDING THE CITY OF SEASIDE BUILDING FEES
  - OPEN PUBLIC HEARING
  - CLOSE PUBLIC HEARING
  - COUNCIL COMMENTS
  - MOTION TO READ BY TITLE ONLY – ALL IN FAVOR AND OPPOSED
  - MOTION TO ADOPT – ALL IN FAVOR AND OPPOSED
- d) APPROVAL: BID FOR LANDSCAPE MAINTENANCE CITY OF SEASIDE FACILITIES
- e) APPROVAL: CITY COUNCIL STRATEGIC BLUEPRINT 2023
- f) APPROVAL: CITY OF SEASIDE BRANDING

13. **COMMENTS FROM CITY STAFF**
14. **COMMENTS FROM THE COUNCIL**
15. **RECESS INTO EXECUTIVE SESSION IN ACCORDANCE WITH ORS 192.660 (2) (e) REGARDING DELIBERATIONS WITH PERSONS DESIGNATED TO NEGOTIATE REAL PROPERTY TRANSACTIONS**
16. **RECONVENE INTO REGULAR SESSION – COUNCIL ACTION IF ANY REGARDING DELIBERATIONS WITH PERSONS DESIGNATED TO NEGOTIATE REAL PROPERTY TRANSACTIONS**
17. **ADJOURNMENT**

Complete copies of the Current Council meeting Agenda, Packets, and Minutes can be viewed at:  
[www.cityofseaside.us](http://www.cityofseaside.us).

All meetings other than executive sessions are open to the public. When appropriate, any public member desiring to address the Council may be recognized by the presiding officer. Remarks are limited to the question under discussion except during public comment. This meeting is handicapped accessible. Please let us know at 503-738-5511 if you will need any special accommodation to participate in this meeting.



# Staff Report – City Council

Meeting Date: May 22, 2023  
Author: Jeff Flory, Community Development Director  
Department: Community Development  
Subject: 19<sup>th</sup> Ave Street Vacation  
Type of Item: Discussion

## Introduction:

The City of Seaside Community Development Department received a request from LKL Properties to vacate a portion of 19<sup>th</sup> Avenue from N. Franklin St. to N. Columbia St.

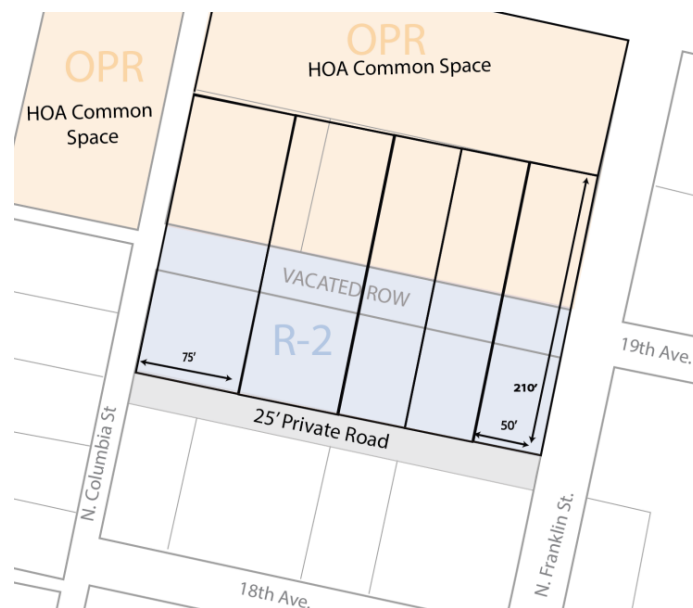
## Background:

LKL Properties owns approximately 2.5 acres of land north of 18<sup>th</sup> Ave. at the ends of N. Franklin St. and N. Columbia St. Tax lot 4101 is zoned Medium Density Residential (R-2) and the remaining properties are zoned Open Space, Parks & Recreation (OPR). The R-2 zoned property has six platted, developable, residential lots.

19<sup>th</sup> Ave. is currently un-developed and N. Franklin St. and N. Columbia St. dead end near the east and west sides of the portion of 19<sup>th</sup> Ave. the property owner wishes to have vacated.



The applicant is proposing a new lot and street configuration that would site the private access road between the existing houses on north side of 18<sup>th</sup> Ave. and the developable lots on the south side of 19<sup>th</sup> Ave.



## Department Review:

The Planning, Public Works, and the Fire Departments have all reviewed the property owner's request.

The city's water mains for this neighborhood terminate near 19<sup>th</sup> Ave. on both N. Franklin St. and N. Columbia St. Development of 19<sup>th</sup> Ave. would allow for the water infrastructure to be tied together thus creating circulation. Looping the water system increases fire flow rates to the existing or any newly installed fire hydrants. Improvement to the neighborhood's water quality will be achieved as circulation would prevent water from stagnating in the dead-end portions of the pipes. If 19<sup>th</sup> Ave is vacated, looping the system can still be accomplished through the private street or through a utility easement across the vacated portion of 19<sup>th</sup> Ave.

The current dead-ends in the water mains cause disinfection byproducts to sit stagnate in the lines. The system has to be periodically flushed by Public Works staff to prevent this stagnation. The need for flushing will be decreased if the two dead end water mains are tied together through the improvements to 19<sup>th</sup> Ave. The developer would need to fully improve 19<sup>th</sup> Ave. or their private street including the installation of water and sewer lines for utility service to their lots. If 19<sup>th</sup> Ave is vacated the city will require an easement on the private street for utilities.

The 19<sup>th</sup> Ave right-of-way currently serves as a parking area for access to the beach and estuary at the termination of the gravel portions of N. Franklin St. and N. Columbia St.



The owner's proposal to vacate 19<sup>th</sup> Ave and install a 25ft wide private access road would take away some of the limited parking spaces available at these access points. The proposed private street would have the potential to be gated or signed "No Parking" and only accessed by residents of that street. The 25ft wide private road would be narrow and if blocked from public use, vehicular traffic flow or pedestrian circulation between N. Franklin St. and N. Columbia St. could not be achieved.

In order to develop the already platted, R-2 zoned lots, 19<sup>th</sup> Ave. will need to be improved for access. If 19<sup>th</sup> Ave. is fully improved, the 35ft public right of way would provide for additional, on-street, public parking for public use and vehicular and pedestrian circulation between N. Franklin St. and N. Columbia St. The addition of approximately 11-12 new on-street parking spaces on 19<sup>th</sup> Ave. would be available for area residents and for use as parking for estuary and beach access. Adding parking has been discussed with the developer however, no additional parking has been shown on the developers plans.

**Budget Impact:**

Vacating 19<sup>th</sup> Ave. and installing a private street could provide the developer's lots with unencumbered views of the estuary which may increase their value. The increased value of the proposed lots will result in higher property taxes to the city.

**Requested Action:**

Staff requests the City Council discuss the street vacation request. If the council is interested in further exploring this request, staff will work with the property owner to address some of the issues that have been pointed out in this staff report. The property owner would then be able to apply and begin the street vacation process.

**Attachments:**

1. Property Owner's Presentation

**Staff and/or Key Contacts:**

Jeff Flory, Community Development Director

# **NORTH END LOT RECONFIGURATION**

## **SEASIDE, OR**

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**LKL Properties, LLC**

**Winterbrook Planning, LLC**

# INTRODUCTION

- Approximately 2 ½ acres of prime oceanfront land
- Located on the North End of Seaside
- Family-owned property for over 40 years, consisting of 3<sup>rd</sup> and 4<sup>th</sup> generation Oregonians
- LKL Properties is an LLC of all family members, not a real estate development company
- Proposal to reconfigure the property at highest and best use while maintaining the character of the neighborhood and continue to provide public beach access.
- Seeking City Council feedback on our proposed plan to develop this prime oceanfront property in 2023.



# 5 LKL Tax Lots



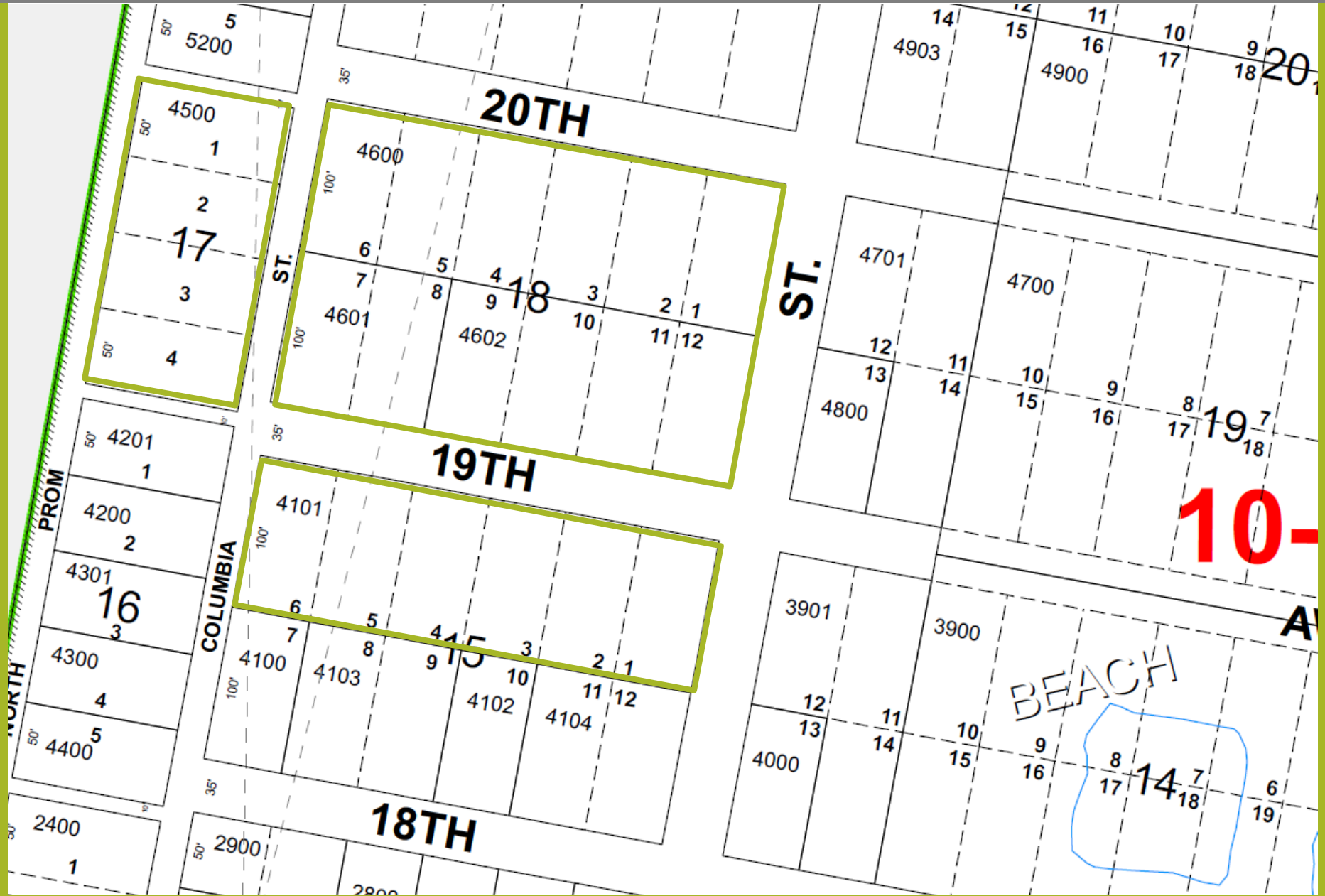
# Current Zoning

OPR

R2



# Platting Pattern



# A Long History Has Led To The Current Plan

Family  
acquired  
property  
late 1970's  
Deeded to  
LKL  
Properties  
in 2006

2015-2016  
evaluate  
potential  
rezoning  
w/input  
from a  
developer,  
lawyer and  
the City  
Planner.  
Deemed  
not  
possible

2019 Geo  
Technical  
Report  
Completed

2023  
Wetlands  
Survey  
Completed.  
Determined  
there are no  
Wetlands

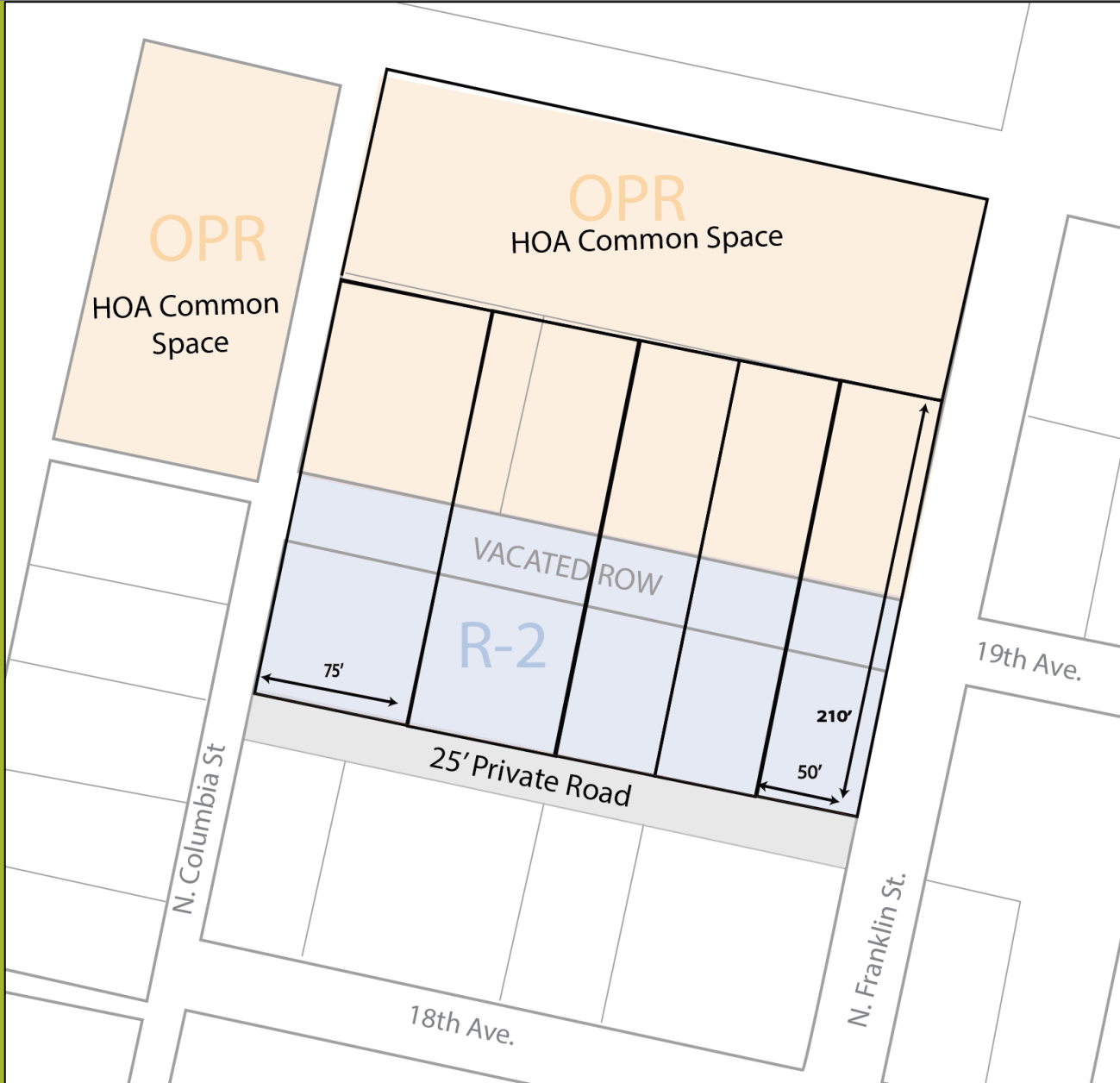
2010  
Boundary  
Survey  
Completed

2016-2022  
Marketed  
the 2 ½  
Acres as one  
sale to  
developers.  
No sale  
occurred and  
the property  
is not  
currently on  
the market

2022  
Working  
with  
Winterbrook  
Planning to  
assist in  
developing a  
conceptual  
plan to  
divide the  
property

2023  
Five lot  
reconfiguration  
plan presented  
to the  
City of Seaside  
council for  
review.

# Conceptual Site Plan



-Three 10,500 SF lots

-Two 15,750 SF lots

-Two shared HOA common space areas

-25' private road along southern edge

-Street vacation of 19<sup>th</sup> Ave. <sup>7</sup>

# Design Goals

- Develop North end of Seaside
- Maintain neighborhood character
- Highest and best use of land
- Effectively manage OPR land
- Contiguous R2/OPR lots
- Maintain public beach access
- Spacing from 18th Ave homes
- Maintain reduced traffic on Columbia St

# Project Objectives

- Vacation of 19<sup>th</sup> Ave ROW
- Development of Private Road
- Lot pattern reconfiguration



# Maintained Public Access



# SUMMARY

Create Optimal  
Lot Configuration  
for North End

Vacate 19<sup>th</sup> Ave  
ROW

Develop Private  
Road

A unique  
Development  
Opportunity

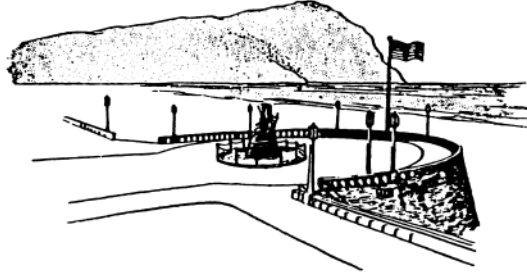
The project objectives and goals are designed to maintain the existing peaceful neighborhood character while utilizing the highest and best use of the land in this prime 2 ½ acre scenic location.

- Vacating 19th Avenue allows for the development of contiguous R2/OPR lots which incorporate the ownership & management of the OPR land while minimizing an increase in traffic on N. Columbia.
- A private road at the southern border of the property provides frontage access for the new lots and creates additional separation and privacy from the existing homes on 18th Avenue.
- This development maintains public beach access along N. Columbia and N. Franklin St. and will generate valuable new tax revenue for the City of Seaside.
- We look forward to working with the City of Seaside on the development of this unique property



# CITY OF SEASIDE

OREGON'S  
F A M O U S  
A L L - Y E A R  
R E S O R T



989 BROADWAY  
SEASIDE, OREGON 97138  
(503) 738-5511

## PROCLAMATION

**To recognize The City of Seaside, Oregon supports the right of every citizen to experience equality and freedom from discrimination.**

*Whereas*, the City of Seaside has a diverse (LGBTQI+) community and is committed to supporting visibility, dignity and equality for all people in the community: and equality for lesbian, gay, bisexual, transgender, queer (or questioning), and intersex (LGBTQI+) people is reflected in the tireless dedication of advocates and allies who strive to forge a more inclusive society; and

*Whereas*, President Bill Clinton, on June 2, 2000, declared June “Gay & Lesbian Pride Month” to commemorate the June 1969 Stonewall Uprising in Lower Manhattan and on June 1, 2009, President Barack Obama expanded the commemoration further by declaring June to be Lesbian, Gay, Bisexual and Transgender Pride Month; and

*Whereas*, LGBTQI+ Americans, including those who live in our local communities, face discrimination simply for being who they are and for who they love and there remains much work to do to extend the promise of our country to every person making it important for cities like Seaside to stand up and show support for all our residents; and

*Whereas*, the landmark Supreme Court decision of 2015 guaranteeing marriage equality in all 50 States was a historic victory for LGBTQI+ Americans and continue to affirm our belief that we are all more free when we are treated as equals.

***NOW, THEREFORE, I, Steve Wright, Mayor of the City of Seaside, in the State of Oregon***, do hereby proclaim on behalf of the citizens of the Seaside, the month of June 2023 as Lesbian, Gay, Bisexual, Transgender, Queer (or questioning), and Intersex Pride Month; and encourage all residents to eliminate prejudice wherever it exists and to celebrate our great diversity by taking part in community events throughout June which focus on and celebrate our LGBTQI+ neighbors.

**IN WITNESS WHEREOF**, I have hereunto set my hand and cause the Seal of the City of Seaside to be affixed on this 22<sup>nd</sup> day of May, 2023.

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Steve Wright, Mayor



# CITY OF SEASIDE CITY COUNCIL

## DRAFT MEETING MINUTES

City Hall, 989 Broadway, Seaside, OR 97138  
Monday, May 8, 2023

### Work Session 5:00 PM

#### I. City Tree Board Interview 5:00 PM – Patricia Hail

The City Council interviewed City Tree Board Applicant Patricia Hall.

#### II. Discussion/Update on City of Seaside Branding

City Council Work Session continuance, City of Seaside Branding Project. Consultants Holly McAfee and Danny Guralnick for the company Lookout presented updates to the city logo with feedback received from the City Council at the February 27, 2023, meeting.

City Council gave Lookout direction on a preferred design for Tillamook Head, the logo design and asked for further work on a color palette that presented Tillamook Head in an evergreen shade of green.

#### III. Discussion of Current/Future Agenda Items

No discussion of current/future agenda items.

### City Council Meeting 6:00 PM

#### I. Call to Order and Pledge of Allegiance

#### II. Roll Call

<b>Council Members</b>	<b>P/A</b>
Steve Wright, Mayor	<b>P</b>
David Posalski, Council President	<b>P</b>
Tita Montero	<b>P</b>
Tom Horning	<b>P</b>
Randy Frank	<b>P</b>
Seth Morrissey	<b>P</b>
Steve Dillard	<b>P</b>

<b>Staff Members</b>	
Spencer Kyle, City Manager	Dave Ham, Police Chief
Jon Rahl, Assistant City Manager	Zach Fleck, Finance Director
Kim Jordan, City Recorder	Mike Dimmick, Public Works Director
Joshua Heineman, Tourism Director	Brian Owen, Convention Center Gen. Mgr.
Joey Daniels, Fire Chief	Genesee Dennis, Division Fire Chief
Jeff Flory, Community Dev. Director	David Rankin, Division Fire Chief
Rick Plummer, Fire Lieutenant	

<b>Visitors in Chambers (attendance sheet)</b>	<b>Visitors on Zoom</b>
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Rick Bowers	
Nelle Moffit	
James Paul	
Chris Carey	
Katie Hardesty	
Thanusak Mahatyaku	
Seamus McVey	
Susan Penrod	
Kathy Samsel	
Brian Taylor	
Dave Koller	
Sue Coddington	
Charles Murphy	
Patricia Hail	
Dawn Fujiwara Pavlik	

**III. Approval of Agenda**

<b>Motion:</b>	So moved.			
<b>Moved:</b>	Frank			
<b>Seconded:</b>	Horning			
<b>Ayes:</b>	Wright, Frank, Horning, Dillard, Morrisey, Posalski, Montero	<b>Nays:</b>	<b>Absent:</b>	<b>Recused:</b>
<b>Passed:</b>	<b>7/0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**IV. Proclamations**

A. National Police Week

Police Chief Ham addressed the City Council regarding National Police Week and the lives lost. Councilor Dillard read the Proclamation for National Police Week.

B. National Public Works Week

Public Works Director Dimmick addressed the City Council regarding the Seaside Public Works staff.

Council President Posalski read the Proclamation for National Public Works Week.

**V. Public Comments (time is limited to 3 minutes)**

**Rick Bower** addressed the City Council regarding homelessness.

**VI. Declaration of Potential Conflict of Interest**

<b>Council Members</b>	<b>Y/N</b>
Steve Wright, Mayor	<b>N</b>
Tom Horning	<b>N</b>
Randy Frank	<b>N</b>
Seth Morrisey	<b>Y</b>
Steve Dillard	<b>N</b>
David Posalski, President	<b>Y</b>

Tita Montero	<b>N</b>
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Council President Posalski stated that the school district lease and his organization, the Seaside Food Forest, have been involved in negotiations to relocate the community gardens.

Councilor Morrisey stated he was also semi part of the Seaside Food Forest organization, but not officially.

**VII. Consent Agenda**

<b>Motion:</b>	I move that we approve the consent agenda pay the bills and approve the minutes.			
<b>Moved:</b>	Morrisey			
<b>Seconded:</b>	Posalski			
<b>Ayes:</b>	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	<b>Nays:</b> <b>0</b>	<b>Absent:</b> <b>0</b>	<b>Recused:</b> <b>0</b>
<b>Passed:</b>	<b>7/0</b>			

**VIII. Reports and Presentations**

A. Fire Department Annual Report

Fire Chief Daniels and Division Chief Dennis presented the Fire Department Annual Report.

**IX. City of Seaside Boards, Commissions, and Committees**

A. Vacancy Building Board of Appeals (3 Vacancies)

There were three vacancies on the Building Board of Appeals.

B. \_Vacancy City Tree Board (1 Vacancy – 1 Application)

There was one vacancy on the City Tree Board. The City Council received one application from Patricia Hail and conducted an interviewed during the work session.

<b>Motion:</b>	Move that we appoint Patricia Hail to the tree board.			
<b>Moved:</b>	Morrisey			
<b>Seconded:</b>	Frank			
<b>Ayes:</b>	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	<b>Nays:</b> <b>0</b>	<b>Absent:</b> <b>0</b>	<b>Recused:</b> <b>0</b>
<b>Passed:</b>	<b>7/0</b>			

**X. Unfinished Business**

There was no unfinished business.

**XI. New Business**

A. Liquor License Application off Premises. The Seaside Market, 250 Avenue ‘U’, (Owner: Majadev Bahadur Sapkota)

The Seaside Market Owner Majadev Bahadur Sapkota addressed the City Council regarding the liquor license application.

<b>Motion:</b>	Move that we accept this application.			
<b>Moved:</b>	Frank			

<b>Seconded:</b>	Dillard			
<b>Ayes:</b>	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	<b>Nays:</b> <b>0</b>	<b>Absent:</b> <b>0</b>	<b>Recused:</b> <b>0</b>
<b>Passed:</b>	<b>7/0</b>			

- B. Liquor License Application Full On Premises Thai Us Up, 1480 S. Roosevelt Drive (Owner: Darunee Patumrattanathan)

The Thai Us Up owner Darunee Patumrattanathan addressed the City Council regarding the liquor license application.

<b>Motion:</b>	Move that we recommend approval for the liquor license application for Thai Us Up.			
<b>Moved:</b>	Posalski			
<b>Seconded:</b>	Morrisey			
<b>Ayes:</b>	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	<b>Nays:</b> <b>0</b>	<b>Absent:</b> <b>0</b>	<b>Recused:</b> <b>0</b>
<b>Passed:</b>	<b>7/0</b>			

- C. Liquor License Application Limited On Premises Seaside Slushies and Dogs, 409 Broadway (Owner: Dave and Dawn Pavlik)

The Seaside Slushies and Dogs owner Dawn Pavlik addressed the City Council regarding the liquor license application.

<b>Motion:</b>	Move that we approve Seaside Slushies' and Dogs.			
<b>Moved:</b>	Morrisey			
<b>Seconded:</b>	Frank			
<b>Ayes:</b>	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	<b>Nays:</b> <b>0</b>	<b>Absent:</b> <b>0</b>	<b>Recused:</b> <b>0</b>
<b>Passed:</b>	<b>7/0</b>			

- D. Resolution #4016 – A Resolution of the City of Seaside, Oregon, Adjusting the Solid Waste Collection Rates

City Manager Kyle explained Resolution #4016, solid waste collection rates. He stated that Recology had requested a five percent increase in rates but that the franchise agreement only allowed a four percent increase without further explanation and approval from the City Council.

Christopher Carey, Recology Western Oregon General Manager, addressed the City Council in regards to requesting an adjustment to the Recology Western Oregon solid waste rates to five percent in Seaside starting July 1, 2023.

Mayor Wright asked for public comments.

Cathy Ryan addressed the City Council regarding concerns with the service she received.

<b>Motion:</b>	Move to read Resolution #4016 by title only and approve the five percent increase.			
<b>Moved:</b>	Posalski			
<b>Seconded:</b>	Montero			
<b>Ayes:</b>	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	<b>Nays:</b> <b>0</b>	<b>Absent:</b> <b>0</b>	<b>Recused:</b> <b>0</b>

<b>Passed:</b>	<b>7/0</b>			
<b>Motion:</b>	Moved to adopt Resolution #4016 by title only and approve the five percent increase.			
<b>Moved:</b>	Posalski			
<b>Seconded:</b>	Montero			
<b>Ayes:</b>	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	<b>Nays:</b> <b>0</b>	<b>Absent:</b> <b>0</b>	<b>Recused:</b> <b>0</b>
<b>Passed:</b>	<b>7/0</b>			

- E. Public Hearing Ordinance 2023-03 – An Ordinance of the City Council of the City of Seaside, Oregon, Pursuant to ORS 223.112-223.132, Setting a Public Hearing, Extending the Term of the Assessment District for Economic Improvement, known as the “Downtown Maintenance District”, Repealing Ordinance 2022-05 and all Ordinances in Conflict

City Manager Kyle explained Ordinance 2023-03 would assess the businesses in the Downtown Maintenance District to pay for two contracts in the district, litter and landscape maintenance.

Mayor Wright opened the public hearing, there were no comments. Mayor Wright announced a continuation of the public hearing to the May 22, 2023, City Council meeting.

<b>Motion:</b>	Move to read Ordinance 2023-03 by title.			
<b>Moved:</b>	Frank			
<b>Seconded:</b>	Morrisey			
<b>Ayes:</b>	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	<b>Nays:</b> <b>0</b>	<b>Absent:</b> <b>0</b>	<b>Recused:</b> <b>0</b>
<b>Passed:</b>	<b>7/0</b>			

- F. Approval: Seaside School District Lease Agreement for Broadway Fields.  
City Manager Kyle updated the City Council regarding the Lease Agreement for Broadway Fields.

Susan Penrod, Seaside School District 12 Superintendent, presented the City Council with the details of the lease agreement for Broadway Fields.

The City Council discussed the lease agreement.

<b>Motion:</b>	Move to approve the lease agreement for Broadway Fields pending approval of the parties involved including our attorney.			
<b>Moved:</b>	Frank			
<b>Seconded:</b>	Morrisey			
<b>Ayes:</b>	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	<b>Nays:</b> <b>0</b>	<b>Absent:</b> <b>0</b>	<b>Recused:</b> <b>0</b>
<b>Passed:</b>	<b>7/0</b>			

- G. Discussion – Ambulance Service in Seaside.  
Division Chief Rankin and Lieutenant Plummer presented the City Council with a presentation for Ambulance Service in Seaside. Staff requested to begin the process of acquiring the apparatus (ambulance) and tools necessary to offer ambulance service in the Seaside response area, as well as those requested by mutual aid.

The City Council discussed the presentation regarding ambulance service in Seaside.

<b>Motion:</b>	Moved to move forward with adding ambulance service to the Seaside Fire and Rescue.			
<b>Moved:</b>	Posalski			
<b>Seconded:</b>	Horning			
<b>Ayes:</b>	Wright, Horning, Dillard, Morrisey, Frank, Posalski, Montero	<b>Nays:</b>	<b>Absent:</b>	<b>Recused:</b>
<b>Passed:</b>	<b>7/0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**XII. Comments from City Staff and Partner Organizations**

Assistant City Manager Rahl updated the City Council regarding the Seaside Library Director, Jennifer Reading, will start working on Saturday.

**XIII. Comments from City Council**

Councilor Morrisey commented on the League of Oregon Cities (LOC) Conference and workforce housing.

Councilor Montero discussed ~~the 4th of July and~~ a meeting scheduled by a group of citizens opposed to fireworks on the fourth of July and commented on the LOC Conference with workshops on housing, social media, and round tables. Making connections with other cities is very valuable.

Councilor Frank discussed the LOC Conference regarding housing and mental health. Announced the Airport meeting for May.

Councilor Horning discussed the LOC Conference and government efficiency.

Councilor Dillard updated the City Council on the Community Center Commission meeting, and commented on the LOC Conference and the networking.

Council President Posalski updated City Council regarding being in Washington DC next week.

Mayor Wright discussed the LOC Conference and enjoyed speaking with visiting Mayors. He read a Seaside Land Acknowledgement Statement that was prepared for the LOC conference. Budget Committee meeting on Wednesday and a water strategy meeting Thursday.

**XIV. City Council recessed into Executive Sessions at 8:23 PM in Accordance with:**

- A. ORS 192.660 (2) (f) Regarding Consideration of Information or Records that are Exempt from Disclosure by Law, Including Written Advice from Attorney
- B. ORS 192.660 (2) (e) Regarding Deliberations with Persons Designated to Negotiate Real Property Transactions

**XV. City Council reconvened into Regular Session at 9:33 PM – Council action if any regarding Executive Session in Accordance with ORS 192.660 (2) (f) and ORS 192.660 (2) (e),**

**XVI. Adjourn City Council Meeting 9:33 PM.**

Approved by Council on: \_\_\_\_\_

Minutes prepared by: \_\_\_\_\_  
Kim Jordan, City Recorder

\_\_\_\_\_  
STEVE WRIGHT, Mayor





# Staff Report – City Council Meeting

Meeting Date: May 22, 2023  
Author: Kim Jordan, City Recorder  
Department: Office of the City Manager  
Subject: Board, Commission and Committee Vacancies  
Type of Item: Vacancy

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## **Introduction:**

The Building Board of Appeals has three vacancies.

## **Background:**

The City relies upon volunteers to help advise the City Council relating to the operations, oversight and priorities of various programs and facilities. These boards, commissions, and committees regularly have vacancies that need to be filled. There have been no applications received for the vacancy.

## **Department Review:**

Because the ordinance was recently updated, the Building Board of Appeals has three vacancies. Candidates to fill this board must meet the following criteria:

1. Must reside in Clatsop County
2. Are qualified by experience and training to pass upon matters pertaining to building construction.

## **Budget Impact:**

None

## **Requested Action:**

The City Council may announce the vacancy is still open for applicants.

## **Alternatives:**

None

## **Attachments:**

1. Building Board of Appeals information sheet and members list.

## **SEASIDE BUILDING BOARD OF APPEALS**

The Seaside Building Boards of Appeals was established in order to determine the suitability of alternate materials and methods of construction and to provide for reasonable interpretations of all city and state regulated building codes.

The Building Board of Appeals consists of (3) three members who reside within the city limits and who are qualified by experience and training to pass upon matters pertaining to building construction. The members are appointed by the mayor subject to City Council approval.

The Building Board of Appeals shall adopt reasonable rules and regulations for conducting its investigation and shall render all decisions and findings in writing to the Building Official and a copy to the appellant. The Building Official shall be an ex-officio member and shall act as secretary of the Board.



# CITY of SEASIDE

OREGON'S  
FAMOUS  
ALL-YEAR  
RESORT

989 BROADWAY  
SEASIDE, OREGON 97138  
(503) 738-5511

## BUILDING BOARD OF APPEALS

Term of Office: 3 years

Number of Members: 3

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>TERM EXPIRES</u>
VACANCY			03/31/2024
VACANCY			03/31/2025
VACANCY			03/31/2026



## Staff Report – City Council Meeting

Meeting Date: May 22, 2023  
Author: Kim Jordan, City Recorder  
Department: City Manager’s Office  
Subject: Board, Commission and Committee Vacancies  
Type of Item: Term Expirations

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### **Introduction:**

The Parks Advisory Committee has three term expirations.

### **Background:**

The Parks Advisory Committee acts as an advisory body to the City Council, the City Manager, and the Public Works Director regarding issues concerning the Seaside Parks. The City relies upon volunteers to help advise the City Council relating to the operations, oversight and priorities of various programs and facilities. These boards, commissions, and committees annually have term expirations that need to be filled.

### **Department Review:**

The Parks Advisory Committee has three vacancies by term expirations. The Parks Advisory Committee members Mary Blake, William Montero, and Daffne Mejia Alvarez are interested in continuing their volunteer service and have agreed to serve another term. The term expiration is March 31, 2023, and this would be for a three-year term.

Candidates to fill this board must meet the following criteria:

1. Must be residents, or owners or employees of businesses within the city limit.

### **Budget Impact:**

None

### **Requested Action:**

City Council Motion:

“I move to reappoint Mary Blake, William Montero, and Daffne Mejia Alvarez for the Parks Advisory Committee”.

### **Alternatives:**

The City Council may choose to keep the vacancy open and accept applications.

### **Attachments:**

1. Parks Advisory Committee information sheet, and members list.

## **SEASIDE PARKS ADVISORY COMMITTEE**

**(Meetings are scheduled the first Thursday of every month at 7:00 PM)**

The purpose of the Seaside Parks Advisory Committee is to act as an advisory body to the City Council, the City Manager, and the Public Works Director regarding issues concerning the Seaside Parks.

The committee shall consist of seven members who are not officials or employees of the City and who will be appointed by the City Council. A minimum of six members shall reside within the city limits, and a maximum of one member may reside within the Urban Growth Boundary, or be an owner or employee of a business located in the city limits. No more than two members shall be engaged in the same kind of occupation, business, trade, or profession. The Mayor shall appoint one member of the City Council as Council liaison, and the City Manager or his designee, shall be the Staff liaison to the Committee.

The members shall serve without salary or compensation of any nature.

All members shall be appointed by the City Council and shall serve for a term of three years. The initial terms will be: two members shall be appointed for a term of one year, two members for two years, and three members for three years. As those terms expire, all vacancies will be filled for three year terms.

Each year, at the first Committee meeting in January, the members shall appoint one of their members as Chairperson and one as Vice-Chairperson. One of the Committee members will serve as Secretary. Minutes of all meetings will be filed with the City Council.

The Committee shall hold a regular meeting at least once each month of the calendar year. The meetings shall be open to the public. Any person appointed by the City Council to serve on this committee who misses three or more regularly scheduled meetings during a 12 month period shall be notified by letter that the position must be vacated. The individual may appeal the decision to the City Council. (A 12 month period is defined as beginning in January of each calendar year.)

## **PARKS ADVISORY COMMITTEE**

Term of Office: 3 years                                      Chairperson\*  
Number of Members: 7                                      Vice Chairperson\*\*  
Secretary\*\*\*

<b><u>NAME</u></b>	<b><u>ADDRESS</u></b>	<b><u>PHONE</u></b>	<b><u>TERM EXP.</u></b>
<b>MARY BLAKE</b>	<b>1668 Whispering Pines</b>	<b>717-3810</b>	<b>3/31/2023</b>
<b>WILLIAM MONTERO**</b>	<b>2471 SUNSET BLVD.</b>	<b>206-250-5919</b>	<b>3/31/2023</b>
<b>DAFFNE MEJIA ALVAREZ</b>	<b>1610 SPRUCE DR. APT. 'F'</b>	<b>503-739-0926</b>	<b>3/31/2023</b>
<b>DAVE EILENBERGER</b>	<b>240 6<sup>TH</sup> AVENUE</b>	<b>971-320-0825</b>	<b>3/31/2024</b>
<b>NANCY HOLMES*</b>	<b>1520 COOPER ST.</b>	<b>717-1614</b>	<b>3/31/2024</b>
<b>PAM BIERLY***</b>	<b>120 12TH AVENUE</b>	<b>738-8107</b>	<b>3/31/2025</b>
<b>JIM KUHN</b>	<b>910 5TH AVENUE</b>	<b>503-709-8799</b>	<b>3/31/2025</b>
<b>TOM HORNING</b>	<b>808 26TH AVENUE</b>	<b>738-5770</b>	<a href="mailto:horning@pacifier.com">horning@pacifier.com</a>
<b>MIKE DIMMICK</b>	<b>1387 AVENUE 'U'</b>	<b>738-5112</b>	<a href="mailto:mdimmick@cityofseaside.us">mdimmick@cityofseaside.us</a>



## Staff Report – City Council Meeting

Meeting Date: May 22, 2023  
Author: Kim Jordan, City Recorder  
Department: Office of the City Manager  
Subject: Downtown Maintenance District  
Type of Item: Public Hearing and Ordinance

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### **Introduction:**

Ordinance No. 2023-03 is an ordinance assessing the businesses in the Downtown Maintenance District to pay for two contracts in the district, litter maintenance and landscape maintenance.

### **Background:**

The City Council created an Economic Improvement District in 1987, known as the Downtown Maintenance District. The district was established to provide maintenance, upkeep, and litter control of planting areas, seating areas, sidewalks, and curbs within the designated area of the downtown maintenance district. The City Council conducted a public hearing and first reading of the ordinance on May 8, 2023.

### **Department Review:**

The City Council annually passes an ordinance at a public hearing that assesses properties in the Downtown Maintenance District that pays the contracts for picking up litter and taking care of the landscaping for the planters and trees. A joint effort of City Council, City Staff and a committee consisting of downtown merchants established the current program for maintenance of the downtown core area. Funds generated by the district pay the contractors for litter removal and sweeping the sidewalks, and a separate contract for maintaining the planting areas, including replacement plants. The proposed Ordinance 2023-03 is being submitted for an annual renewal at a linear foot rate of \$10.092032 per front foot for one year which is the same amount as last year.

The Boundaries of the Downtown Maintenance District are described in the Downtown Maintenance District packet (attached).

A notice has been mailed to the owner of each lot to be assessed stating the amount of the assessment proposed on the property of the owner receiving the notice. The notice stated the time and place of this public hearing at which time affected property owners may appear to support or object to the proposed assessment. The City Council shall consider any objections and may adopt, correct, modify, or revise the proposed assessments.

Assessments will be levied to the benefited property owners for a maximum of one (1) year, starting July 1, 2023, to provide for the Downtown Maintenance District. Assessments will not be made, and the Downtown Maintenance District will be abolished if written objections are received at the public hearing from owners of property upon which more than thirty-three percent (33%) of the total amount of assessments is to be levied.

### **Budget Impact:**

The Downtown Maintenance District assessment funds received will pay for the contracts for litter maintenance and landscape maintenance. The current assessment is anticipated to generate \$107,574.00, which covers the anticipated expenses of the district.

**Requested Action:**

The public hearing was continued. The Mayor will call for a public hearing and allow comments from the public. If the City Council is ready to approve the attached ordinance, a City Councilor would make the following motion:

“I move to approve Ordinance 2023-03 for the second reading by title only.”

The City Council may choose to conduct the third reading by title only, a City Councilor would make the following motion:

“I move to approve Ordinance 2023-03 for the third reading by title only.”

And followed with:

“I move to adopt Ordinance 2023-03.”

Followed by a roll call vote.

**Alternatives:**

The City Council must choose to approve the ordinance to generate the assessments for the Downtown Maintenance District prior to July 1, 2023. The City Council may choose not to make an assessment and the services anticipated would not be contracted for the upcoming budget year.

**Attachments:**

1. Downtown Maintenance District packet sent to property owners.
2. Ordinance 2023-03
3. Property Owner Letter



## **ORDINANCE NO. 2023-03**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEASIDE, OREGON, PURSUANT TO ORS 223.112-223.132, SETTING A PUBLIC HEARING, EXTENDING THE TERM OF THE ASSESSMENT DISTRICT FOR ECONOMIC IMPROVEMENT, KNOWN AS THE “DOWNTOWN MAINTENANCE DISTRICT”; REPEALING ORDINANCE NO. 2022-05, AND ALL ORDINANCES IN CONFLICT.**

**WHEREAS**, the current Downtown Maintenance District expires on June 30, 2023; and

**WHEREAS**, it is in the best interest of the City to extend the term of the district.

**NOW, THEREFORE, THE CITY OF SEASIDE ORDAINS AS FOLLOWS:**

**SECTION 1. PURPOSE.** The economic improvement district shall be continued to provide maintenance, upkeep, and litter control of planting areas, seating areas, sidewalks, curbs, and gutters within a designated area known as the “Downtown Maintenance District.”

**SECTION 2. BOUNDARIES.** The Boundaries of the Downtown Maintenance District are described as follows: Broadway from Roosevelt to the Prom; Avenue A from Holladay to the Prom; Columbia Street from Avenue A to Oceanway; Downing Mall from Broadway to Oceanway; Franklin Street from Broadway to Avenue A; First Avenue from Holladay to the Necanicum Bridge; Holladay from 1<sup>st</sup> Avenue to Avenue A on the West, and from 1<sup>st</sup> Avenue to Avenue B on the east, including 50’ to the south of Avenue A and 50’ south of Avenue B. (See Exhibit A attached.)

When the Council considers it necessary to expand the boundaries of the district, each new property owner affected will receive notice stating the time and place of a public hearing at which affected property owners may appear to support or object to the district. Boundary changes will be made by the enactment of an ordinance by the Council. (The Boundaries were expanded by Ordinance No. #2018-08 passed by City Council June 26, 2018).

**SECTION 3. COSTS.** The cost of the Downtown Maintenance District is estimated to be \$107,574.00 annually. Based on the total assessed linear footage of 10,659.3 feet, the benefited properties within the Downtown Maintenance District will pay \$10.092032 per front foot.

**SECTION 4. TERM OF DISTRICT.** Assessments will be levied to the benefited property owners for a maximum of one (1) year, starting July 1, 2023, to provide for the Downtown Maintenance District.

**SECTION 5. AUDITOR TO FILE PROPOSED ASSESSMENT.** The City Auditor shall be required to prepare the proposed assessment for each lot in the district and file it with the Finance Office.

**SECTION 6. NOTICE OF AFFECTED PROPERTY OWNERS.** Notice shall be mailed to the owner of each lot to be assessed; the notice shall state the amount of the assessment proposed on the property of the owner receiving the notice. The notice shall state the time and place of a public hearing at which time affected property owners may appear to support or object to the proposed assessment.

The hearing shall not be held sooner than thirty (30) days after the mailing of the notices. The Council shall consider any objections and may adopt, correct, modify or revise the proposed assessments.

Notice shall be mailed out to affected property by April 7, 2023, announcing the intention of the Council to extend the Downtown Maintenance District and to assess the benefited properties for all the cost. A public hearing will be held on Monday, May 8, 2023, at 6:00 PM at City Hall, 989 Broadway, at which time affected property owners may appear to support or object to the proposed extension of the district.

**SECTION 7. ASSESSMENTS.** If, after the hearing, the Council determines that the Downtown Maintenance District shall be extended, the Council shall determine the amount of the assessment on each lot in the district, and the extension of such assessments.

Assessments will not be made and Downtown Maintenance District will be abolished if written objections are received at the public hearing from owners of property upon which more than thirty-three percent (33%) of the total amount of assessments is to be levied.

**SECTION 8. REPEAL.** Ordinance No. 2022-05, adopted April 25, 2022, is repealed.

**ADOPTED** by the City Council of the City of Seaside on this \_\_\_\_ day of \_\_\_\_\_, 2023, by the following roll call vote:

YEAS:  
NAYS:  
ABSTAIN:  
ABSENT:

**SUBMITTED** to and **APPROVED** by the Mayor on this \_\_\_\_ day of \_\_\_\_\_, 2023.

---

STEVE WRIGHT, MAYOR

ATTEST:

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Spencer Kyle, City Manager



# CITY of SEASIDE

OREGON'S  
FAMOUS  
ALL-YEAR  
RESORT

989 BROADWAY  
SEASIDE, OREGON 97138  
(503) 738-5511

April 7, 2023

DEAR PROPERTY OWNER,

Enclosed is a proposed Ordinance of the City Council of Seaside, to renew the Downtown Maintenance District, at a linear foot rate of **\$10.092032** per front foot for one year. **This is the same amount as last year.**

A joint effort of City Council, City Staff, and a committee consisting of downtown merchants established the current program for maintenance of the downtown core area.

Funds generated by this District pay the contractors for litter removal and sweeping the sidewalks, and a separate contract for maintaining the planting areas, including replacement plants.

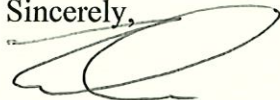
The City Council will hold a public hearing on this issue at the Monday, May 8, 2023, meeting to be held at City Hall, 989 Broadway, at 6:00 PM.

**(The City of Seaside City Council Meeting for Monday, May 8, 2023 will conduct a regular public meeting, which you are invited to attend or you can view and make comments on Zoom. Registration instructions are on the City of Seaside website at [www.cityofseaside.us](http://www.cityofseaside.us)).**

You are welcome to submit written comments by registering for public comments on the City of Seaside website.

If you have any questions, please call Kim Jordan, City Recorder at (503) 738-5511, or email at [kjordan@cityofseaside.us](mailto:kjordan@cityofseaside.us).

Sincerely,



Zach Fleck  
Finance Director

ZF:kj  
Enclosure

Assessment - **\$10.092032** /front foot  
July-23

LOT	PROPERTY OWNER/ADDRESS	FRONT FOOTAGE	AMOUNT
61021AA			
3800	DMT Development LLC PO Box 23 Seaside, OR 97138	910 Broadway St. Acct. 11475	96.0 968.84
4000	One Ten Holdings LLC PO Box 5517 Salem, OR 97804	8 N. Holladay Dr. Acct. 11477	206.3 2,081.99
4100	One Ten Holdings LLC PO Box 5517 Salem, OR 97804	Acct. 11478	18.5 186.70
4200	One Ten Holdings LLC PO Box 5517 Salem, OR 97804	Acct. 11479	41.5 418.82
4300	One Ten Holdings LLC PO Box 5517 Salem, OR 97804	728-730 Broadway St. Acct. 11480	38.0 383.50
4400	William & Robin Montero 2471 Sunset Blvd. Seaside, OR 97138	734 Broadway Acct. 11481	28.4 286.61
4500	Roberts Investment Properties LLC 27 Majestic View Ln. Aberdeen, WA 98520	810 Broadway St. Acct. 11482	73.6 742.77
4700	Robert C. Moberg/Robert Rust/Catriona Penfield 842 Broadway St. Seaside, OR 97138	842 Broadway St. Acct. 11483	50.0 504.60
4800	Sibony 850 LLC PO Box 61 Seaside, OR 97138	850 Broadway St. Acct. 11484	15.0 151.38
4900	Patrick Ryan McDonald PO Box 1005 Seaside, OR 97138	852 Broadway Acct. 11485	35.0 353.22
5000	Bula Properties LLC 610 18th Street Astoria, OR 97103	862 Broadway St. Acct. 11486	50.0 504.60
6100	Gilbert Hospitality LLC/RhanmasTahmidur/Khan Masudir 11468 NW Blackhawk Dr. Portland, OR 97229	Acct. 11493	75.0 756.90
6200	Dale & Jack Bessett PO Box 369 Yoncalla, OR 97499	9 N. Holladay Dr. Acct. 11494	25.0 252.30
6300	Wexler Holladay Dr. LLC 1101 Avenue D #D-201 Snohomish, WA 98290	39-45 N Holladay Dr. Acct. 11496	101.2 1,021.31
8300	Steven E. Haugen/James R. Haugen 47 N Holladay Dr. Seaside, OR 97138	57 N Holladay Dr. Acct. 11516	67.2 678.18

61021AA				
8400	Steven Haugen/James R. Haugen 47 N Holladay Dr. Seaside, OR 97138	47 N Holladay Dr. Acct. 11517	33.0	333.04
8500	Saucedo Family LLC 1920 S. Columbia St. Seaside, OR 97138	109 N Holladay Dr. Acct. 11518	100.0	1,009.20
14300	Genesis Seaside LLC. 15924 Quarry Rd. Lake Oswego, OR 97035	34 N Holladay Dr. Acct. 52241	484.9	4,893.63
14700	Gilbert Hospitality LLC/RhanmasTahmidur/Khan Masudir 11468 NW Blackhawk Dr. Portland, OR 97229	600-616 Broadway St. Acct. 11595	375.0	3,784.51
90117	Patrice Eichenberger/Rodereick & Braden Leupp 8100 SW 2nd Avenue Portland, OR 97219	Rivertide Suites #117 Acct. 56715	2.81	28.36
90121	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #121 Acct. 56714	2.82	28.46
90123	James & Elaine Parker/Timothy Parker/Vicki Mittendorf TR 5675 SW Stott Ave. Beaverton, OR 97005	Rivertide Suites #123 Acct. 56713	2.81	28.36
90125	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #125 Acct. 56712	2.82	28.46
90127	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #127 Acct. 56711	2.82	28.46
90129	Nolan Erickson, LLC 604 15th Avenue Seaside, OR 97138	Rivertide Suites #129 Acct. 56710	2.81	28.36
90211	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #211 Acct. 56709	2.82	28.46
90213	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #213 Acct. 56708	2.82	28.46
90215	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #215 Acct. 56707	2.82	28.46
90216	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #216 Acct. 56706	2.82	28.46
90217	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #217 Acct. 56705	2.82	28.46
90218	KSK Development Inc PO Box 25774 Portland, OR 97298	Rivertide Suites #218 Acct. 56704	2.81	28.36
90219	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #219 Acct. 56703	2.82	28.46

61021AA				
90220	Patrice Eichenberg/Rodereick Leupp/Braden Leupp 8100 SW 2nd Avenue Portland, OR 97219	Rivertide Suites #220 Acct. 56702	2.81	28.36
90221	Nolan Erickson, LLC 604 15th Avenue Seaside, OR 97138	Rivertide Suites #221 Acct. 56701	2.81	28.36
90222	Zachary & Taryn Naranjo 6301 62nd St. NW Gig Harbor, WA 98335	Rivertide Suites #222 Acct. 56700	2.81	28.36
90223	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #223 Acct. 56699	2.82	28.46
90224	Kareem & Nadia Hinedi 501 Old Orchard Trl. Pittsburgh, PA 15238	Rivertide Suites #224 Acct. 56698	2.81	28.36
90225	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #225 Acct. 56697	2.82	28.46
90226	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #226 Acct. 56696	2.82	28.46
90227	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #227 Acct. 56695	2.82	28.46
90228	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #228 Acct. 56694	2.82	28.46
90229	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #229 Acct. 56693	2.82	28.46
90230	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #230 Acct. 56692	2.82	28.46
90301	Steven & Anna Kang 253 NE 60th Ave. Hillsboro, OR 97124	Rivertide Suites #301 Acct. 56691	2.81	28.36
90303	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #303 Acct. 56690	2.82	28.46
90305	Burns and Hewes/Burnes 2005 Fam Trust 10513 Fair Oaks Blvd. #L Fair Oaks, CA 95628-7248	Rivertide Suites #305 Acct. 56689	2.81	28.36
90307	Shannon Bichsel 26310 SE 166th St. Issaquah, WA 98027	Rivertide Suites #307 Acct. 56688	2.81	28.36
90309	Nolan Erickson, LLC 604 15th Avenue Seaside, OR 97138	Rivertide Suites #309 Acct. 56687	2.81	28.36
90311	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #311 Acct. 56686	2.82	28.46

61021AA				
90313	Ted & Sherre Calouri/Calouri Family Trust 15187 NE Aberdeen Dr. Portland, OR 97229-0936	Rivertide Suites #313  Acct. 56685	2.81	28.36
90315	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #315  Acct. 56684	2.82	28.46
90316	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #316  Acct. 56683	2.82	28.46
90317	Los Esposos Numero Dos LLC 2716 Elliott Avenue #1002 Seattle, WA 98121	Rivertide Suites #317  Acct. 56682	2.81	28.36
90318	Blake Bichsel 9039 Greenwood Avenue #202 Seattle, WA 98103	Rivertide Suites #318  Acct. 56681	2.81	28.36
90319	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #319  Acct. 56680	2.82	28.46
90320	Pankland LLC 915 118th Ave. SE #360 Bellevue, WA 98005	Rivertide Suites #320  Acct. 56679	2.81	28.36
90321	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #321  Acct. 56678	2.82	28.46
90322	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #322  Acct. 56677	2.82	28.46
90323	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #323  Acct. 56676	2.82	28.46
90324	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #324  Acct. 56675	2.82	28.46
90325	Garner Revocable Living Trust/Carolyn Garner 73 La Crosse Dr. Morgan Hill, CA 95037	Rivertide Suites #325  Acct. 56674	2.82	28.46
90326	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #326  Acct. 56673	2.82	28.46
90327	Chris Long/Lisa Fain 7220 SW 160th Avenue Beaverton, OR 97007	Rivertide Suites #327  Acct. 56672	2.82	28.46
90328	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #328  Acct. 56671	2.82	28.46
90329	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #329  Acct. 56670	2.82	28.46
90330	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #330  Acct. 56669	2.81	28.36

61021AA				
90401	Theodore & Sherre Calouri/Calouri Family Trust 15187 NW Aberdeen Dr. Portland, OR 97229-0936	Rivertide Suites #401  Acct. 56668	2.81	28.36
90403	Theodore & Sherre Calouri/Calouri Family Trust 15187 NW Aberdeen Dr. Portland, OR 97229-0936	Rivertide Suites #403  Acct. 56667	2.81	28.36
90405	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #405  Acct. 56666	2.81	28.36
90407	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #407  Acct. 56665	2.81	28.36
90409	Jerry Antonelli 11047 Old Hwy 99 SE Olympia, WA 98501	Rivertide Suites #409  Acct. 56664	2.81	28.36
90411	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #411  Acct. 56663	2.81	28.36
90413	Nolan Erickson, LLC 604 15th Avenue Seaside, OR 97138	Rivertide Suites #413  Acct. 56662	2.81	28.36
90415	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #415  Acct. 56661	2.81	28.36
90416	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #416  Acct. 56660	2.81	28.36
90417	Steven & Anna Kang 253 NE 60th Ave. Hillsboro, OR 97124-6102	Rivertide Suites #417  Acct. 56659	2.81	28.36
90418	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #418  Acct. 56658	2.81	28.36
90419	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #419  Acct. 56657	2.81	28.36
90420	Ryan Rush 94 Irvinton Drive Eugene, OR 97404	Rivertide Suites #420  Acct. 56656	2.81	28.36
90421	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #421  Acct. 56655	2.81	28.36
90422	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #422  Acct. 56654	2.81	28.36
90423	Bridge of the Gods Properties LLC 121 SW Morrison St. #600 Portland, OR 97204	Rivertide Suites #423  Acct. 56653	2.81	28.36
90424	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #424  Acct. 56652	2.81	28.36



<b>61021AA</b>				
90425	Theodore & Sherre Calouri/Calouri Family Trust 15187 NW Aberdeen Dr. Portland, OR 97229-0936	Rivertide Suites #425  Acct. 56651	2.81	28.36
90426	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #426  Acct. 56650	2.81	28.36
90427	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #427  Acct. 56649	2.81	28.36
90428	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #428  Acct. 56648	2.81	28.36
90429	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #429  Acct. 56647	2.81	28.36
90430	Seaside Investments LLC 6424 Cromwell Beach Dr. NW Gig Harbor, WA 98335	Rivertide Suites #430  Acct. 56646	2.81	28.36
<b>61021AB</b>				
8000	John & Debra Oakes/Adrift Properties LLC 409 Sid Snyder Dr. Long Beach, WA 98631	125 Oceanway  Acct. 11676	100.0	1,009.20
8100	B&A Ocean Property LLC PO Box 50 Seaside, OR 97138	20 N Columbia St.  Acct. 11677	100.0	1,009.20
8200	Damarkom Inc. PO Box 23 Seaside, OR 97138	110 Broadway St.  Acct. 11678	135.0	1,362.42
8300	Ter Har Enterprises, LLC PO Box 8 Seaside, OR 97138	150 Broadway  Acct. 11679	135.0	1,362.42
10000	Ellmaker Michael and Karen PO Box 443 Lake Oswego, OR 97034	210 Broadway  Acct. 11693	40.0	403.68
10001	Davies Revocable Trust Michael & Mary Davies Trustees 89905 Manion Dr. Warrenton, OR 97146-7111	200 Broadway  Acct. 11694	105.0	1,059.66
10002	Autry Jesse Ehler/Heidi Ehler/Ehler Rev Inter Vivos Trust PO Box 11 Seaside, OR 97138	15 N Columbia St.  Acct. 11695	35.0	353.22
10100	Autry Jesse Ehler/Heidi Ehler/Ehler Rev Inter Vivos Trust PO Box 11 Seaside, OR 97138	15 N Columbia St.  Acct. 11696	100.0	1,009.20
10200	Gemini Portfolio Management, LLC 442 Highland Drive Seaside, OR 97138	14 N Downing St.  Acct. 11697	98.0	989.02
10300	Sibony220 LLC PO Box 61 Seaside, OR 97138	216 Broadway St.  Acct. 11698	182.0	1,836.75

<b>61021AB</b>			
11400	Adrift Properties LLC 409 Sid Snyder Dr. Long Beach, WA 98631	Acct. 11708	50.0 504.60
11500	Shilo Inn Seaside Oceanfront LLC 11707 NE Airport Way Portland, OR 97230	30 N Prom Acct. 11709	312.5 3,153.76
11600	Elizabeth Z. Kahl/Trust 14215 NE Alton Ct. Portland, OR 97230	102-104 Broadway Acct. 11711	50.0 504.60
12700	TCM Seaside LLC PO Box 9 Seaside, OR 97138	318 Broadway Acct. 11722	350.0 3,532.21
12900	Liu Shaofei/Yiyan Zhang 402 Broadway St. Seaside, OR 97138	402-404 Broadway St. Acct. 11726	24.9 251.29
13000	Beach Development LLC 3457 Hwy. 101 N Gearhart, OR 97138	408 Broadway St. Acct. 11727	61.6 621.67
13100	Spiro Sassalos K Trustee/Neal & Stacey Dundas 414 Broadway St. Seaside, OR 97138	412-414 Broadway St. Acct. 11728	30.3 305.79
13200	Beach Development LLC 3457 Hwy. 101 N Seaside, OR 97138	416-418 Broadway St. Acct. 11729	26.3 265.42
13300	Beach Development LLC 3457 Hwy. 101 N Seaside, OR 97138	500 Broadway St. Acct. 11730	61.9 624.70
13400	Beach Development LLC 3457 Hwy. 101 N Gerhart, OR 97138	514 Broadway St. Acct. 11731	21.0 211.93
13500	Roy Cat LLC 940 16th St. Seaside, OR 97138	550 Broadway St. Acct. 11732	121.3 1,224.16
<b>61021AC</b>			
100	Seaside Hotel Partners LLC 15924 Quarry Rd. Lake Oswego, OR 97035	545 Broadway St. Acct. 11733	372.4 3,758.27
401	Sibony 521 LLC/CTSJ Inc. Lessee PO Box 61 Seaside, OR 97138	521 Broadway St. Acct. 11734	27.6 278.54
500	Douglas R. Wiese - Trust 89082 Manion Dr. Warrenton, OR 97146	505 Broadway St. Acct. 11735	24.2 244.23
600	Douglas R. Wiese/Trust 89082 Manion Dr. Warrenton, OR 97146	Acct. 11736	81.0 817.45
700	Douglas R. Wiese - Trust 89082 Manion Dr. Warrenton, OR 97146	505 Broadway St. Acct. 11737	103.0 1,039.48

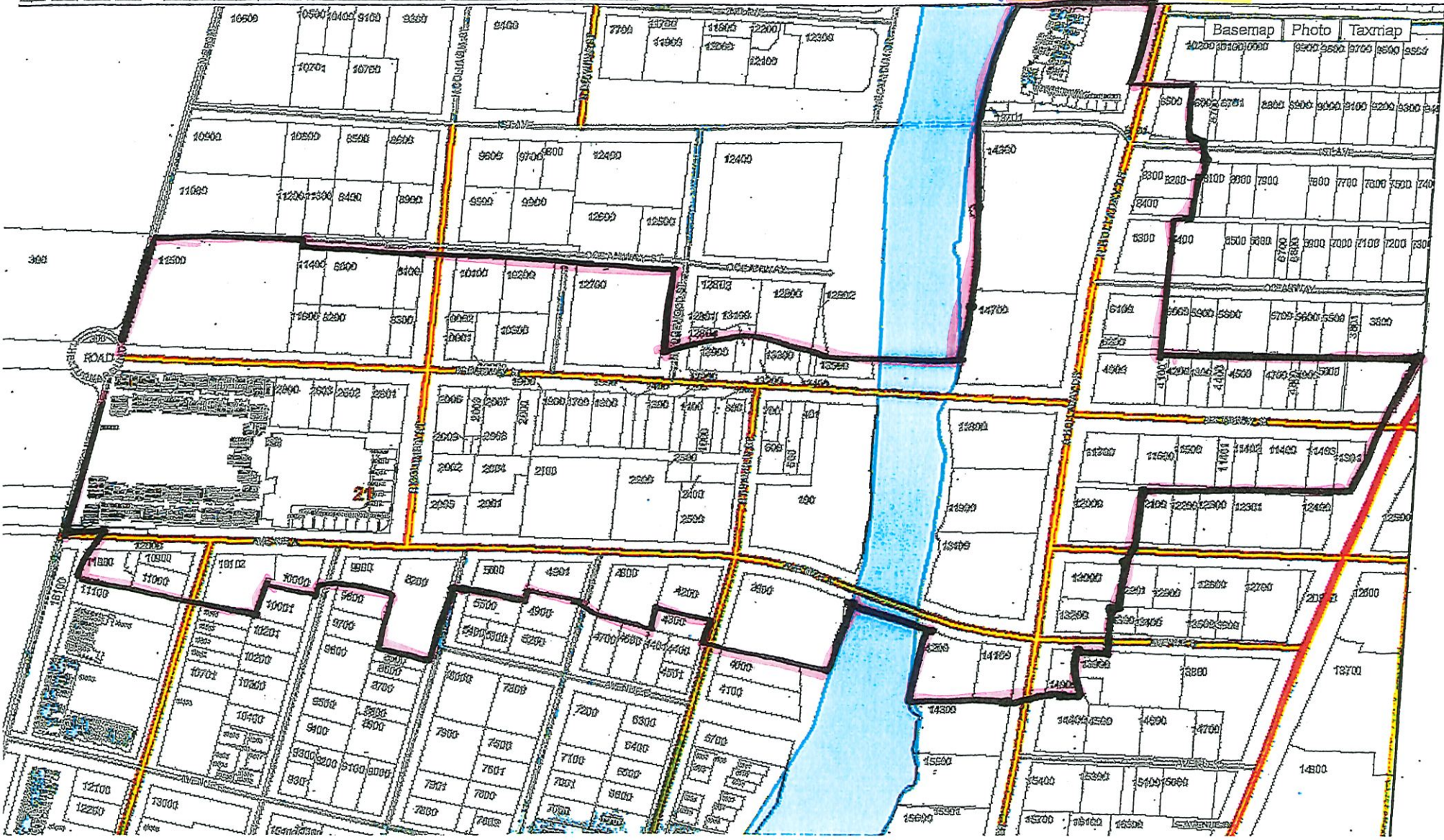
61021AC				
800	Beach Development, LLC 3457 Hwy. 101 N Gearhart, OR 97138	415 Broadway St.  Acct. 11738	134.0	1,352.33
900	Beach Development, LLC 3457 Hwy. 101 N Gearhart, OR 97138	411 Broadway St.  Acct. 11739	21.2	213.95
1000	PNP Two Seaside LLC PO Box 9 Seaside, OR 97138	407-409 Broadway St.  Acct. 11740	24.3	245.24
1100	Pig 'N Pancake, Inc. PO Box 9 Seaside, OR 97138	  Acct. 11741	30.7	309.83
1200	Pig 'N Pancake, Inc. PO Box 9 Seaside, OR 97138	  Acct. 11742	23.6	238.17
1300	Pig 'N Pancake, Inc. PO Box 9 Seaside, OR 97138	323 Broadway St.  Acct. 11743	44.9	453.13
1400	Blue Goose Properties LLC PO Box 1067 Seaside, OR 97138	319 Broadway St.  Acct. 11744	25.5	257.35
1500	Blue Goose Properties, LLC PO Box 1067 Seaside, OR 97138	317 Broadway St.  Acct. 11745	20.3	204.87
1600	DMT Development LLC PO Box 23 Seaside, OR 97138	311 Broadway St.  Acct. 11746	58.0	585.34
1700	DMT Development LLC PO Box 23 Seaside, OR 97138	227 Broadway  Acct. 11747	48.5	489.46
1800	DMT Development LLC PO Box 23 Seaside, OR 97138	227 Broadway St.  Acct. 11748	42.0	423.87
1900	DMT Development LLC PO Box 23 Seaside, OR 97138	227 Broadway St.  Acct. 11749	10.9	110.00
2000	Damarkom Inc. PO Box 23 Seaside, OR 97138	217 Broadway St.  Acct. 11750	33.5	338.08
2001	Damarkam Inc. PO Box 23 Seaside, OR 97138	300 Avenue 'A'  Acct. 11751	104.0	1,049.57
2002	Damarkom Inc. PO Box 23 Seaside, OR 97138	  Acct. 11752	76.0	766.99
2003	TD & R Enterprises, Inc. PO Box 23 Seaside, OR 97138	209 Broadway St.  Acct. 11753	30.0	302.76
2005	Davies Revocable Trust Michael & Mary Davies Trustees 89905 Manion Dr. Warrenton, OR 97146	261 S Columbia  Acct. 11755	144.5	1,458.30

61021AC				
2006	TD & R Enterprises, Inc. PO Box 23 Seaside, OR 97138	201 Broadway  Acct. 11756	178.1	1,797.39
2007	TD&M Enterprises Inc. PO Box 23 Seaside, OR 97138	215 Broadway  Acct. 11757	63.0	635.80
2100	Seaside Lodge #1748 BPOE 324 Avenue A Seaside, OR 97138	324 Avenue A  Acct. 11761	162.4	1,638.95
2200	Seaside Park N Pay LLC PO Box 1128 Seaside, OR 97138	324 Avenue A  Acct. 11762	117.4	1,184.80
2400	Pig N' Pancake, Inc. PO Box 9 Seaside, OR 97138	112/112 1/2 Franklin  Acct. 11764	37.2	375.42
2500	CenturyLink 1025 Eldorado Blvd. Broomfield, CO 80021	  Acct. 11765	213.0	2,149.60
2601	Times Theatre & Public House/Damarkom, Inc. PO Box 23 Seaside, OR 97138	133 Broadway  Acct. 11767	150.0	1,513.80
2602	KAN MDPS LLC 101C Ascot Ct. Moraga, CA 94556	111 Broadway St.  Acct. 11768	67.0	676.17
2603	Kan Associates, Inc. PO Box 267 Seaside, OR 97138	111 Broadway St.  Acct. 11769	45.0	454.14
2800	Sibony 111 LLC/CTSJ Inc. Lessee PO Box 61 Seaside, OR 97138	111 Broadway St.  Acct. 11772	70.0	706.44
3900	Seaside Lodging and Hospitality 531 Avenue A Seaside, OR 97138	531 Avenue A  Acct. 11787	143.0	1,443.16
4200	PNP ONE Seaside LLC PO Box 9 Seaside, OR 97138	441 Avenue A  Acct. 11790	100.0	1,009.20
4800	A A K Chen LLC 1369 Stillwater Ct. Seaside, OR 97138	405 Avenue A  Acct. 11797	100.0	1,009.20
4901	Bank of Astoria PO Box 2156 Tacoma, WA 98401-2156	301 Avenue A  Acct. 11799	100.0	1,009.20
5600	Bank of Astoria PO Box 2156 Tacoma, WA 98401-2156	310 Avenue A  Acct. 11804	100.0	1,009.20
8200	US National Bank of Portland PO Box 460169 Houston, TX 77056	251 Avenue A  Acct. 11832	100.0	1,009.20

<b>61021AC</b>				
9900	William J. Maclean PO Box 54 Seaside, OR 97138	209 Avenue A  Acct. 11848	100.0	1,009.20
10000	Brian McInerney PO Box 40191 Santa Barbara, CA 93140	151-153 Avenue A  Acct. 51660	90.0	908.28
10102	Seaside Prom Oregon LLC 11468 NW Blackhawk Dr. Portland, OR 97229	341 Beach Dr.  Acct. 11852	114.0	1,150.49
10900	Seaside Prom Oregon LLC 11468 NW Blackhawk Dr. Portland, OR 97229	  Acct. 11869	100.0	1,009.20
11900	Seaside Prom Washington LLC 4660 NE 77th Avenue #200 Vancouver, WA 98662	321 S. Prom  Acct. 11872	79.4	801.31
12000	Daniel & Susan Calef 3051 SE 23rd. ST. Gresham, OR 97080	25 Avenue A  Acct. 11873	23.7	239.18
60001	Trendwest Resort, Inc. 6277 Sea Harbor Drive Orlando, FL 32821	Resort at Seaside #C1  Acct. 52822	905.3	9,136.32
<b>61021AD</b>				
11301	Seaside Broadway Development LLC 1820 John Hancock Williamsburg, VA 23185	  Acct. 12044	50.0	504.60
11400	Seaside Broadway Development LLC 1820 John Hancock Williamsburg, VA 23185	851 Broadway St.  Acct. 51628	93.4	942.60
11401	Premarq Inc./Kaloumenou Anna Maria Markos/Fausett Kirk 1515 Baranof St. Kodiak, AK 99615	821 Broadway St.  Acct. 12046	79.4	801.31
11402	Brian & Peggy Pogue 35103 Highway 26 Seaside, OR 97138	831-841 Broadway St.  Acct. 12047	49.2	496.53
11403	Seaside Broadway Development LLC 1820 John Hancock Williamsburg, VA 23185	  Acct. 51627	50.0	504.60
11500	TM Development LLC PO Box 23 Seaside, OR 97138	733-737 Broadway St.  Acct. 12048	75.2	758.92
11600	Steven J. Oliva/Winfield F. Muffett 915 W 11th St. Vancouver, WA 98660	711 Broadway St.  Acct. 12049	75.0	756.90
11700	Steven J. Oliva/Winfield F. Muffett 915 W 11th St. Vancouver, WA 98660	39 Holladay Dr.  Acct. 12050	186.4	1,881.15
11800	Kirwen, LLC 89529 Green Mountain Rd. Astoria, OR 97103	609-611-619 Broadway  Acct. 12051	190.0	1,917.50
11900	William & Robin Montero/Thomas & Cyndi Fosdick 98 SE Anchor Ave. Warrenton, OR 97146	130 S Holladay Dr.  Acct. 12052	110.1	1,111.14

<b>61021AD</b>			
12000	Steven J. Oliva/Winfield F. Muffett PO Box 301 LaCenter, WA 98629	Acct. 12053	100.1 1,010.21
13000	Ralph Rogers Trust PO Box 603 Seaside, OR 97138	201-203 S. Holladay Dr. Acct. 12064	64.7 652.95
13100	210 S. Holladay Dr. LLC 11468 NW Blackhawk Dr. Portland, OR 97229	210 S Holladay Dr. Acct. 12065	314.0 3,168.90
13200	Yoo Hi Chang 231 S. Holladay Dr. Seaside, OR 97138	231 S Holladay Dr. Acct. 12066	68.8 694.33
14000	Broken Spoke Properties 89736 Seales Rd. Warrenton, OR 97146	303 S Holladay Dr. Acct. 12074	50.0 504.60
14100	First Interstate Bank/SJJ McCadden LLC 9665 Wilshire Blvd. #200 Beverly Hills, CA 90212	300 S Holladay Acct. 12075	120.0 1,211.05
14200	First Interstate Bank/SJJ McCadden LLC 9665 Wilshire Blvd. #200 Beverly Hills, CA 90212	Acct. 12076	94.0 948.65
		<b>TOTAL</b>	10,659.3' \$107,574.00

- Downtown Maintenance District (Exhibit "A")



**CITY OF SEASIDE  
NOTICE OF PUBLIC HEARING  
CITY COUNCIL**

On Monday, May 9, 2023, at 6:00 PM, a Public Hearing will be held by the Seaside City Council at Seaside City Hall, 989 Broadway, to take testimony and render a decision on a proposed ordinance to renew the Downtown Maintenance District, at a linear foot rate of **\$10.092032** per front foot for one year.

A joint effort of City Council, City Staff, and a committee consisting of downtown merchants established the current program for maintenance of the downtown core area.

Funds generated by this District pays the contractor for litter removal and sweeping the sidewalks, and a separate contract for maintaining the planting areas, including replacement plants.

A copy of the proposed ordinance will be available for review at City Hall.

All interested persons are invited to attend the meeting for public comments during the public hearing or can participate by registering prior to the event.

You may provide public comment in four (4) different methods:

1. In-person (meetings are held at Seaside City Hall - 989 Broadway, Seaside, OR)
2. Via Zoom web conference,
3. Via Zoom on a cellular or landline telephone,
4. Written comments may be submitted using the form on our website with the following link: <https://www.cityofseaside.us/city-council/pages/watch-or-listen-public-meeting>

Zach Fleck  
Seaside Finance Director





## Staff Report – City Council Meeting

Meeting Date: May 22, 2023  
Author: Kim Jordan, City Recorder  
Department: City Manager’s Office  
Subject: Liquor License Application – Studio 138  
Type of Item: Approval

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### **Introduction:**

The city has received the liquor license application from Studio 138.

### **Background:**

The company Studio 138 is a purveyor of fine art and gifts from artists who call the Northwest home. The business has requested a Limited-on Premises Liquor License. This is for a new outlet, and the owner is Carrie Bond.

### **Department Review:**

Studio 138 is located at 810 Broadway in Seaside. The owner Carrie Bond has applied for a Limited-on premises liquor license. This is for a new liquor license.

A Limited on-premises license implies the company may sell and serve by the drink at retail to consumers for consumption on their licensed premises malt beverages beer, wine, and cider at retail to consumers.

The Police Department has reviewed the business and applicants applying for the liquor license and has no concerns with the application.

### **Budget Impact:**

None

### **Requested Action:**

“I move to recommend approval of the Liquor License Application for Studio 138.”

### **Alternatives:**

The City Council, after consideration, may determine to make a favorable, unfavorable, conditionally favorable or no recommendation to the OLCC. If the City Council makes an unfavorable or conditionally favorable recommendation to the OLCC regarding any application for liquor license, the recommendation will be based on a finding that one or more of the following conditions exist:

1. There is a history or pattern of illegal or disorderly activity on the premises.
2. There have been disturbances and/or other problems (such as fights, altercations, drug dealing by patrons, furnishing alcohol to minors by patrons, public drunkenness, alcohol related litter, etc.) related to the exercise of the applicant’s alcohol license privilege and the applicant has failed to take reasonable and timely corrective action when notified of these problems by the police or the OLCC.
3. There is a continuing problem of noise from this business disturbing neighbors.
4. The applicant would be a poor risk for compliance with liquor laws, as indicated by a felony conviction, which reflects on the applicant’s ability to be a responsible liquor licensee.

5. The applicant would be a poor risk for compliance with liquor laws, as indicated by a failure to comply with liquor laws.
6. The applicant has a history of abusing alcohol or other controlled substances and would be a poor risk for compliance with liquor laws.
7. The applicant has made an intentional and materially false statement about a matter that reflects on the applicant's ability to comply with the State's liquor laws.
8. An unlicensable person or a party not named as applicant has an ownership interest in the business to be licensed.
9. The applicant has failed to operate as originally proposed to the City Council, the original proposal having been a deciding factor in the Council's favorable recommendation to the OLCC.
10. The applicant has expanded the boundaries of the licensed premises to areas not originally considered by the Council and without City and OLCC approval.
11. The business is located within 500 feet of a school, childcare facility, church, hospital, nursing or convalescent care facility, a park or child-oriented recreation facility, or an alcohol and other drug treatment facility and there is evidence that the business will adversely impact the facility.

**Attachments:**

1. Seaside Police Department Recommendation

# *Seaside Police Department*

May 16, 2023

## **MEMORANDUM**

**TO:** Mayor and City Council  
**FROM:** Josh Gregory, Detective Sergeant  
**SUBJECT:** Studio 138 LLC

The Seaside Police Department has reviewed the liquor application for Studio 138, Located at 810 Broadway #101, in Seaside, Oregon. This is a "New Outlet" request for business.

There is one listed owner in the application: Carrie L. Bond. I performed a limited background on Bond and found no disqualifying information. I performed an in-house check on the premise and found no disqualifying information regarding the location.

I did not find any disqualifying information or reason to deny this application.

If you have any additional questions, please let me know.

*Josh Gregory*



## Staff Report – City Council Meeting

Meeting Date: May 22, 2023  
Author: Spencer Kyle, City Manager  
Department: City Manager  
Subject: Helping Hands Request for Funding  
Type of Item: Approval

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### **Introduction:**

Helping Hands has requested the additional \$25,000 from the City Council that was budgeted for in fiscal year 2022-23.

### **Background:**

During the FY2022-23 Budget Committee deliberations the City Council prioritized and budgeted for non-profit requests for funding. Helping Hands requested \$50,000. The Budget Committee deliberated on all requests. Issues that were discussed by the committee regarding Helping Hands included:

- Helping Hands did not submit a budget
- Helping Hands did not say what they were going to be using the money for
- There were discussions about whether or not the money would be spent in Seaside
- There was discussion about opening the navigation center in Seaside
- There was discussion about how Helping Hands and Clatsop Community Action would work together
- There was discussion regarding different homeless strategies and low vs. high barrier shelters
- There was discussion about funneling the money to CCA rather than Helping Hands

Ultimately the Budget Committee recommended the City Council Authorize \$25,000 in funding beginning July 1, 2022. The committee also budgeted an additional up to \$25,000. Helping Hands was asked to return to the City Council and present a request for the additional funds. The Council would decide whether or not to approve the request and, if so, how much the amount would be. No direction was given on what reports would be needed to make the request.

The minutes of the Budget Committee meeting do not include this discussion. I will email the City Council the recording of the discussion. It lasts approximately 20 minutes.

In the fiscal year 2023-24 Budget Committee meetings, Helping Hands requested \$50,000. The Budget Committee awarded them \$25,000 contingent upon Helping Hands returning to the City Council to request the funds as they were not able to attend the Budget Committee meeting.

### **Department Review:**

Helping Hands has submitted the attached letter requesting the additional funds. Representatives from Helping Hands will be in attendance at the City Council meeting and the Council will have the opportunity to ask any questions.

One note that staff wishes to stress is that any funding to Helping Hands should be contingent upon Helping Hands getting building permits for any work done on their facilities in Seaside. In the past year Helping Hands has made many improvements to their facilities. Unfortunately, most of the

improvements have been done without obtaining a building permit. In fact, all building permits issued to Helping Hands have come after they've been caught working without a permit. Staff believes that if the City is going to financially support Helping Hands then Helping Hands should be in compliance with all City Ordinances, including obtaining building permits and having all construction work inspected. In some cases, it appeared to City staff that work had been done to hide construction issues that would have failed inspection.

**Budget Impact:**

The request is for \$25,000. This money is in the City's current budget.

**Requested Action:**

Staff does not have a recommendation. This is purely a City Council policy issue. If a Councilor is ready to make a motion, they could state:

"I move to (approve or deny) the request for \$25,000 to Helping Hands."

**Alternatives:**

Other than approving or denying the request, the Council could choose to approve a different amount than requested.

**Attachments:**

1. Request from Helping Hands
2. Original letter of grant award



P.O. Box 413 Seaside, Oregon 97138  
503.738.4321 | [contact\\_us@helpinghandsreentry.org](mailto:contact_us@helpinghandsreentry.org)  
501(c)3 Nonprofit Tax ID: 27-1158468

May 4, 2023

City of Seaside  
989 Broadway  
Seaside, OR 97138

Dear Friends,

I am writing to you today to request the second disbursement of \$25,000 as notified in letter dated May 19, 2022, which has been included. To learn more about our organization over the last two years, please check out our 2021-2022 Retrospective Annual Report online at [www.helpinghandsreentry.org/annualreport](http://www.helpinghandsreentry.org/annualreport).

Highlights from July 1, 2022, through May 4, 2023:

- Jay Barber Campus opened March 2023 with Drop-In and Navigation Services.
  - 132 Individuals Served with multiple needs.
    - OHP
    - ID
    - SNAP
    - Social Security Card
    - Doctors and Pharmacies are located to meet needs.
    - Housing and Shelter
    - 3 nights of overnight warming center services.
- In Clatsop County, not counting the Jay Barber Drop-in Navigation Services
  - 170 unique individuals served.
  - 7,917 meals provided.
  - 101 joined our Reentry Program.
  - 48 completed the program and moved into housing.

As you can see, Helping Hands provides a vital service to Seaside and Clatsop County. We are working to continue our expansion by adding 25 emergency shelter beds and up to 15 Reentry Program beds at our Jay Barber Campus. We are doing our part to meet the needs of the county with the highest per capita rate of homelessness in the State of Oregon. We need your support to continue this work.

Cordially,

Mike Davis  
CEO  
Helping Hands Reentry Outreach Centers



# CITY of SEASIDE

OREGON'S  
FAMOUS  
ALL-YEAR  
RESORT

989 BROADWAY  
SEASIDE, OREGON 97138  
(503) 738-5511

May 19, 2022

Helping Hands CCOC  
PO Box 413  
Seaside, Oregon 97138

Dear Friends:

The Seaside City Council and Seaside Budget Committee have approved funding in the amount of **\$50,000.00** to your organization for fiscal year 2022-2023. Your organization will receive \$25,000.00 the money after July 1, 2022 and the second **\$25,000.00** installment will be distributed after a City Council review.

In order to receive the funds, please fill out the form below and return to:

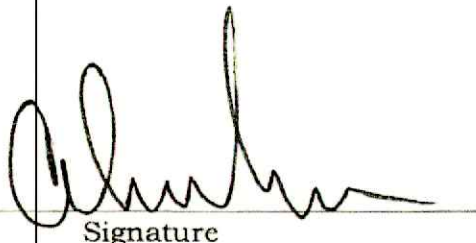
City of Seaside  
989 Broadway  
Seaside, OR 97138

Or you may **fax** the completed form to **503-738-5514** or email to [jdugan@cityofseaside.us](mailto:jdugan@cityofseaside.us)

If you have any questions you may contact me at 738-5511.

Sincerely,

JudyAnn Dugan  
Budget Committee Secretary



Signature

5-23-22  
Date

**Change of mailing address:** \_\_\_\_\_  
\_\_\_\_\_



## Staff Report – City Council

Meeting Date: May 22, 2023  
Author: Jeff Flory, Community Development Director  
Department: Community Development  
Subject: Building Permit Fee Schedule  
Type of Item: Resolution

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### **Introduction:**

The City of Seaside Community Development department has implemented the State of Oregon ePermitting Software. This request is for the Seaside City Council to adopt the model fee schedule provided by the State of Oregon Building Codes Division with a 4% technology fee to cover the credit card surcharge and technology upgrades to run the system.

### **Background:**

The City of Seaside's Building Department has not increased building permit fees since 2009. Part of onboarding the ePermitting system requires an audit of our fee schedule. The audit revealed several items within the schedule that were not in compliance with current state law. The State of Oregon Building Codes Division recommended adopting their model fee schedule to put our schedule in compliance.

### **Department Review:**

On March 13, 2023 the City Council discussed different options for adopting the State of Oregon's model fee schedule. Instead of increasing all of the building fees by 4% to cover the credit card surcharges and new technology, the Council directed staff to add a 4% technology fee as a line item. According to the Building Codes Division, adopting a technology fee as a line item has been the path most jurisdictions have chosen to cover the additional costs associated with ePermitting. Staff sent notice to the State of Oregon Building Codes Division (BCD) of our proposed new fee schedule on March 17, 2023.

Staff has fully on-boarded the ePermitting system and so far, the feedback from our customer base has been positive. The ability for customers to submit applications and plans digitally has saved them on the cost of obtaining multiple sets of plans to be turned in for review. Additionally, plan reviews are now conducted simultaneously by Building, Planning, Public Works, and Fire which is expediting the process in getting corrected plans back to the applicants.

Prior to ePermitting customers had to call inspections in to our office to be scheduled by staff. Customers now have the option of scheduling these inspections online and we have seen a decrease in daily call volume. This has allowed staff to take on other tasks that need our attention.

### **Budget Impact:**

Adding the 4% Technology Fee as a line item will cover the cost of the credit card surcharge as well as ongoing hardware and software upgrades for the Community Development Department. These upgrades will better our efficiency and provide better, expedited, service to our customers.



**Requested Action:**

Staff is requesting the City Council hold a public hearing and take public comments on the proposed change to the Building Department's fee schedule. After the public hearing the City Council may choose to approve the attached resolution. A councilor may make the following motion:

"I move to read Resolution #4017 by title only."

Followed by:

"I move to adopt resolution #4017."

**Attachments:**

1. Resolution #4017

**Staff and/or Key Contacts:**

Jeff Flory, Community Development Director

## RESOLUTION #4017

### A RESOLUTION OF THE CITY OF SEASIDE, OREGON, ADOPTING BUILDING, PLUMBING, MECHANICAL, AND MOBILE AND MANUFACTURED HOME PERMIT FEES

**THE SEASIDE CITY COUNCIL RESOLVES AS FOLLOWS:**

**SECTION 1.** In accordance with Chapters 150.74 and 154.01 of the Seaside Code of Ordinances, Building, Plumbing, Mechanical, and Mobile and Manufactured Home permit fees are adopted as follows:

#### **A. Structural Permit Fees**

Structural Permit Fee Table	
Valuation	Fee
\$1 - \$500	\$84.00
\$501 - \$2000	\$84.00 for the first \$500 plus \$1.74 for each additional \$100 or fraction thereof, to and including \$2000
\$2001 - \$25000	\$110.10 for the first \$2000 plus \$10.51 for each additional \$1000 or fraction thereof, to and including \$25000
\$25001 - \$50000	\$351.83 for the first \$25000 plus \$7.89 for each additional \$1000 or fraction thereof, to and including \$50000
\$50001 - \$100000	\$549.08 for the first \$50000 plus \$5.28 for each additional \$1000 or fraction thereof, to and including \$100000
\$100001 and above	\$813.08 for the first \$100000 plus \$4.39 for each additional \$1000 or fraction thereof
<b><i>When a structural permit is required by the state building code for retaining walls, decks, fences, accessory structures, etc – see Structural Permit fees by valuation</i></b>	
Other Structural	Fee
Structural Plan Review (when applicable)	75% of structural permit fee
Additional Plan Review (when applicable) - hourly	\$84.00, minimum one hour
Fire Life Safety Plan Review (when applicable)	50% of structural permit fee
Reinspection – per each	\$84.00
Each additional inspection, above allowable – per each	\$84.00
Inspections for which no fee is specifically indicated (as required) - hourly	\$84.00, minimum one hour
Inspection outside of normal business hours - hourly	\$84.00, minimum 2 hours
Deferred Submittal Plan Review Fee – in addition to project plan review fees	65% of the permit fee according to OAR 918-050-0170 using the valuation of the particular deferred portion with a minimum of \$250.00
Phased Project Plan Review Fee – in addition to project plan review fees	\$340.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1500.00 per phase
Structural demolition – complete demolition, not subject to State Surcharge	\$84.00
Structural alteration ( <u>not</u> demo) – partial, soft, interior	See Structural Permit Fee table by valuation, incurs State Surcharge
Structural Minimum Permit Fee	\$84.00
Investigation Fee – hourly (min. 1hr)	\$84.00
Residential Fire Suppression – Standalone System, fee includes plan review	

[See Plumbing Fee section for Continuous Loop/Multipurpose System]	
Square Footage of Area to be Covered	Fee
0 – 2000 sq ft	\$216.00
2001 – 3600 sq ft	\$284.00
3601 - 7200 sq ft	\$420.00
7201 sq ft and greater	\$554.00
Commercial Fire Suppression	See Structural Permit Fee table by valuation
Solar Structural Installation Permits – <i>separate Electrical Permit application may also be required</i>	Fee
Solar Permit (when required) – Prescriptive Path System, fee includes plan review	\$250.00
Solar Permit – Non-Prescriptive Path System	Fee as per Structural Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install. <i>Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.</i>
Investigation Fees - <i>actual or average cost may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines.</i>	
<b>When applicable, structural permits use valuation as determined by ICC Valuation Table current as of February 1 of each year, as per OAR 918-050-0100.</b>	

#### B. Manufactured Dwelling Placement Permit Fees

Manufactured Dwelling Fee Table	Fee
Manufactured Dwelling Placement Fee *	\$160.00
State (Cabana) Fee	\$30.00
Reinspection – per each	\$84.00
Each additional inspection, above allowable – per each	\$84.00
Inspections for which no fee is specifically indicated (as required) - hourly	\$84.00, minimum one hour
Inspection outside of normal business hours - hourly	\$84.00, minimum 2 hours
Investigation fee – Mfd Dwelling	See Structural – Investigation Fees
* Includes the concrete slab, runners or foundations that are prescriptive, electrical feeder and plumbing connections and all cross-over connections and up to 30 lineal feet of site utilities. Decks, other accessory structures, and foundations that are not prescriptive, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, and new plumbing - may require separate permits. All decks 30" above ground, carports, garages, porches, and patios are based on valuation and may also require separate permits.	
-- See Structural schedule by valuation for non-dwelling modular placements	

#### C. Manufactured Dwelling/RV Parks – Area Development Permit (ADP)

The Area Development Permit fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Park & Organizational Camp – and applying the valuation amount to Table 1 as referenced for each.

#### D. Mechanical Permit Fees

Residential	Fee
Air conditioner	\$44.00
Air handling unit of up to 10000 cfm	\$32.00
Air handling unit 10001 cfm and over	\$32.00

Appliance of piece of equipment regulated by code but no classified in other appliance categories	\$32.00
Attic or crawl space fans	\$22.00
Chimney/liner/flue/vent	\$32.00
Clothes dryer exhaust	\$32.00
Decorative gas fireplace	\$32.00
Ductwork only	\$32.00
Evaporative cooler other than portable	\$32.00
Floor furnace, including vent	\$44.00
Flue vent for water heater or gas fireplace	\$32.00
Furnace – greater than 100000 BTU	\$52.00
Furnace – up to 100000 BTU	\$44.00
Furnace/burner including duct work/vent/liner	\$44.00
Gas or wood fireplace/insert	\$32.00
Gas fuel piping outlets	\$18.00
Heat pump	\$58.00
Hood served by mechanical exhaust, including ducts for hood	\$32.00
Hydronic hot water system	\$32.00
Installation or relocation domestic/type incinerator	\$32.00
Mini split system	\$58.00
Oil tank/gas diesel generators	\$32.00
Pool or spa heater, kiln	\$32.00
Range hood/other kitchen equipment	\$32.00
Repair, alteration, or addition to mechanical appliance including installation of controls	\$32.00
Suspended heater, recessed wall heater, or floor mounted heater	\$44.00
Ventilation fan connected to single duct	\$32.00
Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$32.00
Water heater	\$32.00
Wood/pellet stove	\$32.00
Other heating/cooling	\$32.00
Other fuel appliance	\$32.00
Other environment exhaust/ventilation	\$32.00
<b>Commercial Mechanical Fees</b>	
<b>Valuation</b>	<b>Fee</b>
\$1 - \$500	\$84.00
\$501 - \$2000	\$84.00 for the first \$500 plus \$1.74 for each additional \$100 or fraction thereof, to and including \$2000
\$2001 - \$25000	\$110.10 for the first \$2000 plus \$10.51 for each additional \$1000 or fraction thereof, to and including \$25000
\$25001 - \$50000	\$351.83 for the first \$25000 plus \$7.89 for each additional \$1000 or fraction thereof, to and including \$50000
\$50001 - \$100000	\$549.08 for the first \$50000 plus \$5.28 for each additional \$1000 or fraction thereof, to and including \$100000
\$100001 and above	\$813.08 for the first \$100000 plus \$4.39 for each additional \$1000 or fraction thereof
<b>Mechanical Plan Review (when applicable)</b>	
Additional Plan Review (when applicable) – per hour	\$84.00, minimum one hour
Reinspection – per each	\$84.00

Each additional inspection, above allowable – per each	\$84.00
Inspections for which no fee is specifically – per each indicated (as required)	\$84.00, minimum one hour
Inspection outside of normal business hours	\$84.00, minimum 2 hours
Investigation fee - Mechanical	See Structural – Investigation Fees
Mechanical Minimum Permit Fee	\$84.00

### E. Plumbing Permit Fees

New 1&2 Family Dwelling – includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system. <i>Half bath counted as whole.</i>	
	Fee
One bathroom, one kitchen	\$286.00
Two bathrooms, one kitchen	\$312.00
Three bathrooms, one kitchen	\$352.00
Each additional bathroom > 3 – or – kitchen > 1	\$42.00/each
Each additional 100 ft or fraction thereof of site utilities – water, sewer, storm (which includes rain, footing, trench, and leach) – <i>first 100 ft included in bathroom/kitchen fee</i>	\$36.00
Site Utilities	Fee
Sanitary Sewer - First 100 feet or less	\$65.00
Sanitary Sewer - Each additional 100 feet or fraction thereof	\$36.00
Storm – first 100 feet or less	\$65.00
Storm – Each additional 100 feet or fraction thereof	\$36.00
Water – first 100 feet or less	\$65.00
Water – Each additional 100 feet or fraction thereof	\$36.00
Fixtures	Fee
Absorption valve	\$22.00
Backflow preventer	\$42.00
Backwater valve	\$42.00
Catch basin or area drain	\$22.00
Clothes washer	\$22.00
Dishwasher	\$22.00
Drinking fountain	\$22.00
Ejectors/sump pump	\$22.00
Expansion tank	\$22.00
Fixture cap	\$22.00
Floor drain/floor sink/hub drain	\$22.00
Garbage disposal	\$22.00
Hose bib	\$22.00
Ice maker	\$22.00
Primer	\$22.00
Sink/basin/lavatory	\$22.00
Stormwater retention/detention tank/facility	\$22.00
Swimming pool piping	\$22.00
Trench drain	\$22.00
Tub/shower/shower pan	\$22.00
Urinal	\$22.00
Water closet	\$22.00
Water heater	\$42.00
Other – plumbing	\$22.00
Alternate potable water heating system	\$22.00

Interceptor/grease trap	\$22.00
Manholes	\$22.00
Roof drain (commercial)	\$22.00
Medical Gas – fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances	
Valuation	Fee
\$0 - \$5000	\$58.00
\$501.00 - \$2000	\$58.00 for the first \$500.00 plus \$2.54 for each additional \$100 or fraction thereof
\$2001 - \$25000	\$172.00 for the first \$2000 plus \$2.37 for each additional \$100 or fraction thereof, to and including \$25000
\$25001 - \$50000	\$290.00 for the first \$25000 plus \$2.20 for each additional \$1000 or fraction thereof, to and including \$50000
\$50001 - \$100000	\$1167.00 for the first \$50000 plus \$2.11 for each additional \$1000 or fraction thereof, to and including \$100000
\$100001 and above	\$2222.00 for the first \$100000 plus \$2.45 for each additional \$1000 or fraction thereof
Residential Fire Suppression – Multipurpose/Continuous Loop System, fee includes plan review <i>[See Structural Fee section for Standalone System]</i>	
Square Footage of Area to be Covered	Fee
0 – 2000 sq ft	\$216.00
2001 – 3600 sq ft	\$284.00
3601 - 7200 sq ft	\$421.00
7201 sq ft and greater	\$554.00
Other Plumbing Fees	
Plumbing Plan Review (when applicable) – commercial	35% of commercial plumbing permit fee
Plumbing Plan Review (when applicable) – residential	35% of residential plumbing permit fee
Additional Plan Review (when applicable) – per hour	\$84.00/hour, minimum one hour
Reinspection – per each	\$84.00/each
Each additional inspection, above allowable – per each	\$84.00
Inspections for which no fee is specifically indicated (as required) – per hour	\$84.00/hour, minimum one hour
Inspection outside of normal business hours – per hour	\$84.00/hour, minimum 2 hours + mileage
Investigation fee - Plumbing	See Structural – Investigation Fees
Plumbing Minimum Permit Fee – commercial	\$84.00
Plumbing Minimum Permit Fee – residential	\$84.00

#### F. Miscellaneous Fees

	Fee
Permit Reinstatement fee – to renew already expired permit, as eligible; subject to State Surcharge	\$84.00
Permit Extension fee – to extend expiration on active permit; not subject to State Surcharge	\$84.00 after first extension
Returned Check fee (NSF)	\$35.00
Refund processing fee – not subject to State Surcharge	\$42.00
Technology Fee	4% of all building fees

**G. Miscellaneous Community Development Fees Not Party to the Building Permit Program**

	Fee
System Development Processing Fees	
a. One- and two-Family Dwellings	\$25.00
b. Commercial New	\$120.00
c. Commercial Additions	\$84.00
Processing Side Walk Deferments	\$25.00
Preliminary Plan Review Fees	\$84.00
Bonding for System Development Fees	\$100.00

PASSED by the Council of the City of Seaside this \_\_\_\_ day of \_\_\_\_\_, 2023.

SUBMITTED to the Mayor and APPROVED by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
STEVE WRIGHT, MAYOR

ATTEST:

\_\_\_\_\_  
Spencer Kyle, City Manager



## Staff Report – City Council

Meeting Date: May 22, 2023  
Author: Kim Jordan, City Recorder  
Department: Office of the City Manager  
Subject: Landscape Maintenance: City of Seaside Facilities  
Type of Item: Contract Bid Award

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### Introduction:

The City of Seaside advertised for bids for the “Landscape Maintenance: City of Seaside Facilities” Project No. 2023-02 on April 27, 2023. One submittal was received on May 11, 2023. Staff has reviewed the proposal and is recommending approval to the City Council.

### Background:

The current bid expires May 31, 2023. The contract provides landscape maintenance for the City of Seaside facilities including the Library, City Hall, the Convention Center, the Police Station, the Chamber of Commerce, City Parking Lots, certain planters and intersections, and a portion of Quatat Park. Services include pruning, planting, fertilizing, litter removal within the gardens and miscellaneous related tasks.

### Department Review:

This contract/agreement provides for the general maintenance of specific landscape areas as prescribed by the City of Seaside. The scope of work includes cultivation, mowing, fertilization, insect control, weeding, planting, and transplanting of annuals and perennials, and seasonal pruning of established plant materials. This work helps prevent these materials from becoming overgrown and an obstruction to business fronts.

One firm responded to the advertised proposal and was received from contractor Natures Helper Inc., owner Pamela Fleming who has been previously awarded the contract since 2001. The proposal submitted from Nature Helper Inc., is in the amount of ~~\$69,156.00~~ **\$71,231.00**. The previous contract expires on May 31, 2023, and was in the amount of ~~\$71,231.00~~ **\$69,156.00**.

### Budget Impact:

This service is currently budgeted at a cost of \$69,156.00 and the proposed bid received is \$71,231.00. **The proposed bid included a request to the City Council for a three percent cost of living increase annually for the length of the contract.** Staff will find sufficient funding to bridge the gap in the budget for this item.

### Requested Action:

Staff recommends the City Council make a motion to select Natures Helper Inc. to continue the Landscape Maintenance: City of Seaside Facilities contract for two years with the option to renew for one additional year.

If the City Council agrees, you may make the following motion:

“I move the City of Seaside award a contract to Natures Helper Inc., to provide Landscape Maintenance: City of Seaside Facilities.”



**Alternatives:**

The City Council may choose not to make an assessment and the services anticipated would not be contracted for the upcoming budget year.

**Attachments:**

1. Natures Helper Proposal Submittal

**LANDSCAPE MAINTENANCE  
FOR  
CITY OF SEASIDE FACILITIES**

**Project No. 2023 - 02**

**APRIL 2023**



**City of Seaside  
Department of Public Works  
989 Broadway  
Seaside, OR 97138**

# INDEX

## LANDSCAPE MAINTENANCE CITY OF SEASIDE FACILITIES

SECTION	DESCRIPTION
10	CALL FOR BIDS STATEMENT OF RESIDENCY
20	GENERAL INSTRUCTIONS
30	SCOPE OF WORK
40	BID FORM - PROPOSAL
50	AGREEMENT

## LANDSCAPE MAINTENANCE: CITY OF SEASIDE FACILITIES

Written, sealed bids will be received by the Public Works Director, at City Hall, 989 Broadway, Seaside, Oregon 97138, until **2:00 o'clock PM, May 11, 2023** at which time they will be publicly opened and read. Proposals shall be clearly marked "LANDSCAPE MAINTENANCE: CITY OF SEASIDE FACILITIES" and also show the date and time of bid opening.

### PROJECT DESCRIPTION

Provide landscape maintenance for the City of Seaside facilities including the Library, City Hall, the Convention Center, the Police Station, the Chamber of Commerce, City Parking Lots, certain planters and intersections, and a portion of Quatat Park. Services include pruning, planting, fertilizing, litter removal within the gardens and miscellaneous related tasks.

Bids will be publicly opened and read by the Public Works Director at 2:00 PM on May 11, 2023. All bids will be accompanied by a certified check, cashier's check or bid bond in the amount equal to 5% of the total bid.

Date of opening and nature of bid shall be plainly marked on the outside of the sealed envelope. Faxed bids will not be accepted. Bids received will be considered by the City Council within 45 days of the bid opening. The successful bidder shall execute a contract within 10 days from the date of notification.

Each bid must contain a statement as to whether the bidder is a resident bidder, as defined in ORS 279.029.

The City may reject any bid not in compliance with prescribed public bidding procedures and requirements, and may reject for good cause any or all bids upon a finding of the agency if it is in the public interest to do so.

**PUBLISH: DAILY ASTORIAN: April 27, 2023**

## **PROPOSAL**

Mayor and City Council  
City of Seaside  
989 Broadway  
Seaside, OR 97138

Honorable Mayor and City Council:

This proposal is submitted, following procedures as specified in the Standard Specifications, as an offer by the undersigned to enter into contract with the Mayor and City Council, City of Seaside, Oregon, hereinafter sometimes referred to as the City, for the furnishing of all labor, equipment, materials and services required for the maintenance of:

### **LANDSCAPE MAINTNENANCE: CITY OF SEASIDE FACILITIES**

for the City, in accordance with the Standard Specifications, which are on file with the City of Seaside Engineering Department, Seaside, Oregon. This offer is conditioned on the following declarations as to the acts, intentions, and understandings of the undersigned, and to the agreement of the City to the terms and to the attached schedule of prices being submitted:

1. All of the aforesaid Proposal Requirements, Standard Specifications, and Special Provisions, if any, have been examined by the undersigned and their terms and conditions are hereby accepted.
2. The undersigned shall comply with all Federal laws, laws of the State of Oregon and all ordinances of the City of Seaside, Oregon that are pertinent to construction contracts of this character even though such laws and ordinances may not have been quoted or referred to in the specifications.
3. The undersigned agrees that, upon written acceptance of this bid, he will within ten (10) days or receipt of such notice, execute a formal contract agreement with the City, and he will provide the required bonds, insurance and/or guarantees.

**STATEMENT OF RESIDENCY**

ORS 279.025(2)(h) states: "That each bid must contain a statement as to whether the bidder is a resident bidder, as defined in ORS 279.029;"

ORS 279.029(6)(b) states: ""Resident bidder" means a bidder that has paid unemployment taxes or income taxes in this state during the 12 calendar months immediately preceding submission of the bid, has a business address in this state and has stated in the bid whether the bidder is a "resident bidder" pursuant to this subsection."

ORS 279.029(6)(c) states: "Nonresident bidder" means a bidder who is not a "resident bidder" as defined by paragraph (b) of this subsection."

**AS STATED ABOVE THE UNDERSIGNED BIDDER IS CLASSIFIED AS FOLLOWS:**

  X   **RESIDENT BIDDER**  
       **NONRESIDENT BIDDER**

CONTRACTOR:

Firm Name: NATURES HELPER INC

Address: 1255 AVE B

City, State, Zip Code: SEASIDE OR 97138

Name and Title: PAMELA L FLEMING PRESIDENT

Area Code and Phone Number: 503-338-9526

LCB # 0526

**Bid Form - Proposal**

**\*\*LANDSCAPE MAINTENANCE\*\*  
CITY OF SEASIDE FACILITIES**

<b><u>Location</u></b>	<b><u>Bid</u></b>
City Hall	\$ <u>6150.00</u> annually
City Library	\$ <u>12613.00</u> annually
Police Station	\$ <u>4000.00</u> annually
Church Building	\$ <u>975.00</u> annually
Intersection of S. Holladay and Roosevelt	\$ <u>3690.00</u> annually
Planting Area/ Convention Center	\$ <u>10,600.00</u> annually
1st Ave. - Columbia to Edgewood	\$ <u>890.00</u> annually
Columbia - Oceanway to 1st Ave.	\$ <u>811.00</u> annually
Oceanway - Columbia to Edgewood	\$ <u>550.00</u> annually
Edgewood - Oceanway to 1st Ave.	\$ <u>316.00</u> annually
North Holladay Dr. from 1st Ave to 12th Ave	\$ <u>12884.00</u> annually
Chamber of Commerce	\$ <u>14721.00</u> annually
North "Y" Landscape Planter	\$ <u>359.00</u> annually
Butterfield Cottage/Seaside Museum	\$ <u>2672.00</u> annually
<b>TOTAL</b>	\$ <u>71231.00</u> annually

3%

The City of Seaside will incorporate this specification and the successful proposal into the subsequent contract.

Enclosed herewith is a (bid bond), (cashier's check) or (certified check), in the amount of \$ 3561.55, which is 5% of the bid.

The undersigned bidder hereby represents as follows: That this bid is made without connections any person, firm or corporation making a bid for the same and is in all respects fair and without collusion or fraud.

DATE: MAY 11, 2023

**BID OPENING:**  
**May 11, 2023**

BIDDER: NATURES HELPER INC

SIGNED: (Name/Title) Camilla L Fleming PRESIDENT

ADDRESS: 1255 AVE B

CITY, STATE, ZIP CODE: SEASIDE OR 97138

PHONE NUMBER: 503-338-9526

TAX ID NUMBER: 48-112 9961

LCB #: 8526



At bidders' discretion, a bid may be conditioned upon qualifications or amendments to the specifications as do not materially change the requirements contained herein. Such qualification or amendments shall be fully described on the form provided. The City of Seaside may reject any bid not in compliance with all prescribed public bidding procedures and requirements, and may reject for good cause any or all bids upon a finding of the City that is in the public interest to do so.

## PROPOSED QUALIFICATIONS AND AMENDMENTS

In accordance with Instruction to Bidder's, bidder submits the following full and complete statement and description of the specifications, including an itemized list of pertinent attachments.

HONORABLE MAYOR and City Council

I ACCEPT ALL SPECIFICATIONS OF THE BID  
I WOULD REQUEST YOUR CONSIDERATION TO ACCEPT  
A YEARLY AUTOMATIC 3% INCREASE TO REFLECT  
COST OF LIVING AND MATERIALS INCREASES OVER  
THE LIFE OF THE CONTRACT.

NATURES HELPER INC

Camela L Flerny

Signature of Bidder



Natures Helper Inc  
1255 Avenue B  
Seaside, OR 97138

May 9, 2023

Honorable Mayor and City Council  
Public Works Director

I have been managing the grounds of the facilities of The City of Seaside for 30 years! I still love the work, the challenges and rewards of this contract. I hope that you will accept my bid for the continued maintenance and developments of these facilities.

Thank you.

Sincerely yours,

Handwritten signature of Pamela Fleming in cursive script.

Pamela Fleming

Natures Helper Landscaping

OLCB # 8526



April 14, 2023

To whom it may concern:

I highly recommend Pam Fleming and Nature's Helper Landscaping for any property, having worked with the small-but-mighty crew for almost five years in my role at the City of Seaside Visitors Bureau.

Questions and compliments about the flowers and landscaping around the Welcome Center at 101 and Broadway are among the most common interactions staff have with in-person visitors to the center. Perhaps only the Pacific Ocean itself gets commented on more! In fact, we have handouts to identify the flowers and plants for visitors that we keep stocked behind the desk and we've incorporated the city's downtown "pocket gardens" into a popular feature article in Seaside's annual Travel Guide publication. Flower and plant enthusiast visitors often walk Broadway just to see the pocket gardens.

It's enjoyable to watch her crew work through the seasonal duties of keeping the landscaping in tip-top shape and she's extremely communicative regarding potential changes or issues, such as trees that need to be trimmed or removed.

Please feel free to reach out with any questions or to further discuss my experiences with Pam Fleming and Nature's Helper Landscaping.

Sincerely,

Joshua Heineman  
Director of Tourism Marketing  
City of Seaside, Oregon  
Visitors Bureau + Welcome Center

Natures Helper Landscape Inc  
1255 Avenue B  
Seaside, Oregon 97138

April 24<sup>th</sup>, 2023

Greetings,

With much honor, I am writing to recommend the continued services of Natures Helper Landscape, Inc. Natures Helper Landscape, Inc has held the landscape maintenance contract for over twenty-four years.

Pam is reliable, efficient, and cooperative with aspects of her business. In the past few years, Pam and her team have created a fantastic garden with depth and beauty throughout the year. I appreciate how Pam actively selects each area's correct feature or plant.

I strongly recommend Natures Helper Landscape, Inc to continue with our contracted Landscape services for the Seaside Civic & Convention Center. Her vision for our community, and especially our convention center, would not be thriving if not for Pam and her team.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Brian J Owen, IOM  
General Manager  
Seaside Civic and Convention Center  
503.738.8585



Pamela Fleming

### **Profile**

Owner: Natures Helper Landscaping Inc, 35 years

### **Experience**

City of Seaside Facilities landscape manager 1993-present

City of Seaside Downtown Maintenance District-  
-landscape manager 1993 - present

Private Landscape Design and Management 1988 to present

Natures Helper , owner operator; Beloit Kansas 1988-1993

### **Education**

State of Oregon; Licensed Landscape Contractor

Portland Community College, Rock Creek Campus, Landscape  
Technology

Clatsop Community College, Astoria OR, AA; Arts & Science

Kansas State University, studied Horticultural Therapy

### **Organization**

North Oregon Coast Symphony member musician 1993 - present

North Oregon Coast Symphony Board Member 2014- present

City of Seaside Tree Board 2011- present

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**COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS**

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**Policy Number:** CPP 0002274 12

**Effective Date:** 02/01/2023

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**Named Insured:** NATURES HELPER INC  
1255 AVENUE B  
SEASIDE OR 97138

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**Premium: Advanced Premium for this Coverage Part is \$ 476**

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**Limits Of Insurance:**

EACH OCCURRENCE LIMIT	\$ 1,000,000
DAMAGE TO PREMISES RENTED TO YOU LIMIT (Any One Premises)	\$ 300,000
MEDICAL EXPENSE LIMIT (Any One Person)	\$ 10,000
PERSONAL & ADVERTISING INJURY LIMIT (Any One Person or Organization)	\$ 1,000,000
GENERAL AGGREGATE LIMIT (Other than Products - Completed Operations)	\$ 2,000,000
PRODUCTS - COMPLETED OPERATIONS AGGREGATE LIMIT	\$ 2,000,000

---

**Location Of All Premises You Own, Rent Or Occupy:**

Refer to DP 00 98 - Schedule of All Locations You Own, Rent or Occupy.

---

**Classification Schedule:** Refer to Commercial General Liability Supplemental Declarations DG 00 15.

---

**Coverage Forms and Endorsements Applicable to This Coverage Part:**

**Form Title**

**Form Number**

SEE ATTACHED SCHEDULE

---

**DEFENSE WITHIN LIMITS:** *If this policy includes Employment-Related Practices Liability Coverage or Cyber and Data Breach Liability Coverage, then the limit of liability available to pay settlements or judgments for those coverages will be reduced, and may be exhausted, by defense expenses.*

Mutual of Enumclaw Insurance Company Enumclaw, Washington 98022

**Business Auto Coverage Form Declarations**

**Item One:**

Named Insured: NATURES HELPER INC

Policy Number: CPP 0002274 12

Form of Business: CORPORATION

**Item Two: Schedule of Coverages and Covered Autos**

This policy provides only those coverages where a charge is shown in the premium column below. Each of these coverages applies only to those "autos" shown as covered "autos" in the COVERED AUTO column below. "Autos" are shown as covered "autos" for a particular coverage by the entry of one or more of the symbols from the COVERED AUTO Section of the Business Auto Coverage Form next to the name of the coverage.

COVERAGES	COVERED AUTOS	LIMIT		PREMIUM
		THE MOST WE WILL PAY FOR ANY ONE ACCIDENT OR LOSS		
LIABILITY	7	\$500,000	Per accident	\$2,082
PERSONAL INJURY PROTECTION	5	Separately stated in each PIP endorsement minus \$ Full Cov/No Deductible		\$116
AUTO MEDICAL PAYMENTS		\$	Each Insured	
UNINSURED MOTORISTS COVERAGE	* 7	\$500,000	Each Accident	\$195
UNDERINSURED MOTORISTS COVERAGE	*	\$	Each Accident	
PHYSICAL DAMAGE COMPREHENSIVE COVERAGE	7	See ITEM THREE for Schedule of Owned "Autos" See ITEM FOUR for hired or borrowed "autos"		\$119
PHYSICAL DAMAGE SPECIFIED CAUSES OF LOSS COVERAGE		See ITEM THREE for Schedule of Owned "Autos" See ITEM FOUR for hired or borrowed "autos"		
PHYSICAL DAMAGE COLLISION COVERAGE	7	See ITEM THREE for Schedule of Owned "Autos" See ITEM FOUR for hired or borrowed "autos"		\$451
PHYSICAL DAMAGE TOWING AND LABOR COVERAGE		\$ for each disablement of a private passenger "auto"		
<b>ADDITIONAL COVERAGE ENDORSEMENTS INCLUDED:</b>				
ESTIMATED ADDITIONAL PREMIUM FOR ENDORSEMENTS				
<b>TOTAL ESTIMATED PREMIUM</b>				<b>\$2,963</b>

\* For application of Covered Autos symbol with regard to UM/UIM coverage, refer to applicable UM/UIM coverage form(s).

**Notice to customer**

As a condition to this institution's issuance of this check, purchaser agrees to provide an indemnity bond prior to the refund or replacement of this check in the event it is lost, misplaced, or stolen.

# Cashier's Check

## 2990000116

96-505/1232

Natures Helper Inc

May 11 2023

Remitter

Date

Pay to the order of

CITY OF SEASIDE\*\*\*\*\*

### \$3,561.55

Three Thousand Five Hundred Sixty-One and 55/100ths Dollars

Memo BID City of Seaside facilities



**UMPQUA BANK**

(866) 486-7782

*Jami Blue*

⑈ 2990000116⑈ ⑆ 123205054⑆ 9700038349⑈





## Staff Report – City Council Meeting

Meeting Date: May 22, 2023  
Author: Spencer Kyle, City Manager  
Department: City Manager  
Subject: City Council Strategic Blueprint 2023  
Type of Item: Approval

---

### **Introduction:**

The Coraggio Group has drafted the City Council’s strategic blueprint into a one-page document. This meeting will be for the City Council to approve the document.

### **Background:**

The City Council approved the areas of focus, priorities, and indicators of success at the March 13, 2023, City Council meeting.

### **Department Review:**

The attached strategic blueprint was created by the Coraggio Group based upon the Council’s retreat and subsequent discussions. The goals have been updated to be completed by January 2025. Many of the goals are already being worked on.

### **Budget Impact:**

These priorities will be used to develop the budget for the next two years.

### **Requested Action:**

If the City Council is ready to adopt the attached document, a Councilor would make the following motion:

“I move that the City of Seaside approve the strategic blueprint 2023 as provided in the packet.”

### **Attachments:**

1. City of Seaside Strategic Blueprint 2023



**VISION**

Seaside is a remarkable, culturally rich community. Our families thrive, our businesses prosper and generations of visitors create memories that last lifetimes—all in a healthy, safe and neighborly coastal environment.

**PRINCIPLES**

**OUR STRATEGIC DECISIONS MUST:**

1. Be in the best interest of Seaside residents, businesses, and visitors.
2. Preserve or enhance the desirable characteristics and natural resources of our community.
3. Be inclusive of all community members.
4. Be supported by resources, including all additional needs caused by each decision.
5. Have benefits that outweigh negative or unintended consequences.

**AREAS OF FOCUS**

**PRIORITIES**

**INDICATORS OF SUCCESS**

AREAS OF FOCUS	PRIORITIES	INDICATORS OF SUCCESS
<b>INFRASTRUCTURE</b>	<ol style="list-style-type: none"> <li>1. Identify priorities for ARPA funds</li> <li>2. Develop use strategies for Cartwright Park</li> <li>3. Develop use strategies for church property</li> </ol>	<ol style="list-style-type: none"> <li>1. Clearly defined use of ARPA funds</li> <li>2. Clearly defined direction for use of park and a completed site plan</li> <li>3. Clearly defined direction for use church property</li> </ol>
<b>OPERATIONAL EXCELLENCE</b>	<ol style="list-style-type: none"> <li>1. Support hiring, succession planning, and development needs for City staff through the budget process</li> <li>2. Support the Comprehensive Plan update</li> <li>3. Define the role of City advisory committees</li> <li>4. Review and update the City Charter</li> </ol>	<ol style="list-style-type: none"> <li>1. Multi-year staffing, training, and career development plan endorsed by Council</li> <li>2. Adopted Comprehensive Plan</li> <li>3. Updated ordinance of boards, committees, and commissions</li> <li>4. Charter Update on ballot for Fall 2024 general election</li> </ol>
<b>COMMUNITY SAFETY</b>	<ol style="list-style-type: none"> <li>1. Continue to develop a strategy (funding, government support, engineering prioritization) to support Bridge replacements</li> <li>2. Develop a strategy to increase our watershed area</li> <li>3. Complete feasibility study for tsunami-resilient parking structure</li> </ol>	<ol style="list-style-type: none"> <li>1. Strategy completed and approved</li> <li>2. Updated Source Water Protection and Watershed Expansion Plan completed</li> <li>3. Initial assessment of current feasibility work completed</li> </ol>
<b>RESIDENT QUALITY OF LIFE</b>	<ol style="list-style-type: none"> <li>1. Develop Plan for North 40 Park</li> <li>2. Study the acquisition of estuary park property</li> <li>3. Relocation of Community Garden</li> </ol>	<ol style="list-style-type: none"> <li>1. Approved site plan for North 40 Park</li> <li>2. Decision on acquisition of property completed by council</li> <li>3. Community Garden relocated</li> </ol>
<b>HOUSING AND HOMELESSNESS</b>	<ol style="list-style-type: none"> <li>1. Identify and develop a site for homeless* individuals</li> <li>2. Encourage the development of workforce housing</li> <li>3. Establish goals and structure to mitigate the impacts of homelessness</li> </ol>	<ol style="list-style-type: none"> <li>1. Site development and infrastructure in place</li> <li>2. Adopt code changes and best-practices</li> <li>3. Near-term strategies identified</li> </ol>



# Staff Report – City Council Meeting

Meeting Date: May 22, 2023  
Author: Spencer Kyle, City Manager  
Department: City Manager  
Subject: City of Seaside Branding  
Type of Item: Approval

---

## Introduction:

Staff are seeking approval of a new City business logo as part of the City’s overall branding strategy.

## Background:

Early this year the City began a process to update the City business logo as part of a comprehensive branding strategy. The goal was to create a logo that represented the City and was consistent with other current branding campaigns, specifically the tourism logo and convention center logo.

For context, the following are the current logos:

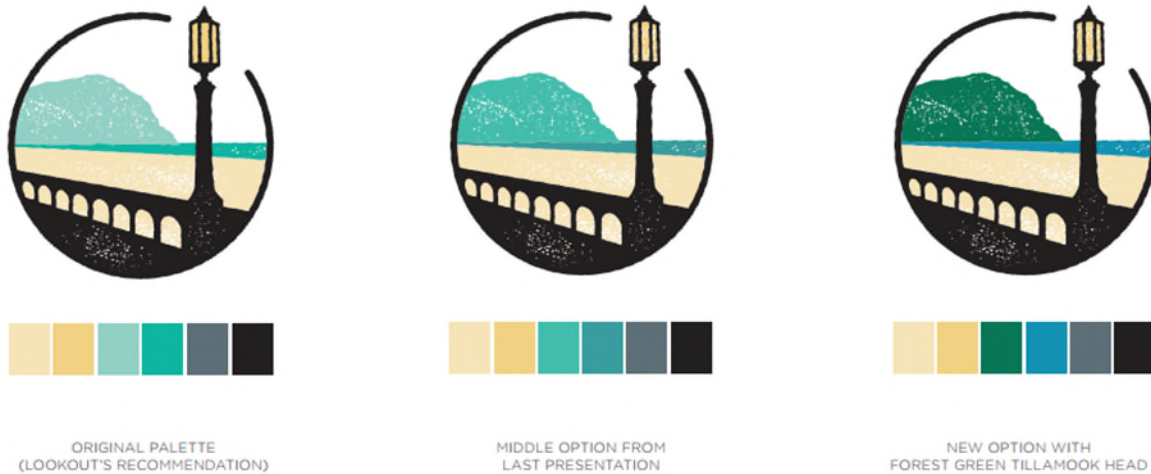


## Department Review:

The City contracted with Lookout to prepare a logo that would be consistent with the other City brands. Lookout previously completed the branding work for the Visitors Bureau and Convention Center.

The City Council has met with Lookout during two previous work session meetings. At the May 8, 2023, the City Council gave Lookout direction on a preferred design for Tillamook Head, the logo design and asked for further work on a color palette that presented Tillamook Head in an evergreen shade of green. Based upon the feedback and direction from the City Council, Lookout has prepared options for consideration as outlined on the next page.

## Logo Option in Black



Lookout presents three options for Council consideration. Moving from left to right, they are:

1. Lookout's recommended logo
2. The color scheme the City Council had a general preference for at the last City Council meeting
3. An option to have the logo with an evergreen Tillamook Head

### **Lookout's Recommendation**

"While we understand that forest green is more realistic to Tillamook Head's actual color, this is not a photographic representation. This is a piece of art—an illustration that's meant to be warm, welcoming and somewhat whimsical... The dark green feels heavy and somewhat somber. In our view, forest green doesn't evoke the warm optimism we are trying to convey."

Their recommendation is for the option on the left.

### **Staff's Recommendation**

Staff agrees with the recommendation of Lookout. Both Jon Rahl and Joshua Heineman have extensive experience in design and marketing. While staff recommend the left option as a first choice, staff also believe the middle option is worthy of secondary consideration. Staff agree with Lookout's assessment that the third option feels too heavy and do not recommend its approval.

Once the selection of a logo is made by the City Council, Lookout will complete a branding guide for the approved uses of the new logo.

### **Budget Impact:**

No budget impact unless the City Council chooses to pursue more options. If that happens, the City will need to engage in further design work from Lookout.

### **Requested Action:**

Staff has presented our recommendation and the recommendation of the professional consultants. While staff may make recommendations, the decision ultimately belongs to the City Council. The logo should reflect the preferences of the majority of the Council. Once a decision by the Council is made,

staff will fully support its implementation. Staff encourage discussion among all Council members and for the Council to vote on one option. When a Councilor is ready to make a motion, the Council could say,

“I move the approve the (left, center, or right) logo as depicted in the staff report.”

**Alternatives:**

The City Council may choose to make further changes to the logo. The City would be responsible for paying for those further services.

**Attachments:**

1. Lookout’s presentation materials



CITY OF SEASIDE  
LOGO DISCUSSION  
05.12.23

## *Hello!*

At our last meeting the group agreed on the logo option #2 using the shape of Tillamook Head from the old letterhead because it's the most distinctive.

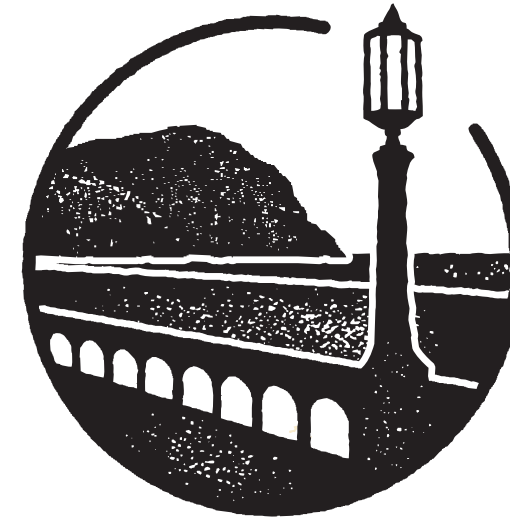
In this round we are exploring color options and adding the distressing. Let's have a look.

LOGO





**CITY OF  
SEASIDE**



**CITY OF  
SEASIDE**

COLOR EXPLORATIONS

**Lookout's thoughts about color:**

While we understand that forest green is more realistic to Tillamook Head's actual color, this is not a photographic representation. This is a piece of art—an illustration that's meant to be warm, welcoming and somewhat whimsical—like Seaside's character. The dark green feels heavy and somewhat somber. In our view, forest green doesn't evoke the warm optimism we are trying to convey.



ORIGINAL PALETTE  
(LOOKOUT'S RECOMMENDATION)



MIDDLE OPTION FROM  
LAST PRESENTATION



NEW OPTION WITH  
FOREST GREEN TILLAMOOK HEAD



ORIGINAL PALETTE  
(LOOKOUT'S RECOMMENDATION)



MIDDLE OPTION FROM  
LAST PRESENTATION



NEW OPTION WITH  
FOREST GREEN TILLAMOOK HEAD

THANK YOU





CITY OF  
**SEASIDE**  
OREGON

Published on Seaside, OR (<https://www.cityofseaside.us>)

[Home](#) > [Public Comment Submission or Registration](#) > [Webform results](#) > Submission #19

Submission information

Form: [Public Comment Submission or Registration](#) <sup>[1]</sup>

Submitted by Anonymous (not verified)

May 15, 2023 - 11:20am

71.8.171.75

**Full Name:**

Rick Bowers

**Full Address (Providing your address is required to offer public comment):**

[REDACTED] Astoria, OR 97103

**Phone Number:**

[REDACTED]

**E-mail Address:**

rick@speak-peace.com

**Confirm E-mail Address:**

rick@speak-peace.com

**Is this comment for the City Council or the Planning Commission?**

City Council

**Meeting Date you will be providing public comment (Council Meets 2nd and 4th Monday of Month, Planning Meetings 1st Tuesday of Month)**

May 22, 2023

**Select which option you will be using to attend the meeting:**

In-Person

**In-Person Instructions:**

I have read and understand the in-person instructions.

**Is this comment for the general (open) comment period or for a specific agenda item?**

General Comment

**Please state the topic on which you would like to offer comments:**

Housing & Homelessness

**If you would like to submit a photo or other documents along with your comment please upload them here:**

[the-gap.pdf](#) <sup>[2]</sup>

**Please select one of the following required options:**

I am stating that I would like this comment submitted to the City Council prior to its next meeting and included in the council packet. Further, I'm stating that by checking this box, I understand that it will become part of the public record. Comments made without a name and address cannot be added to the public record.

**Source URL:** <https://www.cityofseaside.us/node/20386/submission/11711>

**Links**

[1] <https://www.cityofseaside.us/public-comment-form>

[2] <https://www.cityofseaside.us/system/files/webform/the-gap.pdf>

# Mind The Gap!

## The “Gap” defined

I earn too much to qualify for Affordable Housing but not enough for retail rate apartments.

### e.g. Gateway II (affordable housing)

- \* This affordable housing has at least two programs:
  - 50% of Area Median Income (\$27,950/yr 2022-23)
  - 30% of Area Median Income (\$16,800/yr 2022-23)
- \* Suppose I work fulltime at minimum wage and take 2 weeks off per year.
  - That’s \$27,000/yr so qualify for affordable housing.  
GREAT, I can live at Gateway (5-yr wait)!

### Good news, I’m offered a promotion.

- \* The new position will increase my pay by \$1 per hour!!!
- \* That’s \$29,000/yr so... if I accept the promotion  
**I will no longer qualify for affordable housing at Gateway.**

### If I accept the promotion will I be able to afford a retail rate apartment?

- \* HUD recommends paying no more than 30% of Gross Income for housing (including utilities).
- \* 30% of \$29,000 would allow me to spend up to \$725 on housing.
- \* Retail rate studio apartments range from \$1,100 to \$1,600 in the county.

**I cannot afford to comfortably pay for a retail rate studio apartment.**

### Can I “stretch” to pay retail rates?

- \* HUD categorizes me as Rent Burdened, bordering on losing my housing, if I pay 50% on housing.
- \* That’s a limit of \$1,208.

**To avoid the risk of being homeless, I decline the promotion and will refuse all requests to work overtime.**



London’s subway, “the Tube,” uses the “Mind the Gap” slogan to caution riders getting on/off the trains.<sup>1</sup>

<sup>1</sup>The photo is used with the permission of the copyright holder, WillMcC (<https://commons.wikimedia.org/wiki/File:MindTheGapVictoria.jpg>), and is licensed under the Creative Commons Attribution-ShareAlike 3.0 Unported (CC BY-SA 3.0) license.





## Kimberley Jordan

---

**From:** City of Seaside Webform Submission via Seaside, OR <cmsmailer@civicplus.com>  
**Sent:** Saturday, May 20, 2023 4:36 PM  
**To:** Kimberley Jordan  
**Subject:** Website Submission Sent to the City Council and the Mayor

Caution! This message was sent from outside your organization.

Block sender

Submitted on Saturday, May 20, 2023 - 4:36pm  
Submitted by anonymous user: 207.224.27.237  
Submitted values are:

Your Name: Marilyn Blacketer  
Your E-mail Address: : [jblack@pacifier.com](mailto:jblack@pacifier.com)  
Your Phone Number: : [REDACTED]  
Subject: : proposed vacation of 19th Ave, Estuary Parking Lot  
Message: :  
This is edited to try getting past the "key words" of security.

Please, propose a denial for the request. If the City of Seaside does not purchase the property commonly know as Estuary Parking Lot, 19th and 20th Avenues will be the remaining pedestrian access to the estuary.

The owners have cleared the fallen tree/s at the north end, and remarked the proposed lots. As generous as they are about public use of their property, this is appearing to be serious preparation for marketing the lots. Thank YOU,  
Marilynn Blacketer  
Councilor Morrisey:  
Councilor Frank:  
Councilor Dillard:  
Councilor Posalski:  
Councilor Montero:  
Councilor Horning:  
Mayor Wright:

The results of this submission may be viewed at:  
<https://www.cityofseaside.us/node/10116/submission/11761>



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Published on *Seaside, OR* (<https://www.cityofseaside.us>)

[Home](#) > [Contact the City Council](#) > [Webform results](#) > Submission #85

Submission information

Form: [Contact the City Council](#) [1]  
Submitted by Anonymous (not verified)  
May 20, 2023 - 4:36pm  
207.224.27.237

**Your Name:**

Marilynn Blacketer

**Your E-mail Address:**

jblack@pacifier.com

**Your Phone Number:**

**Subject:**

proposed vacation of 19th Ave, Estuary Parking Lot

**Message:**

This is edited to try getting past the "key words" of security.

Please, propose a denial for the request. If the City of Seaside does not purchase the property commonly know as Estuary Parking Lot, 19th and 20th Avenues will be the remaining pedestrian access to the estuary.

The owners have cleared the fallen tree/s at the north end, and remarked the proposed lots. As generous as they are about public use of their property, this is appearing to be serious preparation for marketing the lots. Thank YOU, Marilynn Blacketer

**Councilor Morrisey**

**Councilor Frank**

**Councilor Dillard**

**Councilor Posalski**

**Councilor Montero**

**Councilor Horning**

**Mayor Wright**



CITY OF  
**SEASIDE**  
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Published on *Seaside, OR* (<https://www.cityofseaside.us>)

[Home](#) > [Contact the City Council](#) > [Webform results](#) > Submission #86

Submission information

Form: [Contact the City Council](#) <sup>[1]</sup>  
Submitted by Anonymous (not verified)  
May 20, 2023 - 4:39pm  
207.224.27.237

**Your Name:**

Marilynn Blacketer

**Your E-mail Address:**

jblack@pacifier.com

**Your Phone Number:**

**Subject:**

Estuary Parking Lot

**Message:**

again edited to try to get past the "key words" for security.

I am resubmitting the letter I submitted a year ago.

4-14-22

It has come to my attention that the City of Seaside has the opportunity to pursue the purchase of the property on Holladay Drive commonly known as the Estuary Parking Lot. I am in support of that effort.

The parking, spruce trees and wooded knoll just to the north were there and available when I arrived in Seaside in 1986. In the mid 1990s, as the high school students built the look out platform and stairs, our family spent hours cutting and removing scotch broom from the river's edge. This helped control that invasive species.

Now, this view of the estuary is a big part of our morning and afternoon walks. The parking lot is enjoyed by many residents and tourist. You see the estuary and ocean! Eagles roost in the spruce trees along the south edge. Gulls circle around looking for snacks, but as busy as the lot is... not much litter.

Keeping this parking lot as a park is very valuable to the City of Seaside. Please seize the opportunity to keep it!  
Thank YOU, Marilyn Blacketer

**Councilor Morrisey**

**Councilor Frank**

**Councilor Dillard**

**Councilor Posalski**

**Councilor Montero**

**Councilor Horning**

**Mayor Wright**

**Source URL:** <https://www.cityofseaside.us/node/10116/submission/11766>

**Links**

[1] <https://www.cityofseaside.us/city-council/webforms/contact-city-council>



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[Home](#) > [Public Comment Submission or Registration](#) > [Webform results](#) > Submission #20

Submission information

Form: [Public Comment Submission or Registration](#) [1]  
Submitted by Anonymous (not verified)  
May 22, 2023 - 10:02am  
75.164.60.132

**Full Name:**

Barbara winans

**Full Address (Providing your address is required to offer public comment):**

[REDACTED] seaside ore

**Phone Number:**

[REDACTED]

**E-mail Address:**

barbarawinans@gmail.com

**Confirm E-mail Address:**

barbarawinans@gmail.com

**Is this comment for the City Council or the Planning Commission?**

City Council

**Meeting Date you will be providing public comment (Council Meets 2nd and 4th Monday of Month, Planning Meetings 1st Tuesday of Month)**

May 22, 2023

**Select which option you will be using to attend the meeting:**

Written Comment

**Written comment instructions:**

I have read and understand the written comment instructions.

**Written Comment:**

I am concerned about the viability of the eagles that nest in the trees at the estuary . If the clearing continues like the north end, those trees they fly to will be lost . Our hope to is save all of the trees in that area to protect our beloved eagles and We will lose one of our many scenic viewpoints in seaside.

**Is this comment for the general (open) comment period or for a specific agenda item?**

General Comment

**Please state the topic on which you would like to offer comments:**

Eagles/ tree removal at the estuary in seaside

**If you would like to submit a photo or other documents along with your comment please upload them here:**

**Please select one of the following required options:**

I am stating that I would like this comment submitted to the City Council prior to its next meeting and included in the council packet. Further, I'm stating that by checking this box, I understand that it will become part of the public record. Comments made without a name and address cannot be added to the public record.

**Source URL:** <https://www.cityofseaside.us/node/20386/submission/11776>

**Links**

[1] <https://www.cityofseaside.us/public-comment-form>